



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, AUGUST 14, 2018, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Rachel Myers
NC #2 Vice Chair	Andy Hanna
NC #2 Secretary	Sara Rosario
CS Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Glen Becerra

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. Update on the Simi Valley Community Garden
7. New Business
 - a. Discussion and feedback on a study to determine the feasibility of using Simi Valley groundwater as a supplemental water source
 - b. Request to demolish six, one-story self-storage buildings on a 3-acre parcel and replace with two, four-story buildings at 2167 First Street
8. Community Services 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, September 11, 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 Community Services 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 Rachel Myers called the meeting to order at 7:32 p.m. Secretary Sara Rosario also confirmed that a quorum was present.

Pam Campeau	P	Judy Mayer	P
Phil Englander	P	TJ McInturff	P
Jack Thrans	P	Rachel Myers	P
Christopher Connell	E	Sara Rosario	P
Dawn Gray	E	Steve Tcherchian	E
Andy Hanna	P	Vacant	
Debra Loveless	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 Sara Rosario and seconded by Andy Hanna to approve the May 8, 2018 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Robbie Hidalgo, Vice President of the Simi Valley Community Garden, noted that the next Free Farmer's Market would take place from 2:00-5:00 pm on July 24 at the garden, located at 1636 Sinaloa Road. He also announced that the City would soon be finalizing an agreement with the County Probation Department for the garden to become the first east County evening probation reporting center. He hopes that having people on probation be able to do their community service hours at the garden will help them to find healthier focuses for their energy and to keep them from reoffending.

6. Informational Presentation

a. Coastal Cleanup Day

Kay Allen, Environmental Compliance Program Coordinator with the City of Simi Valley, gave a presentation on the California Coastal Commission's Coastal Cleanup Day. The event began in Oregon in 1984 with one person convincing their neighbors to get together and clean up their local beach. It has since grown into an international event whose purpose is to clean up the garbage along the coast and inland waterways to protect sea life and improve water quality.

This event is held every year on the third Saturday in September. This year's event will be on September 15, from 9:00 a.m. to noon. Volunteers will meet at the Rancho Simi Community Park at the corner of Royal Avenue and Erringer Road. The cleanup activities will take place along the Arroyo Simi between First Street and Sycamore Drive. Assistance from the Neighborhood Councils is being sought in order to promote the event and get more volunteers.

7. New Business: None
8. Community Services Coordinator's Report
Emily Habib welcomed the new Executive Board members and gave them information on various Neighborhood Council procedures.
9. Executive Board Comments
New and returning Executive Board members introduced themselves and discussed why they joined the Executive Boards.
10. Adjournment: Tuesday, August 14, 2018, 7:30 p.m.
By the consensus of the Executive Board, the meeting was adjourned at 8:40 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No. CUP-S-811
Neighborhood Council Nos. 1 and 2
Tentative Planning Commission Meeting Date October 17, 2018
Tentative City Council Meeting Date None
Case Planner Vern Umetsu

Request:

Demolish six existing one-story self-storage buildings and replace them with two, four-story self-storage buildings.

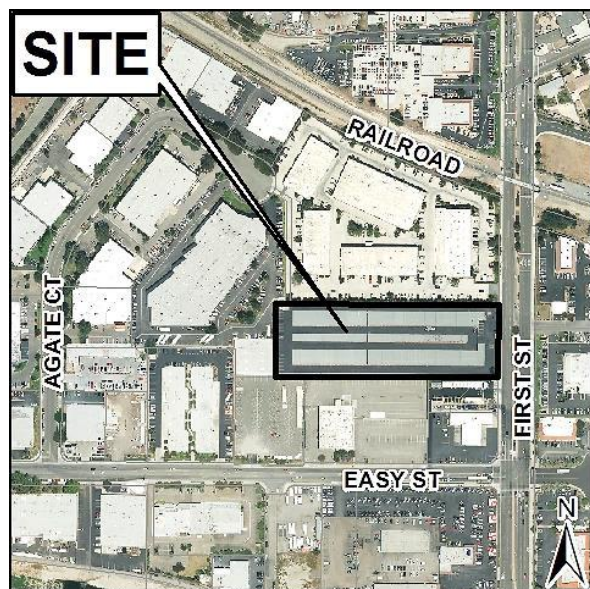
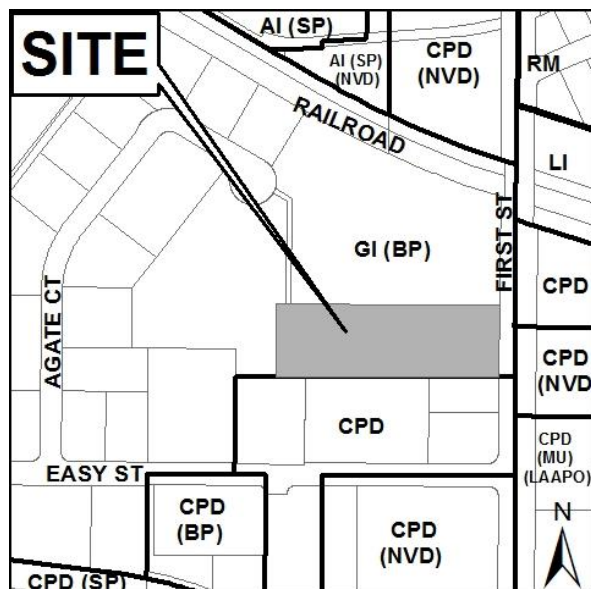
Applicant:

Storage Equities/PS Partners III
 Attn: Andres Friedman
 701 Western Avenue
 Glendale, CA 91210
 (818) 244-8080 x1205

General Plan/Zoning:

Business Park / GI(BP) General Industrial(Business Park)

Location: 2167 First Street



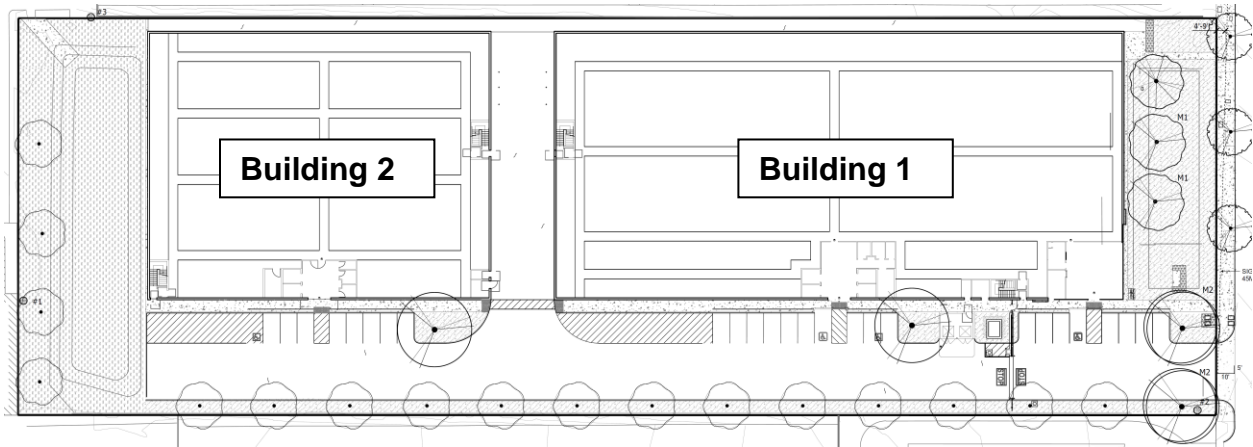
Neighborhood Council Project Overview for CUP-S-811

I. Project Description

The applicant, Storage Equities/PS Partners III, proposes to demolish the existing six, one-story self-storage buildings with 52,964 square feet of building area, and replace them with two, four-story buildings as shown in the Site Plan below. Proposed Building 1 would have 171,536 square feet, and Building 2 would have 103,376 square feet, for a total of 274,912 square feet of building area.



