



NEIGHBORHOOD COUNCIL #3
THURSDAY, JULY 16, 2020, 7:00 p.m.
ZOOM ONLINE MEETING
<https://simivalley.zoom.us/j/91435315017>

Or by Telephone: Dial US: +1 669 900 9128 Webinar ID: 914 3531 5017

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND LOCAL ORDER RESULTING FROM THE NOVEL CORONAVIRUS, THE CITY IS NOT CONDUCTING IN-PERSON MEETINGS. TO FIND OUT HOW YOU MAY ELECTRONICALLY PARTICIPATE IN THE NEIGHBORHOOD COUNCIL MEETING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO AGENDA ITEM 5.

AGENDA

NC #3 Chair	Vacant
NC #3 Vice Chair	Vacant
NC #3 Secretary	Vacant
CS Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Mike Judge

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.

NEW COMMENT PROCEDURE DUE TO THE COVID-19 PANDEMIC.

Public comment is the opportunity for members of the public to participate in meetings by addressing the Neighborhood Council in connection with one or more agenda or non-agenda items.



The following options allow for public participation:

- a. Watch the Neighborhood Council Meeting live online at Zoom:
<https://simivalley.zoom.us/j/91435315017>
Or listen by telephone: +1 669 900 9128 Webinar ID: 914 3531 5017 and raise hand with *9
 - b. If you wish to make a comment on a specific agenda item, please sign-on via this Zoom Link <https://simivalley.zoom.us/j/91435315017> and use the raise hand function when this agenda item is called. If you wish to make a public comment, you must be signed into the meeting and available at the time this agenda item is called.
 - c. Or, if you are unable to sign-on to Zoom and wish to make a comment on a specific agenda item, please submit your comment via email by 4:00 p.m. on the day of the Neighborhood Council meeting to the Community Services Coordinator at ehabib@simivalley.org and include the Agenda Item topic and/or your comments. These emails will be provided to the Neighborhood Council prior to the meeting and made a part of the record.
6. Informational Presentations: None
 7. New Business
 - a. Request to modify an approved permit to construct 184 homes with reduced setbacks, located north of Lost Canyons Drive and west of Tapo Canyon Road
 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, August 13, 2020 at 7:00 p.m., venue to be determined

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 Mark Luker called the meeting to order at 7:01 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	A
Roberta Woods	P	Mark Luker	P
Jessica Freeman	E	Shaun MacDonald	E
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 Rick Norris and seconded by Roberta Lewis to approve the February 13, 2020 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. Discussion of possible sales tax ballot measure

Joe Toney, Administrative Services Director, made the presentation. He provided information on a possible ballot measure to add a \$0.50 sales tax. If passed, the revenue from the measure would provide for a variety of needs in all City departments. In order to move forward with the tax measure, the City Council would need to adopt an ordinance by a four-fifth vote to place the measure on the ballot. Prior to these discussions, the City Council directed staff to solicit public input on the measure.

After the presentation, the audience and Executive Board offered the following questions/comments:

Comments from the audience:

None.

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

What efforts have been made to make shopping in Simi Valley more attractive?

Brian Gabler, City Manager and former Economic Development Manager, has always pursued economic development opportunities. The City has improved its permitting process to be as business friendly as possible, plus it has been working on branding and a greater social media presence.

Have the auto dealers on First Street expressed an opinion about the possible sales tax measure?

Staff is not aware of any comments, but will take the question back to the City Manager.

How is the City working towards decreasing their pension liabilities?

Staffing levels have been continually reduced, with only essential positions being filled. Staff have not received pay raises or cost of living adjustments in a number of years.

Executive Board members had the following comments:

- A number of people expressed concern that if the tax rates in Simi Valley rose to a level closer to cities like Calabasas and Westlake, people won't make the effort to shop in Simi Valley and will go to other cities instead.

Executive Board		
	Y	N
Should a sales tax increase be placed on the ballot so that residents can decide?	7	2
If this sales tax increase is placed on the ballot, would you, as a resident support the sales tax increase?	3	6

Audience		
	Y	N
Should a sales tax increase be placed on the ballot so that residents can decide?	1	4
If this sales tax increase is placed on the ballot, would you, as a resident support the sales tax increase?	1	2*

*+2 Abstentions

- b. Emergency planning for your pets by Ventura County Animal Services
The presenter was not available. The presentation will be rescheduled for a later date to be determined.

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

Questions from the audience and responses from the applicant:

Will the units be market rate or low income?

They will be leased at market rate.

What will the breakdown of the units be?

There will be 85% active adult units. The remaining units will be evenly split between assisted living and memory care.

Questions from the Executive Board and responses from the applicant:

If the need arises for greater than 15% assisted living and memory units, how will they work with this?

All units are designed for aging in place if they needed for this use.

How will the different types of units be distributed between and within the buildings?

The back building will contain approximately 200 rooms of all three types of units. The two front buildings will contain larger units with up to three bedrooms that will be primarily occupied by those relocating from full sized homes with some/many possessions.

Is any of the land in the flood zone?

No, mitigation measures were required to be certain that the entire project site was out of the flood zone.

Will the facility offer hospice care?

It will not be offered initially but could be considered for the future.

Will residents of Simi Valley be able to afford to live in the facility?

The project is a high-end development and will be one of the top five in Southern California. Marketing surveys determined that the facility will most likely be filled in 18 months.

Will there be mental health professionals on site to work residents in the memory care units?

Yes, such care is required for memory care patients.

How many parking spots are being allocated per resident?

There will be .7 parking spots per residents according to City standards.

Where have the homeless persons who lived on the site gone?

Initially, they moved to nearby Park District property but the Park District is relocating them.

Will the facility have solar power?

Yes, there will be panels on the top of the parking structures.

Will pets be allowed, with certain breed restrictions?

Yes, they will.

Comments:

One person noted that a number of employees would be working 38 hours per week and expressed concern that this is designed to avoid paying benefits that would normally be paid to full time workers. The Executive Board felt that workers should be employed full time so that they could receive benefits.

Upon conclusion of the discussion, the following motion was made by Mark Luker and seconded by Pepper Aarvold:

Recommend that the Planning Commission approve the request to construct a 357-unit Senior Residential Care Facility at the southwest corner of Tapo Canyon Road and Guardian Street with the suggestion that additional parking spaces be provided for residents.

Executive Board vote:	9 Ayes;	0 Noes;	0 Abstentions
Audience vote:	3 Ayes;	1 No;	1 Abstention
Unincorporated Area vote:	None		

The motion passed.

b. Discussion of Neighborhood Council District Boundaries

Emily Habib made the presentation. She explained that after the City Council selected Map 404b as a districting system for the City on November 26, 2018, the question arose whether to modify the boundaries of the Neighborhood Council districts consistent with the new City Council districts' boundaries. Staff presented alternatives to the City Council at their February 24, 2020 meeting.

It was unanimously decided to solicit input from the Neighborhood Councils at the March meetings before taking any action. Following is a summary of the votes, plus comments from the Executive Board:

- Three people felt that Option #2 was best because these boundaries were easy for residents to understand and determine which Neighborhood Council they were in, as opposed to the City Council districts, which were confusing and not based on any observable features such as streets.
- Two people felt that Option #3 was not appropriate because the Neighborhood Councils should remain independent from possible City Council politics.
- Two people felt that that Option #3 was not appropriate because they were concerned that only “their” City Council member would be concerned about the needs of their district, as opposed to all City Council members.
- One person felt that the current boundaries made more sense because, as an example, they live at the south end of Sequoia Avenue and were not concerned about Wood Ranch. Both of these areas are in the new City Council District #4.
- One person noted that she had spoken to eight of her neighbors. Some felt Option #1 was best, while others felt Option #2 was best. None were in favor of Option #3.

