



NEIGHBORHOOD COUNCIL #3
THURSDAY, FEBRUARY 16, 2017, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

| | |
|--------------------------|-----------------------------|
| NC #3 Interim Chair | Robert Sherman |
| NC #3 Interim Vice Chair | Ashley Chelonis |
| NC #3 Interim Secretary | Vacant |
| NC Coordinator | Emily Habib |
| City Council Liaison | Council Member Glen Becerra |

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. How to Protect Yourself from Identity Theft
7. New Business
 - a. Review of a request to construct 48 single-family homes at 3050 Kadota Street (former site of Belwood Elementary School)
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.

11. Adjournment: Thursday, March 16, 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.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Chair Rob Sherman called the meeting to order at 7:31 p.m. Secretary Pamela Dean confirmed that a quorum was present. Mayor Huber attended the meeting and expressed his appreciation to the Executive Board members for the time they give and the work that they do for the City.

| | | | |
|-----------------|---|--------------------------------|---|
| Pepper Aarvold | P | Robert Sherman | P |
| Lori Cromley | P | Pamela Dean | P |
| Ryan Gennaro | P | Shannon Johnson | P |
| Mike Perenchio | E | Lois Ann Lengel | E |
| Ashley Chelonis | P | Elaine Litster | P |
| Tracy Fessler | E | 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 Lori Cromley and seconded by Jackie Sheldon to approve the December 15, 2016 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. Overview of the City's Traffic Engineering Division

Jim Brunner, Principal Traffic Engineer, made the presentation. He discussed the primary functions of his division, which are: installing, programming and synchronizing traffic signals; installing, maintaining and replacing street signs; setting speed limits; and evaluating traffic impacts from new development on the existing system. Additionally, the City may soon be buying all street lights from Edison in order to save money. His division would also be responsible for maintaining those lights.

7. New Business

a. Election of Interim Officers

By consensus of the Executive Board, Rob Sherman was elected Chair, and Ashley Chelonis was elected Vice Chair. The Secretary position remained vacant.

8. Neighborhood Council Coordinator's Report

Emily Habib informed the Executive Board that the next step in the current recruitment of the Neighborhood Council Executive Board members is applicant orientations, one of which took place January 11 and the second taking place on January 19. There are five openings for the Neighborhood Council #3 Executive Board, and 21 applications have been received.

Ms. Habib also informed the Executive Board that revisions to the Neighborhood Council bylaws and the corresponding sections of the Municipal Code would be reviewed and acted upon by the City Council in the near future. Program changes will soon follow. She also informed them that if they have concerns about outdoor water waste around the City, they should email their concerns to waterconservation@simivalley.org.

10. Executive Board Member Comments

Ashley Chelonis reported that the Simi Valley Chapter of Soroptimist International will be holding their second annual LUNAFEST, a fundraising film festival dedicated to promoting awareness about women's issues, highlighting women filmmakers, and bringing women together in their communities. It will be held at Studio Movie Grill on February 23, 2017.

11. Adjournment: Thursday, February 16, 2017, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:53 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s)..... PD-S-1048/TT5993
 Neighborhood Council No 3
 Tentative Planning Commission Meeting Date..... April 26, 2017
 Tentative City Council Meeting Date N/A
 Case Planner Donna Rosser

Request:

Consider a Planned Development Permit (PD-S-1048) to construct 48 single-family detached residences and a Tentative Tract Map (TT5993) to subdivide the 11.7-acre site for a residential development, known as The Belwood Enclave

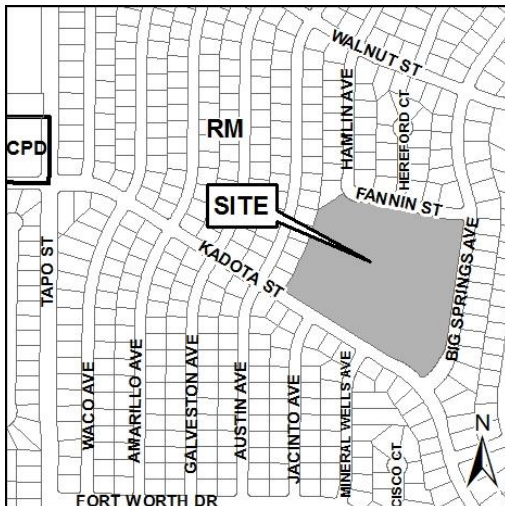
Applicant:

