



SIMI VALLEY
NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1
THURSDAY, JUNE 6, 2024, 7:00 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Todd Taylor
NC #1 Vice Chair	Alan Mann
NC #1 Secretary	Frank Perrotta
City Council Liaison	Mayor Pro Tem 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(s)
 - a. Managing Hazardous Materials, Solid Waste and Recycling Programs
No Action: Receive Information
7. New Business
 - a. Review of a request for a Planned Development Permit Modification and Tentative Tract Map request to modify the approved Lost Canyons project by relocating 32 lots approved as part of the Lost Canyons Specific Plan
Action: Vote to recommend approval or denial
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, August 8, 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 Todd Taylor called the meeting to order at 7:04 p.m. He also confirmed that a quorum was present.

Todd Taylor	P	Dwight Thompson	E
Debbie Gainey	P	Carol Thomaier	P
Cameron Thompson	P	Suzanne Thuotte	P
Alan Mann	P	Elsa Dreckman	A
Will Marmolejo	P	Mark Luker	E
David Mosso	P	Vacant	
Frank Perrotta	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 David Mosso and seconded by Frank Perrotta to approve the April 4, 2024 minutes as presented. The motion passed unanimously.

4. Correspondence

A resident emailed public statement in opposition to the proposed Development Project. Printed correspondence was distributed to the Executive Board and attending public.

5. Public Statements/Comments

A resident spoke in support of the proposal sharing that they have been part of the community for 35 years, raising two generations in Simi Valley. The resident also stated the need for additional space for Sunday school. They are presently using curtains to separate classes, and they are respectful of their neighbors and support the Simi Valley Community.

6. Informational Presentation(s)

a. Understanding and Combatting Human Trafficking

No Action: Receive Information

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 805-261-1212.

7. New Business

- a. Review of a request for a Modification to an existing Conditional Use Permit to construct a two-story religious facility; a General Plan Amendment to change the land use designation of the project site from Neighborhood Park to General Commercial; a Zone Change from Residential Medium to Commercial Planned Development; and a Zone Text Amendment to amend portions of the Title 9 of the Simi Valley Municipal Code to modify setback standards and landscape buffers; and a determination that the project is exempt from the California Environmental Quality Act

Audience members asked questions and made comments relating to: The support of the proposal included being part of the community for 35 years, raising two generations in Simi Valley, additional space needed for Sunday school, and presently using curtains to separate classes. Others stated concerns about traffic and parking on Township, increased traffic impacts, whether a traffic study has been done, and the anticipated expansion of membership as a result of the project.

The applicant responded to the above questions and comments as follows: Membership growth is slow. The primary focus remains on enhancing the site for existing membership, specifically children, addressing the present challenge of separating classes with curtains, no traffic issues were identified by City staff, additional parking will be provided and has been deemed adequate for the site's use, and will allow for continued use of the parking lot by neighboring uses.

Executive Board members asked questions and made comments relating to: Facility capacity, loudspeaker usage for prayer times, building height, construction timeline, potential membership growth, property ownership,

zoning changes, concerns about the safety of the street, potential traffic congestion, availability of parking spaces, presence of sidewalks, exacerbation of traffic issues due to nearby baseball games, elementary school activities, competing opinions about architecture compatibility with neighborhood, addresses a need for the City's Muslim community, current zoning could allow for medium residential apartments similar to intensity on Tapo and Alamo Street due to Housing Accountability Act and Density Bonus Law, the need to separate pre-existing traffic issues from the project, the same footprint is being used for the new structure, and no concerns that parking will be further impacted.

The applicant responded to the above questions and comments as follows: There is no expectation of significant membership growth. The facility aims to provide a proper place for children to learn. There will not be loudspeakers announcing prayer time. The dome keeps acoustic vibration inside the building. A traffic study was conducted and accepted by the City. Two more parking spaces were added for a total of 43 parking spaces, will accommodate the current capacity of 66 people. Although there are 100 registered members that attend at intermittent times, services are scheduled to avoid peak times and accommodate surrounding uses. Friday prayer time is regularly adjusted to be over before the elementary school releases. Congestion is primarily due to baseball and is attempted to be alleviated by allowing others to park in our lot when no religious services are occurring. It is not feasible to relocate due to cost making the proposed enhancements the most viable option. The building will be completed in two phases over approximately 18 months.

