



NEIGHBORHOOD COUNCIL #1

THURSDAY, JULY 6, 2017, 7:30 P.M.

CITY HALL COMMUNITY ROOM

2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Tracy Ford
NC #1 Vice Chair	Joyce Erdman
NC #1 Secretary	Bernie Riedel
NC Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem 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. Review of a request to construct a 125 room hotel with full service restaurant & 400 person conference space; up to 70,000 square feet of flex-office condominium space, education uses, and/or commercial space; and up to 190 multi-family residential units on a 43.54 acre site located at 400 National Way (Former site of Bank of America)

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, August 3, 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/Pledge of Allegiance/Welcome

Interim Chair Tracy Ford called the meeting to order at 7:31 p.m. She also confirmed that a quorum was present.

Ted Bagley	P	Dan Kirk	P
Don Diamond	P	Dennis Lea	P
Karen Diaz	P	Joyce Erdman	P
Monique Giuffre	P	Tracy Ford	P
Steve Kahle	P	Bernie Riedel	E
Gary King	E	Amanda Weiss	E
Paula Miller-Kershaw	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 Don Diamond and seconded by Joyce Erdman to approve the April 6, 2017 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Jennifer Mellon, Deputy Community Services Director, informed the Executive Board about Simi Valley Transit's upcoming Short Range Transit Plan Open Houses on Tuesday, May 23. The purpose of the event is to get community feedback on the Transit schedules and services. She encouraged Executive Board members to attend and to spread the word to the community.

6. Informational Presentation: None

7. New Business

- a. Review of a request to develop a three-story assisted living facility with 76 beds, located at 525 E. Los Angeles Avenue

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

None.

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

How many parking spaces are required by the City?

There is a requirement of one parking space per three beds (26 spaces) for residents. They are providing a total of 81 spaces, including those for visitors and employees.

Is the parking restricted?

No, all spaces are open for anyone to use.

Will the underground parking be below the water table?

Yes, but it will be constructed such that the water table is not a factor.

Will the rear of the property have a wall to separate it from the bike path along the Arroyo Simi?

No, it will not. However, the facility will have a deep setback plus many large trees and shrubs will be planted.

Are they concerned that the homeless may take up residence in the underground parking garage?

No because there are services such as the laundry in the garage area. The facility is open 24/7, so there will be staff coming and going around the clock. If this becomes an issue, the applicant will install gates, provided that it would be allowed under the County Fire Code.

How will the memory care patients be prevented from wandering away from the facility?

All exterior doors will have electronic controls plus cameras. There will be an interior courtyard so that these patients can safely spend time outdoors.

Did they consider a two-story building instead of three?

Yes, but they needed a certain number of beds to make the facility profitable enough to operate and the deep setbacks required on Los Angeles Avenue and the Arroyo Simi compressed the footprint of the building. This necessitated the third story.

Why did they locate the facility in such a busy area?

Because they want the residents to be a part of the community and have access to shopping and services instead of isolating them.

Upon conclusion of the discussion, the following motion was made by Joyce Erdman and seconded by Steve Kahle:

MOTION: Recommend that the Planning Commission approve the request to develop a three-story assisted living facility with 76 beds, located at 525 E. Los Angeles Avenue as presented with the following comment:

If crime becomes a problem in the underground parking garage, the applicant should install a gate to protect people using the garage.

Executive Board vote: 10 Ayes; 0 Noes; 0 Abstentions
Audience vote: None
Unincorporated Area vote: None

The motion carried.

b. Nomination of a Representative to the Community Projects Grant (CPG) Review Committee

By consensus of the Executive Board, Dennis Lea was nominated as the Neighborhood Council #1 representative and Dan Kirk was nominated as the alternate.

c. Election of Officers

By consensus of the Executive Board, Tracy Ford was elected Chair, Joyce Erdman was elected Vice Chair, and Bernie Reidel was elected Secretary.

d. Discussion of the Neighborhood Council's participation in the Simi Valley Days Parade

The Executive Board chose to participate in the 2017 Simi Valley Days Parade with the stipulation that they wanted to work with the other Executive Boards on a single entry as opposed to competing against the other Executive Boards. They felt working together better symbolized the emphasis of the Neighborhood Councils on cooperation.

