

  
**NEIGHBORHOOD COUNCILS**  
**NEIGHBORHOOD COUNCIL #2**  
TUESDAY, NOVEMBER 12, 2019  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD  
**NEW MEETING TIME 7:00 p.m.**

AGENDA

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NC #2 Chair	Jan Smith
NC #2 Vice Chair	Pam Campeau
NC #2 Secretary	Gina Gooding
CS Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Dee Dee Cavanaugh

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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 three (3) minutes per speaker.
6. Informational Presentation
  - a. The State of the Region Report
7. New Business
  - a. Request to construct a 54-unit apartment complex with four affordable units at 1260/1270 Patricia Avenue



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, December 10, 2019, 7:00 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

Chair Andy Hanna called the meeting to order at 7:35 p.m. He also confirmed that a quorum was present.

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

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

Gina Gooding noted that she was incorrectly marked 'absent' when she was in fact 'excused'. A motion was made by Gina Gooding and seconded by Pam Campeau to approve the September 10, 2019 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident shared a concern that as far as he is aware there has been no action on updates to the RV parking ordinance. He hoped that any updates may give him some relief from his safety concerns regarding the legally parked RV next door. Staff noted that any revisions to the ordinance would be most likely be reviewed by the City Council in 2020.

6. Informational Presentation

a. The City's Updated Short Range Transit Plan

Ben Gonzales, Deputy Public Works Director (Transit), made the presentation. He described the changes to the various bus routes, which are being made to offer more efficient bus routes that are available for more people. They are also creating a temporary transit center at the Simi Valley Civic Center where, for the first time, all busses will stop, allowing people to pick up a bus or transfer to any bus from one location.

7. New Business

a. Discussion/input on proposed increase in sanitation service rates

The presentation was made by Joe Deakin, Assistant Director of Public Works. He discussed the need for a rate increase, which is to be spread out over five years, from 2020 to 2024. The rate increase will vary according to type of housing, but Simi Valley's rates will still be the third lowest in the region. Expenses are divided in two categories: Operations and Maintenance and Capital Projects. The Operations and Maintenance expenses are expected to increase 3.5% per year over the five-year period.

However, most of the proposed increase is necessary to cover over \$9 million in large capital improvements, which have been put off for many years. The City has an aging infrastructure, with some components from the 1950's. If these improvements are not made, significant failures will begin to take place and cost much more to repair with more disruption than the proposed capital improvements.

**Questions/comments from the Executive Board and responses from staff:**

**What projects does the Sanitation Division have in the works?**

Upcoming projects include a sewer assessment, re-alignment projects, and repairs and improvements to the waste-water management systems.

**When was the last rate increase?**

The last rate increase was in May of 2015.

**Why are apartment residents not included in the protest provision?**

This is due to the terms of Proposition 218, which provides protest procedures only to parcel owners.

b. Election of Officers

By consensus of the Executive Board, Jan Smith was elected Chair, Pam Campeau was elected Vice Chair, and Gina Gooding was elected Secretary.

c. Nomination of a representative to the Special Event Support Review Committee

By unanimous vote, Gina Gooding was nominated, with Pam Campeau nominated as alternate.

8. Community Services Coordinator's Report: None

9. Executive Board Comments

Pam Campeau and Jan Smith stated that they attended the Barn Dance at Strathearn Historical Park celebrating the 50<sup>th</sup> Anniversary of the City of Simi Valley, sharing that it was a wonderful community event.

Gina Gooding and Pam Campeau participated in the Coastal Clean-Up Day.

Eric Kohli shared that a Marching Band Camp would be taking place on Saturday, October 12 at 10 a.m. at Royal High School. Thirty bands will be participating and food trucks would be onsite.

Andy Hanna shared that in over 25 years of public service, he found the Neighborhood Council experience to be one of the most rewarding.

10. Adjournment: Tuesday, November 12, 2019, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:35 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

Project No. ....PD-S-1067  
 Neighborhood Council No. .... 2  
 Tentative Planning Commission Meeting Date..... December 4, 2019  
 Tentative City Council Meeting Date ..... To be determined.  
 Case Planner ..... Caesar Hernandez

### Request:

A Planned Development Permit to construct a 54-unit, three-story apartment complex with four affordable units and a density bonus located at 1260/1270 Patricia Avenue.

