



NEIGHBORHOOD COUNCIL #3

THURSDAY, MAY 16, 2024, 7:00 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Jeremy Yablan
NC #3 Vice Chair	Bridget Charboneau
NC #3 Secretary	Rachel Bystrom
City Council Liaison	Council Member Dee Dee Cavanaugh

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(s)

a. Managing Hazardous Materials, Solid Waste, and Recycling Programs

No Action: Receive Information

7. New Business

a. Review of a request for a Conditional Use Permit application (CUP-S-2023-0004) to construct a 66,431-square-foot industrial tilt-up building on a 7.67-acre vacant site for warehousing and manufacturing of bakery ingredients

Action: Vote to recommend approval or denial



b. Election of Officers

Action: Nominate and Vote to select Chair, Vice Chair, and Secretary

8. City Staff Comments

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, July 11, 2024, 7:00 p.m.

/s/

Mara Malch
Deputy Environmental Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please call 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/Pledge of Allegiance/Welcome

Chair Jeremy Yablan called the meeting to order at 7:01 p.m. A quorum was present.

Jeremy Yablan	P	Fred Peterson	E
Bridget Charboneau	P	Jon Gatewood	E
Rachel Bystrom	P	Steven Baker	P
Peter Carrube	P	Andy Hanna	A
Revathi Pudhota	E	Vacant	
Tony Hudacs	P	Vacant	
Lyle Jackson	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 Steven Baker and seconded by Peter Carrube to approve the March 14, 2024 minutes as presented. The motion passed unanimously.

4. Correspondence

Kevin Marshall resigned from the Neighborhood Council Executive Board.

5. Public Statements/Comments: None

6. Informational Presentation(s)

a. Understanding and Combatting Human Trafficking

Detective Kellyn King from the Simi Valley Police Department presented an educational presentation on Understanding and Combatting Human Trafficking. She emphasized the community’s pivotal role in reporting suspicious situations, which could lead to vital resources for victims or the prosecution of traffickers. Despite society’s misconceptions perpetuated by media, statistics from 2021 revealed that only 6% of reported human trafficking cases involved abduction. It is more likely that a known perpetrator might victimize a person. Traffickers and victims come from diverse backgrounds, and victims can be male or female. Human trafficking manifests in various industries and can affect anyone with vulnerabilities including unstable living conditions, history of abuse, foster youth, undocumented immigrants, developmental disabilities, or economic hardships. Human trafficking encompasses a wide range of exploitative practices, including both sex and forced labor, facilitated through coercion, fraud, or force. There is no such thing as child prostitution and any child who is induced into commercial sex is being

trafficked. In cases where someone discloses being trafficked, active listening, non-judgmental support, and offering to contact local resources are vital. Ultimately, reporting suspicious situations and providing support are essential actions in combating human trafficking. Call 911 if you witness a suspicious situation or there is a possibility of immediate harm and report “suspected human trafficking.” Contact the Ventura County Human Trafficking Task Force Hotline for resources, services, and advocacy by calling Interface for adults at 1-800-636-6738 and Forever Found for minors at 1-805-261-1212.

b. Drops of Change – Strategies for Water Conservation

Ramona Mejia, Environmental Compliance Program Coordinator, presented strategies for water conservation. The City of Simi Valley/Waterworks District No. 8 customers are no longer required to follow a designated watering day schedule. Customers are requested to continue making water conservation a California way of life by watering only when their lawns or gardens need it. Water only before 9:00 a.m. and after 5:00 p.m. to reduce evaporation, and no watering during (and for 48 hours after) measurable rainfall. Residents can report water waste using the Water Waste Reporting Form. The City is removing non-functional turf around the Civic Center, getting ahead of AB 1573, which prohibits the use of potable water for the irrigation of non-functional turf owned by local government beginning January 1, 2027. Bewaterwise.com offers a turf removal program that provides a rebate up to \$3 per square foot (up to 5,000 sq. ft.) for residents and \$2 per square foot for commercial customers who remove their grass and replace it with water-efficient California friendly and native plants. Additionally, residents can earn an extra \$100 per tree added to their project for a maximum of five trees. Bewaterwise.com has a wealth of helpful tips on how to lower water use including water-saving rebates and grants, landscape classes, and water-wise garden inspiration. The City of Simi Valley provides Simi Valley / Ventura County Waterworks District No. 8 residential water utility customers with a free water usage dropcounter Home portal. The dropcounter HOME portal will help residents keep track of and manage their water use, as well as provide leak and threshold alerts. Residents with Golden State Water have a similar monitoring device program called the Flume. The Metropolitan Water District hosts virtual landscaping and irrigation workshops to help inform residents about turf removal, drought-tolerant plants, and irrigation systems. All workshops are offered at no cost and are listed on the Calendar page of the City's website.