8. Neighborhood Council Coordinator's Report:

Emily Habib informed the Executive Board that recruitment for the next term, which begins November 1, will commence in July. She handed out meeting cards that they could use to invite people they know to apply for the Executive Board.

9. Executive Board Member Comments: None

10. Adjournment: Thursday, June 8, 2017, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:42 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

July 6, 2017

Project Nos. GPA-96/SP-S-7 AMD #25/Z-S-728/TP-S-687/DA 2016-01
Neighborhood Council No. 1
Tentative Planning Commission Meeting Date July 26, 2017
Tentative City Council Meeting Date August 21, 2017
Case Planner Sean Gibson

Request:

- A General Plan Amendment to change the Land Use designation of 400 National Way from Business Park (BP) to Mixed Use (MU);
- A Specific Plan (SP) Amendment to add the Mixed Use Zoning Classification and development standards, and change the Specific Plan Zoning designation from BP to MU;
- A Zone Change to change the Zoning Map for the project site from BP (SP) to MU (SP);
- A Development Agreement;
- Construction of:
 - A 100-125 room hotel with full service restaurant and minimum 400 person conference space;
 - Up to 70,000 square feet of flex-office condominium space, education uses, and/or commercial space;
 - Up to 190 multi-family residential units.
 - The existing 290,000 square-foot office building would be demolished, but the parking structure would remain.

Applicant:

MK RRP 400 National Way LLC
 Attn: Tyson Strutzenberg
 523 W. 6th Street, Suite 600
 Los Angeles CA 90014

Neighborhood Council Project Overview for GPA-96/SP-S-7 AMD
#25/Z-S-728/TP-S-687/DA 2016-01

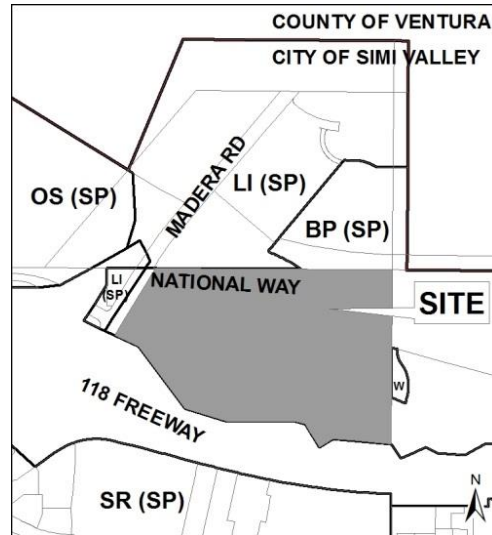
(213) 550-4852

General Plan/Zoning:

Existing: Business Park/Business Park (West End Specific Plan) – BP (SP)

Proposed: Mixed Use/Mixed Use (West End Specific Plan) - MU (SP)

