



NEIGHBORHOOD COUNCIL #4
TUESDAY, AUGUST 21, 2018, 7:30 P.M.

SPECIAL MEETING LOCATION

SIMI VALLEY POLICE DEPARTMENT
EMERGENCY OPERATIONS CENTER
3901 ALAMO STREET

AGENDA

NC #4 Chair	Steve Mace
NC #4 Vice Chair	Gloria Bowman
NC #4 Secretary	Diane Martinez-Adams
CS 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. 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 construct an 8-unit townhouse complex at the SE corner of Los Angeles Avenue and Stow 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 18, 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

Vice Chair Gloria Bowman called the meeting to order at 7:32 p.m. Secretary Diane Martinez-Adams confirmed that a quorum was present.

Susan Barney	P	Lisa Morrison	P
Bryan Chan	P	Ana Posadas	E
Sherri Rangel	P	Steve Mace	E
Gayle Sutton	P	Diane Martinez-Adams	P
Hal Bloom	P	Vacant	
Gloria Bowman	P	Vacant	
Cindy Cole	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

Hal Bloom noted that he was present at the May 15 meeting, not excused as listed in the draft minutes. A motion was made by Hal Bloom and seconded by Lisa Morrison to approve the May 15, 2018 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Approximately six residents of Welcome Court were in attendance to discuss a proposed 3-story senior living facility on a hill above Welcome Court. They spoke against the proposed project, citing the following concerns: It will be large and ugly, affecting views of current residents; there will be too many new people in the area, causing an increase in crime; it will bring in many more cars, exacerbating the current lack of street parking; it will increase traffic and noise; there will be glare from exterior lighting and a decrease in privacy for the current residents living below the project; it will lower property values; the sirens of constant emergency vehicles will disrupt current residents.

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 21, 2018, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:52 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No PD-S-1052, TT5982
Neighborhood Council No 4
Tentative Planning Commission Meeting Date September 19, 2018
Tentative City Council Meeting Date N/A
Case Planner..... Donna Rosser

Request:

Approve a Planned Development Permit (PD-S-1052) to construct eight-unit townhome complex and a Tentative Tract Map (TT5982) to subdivide the 0.51-acre site for residential development, known as Los Angeles-Stow Townhomes.

Applicant:

Babak Nehoray
 P. O. Box 252233
 Los Angeles, CA 90025

General Plan/Zoning:

Very High Density Residential / RH (Residential High Density)

Location:

SE corner of Los Angeles Avenue and Stow Street



Neighborhood Council Project Overview for PD-S-1052/TT5982

The proposed two-story Mediterranean architecture has smooth stucco walls with stacked stone, S-shaped tile roofing, arched entry ways, balconies, metal work, rafter corbels, and theme detailed accessories. The building colors will include brown and tan with a yellow trim. The stone "Valley Cobble-Indian Springs" is located on the patios and accent walls.



Southeast corner of Los Angeles Avenue and Stow Street



Mediterranean Themed Details

LOS ANGELES AVENUE



Conceptual Landscape Plan

Neighborhood Council Project Overview for PD-S-1052/TT5982

III. Project Compatibility

The 0.51-acre site is an undeveloped vacant lot on the valley floor. The project is surrounded by multi-family residential. The following table shows the General Plan Land Use designations, zoning designations, and current use of the project and surrounding properties:

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Very High Density Residential	Residential High (RH)	Existing: Vacant Lot Proposed: Eight-unit townhome complex
North:	High Density Residential	Residential High (RH)	109-unit senior duplex complex
South:	Very High Density Residential	Residential High (RH)	79-unit condominium complex (Stonegate Villas)
East:	Very High Density Residential	Residential High (RH)	79-unit condominium complex (Stonegate Villas)
West:	High Density Residential	Residential High (RH)	Approved unbuilt 16-unit townhome complex

In terms of traffic, the City's traffic engineer has determined that the existing roadway improvements are adequate for the proposed project's traffic generation. The existing Level of Service (LOS) at the nearest major intersection Stow Street and Los Angeles Avenue is operating at LOS "C" or better during both peak hours, and will continue to operate at the same levels with or without the project. The proposed townhome complex driveway access is on Stow Street and will not impact Los Angeles Avenue. The proposed eight-unit development could generate an estimated 46 daily trips per day, with 4 trips in the morning peak hour and 4 trips in the afternoon peak hour.