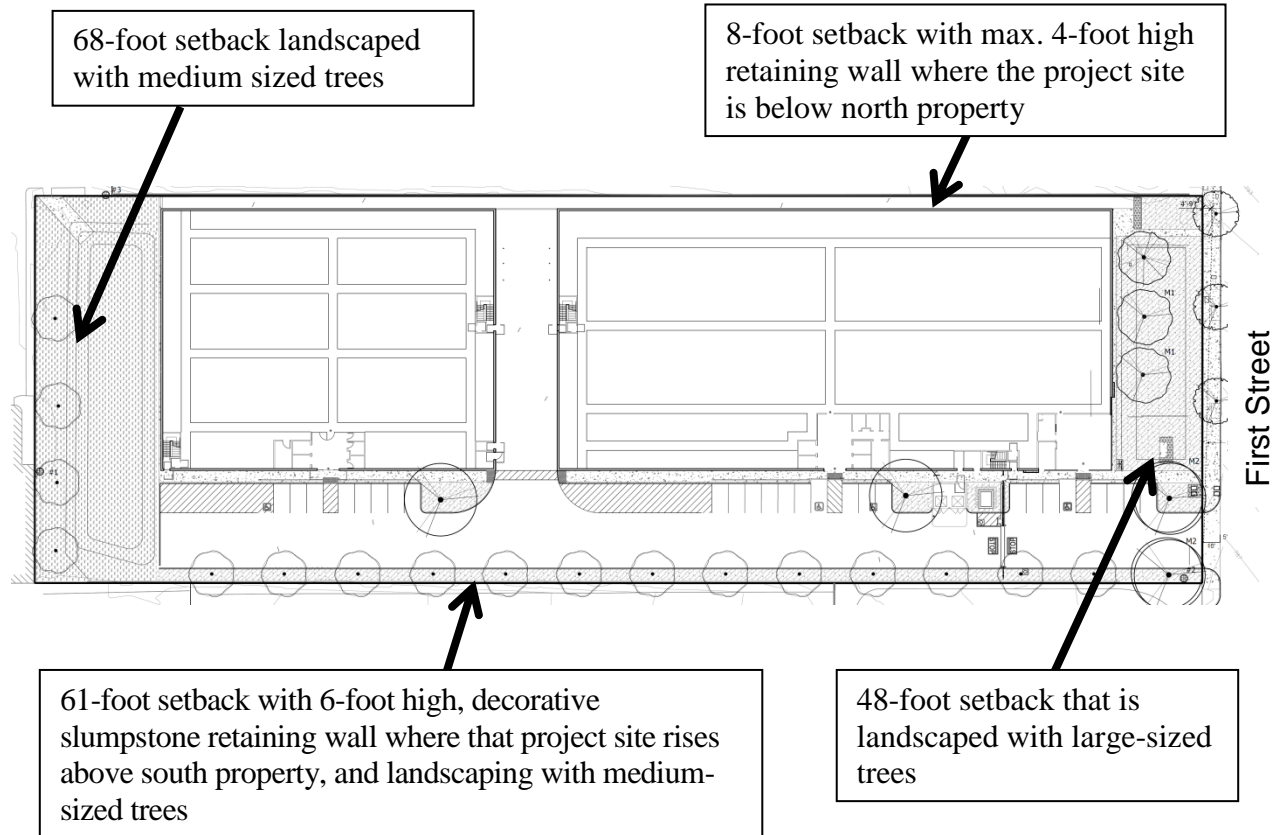
The project site is located on the Valley Floor, has 3.06 acres, and is shaped as a rectangle with the narrow end along First Street. The site is flat and sits below First Street by three feet on the north.



Neighborhood Council Project Overview for CUP-S-811

II. Project Design

The project site is inset into the hillside so that the proposed buildings are four feet lower than the adjacent north property, and a maximum six feet higher than the south property. Decorative slumpstone retaining walls will be installed on the south. The proposed rectangular buildings are setback 48 feet from First Street, 8 feet from the right (north), 61 feet from the left, and 68.3 feet in the rear.



Proposed Building 1 faces First Street as shown below. It is four stories tall and measures 142 feet wide by 302 feet long. The front left corner has four-story glass walls in front of 30-inch deep display walls, and masonry first floor walls. Floors 2 through 4 have stucco walls, spandrel glass window columns, and orange accent colors and metal panels backing the roof-top signs. Building 1 elevations are shown below.



Neighborhood Council Project Overview for CUP-S-811

III. Project Compatibility

The proposed project is surrounded by the following land use designations and uses (refer to air photographs below and on page 1)

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Business Park	GI(BP) (General Industrial(Business Park))	One-story self-storage
North (Toward railroad tracks):	Business Park	GI(BP)	One and two-story office and commercial buildings
South	General Commercial	CPD (Commercial Planned Development)	One-story buildings and vehicle storage
East (Toward First Street):	General Commercial	CPD(NVD) (Commercial Planned Development (New Vehicle Dealer Overlay Zone))	First Street, then one-story car dealership buildings and vehicles
West:	Business Park	GI(BP)	Two-story office buildings



Neighborhood Council Project Overview for CUP-S-811

The project would be compatible with its surroundings in that:

1. The proposed self-storage facility has not generated use compatibility complaints regarding traffic, noise, or fumes. The proposed expanded self-storage facility is not expected to generate operational use complaints.
2. Photos of the existing surrounding area and this area with the proposed buildings are shown in the attached photosimulations. The proposed four-story buildings would be 45 feet high compared to surrounding 20 to 25-foot high buildings. This taller building height is broken up by spandrel glass columns using masonry walls on the first story, and by the four-story corner glass windows facing First Street. Building design review is on-going.
3. The scale of the proposed buildings is softened from surrounding uses, in that:
 - a. The 48-foot wide setback from First Street has a double row of medium-stature parkway trees along First Street and an on-site row of larger-stature trees;
 - b. The south 61-foot wide setback is landscaped by a row of medium-stature trees;
 - c. The west (rear) 68-foot wide setback is landscaped with medium-stature trees; and
 - d. The north 8-foot setback is enhanced by the project site being 5 feet lower than the adjacent parcel with its two-story buildings.

IV. Issues

Staff review is on-going. Building setback, parking, and landscaping requirements have been met.

V. Environmental Review

Environmental review is on-going. Public Works Department staff review shows no significant traffic or drainage issues based on the submitted studies.