Executive Board	
Maintain the current Neighborhood Council boundaries?	0
Maintain current Neighborhood Council boundary configuration but change the boundary between Neighborhood Councils #3 and #4 from Stearns Street to Tapo Canyon Road?	5
Modify the current Neighborhood Council boundaries to match the City Council district boundaries reflected in the District Map?	4

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

By consensus of the Executive Board, Keith Kelly was elected as the representative and Shaun Mac Donald was elected as the alternate.

Audience	
Maintain the current Neighborhood Council boundaries?	0
Maintain current Neighborhood Council boundary configuration but change the boundary between Neighborhood Councils #3 and #4 from Stearns Street to Tapo Canyon Road?	1
Modify the current Neighborhood Council boundaries to match the City Council district boundaries reflected in the District Map?	2

8. Community Services Coordinator's Report

Emily Habib informed the Executive Board that the discussion of the 278 unit mixed use project at the corner of Tapo and Alamo Streets was postponed from the March 9, 2020 City Council meeting to the April 6, 2020 meeting.

9. Executive Board Comments

Keith Kelly reported that Cabrillo Economic Development Corporation would be holding another meeting regarding the proposed senior affordable housing project on Alamo Street. The meeting will take place on April 2, 2020. The Executive Board discussed the Corona Virus outbreak and how to protect themselves and those around them.

10. Adjournment: Thursday, April 16, 2020, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:59 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s)..... CD-S-1021-MOD#1
 Neighborhood Council No..... 3
 Tentative Planning Commission Meeting Date..... TO BE DETERMINED
 Tentative City Council Meeting Date N.A.
 Case Planner Jennifer Santos

Request:

A request to modify the approved Planned Development Permit to construct 184 single-family homes with reduced setbacks on 168 acres, located north of Lost Canyons Drive and west of Tapo Canyon Road

Applicant:

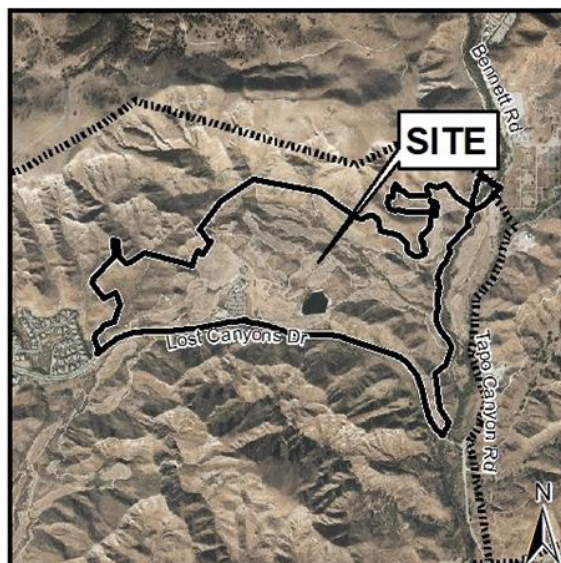
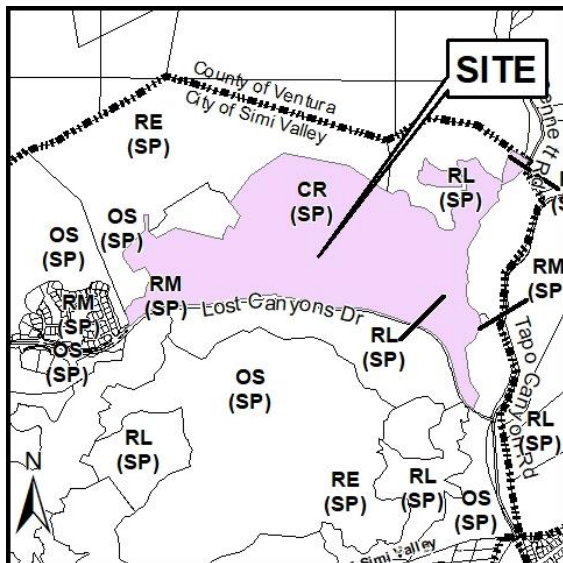
NPLC Lost Canyons LLC
 Attn. Noah Shih
 100 Bayview Circle, Suite 240
 Newport Beach, CA 92660
 Ph. (949) 945-2295

General Plan/Zoning:

Residential Medium and Residential Low/RM(SP) and RL(SP) (Residential Medium and Residential Low, White Face Specific Plan Vol. II, Dry and Tapo Canyons/Lost Canyons)

Location:

North of Lost Canyons Drive and west of Tapo Canyon Road



I. Project Description

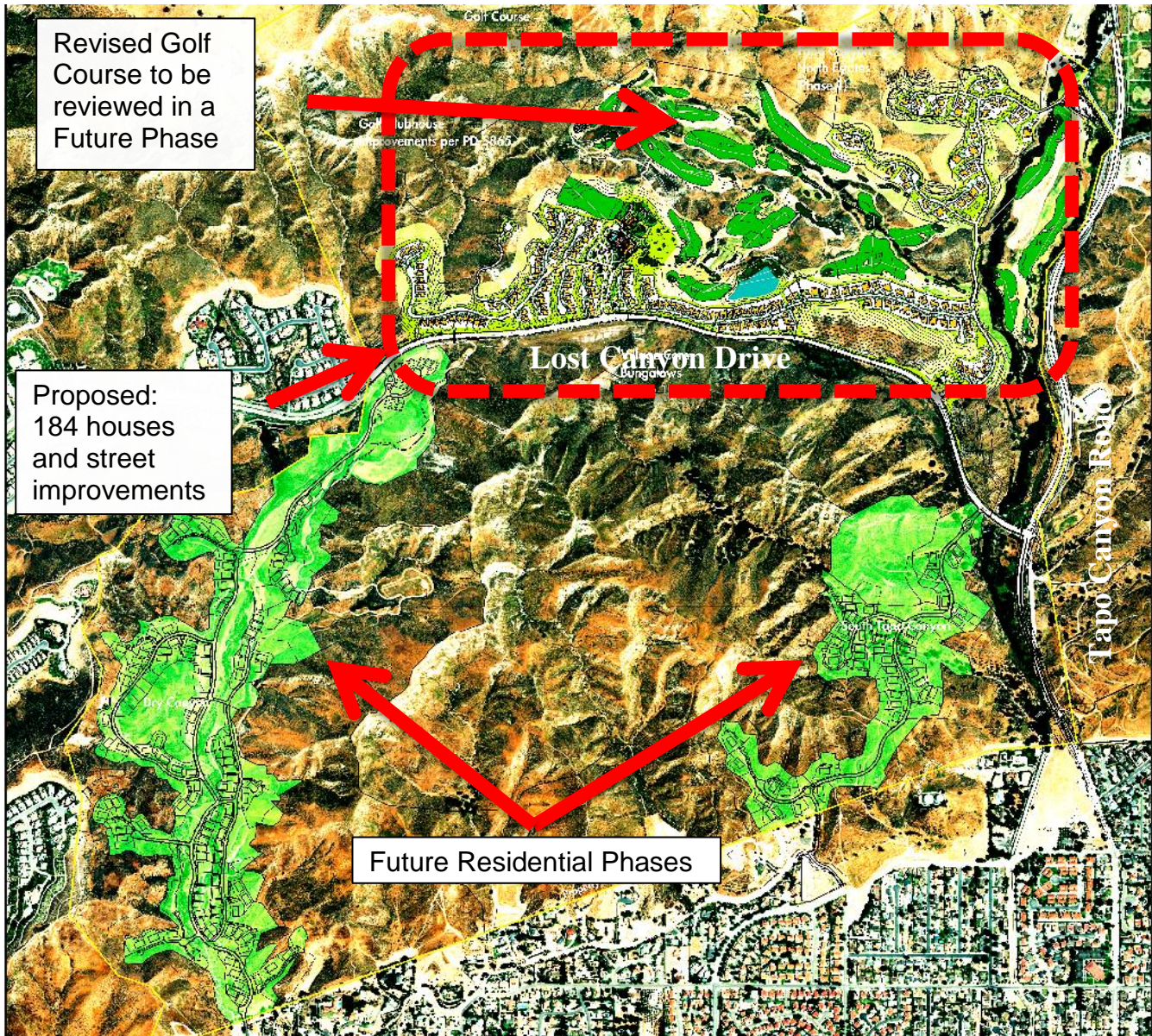
The applicant, Newport Pacific Land Company, proposes to develop 184 houses as a 168.11-acre, gated community north of Lost Canyons Drive and west of Tapo Canyon Road. This proposed development is the first project to implement the City Councils previously approved Lost Canyons development for 364 houses, golf course improvements, and open space dedications (refer to Figure 1). The City Councils previous approvals for Lost Canyons consisted of the following:

1. "Whiteface Specific Plan Vol. II (hereafter referred to as the Specific Plan) for 1,770 acres with 364 executive houses in clustered residential areas, establishment of 762 acres of naturalized open space, and a revised golf course;
2. Parcel Map - recorded to establish the large parcels to implement the overall Specific Plan - the currently proposed 184 houses are located on Parcel Map lots 7, 12, and 13 in Figure 2;
3. Tentative Tract Map;
4. Master Planned Development Permit; and
5. An Environmental Impact Report for the entire project.

The application is to build executive homes on the clustered lots with reduced front, side and rear setbacks. These three development characteristics are part of the approved design that clustered housing onto areas that were already used for the existing golf course and allowed preservation of large open space areas around the Whiteface escarpment and environmentally sensitive areas per the Specific Plan.

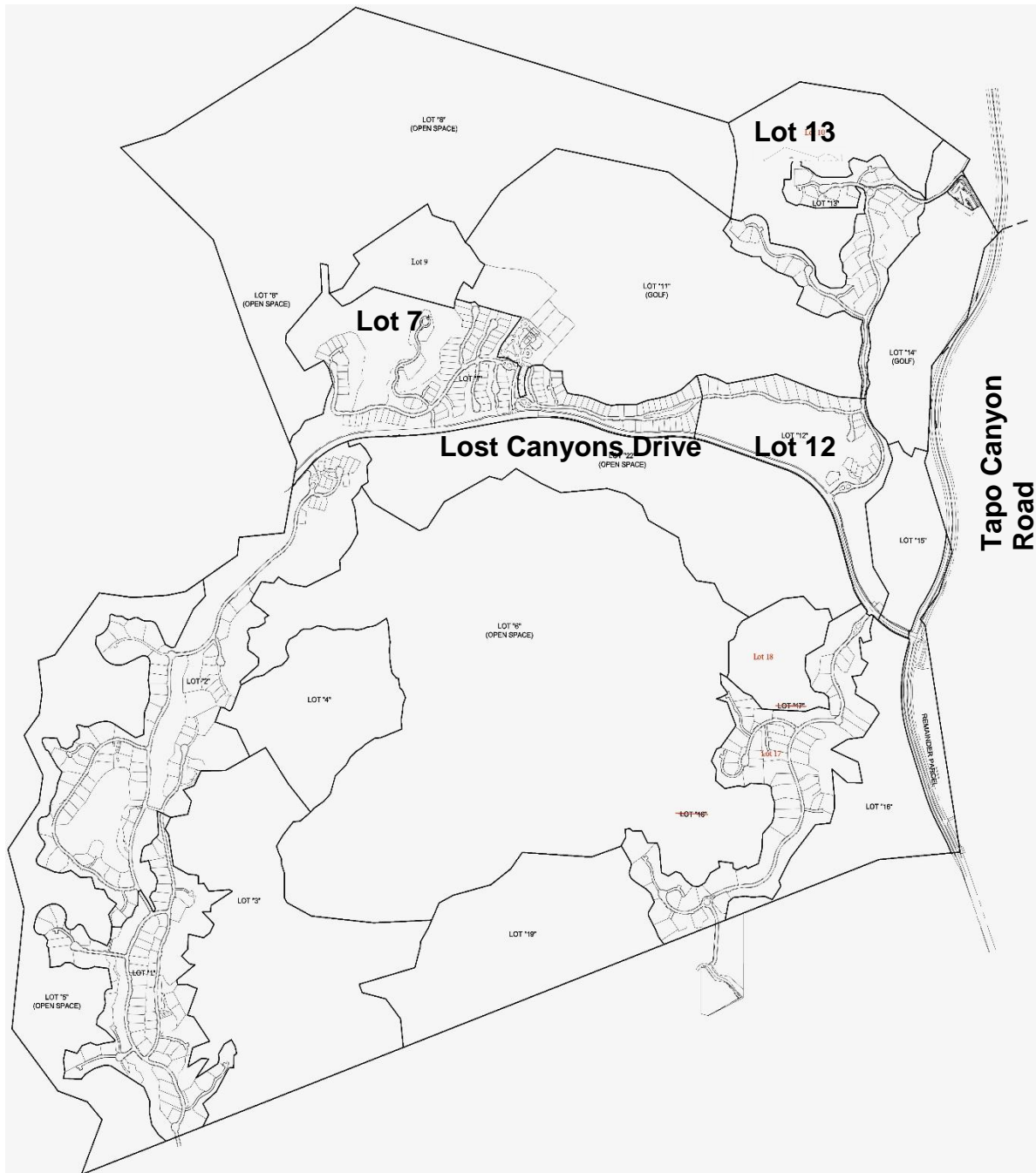
Neighborhood Council Project Overview for CD-S-1021-MOD#1

Figure 1
Lost Canyons Overall Development: 364 Houses and Golf Course



Neighborhood Council Project Overview for CD-S-1021-MOD#1

Figure 2
Proposed 184 Houses on Parcel Map Lots 7, 12, and 13 of the Specific Plan



Neighborhood Council Project Overview for CD-S-1021-MOD#1

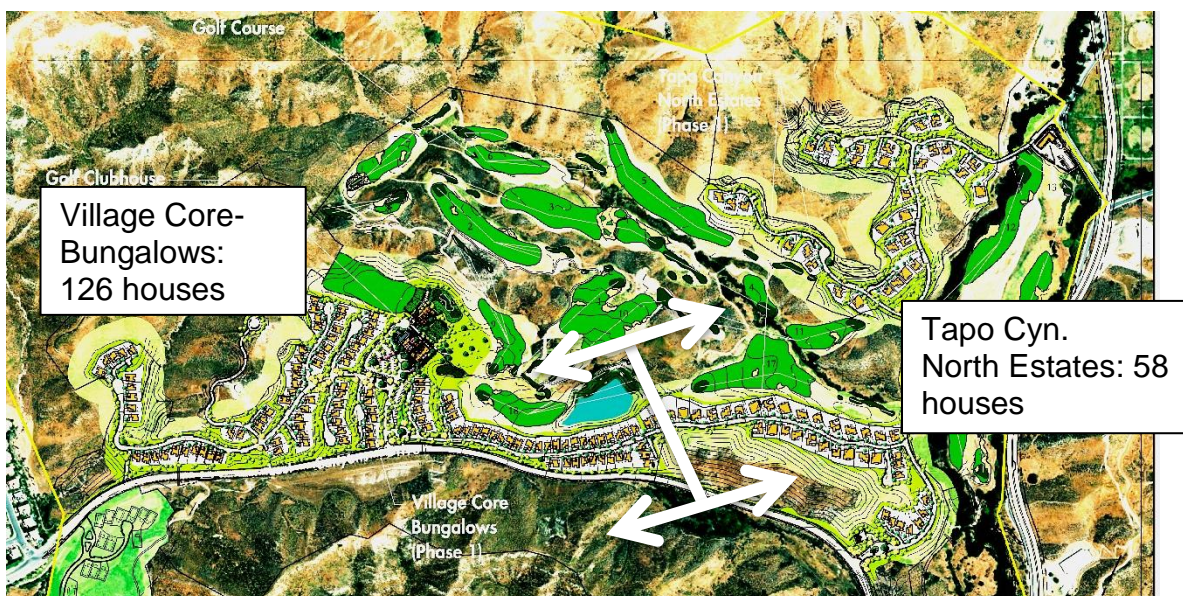
Figure 3



The proposed houses are separated into two sections:

1. The Village Core-Bungalows (hereafter referred to as "Bungalows") with 126 houses.
2. The Tapo Canyon North-Estates (includes four Residential Estate Lots) (hereafter referred to as "Estates") with 58 houses.

