



**NEIGHBORHOOD COUNCILS**

**NEIGHBORHOOD COUNCIL #3**  
THURSDAY, MARCH 12, 2020, 7:00 p.m.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

---

NC #3 Chair	Shaun MacDonald
NC #3 Vice Chair	Mark Luker
NC #3 Secretary	Nancy Freigher
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 three (3) minutes per speaker.

6. Informational Presentations

a. Discussion of possible sales tax ballot measure

b. Emergency planning for your pets by Ventura County Animal Services

7. New Business

a. Request to construct a 357-unit Senior Residential Care Facility at the southwest corner of Tapo Canyon Road and Guardian Street

b. Discussion of Neighborhood Council Boundaries

c. Appointment of one representative and one alternate to serve on the Program for Public Information Committee



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, April 16, 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 Shaun MacDonald called the meeting to order at 7:00 p.m. Secretary Nancy Freigher confirmed that a quorum was present.

Pepper Aarvold	P	Bruce Roth	P
Rick Norris	P	Vacant	
Carol Thomaier	P	Nancy Freigher	P
Jon E. Weber	P	Jeremy Kuklin	P
Roberta Woods	P	Mark Luker	P
Jessica Freeman	E	Shaun MacDonald	P
Keith D. Kelly	P	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 Mark Luker and seconded by Keith D. Kelly to approve the December 12, 2019 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident stated that she was disappointed that new state housing regulations forced the City to approve the mixed use development at the corner of Tapo and Alamo Streets.

6. Informational Presentations

a. The US Census Bureau presents an overview of the 2020 Census

Justine Fisher, Partnership Specialist, made the presentation. She informed the Executive Board that the first Census took place in 1790 and every 10 years since. One of the more important uses of the collected data is for the fair distribution of billions of dollars in federal funds to local communities according to their populations. It helps these communities determine where to build everything from schools to supermarkets, and from homes to hospitals. It is also used to draw the lines of legislative districts and reapportion the seats each state holds in Congress.

The 2010 census failed to count as many as one million people, with over half being small children and a smaller percentage being homeless. The 2020 census will attempt to correct this flaw in the system. For the first time, people can respond via the internet or can call in their responses, though paper surveys will still be available.

- b. The National Flood Insurance Program (NFIP) and the Program for Public Information (PPI) Committee

Brent Siemer, Deputy Public Works Director (Development Services) /Floodplain Manager & NFIP Community Rating System (CRS) Coordinator, made the presentation. He explained that in 1991, the City joined the NFIP so that it could receive federal funds to implement flood control programs. Part of this program are the Flood Insurance Rate Maps, which show the predicted areas that would flood in a "100 year storm". Anyone who lives in these areas is required to purchase flood insurance.

In 1999, the City joined the CRS. The ratings run on a scale from one to nine, nine being the worst. Through this system, by implementing specific improvements in many areas, an entity can raise its community rating. Each step up decreases the amount affected residents have to pay the Federal government for flood insurance. Simi Valley is currently near the top of level five. One way the City can move up a level is to create a NFIP Public Information Committee. This committee would include eight Executive Board members, two representatives from each of the four Neighborhood Councils, and would meet once a year to review and comment on City flood control efforts.

7. New Business

- a. Request to construct four industrial buildings (three, 30-foot tall single story buildings and one, three-story building) on a five-acre lot located at 4758 Industrial Street

**Comments from the audience:**

A number of people stated that this is a great use of the land and that they are in favor of the project.

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

**Why is there no access to the project from Los Angeles Avenue?**

The City's traffic engineers were concerned about the potential for accidents at the blind curve on Los Angeles Avenue. However, there is still the possibility that this access may be granted.

**Will the project be fenced?**

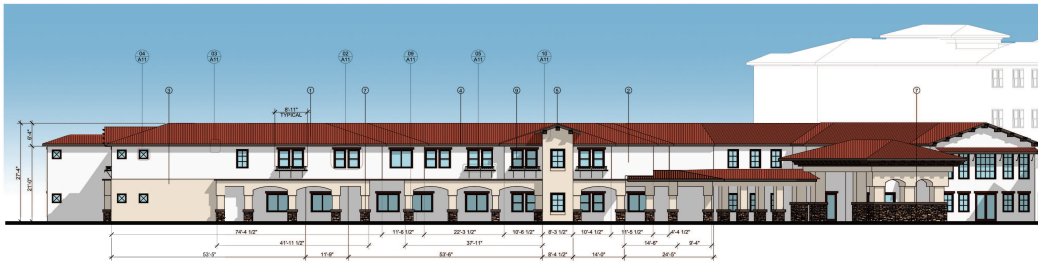
Yes it will be.

**Will the building interiors be built out prior to sale?**

Yes they will, according to the basic design standards for this type of use (90 percent work area and 10 percent office area).

