



NEIGHBORHOOD COUNCIL #3
THURSDAY, DECEMBER 15, 2016, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Robert Sherman
NC #3 Vice Chair	Kelly Tinker
NC #3 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. Special Presentation

Certificate of Appreciation to BMC Lumber for its support of the Neighborhood Council's participation in the Simi Valley Days Parade

7. New Business

a. Review of a request to redevelop an existing retail center, located at the northwest corner of Tapo Canyon Road and Cochran Street, including three new buildings; a two-story assisted living facility, and a drive-through restaurant.

8. Neighborhood Council Coordinator's Report



9. **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.

10. **Adjournment: Thursday, January 12, 2017, 7:30 p.m.**

/s/ _____
Anna M. Medina
Deputy Community Services 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.

MEETING NOTES

1. Call to Order/Welcome/Pledge of Allegiance

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

Pepper Aarvold	E	Robert Sherman	P
Lori Cromley	P	Pamela Dean	P
Ryan Gennaro	E	Shannon Johnson	P
Mike Perenchio	P	Lois Ann Lengel	P
Ashley Chelonis	P	Elaine Litster	E
Tracy Fessler	P	Kelly Tinker	P
Jackie Sheldon	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion was made by Tracy Fessler and seconded by Ashley Chelonis to approve the September 15, 2016, minutes as presented. The motion passed unanimously.

The meeting notes for October 13, 2016, were provided for reference only.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation: None

7. New Business

a. Discussion of Possible Revisions to the City's Flood Damage Prevention Ordinance

Brent Siemer, Deputy Director/Development Services from the Public Works Department, informed the Executive Board about the City's proposed revisions to the Flood Damage Prevention Ordinance. He explained that the proposed revisions are to further decrease the premium amounts for flood insurance. The City has participated in the National Flood Insurance Program since 1991 and if certain measures are incorporated into the Ordinance, approximately 23,000 Simi Valley residents will be able to save 10 percent on their flood insurance premiums.

Questions and comments from the audience and responses from staff:

None.

Questions and comments from the Executive Board and responses from staff:

With the new mapping technology, will the flood zone area decrease?

Yes, it will definitely decrease.

It was the consensus of the Executive Board that no recommendation was needed.

- b. Nomination of a representative to the Special Event Support Review Committee

By consensus of the Executive Board, Rob Sherman was nominated as the Neighborhood Council #3 representative to the Special Event Support Review Committee.

8. Neighborhood Council Coordinator's Report

Emily Habib informed the Executive Board that the next recruitment of the Neighborhood Council Executive Boards will commence in November. There will be five openings for the Neighborhood Council #3 Executive Board for the term beginning on March 1, 2017. She provided recruitment flyers, brochures and meeting cards.

10. Executive Board Member Comments

Shannon Johnson informed the Executive Board that, as a member of the Youth Employment Services Board, she will be participating in mock interviews for the Workability program on December 1, 2016.

Tracy Fessler announced that the Library's Strategic Planning Committee would be meeting in December to review the results of surveys they had circulated in the community to get ideas on what aspects of the library are most important to citizens of Simi Valley.

Ashley Chelonis noted that there were two upcoming events for Veteran's Day on November 11, 2016. One was being held at the Veteran's Memorial at Rancho Tapo Park and the other would be at the Reagan Library.

Rob Sherman reported that the Rotary Club of Simi Sunset's Howl-O-Ween Pooch Parade on Sunday October 30, 2016, was very successful and raised over \$10,000 for local charities. The Rotary Club also gives away between 300-500 bicycles each year for the holidays to needy children. He also noted that Vista Elementary School was awarded as one of the National Blue Ribbon Schools earlier that day.