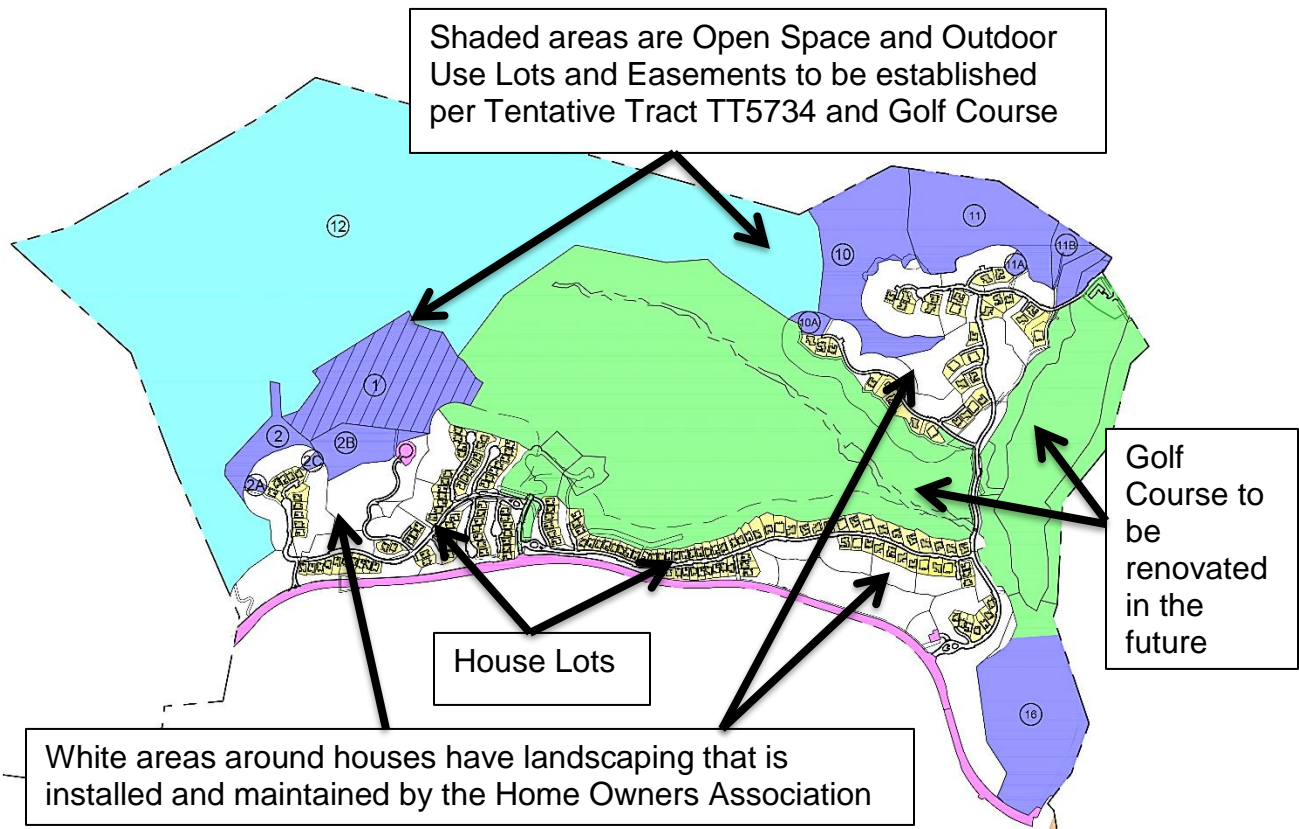
Figure 4
Site Plan for Bungalows and Estate Houses



Neighborhood Council Project Overview for CD-S-1021-MOD#1

These houses are surrounded by common landscape areas that are maintained by the project's Home Owners Association (HOA). The HOA landscape areas transition to natural open space, including 220 acres that are being dedicated to the Rancho Simi Recreation and Parks District, as shown in Figure 5 below.

Figure 5
Use Areas North of Lost Canyons



The applicant has taken great care to implement the development's approved design orientation for executive housing in the rural/open setting shown in the Figure above. For instance, the majority of houses are located with no houses across the street, the houses are designed and sited to provide extensive changes in building shapes along the street, and all backyards have area vistas. In addition, the above Figure shows extensive HOA maintained open space areas surrounding the development and adjacent to residential back yards.

The proposed improvements have four design elements that are labeled A through D as shown below. The proposed project elements are presented in the order that they would be experienced when approaching to the project, the project's entrance, driving along the interior streets, and coming to a house.

- A. Trees and new landscape slopes rising on the north side of Lost Canyons Drive
- B. Primary entry and gate house areas
- C. Landscaping along internal streets and adjacent slopes

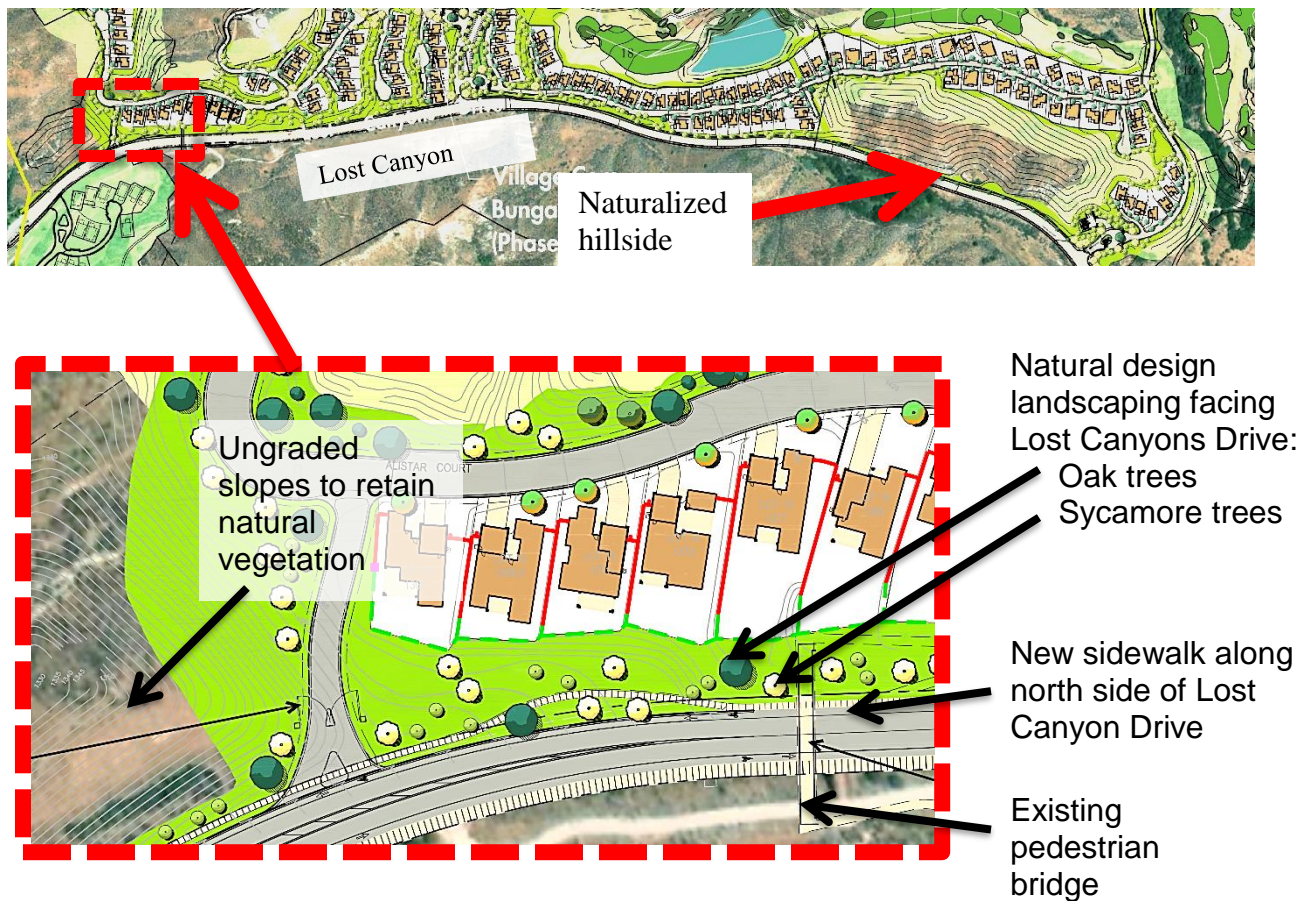
Neighborhood Council Project Overview for CD-S-1021-MOD#1