The design is compatible with the Mediterranean architecture of the approved unbuilt 16-unit townhome complex to the West and an updated version of the condominiums to the East and South.

IV. Issues

There are no issues.

V. Environmental Review

The environmental review is on-going, but no issues have arisen and all standards in the Development Code have been met. The project is likely to result in an in-fill exemption.

VI. Exhibits

Projects exhibits are attached.

PD-S-1052 / TT5982

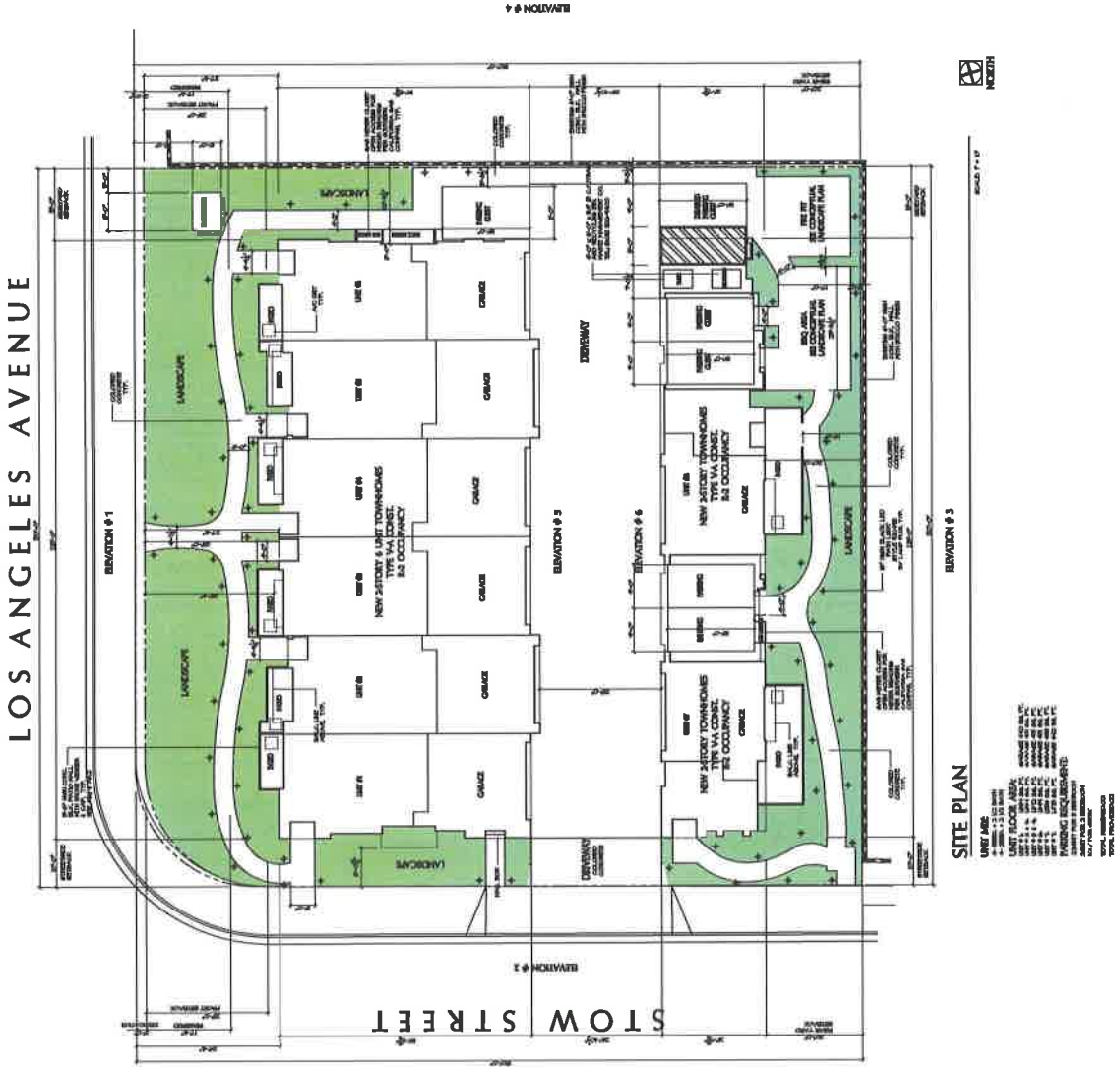
PROJECT EXHIBITS

10301 WILSON BLVD.
SUITE 1000
LOS ANGELES, CA 90024
TEL: (818) 355-3780
FAX: (818) 355-3780

PROJECT:
6 UNIT TOWNHOMES
APR# 661-0-111-015
SUN VALLEY, CA
TRACT 5982

OWNER:
LOS ANGELES-STOW, J.C.
12808 GORDMAN AVE.
LOS ANGELES, CA 90049

CONTRACTOR	PREPARED BY
DATE	DATE
DRAWN BY	JOB NUMBER
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	AS2



SITE PLAN

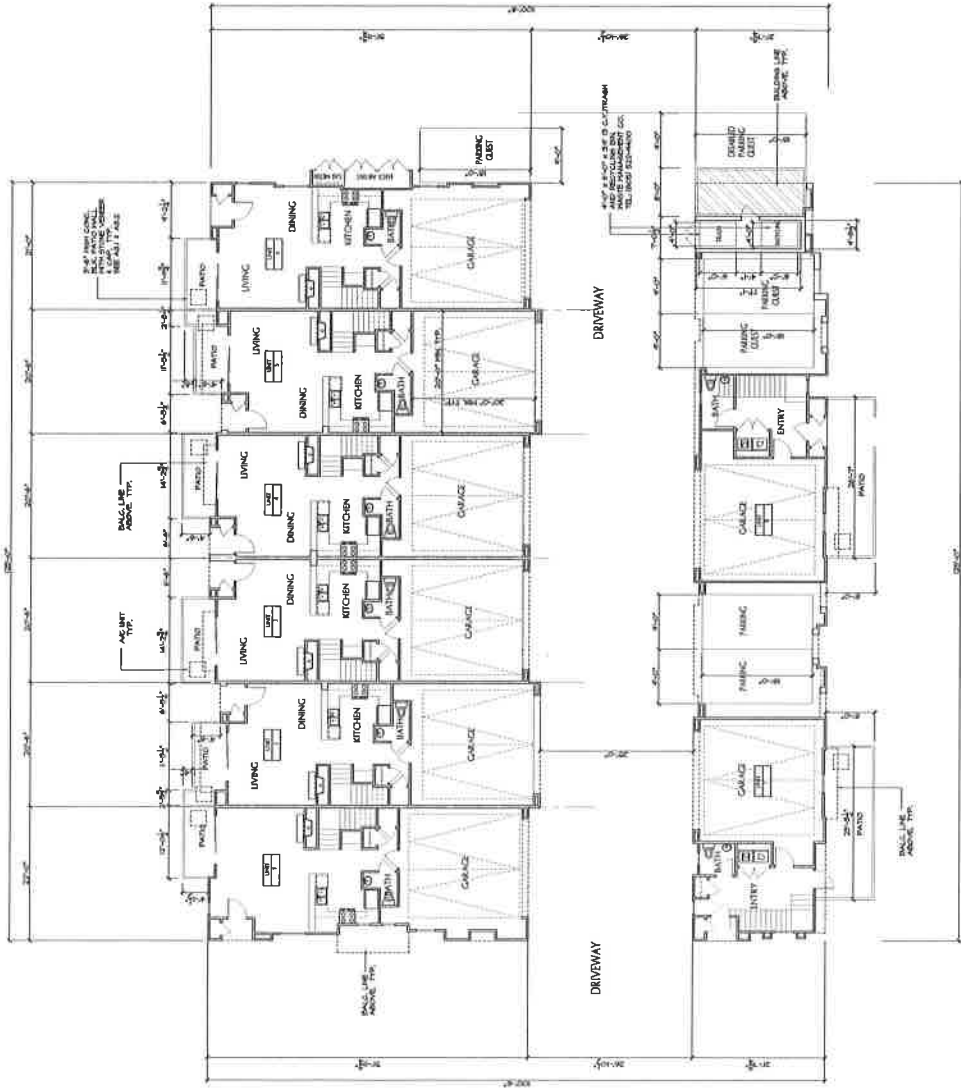
UNIT #1: 10' MIN. SIDE SETBACK FROM STOW STREET

