



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3
THURSDAY, JANUARY 12, 2023, 7:00 p.m.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Julie Bershin
NC #3 Vice Chair	Sara Rosario
NC #3 Secretary	Evelyn Gatewood
CS Coordinator	Emily Habib
City Council Liaison	Council Member Rocky Rhodes

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
The Simi Valley Free Clinic
7. New Business
Request to construct a 10,133- square foot industrial building on a one-acre lot at 2240 First Street
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 give an Ad Hoc Committee Report or to make any announcements related to community events and other items of interest.

10. Adjournment: Thursday, February 16, 2023, 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.

MEETING NOTES

1. Call to Order/Welcome/Pledge of Allegiance

Vice Chair Julie Bershin called the meeting to order at 7:02 p.m. She noted that a quorum was not present.

Tim Atencio	A	Vacant	
Bridget Charboneau	E	Vacant	
Andy Hanna	E	Doug Bamforth	P
Lyle Jackson	A	James Bartholomew	E
Jeremy Yablan	P	Sara Rosario	P
Julie Bershin	P	Vacant	
Evelyn Gatewood	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

Due to lack of a quorum, the October 13, 2022 meeting minutes could not be approved. They will be reviewed and approved at the January 12, 2023 meeting.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

Annika Sumbly, Executive Director, gave the presentation. In early 2022, 141 homeless individuals were counted in Simi Valley, though the number is most likely double by this time. The Samaritan Center's day time drop-in services include meals, a food pantry, showers, laundry, and clothing. They manage winter overnight shelter services. They also offer full case management services for those who want to become self-supporting and independent. These services encompass assistance with finding a job and housing, identification (ID) vouchers and life skills mentoring. Over the last year, they placed nine people in drug and alcohol treatment, helped 14 people find employment and assisted seven people in finding housing.

7. New Business: None

8. Community Services Coordinator's Report

Emily Habib discussed the current Neighborhood Council recruitment. She also noted that there would be no meeting in December.

9. Executive Board Comments

Julie Bershin informed the Executive Board that she received a volunteer pin at the most recent City Council meeting for her work on the 2022 Special Event Support Review Committee. Doug Bamforth noted that Veterans Day would be celebrated on November 11, 2022, at Veteran's Plaza in Lemon Park.

10. Adjournment: Thursday, December 15, 2022, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 7:44 p.m.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Vice Chair Julie Bershin called the meeting to order at 7:00 p.m. She also confirmed that a quorum was present.

Tim Atencio	E	Vacant	
Bridget Charboneau	P	Vacant	
Andy Hanna	P	Doug Bamforth	P
Lyle Jackson	P	James Bartholomew	P
Jeremy Yablan	E	Sara Rosario	P
Julie Bershin	P	Vacant	
Evelyn Gatewood	E	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

James Bartholomew requested the following revisions be made to the September 15, 2022 minutes:

Revise the following sentence: “It would require Waste Management, Inc., to grant an easement across the landfill property.” to read “While the applicant has purchased a portion of the property, it would still require Waste Management, Inc., to grant an easement across the landfill property.”

Add the following text on page 4 after the questions/answers from the Executive Board: **Comments:** One Executive Board member expressed concern about building on the slopes. The applicant replied that no construction was planned on slopes greater than 20 percent.

A motion was made by James Bartholomew and seconded by Andy Hanna to approve the September 15, 2022 minutes as revised. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

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

Brent Siemer, Deputy Public Works Director, gave the presentation. The City is part of the National Flood Insurance Program (NFIP), which allows it to receive Federal funds to implement flood control programs. Part of this program are the Flood Insurance Rate Maps, which show the areas that are predicted to flood in a

“100 year storm.” Anyone who lives in these zones is required to buy flood insurance. However these maps were created in the 1980’s and are not entirely accurate. The City Council recently allocated \$700,000 to update them. Once completed, it is expected that a majority of the homes currently in the flood areas will be removed.

The City is part of the Community Rating System. The ratings run from 9 (worst) to 1 (best). By implementing specific improvements, an entity can raise its community rating. The City is at a 5, which puts it in the top 3 percent nationwide. This rating decreases the amount affected residents have to pay the Federal government for flood insurance by 25 percent. There is also the Program for Public Information (PPI) Committee, which includes eight Executive Board members, a representative and an alternate from each Neighborhood Council. It meets once a year to review and comment on City flood control efforts.