11. Adjournment: Thursday, December 15, 2016, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:30 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s).....PD-S-344 MOD#2, Z-S-727, CUP-S-797, CUP-S-790, and TP-S-684
Neighborhood Council No..... 3
Tentative Planning Commission Meeting Date..... February 22, 2017
Tentative City Council Meeting Date To be Determined
Case Planner Vern Umetsu

Request:

Redevelop an existing retail center, amend the development code to allow an assisted living facility, a conditional use permit for the proposed assisted living facility, a conditional use permit for a new drive-through restaurant, and resubdivide the existing retail center

Applicant:

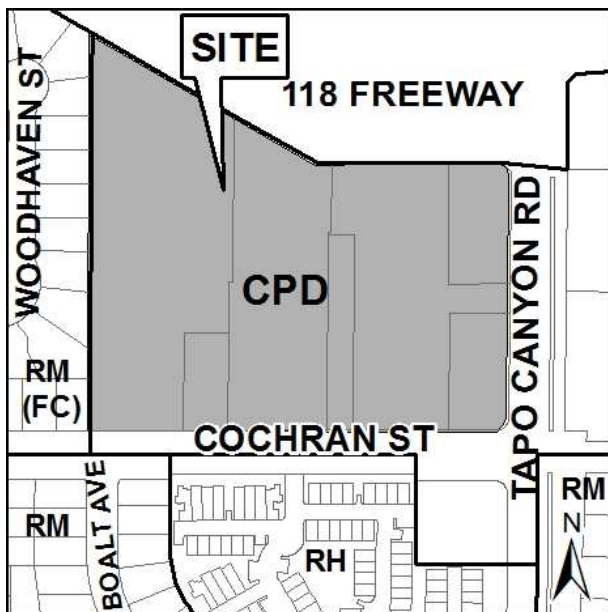
Griffin Fine Living, LLC
 Attn. Ric Niec, General Mgr. of Real Estate Development
 24005 Ventura Blvd.
 Calabasas CA 91302.

General Plan/Zoning:

General Commercial/CPD (Commercial Planned Development)

Location:

The northwest corner of Tapo Canyon Road and Cochran Street



**Neighborhood Council Project Overview for PD-S-344 MOD#2,
Z-S-727, CUP-S-797, CUP-S-790, and TP-S-684**

I. Project Description

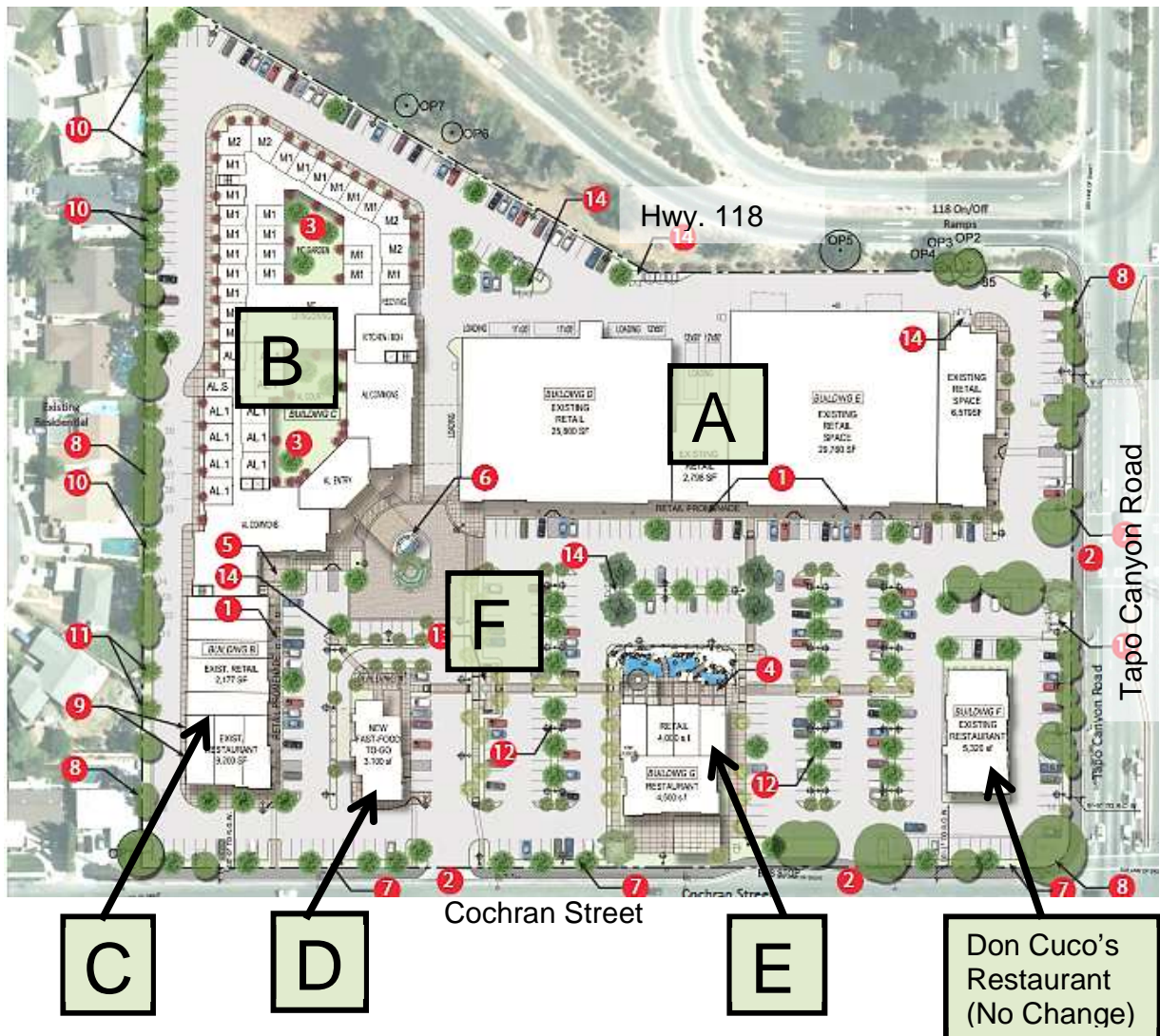
The applicant, Griffin Fine Living, LLC, requests approval to renovate the 10.7-acre, Griffin Plaza retail center except for the Don Cuco's Restaurant building in the southeast corner of the site. Total square footage of the building improvements is over 184,480 square feet. As shown on the Site Plan and descriptions on pages 3 and 4, the proposed project will renovate the building facades in Areas A and C, replace the existing building area with an assisted living facility in Area B, replace an existing free-standing parking lot building with a new drive-through restaurant at Area D, and build a new restaurant and retail building with outdoor patio and water feature at Area E. Parking lot improvements for 548 parking spaces, new landscaping, and two water features will also be provided. Landscaping and the water features will meet the State Model Water Efficiency Ordinance for water conservation. Finally, a 3,100 square foot Community Room for use by the public is proposed above the driveway between Areas A and B.

The proposed assisted living facility, will require amending the Development Code to be allowed in the CPD zone, which is the City's primary retail use zone. In addition, the applicant is proposing to revise the existing lot pattern on the site to put each building on its own site for a total of eight parcels.

II. Project Design







All proposed buildings have a contemporary urban design using stucco, wood and stone on the building walls, flat roof parapets with hipped roofed towers, and substantial windows as shown on page 4. All proposed retail buildings are one story, and range in height from the 32-foot high wall at Jon's Market with its decorative 38-foot high parapet to the 20-foot high wall at Sutters Mill restaurant with its 32-foot high decorative tower. Proposed site landscaping is primarily along the project perimeters and in the parking lots with pedestrian pathways. Two proposed water features are located in the parking areas and at a pond adjacent to the new proposed restaurant/retail building (refer to the site plan on page 3).

