



NEIGHBORHOOD COUNCIL #1
THURSDAY, SEPTEMBER 3, 2020, 7:00 p.m.
ZOOM ONLINE MEETING
<https://simivalley.zoom.us/j/95363501509>

Or by Telephone: Dial US: +1 669 900 9128 Webinar ID: 953 6350 1509

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 #1 Chair	Brent Rollins
NC #1 Vice Chair	Vacant
NC #1 Secretary	Patrick Bolger
CS Coordinator	Emily Habib
City Council Liaison	Council Member Elaine Litster

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/95363501509>
Or listen by telephone: +1 669 900 9128 Webinar ID: 953 6350 1509 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/95363501509> 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 operate a warehouse and distribution facility in an existing 290,000 square-foot building at 400 National Way
 - 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: Thursday, October 8, 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/Pledge of Allegiance/Welcome

Community Services Coordinator Emily Habib called the meeting to order at 7:10 p.m. She also confirmed that a quorum was present.

Sofya Bagdasaryan	P	Brent Rollins	P
Shari Bowles Gibbons	P	Ron Rudman	P
Joseph A. Goeken	P	Vacant	
Gary King	P	Vacant	
Patrick Bolger	E	Vacant	
CC Bowman	P	Vacant	
Howard Glober	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

Ron Rudman asked for a correction to the minutes. Item 6a read: "She provided information on a possible ballot measure to add a \$0.50 sales tax." He felt that it should indicate a ½ cent sales tax as opposed to a fifty cent sales tax. A motion was made by Brent Rollins and seconded by Howard Glober to approve the March 5, 2020 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

Sofya Bagdasaryan received a comment on Item 7a via Facebook. The writer felt that such a project was inappropriate for Simi Valley.

5. Public Statements/Comments: None

6. Informational Presentation: None

7. New Business

- a. Request to construct a 9,500 square foot industrial building at 600 E. Easy Street

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

None.

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

The project proposes to include 16 employee parking spaces, plus three to be added later. What is the maximum number of employees they expect to be on site at any one time?

A maximum of 15 employees are expected to be on site at any one time.

When do they expect to open their business?

They hope to open in approximately one year.

What type of waste will they generate and how will they deal with the disposal?

The only waste they will generate is coolants, which will be collected by a company that will recycle them.

Will the business generate any air contaminants?

No, it will not.

How will the height of the proposed building compare to those around it?

It will be of a similar height.

Will any “exotic” materials be processed there?

No, only regular steel will be processed.

Comments: Executive Board members commented that this project would be a welcome addition to the city.

Upon conclusion of the discussion, the following motion was made by Howard Globber and seconded by Gary King:

MOTION: Recommend that the Planning Commission approve the request to construct a 9,500 square foot industrial building at 600 E. Easy Street as presented.

Executive Board vote:	8 Ayes;	0 Noes;	0 Abstentions
Audience vote:	2 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Community Services Coordinator’s Report

Emily Habib reported that the Neighborhood Councils would be meeting via Zoom for the foreseeable future and then only when there is a development project to be reviewed.

She also gave a brief summary of the City Council meeting of June 29, 2020. The City Council aligned the Neighborhood Council boundaries with the new City Council district boundaries. An extension of terms of a number of Executive Board members from June 30, 2020, to October 31, 2020, was not approved. A recruitment to fill these seats will begin shortly for a term beginning on November 1, 2020. Staff was directed to return to the City Council on July 27, 2020, to present a number of plans to transition to the new Neighborhood Council boundaries.

9. Executive Board Comments

Brent Rollins expressed concern about the continual street racing near his home on Stargaze Place and Tierra Rejada Road. Howard Globber stated that this type of thing is prevalent all over the area and suggested that Mr. Rollins contact the Chief of Police. Gary King recommended that since the City Council is discussing some aspects of the Neighborhood Council structure, they should expand their discussions into ways to streamline the Neighborhood Council processes.

10. Adjournment: August 6, 2020, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:05 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. CUP-S-831, SP-S-7-Amd#28
Neighborhood Council No. 1
Tentative Planning Commission Meeting Date October 18, 2020
Tentative City Council Meeting Date To be Determined
Case Planner Naren Gunasekera
Request:

Approve a Conditional Use Permit (CUP-S-831) to operate a warehouse and distribution facility in an existing 290,000 square-foot building and a Specific Plan Amendment to amend the West End Specific Plan to allow the warehouse and distribution use in the MU (SP) zone with a Conditional Use Permit.

