



NEIGHBORHOOD COUNCIL #1

THURSDAY, MAY 9, 2019, 7:30 P.M.

CITY HALL COMMUNITY ROOM

2929 TAPO CANYON ROAD

AGENDA

| | |
|----------------------|---------------------------------|
| NC #1 Chair | Sally Miller |
| NC #1 Vice Chair | Shawne Brooks |
| NC #1 Secretary | Patrick Bolger |
| CS Coordinator | Emily Habib |
| City Council Liaison | Mayor Pro Tem Dee Dee Cavanaugh |

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 Presentations
 - a. The Inner Workings of Simi Valley's Sanitation Division
7. New Business
 - a. Request to construct two industrial buildings on a 2.87-acre parcel on Cochran Street, across from Home Depot
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: Thursday, June 6, 2019, 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/Pledge of Allegiance/Welcome

Chair Sally Miller called the meeting to order at 7:31 p.m. Secretary Patrick Bolger confirmed that a quorum was present.

| | | | |
|-----------------|---|--------------------------------|---|
| Patrick Bolger | P | Jamie Extract | P |
| CC Bowman | P | Kiran Khandare | E |
| Howard Globber | P | Shawne Brooks | E |
| Dennis Lea | P | Eve Liebman | P |
| Brent Rollins | P | Sally Miller | P |
| Ron Rudman | A | Vacant | |
| Diana Cockerill | A | 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 Eve Liebman and seconded by Howard Globber to approve the March 7, 2019 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident, who is a member of Simi Valley Residents for Responsible Growth, spoke about the dangers of the new 5G telecommunication antennas that will soon be installed around the City. She discussed the group's beliefs that the new technology will increase cancer rates and damage DNA on a cellular level, that it has the capability to collect people's personal information, and will decrease home values.

Another resident asked the Executive Board if they could offer any suggestions about a situation at an office building at Los Angeles Avenue and Galt Street. He had observed an individual who appeared to be mentally unstable and homeless in that area. Sally Miller suggested that he contact the Samaritan Center to determine if they have had contact with the individual already.

6. Informational Presentation

a. Simi Valley Transit: How Does It Run?

Transit Operations Manager Ben Gonzales and Transit Supervisor Christopher Latham gave the presentation. They described the current operations of the transit system, which consists of 11 natural gas powered busses that run on four fixed routes, and four Dial-a-Ride vans for seniors

or those who are disabled. They also provide transit travel training for seniors to make them comfortable with taking the bus.

A number of improvements are on the horizon. They plan to make schedule changes to decrease the wait time between busses from an average of 45 minutes to 30 minutes. They are also redrawing the bus routes to provide service to Moorpark College and more service to the junior high and high schools. They hope to add real time updates for the fixed route busses so that patrons can tell where their bus is and if it's running late. Electronic fare media will be installed soon so that patrons can load their phones up with credits and then just swipe them when they get on, eliminating the need to carry the correct change.

7. New Business

- a. Request to construct and operate a BMX bike park at 998 W. Los Angeles Avenue

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

One person spoke in favor of the project.

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

Due to the number of homeless people who live in the area, will there be surveillance cameras?

There are no plans to install surveillance cameras. The facility will be surrounded by a fence and Rancho Simi Recreation and Park District rangers will patrol the area.

Are there any concerns about the amount of traffic that the facility will bring to the area?

The City required a traffic study, which did not show any significant increase in traffic.

Upon conclusion of the discussion, the following motion was made by Howard Globber and seconded by Dennis Lea:

MOTION: Recommend that the Planning Commission approve the request to construct and operate a BMX bike park at 998 W. Los Angeles as presented.

| | | | |
|----------------------------------|----------------|----------------|----------------------|
| Executive Board vote: | 8 Ayes; | 0 Noes; | 0 Abstentions |
| Audience vote: | 4 Ayes; | 0 Noes; | 0 Abstentions |
| Unincorporated Area vote: | None | | |

The motion carried.

8. Community Services Coordinator's Report

Emily Habib discussed a switch in meeting dates, specifically that the Neighborhood Councils would be meeting in June and going dark in July. She also informed the Executive Board that the City would soon be sending out a survey to Executive Board members from the past five years to determine their feelings on the current meeting time and whether there was a majority opinion that an earlier meeting time would be preferred and feasible.

