



NEIGHBORHOOD COUNCIL #4
TUESDAY, APRIL 18, 2023, 7:00 p.m.
SIMI VALLEY LIBRARY COMMUNITY ROOM
2969 TAPO CANYON ROAD

***NOTE REVISED LOCATION**

SPECIAL MEETING

AGENDA

NC #4 Chair	Bobby Calderon
NC #4 Vice Chair	Gina Truncale
NC #4 Secretary	Amy Obringer
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.

6. Informational Presentation
City Budget Update
7. New Business

Request to operate a baseball and softball training facility within an existing 13,939 square-foot commercial building located at 591-B Country Club Drive

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: Tuesday, May 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.

DRAFT MINUTES

1. Call to Order/Pledge of Allegiance/Welcome

Chair Bobby Calderon called the meeting to order at 7:00 p.m. He also confirmed that a quorum was present.

Tracy Bodis	P	Jan Smith	E
Don Diamond	P	Gina Truncale	P
Holly Harpham	P	Michael Murphy	E
Amber Powell	P	Bobby Calderon	P
Kris Mauldin	P	Brian Kane	P
Amy Obringer	P	Vacant	
Salwa Scarpone	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 Brian Kane and seconded by Tracy Bodis to approve the February 21, 2023 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

Karen Fraser, Executive Director, gave the presentation. Housing Opportunities Made Easier (HOME) was formed in 2001 as a housing committee of the Ventura County Economic Development Association (VCEDA) to promote a diversity of housing opportunities, essential for a healthy and sustainable quality of life in Ventura County. Each year HOME organizes the Ventura County Housing Conference, which addresses key housing-related focus areas such as availability, affordability, policies, economics, challenges, opportunities, etc. HOME also presents quarterly educational Housing Issues Forums, with guest speakers, presentations, and discussions surrounding pertinent housing issues and trends in Ventura County.

7. New Business

- a. Amendment to the Simi Valley Municipal Code to allow cargo containers as residential storage structures

Questions and comments from the audience and responses from City staff:

Is there a requirement for a concrete pad?

No, there is not.

How will the City make sure that the container is installed and maintained according to the permit requirements?

Neighbors should report any concerns to the City's Code Compliance Division, which will then investigate the complaint.

Does screening fencing have to be solid?

Yes, it does.

Comments:

- A member of the public said the containers were a bad idea because people would be living in them.
- A member of the public was concerned that animals would be kept in the containers or plants would be grown illegally.

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

Is there a requirement for an interior safety mechanism to keep people from getting locked in?

No, there is not.

Can the containers be habitable?

No, the City will not allow running water or electricity.

Do the containers have to be certified as non-toxic before they're installed?

No, but there are some possible mitigations that could be used.

What is the motivation for this ordinance being put forth?

Residents made requests of City Council members and they asked that staff look further into the issue.

Could a business be run out of a container?

No, the City has provisions that prohibit businesses from being run out of accessory structures or uses, which would include these containers.

Is there any data that shows that someone has died in a container in the last year?

No, there is not.

If someone has a hill in their backyard, could a hole be dug in the hill and a container placed in it?

This would have to be evaluated on a case-by-case basis and a grading permit would likely be required.

What if a container is fully visible from a neighboring property that is higher than the subject property?

The City would still require landscaping and/or fencing to screen the container.

Comments:

- An Executive Board member had the following comments:
 - A comparable prefabricated shed costs less than a container, plus prefabricated sheds are much more attractive.
 - People have died in this type of container.
 - Such containers might be fine on lots larger than 10,000 square feet, but on lots smaller than that, property values will decrease. They will cause problems between neighbors.
- An Executive Board member stated that enforcement of City codes should be proactive to preserve harmony between neighbors.

Upon conclusion of the discussion, the following motion was made by Amy Obringer and seconded by Salwa Scarpone:

MOTION: Recommend that the Planning Commission deny the Amendment to the Simi Valley Municipal Code to allow cargo containers as residential storage structures.