**Neighborhood Council Project Overview for PD-S-344 MOD#2,
Z-S-727, CUP-S-797, CUP-S-790, and TP-S-684**



- A. Upgrade the building facades of the existing building from the Tapo Canyon Road frontage to the existing CVS store (64,937 sq. ft.);
- B. Replace the existing building area between CVS store and Sutters Mill Restaurant with a 97 bed, two-story assisted living facility that extends toward the 118 Freeway, a driveway to rear parking areas along the Freeway, and a community room above the driveway (96,575 sq. ft.);
- C. Upgrade the building facades of the existing Sutters Mill Restaurant and adjacent retail stores (11,377 sq. ft.);
- D. Replace the existing parking lot building next to Sutters Mill Restaurant with a drive-through Wendy's Restaurant (3,100 sq. ft.);
- E. Build a new free-standing building to the west of the Don Cucos Restaurant building with outdoor seating and a water feature (8,500 sq. ft.); and
- F. Parking lot landscaping improvements and two water features.

**Neighborhood Council Project Overview for PD-S-344 MOD#2,
Z-S-727, CUP-S-797, CUP-S-790, and TP-S-684**

<p>A Upgrade the building facades of the existing building from the Tapo Canyon Road frontage to the existing CVS store (64,937 sq. ft.)</p>	
<p>B Replace the existing building area between the CVS store and Sutters Mill Restaurant with a 97 bed, two-story assisted living facility, a new driveway to rear parking areas, and a community room (95,575 sq. ft.)</p>	
<p>C Upgrade the building facades of the existing Sutters Mill Restaurant and adjacent retail stores (11,377 sq. ft.)</p>	
<p>D Replace the existing parking lot building next to Sutters Mill Restaurant with a drive-through Wendy's Restaurant (3,100 sq. ft.)</p>	
<p>E Build a new free-standing building to the west of the Don Cucos Restaurant building with outdoor seating and a water feature (8,500 sq. ft.)</p>	
<p>F Parking lot landscaping improvements and two water features</p>	

Neighborhood Council Project Overview for PD-S-344 MOD#2, Z-S-727, CUP-S-797, CUP-S-790, and TP-S-684

III. Project Compatibility

The project site is located at the intersection of Tapo Canyon Road and Cochran Street, which is functioning at Level of Service (LOS) A in the morning and LOS C in the evening. No changes to the existing driveways are proposed. The City Traffic Engineer concludes that there would be no decrease in the Level of Service.

The project is compatible with the neighborhood in that:

- On the west, the applicant has been meeting with their neighbors in the adjacent, one-story houses. Applicant states that neighbor concerns about backyard visibility have been resolved by agreeing to install an eleven foot high green screen trellis along the west perimeter opposite the assisted living facility, in addition to the 10 to 12-foot high evergreen trees that will be planted in this area.
- On the north is Hwy. 118 with no compatibility issues.
- On the east is the 105-foot wide Tapo Canyon Road that separates the project from a two-story commercial office building and an industrial utility yard on which no compatibility impacts are expected.
- On the south, is the 97-foot wide Cochran Street which separates the project from a 7-11 retail center. Two-story townhouses south of Cochran Street are further separated by a six-foot high masonry wall along the street.

The proposed physical buffers, separation by minimum 97-foot wide street right-of-ways, and lack of traffic impacts indicate that the proposed project will be compatible with the neighborhood.

IV. Issues

There are no issues.

V. Environmental Review

Environmental review is on-going. An environmental document will be prepared.

VI. Exhibits

Project exhibits are attached.

Legend

- 1** Retail Promenade
-Enhanced Paving
-Site Furnishings
- 2** Vehicular Access Points
- 3** Assisted Living and Memory Care Courts
- 4** Retail Patio Space
- 5** Combo Space: Residence Patio and Retail Patio
- 6** Arrival Circle and Fountain at Residence Entrance
- 7** Turf Replacement Focus with Appropriate Species per Water Ordinances
- 8** Existing Trees to remain, See Elevation on sheet L-9
- 9** Vine Trellis and Planting Pocket, See view 13, sheet L-4
- 10** 20 ft. spacing of trees across from Residential Care Facility, See Elevation on sheet L-9
- 11** 25 ft. spacing of trees across from Retail, See Elevation on sheet L-9
- 12** Typical symbol for light pole
- 13** Promenade parklet including shaded bench seating and fountain
- 14** Trash Enclosures

Required Tree Replacement Based on Arborists Dollar Value of \$199,400 for demolished trees.