7. New Business: None

8. City Staff Comments

Kelly Duffy announced free dog adoptions are available from April 12 to April 14, 2024, at Ventura County Animal Services. Residents can watch the recorded State of the City presentation from Mayor Fred Thomas on the City's website. Recruitment for Executive Board membership is in progress with Neighborhood

Council #3 receiving seven applicants for the six Executive Board openings. Ms. Duffy reminded Executive Board members to keep Executive Board comments non-partisan, as the Neighborhood Council is a politically free zone, citing Bylaws. The Homeless Resource Coordination meeting is April 16, 2024, at 1:30 p.m. at the Simi Valley Library Community Room. The ADA Paratransit Advisory Committee Meeting is at the Simi Valley Senior Center on April 18, 2024, at 3:00 p.m. Lastly, The Wellness Expo 2024 will be held in the Civic Center Quad area between City Hall and the Library on May 15, 2024, from 8:00 a.m. to 12:00 p.m.

9. Executive Board Comments: None
10. Adjournment: Thursday, May 16, 2024, 7:00 p.m.
By consensus of the Executive Board, the meeting was adjourned at 7:49 p.m.

DRAFT



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No. CUP-S-2023-0004
 Project Name Simi Pak
 Neighborhood Council No. 3
 Neighborhood Council Date May 16, 2024
 Tentative Planning Commission Meeting Date August 7, 2024
 Tentative City Council Meeting Date N/A
 Case Planner Alexandra Clingman

Request:

Consideration of a Conditional Use Permit application (CUP-S-2023-0004) to construct a 66,431-square-foot industrial tilt-up building on a 7.67-acre vacant site for warehousing and manufacturing of bakery ingredients.

Applicant:

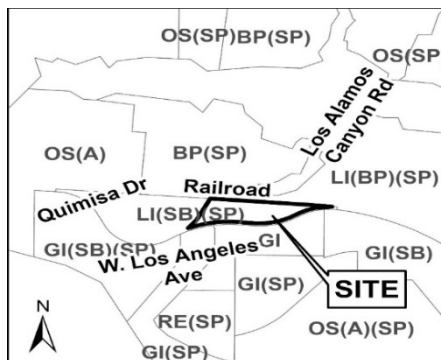
Walter Postelwait
 On the Rise Properties, LLC
 236 N. Chester Avenue, Ste. 200
 Pasadena, CA 91106
 (626) 316-6555
awpostelwait@pakgroupna.com

Alan Grofsky
 PK Architecture
 29619 Agoura Road
 Agoura Hills, CA 91301
 (818) 584-0057
agrofsky@pkarchitecture.net

General Plan: Industrial

Zoning: Light Industrial (LI), Sexually Oriented Business Overlay (SB), West End Specific Plan (WESP)

Location: 615 West Los Angeles Avenue



Neighborhood Council Project Overview for CUP-S-2023-0004

I. Project Overview

The applicant, Walter Postelwait, On the Rise Properties, LLC, requests approval of a Conditional Use Permit (CUP-S-2023-0004) to construct a 66,431-square-foot industrial tilt-up building on a 7.67-acre vacant site located north of West Los Angeles Avenue and south of the railroad at 615 West Los Angeles Avenue. The proposed single-story building will include a 38,582-square-foot warehouse space, a 21,000-square-foot manufacturing area, and a 6,600-square-foot office and partial mezzanine (refer to Figure 1).