D. House siting and design

A. Trees and new landscape slopes rising on the north side of Lost Canyons Drive

The proposed project would be approached from Lost Canyons Drive. Proposed slopes along Lost Canyons Drive vary from a 1,400-foot long hillside that rises up to 110 feet high, to the flat areas around the gated entries, as previously approved by the City Council. Proposed landscaping for the graded slopes would be a combination of California Sycamore trees and Coast Live Oak trees and ground cover in a rural/natural-looking plant scheme as shown below in Figure 6.

Figure 6
Landscaping Site Plan along Lost Canyons Drive

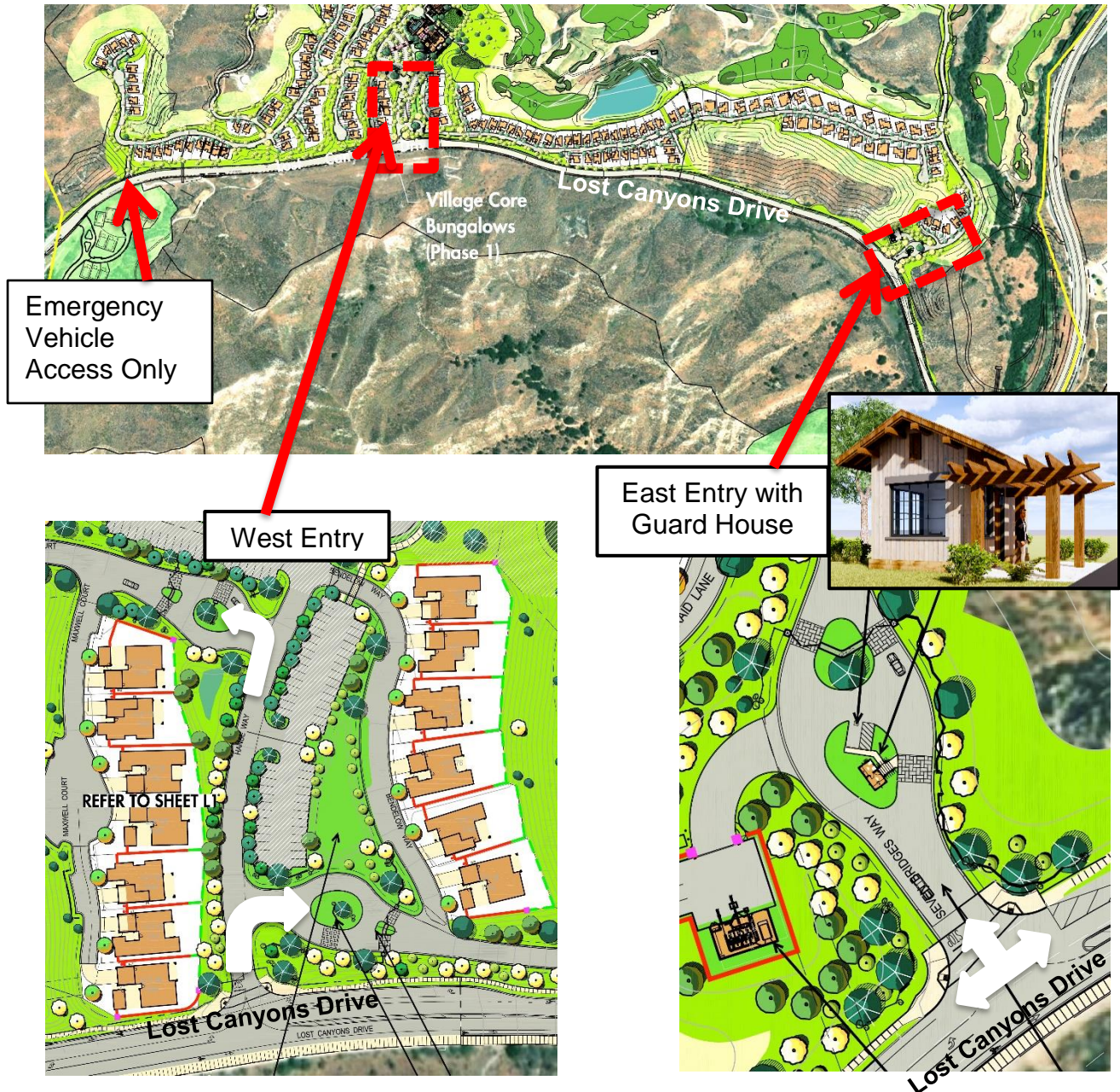


Neighborhood Council Project Overview for CD-S-1021-MOD#1

B. Primary entry and gate house areas

The proposed project would be accessed from two gated entries off of Lost Canyons Drive. Per the Specific Plan, the eastern entry includes a guard house that may or may not be staffed, while the western entry is served by automatic gates. The western driveway also provides direct (non-gated) access to the future private club house and golf course. A gated driveway, for emergency vehicle access only, is located on the west end of the project.