### Applicant:

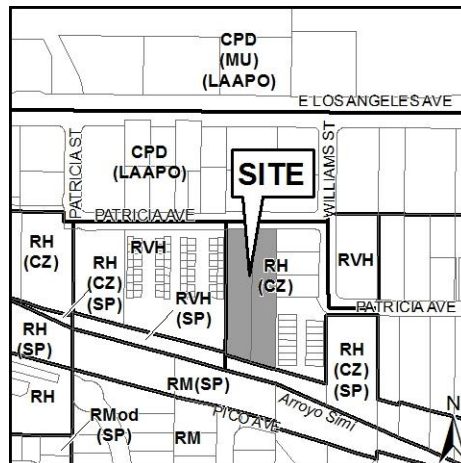
1260 Patricia Avenue Associates LLC  
 17404 Ventura Blvd., Second Floor  
 Encino, CA 91316  
 (818) 906-2230 x218

### General Plan/Zoning:

High Density Residential/Residential High Density - Conditional Zoning

### Location:

1260/1270 Patricia Avenue



# **Neighborhood Council Project Overview for PD-S-1067**

## **I. Project Description**

The applicant proposes to construct a three-story, 54-unit apartment complex on a 1.82-acre vacant lot located at 1260/1270 Patricia Avenue. Of the 54 units, four are designated as affordable units for tenants that qualify under the Very Low Income category. The multi-family structure will include 33 two-bedroom units and 21 one-bedroom units. The project provides 91 parking spaces, including 83 (uncovered) standard parking spaces for tenants, 18 (covered) standard parking spaces; and four accessible parking spaces. The applicant will also provide four bicycle lockers, as required.

Site amenities include gated vehicular access, a fitness center, media room, community room, lobby/lounge area; and an office. The outdoor amenities will include a gathering area with seating in the central courtyard, a social gathering area with seating on the building roof, and a fenced-off dog park located in the southeast corner of the property. One elevator and two stairways are provided for access to the second and third floors.

The apartment structure will be located at the front of the property, with setbacks from the adjacent side property lines of 14 to 118 feet. There will be a new six-foot high retaining wall constructed along the west and south property lines. The applicant will utilize the existing six-foot high block garden wall located along the southeast property line, adjacent to the condominiums. However, a new six-foot high garden wall will be constructed along the northeast property line, adjacent to the single family dwelling units. There will be new stairs that lead to the new gate in the southeast corner. The gate will provide access to the Arroyo Simi Greenway multi-purpose trail.

The property is zoned Residential High Density (Conditional Zoning), which allows 37 units on the 1.82-acre site. Pursuant to State Density Bonus Law, the applicant can request an increase in the overall number of housing units that a developer may build on a site in exchange for including affordable housing units in the project. In exchange for providing the four affordable housing units, the applicant is requesting a density bonus to allow 13 additional market rate units for a total of 54 units. Moreover, the applicant is requesting to enter into an Affordable Housing Agreement to maintain affordable rental rates for a 55-year term. The Agreement requires final approval by the City Council.

## **II. Project Design**

The exterior building design will have blue metal siding with exterior plaster that includes a dash texture finish. The design will also include metal siding with a pencil rib color parchment. Each unit will include aluminum windows and sliding glass doors constructed of solar ban insulating glass. The balconies will have aluminum and glass railings with blue metal sunshades above. The roof design includes flat roof elements with a parapet to screen the roof equipment.

## Neighborhood Council Project Overview for PD-S-1067

The conceptual landscape plan includes 51, 36-inch box trees, including Strawberry, Western Redbud, Eastern Redbud, Honeylocust, Sweet Shade, Fruitless Olive, California Sycamore, California Live Oak, African Sumac, and Brisbane Box. The center courtyard will have several planter areas with trees, shrubs, a water filled stream bed and a seat wall. No landscaping over 30-inches high, which could affect sight distance, will be located in the lines of sight from the driveways, pursuant to the City’s sight distance standard.