Executive Board vote:	10 Ayes;	0 Noes;	0 Abstentions
Audience vote:	3 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	0 Ayes;	0 Noes;	0 Abstentions

The motion passed.

- b. Nomination of a Representative to the Community Projects Grant (CPG) Review Committee

By consensus of the Executive Board, Gina Truncale was elected the representative to the Community Projects Grant (CPG) Review Committee.

- c. Nomination of a Representative to the Program for Public Information (PPI) Committee

By consensus of the Executive Board, Don Diamond was elected the representative to the Program for Public Information (PPI) Committee. Holly Harpham volunteered to be an alternate if one is needed.

8. Community Services Coordinator's Report

Emily Habib welcomed the new members and discussed meeting procedures. She also informed Executive Board members that Nora Frost had resigned from the Executive Board.

9. Executive Board Comments

Salwa Scarpone informed the Executive Board about an upcoming fundraising event, A Night of Magic, at the Cultural Arts Center on Friday, April 14, 2023, at 7:00 p.m.

Don Diamond announced that Supervisor Janice Parvin would be holding a Town Hall meeting at the Simi Valley Elks Hall on Thursday, March 23, 2023, from 6:00-8:00 p.m.

Amy Obringer noted that she wanted to put her child in a class at the Cultural Arts Center. However, she chose not to because the application asked for the child's preferred pronouns. She was not comfortable with this request.

10. Adjournment: Tuesday, April 18, 2023, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:53 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s) CUP-S-2022-0019
Neighborhood Council No. 4
Neighborhood Council Date April 18, 2023
Tentative Planning Commission Meeting Date April 26, 2023
Tentative City Council Meeting Date N/A
Case Planner Caesar Hernandez

Request:

A Request for a Conditional Use Permit to allow the operation of a baseball and softball training facility within an existing 13,939 square-foot commercial tenant space

Applicant:

Phillip Greene Jr.
28908 Hollowbrook Avenue
Agoura Hills, CA 91301
(310) 801-1103

General Plan:

General Commercial

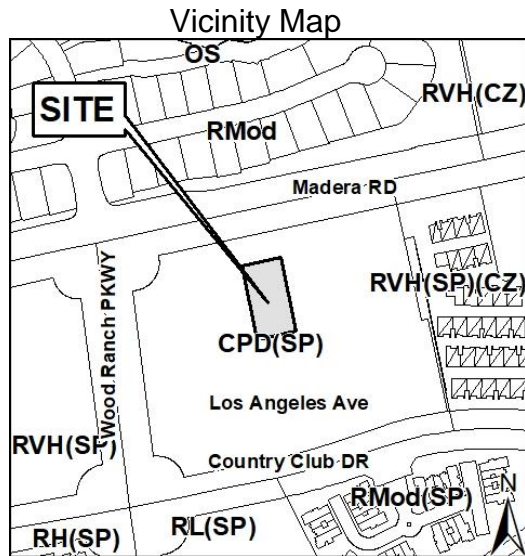
Zoning:

Commercial Planned Development

Location:

591-B Country Club Drive

Neighborhood Council Project Overview for CUP-S-2022-0019



I. Project Description

The Applicant, Phillip Greene Jr., is requesting a Conditional Use Permit to allow the operation of a baseball and softball training facility within an existing 13,939 square-foot commercial tenant space. The proposed training facility will focus on the mechanics of baseball and softball and provide advice on how to improve performance, using the business experience and technology from professional staff. The facility will serve clients within the age range of six to 18-year-olds and parents have the option to stay onsite and observe. The facility will operate during the following business hours: Monday through Friday 10:00 a.m. to 9:00 p.m., Saturdays 10 a.m. to 7 p.m., and Sundays 12:00 to 6:00 p.m. The facility will include a security system with cameras.

The proposed site fronts Country Club Drive. Access to the facility is provided from the existing driveway located in the western side of the shopping center. There is also an existing 230-foot long, 50-foot wide custom-paved driveway on the eastern side of the shopping center that provides access to the other existing commercial establishments. There is an existing major arterial road located to the north, a secondary arterial road located to the south, a retail establishment in the adjacent unit to the east; and an entertainment venue in the adjacent unit to the west. There are also existing multi-family residential units located to the west and east of the shopping center as shown in Figure 1.