9. Executive Board Comments: None.

10. Adjournment: Thursday, May 9, 2019, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:43 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

| | |
|---|--|
| Project Nos. | CUP-S-823/GPA-102/SP-S-7 AMD #27/Z-S-742 |
| Neighborhood Council No. | #1 |
| Tentative Planning Commission Meeting Date | June 19, 2019 |
| Tentative City Council Meeting Date | To be determined |
| Case Planner | Jennifer Santos |

Request:

A request for a Conditional Use Permit (CUP-S-823) to construct two industrial buildings that total 31,124 square feet for a general contracting business; a General Plan Amendment (GPA-102) to change the General Plan land use designation from General Commercial to Industrial on a 2.87-acre parcel; a Specific Plan Amendment (SP-S-7 AMD #27) to change the West End Specific Plan land use designation from Subregional Retail to General Industrial; and a Zone Change (Z-S-742) to change the Zoning designation from Subregional Retail - Specific Plan [SR (SP)] to General Industrial - Specific Plan [GI (SP)].

Applicants:

Richard D. & Kathleen Parkinson
771 Chamber Lane, #300
Simi Valley, CA 93065
(818) 674-9661
Rick.Parkinson@premierinterior.com

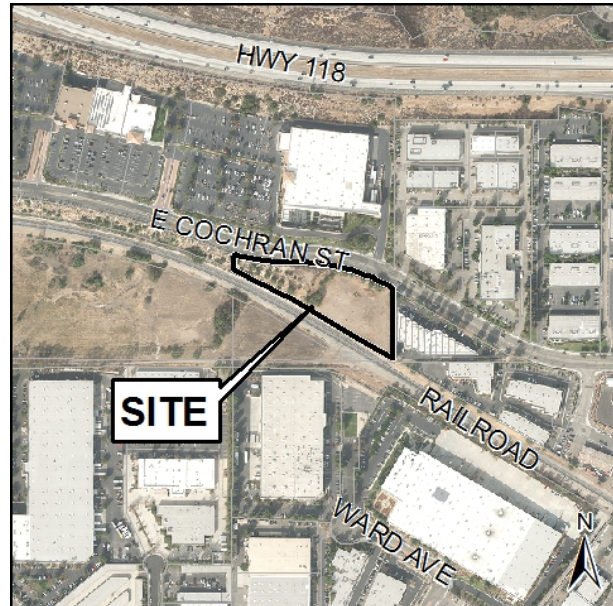
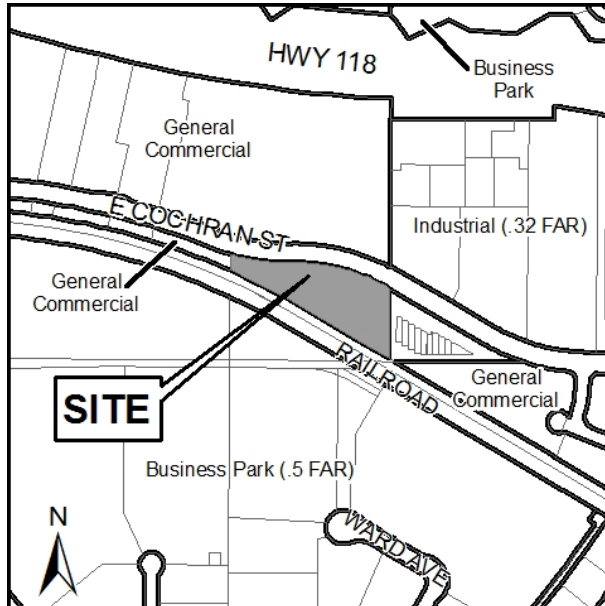
General Plan/Zoning:

General Commercial/Subregional Retail - West End Specific Plan [SR (SP)]

Neighborhood Council Project Overview for CUP-S-823/GPA-102/ SP-S-7 Amendment #27/Z-S-742

Location:

Approximately 1000 feet west of Capper Lane (600-620 Cochran Street)



I. Project Description

The project is located approximately 1,000 feet west of Capper Lane (600-620 E. Cochran Street). The vacant parcel is 2.87 acres and is located at the south side of Cochran Street across from Home Depot, and north of the railroad tracks. The site sits between two to 16 feet lower than Cochran Street, and there are existing trees that will be removed to develop the site. None of the existing trees are protected trees and the value of the trees will be replaced with new onsite trees. The current drainage pattern of the property flows from east to west. The applicant will be required to install the required drainage systems in order to meet development standards.

The applicant owns Premier Interior Development, Inc. (Premier), a general contracting company that is in Simi Valley. Premier provides preconstruction, construction management, design and general construction of retail stores, restaurants, and tenant improvement services. The applicant is requesting to change the General Plan, West End Specific Plan (WESP), and Zoning designations to allow for more industrial related uses on the vacant site. Additionally, the WESP requires a Conditional Use Permit (CUP) for the general contracting business.

The proposed construction will consist of two identical buildings that will have a combined square footage of 31,124 square feet (each building is 15,562 square feet). The buildings will consist of a combination of warehousing and offices. The first floor will have 7,902 square feet for storage and 4,118 square feet for office. On the second

**Neighborhood Council Project Overview for CUP-S-823/GPA-102/
SP-S-7 Amendment #27/Z-S-742**

floor, there will be 3,542 square feet of additional office space. The first building will be utilized by the applicant's company. The second building will be leased out to a future tenant.