### **III. Project Compatibility**

The project site is zoned Residential High Density- Conditional Zoning. The Conditional Zoning requires a maximum density of 20 units per acre with no density bonus. The purpose of the RH zone is to provide for areas of more compact multi-family residential developments, such as townhomes, garden apartments, and other multiple unit dwellings. With the adjoining Residential Very High Density zoning to the west and further down Patricia Avenue, as well as the adjacent commercial uses, the proposed density of this project can be found to be compatible to the surrounding area.

In regards to compatibility with the neighborhood, the proposed structure will be positioned towards the front and to the east property line of the project site. This will provide buffering from the existing two-story condominium buildings to the west and allow for proper ingress/egress from Patricia Avenue. The surrounding General Plan land uses, Zoning designations, and the current land uses are described as follows:

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	High Density Residential	Residential High Density- Conditional Zoning	Existing: Two Vacant Lots Proposed: 54 Apartments
North:	General Commercial	Commercial Planned Development	Three-story office building
South:	Arroyo Simi; Very High Density and Medium Residential beyond	Residential Medium Density - Arroyo Simi Greenway Specific Plan; Residential Medium Density beyond	Arroyo Simi; Single-Family Dwellings beyond
West:	Very High Density Residential	Residential Very High Density - Conditional Zoning	Multi-Family Dwellings (2-story condominium buildings)
East:	High Density Residential	Residential Very High Density - Conditional Zoning	Single-Family Dwellings



## **Neighborhood Council Project Overview for PD-S-1067**

The traffic study prepared for the project indicated that the residents will generate 294 average daily trips (ADT), with 19 vehicle trips during the AM peak hour (5 inbound and 14 outbound) and 24 vehicle trips during the PM peak hour (15 inbound and 9 outbound). The analysis of existing plus project conditions concluded that traffic associated with the proposed apartment complex will operate within the City's acceptable traffic range of Level-of-Service A-B range. With the project alone, the traffic levels of service at the intersection of Los Angeles Avenue at Patricia Street will remain at LOS A. The City's Traffic Engineer found that the project will not impact the street system.

### **IV. Issues**

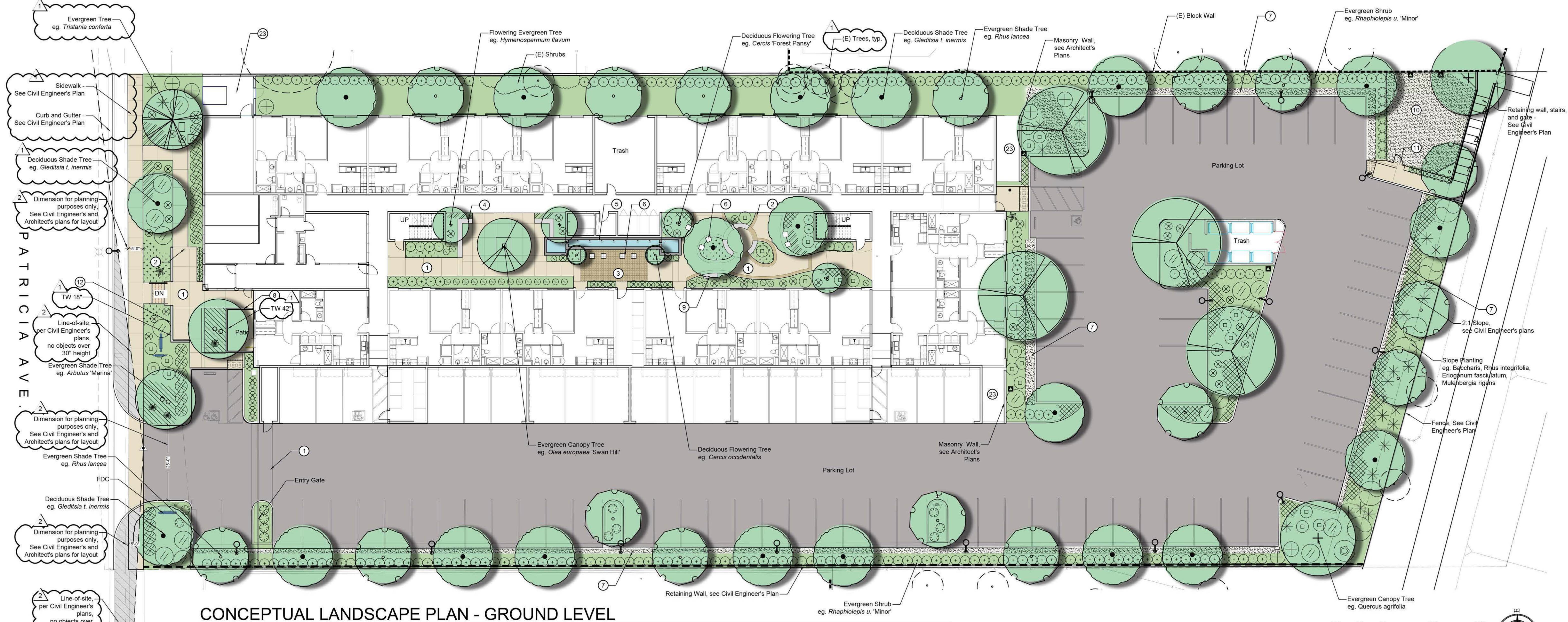
No issues have been raised by staff.