Darling Development Group
 Attn: Dick Darling
 30770 Russell Ranch Road, Suite I
 Simi Valley, CA 91362

General Plan/Zoning:

Medium Density Residential/Residential Medium (RM) Density

Location: 3050 Kadota Street



Neighborhood Council Project Overview for PD-S-1048/TT5993

I. Project Description

The applicant proposes to construct 48 single-family detached residences with a retention basin on an 11.7-acre site, for a density of 4.3 units per acre. The site is zoned for Residential Medium Density, which allows 3.6 to 5.0 units per acre. The site contains a church with preschool classroom buildings on the former Belwood Elementary School that will be removed.

The lots range from 8,000 to 12,836 square feet. The one-story dwellings consist of three plans with four bedrooms, three or four bathrooms, and range from 2,433 to 2,815 square feet in size. The residences include an attached two car garage with additional parking on the street. There will be 13-Plan 1 (2,433 square feet), 16-Plan 2 (2,656 square feet), and 19-Plan 3 (2,815 square feet) residences proposed.

The project layout consists of creating two cul-de-sacs off Kadota Street with additional residences along Kadota Street, Big Springs Avenue, and Fannin Street. The project includes drought tolerant front yard and parkway landscaping. The existing power poles will be removed and all new utilities will be undergrounded.

II. Project Design

The applicant proposes three elevation styles: Ranch, Traditional and Spanish. The styles are exemplified by the use of concrete shake tile roofs, concrete slate tile roofs, or concrete 'S' tile roofs, with manufactured stacked stone veneer, siding, stucco, brick trim, picket fences, shutters, arched windows, decorative lighting, and porches. The Spanish style incorporates a stucco sand finish to create a smoother more realistic Spanish finish. The color palette is white, beige, and gray with strong green, mahogany, dark gray, and dark brown accent colors.

The project provides an 8,853-square foot retention basin located on the corner of Kadota Street and Big Springs Avenue to retain the storm water on-site. The retention basin will be fenced with a wrought iron fence that will provide a community Dog Park for the residences of The Belwood Enclave.



Neighborhood Council Project Overview for PD-S-1048/TT5993

III. Project Compatibility

The site is surrounded by single-family detached residences. The applicant is proposing only single-story residences to be compatible with the existing neighborhood. The following table shows the existing General Plan Land Use designations, zoning designations, and current use of the project site and surrounding properties.

| | GENERAL PLAN | ZONING | LAND USE |
|-------------------------------|----------------------------|-------------------------|---|
| Subject Site: | Medium Density Residential | Residential Medium (RM) | Existing: Church/ pre-school Proposed: 48 single-family detached residences |
| North, South, East, and West: | Medium Density Residential | Residential Medium (RM) | Single-family detached residences |

In terms of traffic, the City's traffic engineer has determined that the existing roadway improvements with two new cul-de-sacs are adequate for the proposed project's traffic generation. The existing Levels of Service (LOS) at the nearest major intersection of Tapo Street and Kadota Street is LOS "A" in the morning and evening peak hours. The City's Traffic Division has reviewed the proposal and has determined that the LOS at this intersection with the project is not expected to change.

IV. Issues

There are no project issues.

V. Environmental Review

It is anticipated that the project will be mitigated with a Negative Declaration from the California Environmental Quality Act (CEQA). The site is over 5 acres and does not qualify for a CEQA Exemption, however, the project is an in-fill site and no major concerns are anticipated.

VI. Exhibits

Refer to the attached exhibits.

Neighborhood Council Project Overview for PD-S-1048/TT5993



Proposed Site Plan

Neighborhood Council Project Overview for PD-S-1048/TT5993



Color Scheme # 1 Spanish



Color Scheme # 4 Ranch



Color Scheme # 7 Traditional

The Belwood Enclave

Simi Valley, CA | Darling Development Group

Plan One - Front Elevations

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A1.1
07/16/22 • 11-78-16



Plan One
2,433 Square Feet
4 Bedrooms, 3 Baths

Neighborhood Council Project Overview for PD-S-1048/TT5993



Color Scheme# 2 Spanish



Color Scheme# 5 Ranch

Note: A/E/C's connection colors, materials and application may vary.