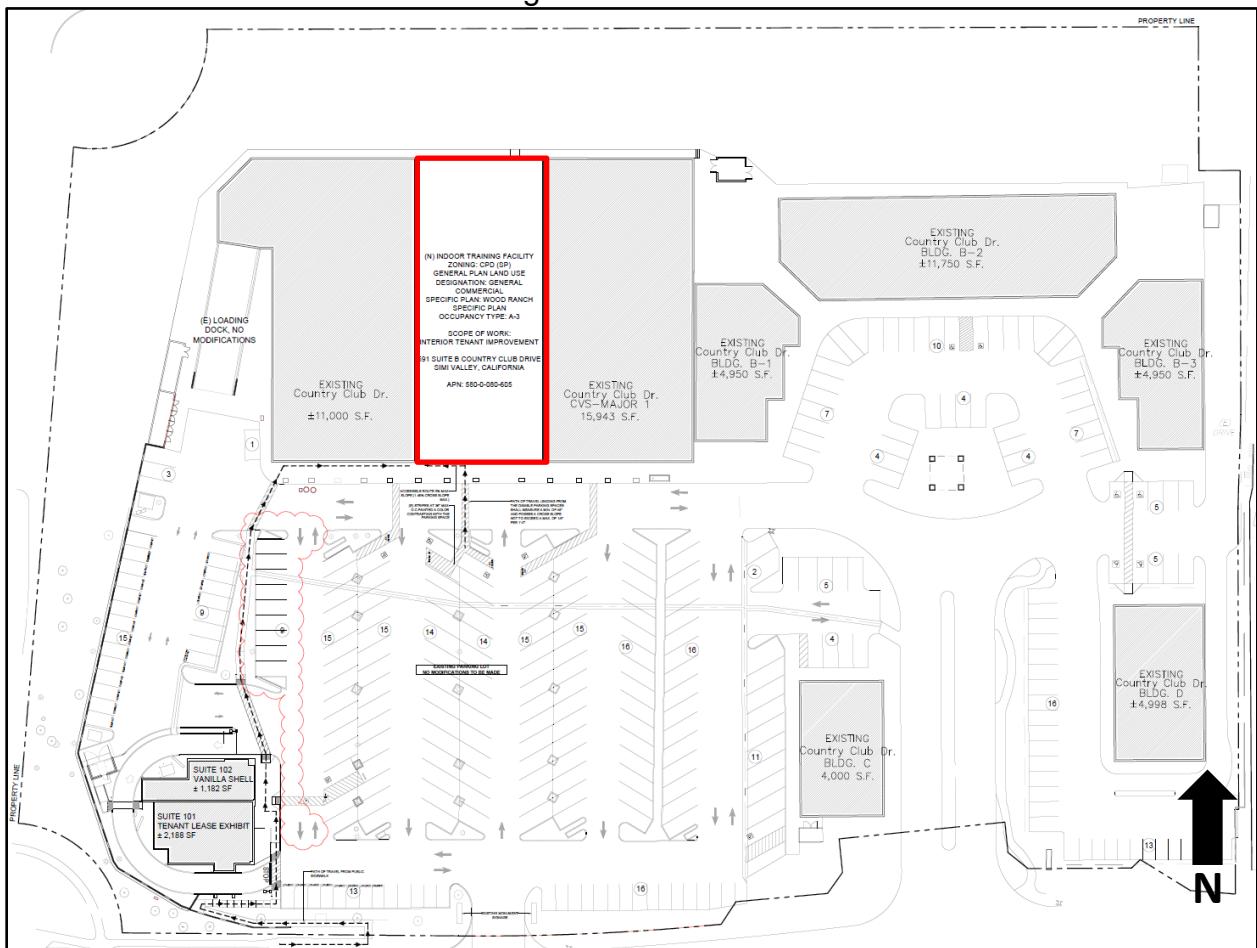
Neighborhood Council Project Overview for CUP-S-2022-0019

Figure 1: Surrounding Land Uses



The proposed facility will be located in a tenant unit located within two adjacent tenants as shown in Figure 2 below.