Figure 7
Project Entries

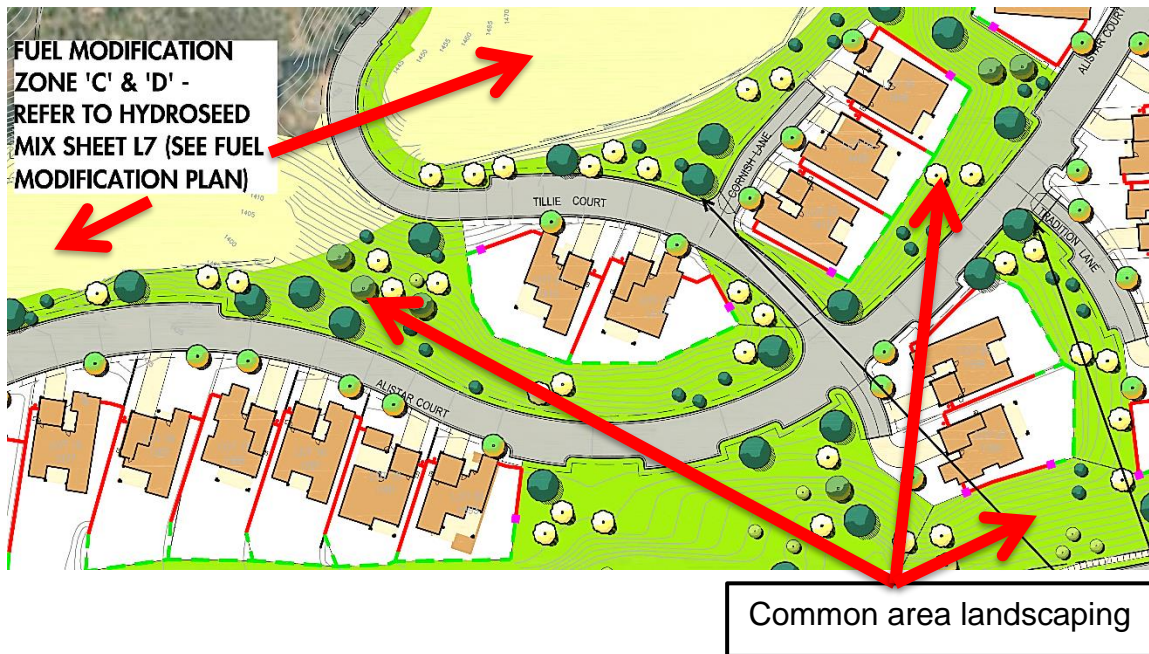


Neighborhood Council Project Overview for CD-S-1021-MOD#1

C. Common area landscaping within the development

Per the Specific Plan, a rural design theme will be used for common area landscaping within the development, such as along interior streets, adjacent to open space areas and between housing areas, as illustrated in Figure 8 below. Front yard landscaping is also proposed. The Conceptual Landscape Plan for common areas and front yards is illustrated in the figures below.

Figure 8
Conceptual Landscape Plan

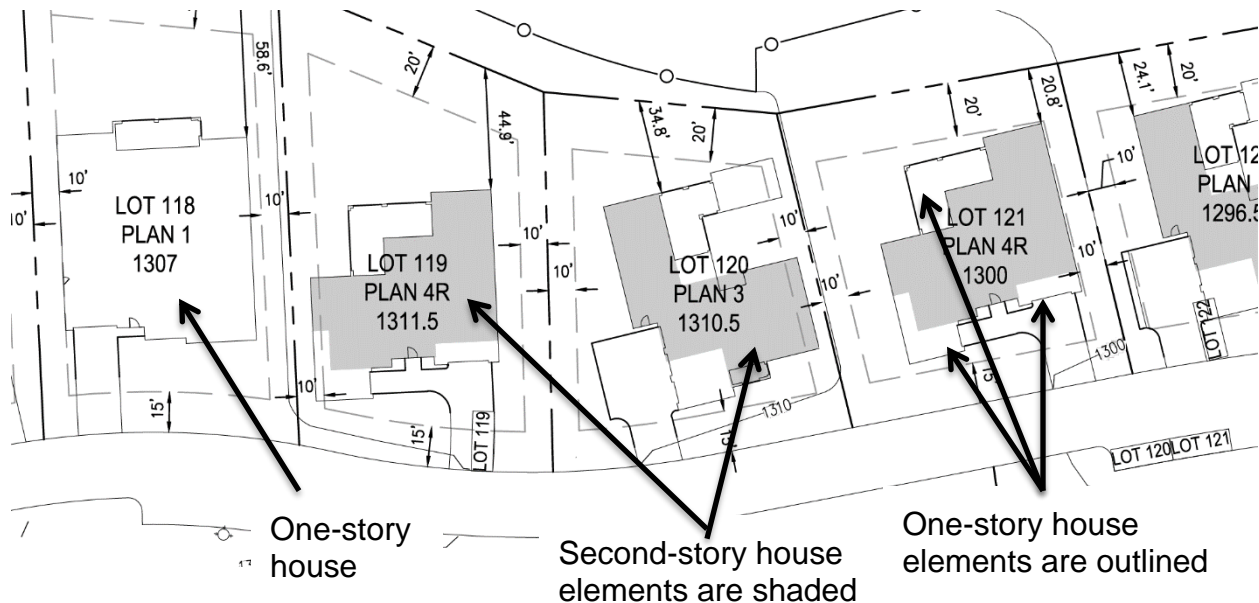


Neighborhood Council Project Overview for CD-S-1021-MOD#1

D. House Siting and Design

The proposed house siting is illustrated in the Figure below. The outlined of the house is shown on the lot. Second story elements are shaded gray, and setbacks are called out. Houses without gray shading are one-story houses.

Figure 9
House Siting Illustration



The applicant has placed great emphasis on developing a varied streetscape that follows the Specific Plan's Standard Lot Design Guideline 2.3.B.2:

"Lot configurations should allow for varied setbacks including those for reduced front setbacks for living areas and side-facing garages, zero lot-lines, detached garages and other creative residential design tools."

This Design Guideline is reflected in the proposed combination of: (1) building architecture that has varied one-story and two-story elements, (2) house siting in which the house designs have stepped, front, building elements that are moved closer or farther from the street, (3) adjacent houses being selected to have one-story house elements next to two-story house elements as much as possible, and (4) adjacent two-story house elements having a minimum 20-foot separation. The illustrative streetscapes shown in Figures 10 and 11 show: (1) the variety of architecture, and (2) mix of one and two-story houses that are proposed in the Village Core-Bungalows and the Tapo Canyon North Estates.

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Figure 10
Village Core - Bungalow Houses



Figure 11
Tapo Canyon North - Estate Houses



Neighborhood Council Project Overview for CD-S-1021-MOD#1

Village Core-Bungalows

The Bungalows section has 126 houses with five house plans and the Estates Section has 58 houses with four house plans. Of the 184 houses, 61 (33%) are one-story, 33 (18%) are houses with a second story that is offset to one side, and 90 (49%) are two-story houses. The Estate houses are larger because they are on larger lots.

The six Bungalow house plans vary in size from Plan 1, a single-story house with 2,237 square feet, to Plan 5, the largest is a two-story Bungalow house with 3,697 square feet. The attention paid to varying the house location on each lot to provide a varied streetscape was previously discussed in House Siting (Figure 9).

Figure 12
Village Core - Bungalow Houses

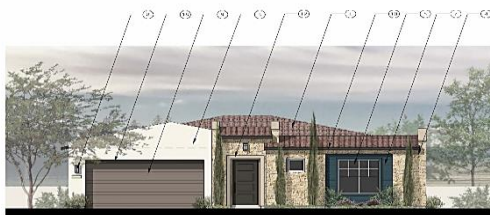


The Bungalows Section has three architectural styles: Spanish Colonial Revival, Mediterranean, and American Eclectic. These three architectural styles are shown for the front elevation of the mid-sized, Plan 3 floor plan. This is followed by views of all six Bungalow floor plans.



- MATERIALS**
- 1 - CONCRETE BARREL TILE
 - 2 - CONCRETE FLAT TILE
 - 3 - STUCCO
 - 4 - STONE VENEER
 - 5 - METAL WINDOWS W/ DIVIDED LITES
 - 6 - CEMENTITIOUS BATH AND BOARD
 - 7 - CEMENT TILE FLOORING
 - 8 - EXTERIOR LIGHT
 - 9 - FOLD UP GARAGE DOOR
 - 10 - FERN DA CRIMES TITRUM BOARD
 - 11 - BULL DOG FLAVED STUCCO
 - 12 - PENN TRIM
 - 13 - METAL AVENUE
 - 14 - METAL RAILING
 - 15 - 20 LITERS - HARDWARE
 - 16 - WOODSLEY FROM DETAIL
 - 17 - DECORATIVE TRIM
 - 18 - PAULS WOODS FROM
 - 19 - A WOOD OUTLOOKER
- FOR COLORS & MATERIALS EXHIBIT SEE EXHIBIT PHYSICAL COLOR BOARDS