### **V. Environmental Review**

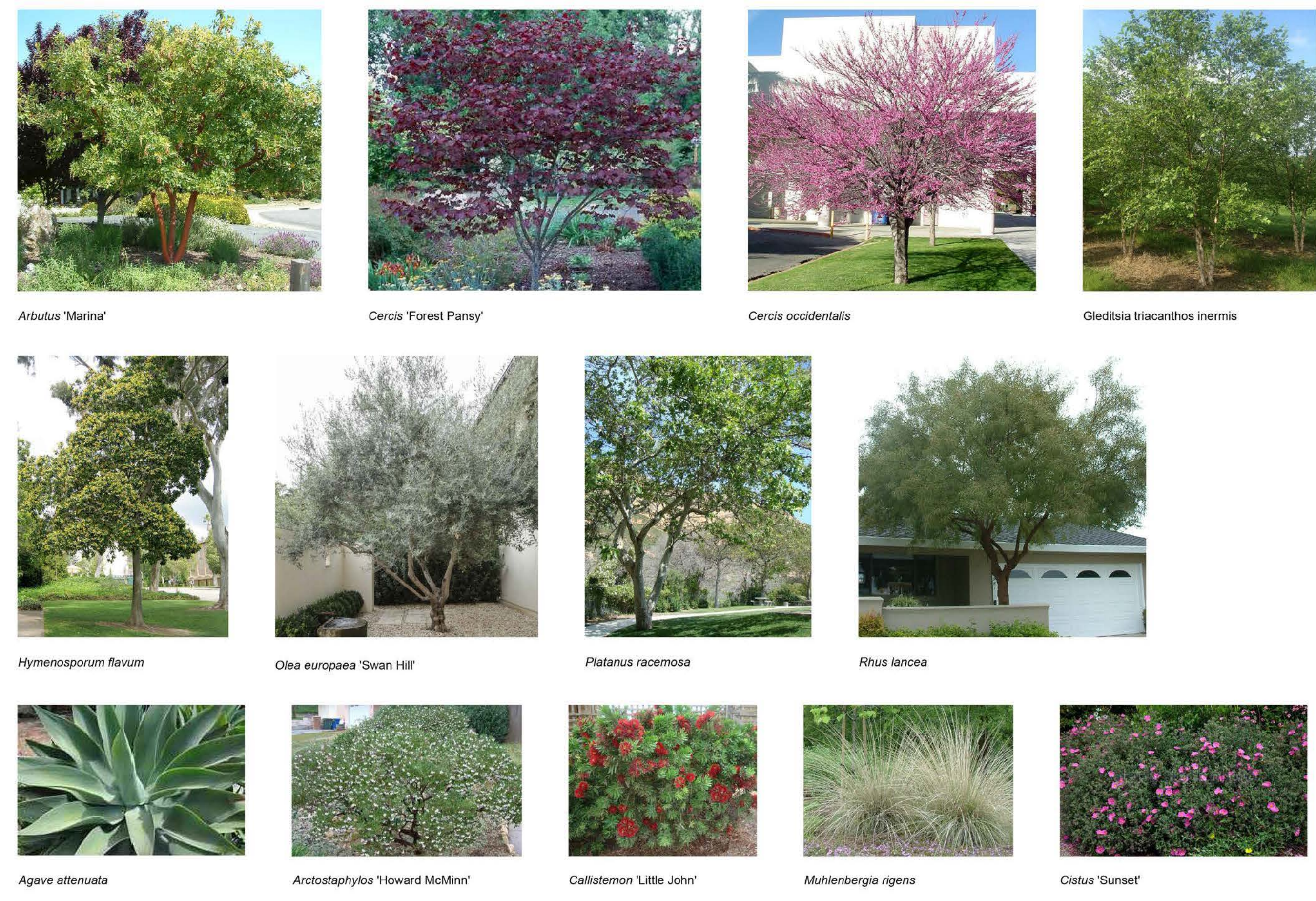
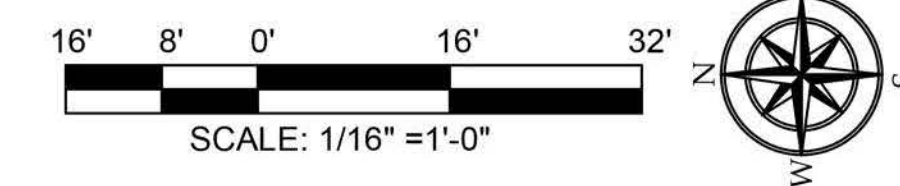
Based on the application data, the project is anticipated to be categorized as a Class 32 Environmental Exemption, pursuant to the California Environmental Quality Act. The project is proposed on a site less than 5 acres, substantially surrounded by urban uses, and is consistent with the applicable general plan and zoning designations and policies. The project would be adequately served by all required utilities and public services, and would not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, the project qualifies for an infill exemption (Class 15332) to the California Environmental Quality Act.