Upon conclusion of the discussion, the following motion was made by David Mosso and seconded by Carol Thomaier:

MOTION: Recommend to deny the request of a Modification to an existing Conditional Use Permit (CUP-S-400 MOD#1) to construct a two-story religious facility; a General Plan Amendment (GPA-2021-0002) to change the land use designation of the project site from Neighborhood Park to General Commercial; a Zone Change (Z-S-2021- 0007) from Residential Medium (RM) to Commercial Planned Development (CPD); and a Zone Text Amendment (Z-S-2024-0001) to amend portions of the Title 9 of the Simi Valley Municipal Code to modify setback standards and landscape buffers; and a determination that the project is exempt from the California Environmental Quality Act as presented

Executive Board vote:	5 Ayes;	4 Noes;	0 Abstentions
Audience vote:	3 Ayes;	4 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

b. Election of Officers

Chair vote:

Upon conclusion of the discussion, Alan Mann moved with a second from David Mosso to nominate Todd Taylor as the Chair.

The motion carried unanimously.

Vice Chair vote:

Upon conclusion of the discussion, Debbie Gainey moved with a second from David Mosso to nominate Alan Mann as the Vice Chair.

The motion carried unanimously.

Secretary vote

Upon conclusion of the discussion, Will Marmolejo moved with a second from Debbie Gainey to nominate Frank Perrotta as Secretary.

The motion carried unanimously.

8. City Staff Comments

In the interest of time, staff member, Kelly Duffy, emailed the City's newsletter to all Executive Board members with links. She announced that NC#1 would be having a June meeting in lieu of the July 4th meeting. All outgoing Executive Board members were invited to the City Council Meeting on June 24, 2024, to receive recognition and a certificate of appreciation.

9. Executive Board Comments

Suzanne Thuotte shared that the Public Utilities Commission, at the direction of the California State Legislators, is proposing to charge most residential ratepayers a utility tax of \$24 to \$70 per month based on household income. Our state representative, Assemblymember Irwin, from Ventura County, introduced Assembly Bill 1999, to put a \$10 per month cap back on the Utility Tax which could not be raised in the future. Contact your state representatives to call for support of the Assembly Bill 1999 written by Assemblymember Irwin, from the 42nd District.

Will Marmolejo attended the Chamber of Commerce Street Fair on May 4, 2024. It was well attended. Will asked why the Neighborhood Councils were not in attendance. City staff stated Neighborhood Councils participate in the Fall Street Fair and have a booth.

Todd Taylor has a copy of the Program for Public Information (PPI) Presentation if anyone would like a copy. He also attended the Simi Valley Street Fair.

10. Adjournment: Thursday, June 6, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:55 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No PD-S-2024-0002/TT-2024-0001
Project Name Lost Canyons
Neighborhood Council No 1
Neighborhood Council Date June 6, 2024
Tentative Planning Commission Meeting Date July 24, 2024
Tentative City Council Meeting Date N/A
Case Planner Elizabeth Richardson

Request:

Consideration of a Planned Development Permit Modification and Tentative Tract Map request to modify the approved Lost Canyons project by relocating 32 lots approved as part of the Lost Canyons Specific Plan.

