



NEIGHBORHOOD COUNCIL #2
TUESDAY, FEBRUARY 13, 2018, 7:30 P.M.

SPECIAL MEETING LOCATION

SIMI VALLEY SENIOR CENTER, ROOM 106
3900 AVENIDA SIMI

AGENDA

NC #2 Chair	Jan Smith
NC #2 Vice Chair	Rachel Myers
NC #2 Secretary	Sara Rosario
NC Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

1. Call to Order/Welcome/Pledge of Allegiance
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. The State of the Region Report
 - b. Simi at the Garden – Simi Valley’s Own Community Garden
7. New Business
 - a. Legalize the existing conversion of a single-family home to a contractor’s office at 1874 Patricia Avenue
 - b. Input on the City’s Coyote Management Plan Fencing Options



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: Tuesday, March 13, 2018, 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/Introductions

Chair Jan Smith called the meeting to order at 7:32 p.m. She also 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.

Christopher Connell	E	Rachel Myers	P
Dawn Gray	P	Lesley Greenfield	E
Andy Hanna	P	Sara Rosario	E
Debra Loveless	P	Steve Tcherchian	P
Judy Mayer	P	Jayesh Patel	P
TJ McInturff	P	Jan Smith	P
Chelsea L. Watson	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 Rachel Myers and seconded by Andy Hanna to approve the November 16, 2017 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. The City's Home Rehabilitation Program for Low Income Households

Cynthia Sabatini, Senior Planner, gave the presentation. Since 1981, the City has provided loans to over 700 Simi Valley households, including seniors, families, and those with disabilities, who are not able to keep their detached single family homes in good repair. The program offers a 2% deferred interest loan, up to \$50,000, with no monthly payments. Full repayment is required when the property is sold, refinanced, leased, or when the property changes title. To be eligible for the program, the applicant must be the occupying homeowner and meet the standards for low or very low income specified in the Home Rehabilitation Program Application. Both exterior changes and interior upgrades can be made by prescreened contractors, with health and safety being the first priority.

7. New Business: None

8. Neighborhood Council Coordinator's Report

Emily Habib welcomed new Executive Board members and discussed Neighborhood Council procedures.

9. Executive Board Comments

Executive Board members introduced themselves. Jan Smith also announced that the Simi Valley Historical Society would be moving the last house from the original colony at 2nd Street and Pacific Avenue to Strathern Historical Park. They will be holding a fundraising dinner to pay for the moving expenses on February 3, 2018 at the original house.

10. Adjournment: Tuesday, February 13, 2018, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:50 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s).....PD-S-1022
Neighborhood Council No. 2
Tentative Planning Commission Meeting Date..... March 21, 2018
Tentative City Council Meeting Date N/A
Case Planner Lorri Hammer

Request:

A request for a consideration of a Planned Development Permit to legalize the existing conversion of a single-family home to a contractor’s office and associated improvements at 1874 Patricia Avenue, waiver of utility undergrounding, and a determination that the project is exempt from the California Environmental Quality Act.

Applicant:

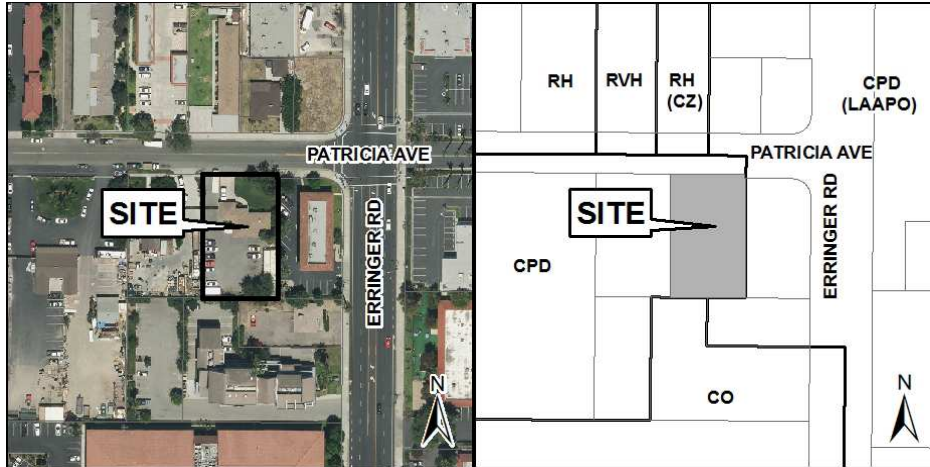
Norman DuBois
1874 Patricia Avenue
Simi Valley, CA 93065
(805) 526-8509