Access to the site will occur from Cochran Street by one driveway, located at the east end of the property. The development includes 101 parking spaces (101 required based on an industrial use calculation of three parking spaces per 1,000 square feet of gross floor area, plus four parking spaces per 1,000 square feet for office space that exceeds the 25 percent allowed limit). The on-site parking spaces will be dispersed in two parking rows along the front and exterior sides of the buildings. Required loading areas will be located at the rear side of the buildings. Between the buildings will be an open patio area and a covered outdoor storage area. The patio will be located at the front side of the buildings and outdoor storage at the rear side of the buildings. The buildings are situated so that front unit entries all face outward towards the front parking area. There are two trash enclosures that are located at the rear sides of the property that will serve each building.

The applicant proposes installing approximately 60 new trees (18 to 36-inch box size) that will be disbursed throughout the site, and low-water usage shrubs and groundcover. The GI Zoning District requires 15 percent of the site to be landscaped (approximately 30% of site will be landscaped), plus the applicant is providing an additional 10 foot required enriched parkway required per the General Plan.

II. Project Design

The proposed buildings will consist of a concrete tilt-up construction that has both smooth and exposed concrete panels that are off-white and grey in color. Decorative grey stacked block (formliners) will provide visual accents for the main entrance to the buildings, as depicted in the attached elevations. Grey reflective storefront windows and doors will be accented by black anodized aluminum frames. Blue horizontal aluminum sunshades and awnings will be incorporated over the windows and doors of the buildings. The design extends around all exterior sides of the buildings facing Cochran Street and the parking lot. The roll-up doors will be painted blue and will not face Cochran Street.

III. Project Compatibility

The existing General Commercial land use designation of the General Plan is intended for the development of a range of retail and personal service commercial uses. Retail uses include warehouse or "big box" type stores, along with a range of other specialty retail uses. Personal service uses consist of a limited range of services. Examples of personal services may include restaurants (including limited areas for fast-food restaurants), and automobile service stations.

The requested Industrial land use designation implements the Light Industrial designation of the General Plan and is intended for development of storage,

**Neighborhood Council Project Overview for CUP-S-823/GPA-102/
SP-S-7 Amendment #27/Z-S-742**

manufacturing, warehousing, associated administrative offices and commercial recreation while providing safeguards for adjoining industrial property and the community in general. The project site is one of the few remaining parcels within the WESP that has not been developed, and the proposed amendments and zone change will allow for a new industrial development that will be compatible with the adjacent uses. Cochran Street separates the project site from retail uses to the north and there are light industrial uses to the south and east.

In terms of traffic, the proposed light industrial development would generate approximately 159 trips a day, 22 A.M. Peak Hour trips (19 incoming/three outgoing trips) and 20 P.M. Peak Hour trips (three incoming/17 outgoing trips). The existing Level of Service (LOS) for Madera Road/Cochran Street with and without the project is LOS A for the A.M. Peak Hour and LOS C for the P.M. Peak Hour. The First Street/Cochran Street intersection with and without the project is LOS A for the AM Peak Hour and LOS A for the PM Peak Hour. The City's traffic engineer has determined that the existing roadway improvements are adequate for the proposed project's traffic generation.



**Neighborhood Council Project Overview for CUP-S-823/GPA-102/
SP-S-7 Amendment #27/Z-S-742**

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 | CURRENT LAND USE |
|---------------|--------------------|--|---------------------------------------|
| Subject Site: | General Commercial | Subregional Retail - West End Specific Plan [SR (SP)] | Vacant Lot |
| North: | General Commercial | Subregional Retail - West End Specific Plan [SR (SP)] | Retail Shopping Center |
| South: | Industrial | General Industrial – Business Park [GI (SP)] | Railroad, Vacant Lots, and Warehouses |
| East: | Industrial | Automotive Industrial - West End Specific Plan [AI (SP)] | Warehouse and Offices |
| West: | General Commercial | Subregional Retail - West End Specific Plan [SR (SP)] | Vacant Lot |

IV. Issues

No issues have been identified by planning staff.

V. Environmental Review

The project requires an Initial Environmental Study/Negative Declaration pursuant to the provisions of the California Environmental Quality Act.

VI. Exhibits

Please refer to the attached exhibits.