Color Scheme# 9 Traditional

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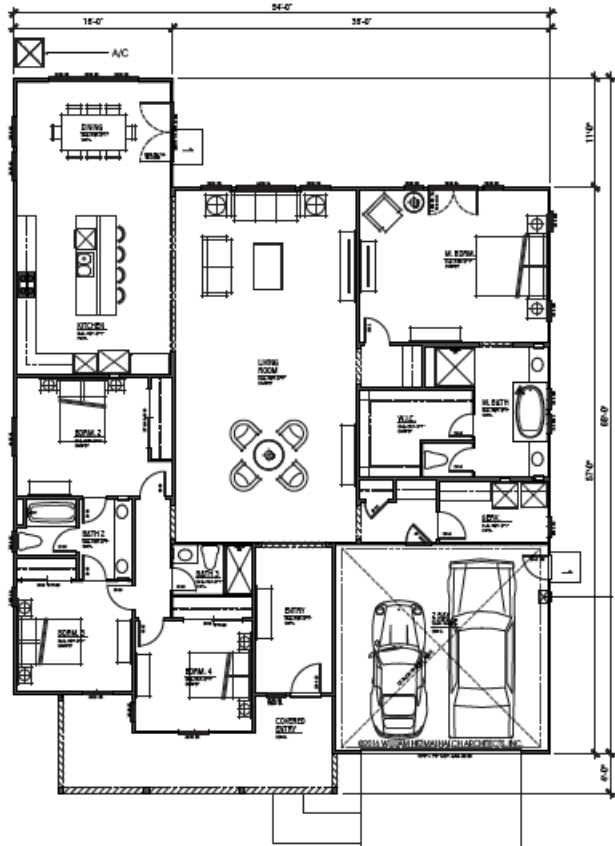
The Belwood Enclave
 Simi Valley, CA | Darling Development Group

Plan Two - Front Elevations



A2.1

07/16/2014 • 11-16-14



Plan Two
2,656 Square Feet
4 Bedrooms, 3 Baths

Neighborhood Council Project Overview for PD-S-1048/TT5993



Color Scheme# 3 Spanish



Color Scheme# 6 Ranch

Note: AIA's color scheme, materials and application may vary.



Color Scheme# 8 Traditional

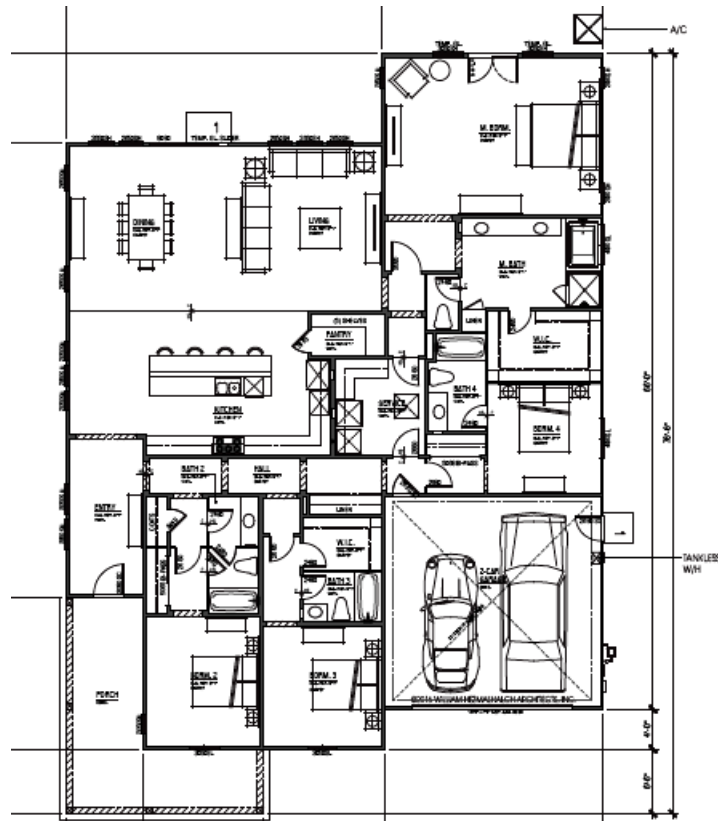
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The Belwood Enclave
 Simi Valley, CA | Darling Development Group

Plan Three - Front Elevations



A3.1
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Plan Three
2,815 Square Feet
4 Bedrooms, 4 Baths