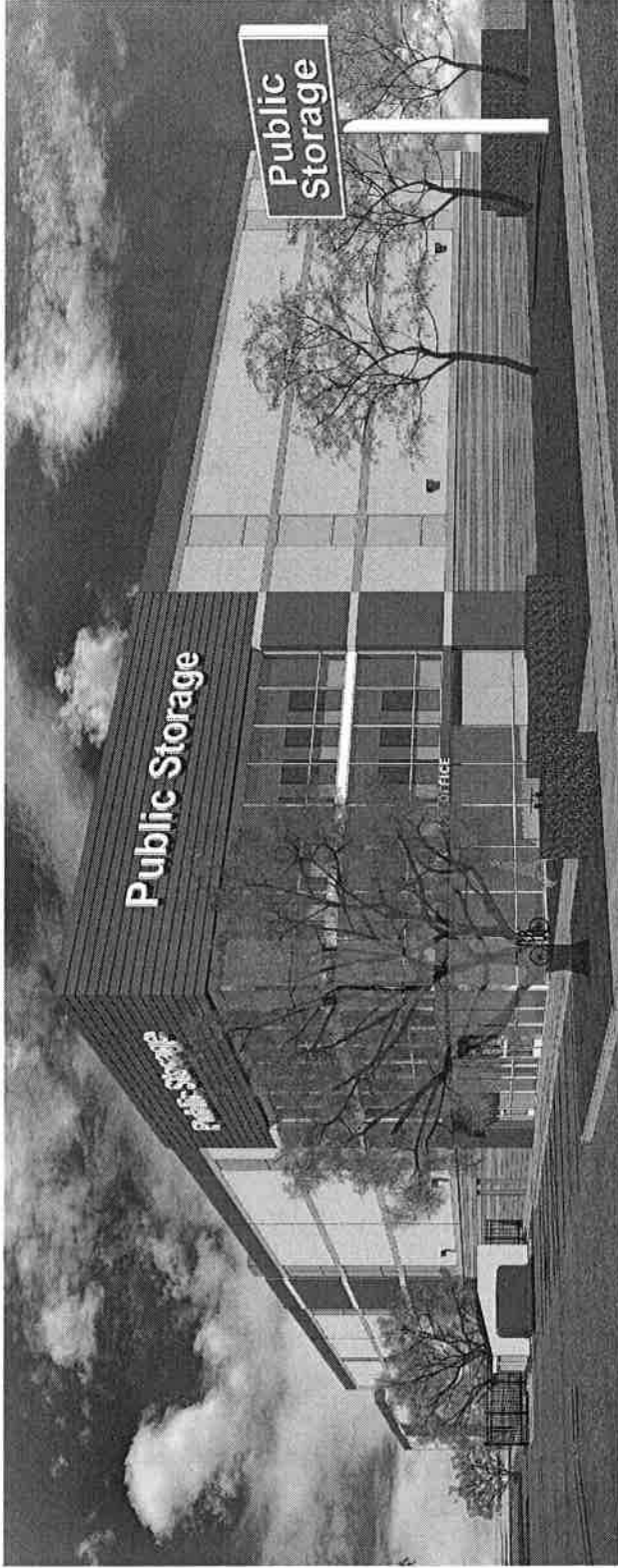
VI. Exhibits

Project exhibits are attached.

EXHIBIT 1

REDUCED EXHIBITS

CUP-S-811

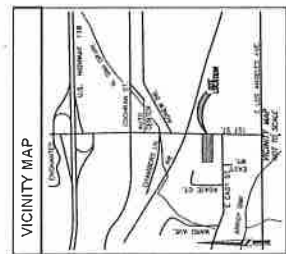


PROJECT INFORMATION

PROJECT ADDRESS: 2167 FIRST STREET, SIMI VALLEY, CA 93065
 SITE APN: 6300-150-035
 SITE AREA (GROSS & NET): 133,495 S.F. OR 3.06 ACRES
 ZONE (ZONING / GENERAL / SPECIFIC): O (GEN. INDUSTRIAL) / BP (B.G. PK) / N/A
 F.A.R.: 2.06
 SITE COVERAGE MAXIMUM: N/A
 SITE COVERAGE PROVIDED: 51.5% 66,728 S.F.
 SETBACKS REQUIRED: FRONT: 48'-0"
 REAR: 0'
 SIDE: 6'-11" (NORTH SIDE)
 8'-3" (SOUTH SIDE)
 MAXIMUM HEIGHT: 48'-0"
 PROPOSED HEIGHT: 48'-0"
 PROPOSED % OF PAVED SURFACES: 22% 29,387 S.F.
 SIDEWALK AREA: 3.25% 4,332 S.F.
 LANDSCAPE COVERAGE REQUIRED: 15% 20,023 S.F.
 US COVERAGE PROVIDED (GROSS): 20% 26,786 S.F.
 LANDSCAPE SETBACKS REQUIRED: FRONT: 10'-0"
 REAR: 0'
 SIDE: 0'
 **20' + 1' FOR EACH 1' OF BLDG HGT. OVER 20'

BUILDING AREA

EXISTING SELF-STORAGE BUILDING TO BE DEMOLISHED:
 1ST FLOOR OFFICE: 1,271 S.F.
 2ND FLOOR STORAGE: 1,623 S.F.
 3RD FLOOR STORAGE: 42,884 S.F.
 4TH FLOOR STORAGE: 42,884 S.F.
 TOTAL: 47,262 S.F.
 PROPOSED OFFICE AREA: 1,271 S.F.
 TOTAL PROPOSED SELF-STORAGE: 170,855 S.F.
 PROPOSED BUILDING 2:
 1ST FLOOR STORAGE: 25,844 S.F.
 2ND FLOOR STORAGE: 25,844 S.F.
 3RD FLOOR STORAGE: 25,844 S.F.
 4TH FLOOR STORAGE: 25,844 S.F.
 TOTAL: 103,376 S.F.
 PROPOSED OFFICE AREA: 0 S.F.
 TOTAL PROPOSED SELF-STORAGE: 163,376 S.F.
 TOTAL PROPOSED AREA: 274,932 S.F.