Figure 1: Proposed Site Plan



The site is currently vacant and will require approximately 30,000 cubic yards of excavation and 19,000 cubic yards of fill. New grading will remain at least 100 feet away from the top of the bank of Alamos Creek to the west.

The proposed building will be a maximum of 41 feet and 3 inches in height and features vertical articulation through the use of varying parapet heights. The exterior design of the building will consist of concrete tilt-up walls in varying shades of grey with copper-colored tile and corrugated metal siding accents. Metal awnings will be provided over windows and loading docks. Building entries will be emphasized with bronze aluminum framing and windows will be dual-glazed with a green tint (refer to Figure 2). All roof-mounted equipment will be completely screened by the parapet. Wall-mounted lighting fixtures will be placed on the building and parking lot fixtures will not exceed 20 feet in height throughout the site.

Neighborhood Council Project Overview for CUP-S-2023-0004

Figure 2: Building Elevation Facing West Los Angeles Avenue



There will be a total of 91 parking spaces for both public and employee use located on the west and east sides of the building. Two new driveways will be constructed to access the parking areas and the 4 loading docks on each side of the building (8 total loading docks, refer to Figure 3). The driveways will be accessible from West Los Angeles Avenue. Additionally, a 77-foot-long and 15.5-foot-high concrete tilt-up wall will be provided on the west side of the building to screen the loading docks from view on West Los Angeles Avenue. The loading docks located on the east side of the building will be screened by the building wall and landscaping.

Figure 3: North Building Elevation Facing the Railroad



Neighborhood Council Project Overview for CUP-S-2023-0004

A landscaped buffer area will screen the south, east, and west portions of the building along West Los Angeles Avenue through the use of trees, shrubs, and ground cover. The proposed landscaping of 61,957 square feet (28.3 percent) complies with the West End Specific Plan requirement of 15 percent landscaping. Retaining walls ranging from 1 foot to 6.5 feet in height will be constructed along the south and west edges of the parking area and building. Four (4) Coast Live Oaks and two (2) Peruvian Pepper trees will be removed from the site to accommodate the current project. To mitigate the loss of these trees, the Applicant is required to plant upsized replacement trees on-site or pay into the City's Tree Mitigation Fund (refer to Figure 4).

Figure 4: Conceptual Landscape Plan



The General Plan land use designation for this site is 'Industrial,' which is intended to provide areas for most industrial uses and should consist of one to three-story buildings (City of Simi Valley General Plan - Chapter 3). The site is located within the 'Light Industrial' zone of the West End Specific Plan (WESP), intended for the development of a broad range of industrial and service commercial activities such as light manufacturing, wholesale trade, transportation, communications, research and development, and administrative offices (West End Specific Plan- Section 2). The proposed one-story industrial building will be utilized for warehousing, distribution, and related office purposes and is therefore consistent with both the General Plan land use designation and the WESP zone.

The project is consistent with the recently approved industrial project located to the west at 903 Quimisa Drive, as well as the existing RV and contractor storage facilities situated to the southwest and the sanitation facility and City offices located to the south, in that the building will be utilized for industrial purposes such as warehousing, manufacturing, and related office functions. A landscaped slope and West Los Angeles Avenue will act as a buffer between the project and these uses. Moreover, grading will remain outside of Alamos Creek to the west.

Neighborhood Council Project Overview for CUP-S-2023-0004

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

	GENERAL PLAN	ZONING	LAND USE
Project Site:	Industrial	LI(SB)(SP) [Light Industrial (Sexually Oriented Business) (West End Specific Plan)]	Vacant
North:	Business Park	BP(SP) [Business Park (West End Specific Plan)]	100-foot-wide railroad right-of-way then natural hillside
South:	Industrial and Public Services Center	GI(SP) [General Industrial (Arroyo Simi Greenway Specific Plan)]	West Los Angeles Avenue then the City of Simi Valley Sanitation and Transit facilities
West:	Industrial	LI(SB)(SP) [Light Industrial (Sexually Oriented Business) (West End Specific Plan)]	Vacant land for industrial development Approved but unbuilt industrial project (903 Quimisa Drive)
East:	Business Park and Industrial	LI(BP)(SP) [[Light Industrial (Business Park) (West End Specific Plan)]	100-foot-wide railroad right-of-way then natural hillside

II. Discretionary Statement

Bakery product warehousing requires a Conditional Use Permit (CUP) in the Light Industrial (LI) Zone within the West End Specific Plan (WESP). The Planning Commission may grant a CUP in compliance with Simi Valley Municipal Code Section 9-52.070.G-Findings and Decision.