7. New Business

a. Election of Officers

By consensus of the Executive Board, Julie Bershin was elected Chair and Sara Rosario was elected Vice Chair.

b. Appointment of a representative to the Special Events Support Review Committee

By consensus of the Executive Board, Julie Bershin was appointed as the representative to the Special Events Support Review Committee.

8. Community Services Coordinator’s Report

Emily Habib discussed the current Neighborhood Council recruitment. She also noted that no development projects were expected to be reviewed before the end of the year.

9. Executive Board Comments: None

10. Adjournment: Thursday, November 10, 2022, 7:00 p.m.

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

Neighborhood Council Project Overview for PD-S-1073



CITY OF SIMI VALLEY

**Neighborhood Council
Development Project Overview**

Project No(s)PD-S-1073
Neighborhood Council No 3
Neighborhood Council DateJanuary 12, 2023
Tentative Planning Commission Meeting DateJanuary 18, 2023
Tentative City Council Meeting Date N/A
Case Planner Naren Gunasekera

Request:

Planned Development Permit to construct a 10,133-square foot industrial building on a vacant one-acre lot

Applicant:

Robert Freeman
558 Lone Oak Drive
Thousand Oaks, CA 91362
(818) 429-6646

General Plan:

Industrial

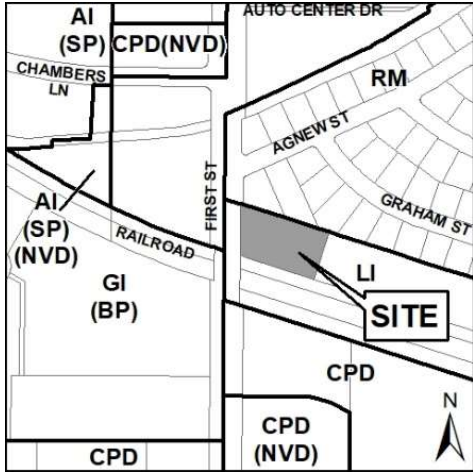
Zoning:

Light Industrial (LI)

Location:

2240 First Street Simi Valley, CA 93065

Neighborhood Council Project Overview for PD-S-1073



I. Project Description

The Applicant, Robert Freeman, is requesting approval of a Planned Development (PD) Permit to construct a 10,133-square foot industrial building on a one-acre vacant lot. The site fronts First Street. Access will be via an existing 30-foot wide private street running along the north side of the lot. This private street also provides access to the existing RV storage facility to the east via an existing easement. There are single-family residences to the north of the site and the Metrolink railway line and existing commercial buildings to the south as shown in Figure 1.

