



NEIGHBORHOOD COUNCIL #2
TUESDAY, AUGUST 13, 2019, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Andy Hanna
NC #2 Vice Chair	Christopher Connell
NC #2 Secretary	Debra Loveless
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 Presentation
 - a. Update on the Simi Valley Community Garden
7. New Business
 - a. Request to construct 10 single-family residences on a 1.97-acre site at the SW corner of Callahan Avenue and Alviso Street
 - b. Discussion and action on staff recommendation for new Neighborhood Council meeting time

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 10, 2019, 7:30 p.m.

/s/

Yvette Moore
Administrative Officer

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

Vice Chair Christopher Connell called the meeting to order at 7:33 p.m. Secretary Debra Loveless confirmed that a quorum was present.

Gina Gooding	P	Christopher Connell	P
Eric Kohli	P	Dawn Gray	P
Benjamin L. Ramirez	P	Andy Hanna	E
Jan Smith	P	Debra Loveless	P
Pam Campeau	P	Judy Mayer	P
Phil Englander	P	TJ McInturff	A
Vacant		P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by Pam Campeau and seconded by Jan Smith to approve the May 14, 2019 minutes as written. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. Coastal Cleanup Day in Simi Valley

Kay Allen, Environmental Compliance Program Coordinator, 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 21, 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

- a. Discussion and Recommendation on Proposed Development Code Amendments to Allow Microbreweries, Distilleries, & Wineries in Industrial Zones

City Planner Stratis Perros and Senior Planner Jennifer Santos discussed the proposed changes to the Simi Valley Municipal Code to allow Alcoholic Beverage Manufacturing facilities (i.e. microbreweries, distilleries, and wineries) within the industrial areas of the City, as directed by the City Council.

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

None.

Questions from the Executive Board and responses from the applicant:

Will there be a limit on the number of these businesses that will be allowed in the City?

The State of California (Department of Alcohol Beverage Control or ABC) regulates the number of alcohol licenses in a City. The ABC will limit the number of alcohol licenses allowed in each census tract.

Do these types of businesses tend to increase alcohol related crime?

No because the clientele that they cater to is completely different from the bar crowd: older clientele who want to taste different types of alcohol as opposed to younger people who want to drink to excess. Also, such businesses typically close by 10:00 p.m.

If a number of these businesses close, could other business such as bars and strip clubs take over their Conditional Use Permit (CUP)? This could cause an increase in alcohol related crime and a decrease in quality of life.

This is not likely to take place. Another business can take over a CUP, but they must adhere exactly to the conditions of approval. If they do not, the City can revoke the permit and involve Code Enforcement, plus the ABC can pull their liquor license.

Have other cities in Ventura County revised their Zoning Ordinances to accommodate such businesses?

Yes, nearly all of them have already done so.

Comments:

- A number of Executive Board members expressed support for the project.
- A number of Executive Board members felt that the changes would help the City bring in more sales tax revenue by keeping Simi Valley \$ in the city, increasing tourism, and increasing sales at adjacent businesses.
- Some Executive Board members felt that the 250' separation from "sensitive uses" was excessive and should be decreased. They also felt that the specific "sensitive use" should be able to waive that requirement if they desire.

Upon conclusion of the discussion, the following motion was made by Dawn Gray and seconded by Deborah Loveless:

MOTION: Recommend that the Planning Commission approve the Proposed Development Code Amendments to Allow Microbreweries, Distilleries, & Wineries in Industrial Zones with the following revisions:

- Decrease the 250' separation from "sensitive uses" to 150' and**
- Allow "sensitive uses" to waive the separation requirement, whatever it is.**

Executive Board vote:	8 Ayes;	0 Noes;	1 Abstentions
Audience vote:	1 Aye;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Community Services Coordinator's Report

Emily Habib informed the Executive Board that the survey the City sent to current and former Executive Board members to determine their feelings on the current meeting time had a 55% response. Overall, 66% of respondents felt the meeting time was too late. For a preferred meeting time, 37% chose 7:00 p.m. and 33% chose 6:30 p.m. Staff believes a 7:00 p.m. start time would balance the requests for an earlier start time while accommodating for work schedules. A discussion and possible action item will be placed on the August meeting agendas, with the time change going into effect on November 1, when the new term begins.