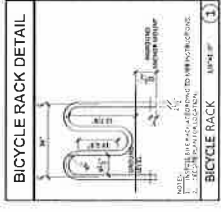
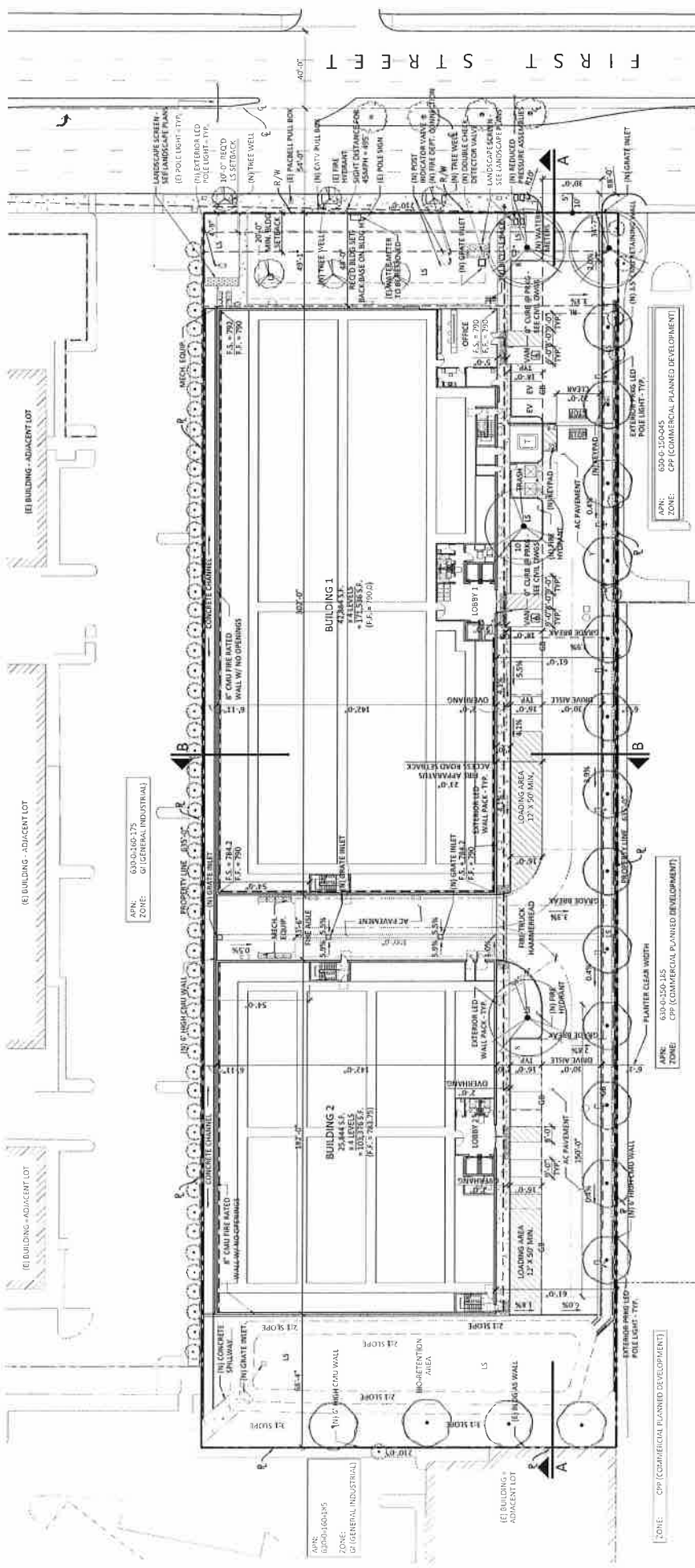
PARKING ANALYSIS

PARKING REQUIRED: RATIO FOR STORAGE = 1 / 720,000 S.F.
 RECD STORAGE (074.912/720,000) = 14 STALLS
 TOTAL = 24 STALLS
 ADA PARKING REQUIRED: 2 STALLS
 CAL GREEN BV PARKING REQ'D: 2 STALLS
 PARKING PROVIDED: ADA VAN = 3 STALLS
 ELECTRIC VEHICLE = 2 STALLS
 TOTAL = 28 STALLS
 CAL GREEN BICYCLE PRG REQ'D: 2 SP
 BICYCLE PARKING PROVIDED: 3 SP
 PARKING LANDSCAPE: 7' WIDE STD ISLANDS REQ'D AT ENDS OF PARKING ROWS AND EVERY 15 PARKING SPACES.
 NOTES:
 1. THE BUILDING WILL BE FULLY FIRE SPRINKLED AND EQUIPPED WITH A FIRE DEPT. COMMUNICATION SYSTEM
 2. F.F. 12" ABOVE MAPPED FLOOD PLANE
 3. SECURITY FENCE - CIVIL PRECISION BLOCK COLOR TO MATCH BLDG.

SHEET INDEX

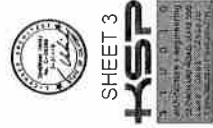
1. COVER SHEET
2. FIRE NOTES & BUILDING CODE
3. SITE PLAN
4. SITE SECTIONS
5. GRADING PLAN SITE SECTIONS
6. UTILITY PLAN SITE
7. DEMOLITION
8. LANDSCAPE CONCEPT PLAN
9. LUMINAIRE SITE PLAN
10. LIGHT CONCERNING SITE PLAN
11. LIGHT CONCERNING SITE PLAN
12. LIGHT CONCERNING SITE PLAN
13. BUILDING 1 ELEVATIONS AND DETAILS
14. BUILDING 2 ELEVATIONS AND DETAILS
15. SIGNAGE
16. SIGNAGE
17. SIGNAGE
18. SIGNAGE
19. SIGNAGE
20. SIGNAGE
21. SIGNAGE
22. SIGNAGE
23. BUILDING 1 FIRST FLOOR PLAN
24. BUILDING 1 SECOND FLOOR PLAN
25. BUILDING 1 THIRD FLOOR PLAN
26. BUILDING 1 FOURTH FLOOR PLAN
27. BUILDING 1 ROOF PLAN
28. BUILDING 2 FIRST FLOOR PLAN
29. BUILDING 2 SECOND FLOOR PLAN
30. BUILDING 2 THIRD FLOOR PLAN
31. BUILDING 2 FOURTH FLOOR PLAN
32. BUILDING 2 ROOF PLAN





- LEGEND**
- PROPERTY LINE
 - CONCRETE
 - TRUNCATED DOMES
 - LANDSCAPE SCREENING
 - ADA STALL
 - MECHANICAL EQUIPMENT
 - LANDSCAPE
 - GRADE BREAK
 - INDOOR WALL
 - ADA PATH OF TRAVEL
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - EXTERIOR PARKING LED POLE LIGHT
 - EXTERIOR WALLED PACK
 - TRANSFORMER

- SITE PLAN NOTES**
1. NO OBJECTS OR SLOPES OVER 30 INCHES SHALL BE IN THE LINE OF SIGHT AREA.
 2. THE PROPOSED DEVELOPMENT IS WITHIN "WATERWORKS DISTRICT NO. 8, PRESSURE ZONE 1031" SERVICE AREA.
 3. ALL PROPOSED ON-SITE WATER LINES AND APPURTENANCES ARE PRIVATE.
 4. THE CONCEPTUAL LANDSCAPE DESIGN MUST INCORPORATE THE PROVISIONS OF THE CITY OF SIMI VALLEY, CALIFORNIA, LANDSCAPE DESIGN AND MAINTENANCE ORDINANCE (CHAPTER 22 REGARDING "WATER EFFICIENT AND CONSERVATION").
 5. STREET TREES, PLANT MATERIAL AND BRIGATION SYSTEM WITHIN THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE DEVELOPER/ HOA/ PROPERTY OWNER IN PERPETUITY AND PER SIMI VALLEY MUNICIPAL CODE MAINTENANCE STANDARDS.
 6. IF GATES ARE TO BE LOCKED, INSTALL INOX SYSTEM, THE METHOD OF GATE CONTROL, INCLUDING PREVENTION OF UNAUTHORIZED ACCESS, SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION.
 7. PRIOR TO CONSTRUCTION, THE APPLICANT MUST SUBMIT PLANS TO THE FIRE DISTRICT FOR PLACEMENT OF FIRE HYDRANTS ON PLANS. HYDRANTS WITHIN 500 FT OF DEVELOPMENT, TYPE OF HYDRANT, NUMBER AND SIZE OF OUTLETS MUST BE SHOWN.