UNIT #6: 10' MIN. SIDE SETBACK FROM STOW STREET

PAVING REQUIREMENTS:
ASPHALT DRIVEWAY
4" MIN. THICKNESS
CONCRETE WALKWAY
4" MIN. THICKNESS

NO.	REVISION	DATE	BY

CHECKED BY	DATE
DRAWN BY	JOB NUMBER
SHEET TITLE	
SHEET NUMBER	A1.1



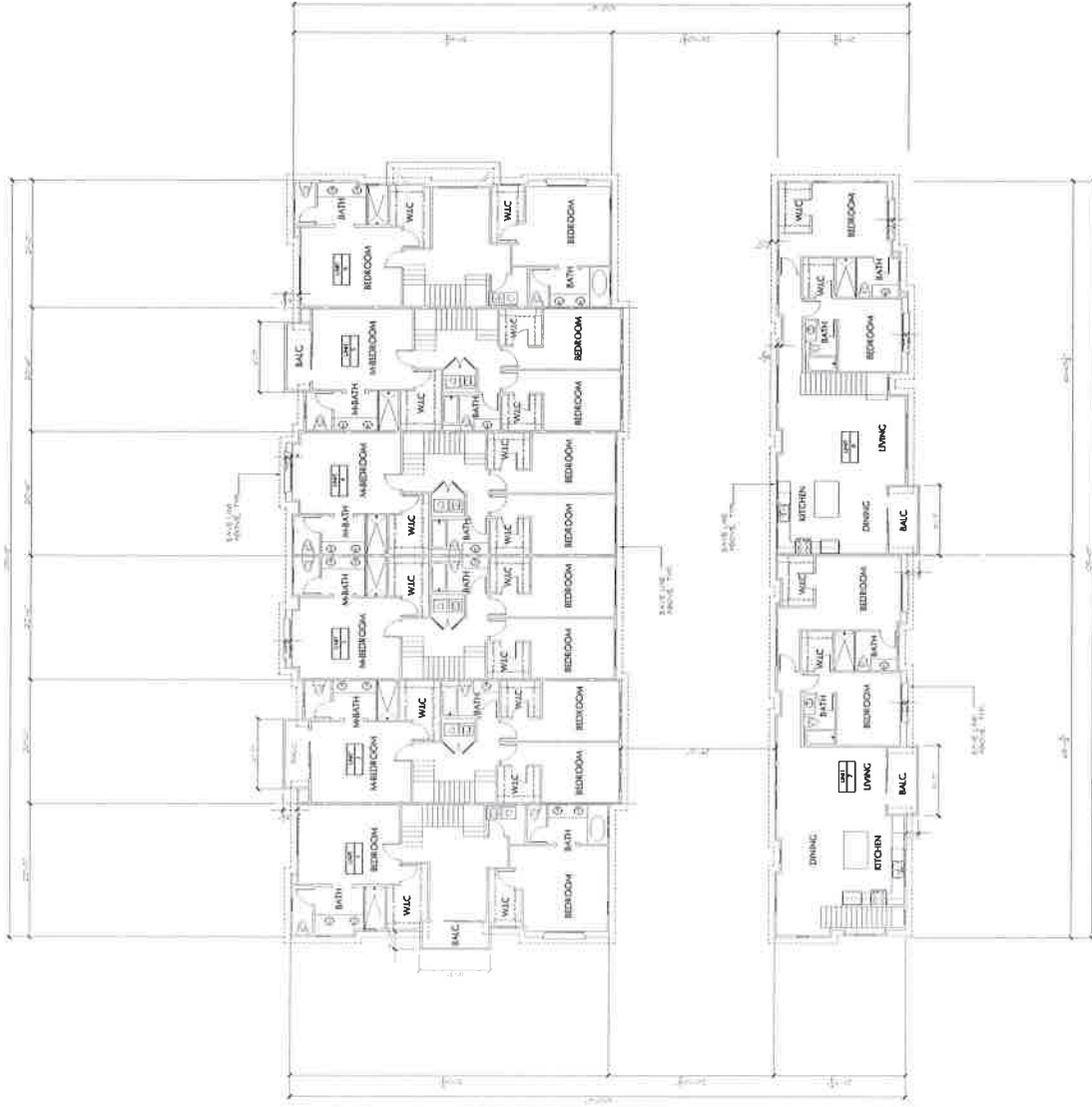
GARAGE / FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