9. Executive Board Comments

Executive Board members discussed a number of community events including the Amanda McPherson softball tournament and the annual Kiwanis Chili Cook off.

10. Adjournment: Tuesday, July 9, 2019, 7:30 p.m.
By the consensus of the Executive Board, the meeting was adjourned at 9:21 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos.	GPA-100/Z-S-739/PD-S-1061/TT-6019
Neighborhood Council No.	#2
Tentative Planning Commission Meeting Date	September 4, 2019
Tentative City Council Meeting Date	To be determined
Case Planner	Jennifer Santos

Request:

Consider a General Plan Amendment, a Zone Change, a Planned Development Permit and Tentative Tract Map construct 10 single-family residences and subdivide a 1.97-acre parcel, located at the southwest corner of Callahan Avenue and Alviso Street.

Applicants:

Forefront Development, Inc.
Attn: Sha Jarrahi
20253 Lorenzana Drive
Woodland Hills, CA 91364
(805) 857-7286
sha@forefrontdevelopmentinc.com

General Plan/Zoning:

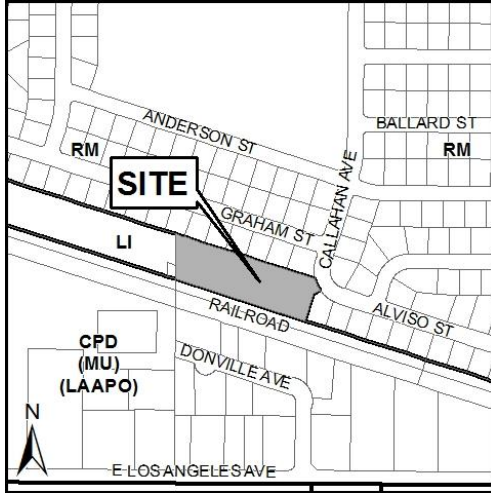
Existing: Industrial/Light Industrial (LI)

Proposed: Moderate Residential/Residential Moderate (RMod)

**Neighborhood Council Project Overview for GPA-100/Z-S-739/
PD-S-1061/TT-6019**

Location:

Southwest corner of Callahan Avenue and Alviso Street.