Figure 2: Site Plan



Neighborhood Council Project Overview for CUP-S-2022-0019

Parking for the facility will be located within the parking lot to the south and east of the tenant space. The existing loading dock for the center is located to the west of the tenant building and can be accessed through an existing hallway corridor located in the rear of the building. A total of 20 parking spaces are required for this project based on providing two parking spaces for each batting cage. The parking for the shopping center is as follows:

Table 1 – Parking Requirements

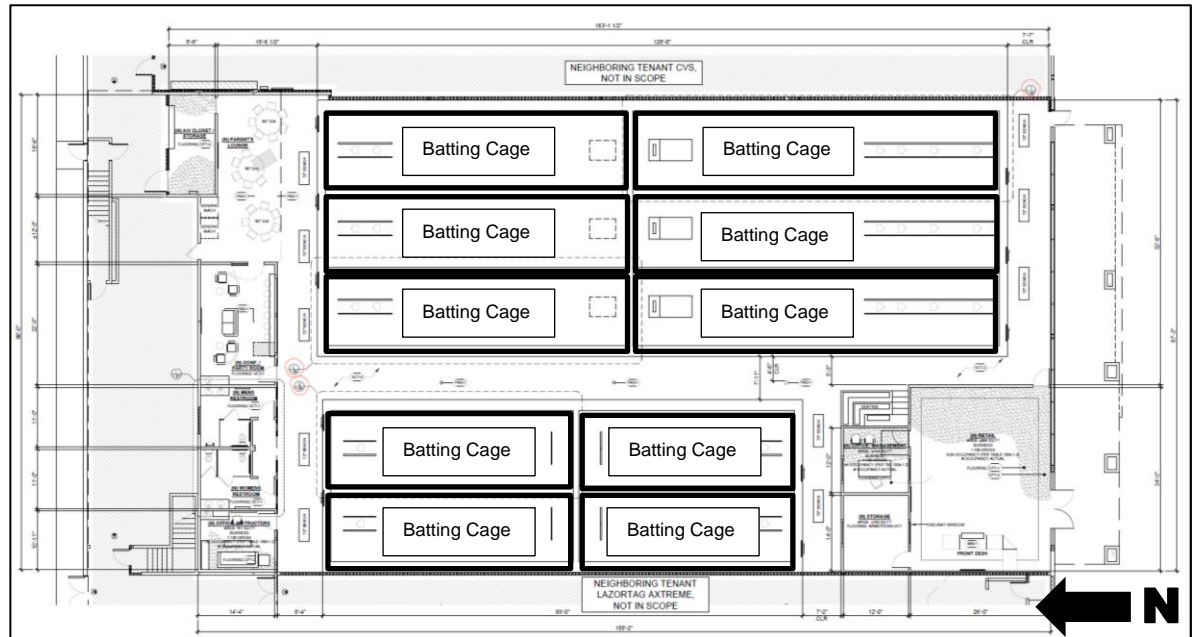
TENANT	REQUIRED
Existing Retail	152
Existing Restaurant	34
Miscellaneous areas	9
<i>D-Bat Batting Cages</i>	20
TOTAL	215

Based on Table 1 above, 215 parking spaces are required including this tenant use and other shopping center uses. However, there are a total of 290 parking spaces in the shopping center. Therefore, there is an adequate parking supply for this tenant as well as the other tenants in the center.

The layout of the facility will consist of 10 batting cages, a front desk, three offices, a Pro Shop, two restrooms, a conference room, a parent's lounge, and two storage units as shown on Figure 3 below. Six of the batting cages will measure 14.5 feet wide by 68 feet long and the remaining four will measure 14 feet wide by 45 feet long. The Pro Shop will be 884 square feet and the offices will be approximately 602 square feet.