NORTH

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/11
2	ISSUED FOR CONSTRUCTION	11/11/11



SECOND FLOOR PLAN



ACCESSIBLE BUILDING

SCALE: 1/8" = 1'-0"

KAMRAN
TABRIZI
ARCHITECT &
ASSOCIATES

21731 AMBAC DR
WOODLAND HILLS, CA 91364
TEL: (818) 355-8189
FAX: (818) 355-8190

PROJECT:
8 UNIT TOWNHOMES
APN: 651-0-111-015
SUN VALLEY, CA
TRACT 5862

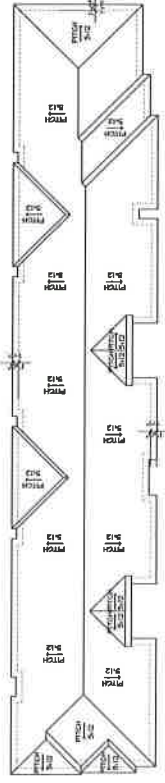
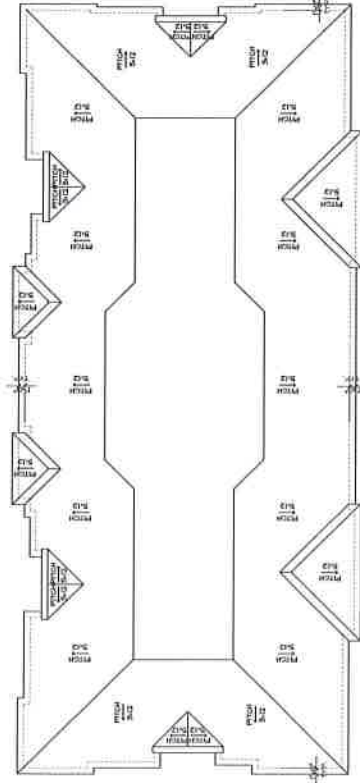
OWNER:
LOS ANGELES-STOW, LLC
12338 GOREHAM AVE.
LOS ANGELES, CA 90049