Applicant:

Greenlaw Partners
 Derek MAddings
 18301 Von Karman, Suite 250
 Irvine, CA 92612
 (949)331-1332
 derek@greenlawpartners.com

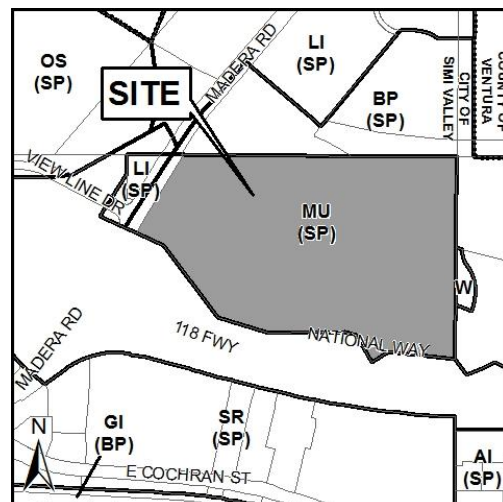
General Plan

Mixed Use

Zoning:

Mixed Use with a West-End Specific Plan overlay [MU (SP)]

Location: 400 National Way



Neighborhood Council Project Overview for CUP-S-831, SP-S-7- Amd#28

I. Project Description

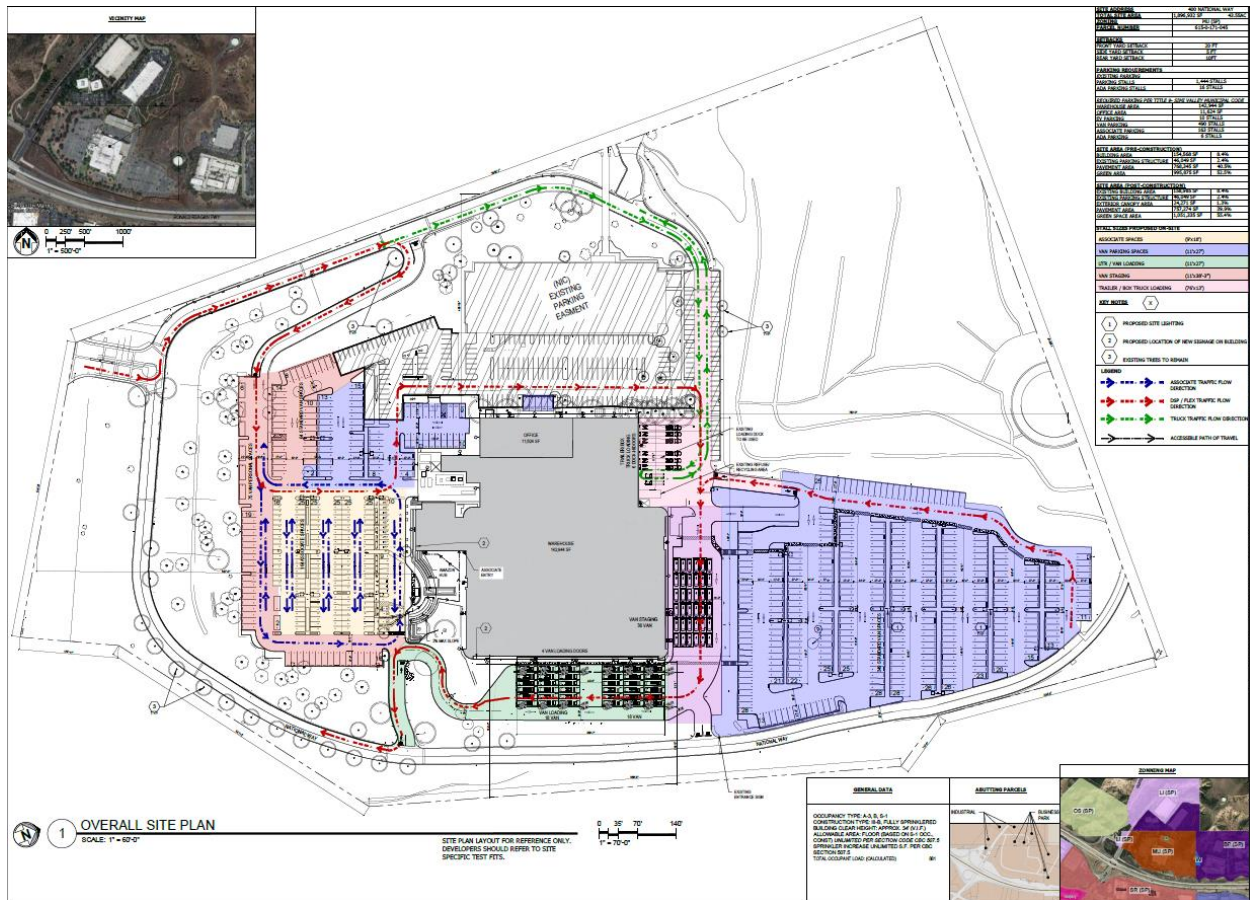
The applicant, Greenlaw Partners, proposes re-purposing the existing office building on the 43.55 acre, former Bank of America parcel as a warehouse and distribution center. The project site is located at 400 National Way at the terminus of Madera Road north of the 118 Freeway.

