



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3
THURSDAY, JULY 14, 2016, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Interim Chair	Robert Sherman
NC #3 Interim Vice Chair	Kelly Tinker
NC #3 Interim Secretary	Pamela Dean
NC Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

1. Call to Order/Welcome/Pledge of Allegiance/Introductions
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Public Statements/Comments
This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Executive Board not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation
 - a. Coastal Cleanup Day
7. New Business
 - a. Request to construct a 2,944 square-foot commercial restaurant building at 2982 E. Los Angeles Avenue
 - b. Discussion of community concerns related to the Santa Susana Field Lab's impacts on the Runkle Canyon Development
8. Continued Business
 - a. Discussion of the Neighborhood Councils' participation in the Simi Valley Days Parade



9. Neighborhood Council Coordinator's Report

10. Executive Board Comments

This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.

11. Adjournment: Thursday, August 11, 2016, 7:30 p.m.

/s/
Mara Malch
Acting Deputy Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Interim Chair Robert Sherman called the meeting to order at 7:30 p.m. Interim Secretary Pamela Dean confirmed a quorum was present.

Ashley Chelonis	P	Elaine Litster	P
Tracy Fessler	P	Kelly Tinker	E
Jackie Sheldon	P	Andrew Gorden	P
Robert Sherman	P	Vacant	
Pamela Dean	P	Vacant	
Shannon Johnson	P	Vacant	
Lois Ann Lengel	E	P=Present; E=Excused; A=Absent	

2. Agenda Review

Emily Habib noted that the presenter for Item 7.a (The City's Cultural Arts Center: 20 Years of Entertainment) would not be in attendance. The presentation will be postponed to a future meeting. By consensus of the Executive Board, the agenda was approved as revised.

3. Approval of Minutes

The following text was added to Item 10, Paragraph 3, (Executive Board Comments): "The Executive Board requested to agendaize a discussion of the potential pollution from the Santa Susana Field Lab to Runkle Canyon and the possibility of writing a letter to the City Council, recommending that they request further tests on the site." A motion was made by Tracy Fessler and seconded by Ashley Chelonis to approve the April 14, 2016, minutes as amended. The motion passed unanimously.

4. Correspondence: None

5. Police Liaison Report

Community Liaison Officer Tom Chapple gave the Executive Board an overview of the City of Simi Valley Police Department's Community Liaison Officer Program. Community Liaison Officers handle quality of life issues including, conflicts between neighbors to homeless issues. Officer Chapple also gave an overview of recent crime trends in Simi Valley including a rash of residential burglaries. The burglars are after cash, guns, and jewelry. Officer Chapple also reported the homeless population is decreasing in Simi Valley.

6. Public Statements/Comments

A resident expressed concern about the spread of contamination from the Santa Susana Field Lab (SSFL) site and Boeing's lack of adequate clean up.

Another resident expressed concern that the National Park Service is considering taking over land in Simi Valley that includes the SSFL property.

A resident expressed concern about the size and number of homes that are being proposed to be constructed on the site of the former Berylwood Elementary School. Emily Habib suggested subscribing to e-notifications about Neighborhood Council #3 meetings on the City's website. Ms. Habib explained that if the development application comes to the Neighborhood Council for review, residents would be able to ask questions and make comments about any concerns early in the review process.

7. Informational Presentation

a. The City's Cultural Arts Center: 20 Years of Entertainment

The presentation was postponed to a future meeting.

8. Continued Business: None

9. New Business

a. Discussion of the Neighborhood Councils' participation in the Simi Valley Days Parade

Nacho Lopez and Bari Lynn Rennick from the Simi Valley Days Parade planning committee are challenging each Neighborhood Council to build a float for the Simi Valley Days Parade. The theme of the parade is Red, White and Blue. A float can be anything from a fully constructed float to a banner on a pickup truck. Also, a special trophy will be given for the Neighborhood Council that has the best entry. It was the consensus of the Executive Board to continue the item to the July 14, 2016 meeting.

10. Neighborhood Council Coordinator's Report

Ms. Habib reminded the Executive Board that the City's Emergency Preparedness Expo would take place on Saturday, May 14, 2016. The Neighborhood Councils will have a booth and anyone who would like to volunteer their time to staff the booth is welcome to assist.

11. Executive Board Member Comments

Ashley Chelonis reported that Saturday, May 14, 2016 is "Simi Valley Serve Day," through the ACTION (Area Christians Taking Initiative on Needs). The Day involves partnering with local congregations to mobilize volunteers to assist the community with service projects of community service to residents, schools, and agencies in Simi Valley. Volunteers who wish to participate will be meeting at Apollo High School that morning.