DATE: _____
DRAWN BY: _____
JOB NUMBER: _____

CONSTRUCTION: _____
PRE-CONSTRUCTION: _____

CHECKED BY: _____ DATE: _____
DRAWN BY: _____ JOB NUMBER: _____

SHEET TITLE: _____
ROOF PLAN
SHEET NUMBER: _____ A2.1



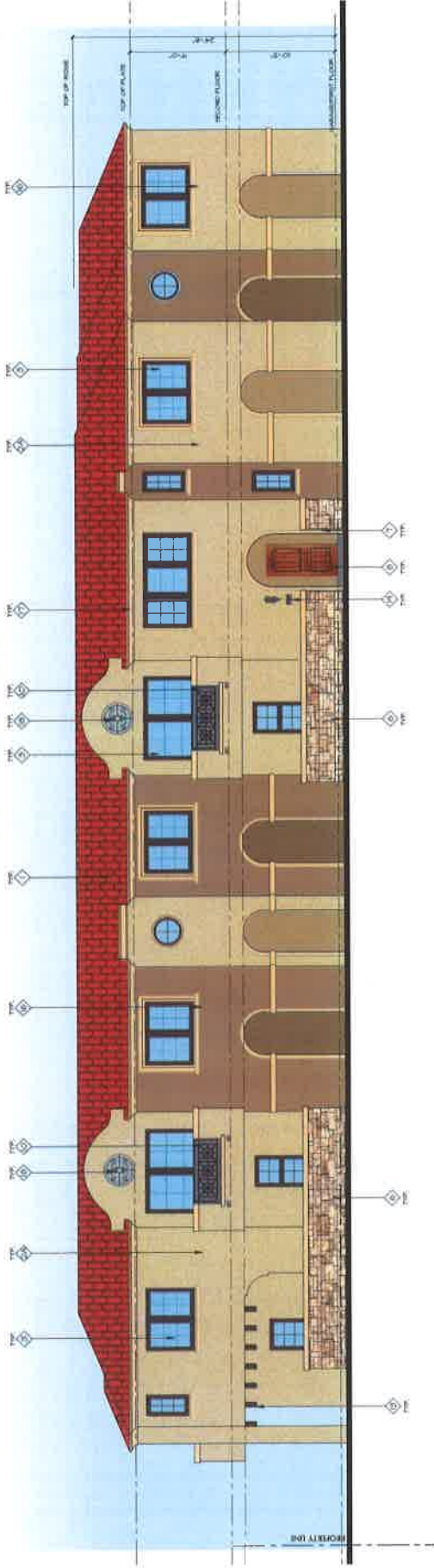
SCALE: 1/8" = 1'-0"