Item	Tree Quantity	Unit Price	Total
24" box trees	72	\$275	\$19,800
36" box trees	53	\$750	\$39,750
48" box trees	84	\$1500	\$126,000
60" box trees	2	\$9,000	\$18,000
Tree Replacement Value Provided			\$194,550

TOTAL AREA: 10.74 ACRES
 TOTAL LANDSCAPE AREA: 1.1 ACRES
 (1.1 ACRES/10.74 ACRES) X 100 =
 10.24% TOTAL LANDSCAPE AREA

SCALE: 1" = 40'
 DATE: 09/16/16

CONCEPTUAL LANDSCAPE EXHIBIT L-1



GRIFFIN PLAZA
 SIMI VALLEY, CALIFORNIA

NOTES:
 THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES.
 THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE TREE REPORT AND TREE MITIGATION OUTLINED THEREIN.

LEGEND:
 DASHED LINE INDICATES: RIGHT OF WAY (R.O.W.)

THE ARCHITECTURAL SITE PLAN AND CIVIL SITE PLAN HAVE BEEN REVIEWED FOR COMPLIANCE AND ARE CONSISTENT WITH THIS PLAN.



A. SENIOR CARE FACILITY MAIN ENTRANCE (BLDG C)



C. SENIOR CARE FACILITY MAIN ENTRANCE (BLDG C)



B. SENIOR CARE FACILITY MAIN ENTRANCE AND CVS BUILDING (BLDG C & D)

GRIFFIN PLAZA



GRIFFIN FINE LIVING
 24005 VENTURA BLVD
 CALABASAS, CA 91302
 818.965.7400

PERSPECTIVES

SIMI VALLEY, CA
 REF # 2016165 09/01/2016



KTGY Group, Inc.
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 12555 West Jefferson Blvd.,
 Suite 100
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 ktgy.com





F. SENIOR CARE FACILITY NORTHWEST FACADE (BLDG C)



D. SENIOR CARE FACILITY NORTHEAST FACADE (BLDG C)



G. SENIOR CARE FACILITY FUTURE ROOF TERRACE (BLDG C)



E. SENIOR CARE FACILITY FUTURE ROOF TERRACE (BLDG C)

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PERSPECTIVES

SIMI VALLEY, CA
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A2.2





H. CVS AND JONS ENTRANCES (BLDGS D & E)



K. JONS ENTRANCE (BLDG E)



J. JONS AND ADJACENT RETAIL (BLDG E)

GRIFFIN PLAZA



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PERSPECTIVES

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M. RETAIL PERSPECTIVE (BLDG B)



L. RETAIL PERSPECTIVE AND SENIOR CARE FACILITY PLAZA (BLDGS B & C)



P. WENDY'S PERSPECTIVE (BLDG A)



N. WENDY'S PERSPECTIVE (BLDGS A)

GRIFFIN PLAZA



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PERSPECTIVES

SIMI VALLEY, CA
 REV # 28/01/16 09/01/2016



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A2.4





M. RETAIL PAD PERSPECTIVE (BLDG G)



L. RETAIL PAD PERSPECTIVE (BLDG G)



P. RETAIL PAD PERSPECTIVE (BLDG G)



N. RETAIL PAD PERSPECTIVE (BLDG G)

GRIFFIN PLAZA



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PERSPECTIVES

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A2.5



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R. RETAIL PAD - SOUTH RETAIL PLAZA (BLDG G)



Q. RETAIL PAD - NORTH OUTDOOR PLAZA (BLDG G)



T. DON CUCO PERSPECTIVE (BLDG F)



S. DON CUCO PERSPECTIVE (BLDG F)

GRIFFIN PLAZA



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A2.6



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