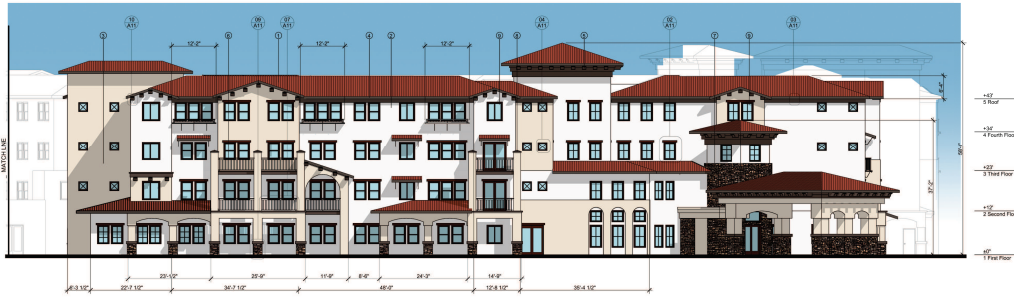






- LEGEND**
- ① ROOF: SAGE - CUPRINO - DARK TERRA COTA
  - ② STUCCO: REXEL
  - ③ STUCCO: REXEL
  - ④ STUCCO: REXEL
  - ⑤ STUCCO: REXEL
  - ⑥ STUCCO: REXEL
  - ⑦ STUCCO: REXEL
  - ⑧ STUCCO: REXEL
  - ⑨ STUCCO: REXEL
  - ⑩ STUCCO: REXEL
  - ⑪ STUCCO: REXEL
  - ⑫ STUCCO: REXEL
  - ⑬ STUCCO: REXEL
  - ⑭ STUCCO: REXEL
  - ⑮ STUCCO: REXEL
  - ⑯ STUCCO: REXEL
  - ⑰ STUCCO: REXEL
  - ⑱ STUCCO: REXEL
  - ⑲ STUCCO: REXEL
  - ⑳ STUCCO: REXEL
  - ㉑ STUCCO: REXEL
  - ㉒ STUCCO: REXEL
  - ㉓ STUCCO: REXEL
  - ㉔ STUCCO: REXEL
  - ㉕ STUCCO: REXEL
  - ㉖ STUCCO: REXEL
  - ㉗ STUCCO: REXEL
  - ㉘ STUCCO: REXEL
  - ㉙ STUCCO: REXEL
  - ㉚ STUCCO: REXEL
  - ㉛ STUCCO: REXEL
  - ㉜ STUCCO: REXEL
  - ㉝ STUCCO: REXEL
  - ㉞ STUCCO: REXEL
  - ㉟ STUCCO: REXEL
  - ㊱ STUCCO: REXEL
  - ㊲ STUCCO: REXEL
  - ㊳ STUCCO: REXEL
  - ㊴ STUCCO: REXEL
  - ㊵ STUCCO: REXEL
  - ㊶ STUCCO: REXEL
  - ㊷ STUCCO: REXEL
  - ㊸ STUCCO: REXEL
  - ㊹ STUCCO: REXEL
  - ㊺ STUCCO: REXEL
  - ㊻ STUCCO: REXEL
  - ㊼ STUCCO: REXEL
  - ㊽ STUCCO: REXEL
  - ㊾ STUCCO: REXEL
  - ㊿ STUCCO: REXEL
  - ① STUCCO: REXEL
  - ② STUCCO: REXEL
  - ③ STUCCO: REXEL
  - ④ STUCCO: REXEL
  - ⑤ STUCCO: REXEL
  - ⑥ STUCCO: REXEL
  - ⑦ STUCCO: REXEL
  - ⑧ STUCCO: REXEL
  - ⑨ STUCCO: REXEL
  - ⑩ STUCCO: REXEL
  - ⑪ STUCCO: REXEL
  - ⑫ STUCCO: REXEL
  - ⑬ STUCCO: REXEL
  - ⑭ STUCCO: REXEL
  - ⑮ STUCCO: REXEL
  - ⑯ STUCCO: REXEL
  - ⑰ STUCCO: REXEL
  - ⑱ STUCCO: REXEL
  - ⑲ STUCCO: REXEL
  - ⑳ STUCCO: REXEL
  - ㉑ STUCCO: REXEL
  - ㉒ STUCCO: REXEL
  - ㉓ STUCCO: REXEL
  - ㉔ STUCCO: REXEL
  - ㉕ STUCCO: REXEL
  - ㉖ STUCCO: REXEL
  - ㉗ STUCCO: REXEL
  - ㉘ STUCCO: REXEL
  - ㉙ STUCCO: REXEL
  - ㉚ STUCCO: REXEL
  - ㉛ STUCCO: REXEL
  - ㉜ STUCCO: REXEL
  - ㉝ STUCCO: REXEL
  - ㉞ STUCCO: REXEL
  - ㉟ STUCCO: REXEL
  - ㊱ STUCCO: REXEL
  - ㊲ STUCCO: REXEL
  - ㊳ STUCCO: REXEL
  - ㊴ STUCCO: REXEL
  - ㊵ STUCCO: REXEL
  - ㊶ STUCCO: REXEL
  - ㊷ STUCCO: REXEL
  - ㊸ STUCCO: REXEL
  - ㊹ STUCCO: REXEL
  - ㊺ STUCCO: REXEL
  - ㊻ STUCCO: REXEL
  - ㊼ STUCCO: REXEL
  - ㊽ STUCCO: REXEL
  - ㊾ STUCCO: REXEL
  - ㊿ STUCCO: REXEL