Neighborhood Council Project Overview for CUP-S-2022-0019

Figure 3: Floor Plan



II. Project Design

The existing single-story commercial building is oriented along Country Club Drive and is 26 feet four inches tall. The roof of the commercial building is flat but includes a partially-raised 35-foot tall parapet element. The building is setback approximately 265 feet from the front property line along Country Club Drive. The architectural design includes a stucco finish painted with a light-tan color with storefront glazing and five columns that vertically align the front façade. The lower portions of the columns are wrapped with beige-tone fluted block veneer. The Applicant is proposing to modify the entrance at the west side of the storefront and remove the existing shopping cart corral. Otherwise, the applicant is not proposing any other exterior improvements.

Neighborhood Council Project Overview for CUP-S-2022-0019

Figure 3: South Elevation (Facing Country Club Drive)



III. Project Compatibility

The site's General Plan land use designation is General Commercial. Two of the main purposes of the General Commercial land use designation area shall be to provide a major center to serve the needs of the entire Simi Valley market region and set aside land for a broad range of commercial offices. The types of stores suited for localized shopping needs include supermarkets, drug stores, quick-stop markets, small restaurants, personal services, and small specialty retail shops. Projects in this category should not exceed two stories in height. The proposed project will involve an existing one-story commercial building with space that includes 13,939 gross square feet within an existing shopping center. The unit is split up into 10 batting cages with the remainder being used for offices and conference rooms.

The project is zoned Commercial Planned Development (CPD). The CPD zone is intended to encourage the development of attractive, innovative, and efficient commercial sites containing a broad range of retail, office and service commercial uses. The proposed project complies with the Development Code standards as shown in Table 2 below and as discussed below.

Neighborhood Council Project Overview for CUP-S-2022-0019

Table 2

Standard	Required	Existing
Setbacks (Per three-unit building) (SVMC §9-26.040) - Front - Rear - Left Side - Right Side	26 feet 4 inches None None None	Existing with no change
Building Height (SVMC §9-26.040)	48 feet (maximum)	Existing with no change
Landscaping (SVMC §9-26.040)	10 percent (minimum)	Existing with no change
Off-Street Parking (SVMC §9-34.060)	20 spaces	20 spaces
Trash-Enclosure (SVMC §9-35.050)	9' x 7' or 14' x 4.5' minimum	Existing with no change
Loading Spaces (SVMC §9-34.100)	1 space	Existing with no change

The proposed project is surrounded by the following land use designations and uses as shown in Table 3 (refer to aerial map on Page 2).

Table 3

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	General Commercial	Commercial Planned Development CPD (SP)]	Vacant
North:	Moderate Density	Residential Moderate Density (RMod)	Madera Road and SFRs beyond
South:	Moderate Density	Residential Moderate Density [RMod (SP)]	Country Club Drive and multi-family units beyond
East:	General Commercial	Commercial Planned Development [CPD (SP)]	CVS
West:	General Commercial	Commercial Planned Development [CPD (SP)]	Lazertag

Neighborhood Council Project Overview for CUP-S-2022-0019

The project would be compatible with its surroundings in that:

- The project complies with all applicable Development Standards.
- No landscaping will be removed for the project.
- The proposed use is compatible with the shopping center's uses.
- The proposed hours of operation are compatible with the shopping center's hours of operation.
- There are no proposed exterior improvements that would impact the adjacent units or existing parking.

The proposed use is allowed within the applicable zone, includes a minor exterior modification, and complies with all other applicable provisions of the Development Code and the General Plan. Table 2-5 of SVMC Section 9-26 allows a Baseball and Softball Training Facility in the CPD zone, subject to the review and approval of a Conditional Use Permit. The shopping center can accommodate the required parking for the Baseball and Softball Training Facility and the existing uses. The proposed use is compatible with the other commercial businesses located in the existing shopping center. Therefore, the project is in compliance with all applicable provisions of the Simi Valley Development Code and the Simi Valley General Plan.

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 15301 of the State CEQA guidelines. Section 15301, titled "Existing Facilities," reads as follows:

"Class 1 consists of operations involving negligible or no expansion of the types of projects that might fall within Class 1 meeting the conditions described in this section."

V. Exhibits

Project exhibits are attached.