SHEET 3
KSP

PS# 24322
2167 FIRST STREET | SIMI VALLEY, CA

Public Storage

APN: 630-0-160-175
ZONE: G (GENERAL INDUSTRIAL)

APN: 630-0-160-045
ZONE: CPP (COMMERCIAL PLANNED DEVELOPMENT)

APN: 630-0-160-185
ZONE: CPP (COMMERCIAL PLANNED DEVELOPMENT)

APN: 630-0-160-345
ZONE: G (GENERAL INDUSTRIAL)

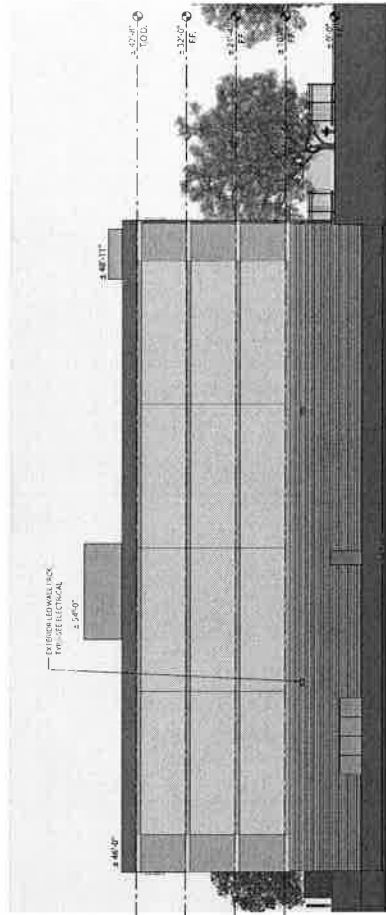
WESTERN AVE. SIMI VALLEY, CA 91351 1-800-888-2500 F 818-847-3341

02.16.18

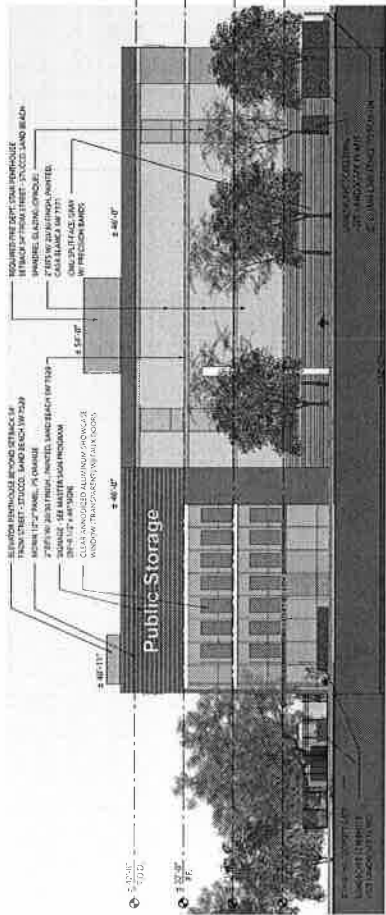
SITE PLAN

KSP PROJECT NO. 20386

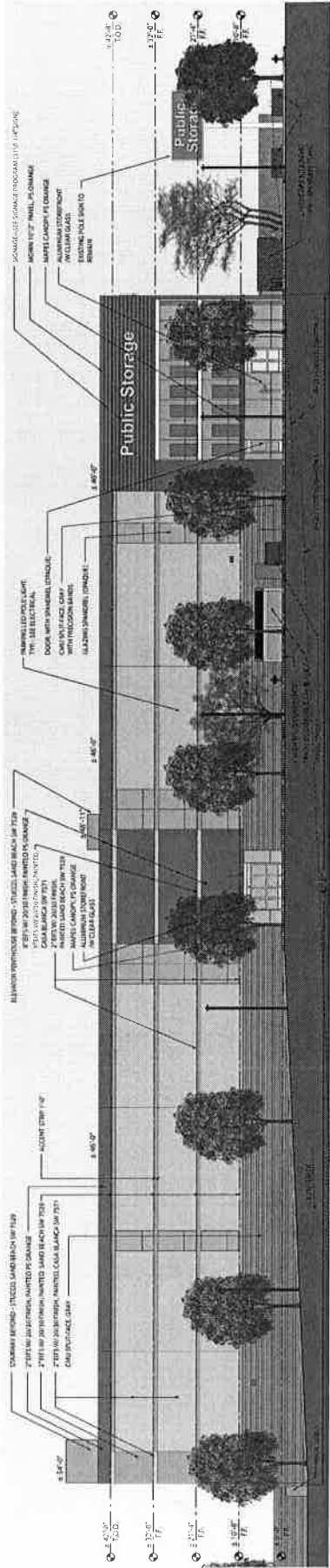
APN: 630-0-160-035



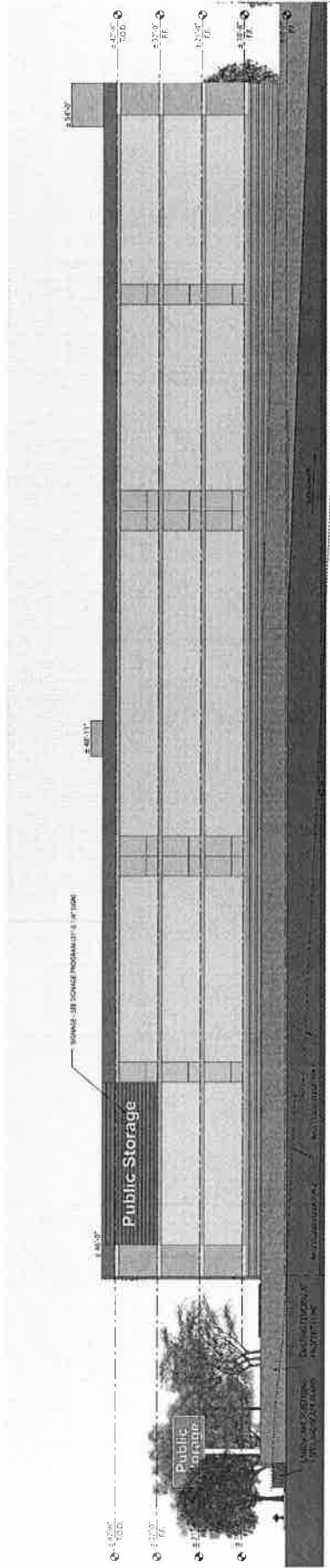
BUILDING 1 WEST ELEVATION



BUILDING 1 EAST ELEVATION (FIRST STREET)



BUILDING 1 SOUTH ELEVATION



BUILDING 1 NORTH ELEVATION

Public Storage

2167 FIRST STREET | SIMI VALLEY, CA

BUILDING 1 ELEVATIONS

C.U.P. - 02.16.18

SHEET 13



APN 035-07-100-035
KSP PROJECT NO. 00369

BUILDING 1
GROSS SF: 171,536 SF.