Robert Sherman shared a letter from Assemblyman Scott Wilk detailing steps he has taken to discourage the State of California from licensing the detox home planned for the Texas tract. Mr. Sherman also reported that the Simi Valley

Cajun Festival will occur during Memorial Day weekend, which will be May 28 and 29, 2016. The festival usually nets \$150,000 that directly benefits local charities. He also shared that he has drafted a letter to the City Council requesting more information about the grading of the Runkle Canyon area and requesting additional testing of the environmental impacts the SSFL contamination has had on the site. There was consensus to discuss the concerns related to the Runkle Canyon Development.

Mr. Gorden stated that this was his last meeting and expressed his appreciation for the time that he served on the Executive Board of Neighborhood Council #3. Neighborhood Council Coordinator Emily Habib thanked Mr. Gorden for his service on the Executive Board.

12. Adjournment: Thursday, July 14, 2016, 7:30 p.m.

The regularly scheduled meeting for June 16, 2016 will be canceled.

By the consensus of the Executive Board, the meeting was adjourned at 9:02 p.m.

SPECIAL MEETING OF ALL NEIGHBORHOOD COUNCILS
DRAFT MINUTES

1. Call To Order/Pledge of Allegiance/Roll Call

Chair Robert Sherman called the meeting to order at 7:30 p.m. Emily Habib, Neighborhood Council Coordinator confirmed a quorum was present for only Neighborhood Council #3. The attendance detail is available on the last page of the minutes.

2. Agenda Review

The agenda was accepted as presented.

3. Public Statements/Comments

A resident expressed concern about his right to display an American flag on a detached trailer that the resident owns parked in front of the City of Simi Valley Police Station. The resident stated opposition to an Ordinance adopted by the City Council and announced that he is in preparation to file a suit against the City for what he feels violates his freedom of speech.

4. New Business

a. Discussion of the Ventura County Transportation Investment/Expenditure Plan

At the June 6, 2016 City Council meeting, direction was given to obtain input from all the Neighborhood Councils about the Ventura County Transportation Investment/Expenditure Plan (Plan). City Manager, Eric Levitt, expressed his appreciation to all the Neighborhood Council Executive members and residents that were in attendance. He explained the process is that the Plan must be approved by six of the cities in Ventura County, representing no less than 50%+1 of the incorporated population, plus the County Board of Supervisors, before the Ventura County Transportation Commission can request that the measure be placed on the ballot. The purpose of the meeting is to gather input for the City Council to discuss the Plan at the June 27, 2016 public meeting.

Summary of the Audience's Comments

The following concerns were expressed; that local governments are willing to raise taxes but not cut expenses; larger portions of municipal budgets are spent on salaries and benefits; California is heavily regulated and past bond measures and taxes have not gone directly to programs; additional outreach should have been conducted to notify the entire community; ability to have open access to communication and financial records to ensure program

funding is properly spent; importance of having an oversight committee; concerns with increased growth and overcrowding; the cost to taxpayers for the increase in sales tax; and, that not enough information was provided to provide a recommendation.

Summary of the Audience's Questions/Responses from City and VCTC staff

What will be the annual amount that will be distributed to the City; how much is currently allocated to streets and roads; will clarification be provided for capital projects that have a nexus to the natural environment; the cost for taxpayers; how funding will affect Metrolink?

Approximately \$4.94 million dollars distributed to Simi Valley; approximately \$500,000 from the General Fund goes to street and roads, other financing comes from state and federal grants; nexus funding includes restoration/protection of natural habitats impacted by construction during transportation improvements, reducing runoff from highways and local roads, and maintain and improve drainage filter and facilities; approximate cost could be \$8.1 million over 30 years, more detailed costs could be provided by VCTC; and, due to an upcoming loss in funding from the City of Los Angeles, the Plan would allow funding to continue with no service interruption to Metrolink.

Summary Questions and Comments from the Executive Boards of all the Neighborhood Councils/responses from City and VCTC staff

Would funding for Metrolink increase service during weekends; how were the portions of the funding determined; can modifications be made to the ordinance; if gas taxes go to streets and roads, how will the Plan be effective?

Funding would allow VCTC to explore options for increased ridership; funding distribution was based on the street lane miles formula recommended by the Ventura County City Managers group; ordinance modifications can be recommended for approval by VCTC every 10 years; gas tax funding covers a portion of costs only to maintain roads, (such as slurry sealing roads).