Location: 400 National Way



I. Project Description

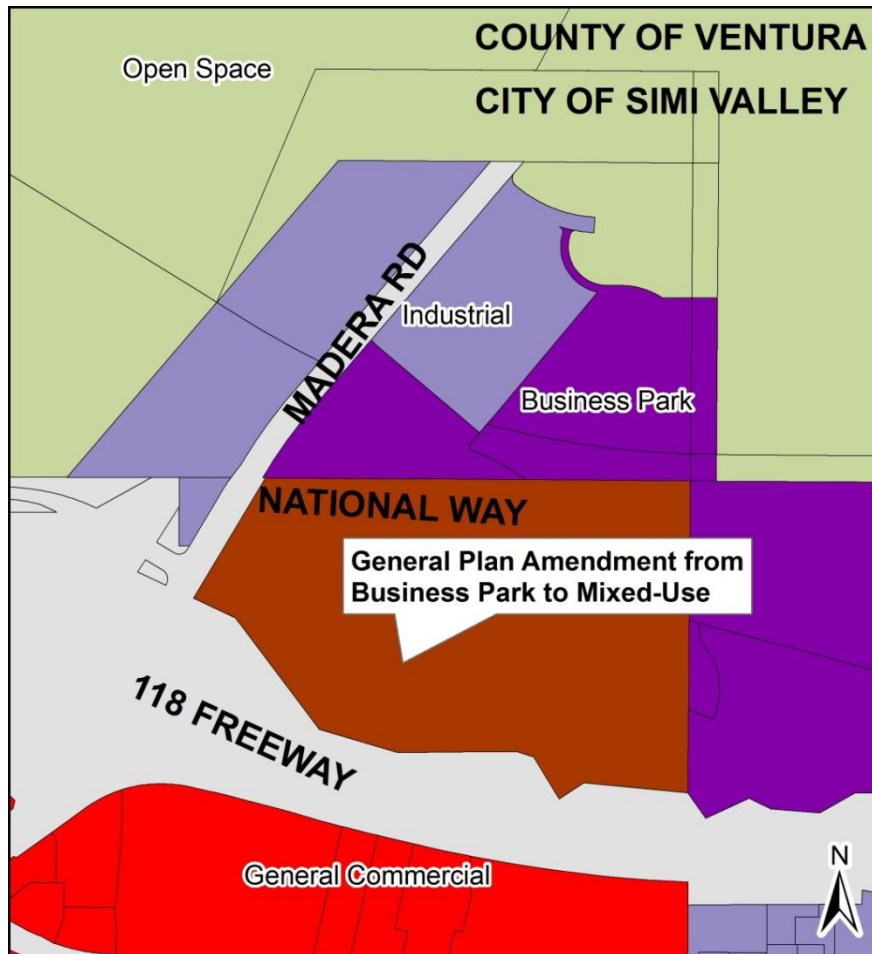
The proposed project involves the redevelopment of the former 43.55-acre Bank of America parcel into a mixed use development consisting of a 100-125 room hotel, 190-unit apartment complex, and up to 70,000 square feet commercial buildings. The existing 290,000 square foot office building would be removed and the existing parking lots and pad areas would be redeveloped into the proposed uses (refer to attached exhibits). The initial applications for the project involve the following:

General Plan Amendment: The General Plan Amendment changes the Land Use Designation from Business Park to Mixed Use. As stated in the General Plan, the proposed Mixed Use designation “provides the opportunity for the development of housing with General Commercial and/or Commercial Office uses to enable residents to live in proximity to commercial services, entertainment, and employment. This is intended to reduce the number of vehicle trips generated, fossil fuel consumption, air pollution, and greenhouse gas emissions, while improving walkability and the quality of life for residents. All contribute to improving Simi Valley’s environmental sustainability, while enhancing economic vitality by locating customers closer to businesses and improving public health by increased pedestrian activity.”

Neighborhood Council Project Overview for GPA-96/SP-S-7 AMD
#25/Z-S-728/TP-S-687/DA 2016-01

The General Plan Amendment would result in additional development opportunities for retail commercial, office and multi-family residential uses, in addition to Business Park Uses, which can coexist on the site.

General Plan Amendment Map



Specific Plan Amendment: The project site is located within the boundaries of the West End Specific Plan. The purpose of the Plan is to provide guidelines to obtain efficient, orderly, and attractive development in the western portion of Simi Valley adjacent to the 118 Freeway. The Plan establishes development standards which will govern the general type, location, and character of development, while allowing for creative design concepts and flexibility within each development area.

The Plan focuses on providing a sensitive integration of urban and natural amenities. The proposed amendments add new Mixed Use provisions to the Plan to further strengthen the City's economic base by converting an underutilized parcel into a pedestrian-oriented mixed-use zone comprising of commercial, hospitality, and residential uses.

Neighborhood Council Project Overview for GPA-96/SP-S-7 AMD
#25/Z-S-728/TP-S-687/DA 2016-01

Zone Change: The Zone Change will amend the City's Zoning Map #164 from Business Park-West End Specific Plan [BP (SP)] to Mixed Use-West End Specific Plan [MU (SP)].