The site currently consists of a vacant 290,000 square-foot office building, parking lot and landscaped areas as well as a parking garage on the northerly portion of the lot. The Conditional Use Permit will allow the interior remodeling of the office building and external modifications required for the site to be utilized as a warehouse space and distribution center. Items will be brought to the warehouse on trailers and box trucks, stored temporarily before being loaded onto smaller vans for delivery to households and businesses in and around Simi Valley.

The existing building ranges from 34 feet to 40 feet in height and is pre-cast concrete with a scheme that includes white cement paint with a sand and aggregate finish as well as a bronze anodized aluminum storefront system with gold reflective glazing. No external changes are proposed except for repainting and renovation of the façade and the addition of new loading doors and a 27,241 square-foot canopy to the south side of the building to create a van loading zone.

The interior of the building will be renovated with the removal of the existing second floor, converting the building to a largely single-story, 154,568 square-foot building. There will be 142,944 square feet of warehouse area and 11,624 square feet of office space.

Neighborhood Council Project Overview for CUP-S-831, SP-S-7- Amd#28



Project Site Plan

The trailers and box trucks will utilize an existing loading dock on the east side of the building. The delivery vans will be staged on the east side of the building before moving to the south side for loading. A new driveway will be constructed to connect the van loading area to 400 National Way. Access to the project will be from 400 National Way with the use of existing driveways (Exhibit 1 – Site Plan).

Portions of the parking lot will be restriped to allow larger parking spaces (11 feet by 27 feet) for the vans. There will be 490 van stalls and 163 regular parking stalls, with a total of 653 spaces, with ten of these being Electric Vehicle charging stations and six being ADA accessible. The project itself requires 464 spaces (3 spaces per 1,000 square feet of gross floor area) pursuant to Simi Valley Municipal Code Section 9-34.060 – Parking Space Requirements. The restriping of the parking lot will be accompanied by new landscape islands, new trees being planted and resurfacing of the neglected driveways. The existing parking structure on the north side of the project will not be changed.

Specific Plan Amendment:

The project scope will include amendments to the Use Matrix (Table 4-1) in the West End Specific Plan to add local trucking, storage and courier services as uses requiring a Conditional Use Permit in the MU Zone. This will allow the use of the site as a warehouse and distribution center with an approved Conditional Use Permit.

Neighborhood Council Project Overview for CUP-S-831, SP-S-7-Amd#28

The Specific Plan Amendment also includes minor textual “clean-up” changes throughout the document that do not affect the intent or provisions of the plan. Changes are focused on ensuring the standards for the MU zone are not tied explicitly to the scope of the previously approved mixed-use project for the site approved in 2017. The current applicant recently acquired the property and former proposal for a mixed-use complex (hotel, commercial core, and multi-family apartments) is not moving forward at this time.

II. Project Design

The main building will be repainted with the current white cement wall color with a sand and aggregate finish. This meets the City’s Design Guidelines Chapter 2 recommendations for base wall colors which should be ‘soft, subdued’ colors (page 2-30). There will be a major trim color of Dynamic Blue (SW6958) at the top of the building façade to provide contrast with the base white cement color. The minor trim color proposed is Alpolic HBG Blue, which is a darker hue of the major trim color as recommended by the Design Guidelines (page 2-31), and will be used to accent architectural details on the entryway to the building on the south elevation (Exhibit 2 - Colored Elevations and Exhibit 3 – Colors and Material Board).