Figure 1: Surrounding land uses



Neighborhood Council Project Overview for PD-S-1073

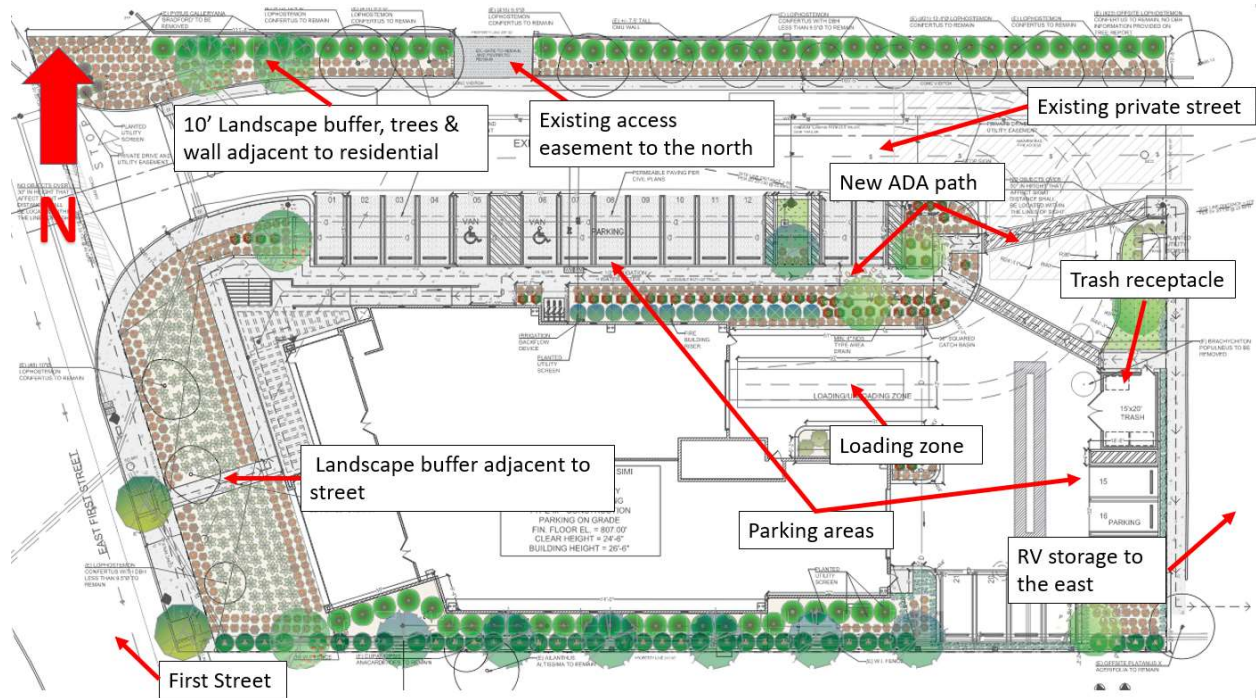
The majority of the parking will be adjacent to the north side of the building next to the private driveway as shown in Figure 2. Additional parking will be located in the rear of the lot on the east side. The loading area for the project will be located at the back of the building on the east side.

The site will have the required minimum 10-foot landscape buffer along the street frontage and adjacent to the residential properties to the north with the exception of where the existing access easement is located. The final landscape plans for the project will include the required installation of one tree per 200 square feet of landscape where required, along the buffer immediately adjacent to the existing residences, as well as maintaining the existing six-foot high wall.

The configuration of the parking along the existing private street necessitated the recording of a new easement benefiting the property owner of the RV storage to the east. This easement made allowances for parking and landscape within the access easement and the reconfiguration of the accessible path of travel to the eastern lot. Note that the existing access easement to the north is not affected by this change.

A total of 21 parking spaces is provided for the project (1 space per 500-square foot where an industrial building is composed of a combination of office and warehouse space, with 15 percent or less office space).