### **VI. Exhibits**

Refer to the attached exhibits.



**CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL**



- NOTES**
- See Sheet L-3 for Notes and Planting Legend.
  - Any street trees, plant material and irrigation systems, within the public right-of-way, are to be maintained by the Development/HOA/Property Owner in perpetuity per Simi Valley Municipal Code Maintenance Standards.
  - No high water plants or turf used. All landscaping areas are low and medium water use shrubs, groundcovers, and trees.
  - No Objects over 30' height that affect sight distance shall be located in the lines of sight in accordance with the City sight distance standard. Line of sight area shown on plan.
  - Dimensions of Sidewalk and Driveway are for planning purposes only. See Civil Engineer's and Architect's plans for layout.
- This plan will comply with the requirements of the City of Simi Valley Municipal Code and State Water Efficient Landscape Ordinances.

- SITE IMPROVEMENT LEGEND**
- Concrete Paving - Integral color TBD, light sand float finish, saw cut joints
  - Concrete Paving - Integral color TBD, light sand float finish, saw cut joints
  - Enhanced Paving
  - Seat Wall - Concrete, smooth finish on top
  - Water Feature
  - Concrete Seating - 'O' Bench, 24", by QCP-Corp, color 'White'
  - Decomposed Granite
  - Masonry Wall - 4'-6" ht., color and finish to match building
  - Site furniture - TBD
  - Dog Run - Decomposed Granite or Native Grass
  - Fence and Gate - Vertical Wrought Iron Picket, black color
  - Masonry Wall - 18" ht., color and finish to match building
  - Spa - 8'x8', Model TBD
  - Outdoor Kitchen - Concrete with BBQ
  - Railing - TBD
  - Masonry Wall - 3' ht., color and finish to match building
  - Tile Paving - 2' square tile, style and color TBD
  - Overhead Structure - 12'x12' square, style and material TBD
  - Planters - Various size and shapes
  - Gravel Paving with planters - Color and type TBD
  - Enhanced Paving - Material and color TBD
  - Decomposed Granite Paving
  - Gravel Paving for utility areas - Size, color TBD
  - Fire Feature - TBD