PROPOSED INDUSTRIAL / OFFICE

Building 3 & 400 E. Cochran Street - SIMI VALLEY, CALIFORNIA 93065 - Building 5 & 400 E. Cochran Street - SIMI VALLEY, CALIFORNIA 93065

RICHARD D. AND KATHLEEN M. PARKINSON
771 CHAMBERS LANE, UNIT 300 - SIMI VALLEY, CALIFORNIA 93065
APN: 615-0-180-195



Robert Andrew Fowler
LANDSCAPE ARCHITECT
C.A. Lic. #206
315 W. HALEY ST. - SUITE #202
SANTA BARBARA, CA 93101
PH: 805.761.5555 - F: 805.310.1640

3RD SUBMITTAL



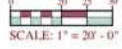
FEBRUARY 10, 2019
771 CHAMBERS LANE, UNIT 300
SANTA BARBARA, CA 93101
OCTOBER 24, 2018

ARCHITECT



E.C. LIND
ARCHITECT, LLP
1243 HUNN ROAD, SUITE #313
CANTONIA, CA 94521
PHONE: 925-399-6654
FAX: 925-399-6655

GRAPHIC SCALE

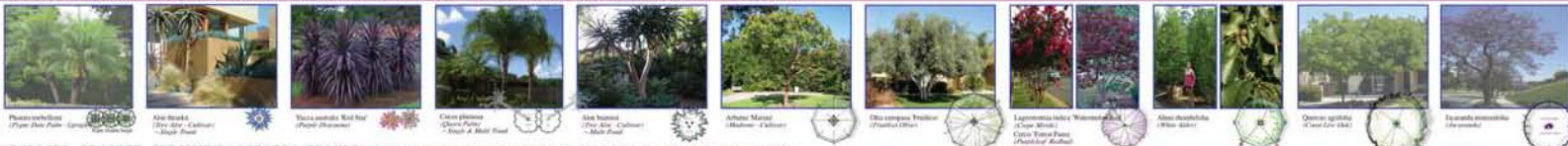


PRELIMINARY HARDSCAPE - LANDSCAPE DESIGN

THIS IS A PRELIMINARY DESIGN. LANDSCAPE AND HARDSCAPE ELEMENTS ARE SUBJECT TO CHANGE. THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE MAINTENANCE OF THE PROJECT.

CONCEPTUAL PROJECT IMAGERY

PROPOSED PROJECT SPECIMEN ACCENTS & TREES - MEDIUM TO LARGE - BROUGHT TOLERANT ORNAMENTALS/CALIFORNIA NATIVE MIX



PROPOSED PROJECT SPECIMEN ACCENTS & SHRUBS - MEDIUM TO LARGE - BROUGHT TOLERANT ORNAMENTALS/CALIFORNIA NATIVE MIX



PROPOSED PROJECT SHRUBS - SMALL TO MEDIUM - BROUGHT TOLERANT ORNAMENTALS/CALIFORNIA NATIVE MIX



PROPOSED PROJECT GROUNDCOVERS - BROUGHT TOLERANT ORNAMENTALS/CALIF. NATIVE MIX



CITY OF SIMI VALLEY NOTES:

1. THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA, CITY AND THE CITY OF SIMI VALLEY ORDINANCES. (Plumbing & Electrical) SHALL BE IN ACCORDANCE WITH THE ADOPTED CODES AND THE CITY OF SIMI VALLEY ORDINANCES.
2. ALL EXISTING TREES OR SHRUBS ON THIS PLAN SHALL BE PRESERVED UNLESS OTHERWISE NOTED IN ACCORDANCE WITH THE ADOPTED CODES AND THE CITY OF SIMI VALLEY ORDINANCES.
3. THIS PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE TREE REPORT PREPARED FOR THIS PROJECT AND THE CITY OF SIMI VALLEY ORDINANCES.
4. PROPOSED "STREET TREES", PLANT MATERIAL & ASSOCIATED INFRASTRUCTURE ADJACENT TO THE RIGHT-OF-WAY MUST CONFORM TO THE CITY OF SIMI VALLEY'S APPROVED STREET TREE LIST.
5. PROPOSED "STREET TREES" PLANT MATERIAL & ASSOCIATED INFRASTRUCTURE, WHICH THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN PROPERITY AND FOR THE CITY OF SIMI VALLEY'S RESIDENTS. CODE MANDATORY ENFORCEMENT.

LANDSCAPE STATISTICS

| | |
|---|-----------|
| TOTAL LANDSCAPED AREA | 48,388.92 |
| TOTAL MEDIUM - MEDIUM AREA | 4,838.92 |
| TOTAL MEDIUM - VERY LOW AREA | 48,388.92 |
| TOTAL "STREET TREES" & ENRICHED PARKWAY | 1,808.62 |

* TYPICAL LOW EVERGREEN SCREEN HEDGE ALONG ENRICHED PARKWAY
(Minimum @ 3' Height Required - To Screen Parking Areas)

* TYPICAL REQUIRED "STREET TREES" @ ENRICHED PARKWAY
(10' - 7' High - 4" DBH @ 10' Spacing - 10' Spacing - 10' Spacing)

