



NEIGHBORHOOD COUNCIL JOINT COUNCILS MEETING

TUESDAY, NOVEMBER 7, 2023, 7:00 p.m.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Todd Taylor
NC #2 Chair	Al Brown
NC #3 Chair	Jeremy Yablan
NC #4 Chair	Gina Truncale
City Council Liaison	Mayor Fred D. Thomas

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes – June 6, 2023
4. Public Statements/Comments

This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils not on the agenda. Statements and comments are limited to no more than three (3) minutes per speaker.

5. Discussion Item
Mock Exercise
6. New Business: None
7. Executive Board Comments
8. Adjournment: Date 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 Neighborhood Council Program at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.



MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

The meeting began at 7:03 p.m. and staff confirmed that a quorum was present.

NC #1 Chair	Jill Abele	P	NC #3 Chair	Julie Bershin	P
NC #1 V.C.	Dalila Minter	A	NC #3 V.C.	Jeremy Yablan	A
NC #1 Sec.	Cameron Thompson	P	NC #3 Sec.	Evelyn Gatewood	P
NC #2 Chair	Karl Birch	A	NC #4 Chair	Bobby Calderon	P
NC #2 V.C.	Al Brown	P	NC #4 V.C.	Gina Truncale	A
NC #2 Sec.	Suzanne Aguilar	A	NC #4 Sec.	Amy Obringer	P

Mayor Fred D. Thomas was in attendance. He gave an overview of the current City budget.

2. Approval of Minutes

A motion was made by Al Brown and seconded by Amy Obringer to approve the April 4, 2023 minutes as presented. The motion passed unanimously.

3. Public Statements/Comments: None

4. Informational Presentation

The Simi Valley Police Department's Community Policing Bureau

Neighborhood Resource Officers Scott Holty and Evan Schall discussed their program. About 90 percent of their work is with the homeless population. They work with other agencies to help these individuals to take advantage of a plethora of services offered with the goal of getting them housed and back into society.

5. New Business

Nomination of a Neighborhood Council Executive Board member to the Youth Employment Services (YES) Advisory Board

By a consensus of the members, Al Brown is nominated as the Neighborhood Council Executive Board representative to the Youth Employment Services (YES) Advisory Board.

6. Executive Board Comments

Richard Perini suggested that Executive Board members attend future Rancho Simi Recreation and Park District board meetings to discuss the spending of tourism funds.

Fred Peterson informed the Executive Board about a new application called Pulse Point that would give information on emergencies in real time.

Mark Luker inquired about how to get information on the status of repairs on the fountain at Lemon Park. Emily Habib suggested that he contact the Rancho Simi Recreation and Park District.

Al Brown expressed a desire to have a representative from the Acorn attend Neighborhood Council meetings.

Salwa Scarpone suggested that Neighborhood Council information be posted on the City's social media accounts.

7. Adjournment: Date to be determined

By consensus of the members, the meeting was adjourned at 8:39 p.m.

DRAFT



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. GPA-101; Z-S-0700; CUP-S-1111; TP-S-2023-0001
Neighborhood Council No. 1
Tentative Neighborhood Council Date 11/7/23
Tentative Planning Commission Meeting Date 11/27/23
Tentative City Council Meeting Date 1/23/24
Case Planner Ima Planner

Request:

A Tentative Parcel Map to subdivide a 21.2 acre parcel into two. On the smaller 1.2 acre parcel; a General Plan Amendment (GPA), Zone Change (ZC), and a Conditional Use Permit (CUP) for a winery with a tasting room, restaurant, and retail space for wine sales and gifts is proposed.

The larger 20 acre parcel will contain existing water tanks and a 17.5 acre vineyard. The current General Plan land use designation is Open Space. The current zoning is Residential Low Density (RL). Vineyards are a permitted use, therefore no entitlements are required.

The General Plan Amendment is necessary to change the Land Use Designation from Open Space to General Commercial. As stated in the General Plan, the proposed General Commercial designation will “encourage spending by travelers passing through Simi Valley on the 118 Freeway.”

The Zone Change is necessary to change the zoning from Residential Low Density to Commercial Planned Development (CPD). The Commercial Planned Development zone allows for “wineries with tasting, incidental food, and retail services.” They may also allow “tours, specialty dinners, food pairings, retail sales, and/or on-site consumption with tasting areas, including occasional events that may have entertainment and/or amplified music.”

A Conditional Use Permit is required to allow a winery with a tasting room, restaurant, and retail space for wine sales and gifts in the Commercial Planned Development zone.

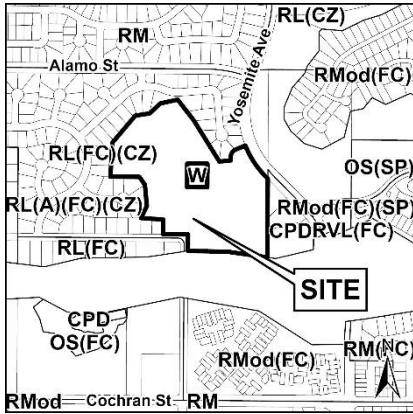
Applicant:

We B Developers
123 Lovers Lane
Death Valley, CA 11223
(999) 999-9999

Location:

The subject property is located northwest of a McDonald's restaurant, which is at the intersection of Yosemite Avenue and 118 Freeway.