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Landscape Architecture / Horticulture / Documentation  
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tel 805 201 6614  
brodersenassoc@gmail.com  
CA#4880

REGISTERED LANDSCAPE ARCHITECT  
SWAN D BRODERSEN  
No. 4880  
EXP. 4/30/21  
STATE OF CALIFORNIA

These drawings, including all related design, details, specifications, and information are and shall remain the sole property of Brodersen Associates and are for use on this specific project and shall not be copied, disclosed to others or used without the expressed written consent of Brodersen Associates.

**VANTAGE APARTMENTS**  
1260 PATRICIA AVENUE  
SIMI VALLEY, CA 93065

Date: 08.05.19  
19.06

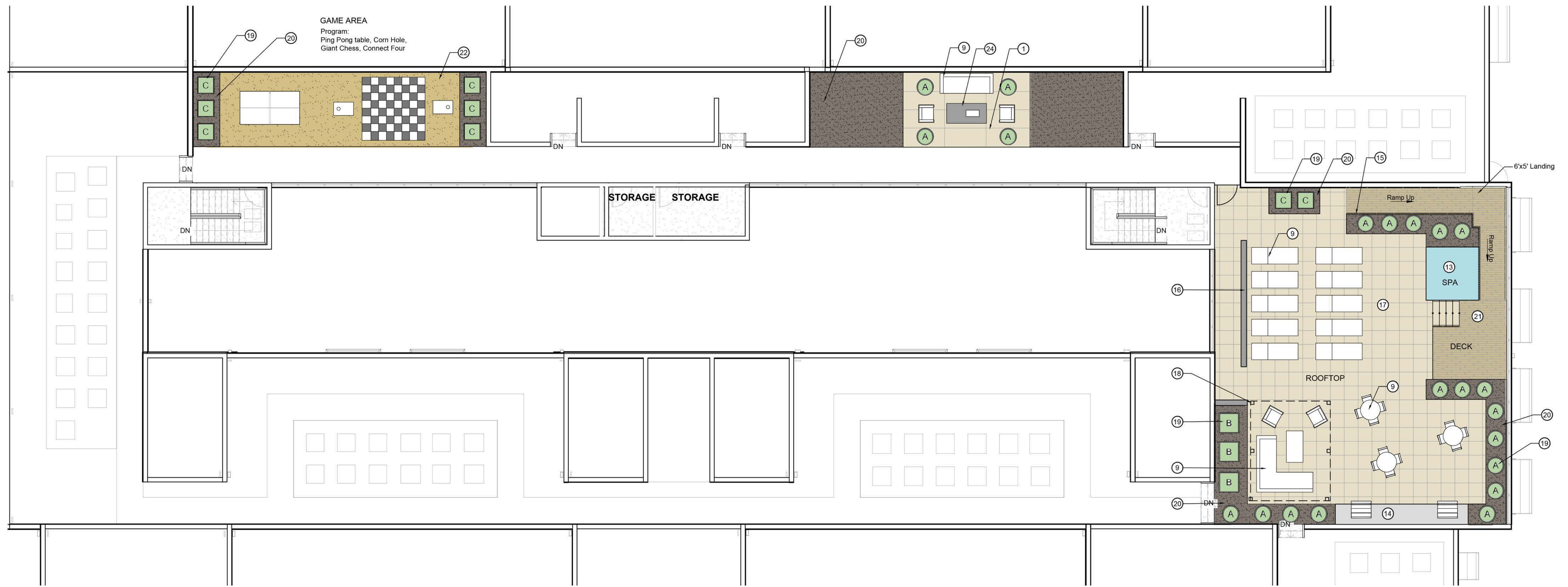
08.05.19 - Plan Check Comments  
09.25.19 - Plan Check Comments