Concerns about the proposed Plan included; increased taxes and the fiscal impacts on residents who can't afford them, the negative impacts to local sales due to increases in the sales tax, lack of information, importance of reviewing different program expenditures, the need to cut taxes and find alternatives for improvements, interest in reviewing polling numbers, concerns with proper expenditure of the bond, and the need to approach the citizens with a proposal of the City needs without depending on County funding.

Support of the plan included; opportunities to vote on it during the November election, would enable a mechanism to match/or leverage additional funding, and concerns about current and future conditions of local roads.

Upon conclusion of the discussion, the following motion was made by Kelly Tinker and seconded by Jackie Sheldon:

MOTION: Recommend that the City Council approve the Ventura County Transportation Investment/Expenditure Plan as presented.

Audience Aggregate vote: 0 Ayes; 8 Noes; 1 Abstentions
Unincorporated Area vote: 0 Ayes; 1 No; 0 Abstentions

Executive Board of NC #1:	0 Ayes;	6 Noes;	0 Abstentions	Advisory
Executive Board of NC #2:	1 Aye;	5 Noes;	0 Abstentions	Advisory
Executive Board of NC #3:	6 Ayes;	2 Noes;	0 Abstentions	Passed
Executive Board of NC #4:	2 Ayes;	1 No;	0 Abstentions	Advisory

NC	Executive Board Member	Attendance: P = Present N = Not Present * = Left Before Vote
#1	George Apodac	P
#1	Ro Curry	N
#1	Don Diamond	P
#1	Tim Donis	N
#1	Joyce Erdman	P
#1	Jamie Extract	P
#1	Jeff Faulwell	N
#1	Tracy Ford	P
#1	Howard Glober	N
#1	Michael Pucher	N
#1	Bernie Riedel	N
#1	Debbie Thomas	P
#1	Amanda Weiss	N
#2	Medhat Beshai	N
#2	Jim Clement	N
#2	Marques Crutchfield	N
#2	Kimberly Drewes	N
#2	Lesley Greenfield	P
#2	Rick Grossman	P
#2	Corey Marshall	P
#2	Dan McBride	P
#2	Wendy Morley	P*
#2	Sara Rosario	P
#2	Nick Steinwender	P
#2	Kimmy Tharpe	N
#3	Ashley Chelonis	P
#3	Pamela Dean	P
#3	Tracy Fessler	P
#3	Andrew Gorden	N
#3	Shannon Johnson	P
#3	Lois Ann Lengel	P
#3	Elaine Litster	N
#3	Jackie Sheldon	P
#3	Robert Sherman	P
#3	Kelly Tinker	P
#4	Ed Abele	N
#4	Hal Bloom	N

#4	Ron Hypes	N
#4	Teri Hypes	N
#4	Ron Knepper	N
#4	Sharon McCann	P
#4	Lisa Morrison	P
#4	Linda Powell	N
#4	Patti Ringo	N
#4	Pete Stong	P
#4	Gina Simonelli	P*
#4	Karen Thornton	N



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-1035
 Neighborhood Council No. 3
 Tentative Planning Commission Meeting Date..... To Be Determined
 Tentative City Council Meeting Date N/A
 Case Planner Sean Gibson

Request:

Planned Development Permit to allow construction of a 2,944 square-foot commercial building to be used as a restaurant.

Applicant:

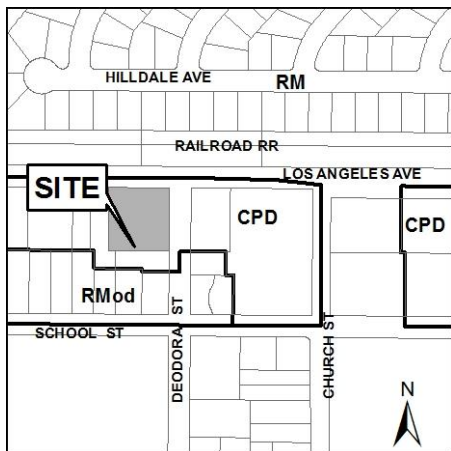
RM Designs
 Robert Matola
 2205 First Street, Suite 106
 Simi Valley, CA 93065
 (805) 526-3916

General Plan/Zoning:

General Commercial/Commercial Planned Development (CPD).