III. Issues

There are no issues.

IV. Environmental Review

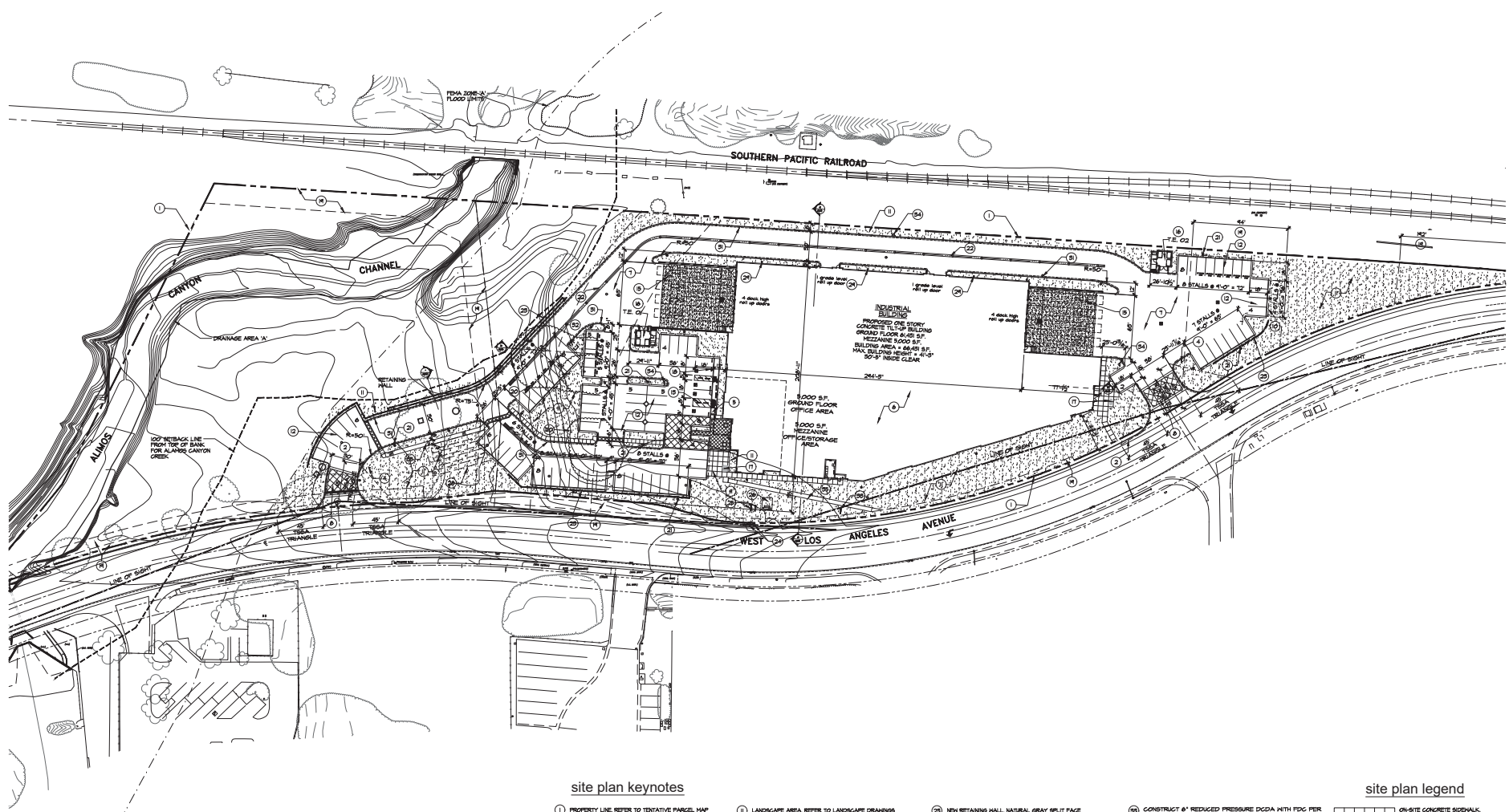
An Initial Environmental Study is being prepared for the project, and it is anticipated that a Mitigated Negative Declaration (MND) will be required under the California Environmental Quality Act (CEQA). Potential mitigation measures may include Tribal monitoring, pre-construction biological surveys, on-site tree replacement, and the use of standard Best Management Practices to avoid potential environmental impacts.