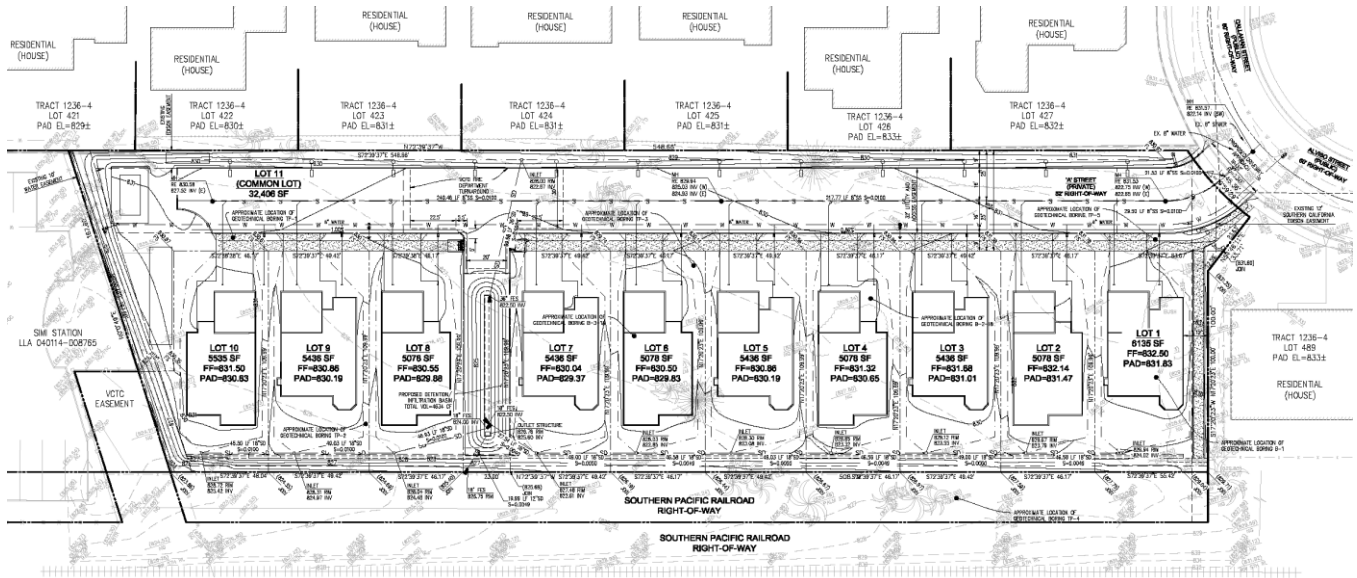
I. Project Description

The applicant, Forefront Development, Inc. (Forefront), proposes to construct 10 detached single-family residences on a vacant 1.97-acre site, located at the southwest corner of Callahan Avenue and Alviso Street.

Forefront is requesting a General Plan Amendment, Zone Change, Planned Development Permit, and Tentative Tract Map. The General Plan Amendment request will change the General Plan land use designation from Industrial to Moderate Residential. A Zone Change request from Light Industrial (LI) to Residential Moderate (RMod) density will make the zoning consistent with the General Plan. The Planned Development Permit request is for the development of the project and to ensure that it meets the City's development standards. A Tentative Tract Map is required to subdivide the lot into 10 residential lots and for the common areas that will be maintained by the Home Owners Association.

Neighborhood Council Project Overview for GPA-100/Z-S-739/ PD-S-1061/TT-6019

Site Map



Access to the site will occur at the southwest corner of Callahan Avenue and Alviso Street onto a private shared roadway. The roadway will be located at the northern portion of the property and the homes at the southern half, with the front yards and individual driveways facing the private roadway. A sidewalk will be installed in front of the homes that will provide pedestrian access to the nearby public sidewalk. The proposed request will include single-story floor plans and individual lot sizes that range from 5,078 to 6,135 square feet.

II. Project Design

Forefront proposes two different types of plans (Plan A and Plan B). Plan A will consist of three bedrooms with 1,503 square feet of livable space, and a 465 square-foot two car garage (1,968 total square feet). Plan B will consist of three bedrooms with 1,526.5 square feet of livable space, and a 451.5 square-foot two car garage (1,978 total square feet). Proposed setbacks will be a minimum of 20 feet from the front property line, 23 to 31 feet from the rear property line, and 6 feet from the side property lines.

The styles of the homes consist of a train depot inspired design. Each plan includes different elevations that are shown on the following page as follows:

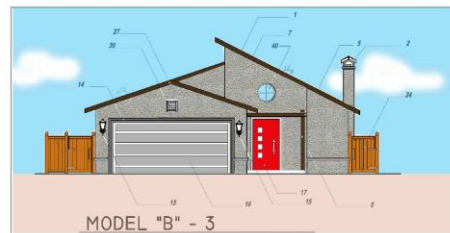
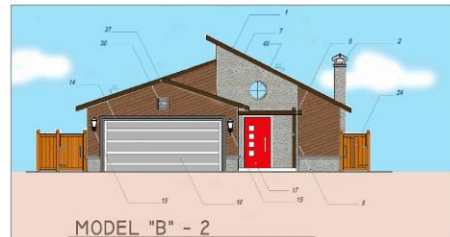
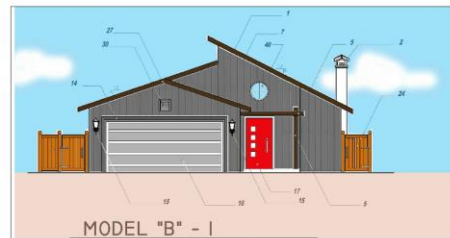
Plan A

- two elevation designs;
- board and batten walls, brick veneer, precast stone caps, wood trim;
- window planter boxes;
- front entry features that include a red entry door, ornamental iron accents;
- composite shingle roofing

**Neighborhood Council Project Overview for GPA-100/Z-S-739/
PD-S-1061/TT-6019**

Plan B

- three elevation designs;
- slanted clerestory styled roofs and windows (a high section of wall that contains windows above eye level);
- board and batten siding, slanted stained composite siding, stucco finished walls;
- precast stone caps, wood trim;
- composite shingle roofing



The wall colors will include shades of beige, stained colored wood, different shades of grey and blue siding, and darker colored grey and brown trim. The composite shingle roofing include various shades of browns, greys, blues, and black.