Location:

2982 E. Los Angeles Avenue



Neighborhood Council Project Overview for PD-S-1035

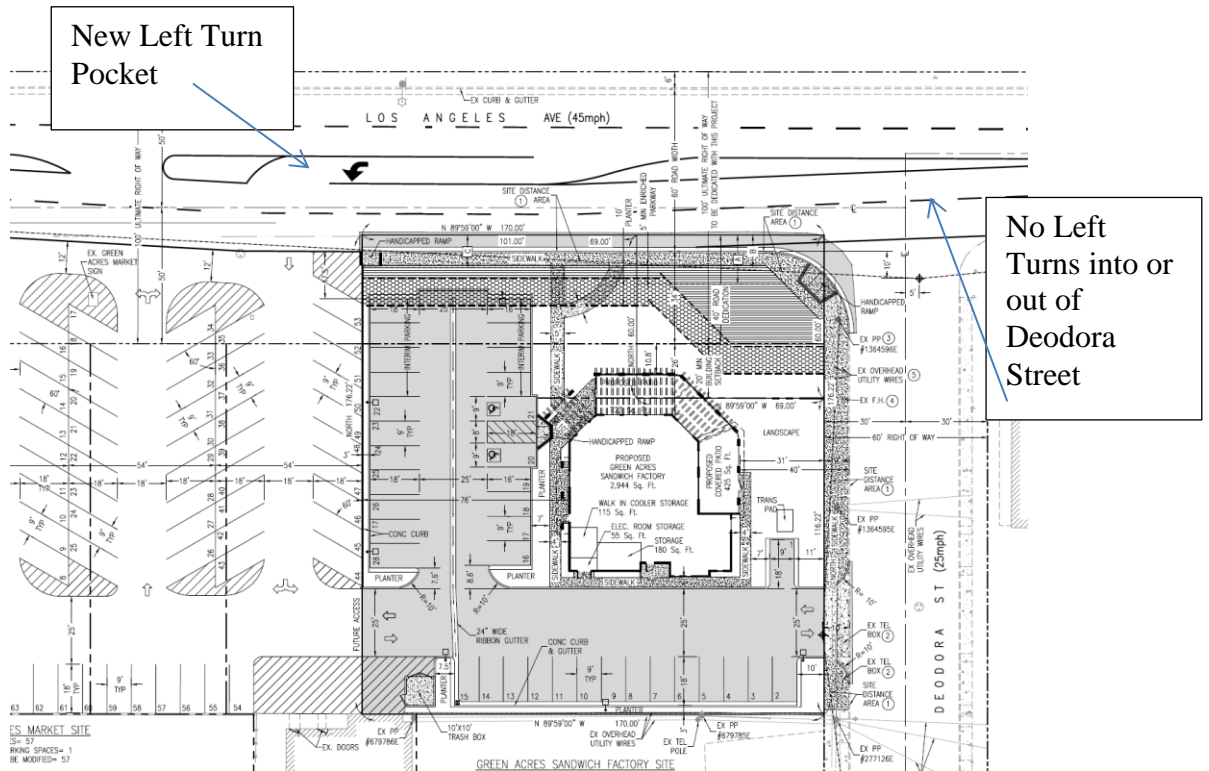
I. Project Description

The applicant proposes to construct a 2,944 square-foot commercial building to be used as a restaurant. The project is located on a 0.69-acre parcel located at the southwest corner of E. Los Angeles Avenue and Deodora Street.

The project consists of three site plans: an interim site plan (Interim Site Plan A) without northerly Los Angeles Avenue improvements; an interim site plan (Interim Site Plan B) with northerly Los Angeles Avenue improvements; and an Ultimate Site Plan with full road widening. Interim Site Plan A allows for construction of the building with a full patio and 36 parking spaces, and would add a left turn lane from westbound Los Angeles Avenue into the Green Acres parking lot. Interim Site Plan B is similar but would add a left turn lane from westbound Los Angeles Avenue onto Deodora Street. The Ultimate Site Plan allows construction of the building, but with full street improvements, the patio would be reduced to 425 square feet and 28 parking spaces would be provided.

The applicant would be responsible to construct Interim Site Plan A. Interim Site Plan B would be constructed if a separate City-backed improvement were completed. The Ultimate Site Plan would occur in the future (see Project Compatibility below).

INTERIM SITE PLAN "A"



Neighborhood Council Project Overview for PD-S-1035

II. Project Design

The proposed single-story building will include a food preparation and dining areas inside the building and a wrap-around trellis and covered patio dining areas fronting Los Angeles Avenue and Deodora Street. A raised tower feature will be located at the building entrance at the northwest corner of the building.

The building exterior will include rustic taupe colored stucco walls with a champagne cornice trim. A Dark brown fascia and trim color will also be used. The entryway, patio area and wall features will include enhanced design materials including reclaimed wood siding, "sawtooth" rustic ledge stone, western rib metal roof panel, and heavy timber trellis beams. The patio will styled as a redwood pergola structure with stone columns, and glass railings. Glass roll up doors will also be used to open up the building to the patio. The overall building height is 20 feet. In addition, a new trash enclosure will be located at the back southwest corner of the property.