Figure 2: Landscape/Site plan

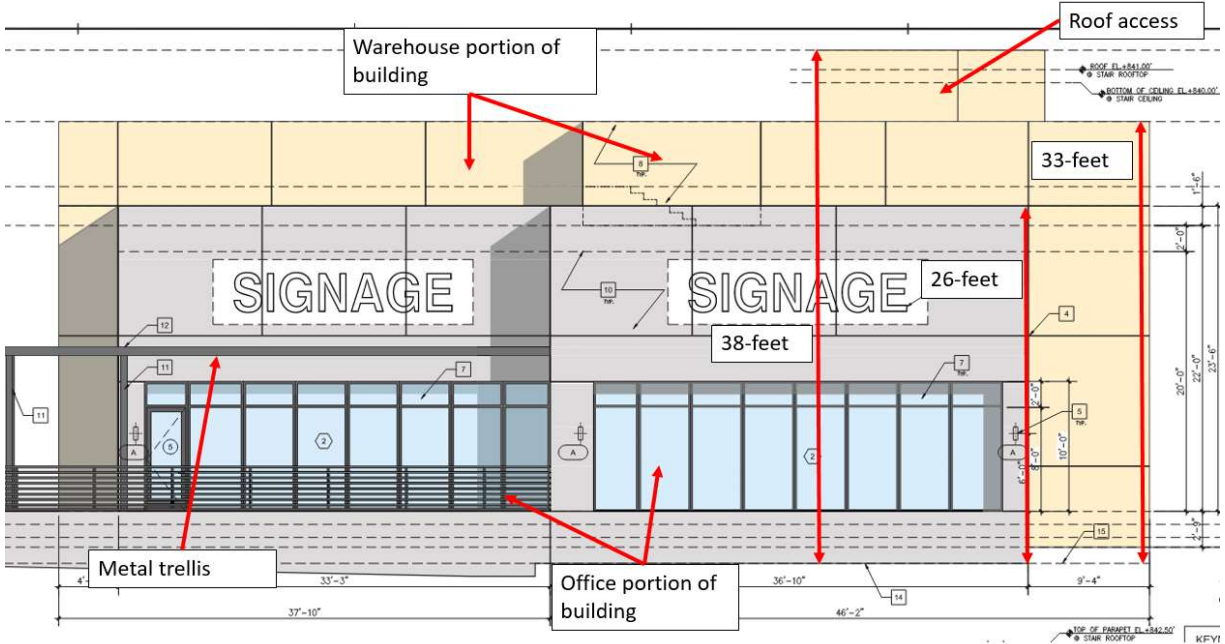


Neighborhood Council Project Overview for PD-S-1073

II. Project Design

The office portion of the building will be oriented along First Street and will be 26 feet and three inches tall. These parts of the building will be finished with stucco painted Sherwin Williams SW 7018 (Dovetail) with storefront glazing and 12-inch cylinder light fixtures. There will be a metal trellis cover along the northernmost office portion which will be 15 feet tall and painted Sherwin Williams SW 7020 (Black Fox).

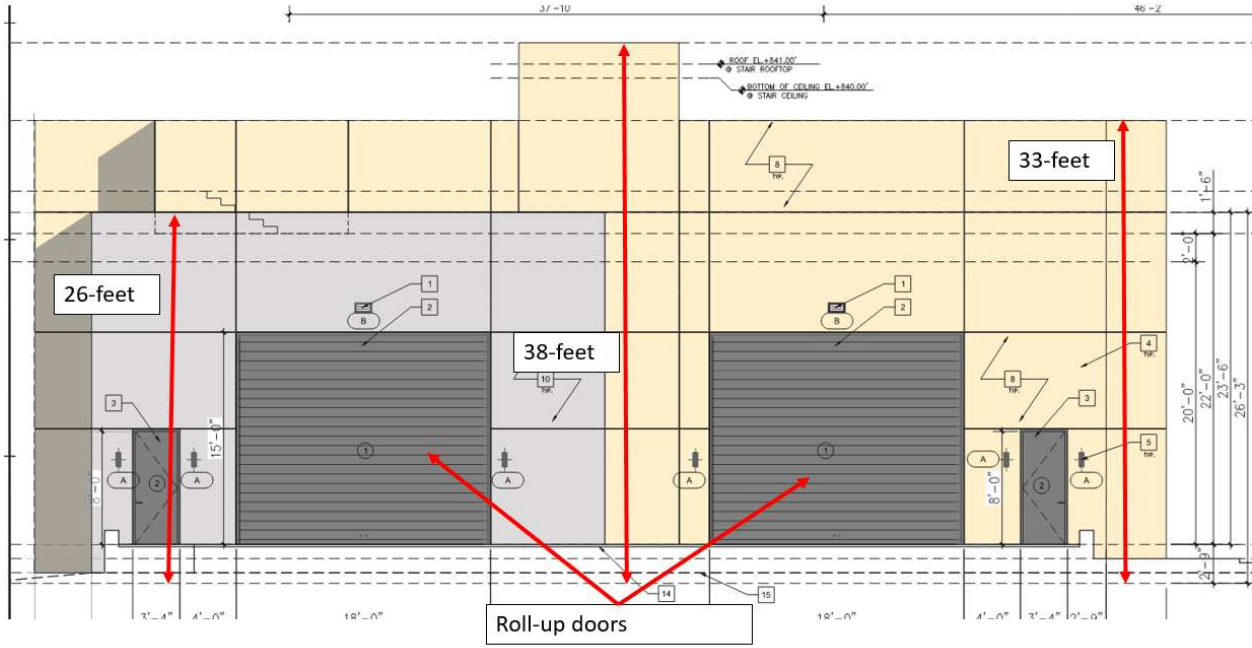
Figure 4: West elevation (facing First Street)



The warehouse portion of the building is setback approximately 55 feet from the westerly property line and will be 33 feet high. These parts of the building will be finished with stucco painted Sherwin Williams SW 6386 (Napery), apart from one section at the back that will be stucco painted Sherwin Williams SW 7018 (Dovetail). Each unit will have one 18-foot by 15-foot roll-up door at the back of the building on the east.