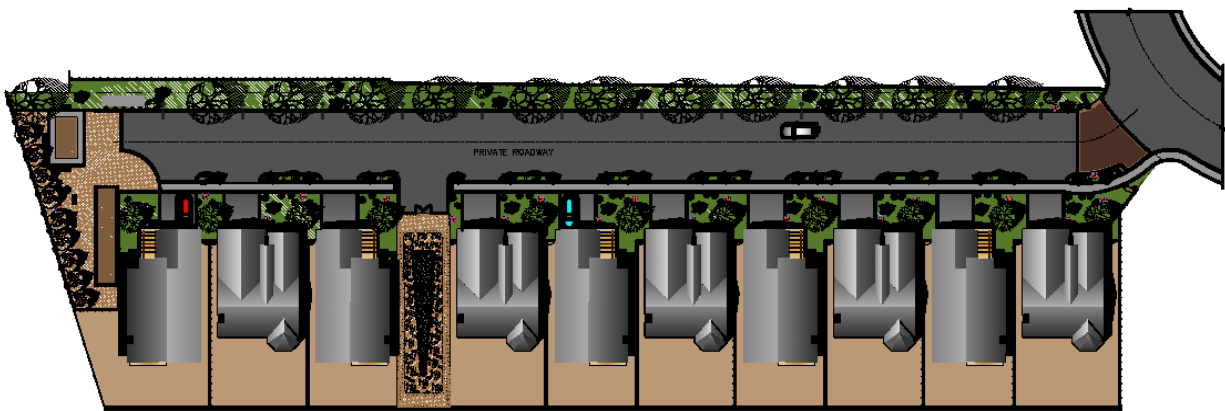
Onsite amenities will include a private common recreational area that will consist of a play area, bocce ball court and benches. Each residence will also have an enclosed rear yard. The proposed fencing consists of: a slump stone wall that will be installed along the south property line, adjacent to the railroad right-of-way; and a tubular steel fence at west side of the property, adjacent to the existing RV Storage facility.

Along the east property line, the applicant is proposing to extend new wood fencing along the front portion of the existing fence. The area of Graham Street to the north consists of seven single-family residential properties that back up within a few feet of the northern property line of the project site. No new fencing is being proposed here. The existing yards are bordered by different types of fencing that consist of either wood or concrete block. Due to the mixture of fencing materials, staff is recommending that the applicant install a hedge along the north property line to provide a consistent border. All proposed fencing will be a maximum of three feet tall in the Traffic Safety Site Area on the corner of Callahan Avenue and Alviso Street.

**Neighborhood Council Project Overview for GPA-100/Z-S-739/
PD-S-1061/TT-6019**

Due to onsite storm water detention requirements, a detention basin is being proposed between Lot 7 and Lot 8. A hammer-head turnaround will be located within the roadway in front of the proposed detention basin for emergency access.

The common areas, including the private roadway, sidewalk, recreation area, detention basin, and common area landscaping will be maintained by the Home Owners Association. The common area landscaping will consist of drought tolerant plants and trees. The applicant will be required to install landscaping within the front yards of the homes. However, the residential property owners will be responsible for landscaping their side and rear yards, and for maintaining the landscaping within the front yards.



III. Project Compatibility

The following table shows the existing General Plan land use designations, zoning designations, and current land use of the project site and surrounding properties:

	GENERAL PLAN	ZONING	CURRENT LAND USE
Subject Site:	Existing: Industrial Proposed: Moderate Residential	Existing: Light Industrial (LI) Proposed: Residential Moderate (RMod)	Existing: Vacant Lot Proposed: 10 single-family residences
North:	Medium Density Residential	Residential Medium Density (RM)	Single-family residences
South:	General Commercial	Commercial Planned Development (CPD)	Railroad, Commercial (Batting Cages/Auto Repair)
East:	Medium Density Residential	Residential Medium Density (RM)	Single-family residences
West:	Industrial	Light Industrial (LI)	RV Storage Facility

**Neighborhood Council Project Overview for GPA-100/Z-S-739/
PD-S-1061/TT-6019**

The proposed General Plan land use designation of Moderate Residential is intended to create residential areas composed of detached, single-family units on small lots, and attached residential projects for either senior and affordable units. This designation is intended mainly for the valley floor. Density ranges for the Residential Moderate designation would allow a density of 5.1–10.0 units per acre, with a 5,000- square foot minimum lot size. The proposed RMod Zoning designation for the site will have a density of 5.1 units per acre and the lot sizes will range from 5,078 to 6,135 square feet.