Drawn by: JH  
Checked by: BB

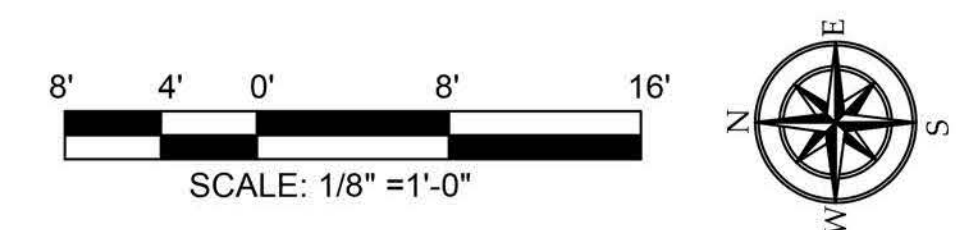
Sheet: L-1  
Of X Sheets

CONCEPTUAL LANDSCAPE PLAN

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CONCEPTUAL LANDSCAPE PLAN - ROOF TOP



5 Water Feature



6 Concrete Seating - 'O' Bench



13 Pool



19 Planter - Round



20 Planter - Square in Gravel

SITE IMPROVEMENT LEGEND

- 1 Concrete Paving - Integral color TBD, light sand float finish, saw cut joints
- 2 Concrete Paving - Integral color TBD, light sand float finish, saw cut joints
- 3 Enhanced Paving
- 4 Seat Wall - Concrete, smooth finish on top
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- 21 Enhanced Paving - Material and color TBD
- 22 Decomposed Granite Paving
- 23 Gravel Paving for utility areas - Size, color TBD
- 24 Fire Feature - TBD

**NOTES**

1. This plan will comply with the requirements of the City of Simi Valley Municipal Code and State Water Efficient Landscape Ordinances.

- NOTES**
- See Sheet L-3 for Notes and Planting Legend.
  - Any street trees, plant material and irrigation systems, within the public right-of-way, are to be maintained by the Development/HOA/Property Owner in perpetuity per Simi Valley Municipal Code Maintenance Standards
  - No high water plants or turf used. All landscaping areas are low and medium water use shrubs, groundcovers, and trees.

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REGISTERED LANDSCAPE ARCHITECT  
 State of California  
 No. 4880  
 EXP. 4/30/21  
 STATE OF CALIFORNIA

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**VANTAGE APARTMENTS**  
 1260 PATRICIA AVENUE  
 SIMI VALLEY, CA 93065

Date: 08.05.19  
 19.06

08.05.19 - Plan Check Comments

Drawn by: JH  
 Checked by: BB

Sheet: L-2  
 Of X Sheets

CONCEPTUAL LANDSCAPE PLAN

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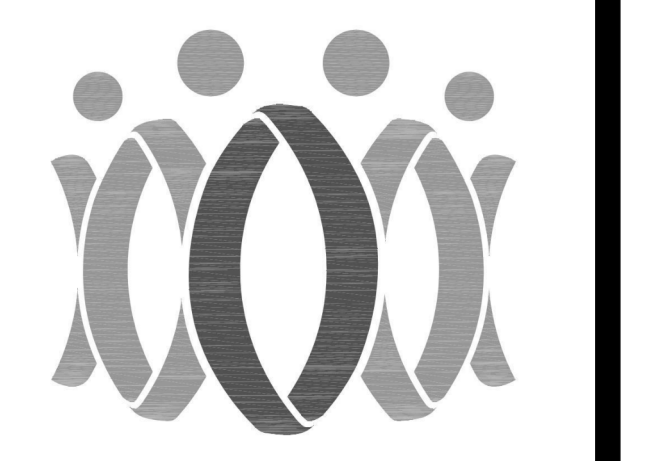
**NORTH ELEVATION COLOR**

1  
A303



**SOUTH ELEVATION COLOR**

2  
A303



**FLEWELLING & MOODY**  
architecture planning interiors

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An Employee Owned Corporation

