



NEIGHBORHOOD COUNCILS
NEIGHBORHOOD COUNCIL #1
THURSDAY, JANUARY 5, 2017, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Tracy Ford
NC #1 Vice Chair	George Apodac
NC #1 Secretary	Bernie Riedel
NC Coordinator	Emily Habib
City Council Liaison	Council Member Dee Dee Cavanaugh

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. Overview of the City's Traffic Engineering Division
7. New Business
 - a. Review of a request to construct a concrete recycling and product storage yard at 240 W. Los Angeles Avenue, approximately 600 feet of west of Madera Road
 - b. Election of Interim Officers
 - c. Discussion of canceling the February 9, 2017 meeting
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, February 9, 2017 at 7:30 p.m.

/s/

Anna 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.

DRAFT MINUTES

1. Call to Order/Pledge of Allegiance/Welcome

Chair Tracy Ford called the meeting to order at 7:31 p.m. Secretary Bernie Riedel confirmed that a quorum was present.

Dan Kirk	P	Ro Curry	P
Dennis Lea	P	Jeff Faulwell	E
Joyce Erdman	P	Howard Globber	E
Tracy Ford	P	Vacant	
Bernie Riedel	P	Vacant	
Amanda Weiss	E	Vacant	
George Apodac	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 Joyce Erdman and seconded by Ro Curry to approve the November 3, 2016, minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation: None

7. New Business

- a. Review of a request to construct 209 row-townhouses for sale at the southeast corner of Madera Road and Los Angeles Avenue, north of Simi Village Drive

Questions and comments from the audience and responses from the applicant:

Will some homes have driveways to make more parking available within the complex?

Yes, some homes will have driveways.

How can people be prevented from using their garages for storage and then parking in the street?

This could be accomplished through the Covenants Conditions & Restrictions (CC&Rs) of the future homeowner’s association. However, the success of such a policy would depend on how stringently it is enforced.

Is Simi Village Drive being widened to accommodate the additional traffic?

No, it is not because Simi Village Drive is considered to be underutilized for its existing capacity.

When is construction scheduled to begin?

At this point, the models are scheduled to be completed in April 2017 and they anticipate selling homes until approximately 2020.

Will the construction be phased?

Yes. In addition to the homes, the first phase will include the exterior wall, landscaping, the shelter for the existing bus stop and all amenities. Other residential phases are to follow.

Comments

One person commented that it will be nice to have more housing in the community designed for young families.

One person commented that he does not believe that the impacts of the additional homes can be mitigated and that Simi Village Drive will be completely filled with parked cars, thus hampering traffic flow.

From citizens who were not able to attend the meeting, collected by Executive Board members:

There was concern with increased traffic impacts in the general area, particularly on Royal Avenue between Madera Road and First Street, and on the left turn access from Aristotle Street onto Madera Road.

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

What type of buyers will the housing be priced for?

It will be priced in the mid \$400,000 to the high \$500,000 range to attract first time buyers and young families.

Will any traffic improvements be made at the intersection of Aristotle Street and Madera Road?

No, there are no planned traffic improvements in that area because it is not within the project area.

Since this site has a long standing issue with a high water table, how will they collect rain water and move it off site to avoid future flooding?

The applicant is installing an underground storage tank to collect and clean runoff before releasing it into the City drainage system. They are open to working with the City to connect to a water recycling network when it becomes available.

They are also raising the site 4'-5' above the current elevation to prevent any potential flooding impacts. This will also allow them to have the site removed from the Federal Emergency Management Agency (FEMA) flood zone.

Will the units be owner occupied?

That is the intention and is why they are designing the development with a “community feeling” in mind. The elevation of the site and the perimeter wall with landscaping are designed to create this feeling, as are the tot lot, walking paths, and private community pool/BBQ area.

Will there be any left turn arrows added to any signals in the area?

Yes, a left turn arrow will be added to the signal at Simi Village Drive and Madera Road.

Comments

A number of Executive Board members expressed support for the project because it: will bring a greater tax base to the City and put students in the schools; will be affordable to young families; is designed with a community feel; and because it is designed at the lower range of the allowed density per acre.

A number of Executive Board members expressed the following concerns:

- Increased traffic impacts from the project in the general area, particularly on Royal Avenue between Madera Road and First Street, and on the left turn access from Aristotle Street onto Madera Road.
- Royal Avenue is already severely impacted with excess traffic and speeds, particularly during school pickup and drop off times. There are a number of dangerous accidents at Royal Avenue and Sinaloa Road, Fourth Street and First Street due to excessive speeds and a lack of left turn arrows from these streets onto Royal Avenue. Left turn arrows should be added to each of the three intersections.
- Simi Village Drive is not wide enough to accommodate street parking on both sides while still allowing adequate traffic flow.