The proposed private roadway will have freestanding light fixtures that will not exceed 14 feet in height. To ensure that the surrounding residents are not impacted by the proposed lighting, the applicant will be required to submit a photometric plan prior to development of the site.

The project has been reviewed by the City's Traffic Engineering Division and it has been determined that the project would not affect any intersections. The proposed residential development would generate approximately 94 trips a day, with 7 trips per hour during the a.m. peak hour and 10 trips during the p.m. peak hour. The analysis examined the local arterial intersections and determined that the project would not change the level of services at those intersections.

IV. Issues

There are no project issues that have been identified.

V. Environmental Review

The City's Environmental Planner will be preparing an Initial Environmental Study and it is anticipated that a Mitigated Negative Declaration will be required with the project under the provisions of the California Environmental Quality Act (CEQA).

VI. Exhibits

Please refer to the attached exhibits.

PLANT LEGEND

- 1 STRAWBERRY TREE ARBUTUS UNEDO 36' BDx
- 2 CERCIIDIUM FLORIDUM DESERT MUSEUM BLUE PALM VERDE 24' BDx
- 3 CASSIA TREE CASSIA SENNA SURATTENSIS 24' BDx
- 4 FEROCACTUS CYLINDRACEUS 5 GAL.
- 5 COYOTE BUSH BACCHARIS FILULARIS 5 GAL.
- 6 CAESALPINIA GILLIESII DESERT BIRD OF PARADISE 15 GAL.
- 7 DASYLIRION WHEELERI DESERT SPIN 5 GAL.
- 8 JUNIPERUS CALIFORNIA CALIFORNIA JANIPIER 15 GAL.
- 9 LEUCOPHYLLUM FRUTESCENS TEXAS RANGER 5 GAL.
- 10 HESPERALOE PARVIFLORA RED YUCCA 5 GAL.
- 11 NANDINA DOMESTICA HEAVENLY BAMBOO 5 GAL.
- 12 CALLISTEMON CITRINUS CRIMSON BOTTLE BUSH 15 GAL.
- 13 RIO BRAVO SAGE LEUCOPHYLLUM 15 GAL.

CALLOUTS NOTES

- A 2" DEEP LAYER OF MIXED TAN, BROWN/GRAY ROCK (OR EQUAL) ON FILTER FABRIC
- B ANGULAR BOULDERS 12"/24"/36"
- C 2" DEEP LAYER OF BLUE/ GREEN DECORATIVE ROCK (OR EQUAL) ON FILTER FABRIC
- D COMMON RIVER COBBLE SIZED TO RANGE FROM 3" DIA. (OR EQUAL)
- E 2" DEEP LAYER OF DG. (DECOMPOSED GRANITE) - RED OR GOLDEN BROWN
- F NATURAL GRADE (UNFINISHED)

NOTE:

- STREET TREES, PLANT MATERIAL AND IRRIGATION SYSTEM, WITHIN THE PUBLIC RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE DEVELOPMENT/HOA/PROPERTY OWNER IN PERPETUITY AND PER SIMI VALLEY MUNICIPAL CODE MAINTENANCE STANDARDS.

Utility Equipment Screening

- THE SCREENING PLAN INCLUDES THE FOLLOWING:

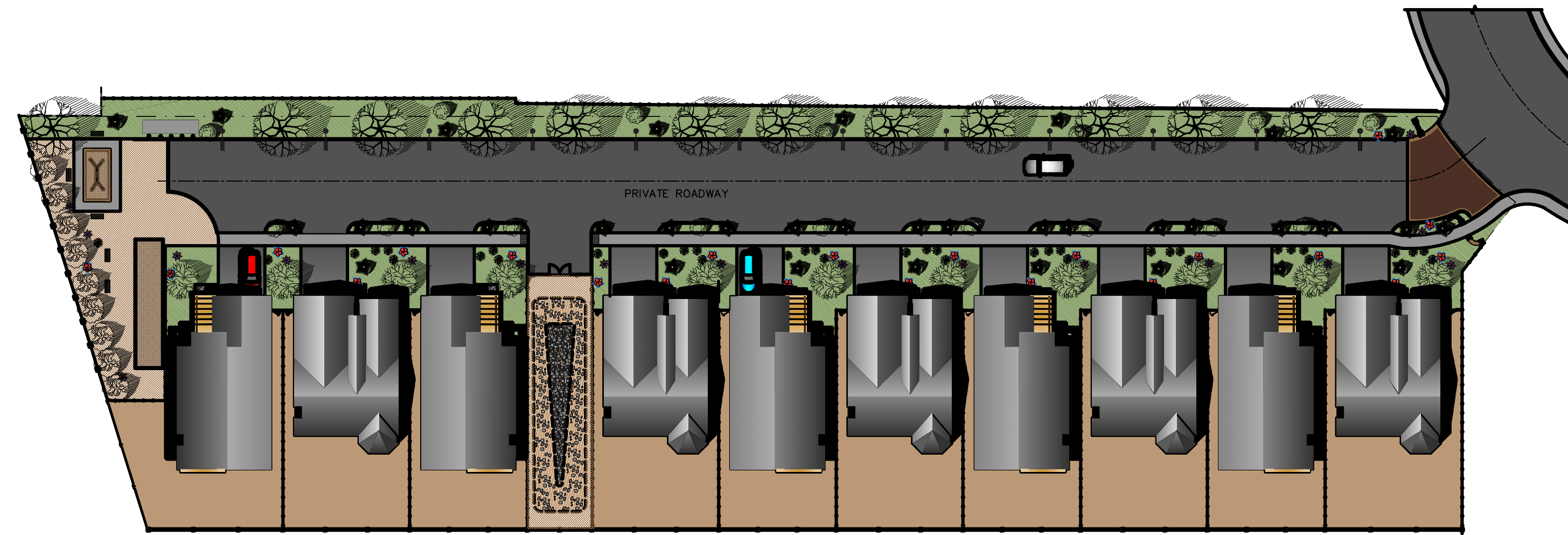
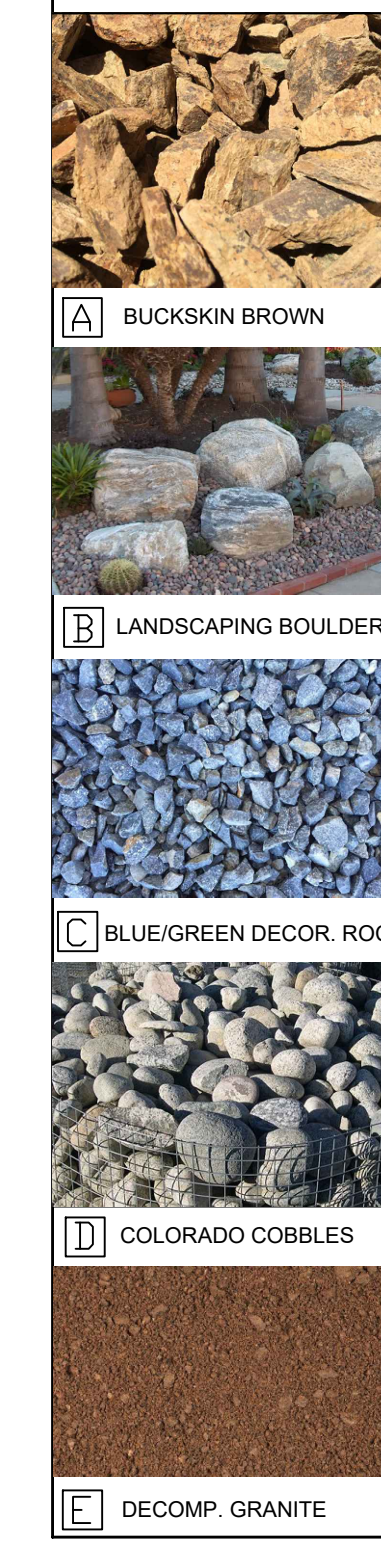
- A. ALL UTILITY EQUIPMENT REQUIRING SCREENING SHALL BE SHOWN IN THE PROGRAM. THIS INCLUDES PUBLIC WORKS UTILITY EQUIPMENT AND EQUIPMENT ASSOCIATED WITH THE PROVISION OF ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION, AND WATER, AND INCLUDES:
 - (1) SURFACE-MOUNTED TRANSFORMERS;
 - (2) PEDESTAL-MOUNTED TERMINAL BOXES;
 - (3) METER CABINETS;
 - (4) ABOVE-GROUND WATER SERVICE EQUIPMENT (I.E. AIR VAC CANS, SAMPLING STATIONS), IRRIGATION EQUIPMENT, AND BACKFLOW PREVENTERS;
 - (5) FIRE SPRINKLER DOUBLE DETECTOR CHECK VALVES;
 - (6) ACCESS DOORS AND VENTS; AND
 - (7) ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.
- B. ABOVE-GROUND UTILITY EQUIPMENT AND VENTS/ACCESS DOORS FOR UNDERGROUND UTILITY VAULTS SHALL BE LOCATED AWAY FROM THE SIDEWALK WITH SUFFICIENT SPACE TO ALLOW A MINIMUM OF THREE FEET CLEARANCE BETWEEN THE SCREENING FOR THE UTILITY EQUIPMENT AND ANY PAVED SURFACES INCLUDING STREETS, DRIVEWAYS, AND WALKWAYS.
- C. FIRE SPRINKLER PRESSURE DETECTOR CHECK VALVES SHOULD BE LOCATED A MINIMUM OF 20 FEET FROM ALL PROPERTY LINES ADJACENT TO PUBLIC RIGHTS-OF-WAY.
- D. NOT USED.