New loading doors will be added on the southern side of the building next to the proposed canopy. The proposed canopy on the southern side of the building will be 27,241 square feet in area and will be Best Bronze (SW6160) in color, which will match the bronze storefront accents on the existing building. The canopy will have a stucco finish in order to achieve the appearance of a conventionally built structure as recommended by the City’s Design Guidelines Chapter 4.F (Page 4-14) that recommends that metal buildings be “designed to have an exterior appearance of conventionally built structures.”



Project rendering from the west

**Neighborhood Council Project Overview for CUP-S-831, SP-S-7-
Amd#28**



Project rendering from the southwest



Proposed canopy

The loading area and canopy will be screened with landscape as recommended in Chapter 2 of the City's Design Guidelines (Page 2-6). The applicant is proposing planting a row of *Quercus ilex* (Holly Oak) trees on the slope to the south of the loading area in order to provide screening from the 118 Freeway and the retail shopping center along Cochran Street. It is expected that these trees will screen the site completely in five years (Exhibit 4 – Canopy Screening View).

Neighborhood Council Project Overview for CUP-S-831, SP-S-7-Amd#28



BEFORE



AFTER

1 VIEW FROM NATIONAL WAY
SCALE: NTS



BEFORE



AFTER

2 VIEW FROM FREEWAY
SCALE: NTS

Photo-simulation of proposed screening (at five years maturity) for loading areas

Landscape will be rehabilitated in the parking areas along with the restriping and construction of new landscape islands as well as on the slopes along National Way and along the portions of the property along Madera Road (Exhibit 5 – Landscape Plans).



Conceptual Landscape Plan

**Neighborhood Council Project Overview for CUP-S-831, SP-S-7-
Amd#28**

III. Project Compatibility

The General Plan land use designation for the site is Mixed-Use. The purpose of this designation is to allow the development of properties that integrate a diversity of uses including retail, office, restaurant and residential uses.

The project is zoned Mixed-Use within the West End Specific Plan [MU (SP)]. The MU Zone is intended for development of a compatible mix of land uses including commercial, light industrial, offices and residential. Within the West End Specific Plan, this zone mix of uses will also be compatible with the adjacent Business Park and Light Industrial zones by providing a variety of goods and services within close proximity to each other. The proposed amendment to the West End Specific Plan will allow the warehouse and distribution use in the MU zone with a Conditional Use Permit.

The proposed project is surrounded by the following land use designations and uses (refer to aerial map on Page 1).

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Mixed-Use	Mixed Use, West End Specific Plan [MU (SP)]	Office Building, parking structure, parking lots, and graded undeveloped pad area
North:	Business Park & Industrial	Business Park, West End Specific Plan [BP (SP)]	Business Park structures and industrial warehouse
South:	118 Freeway, General Commercial beyond	118 Freeway, Sub-regional Retail – West End Specific Plan [SR (SP)]	118 Freeway, retail shopping center beyond
East:	Business Park	Business Park, West End Specific Plan [BP (SP)]	Business Park structures
West:	Madera Road, Industrial and Open Space beyond	Light Industrial, West End Specific Plan [LI (SP)]	Madera Road, vacant land beyond

The project would be compatible with its surroundings in that:

- The project complies with all applicable Development Standards specified in the West End Specific Plan for the MU zone including setbacks, height, landscaping and parking and meets the objectives of both the Business Park land use designation and the Specific Plan’s purpose.

Neighborhood Council Project Overview for CUP-S-831, SP-S-7-Amd#28

- The majority of work proposed will be internal tenant improvements with the only external changes being the addition of the canopy and loading doors and repainting the building. The stucco finish for the proposed canopy will ensure that the structure will have the appearance of a conventionally built structure and the color scheme will match the main building.
- Loading areas will not be visible from public areas and streets with the proposed landscape screening.
- A Trip Generation Memorandum for the project was prepared by NV5, and was reviewed by the City's Public Works Traffic Division. The Memorandum determined that the trip generation for the warehouse and distribution use would generate less traffic than the approved office use for the existing site. It is not anticipated that the project would result in significant impacts to intersections in the vicinity.