Building A - Northeast Elevation 3/32" = 1'-0"



Building A - Northeast Elevation 3/32" = 1'-0"



Building A - Northwest Elevation 3/32" = 1'-0"

**IPA IRWIN PARTNERS ARCHITECTS**  
 245 Fisher Avenue, Suite B-2 Costa Mesa CA 92626  
 (714) 957-2440 www.ipaac.com  
 ARCHITECTURE PLANNING CONSULTING

**CALIFORNIA**  
 5500 Goodwin Drive  
 La Brea, CA 91011  
 (910) 570-6588

**HACIENDA PEPPERTREE**  
 PEPPERTREE RANCH, LLC  
 SW CORNER OF TAPO CANYON AND GUARDIAN AVE  
 SIMI VALLEY, CALIFORNIA  
 APN #S 685-01-051-010/685-0-051-030



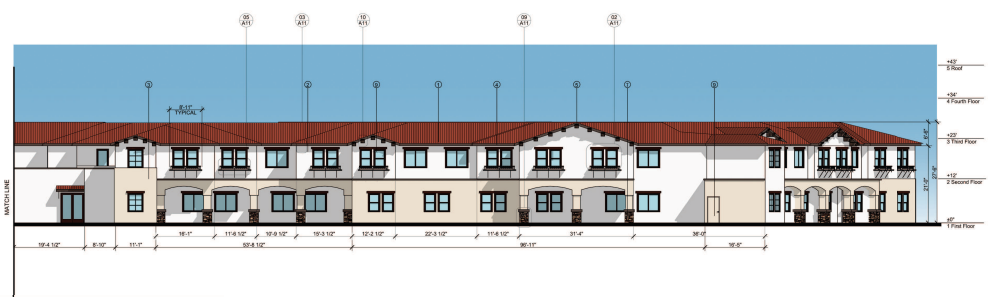
40'-0"  
5th Floor  
30'-0"  
4th Floor  
20'-0"  
3rd Floor  
10'-0"  
2nd Floor  
0'-0"  
1st Floor

- LEGEND**
- ① ROOF
  - ② FLOOR - CASTING - DANTEIRA COTA
  - ③ STUCCO - BOTTI
  - ④ DOWNDOORS - DEBIZI - GLOO
  - ⑤ STUCCO - ROBERT'S
  - ⑥ DOWNDOORS - DEBIZI - FINEST SILK
  - ⑦ FASCIO
  - ⑧ DOWNDOORS - DECC76 - WEATHERED BROWN
  - ⑨ CORNELL
  - ⑩ DOWNDOORS - DECC76 - WEATHERED BROWN
  - ⑪ RAILING
  - ⑫ WROUGHT IRON - BLACK
  - ⑬ STONE VENEER
  - ⑭ EL CORRALO - HELLSTONE - VERONA
  - ⑮ STONE CAP
  - ⑯ EL CORRALO - CHASED EDGE FEMED - EARTH
  - ⑰ WINDOWDOORS
  - ⑱ BELGARD - VINYL - ESPRESSO
- HACIENDA SPANISH STYLE ARCHITECTURE


**Building A - Southeast Elevation** 3/32" = 1'-0"




**Building A - Southwest Elevation** 3/32" = 1'-0"




**Building A - Southwest Elevation** 3/32" = 1'-0"

**IP** IRWIN DARTNERS  
ARCHITECTS  
245 Pfister Avenue, Suite B-2 Costa Mesa CA 92626  
(714) 557-2448 www.ipac.com  
ARCHITECTURE PLANNING CONSULTING

**CALIFORNIA**  
REGISTERED ARCHITECT  
5500 Quince Drive  
La Brea, CA 91011  
(310) 570-8396

**HACIENDA PEPPERTREE**  
PEPPERTREE RANCH, LLC  
SW CORNER OF TAPO CANYON AND GUARDIAN AVE  
SIMI VALLEY, CALIFORNIA  
APN # S 685-01-051-010/685-0-051-030