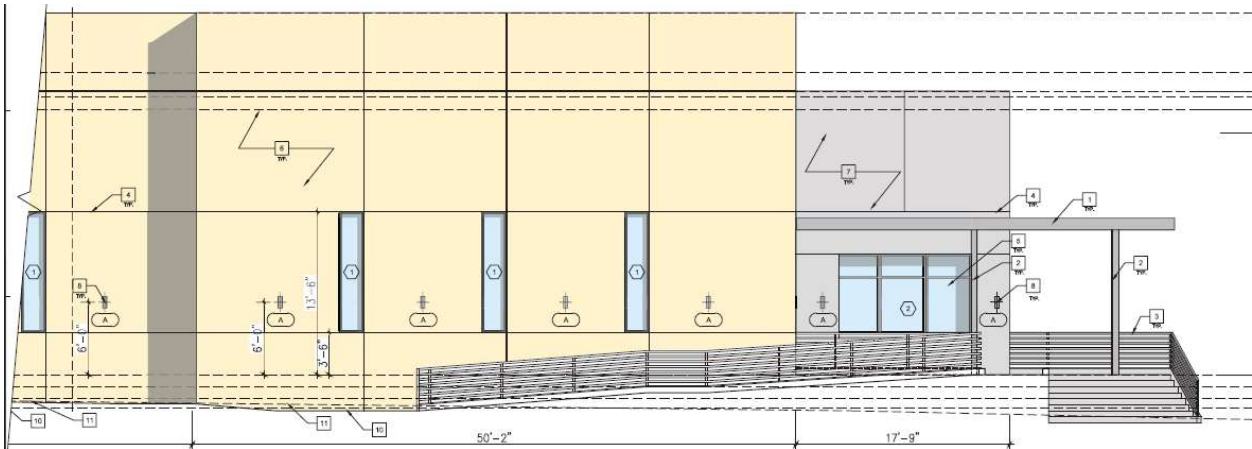
Neighborhood Council Project Overview for PD-S-1073

Figure 5: West elevation



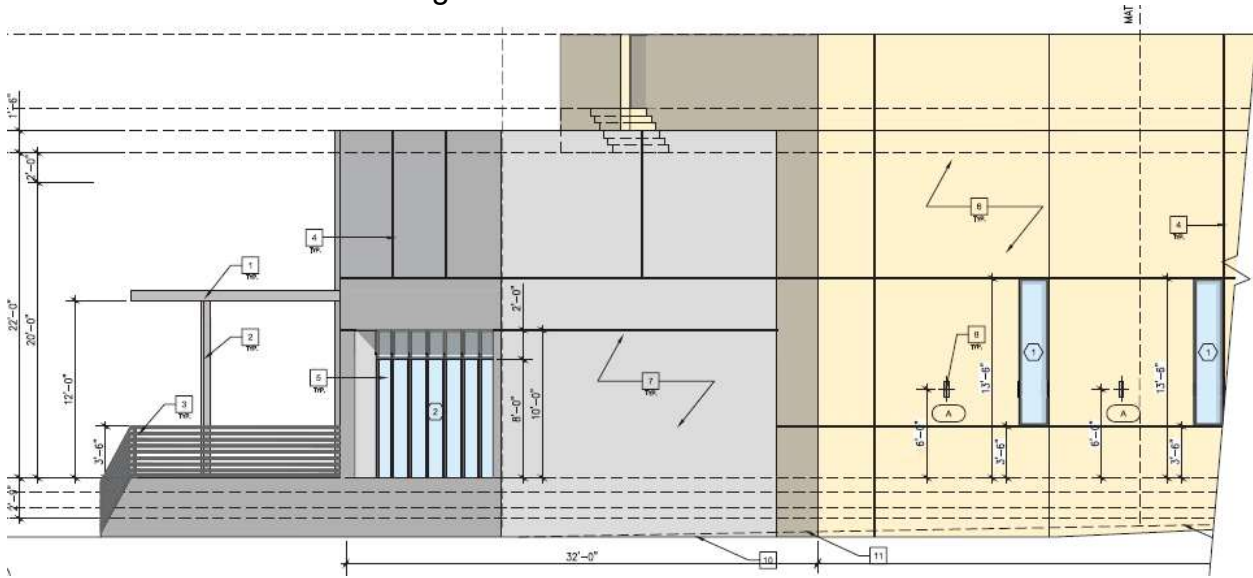
The side elevations for the building incorporate windows along the building as shown in Figure 6 and Figure 7.