KSP

KSP ENGINEERING
2000 HILLTOP DRIVE
SANTA ANA, CA 92705
TEL: 714.944.1111 FAX: 714.944.1112



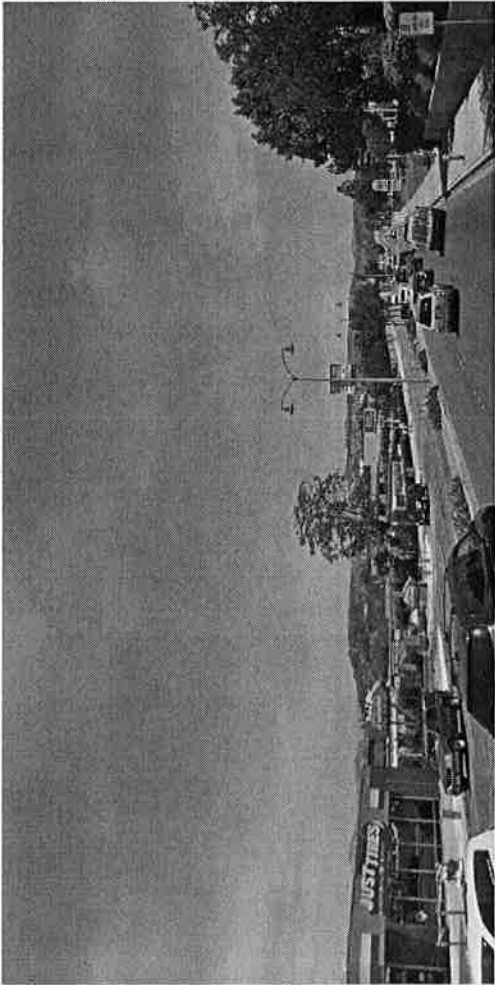
KEY MAP

TYSP
 ARCHITECTURE & ENGINEERING
 11111 BROADWAY, SUITE 200
 SIMI VALLEY, CA 91381
 TEL: 760.702.1111 FAX: 760.702.1112

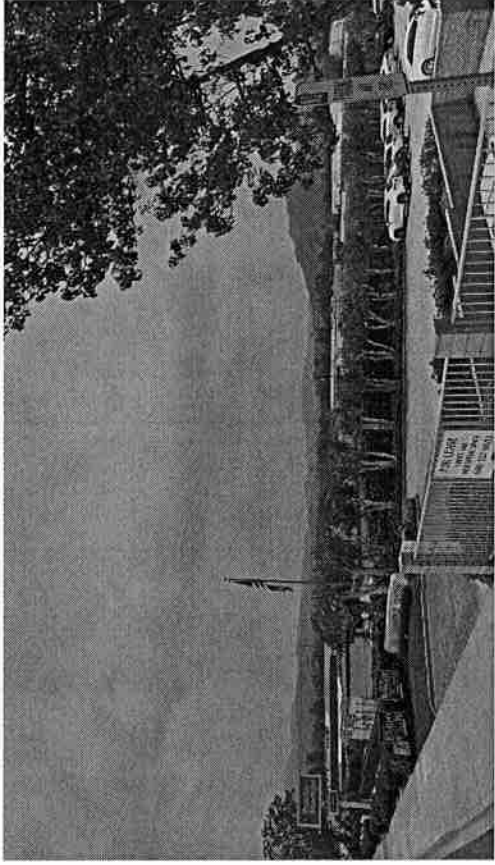
VIEW FROM STREETS - WITHOUT NEW BUILDINGS
 04.02.17

2167 FIRST ST | SIMI VALLEY, CA

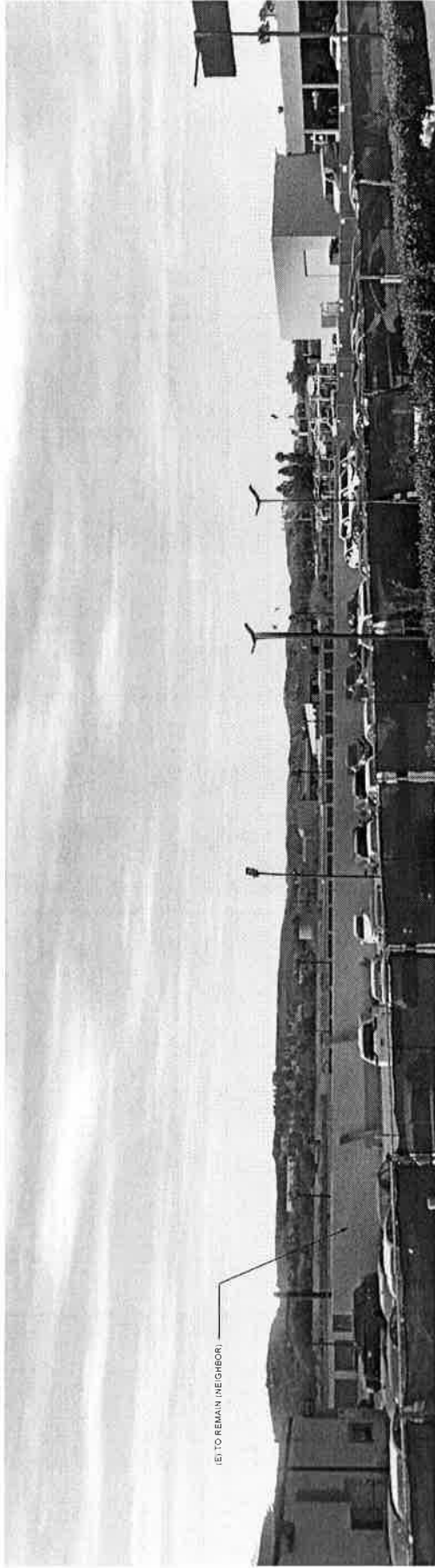
Public Storage.



NORTHBOUND ON FIRST STREET - 2 (CAMERA HEIGHT: ±8'-0")



SOUTHBOUND ON FIRST STREET - 1 (CAMERA HEIGHT: ±8'-0")



VIEW 2 FROM EAST EASY STREET -3 (CAMERA HEIGHT: ±8'-0")

Public Storage.

2167 FIRST ST | SIMI VALLEY, CA

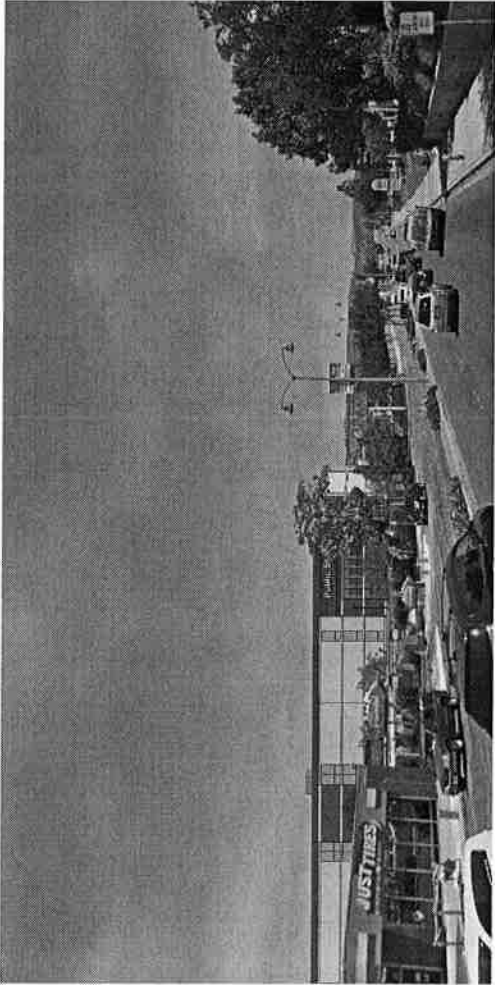
VIEW FROM STREETS - WITHOUT NEW BUILDINGS