Development Agreement: The purpose of the Development Agreement is to provide assurances that the development will include the proposed high-quality hotel with a minimum 400 person indoor conference space, and that construction of the hotel commence prior to construction of the 190 apartment units. This serves as an incentive to commence hotel development at the project site, which is desired by the City, ahead of the apartment complex to assure the mixed-use concept breaks ground prior to a sole residential use. The term of the Development Agreement is 20 years and it would provide assurances that the hotel would operate as a high quality brand during the term.

II. Project Design

The project requires that site development and building design will be reviewed under Planned Development Permits, which would be seen by the Neighborhood Council and Planning Commission at later dates. This allows hotel, commercial, and residential developers to prepare their own concepts and needs as the project is built out. The West End Specific Plan and its amendments contain both development standards that the future buildings shall adhere to and design guidelines that they should adhere to. The applicant envisions a design theme and conceptual layout as attached to this report. The conceptual design incorporates a pedestrian mixed-use village concept that connects the hotel and residential uses to a commercial node with walkable pathways and public open space gathering areas. Parking amongst the uses would be shared.

The preliminary site layout utilizes the existing conditions of the site with a main entrance from Madera Road, which turns into a ring road through the development. Private driveways that serve the buildings and parking lots will be shared between the uses. The daytime use of the existing parking garage on the north half of the property is restricted to the office building off-site to the northeast. However, shared parking for off-hours uses could be negotiated.

III. Project Compatibility

This Mixed Use zone is intended for the development of a compatible mix of land uses including commercial, light industrial, offices and residential. Such uses may include specialized service commercial uses, a hotel, an educational facility and eating establishments as well as multi-family residential units. This mix of uses will also be compatible with the adjacent Business Park (BP) and Light Industrial (LI) zones by providing a variety of goods and services as well as housing opportunities within close proximity to each other, thereby fostering pedestrian-oriented activity.

**Neighborhood Council Project Overview for GPA-96/SP-S-7 AMD
#25/Z-S-728/TP-S-687/DA 2016-01**

It is envisioned that upon project build out, many of the residents would both live and work in the mixed-use development. The 190 proposed apartment units would have their own on-site recreational amenities, and be an alternative to a traditional residential district. Workers in the proposed and existing nearby businesses north of Madera Road would utilize the proposed commercial services and public open space areas. The proposed hotel, with its minimum 400-person conference space and full-service restaurant, would attract City residents, businesses, and out-of-town patrons. The hotel would also support the nearby commercial and industrial centers for business-related activities, and serve as a support facility for lodging and events tied to the Ronald Reagan Presidential Library.

The General Plan Land Use designation, Zoning, and existing land use for the site and the surrounding properties are shown in the table below.

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Business Park	Business Park - West End Specific Plan [BP (SP)]	Office Building
North:	Business Park & Industrial	BP (SP)	Business Park structures and industrial warehouse
South:	118 Freeway, General Commercial beyond	118 Freeway, Sub-regional Retail - West End Specific Plan [SR (SP)]	118 Freeway, retail shopping center beyond
East:	Business Park	BP (SP)	Business Park structures
West:	Madera Road, Industrial and Open Space beyond	Light Industrial - West End Specific Plan [LI (SP)]	Madera Road, vacant land beyond

IV. Issues

No issues have been raised by staff.

V. Environmental Review

The project is likely to result in a Negative Declaration. Since the site is previously developed and previously graded, no new significant environmental impacts are anticipated. The Initial Study and Negative Declaration documents' public review period is expected to be July 5-24, 2017.

VI. Exhibits

The applicant's conceptual exhibits are included in the package.