ROOF PLAN
ACCESSIBLE BUILDING

4731 AMGAR, CA 91264
TEL: (626) 335-3362
FAX: (626) 335-3391

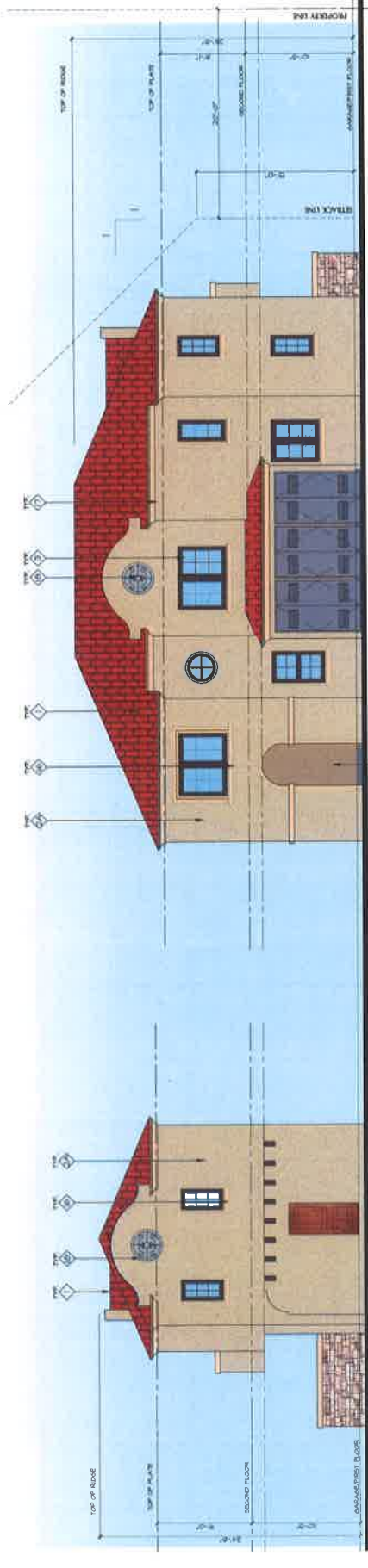
PROJECT:
8 UNIT TOWNHOMES
APN: 691-0-111-015
SIMI VALLEY, CA
TRACT 5982

OWNER:
LOS ANGELES-STOW, LLC
12388 GORHAM AVE.
LOS ANGELES, CA 90049



SOUTH ELEVATION, #3

SCALE: 1/8" = 1'-0"