Neighborhood Council Project Overview for CUP-S-2023-0004

V. Exhibits

Project exhibits are attached.

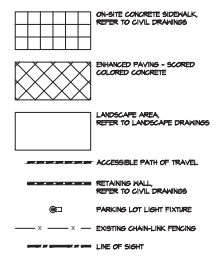
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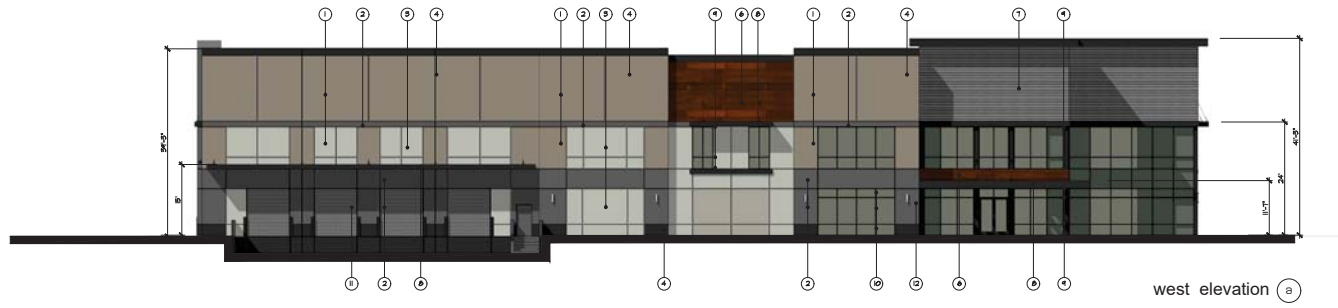