NORTH ELEVATION

NO SCALE



WEST ELEVATION

NO SCALE

Neighborhood Council Project Overview for PD-S-1035

The conceptual landscape plan indicates installation of 13 new trees including Arbutus and Crape Myrtle, and a variety of shrubs and ground cover, which will be required to comply with the State's Water Efficient Landscape Ordinance. Two Coral Trees near the southeast corner of the property will be removed and mitigated with up-sized replacement trees to mitigate the \$2,000 lost value.

III. Project Compatibility

In terms of accessing the site, ingress to the restaurant will be on Deodora Street, with secondary access available through the Green Acres Parking Lot from Los Angeles Avenue upon completion of that site's remodeling (including removal of the former gun shop and site re-paving), which is currently under the same ownership.

The Deodora Street access would only be available from eastbound Los Angeles Avenue. With development of the site under Interim Site Plan A, the traffic lane striping of Los Angeles Avenue will be modified to add a westbound left-turn lane into the Green Acres Market property. The City's Traffic Division has determined that the proposed Green Acres left turn lane striping configuration will be adequate for the project. However, with the potential of a separate street improvement project (shown on Interim Site Plan B), a left-turn lane may be added from westbound Los Angeles Avenue to Deodora Street. This would allow for additional access and potential to add left-turn access from northbound Deodora Street onto westbound Los Angeles Avenue. This improvement could occur within the next five years.

If Los Angeles Avenue is fully widened between the Ralphs Shopping Center and Blackstock Street, the project site will lose 40 feet of frontage depth to allow for street widening (refer to Ultimate Site Plan). Since this project is not scheduled in the foreseen future due to timing of redevelopment of other offsite properties and bridge widening, the City is allowing the option for the above-mentioned interim site improvements (additional parking spaces, landscaping, and sidewalk) to be constructed for use now and removed in the future.

In terms of traffic, the Traffic Study prepared for the project indicates that the project is forecast to generate a total of 517 average daily trips to and from the facility. The study looked at four intersections near the project site:

Los Angeles Avenue/Deodora Street;
Los Angeles Avenue/Church Street;
School Street/Deodora Street;
School Street/Church Street; and

With the project built, each intersection with the exception of Los Angeles Avenue and Deodora Street will operate at Level of Service (LOS) A during a.m. and p.m. peak hours. Los Angeles Avenue and Deodora Street will continue to operate at LOS B during a.m. and p.m. peak hours. The meets the City's General Plan threshold of a LOS "C" or better. The City's traffic engineer has accepted the traffic study and determined that the traffic volumes in the project vicinity will not be significantly affected.

Neighborhood Council Project Overview for PD-S-1035

The project site is zoned Commercial Planned Development (CPD), which allows sit-down dining establishments by right, provided that parking space requirements are met. The Planned Development Permit (PD) is the mechanism to approve the site and building development. Staff has determined that the project meets parking requirements, as well as minimum landscape coverage, setbacks height, and on-site circulation requirements. The following table shows the existing General Plan Land Use designations, Zoning designations, and current use of the project sites and surrounding properties:

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	General Commercial	Commercial Planned Development (CPD)	Vacant lot
North:	Medium Density Residential	Residential Medium Density (RM)	Los Angeles Avenue and railroad; single-family dwellings beyond
South:	Moderate Density Residential	Commercial Planned Development (CPD); Residential Moderate Density (RMod) beyond	Commercial Office; single family dwellings beyond
East:	General Commercial	Commercial Planned Development (CPD)	Deodora Street; commercial building beyond
West:	General Commercial	Commercial Planned Development (CPD)	Commercial building (Green Acres Farm Market)

IV. Issues

There are no outstanding issues.