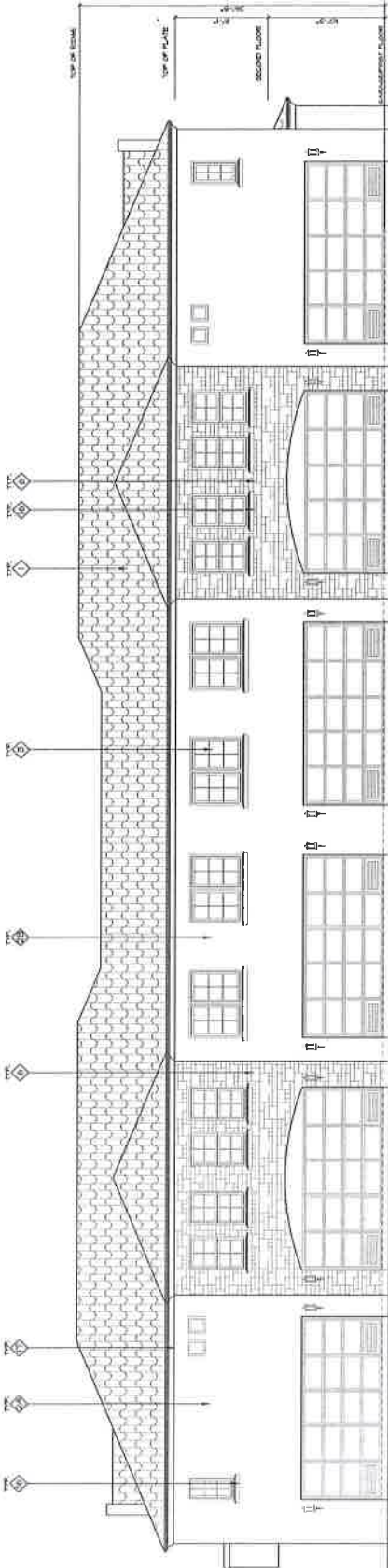


EAST ELEVATION, #4

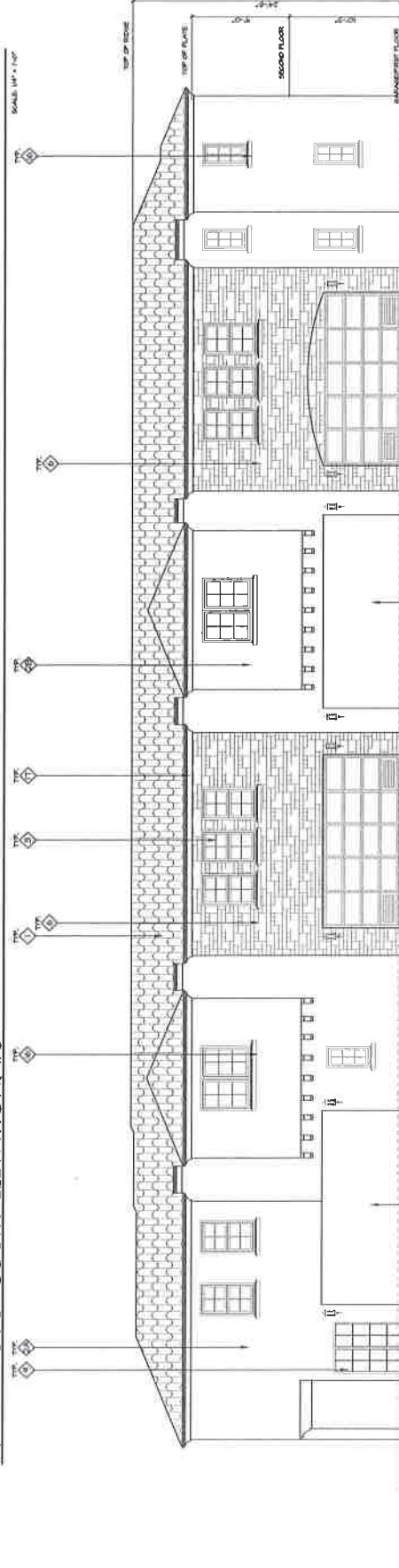
SCALE: 1/8" = 1'-0"

ELEVATION SHEET KEYNOTES	
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.	2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.	4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND LIFE SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.	6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY EFFICIENCY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOILS AND FOUNDATIONS CODE AND ALL APPLICABLE LOCAL ORDINANCES.	8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WIND RESISTANCE DESIGN CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SEISMIC RETROFIT CODE AND ALL APPLICABLE LOCAL ORDINANCES.	10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE LOCAL ORDINANCES.	12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR QUALITY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER RESOURCES ACT AND ALL APPLICABLE LOCAL ORDINANCES.	14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CLIMATE CHANGE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA DISASTER PREPAREDNESS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDMARK PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.	18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STATE MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	26. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	28. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.	30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL MONUMENTS ACT AND ALL APPLICABLE LOCAL ORDINANCES.

DESIGNED BY	DATE
DRAWN BY	JOB NUMBER
PROJECT NAME	
ELEVATIONS	
SHEET NUMBER	A3.2



SOUTH MOTORCOURT ELEVATION, #5



NORTH MOTORCOURT ELEVATION, #6

ELEVATION SHEET KEYNOTES

1. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), STRUCTURAL CODE (SC), AND MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CODES.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING FOUNDATION CONDITIONS BEFORE COMMENCING WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING ROOF CONDITIONS BEFORE COMMENCING WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING WALL CONDITIONS BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING WINDOW AND DOOR CONDITIONS BEFORE COMMENCING WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING FINISH CONDITIONS BEFORE COMMENCING WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES CONDITIONS BEFORE COMMENCING WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING STRUCTURAL CONDITIONS BEFORE COMMENCING WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING CONDITIONS BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING FIRE PROTECTION CONDITIONS BEFORE COMMENCING WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING ENERGY CODE CONDITIONS BEFORE COMMENCING WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING ACCESSIBILITY CONDITIONS BEFORE COMMENCING WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING HISTORIC PRESERVATION CONDITIONS BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING ENVIRONMENTAL CONDITIONS BEFORE COMMENCING WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING SAFETY CONDITIONS BEFORE COMMENCING WORK.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING SECURITY CONDITIONS BEFORE COMMENCING WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING HEALTH CONDITIONS BEFORE COMMENCING WORK.



CONSTRUCTION

DATE	DESCRIPTION

CHECKED BY: _____ DATE: _____
 DRAWN BY: _____ JOB NUMBER: _____
 SHEET TITLE: _____
 ELEVATIONS
 SHEET NUMBER: **A3.3**

