



NEIGHBORHOOD COUNCIL #2
TUESDAY, AUGUST 11, 2020, 7:00 p.m.
ZOOM ONLINE MEETING

<https://simivalley.zoom.us/j/95652142715>

Or by Telephone: Dial US: +1 669 900 9128, Webinar ID: 956 5214 2715

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 OF THIS AGENDA.

AGENDA

NC #2 Chair	Jan Smith
NC #2 Vice Chair	Vacant
NC #2 Secretary	Gina Gooding
CS Coordinator	Emily Habib
City Council Liaison	Council Member Ruth Luevanos

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/95652142715>
Or listen by telephone: +1 669 900 9128, Webinar ID: 956 5214 2715 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/95652142715> 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 construct a six unit apartment complex on a .38 acre site located at 1740 Patricia Avenue
- b. Election of Vice Chair

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 8, 2020, 7:00 p.m.

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 Jan Smith called the meeting to order at 7:00 p.m. She also confirmed that a quorum was present.

Rebecca Miller	E	Benjamin L. Ramirez	P
Jayesh Patel	P	Jan Smith	P
Jeff Pollack	P	Pam Campeau	P
Lea Williams	P	Vacant	
Steve Wolvek	P	Vacant	
Gina Gooding	P	Vacant	
Eric Kohli	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 Jeff Pollack and seconded by Pam Campeau to approve the corrected December 12, 2019 minutes. The motion passed unanimously. A motion was made by Gina Gooding and seconded by Jan Smith to approve the February 11, 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

Linda Swan, Deputy City Manager, made the presentation. She provided information on a possible ballot measure to add a half percent (.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:

No one was present.

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

**Where did the impetus for the possible sales tax increase originate?
Is the City running at a deficit?**

A City Council member first made the suggestion.

Executive Board members had the following comments:

- One person indicated that the pension system should be restructured to decrease the City’s pension obligations to new employees.

Executive Board		
	Y	N
Should a sales tax increase be placed on the ballot so that residents can decide?	5	2
If this sales tax increase is placed on the ballot, would you, as a resident support the sales tax increase?	4	2*

* + one abstention

- 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. Discussion of Neighborhood Council 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:

If Option #3 is chosen, two people asked if the rotating City Council liaisons could remain so that the Executive Boards could still have contact with other City Council members besides their own.

Executive Board	NC #2
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?	4
Modify the current Neighborhood Council boundaries to match the City Council district boundaries reflected in the District Map?	3

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

By consensus of the Executive Board, Jeff Pollack was elected as the representative and Gina Gooding was elected as the alternate.

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

Gina Gooding noted that she attended the February 24, 2020 City Council meeting, along with Pam Campeau and Jan Smith, to comment on the options for the new Neighborhood Council district boundaries. The Executive Board discussed the Corona Virus outbreak and how to protect themselves and those around them.

10. Adjournment: Tuesday, April 14, 2020, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:07 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos.PD-S-1065
 Neighborhood Council No. 2
 Tentative Planning Commission Meeting Date..... September 16, 2020
 Tentative City Council Meeting DateNot applicable
 Case Planner Jennifer Santos

Request:

Consider a Planned Development Permit to construct a 6-unit apartment complex.

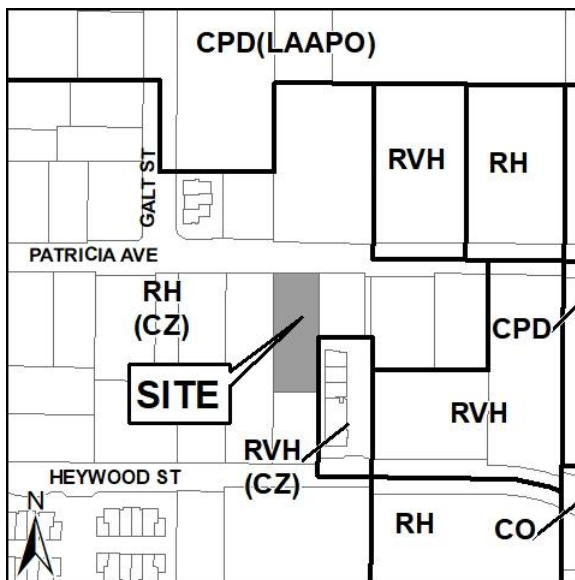
Applicant:

Abbas Nikhoo
 18653 Ventura Blvd. #427
 Tarzana, CA 91356
 Phone: (310) 913-1605
 Email: nickconstructionsite@yahoo.com

General Plan/Zoning:

Existing: Very High Residential /Residential High, Conditional Zoning [RH (CZ)]

Location: 1740 Patricia Avenue



Neighborhood Council Project Overview for PD-S-1065

I. Project Description

The applicant, Abbas Nihoo, proposes to build a new, three-story, six-unit apartment complex on a 0.38-acre site located at 1740 Patricia Avenue. Currently, there is an existing, unoccupied, single-family residence that will be removed if the project is approved. All of the units will have two bedrooms with two and a half bathrooms. Additionally, one of the units will be accessible and will have a half bathroom on the first floor. All of the units will have direct access through the enclosed garage and through entry ways that are located along the east side of the building.

Parking for the site will include six, two-car enclosed garage spaces and three, uncovered guest parking spaces (15 spaces provided, 15 required). A trash enclosure will be provided with a covered roof that will match in color and material the proposed building. Onsite amenities will include a common recreation area at the rear of the site that will consist of a swing set, fire pit, barbeque, a picnic table, and bench seating. Additionally, each unit will have private patios and balconies. Landscaping for the site will consist of drought tolerant landscaping and 13 trees that range from 24-inch to 36-inch sized box trees. The proposed trees include six Gold Medallion, four White Crape Myrtle, and three Chinese Pistache. The proposed Landscape Plan (Figure 1) is shown below:

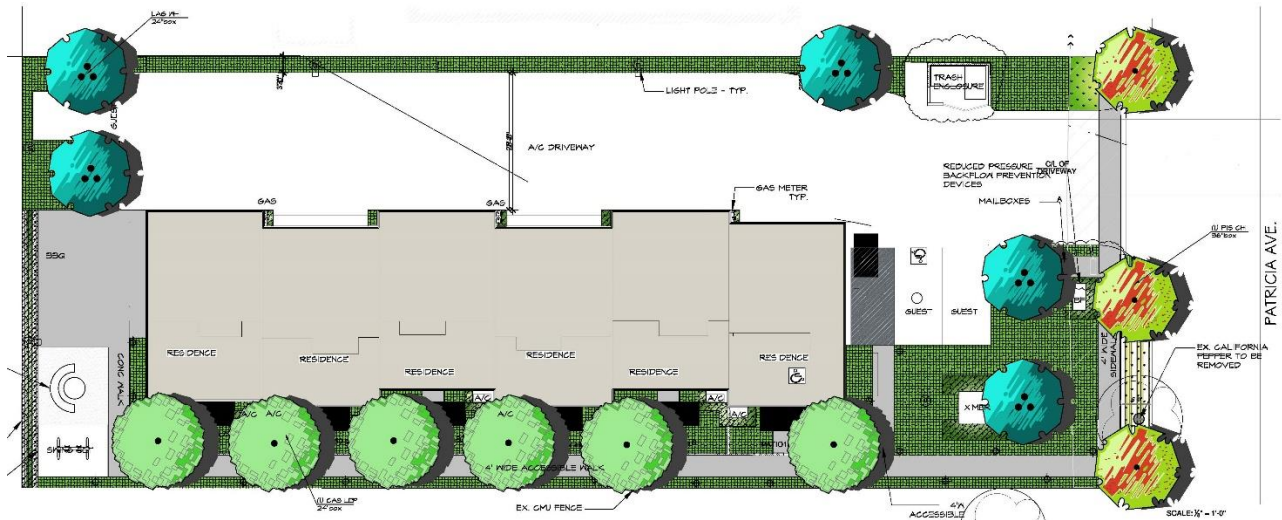


Figure 1 – Proposed Landscape Plan

Neighborhood Council Project Overview for PD-S-1065

II. Project Design

The proposed architecture for the three-story building will consist of stucco walls with flat concrete tile roofing, wood corbels, window and door trims, covered balconies, and a stone veneer wainscot . The exterior wall colors and textures of the building will consist of reddish brown, and tan tones that will have a smooth stucco finish. The exterior walls will also have a cream white trim at the base of the second floor, and a stone veneer wainscot will be installed on all four sides of the building, as shown on Figure 2 below: The proposed colors and materials are acceptable, however, the building's architecture, massing and articulation are still of concern as referenced in Section IV.