Upon conclusion of the discussion, the following motion was made by Jeff Faulwell and seconded by Dennis Lea:

MOTION: Recommend that the Planning Commission approve the request to construct 209 row-townhouses at the southeast corner of Madera Road and Los Angeles Avenue, north of Simi Village Drive, with particular attention to the following concerns:

- The project will increase traffic impacts in the general area, particularly on Royal Avenue between Madera Road and First Street, and on the left turn access from Aristotle Street onto Madera Road.
- Left turn arrows should be added to each of the following three intersections: Royal Avenue at Sinaloa Road, Fourth Street and First Street. This is because Royal Avenue is already severely impacted with excess traffic and speeds, particularly during school pickup and drop off times. There are a number of dangerous accidents due to excessive speeds and a lack of left turn arrows from these three streets onto Royal Avenue.

- Simi Village Drive is not wide enough to accommodate street parking on both sides while still allowing adequate traffic flow.

Executive Board vote:	6 Ayes;	2 Noes;	0 Abstentions
Audience vote:	1 Aye	4 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Neighborhood Council Coordinator's Report

Emily Habib informed the Executive Board that the current recruitment of the Neighborhood Council Executive Board members for the March 1, 2017 term will close on December 16, 2016. There are seven openings for the Neighborhood Council #1 Executive Board, and eight applications have been received.

Ms. Habib also informed the Executive Board members about the progress on construction of the Autozone building, to be located at 501 E. Los Angeles Avenue. Permitting has been completed and the next step is to demolish the existing building.

9. Executive Board Member Comments

Joyce Erdman reported that she has not seen any repairs made to the damaged wall on the corner of Royal Avenue and Sinaloa Road within the last month. However, new lines of orange spray paint have been applied, which seem to indicate that repairs will soon be made.

Tracy Ford stated that she was happy that there has not been accumulation of trash behind the Simi Valley Town Center since it was recently cleaned up.

Bernie Riedel said that there has been excessive watering of the grass at the dog park in the Big Sky development. Ms. Habib said that she would follow up with City staff.

10. Adjournment: Thursday, January 5, 2017, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:46 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No. CUP-S-778
 Neighborhood Council No. 1
 Tentative Planning Commission Meeting Date February 22, 2017
 Case Planner Tom Preece

Request:

Review and consider a recommendation on Conditional Use Permit to allow the construction and operation of a concrete recycling processing facility and an outdoor concrete product storage yard located on 6.6 acres adjacent to the west side of the Pre-Con Products manufacturing plant.

Applicant:

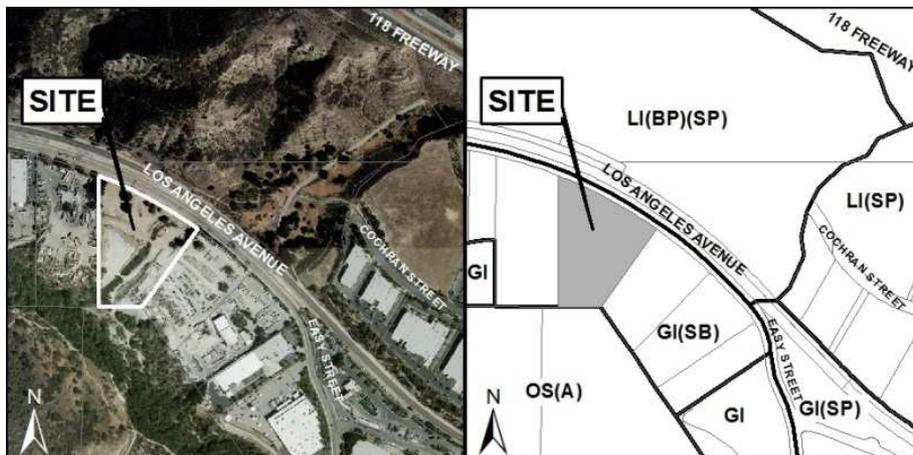
Precon Products, LLC
 P.O. Box 940669
 Simi Valley, CA 93094
 David Zarraonandia
 (800) 527-0841

General Plan/Zoning:

Industrial/GI (SB) [General Industrial (Sexually Oriented Business Overlay District)]