- E. NO ABOVE-GROUND SCREENING TALLER THAN 30 INCHES SHALL BE LOCATED WITHIN A TRAFFIC SAFETY SIGHT AREA (TSSA).
- F. BOLLARDS SHALL NOT BE INSTALLED IN CONJUNCTION WITH ANY NEW UTILITY EQUIPMENT OR APPURTENANCES UNLESS DECORATIVE, AND APPROVED BY THE CITY PLANNER.
- G. ACCESS EASEMENTS SHALL BE PROVIDED TO ALLOW ACCESS TO ALL VENTS AND ACCESS DOORS AND TO ALLOW THEM TO FACE AWAY FROM SIDEWALKS, STREETS, AND DRIVEWAYS.
- H. FOR SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS:
 - (1) THE ACCESS EASEMENTS SHALL INCLUDE BOTH THE MINIMUM WIDTH REQUIRED BY THE PUBLIC UTILITY FOR ACCESS AND THE WIDTH NEEDED FOR THE SCREENING OF THE EQUIPMENT; AND
 - (2) FOR HOMEOWNER'S ASSOCIATIONS, UTILITY EQUIPMENT IS ENCOURAGED TO BE LOCATED WITHIN COMMON AREA CONTROLLED BY THE HOMEOWNER'S ASSOCIATION.
- I. NOT USED.
- J. ONE OR MORE OF THE FOLLOWING METHODS OF SCREENING SHALL BE REQUIRED FOR ANY ABOVE-GROUND EQUIPMENT:
 - (1) LANDSCAPING THAT, UPON INSTALLATION, SHALL SCREEN A MINIMUM OF 75 PERCENT OF THE VENTS, ACCESS DOORS, OR UTILITY EQUIPMENT FROM VIEW;
 - (2) ARTIFICIAL ROCK EQUIPMENT COVERS THAT COVER 100 PERCENT OF THE UTILITY EQUIPMENT. THESE SHOULD BE ACCENTED WITH NATURAL BOULDERS AND LANDSCAPING;