HIGHWAY 118
(RONALD REAGAN FREEWAY)

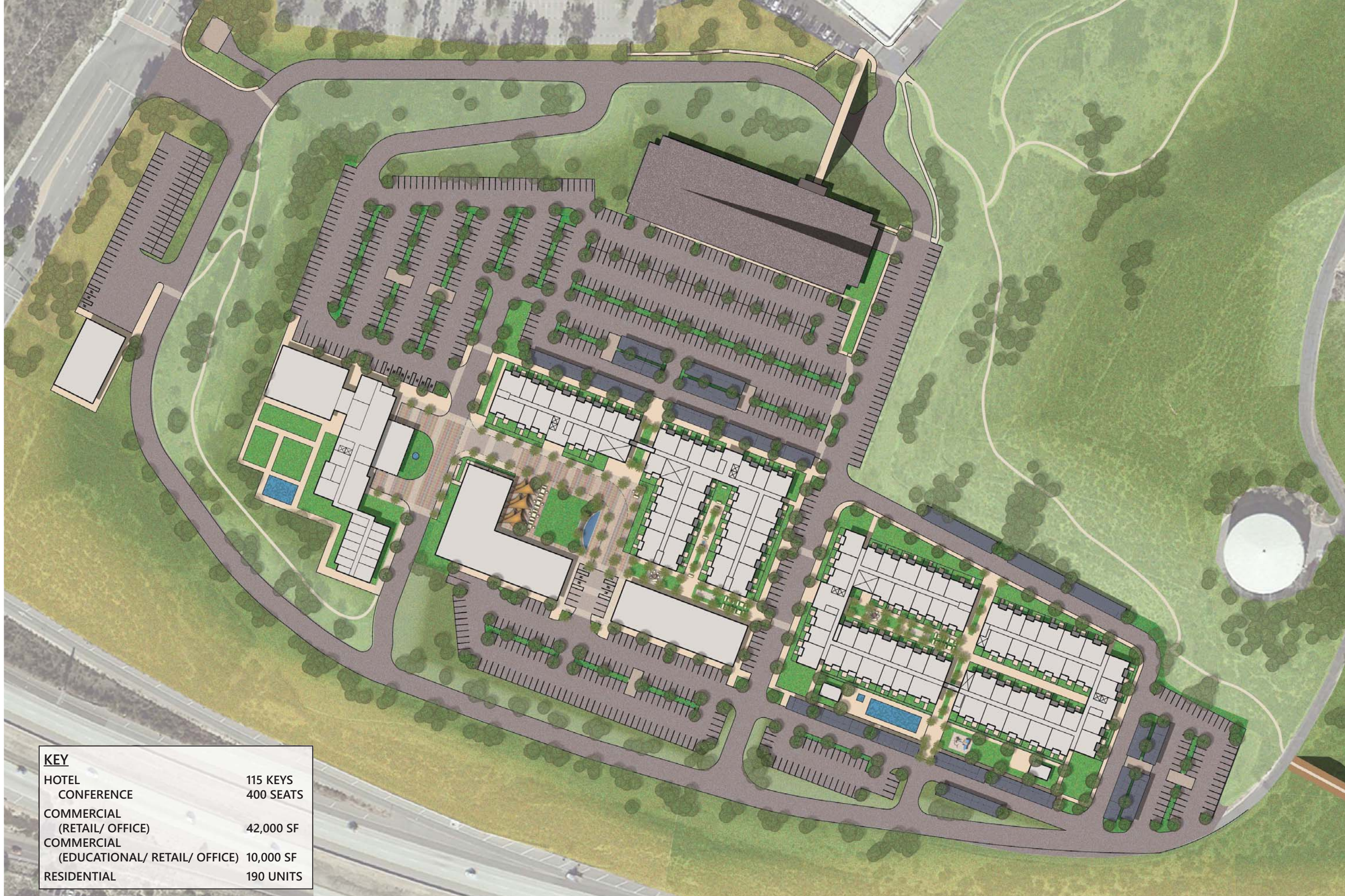
TOWN CENTER

THE SITE

ROAD TO REAGAN LIBRARY







KEY	
HOTEL	115 KEYS
CONFERENCE	400 SEATS
COMMERCIAL (RETAIL/ OFFICE)	42,000 SF
COMMERCIAL (EDUCATIONAL/ RETAIL/ OFFICE)	10,000 SF
RESIDENTIAL	190 UNITS



RISING

ILLUSTRATIVE VIEWS

JOHNSON FAIN



RISING

ILLUSTRATIVE VIEWS

JOHNSON FAIN