Location:

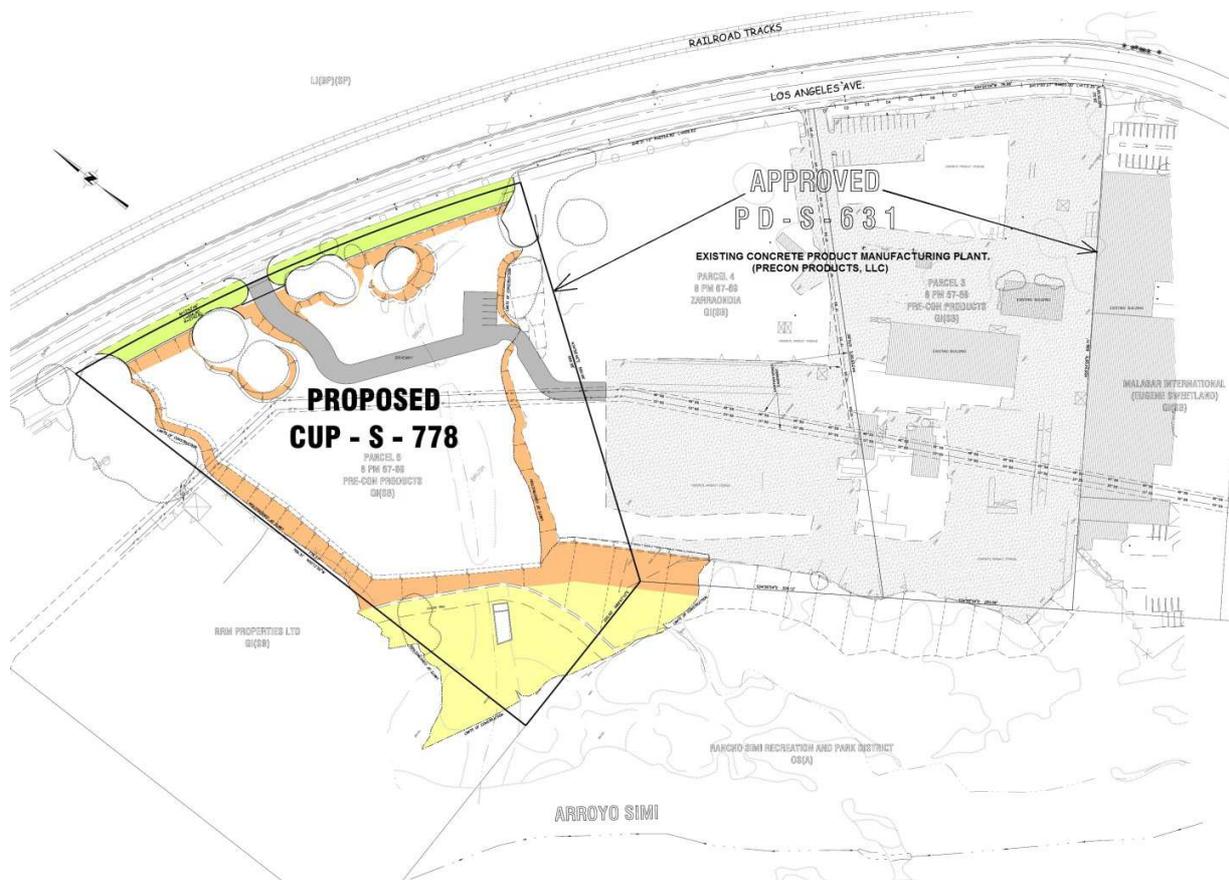
On south side of West Los Angeles Avenue, approximately 600 feet west of Madera Avenue