Neighborhood Council Project Overview for PD-S-1035

V. Environmental Review

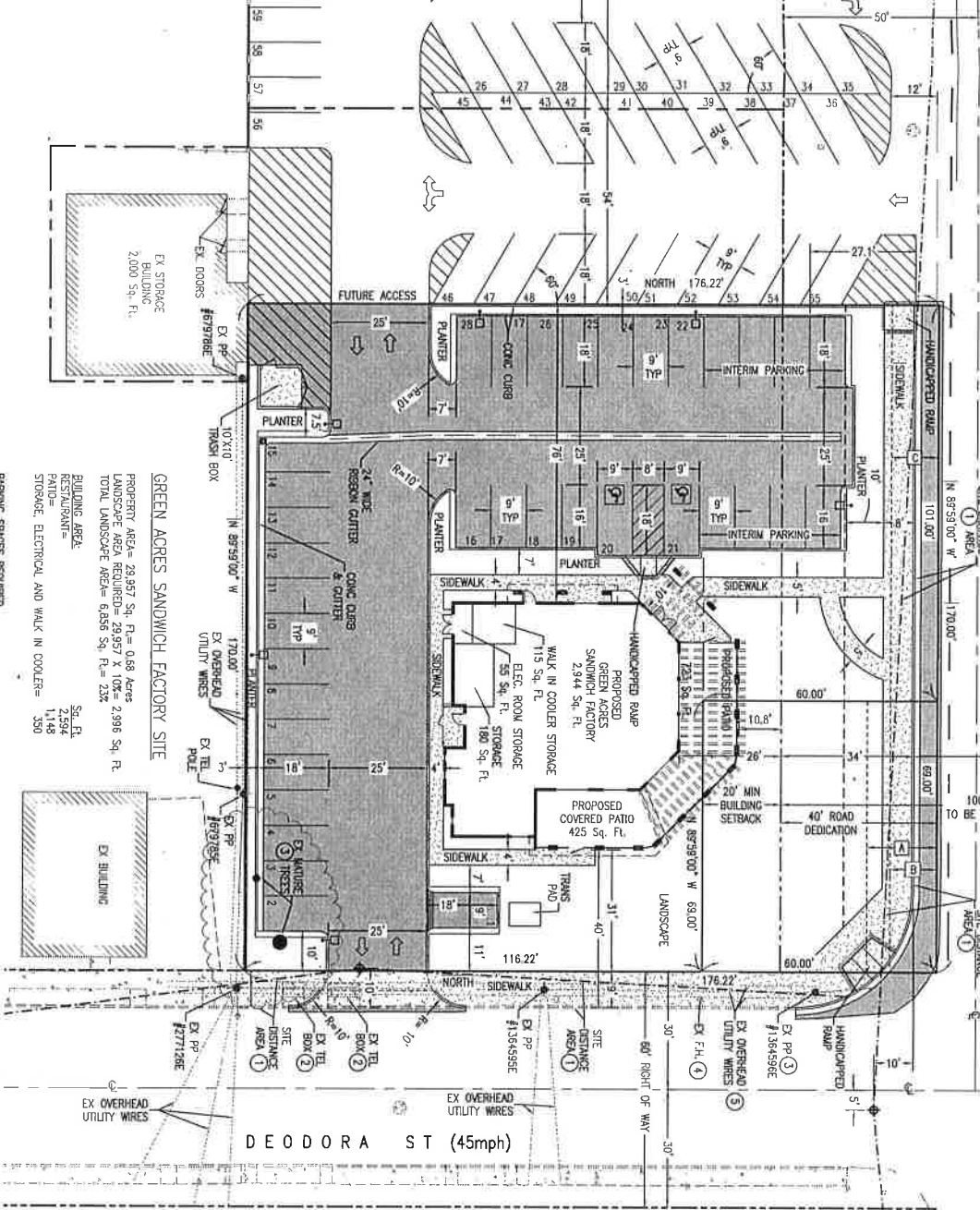
The project is anticipated to be Categorically Exempt as an “infill development,” and no further environmental review is required under the provisions of the California Environmental Quality Act (CEQA).

VI. Exhibits

Refer to attached exhibits.

LOS ANGELES AVE (45mph)

INTERIM SITE PLAN B



GREEN ACRES SANDWICH FACTORY SITE

PROPERTY AREA= 28,957 Sq. Ft. = 0.66 Acres
 LANDSCAPE AREA REQUIRED= 29,957 X 10% = 2,996 Sq. Ft.
 TOTAL LANDSCAPE AREA= 6,856 Sq. Ft. = 23%
 BUILDING AREA= 2,594 Sq. Ft.
 RESTAURANT= 1,148 Sq. Ft.
 STORAGE, ELECTRICAL AND WALK IN COOLERS= 350 Sq. Ft.

PARKING SPACES REQUIRED:

RESTAURANT= 1 PARKING SPACE PER EVERY 100 Sq. Ft.
 PATIO= 15% OF BUILDING AREA NO PARKING SPACES ARE REQUIRED
 STORAGE, ELEC. & COOLERS= 1 PARKING SPACE PER EVERY 500 Sq. Ft.