Spanish Colonial Revival



Mediterranean

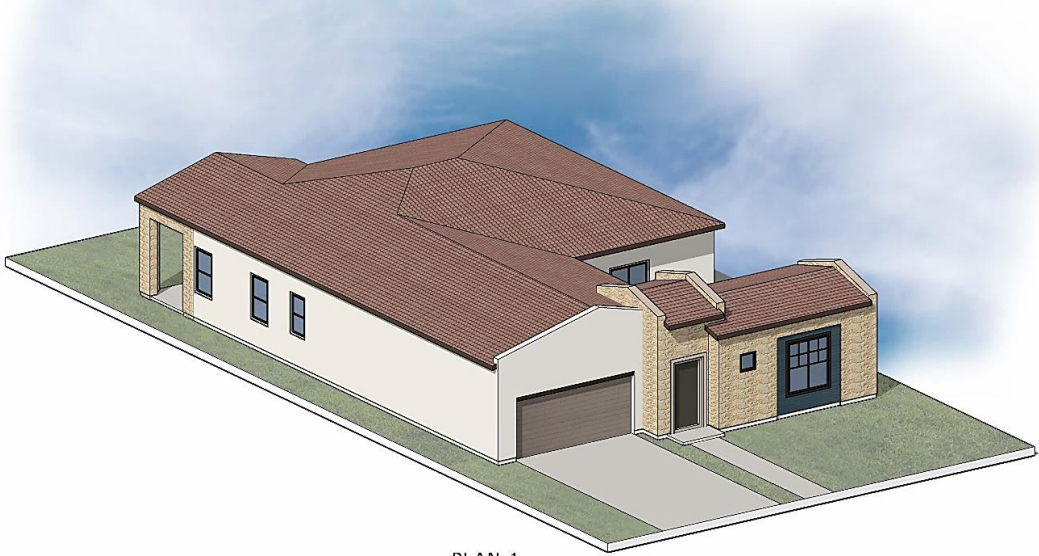


American Eclectic

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Plan 1

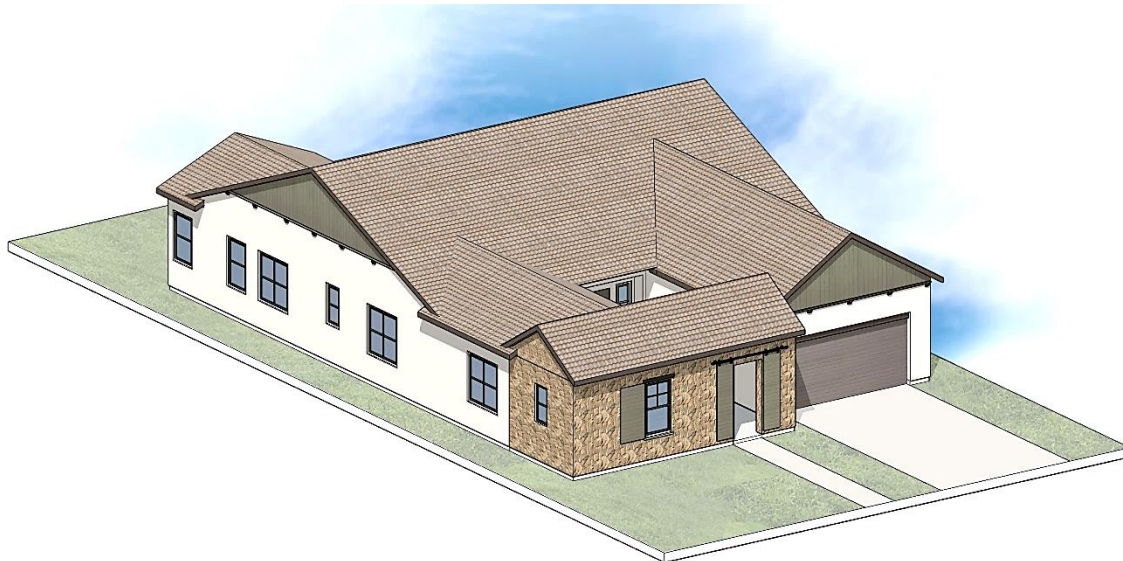
2,237 sq. ft. & 3-car garage	One-story house. Narrower house footprint than other Bungalow plans, with a 301 sq. ft. detached guest house at the front and a side courtyard
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PLAN 1
C ELEVATION
MEDITERRANEAN

Plan 2

2,352 sq. ft. & 2-car garage	One-story house with front entry court
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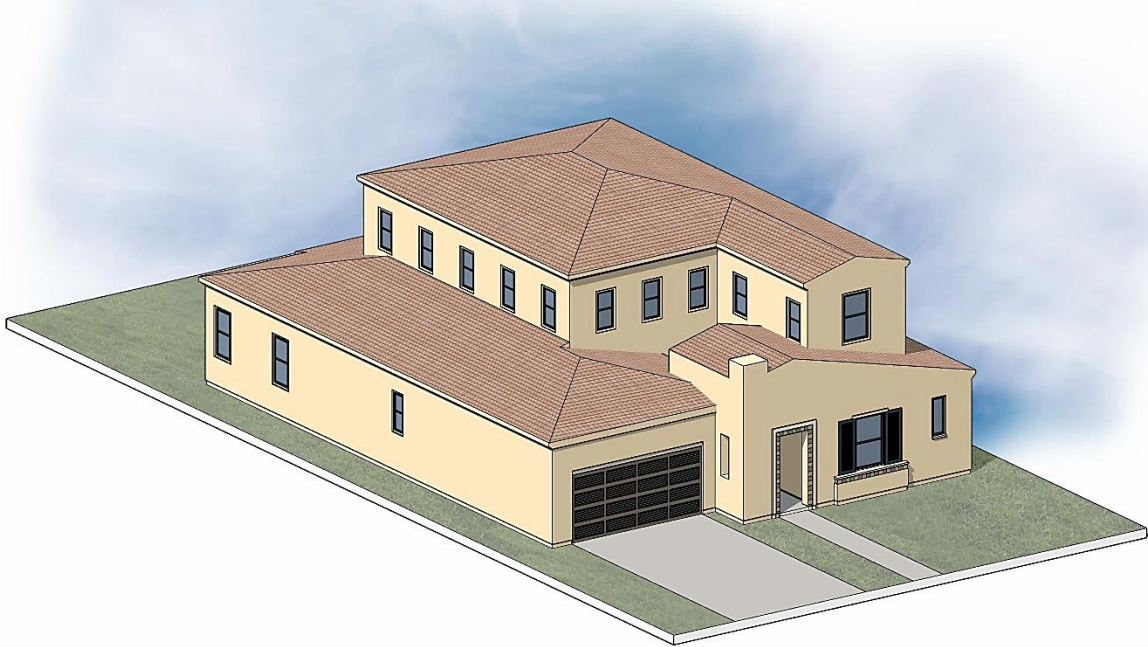


PLAN 2R
C ELEVATION
MEDITERRANEAN

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Plan 2x

3,180 sq. ft. & 2-car garage	Adds an 819 sq. ft. second floor to the 2,361 sq. ft., modified one-story Plan 2
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PLAN 2X
A ELEVATION
SPANISH COLONIAL REVIVAL

Plan 3

3,392 sq. ft. & 3-car garage	Combination of 1,894 sq. ft. first floor and 1,498 sq. ft. second floor that is shifted to the left.
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PLAN 3R
C ELEVATION
MEDITERRANEAN