04.02.17

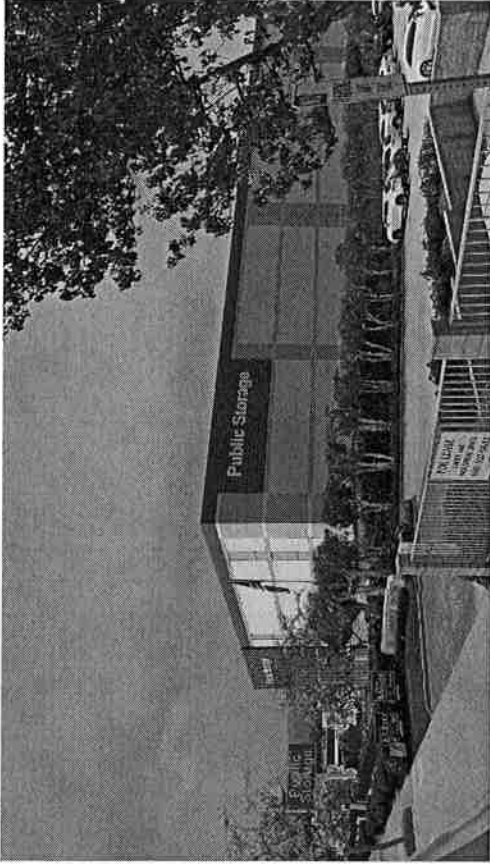
SHEET 003

ASAP PROJECT # 2016

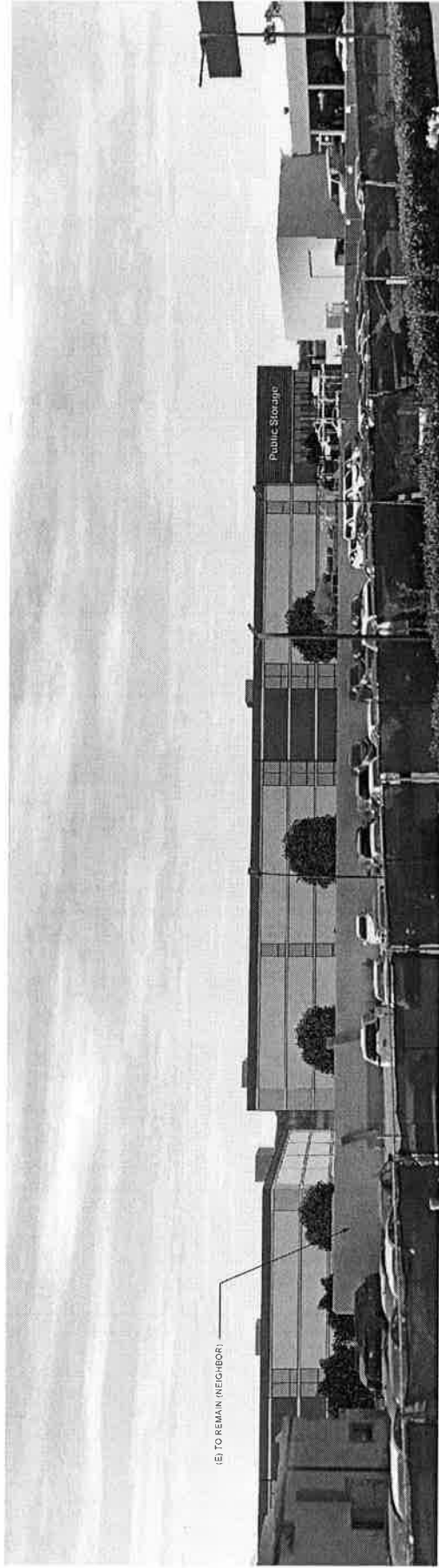
KSP
 KSP ARCHITECTURE & PLANNING
 1000 AVENUE 100, SUITE 100
 SIMI VALLEY, CA 91359
 TEL: 805.709.1000
 WWW.KSPARCHITECTURE.COM



NORTHBOUND ON FIRST STREET - 2 (CAMERA HEIGHT: ±8'-0")



SOUTHBOUND ON FIRST STREET - 1 (CAMERA HEIGHT: ±8'-0")



VIEW 2 FROM EAST EASY STREET - 3 (CAMERA HEIGHT: ±8'-0")