Figure 6: Partial north elevation



Neighborhood Council Project Overview for PD-S-1073

Figure 7: Partial south elevation



The roof of the building will be flat with rooftop equipment located on top of the warehouse portion of the building. This portion incorporates a parapet wall along the roof that is five foot high to screen any rooftop equipment.

It was Staff's opinion that the proposed color scheme could use an additional trim color to define the building façade. A condition has been added to the project requiring the Applicant to submit revised elevation plans that incorporate this requirement for the review of the Deputy Environmental Services Director/City Planner prior to issuance of Building Permit.

Associated Transportation Engineers prepared a Trip Generation Memorandum for the project on December 24, 2019. The report stated that the project would generate 53 average daily trips. The City's Traffic Engineer reviewed the Memorandum and determined that the project would not result in any significant traffic impacts to the existing street system.

III. Project Compatibility

The site's General Plan Land Use designation is Industrial. The purpose of the Industrial land use designation area is to provide areas for most industrial uses. It is of special concern to the City that there be an adequate variety of sizes and locations of industrial parcels. Projects in this category should consist of one- to three-story buildings. The proposed project will involve construction of a one-story industrial building with space for a maximum of two tenants with one unit that is 4,210 square feet and the second that is 5,681 square feet. The units are split up into office space, up to a maximum of 10 percent of square footage with the remainder being warehouse space. The units have an integrated building design, circulation, and landscaping.

Neighborhood Council Project Overview for PD-S-1073

The project is zoned Light Industrial (LI). The LI zone is intended to provide areas for a variety of light manufacturing, service, technical research, and related business office uses, operating under performance standards that will result in very few outside impacts.

The proposed project complies with the Development Code standards as shown in Table 1 below and discussed below.

Table 1

Standard	Required	Proposed
Setbacks (SVMC §9-26.040) - Front (West) - Rear (East) - Side (North) - Side (South)	26 feet 3 inches None 38 feet 3 inches None	30 feet 70 feet 69 feet 10 feet
Building Height (SVMC §9-26.040)	48 feet (maximum)	38 feet 3 inches
Landscaping (SVMC §9-26.040)	10 percent (minimum)	24 percent
Off-Street Parking (SVMC §9-34.060)	21 spaces	21 spaces
Trash-Enclosure (SVMC §9-35.050)	9' x 7' or 14' x 4.5' minimum	15' X 20'
Loading Spaces (SVMC §9-34.100)	1 space (12'X50')	1 space (12'X50')

The project will continue to maintain the 10-foot landscaping buffer and six-foot high masonry wall on the north of the site, which is required pursuant to Simi Valley Municipal Code (SVMC) §9-33.030, when an industrial yard is adjacent to residentially zoned property.

Neighborhood Council Project Overview for PD-S-1073

The proposed project is surrounded by the following land use designations and uses as shown in Table 2 (refer to aerial map on Page 1).

Table 2

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Industrial	Light Industrial [LI]	Vacant
North:	Medium Density Residential	Residential Medium [RM]	Residences
South:	Industrial	Light Industrial [LI]	Metrolink line
East:	Industrial	Light Industrial [LI]	RV storage
West:	Industrial	Light Industrial [LI]	First Street

The project would be compatible with its surroundings in that:

- The project complies with all applicable Development Standards.
- No protected trees need to be removed for the project.
- The single-story, building will be consistent with the underlying General Plan designation and compatible with the uses surrounding site. The residential uses to the north are buffered by the required landscape buffer and the existing private street.
- The proposed design of the building is largely consistent with the City adopted design guidelines in terms of the colors proposed, form of the building and the location of the loading area and roll up doors (which are behind the building and not visible from any public street).
- The project traffic memorandum has been reviewed by the City Traffic Engineer and it has been determined that the additional traffic will not have an adverse impact.

IV. Environmental Review

A CEQA exemption for the project will be prepared for the project, as the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA guidelines. Section 15332, titled “In-Fill Development Projects,” reads as follows:

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

Neighborhood Council Project Overview for PD-S-1073

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.”

A project as proposed meets all the requirements described above.

V. Exhibits

Project exhibits are attached