General Plan/Zoning:

General Commercial/Commercial Planned Development

Location:

Neighborhood Council Project Overview for PD-S-922



I. Project Description

The project is a request for a Planned Development permit to *legalize the existing conversion* of a single-family home to a contractor's office already being used by the Gatekeeper business. The site is a 0.39 acre parcel with a single-story home, and storage containers and parking in the rear. The scope of work includes a 414 square feet building addition, access doors, and site improvements including parking, landscaping, lighting and fencing. The building will total 2,028 square feet including the addition (enclosure of the patio area) and conversion of the garage to office. The project will provide 15 parking spaces and a gated area in the back for parking and storage (two cargo containers).

Landscaping will be revised as a result of updated driveways and planters and the site will be fenced to screen the cargo containers that serve as storage for the site. Curb, gutter and sidewalk will be added to the site frontage, completing the connection from east to west.

The applicant has also requested a waiver of the requirements to underground on-site utility poles located at the rear/south property line. They have provided project and undergrounding cost estimates that substantiate the request for the waiver as the cost exceeds 25% of the project, per City codes. This request will be considered by the Planning Commission.

II. Project Design

The one-story building has horizontal board and baton siding, and will be remodeled to include handicapped access to the office on the north elevation, an entrance on the south elevation, the enclosing of the former patio area into the building, and adding screening of the roof-mounted air conditioner unit. The building will have a neutral paint color scheme with espresso brown doors for contrast. The mature pepper trees on site will be retained and incorporated into curbed planter areas. Due to the limited alterations to the landscaping, a conceptual landscape plan is not required at this time. A final landscape plan will be required and conditioned to meet the State water conservation requirements. The site will be fenced with wrought iron with steel paneling behind it to screen the rear parking and storage area from adjacent properties.

Neighborhood Council Project Overview for PD-S-922

III. Project Compatibility

A Planned Development permit is required to be reviewed by the Planning Commission for any new commercial use. Conversion of the home to an office is consistent with the conversion that occurred on the parcel to the east of the site for a similar contractor's use. The site is adjacent on the south, east and west to commercial and commercial office zoned uses. Simi Valley Municipal Code permits a contractor's office in the Commercial Planned Development Zone and cargo containers may be located in a screen area in the rear half of the site. The two cargo containers located at the south east corner of the site will be screened by the sites fencing, gates and landscaping as shown on the site plan.

To the north across Patricia Avenue are multi-family uses. By locating the majority of the parking and storage to the rear/south portion of the site in the screened yard, the commercial activities will be limited to the rear of the site away from the residential uses.

IV. Issues

None.

V. Environmental Review

The project is a development on less than 5 acres and the addition and improvements to the site are minor in nature. The project therefore, qualifies for an exemption to the California Environmental Quality Act.

VI. Exhibits

Attached

GATE KEEPER MATERIALS & SAMPLES



HOUSE PAINT COLOR
WHISPERING RAIN DE5533



TRIM PAINT COLOR
WHISPER DEW340



AC-SCREEN COLOR
WHISPERING RAIN DE5533



DOOR FINISH COLOR:
ESPRESSO



Hampton Bay Model # 23032
Dark Rubbed Bronze Lantern





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