Neighborhood Council Project Overview for CUP-S-778

I. Project Description

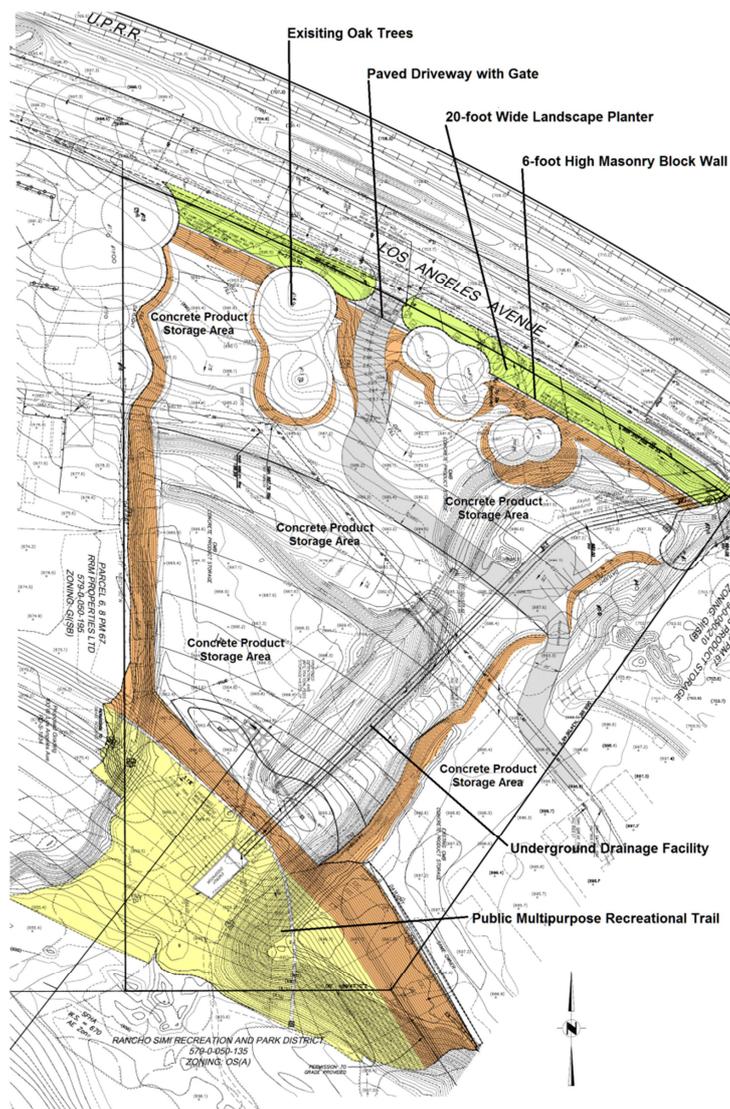
The applicant, Precon Products, LLC, proposes to construct and operate a concrete recycling processing facility and an outdoor concrete product storage yard on a 6.6-acre site adjacent to the west side of the applicant's existing concrete product manufacturing plant located at 240 West Los Angeles Avenue. The proposed concrete recycling processing and product storage yard will be associated and operated as an accessory use to the existing adjacent concrete manufacturing plant. The proposal is undertaken as a Municipal Code effort to legalize the outdoor storage of concrete products on the property and will result in an improved site operation. The existing concrete products stored on the property will be removed to facilitate the proposed development.



II. Project Design

The site will be regraded to facilitate the proposed improvements of the outdoor concrete recycling processing and product storage yard. A majority of the existing Coast Live Oak trees along the site's north portion adjacent to West Los Angeles Avenue will be preserved, while two Oak trees will be removed due to poor health. A 20-foot wide landscape planter and a 6-foot high masonry block behind the planter are provided for screening along the property line adjacent to the sidewalk on the street frontage. A proposed on-site gated paved driveway will connect to West Los Angeles Avenue and extends to the existing paved driveway located on the adjacent eastern concrete manufacturing plant property.

A parking area with five spaces is provided adjacent to the driveway. An underground drainage facility will be installed to replace the site's existing surface drainage channel. The manufactured slopes will be landscaped with a variety of trees, shrubs, and ground cover. An easement will be provided to the Rancho Simi Recreation Park District for the Arroyo Simi Greenway public multipurpose recreational trail that crosses along the south portion of the site adjacent to the Arroyo Simi.



The table below summarizes the General Plan, zoning, and current land uses of the site and surrounding properties:

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Industrial	GI(SB) [General Industrial (Sexually-Oriented Business Overlay)]	Vacant but with unapproved concrete product storage use
North:	Business Park	LI(BP)(SP) [Light Industrial (Business Park Overlay and West End Specific Plan)]	Vacant (across Los Angeles Avenue)
South:	Open Space	OS(A) [Open Space (Farm Animal Overlay)]	Arroyo Simi
East:	Industrial	GI(SB) [General Industrial (Sexually-Oriented Business Overlay)]	Concrete product manufacturing plant
West:	Industrial	GI(SB) [General Industrial (Sexually-Oriented Business Overlay)]	Existing recycling center to be replace with concrete batch plant under PD-S-1034

IV. Issues

No issues have been identified

V. Environmental Review

A Mitigated Negative Declaration, Mitigation Monitoring Plan, and Initial Study are being prepared for the proposed project.