ARCHITECT

**PROJECT:**  
VANTAGE APARTMENTS  
1260 PATRICIA AVENUE  
SIMI VALLEY, CA

**APPLICANT:**  
ADRIAN STERN  
17404 VENTURA BLVD, 2ND FLOOR  
ENCINO, CA 91316  
(818) 906-2230

**ARCHITECT:**  
MICHEAL STAHLHEBER  
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(323) 543-8300

**OWNER:**  
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ASSOCIATES, LLC  
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ENCINO, CA 91316  
(818) 906-2230

**APN:**  
632-0-351-685 AND  
632-0-351-695

Drawn by: Author  
Check by: Checker

Revisions		
No.	Date	Description

All dimensions must be checked at the job by the contractor who accepts full responsibility for their accuracy under the contract. These plans & the specifications in connection therewith have been prepared for a specific site. Any and all responsibility for their use in whole or in part on any other site is hereby disclaimed by Flewelling & Moody.

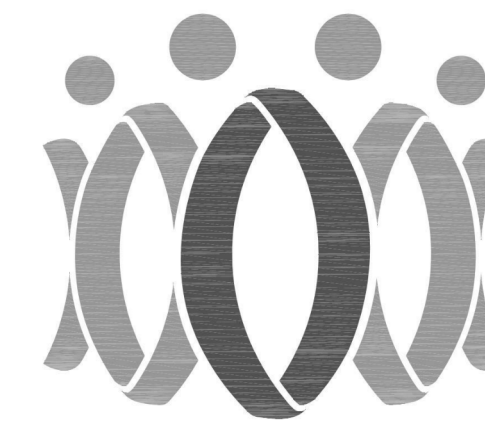
**VANTAGE APARTMENTS**  
1260 PATRICIA AVE

Drawing Title

**EXTERIOR ELEVATIONS COLOR**

Job No. 2832	Sheet No. <b>A303</b>
Date	Issue Date

A B C D E F



**FLEWELLING & MOODY**  
architecture planning interiors

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An Employee Owned Corporation

ARCHITECT

**PROJECT:**  
VANTAGE APARTMENTS  
1260 PATRICIA AVENUE  
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632-0-351-695

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**VANTAGE APARTMENTS**

1260 PATRICIA AVE

Drawing Title

**EXTERIOR  
ELEVATIONS COLOR**

Job No.

2832

Date  
Issue Date

Sheet No.

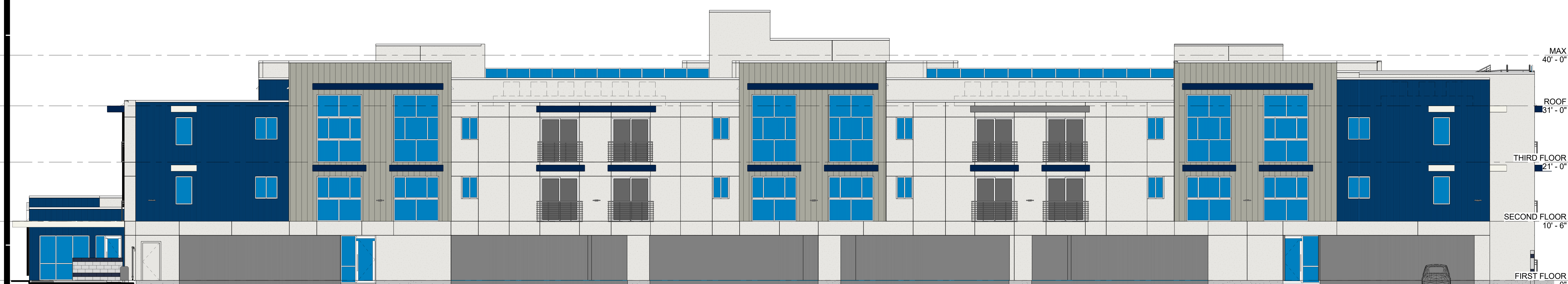
**A304**



**EAST ELEVATION COLOR**

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

1  
A304



**WEST ELEVATION COLOR**

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

2  
A304