Vicinity Map



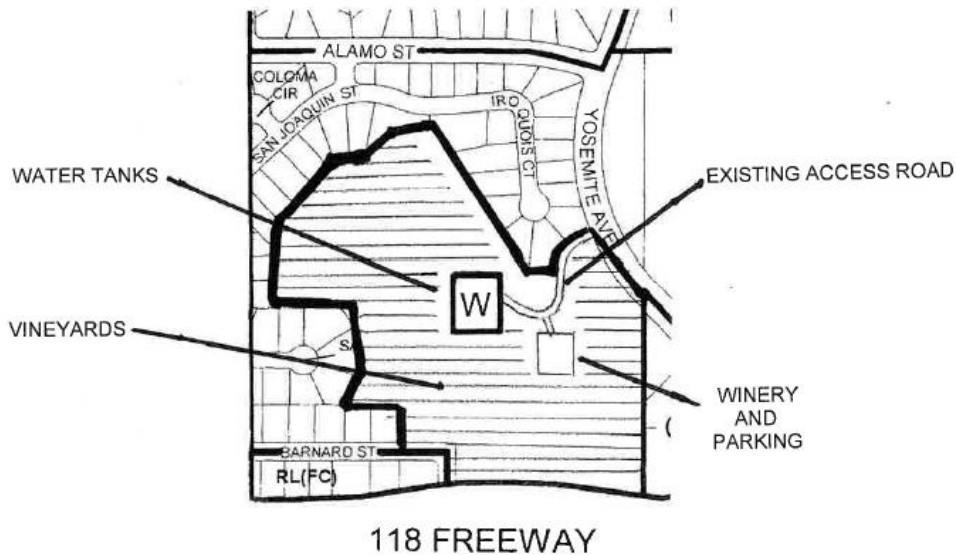
Aerial Map



I. Project Description

The applicant proposes to construct a winery with a tasting room, restaurant, and retail space for wine sales and gifts on a 1.2 acre parcel. The winery will have a covered outdoor patio wrapping around three quarters of the building with 270 degree views of the surrounding mountains. The proposed winery will be 20,000 square feet, plus the 5,000 square foot patio. The site will have landscaped walking paths and gardens. Behind the portion of the winery that does not have the patio, on 2.5 acres, are four existing water tanks and a tall antenna structure, which will be screened. Access to the winery will come off of the existing access road to the water tanks. Surrounding the winery, a 17.5 acre organic vineyard is proposed.

Site Plan



II. Project Design

The Spanish Modern style winery building will have two stories. The lower floor will contain the tasting area and retail sales area. The upper floor will be open in the middle, with a view of the first floor. It will contain the restaurant and an area for live music, all surrounded with large windows.

Spanish Modern style incorporates rustic elements like stone and terracotta, as well as contemporary touches such as steel, glass, and wood. It is designed to create a warm, inviting atmosphere that is both timeless and stylish. The exterior of the building will be pale yellow troweled stucco with a warm red Spanish tile roof. The patio surrounding the building on three sides will have stone flooring and a large stone fire place, open on both sides. The patio covers will be both solid wood and sailcloth. On the back side of the building, large trees will be planted to screen the water tanks behind the winery.

Parking for the winery will come off the existing access road. It will be located northwest of the winery to keep the views open to the east, south, and west.



III. Project Compatibility

The proposed project site is surrounded by the following land use designations and uses:

	GENERAL PLAN	ZONING	LAND USE
North:	Residential Moderate Density/Residential Low Density	Residential Low Density	Single-Family Residences
South:	Transportation	Freeway	118 Freeway
East:	Residential Moderate Density/General Commercial	Residential Low Density/Commercial Planned Development	Single-Family Residences McDonald's Restaurant
West:	Residential Low Density	Residential Low Density	Single-Family Residences

The project would be compatible with its surroundings in that:

- ❖ While there are no other vineyards in the area, a vineyard is a labor-intensive operation, the majority of the work is done by hand.
- ❖ All equipment will be electric, so there will be no noise impacts to the nearby residents.
- ❖ The vineyard will be an organic operation, so no pesticides will be used.
- ❖ A double row of trees is being planted along the northern and western edges of the property, adjacent to the residential uses for screening.
- ❖ The noisiest location, the winery room, is located in the middle of the property, away from the residential uses to the north and west.

IV. Environmental Review

An Initial Environmental Study is being prepared. It is anticipated that either a Negative Declaration or a Mitigated Negative Declaration will be required under the California Environment Quality Act (CEQA) to assure that the vineyard and winery will be compatible with the surrounding residential uses. The primary issues to be evaluated are visual and noise impacts. If significant impacts are found, changes to the project or mitigation measures to reduce the significant effects to a less than significant level or avoid them all together may be required.