site plan keynotes

- ① PROPERTY LINE REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- ② LINE OF SIGHT AT UNCONTROLLED INTERSECTIONS, NO OBJECTS OVER 50 INCHES IN HEIGHT THAT AFFECT SHORT DISTANCE SHALL BE IN THE LINE OF SIGHT
- ③ ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 3% MAXIMUM RISE, REFER TO CIVIL DRAWINGS
- ④ SITE ACCESSIBLE ENTRANCE SIGN REFER TO DETAILS 100221
- ⑤ ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
- ⑥ PROPOSED HISTORY WITH MEZZANINE CONCRETE TILT-UP BUILDING, SEE spd 4 sp8
- ⑦ PARKING AREA PAVING AND DRIVEWAY, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
- ⑧ ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - SCORED COLORED CONCRETE REFER TO sp12
- ⑨ ON-SITE CONCRETE SIDEWALK/HARDSCAPE
- ⑩ LINE OF PARKING STALL OVERHANG
- ⑪ LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ⑫ SITE PARKING STRIPING PER CITY OF SIMI VALLEY STANDARDS
- ⑬ ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
- ⑭ CLEAR SPACE STRIPING, PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPING SPACED AT 30" O.C. WITH (2) COATS HIGHWAY PAINT, COLOR PER LOCAL AGENCY
- ⑮ 12'-0" x 30'-0" GRADE LEVEL LOADING SPACE
- ⑯ TRASH AND RECYCLE ENCLOSURE, SEE sp12
- ⑰ BICYCLE RACKS, (N) BICYCLE SPACES, SEE sp12
- ⑱ CONCRETE PHEEL STOP
- ⑲ EXISTING PUBLIC EASEMENT, REFER TO CIVIL DRAWINGS
- ⑳ EXISTING TREES TO BE RELOCATED, REFER TO CIVIL AND LANDSCAPE DRAWINGS
- ㉑ PARKING LOT LIGHT FIXTURE AND CONCRETE BASE MAXIMUM 50 FT HIGH MEASURED FROM GROUND TO L&P
- ㉒ CONCRETE SHALE AND CATCH BASINS, REFER TO CIVIL DRAWINGS
- ㉓ NEW RETAINING WALL, NATURAL GRAY SPLIT FACE BLOCK, REFER TO CIVIL DRAWINGS
- ㉔ NEW WATER AND LANDSCAPE METERS, REFER TO CIVIL DRAWINGS
- ㉕ NEW WATER AND LANDSCAPE BACKFLOW PREVENTERS
- ㉖ NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS, TRANSFORMER TO BE SCREENED WITH LANDSCAPING
- ㉗ BICYCLE LOCKERS, (N) LOCKERS
- ㉘ POST-CONSTRUCTION STORE-WATER TREATMENT SYSTEM, REFER TO CIVIL DRAWINGS
- ㉙ EXTERIOR HALL MOUNTED HALL PACK BY HUBBEL, OUTDOOR LIGHTING, GEOPACK SERIES TRAFFICO
- ㉚ PROPOSED FIRE HYDRANT LOCATION, REFER TO CIVIL DRAWINGS
- ㉛ DASHED LINE ALONG CURB FACE INDICATES CURBS TO BE PAINTED RED WITH SIGNS POSTED EVERY 50 TO 75 FEET OR AS REQUIRED BY THE FIRE PROTECTION BUREAU, REFER TO DETAILS J10021.
- ㉜ MODULAR HET-LAND DEVICE, REFER TO CIVIL DRAWINGS
- ㉝ ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ㉞ NEW ON-SITE FIRE HYDRANT, REFER TO CIVIL DRAWINGS
- ㉟ NEW CONCRETE SIDEWALK AND STEPS
- ㊱ CONSTRUCT A REDUCED PRESSURE DCPDA WITH FDC PER THE CITY OF SIMI VALLEY PLATE NO. 28

site plan legend





west elevation (a)

exterior materials & colors

- 1 CONCRETE TILT-UP WALL PAINTED TO MATCH DUAN EDWARDS DETROIT BARNWOOD GRAY
- 2 CONCRETE TILT-UP WALL PAINTED TO MATCH DUAN EDWARDS DETROIT BOAT ANCHOR
- 3 CONCRETE TILT-UP WALL PAINTED TO MATCH DUAN EDWARDS DETROIT SO CHIC
- 4 CONCRETE TILT-UP WALL PAINTED TO MATCH DUAN EDWARDS DETROIT EDGE OF BLACK
- 5 CONCRETE TILT-UP WALL PAINTED TO MATCH DUAN EDWARDS DETROIT RECLAIMED WOOD
- 6 EXTERIOR TILE BY "DAL TILT" BLAZED ALLOY EFFECTS RECTANGULAR SIZE: 20"x24" COLOR: DISTRESSED COPPER - TP46 FINISH: SATIN
- 7 CORRUGATED METAL SIDING BY "ATAS" METALS PROFILE: MTP-120 GAUGE: 22 COLOR: DOVE GRAY
- 8 METAL ANNING PAINT TO MATCH DUAN EDWARDS DETROIT EDGE OF BLACK
- 9 ALUMINUM STOREFRONT FRAMES 2"x4" (2) DARK BRONZE ANODIZED ALUMINUM
- 10 DUAL GLAZED GREEN TINT GLAZING
- 11 ROLL-UP DOOR COLOR TO BE CLEAR ANODIZED ALUMINUM
- 12 EXTERIOR HALL MOUNTED HALL PACK BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
- 13 EXTERIOR HALL SCORCE BY: BRONLIEE LIGHTING, BEAM LED ADA - 54"



south elevation (b)



east elevation (c)



north elevation (d)



2909 agura road
agura hills, california 91301
t 818 524-0057 f 952 900 1299
w pkerchitecture.net



SIMI PAK GROUP
615 WEST LOS ANGELES AVENUE
SIMI VALLEY, CALIFORNIA



exterior elevations
scale 3/32" = 1'-0"

date 01/7/2022
job number 0-55-01

ap5