IV. Issues

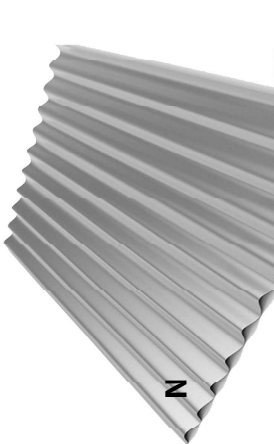
No Planning issues have been identified by staff.

V. Environmental Review

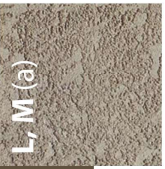
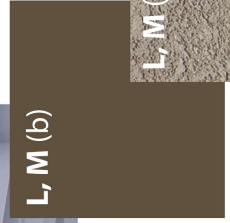
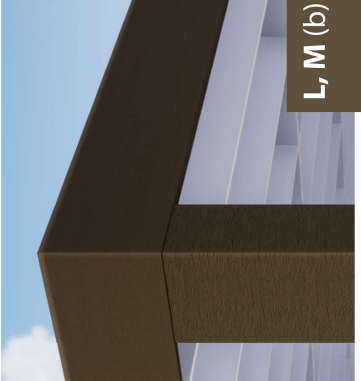
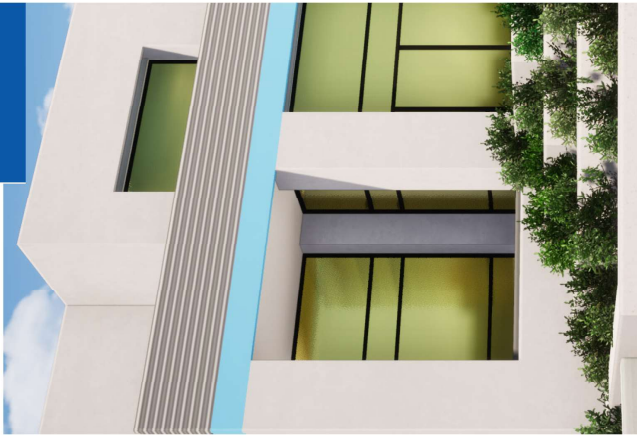
The City's Environmental Planner will be preparing an Initial Environmental Study and it is anticipated that a Mitigated Negative Declaration will be required with the project under the California Environmental Quality Act (CEQA).

VI. Exhibits

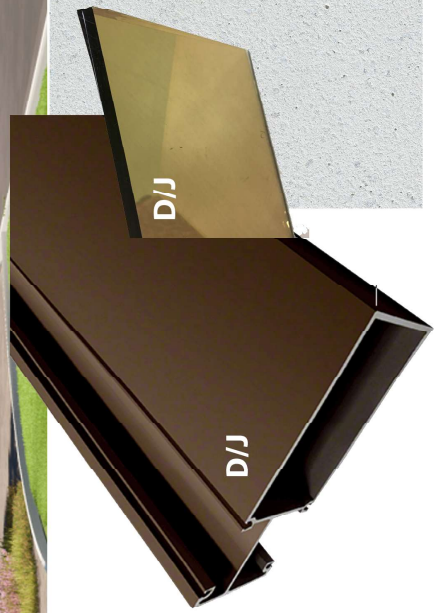
Project exhibits are attached.



Entrance Canopy
 N. Horizontal corrugated metal panel
 O. (a) Vertical smooth metal panel (b) Alipholic HNB Blue



Canopy
 L, M (a) . EIFS with stucco finish
 L, M (b) . SW6160 paint color



Wall Storefront
 A. SW6958 paint color
 B/C. White cement with white sand and white aggregate wall finish
 D/J. Bronze anodized Aluminum storefront system with gold reflective vision glazing



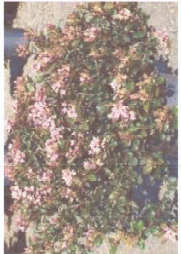
Acacia baobabiana 'Purplea'



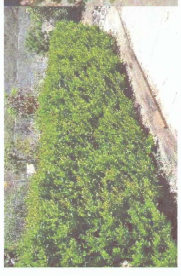
Quercus lex



Prosopis chilensis



Rhipidolepis indica 'Jack Evans'



Ligustrum texanum



Juniperus horizontalis 'Blue Chip'



California Native Mix



Gazania 'Witswa Yellow'



Muhlenbergia dubia



Rosmarinus o. 'Huntington Carpet'



Hedera helix



Hillside Erosion Control



TRANSFORMERS

TRANSFORMERS