RESTAURANT: 2,594/100= 25.94
PATIO: 2,944/15= 196.27
 1,148/41= 28.00
 707/100= 7.07

STORAGE, ELEC. & COOLERS= 350/500= 0.70
 TOTAL SPACES REQUIRED= 22
 9'x18' PARKING SPACES= 2
 HANDICAPPED PARKING SPACES= 4
 9'x18' INTERIM PARKING SPACES= 16

TOPOGRAPHICAL SURVEY PREPARED BY:
 CALIFORNIA CIVIL DESIGN GROUP, INC.
 1371 LA VETA DRIVE
 CHANAHO, CA 95012
 (805) 379-9222

LEGEND:

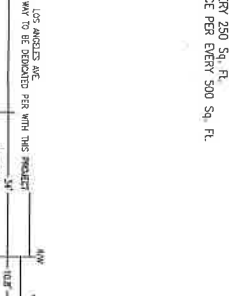
- (1) PARKING LOT STRIPING UNDER SEPARATE PERMIT
- (2) PARKING LOT LIGHT STANDARD
- (3) NO OBJECTS OVER 30" ABOVE THE PAVEMENT SHOULD BE PLACED WITHIN THE SITE DISTANCE AREA
- (4) TO BE RELOADED BY TELEPHONE COMPANY
- (5) TO BE REMOVED
- (6) TO BE UPGRADED
- (7) TO BE UNDERGROUND OR REMOVED UNDER THE DIRECTION OF UTILTY COMPANY PROVIDER

NOTES:

- SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS
- PROPERTY IS WITHIN THE FEMA FLOOD ZONE X
- ALL WORK WITHIN LOS ANGELES AVENUE RIGHT OF WAY TO BE DONE BY OTHERS AND UNDER SEPARATE PERMIT

PREPARED BY:
CALIFORNIA CIVIL DESIGN GROUP, INC.
 1371 LA VETA DRIVE
 CHANAHO, CA 95012
 (805) 379-9222
 FAX (805) 461-8835

GRAPHIC SCALE: 1" = 20'



LOS ANGELES AVE
 WAY TO BE DEDICATED PER WITH THIS PROJECT

EX CURB & CUTTER TO BE REMOVED BY OTHERS

100' ULTIMATE RIGHT OF WAY TO BE DEDICATED WITH THIS PROJECT

66' ROAD WIDTH

60' RIGHT OF WAY

40' ROAD DEDICATION

20' MIN BUILDING SETBACK

176.22'