Figure 2 - Perspective Drawing Showing East Side Entry View from Patricia Avenue

The site is surrounded by a combination of chain-link, wood, and concrete masonry fencing. All of the fencing will be replaced with a six-foot high concrete masonry wall that will have a plaster finish to match to the proposed building. There is an existing concrete masonry wall located along southeast side property line that will remain. The fence height within the 20-foot front yard setback area will be limited to a height of 42 inches.

III. Project Compatibility

The General Plan designation for the property is High Density Residential and the Zoning designation is Residential High Density (Conditional Zoning) [RH(CZ)] that allows up to 20 units per acre, which allows a maximum of seven units on this 0.38-acre site. The applicant is proposing six units and is not requesting to increase the density or provide any affordable units. The proposed density for the site, based on the six units is 15.94 units per acre and is compatible with the [RH(CZ)] zone that is intended to provide areas of more compact multi-family residential developments, such as townhouses, garden apartments, and other multiple-unit dwellings. The proposed project will be surrounded by existing single-family homes. However, the General Plan and Zoning designation for Patricia Avenue and the surrounding area is Residential High Density, and, overtime, the neighborhood has been transitioning from single-family residences to multi-family projects. Therefore, staff finds that the project is compatible

**Neighborhood Council Project Overview for
PD-S-1065**

The following table (Figure 3) shows the General Plan Land Use designations, zoning designations, and current use of the project and surrounding properties:

Figure 3 – General Plan, Zoning and Existing Land use

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	High Density Residential	Residential High – Conditional Zoning [RH (CZ)]	Existing: Single-family residence Proposed: six-unit apartment complex
North:	High Density Residential	Residential High – Conditional Zoning [RH (CZ)]; Residential Very High (RVH)	20-unit apartment complex
South:	High Density Residential	Residential High – Conditional Zoning [RH (CZ)]	Single-family residence
East:	High Density Residential	Residential High – Conditional Zoning [RH (CZ)]	Single-family residence
West:	High Density Residential	Residential High – Conditional Zoning [RH (CZ)]	Single-family residence

The front yard building setback measured from Patricia Avenue will be 47 feet and the rear yard setback will be 20 feet. The side yard setbacks will be more than 19 feet to the east side and be more than 28 feet to the west side property line. Therefore, the setbacks for the building are in compliance with Simi Valley Municipal Code (SVMC) Section 9-24.050, Table 2-3.

In terms of traffic, the City’s traffic engineer has determined that the existing roadway improvements are adequate for the proposed project’s traffic generation. The proposed six-unit development could generate an estimated 44 trips per day, with three trips in the morning peak hour and three trips in the afternoon peak hour.

IV. Issues

The proposed project meets building setbacks, parking, and landscaping requirements as required by the Simi Valley Municipal Code. However, the project is not consistent with the City’s Residential Design Guidelines. Staff has been working with the applicant to address the architecture, massing and articulation of the building and will include conditions that would require for the applicant to submit a revised architectural design for review and approval by the Environmental Services Deputy Director/City Planner.

Neighborhood Council Project Overview for PD-S-1065

V. Environmental Review

Based on the application, the project is anticipated to be categorized as a Class 32 (Class 15332) Categorical Exemption, pursuant to the California Environmental Quality Act. The proposed project qualifies for a Class 32 Categorical Exemption because: 1) the project is proposed on a site less than five acres that is substantially surrounded by urban uses; 2) the project is consistent with the applicable General Plan and Zoning designations and policies; 3) the project would be adequately served by all required utilities and public services; 4) the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the project is an infill project.

VI. Exhibits

Project exhibits are attached.