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Plan 4

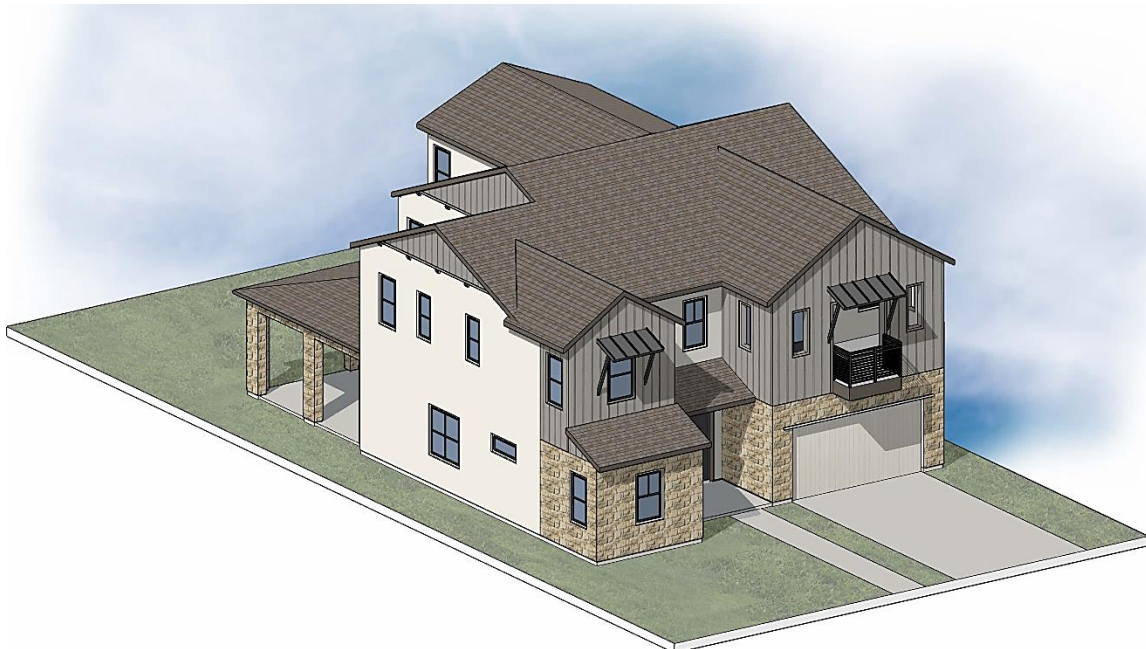
3,607 sq. ft. & 3-car garage	2-stories with smaller building footprint than the other floor plans. Combination of 1,771 sq. ft. first floor and 1,836 sq. ft. second floor
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PLAN 4R
A ELEVATION
SPANISH COLONIAL REVIVAL

Plan 5

3,697 sq. ft. & 2-car garage	Largest house with 400 sq. ft. outdoor room/patio and combination of 1,853 sq. ft. first floor and 1,844 second floor
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PLAN 5R
B ELEVATION
AMERICAN ECLECTIC

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Tapo Canyon North-Estates

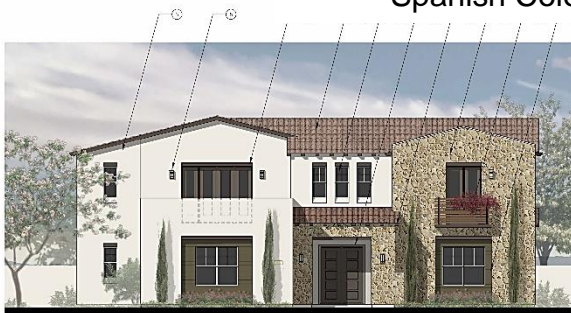
The four Estate house designs are larger than the Bungalows since they are on lots that are larger than the Bungalow lots. Below is an illustrative Estates streetscape. Like the Bungalows, the three Architectural styles are used for each house plan: Spanish Colonial Revival, Mediterranean, and American Eclectic are shown for the mid-sized Plan 2 house. Views of all floor plans are then presented.

Figure 13
Tapo Canyon North-Estates



- MATERIALS**
- 1 - CONCRETE BARREL TILE
 - 2 - CONCRETE FLAT TILE
 - 3 - STUCCO
 - 4 - STONE VENEER
 - 5 - THIN SET BRICK
 - 6 - CERAMITICOUS BALCONY BOARD
 - 7 - CERAMITICOUS SIDING
 - 8 - EXTERIOR LIGHT
 - 9 - ROLL UP GARAGE DOOR
 - 10 - FASCIA + CERAMITICOUS BOARD
 - 11 - BRICK UP GARAGE DOOR
 - 12 - FOAM TRIM
 - 13 - METAL AWNING
 - 14 - METAL RAILING
 - 15 - STUCCO SHUTTERS + HARKUS BOARD
 - 16 - STUCCO WINDOW/DOOR TRIM
 - 17 - DECORATIVE TRIM
 - 18 - PAINT HOUSE TRIM
 - 19 - 6 X WOOD RAFTERS
- FOR COLORS & MATERIALS SEE THE REFERENCE PHYSICAL COLOR BOARD

Spanish Colonial Revival



Mediterranean



American Eclectic

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Plan 1

3,584 sq. ft. & 3-car garage	One-story with a guest house (Casita) at the front and interior courtyard
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PLAN 1
B ELEVATION
AMERICAN ECLECTIC

Plan 2

4,484 sq. ft. & 3-car garage	Combination of 2,123 sq. ft. first floor and 2,361 sq. ft. second floor, side-loading garage, and 355 sq. ft. outdoor room/patio at rear
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PLAN 2
A ELEVATION
SPANISH COLONIAL REVIVAL

Neighborhood Council Project Overview for CD-S-1021-MOD#1

Plan 3

4,527 sq. ft. & 3-car garage	The house has a combination of a 2,152 sq. ft. first floor and 2,048 second floor, garage doors face to the side, and an attached guest house/Casita at the rear
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PLAN 3
C ELEVATION
MEDITERRANEAN

Plan 4

4,792 sq. ft. & 3-car gar.	Largest house combination of 2,391 sq. ft. first floor and 2,401 sq. ft. second floor
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PLAN 4
B ELEVATION
AMERICAN ECLECTIC

Neighborhood Council Project Overview for CD-S-1021-MOD#1

III. Project Compatibility

The proposed 184 house development is located next to the Lost Canyons Golf Course as shown in Figures 1 and 2. The compatibility of the proposed 184 houses with their surroundings, was largely established when the City Council approved the lots for the proposed houses and adopted the Environmental Impact Report for the Specific Plan, Tentative Tract Map, and the Master Planned Development Permit.

Lost Canyons entitlements were originally approved by the City Council in February, 2011. A comparison of aerial photos from April, 2011 and January, 2019 show no change in the physical conditions since approval of the Specific Plan, Tentative Tract Map, Master Planned Development Permit, and the EIR. A review of City records shows no change to land use regulations for the project area from 2011 to date, that would affect the proposed development. Therefore, based on the previously approved project entitlements, no change in the physical conditions, and no change in the land use regulations that would affect the project and physical conditions at the site and surrounding area, the proposed project is compatible with the site and surrounding area.

The table below shows the General Plan designations, Specific Plan Zoning, and land uses at the project site and surrounding properties (refer to Figure 1).

Table 1

	General Plan	Specific Plan Zoning	Existing Land Use
Subject Site:	Residential Low and Residential Medium	RL (Residential Low) and RM (Residential Medium)	Portions of the existing golf and unimproved land
North:	Open Space, Golf Course, and Residential Estate	OS (Open Space) CR (Commercial Recreation - Golf Course), and RE (Residential Estate)	Golf course and unimproved land
South	Residential Medium, then Open Space	RM then OS	Closed golf course and unimproved land
East	Recreation Commercial (golf course)	CR	A wetland and unimproved land
West:	Open Space then Residential Moderate	OS then "Sand Canyon Residential"	Unimproved land then residences.

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IV. Issues

There are no identified issues at this time.

V. Environmental Review

The proposed housing development implements the previously approved Specific Plan, Tentative Tract Map, and Planned Development Permit as discussed above. An Environmental Impact Report for these entitlements, that showed all environmental impacts to be mitigated to a level of non-significance or an approved Statement of Overriding Considerations, was approved by the City Council. The proposed houses, landscaping, and common area improvements and roads are consistent with the approved project designs; there has been no change to the physical conditions of the site and its surroundings; and there have been no changes to the regulations that affect this project; as discussed above. Therefore, it is anticipated that the previous EIR analyses and conclusions will continue to apply to this project.