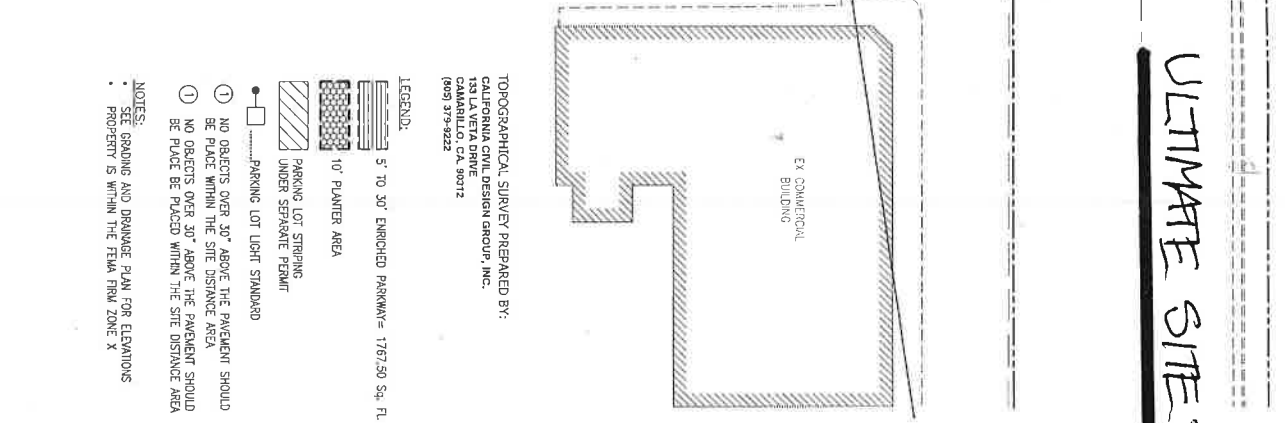
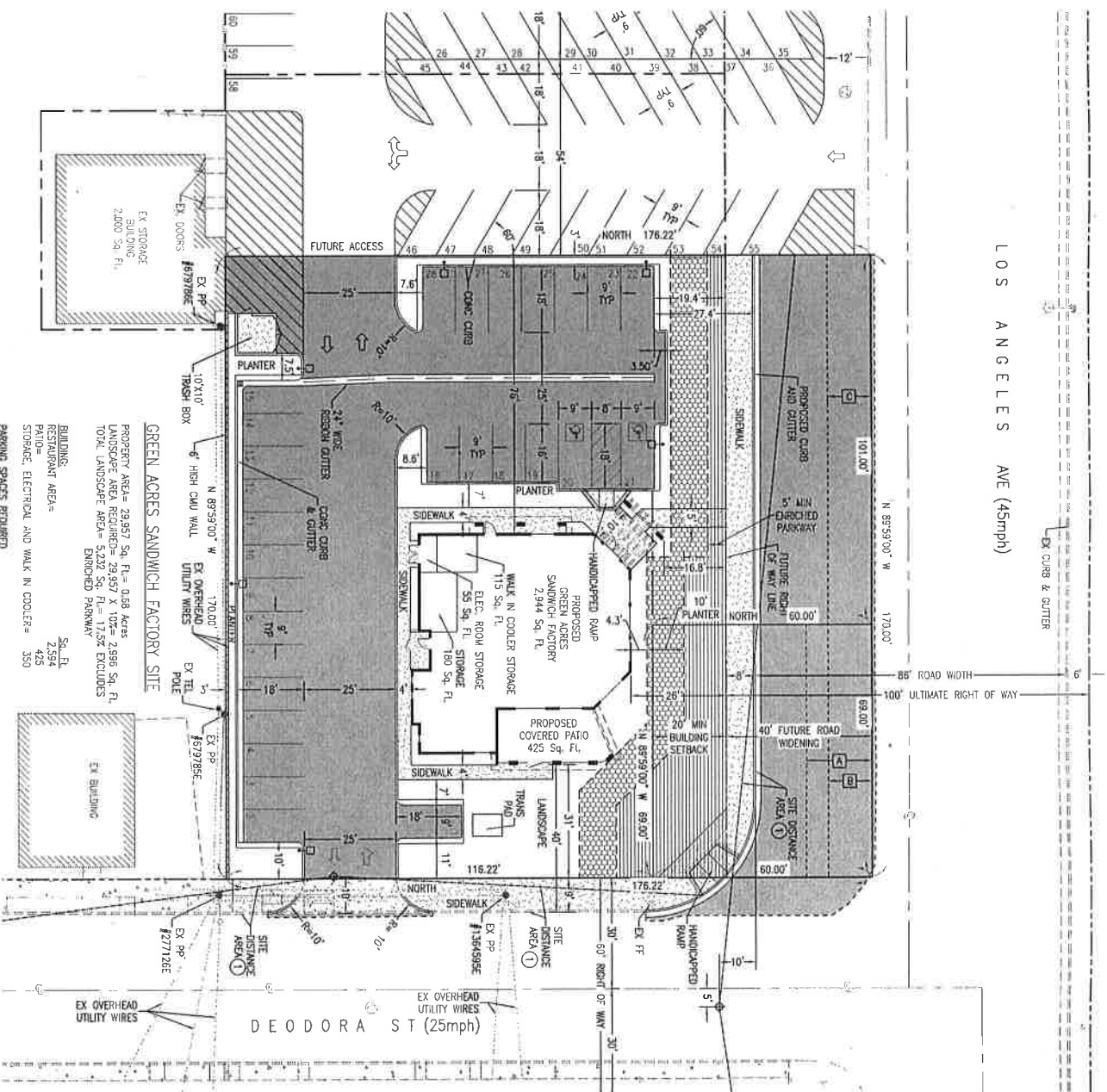
176.22'

176.22'

176.22'

LOS ANGELES AVE (45mph)

ULTIMATE SITE PLAN



52k Fl. Vent 500 Sq. Ft.
 2944k0.15 = 441.80
 425 - 441.80 = 36
 36/100 = 0.36

RESTAURANT: 2,594
 PATIO: 425
 STORAGE, ELEC & COOLER = 350

RESTAURANT AREA = 2,594
 PATIO = 425
 STORAGE, ELECTRICAL AND WALK IN COOLER = 350

RESTAURANT = 1 PARKING SPACE PER EVERY 100 SQ. FT.
 PATIO = 15% OF BUILDING AREA NOT PARKING SPACES ARE REQUIRED
 STORAGE, ELEC & COOLER = 1 PARKING SPACE PER EVERY 500 SQ. FT.

RESTAURANT: 2,594/100 = 25.94

PATIO: 2944k0.15 = 441.80
 425 - 441.80 = 36
 36/100 = 0.36

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