Public Storage

2167 FIRST ST | SIMI VALLEY, CA

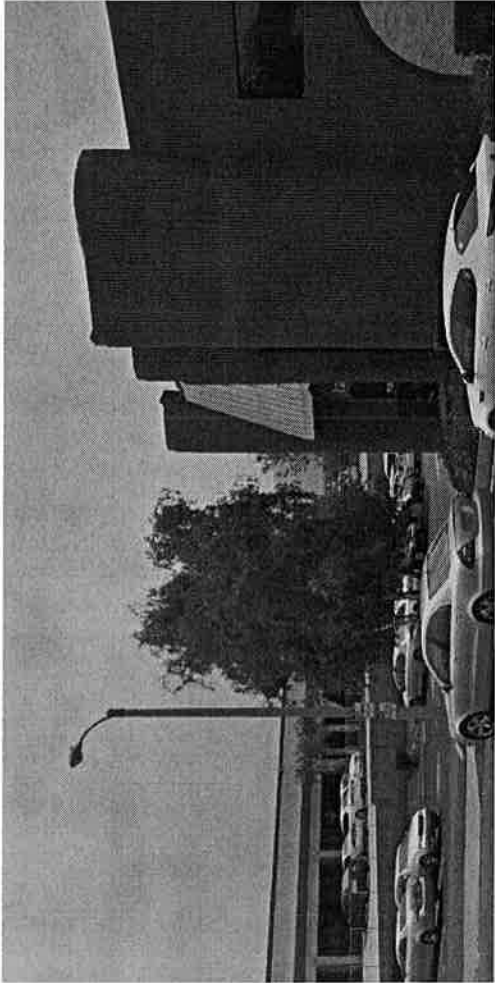
VIEW FROM STREETS

02.01.18

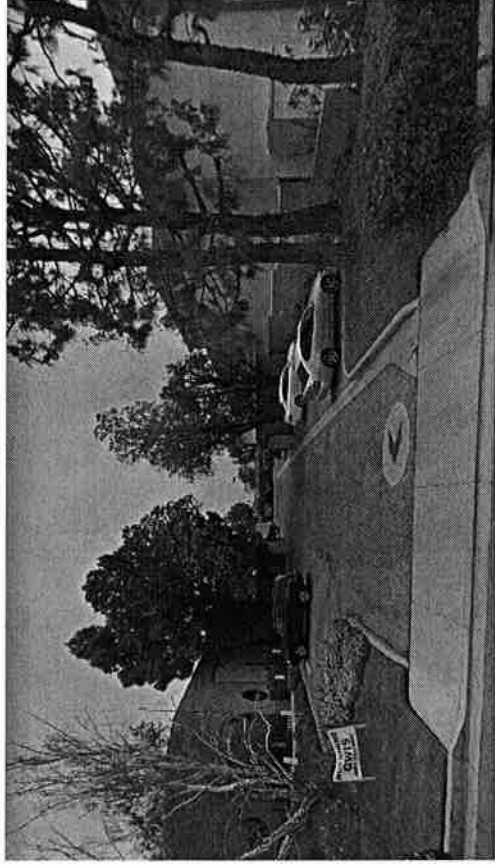
EXHIBIT A
SHEET 2



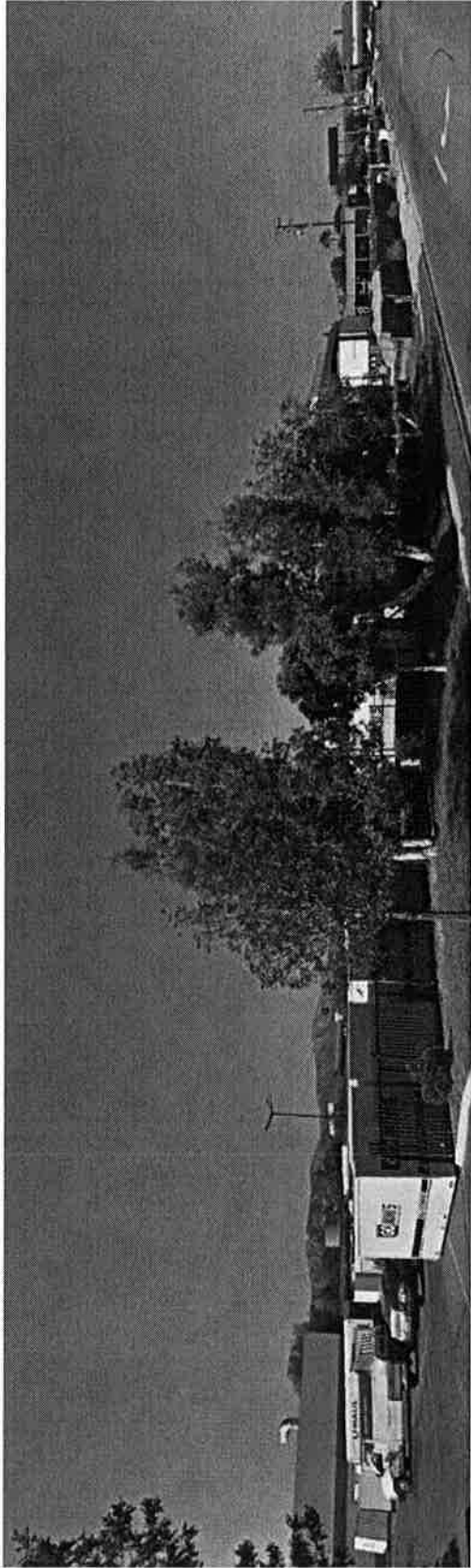
ASR PROJECT #2167



VIEW FROM ALLEY - 6 (CAMERA HEIGHT: ±8'-0")



VIEW FROM AGATE CT - 5 (CAMERA HEIGHT: ±8'-0")



VIEW 1 FROM EAST EASY STREET - 4 (CAMERA HEIGHT: ±8'-0")

Public Storage

2167 FIRST ST | SIMI VALLEY, CA

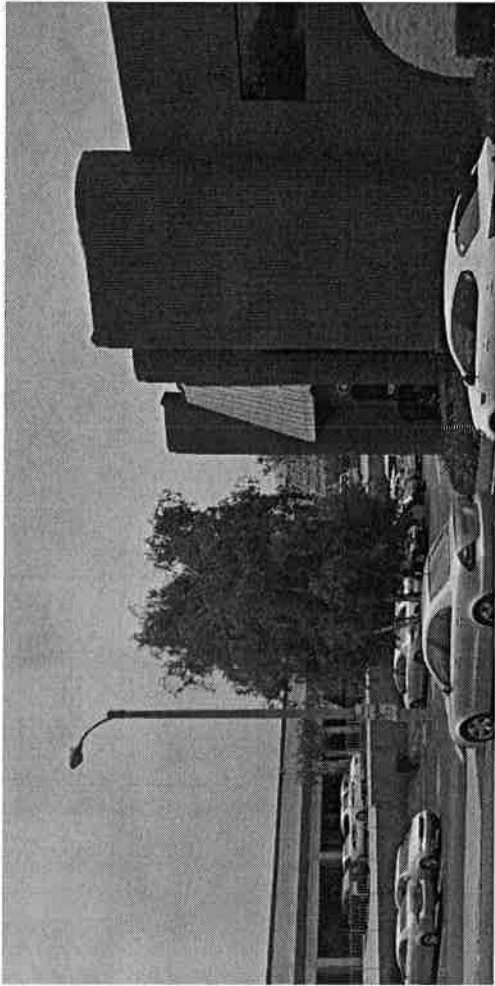
VIEW FROM STREETS - WITHOUT NEW BUILDINGS

04.02.17

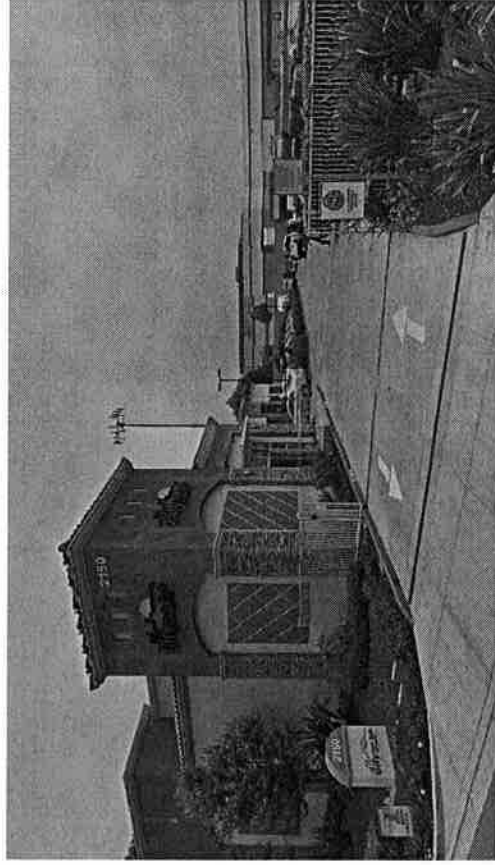
SHEET 23/24

NSP PROJECT #2006

KSP
 1000 N. GATEWAY BLVD
 SUITE 100
 SIMI VALLEY, CA 91381
 TEL: 760.780.1111
 FAX: 760.780.1111



VIEW FROM ALLEY - 6 (CAMERA HEIGHT: ±8'-0")



VIEW FROM AGATE CT - 5 (CAMERA HEIGHT: ±8'-0")



VIEW 1 FROM EAST EASY STREET -4 (CAMERA HEIGHT: ±8'-0")

Public Storage

2167 FIRST ST | SIMI VALLEY, CA

VIEW FROM STREETS

01.22.18

PHOTOGRAPHER: #1006

KSP
 KIMBLE & SONS
 ARCHITECTURE & ASSOCIATES
 10000 WILSON AVENUE
 SUITE 200
 FOLSOM, CA 95630