- 1 EDGE OF DETENTION BASIN - SEE CIVIL PLAN
- 2 CONCRETE SIDE WALK
- 3 SEATING
- 4 PLAYING AREA
- 5 BOCCIE BALL COURT
- 6 PROPOSED EQUIPMENT PAD (subject to change)
- 7 CURB
- 8 STEPS STONE
- 9 ENTRANCE GATE MONUMENT
- 10 UNCOVERED CONCRETE PATIO
- 11 COVERED CONCRETE PATIO
- 12 ALL ABOVE-GROUND UTILITIES MUST BE SCREENED WITH A MINIMUM 15-GALLON SIZE SHRUB.

LANDSCAPE:



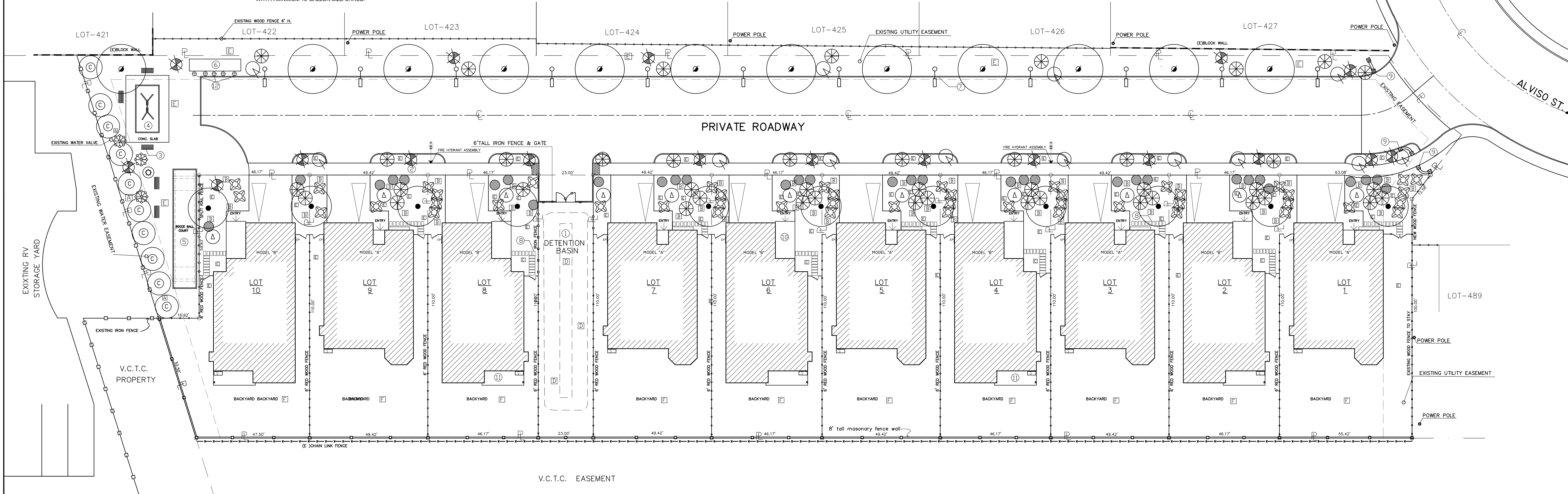
HARDSCAPE:



COLORED SITE PLAN

SCALE: 1" = 40'

SVMC Section 9-33.030	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
FRONT YARD (sq.ft.)	1469.4	1328.8	1279.4	1328.8	1279.4	1328.8	1279.4	1328.8	1279.4	1328.8
50% AREA OF FRONT YARD	734.7	664.4	639.7	664.4	639.7	664.4	639.7	664.4	639.7	664.4
LANDSCAPE AREA OF FRONT YARD (sq.ft.)	941.9	780	749	780	749	780	742	780	749	756



PROPOSED LANDSCAPE & HARDSCAPE PLAN

ASSESSOR PARCEL # 632-0-252-135

SCALE: 1" = 20'

EXISTING UNION PACIFIC RAILROAD

FOREPOINT DEVELOPMENT INC.
 485 RANCHO BLVD.
 IRVING, CA 92614
 (949) 251-1000

PROPOSED LANDSCAPE, HARDSCAPE AND COLORED PLAN

REVISION

1	SUBMITTAL # 1	DATE:
2	SUBMITTAL # 2	DATE: 08-26-18
3	SUBMITTAL # 3	DATE: 11-08-18
4	SUBMITTAL # 4	DATE: 01-10-19
5	SUBMITTAL # 5	DATE: 04-24-19

CALLAHAN AVE. LLC
 20693 LORENZANA DR. WOODLANDHILLS, CA 91364
 PH: 8059577286

CALLAHAN STATION
 PROJECT ADDRESS
 2145 CALLAHAN AVE. SIMI VALLEY, CA 93065
 ASSESSOR PARCEL #: 632-0-252-135

DATE	04/24/19
DRAWN	K.Z.
SCALE	AS SHOWN
PROJECT	060918
SHEET	OF
L-01	