Applicant: NPLC Lost Canyons LLC
 Attn: Rick Nelson
 100 Bayview Circle
 Newport Beach, CA 92660
 (949) 851-2121 or (925)-766-1596
dneff@ihpinc.com or gardenparty3398@gmail.com

General Plan: Low Density Residential

Zoning: Whiteface Specific Plan Volume II Dry and Tapo Canyons/Lost Canyons Residential Low Density / (RL)(SP)

Location: 3301 Lost Canyons Drive

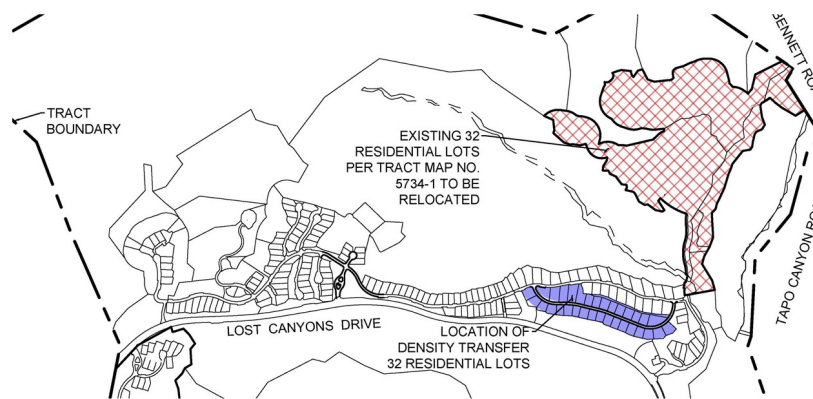


Neighborhood Council Project Overview for PD-S-2024-0002

I. Project Overview

The applicant, NPLC Lost Canyons LLC, has submitted a request for a Planned Development Permit Modification and Tentative Tract Map to modify the approved Whiteface Specific Plan Volume II (Lost Canyons Specific Plan) Tentative Tract Map. The Master Planned Development Permit Modification and Tentative Tract Map will permit the relocation of 32 lots from the northeast corner of the project site to the southeast corner of the site just north of Lost Canyons Drive. Exhibit 1 below shows the area of the approved lots in red hatch and the new location of the lots in blue. The new location was previously proposed to be vacant landscaped area.

Exhibit 1 – Lot Transfer



The 32 lots were approved by the City Council on August 12, 2013 as part of the overall 364 lot Tentative Tract Map and Planned Development Permit. The relocation of the lots does not modify the density of the site as the lots were approved on a portion of the site currently zoned Residential Low and will be moved to another portion of the site also zoned Residential Low.

The purpose of the lot relocation is to centralize the project development to the area north of Lost Canyons Drive, where a Cluster Development Permit has been approved for the construction of 184 single-family residences. The area where the 32 lots will be placed was previously approved to be graded as part of the widening of Lost Canyons Drive and was to be a HOA maintained landscape area. It is not anticipated that additional significant grading will occur in this area. The space where the 32 lots were to be located will remain open space.

The Tentative Parcel Map will establish the configuration of the roadway and lot layout, dimensions, and lot areas. The new roadway will connect the 32 lots to the previously approved internal roadway network. Lot sizes will be conditioned to comply with the Lost Canyons Specific Plan for the Residential Low Zoning of a minimum size of 10,000 square feet. In addition, to the relocation of the 32 lots minor alterations will occur to four lots in order to make the roadway connections work for the project.

A Cluster Development Permit will be required in the future for review of the site plan and architecture of each new single-family residence.

Neighborhood Council Project Overview for PD-S-2024-0002

II. Discretionary Statement

The Planning Commission is the review authority for the proposed modification to the Master Planned Development Permit for the Lost Canyons Specific Plan and the Tentative Tract Map. The City Council previously approved the Specific Plan, Master Planned Development Permit, and Tentative Tract Map for the development of 364 lots in 2013.

The portion of the site where the 32 lots will be relocated to is zoned Residential Low Density (RL)(SP) and is subject to the State Housing Accountability Act (HAA) (Government Code 65589.5). The HAA limits the City's ability to deny a housing project that complies with all objective zoning rules and all health and safety standards. Staff has found the proposed project does comply with the Lost Canyons Specific Plan and City Municipal Code standards and will comply with all health and safety standards related to the project.

A Specific Plan Amendment is not required for this modification to the Planned Development Permit because it is not considered to be a major change to the intensity or character of the development or an increase to the number of dwelling units allowed.

III. Issues

No outstanding issues have been raised.

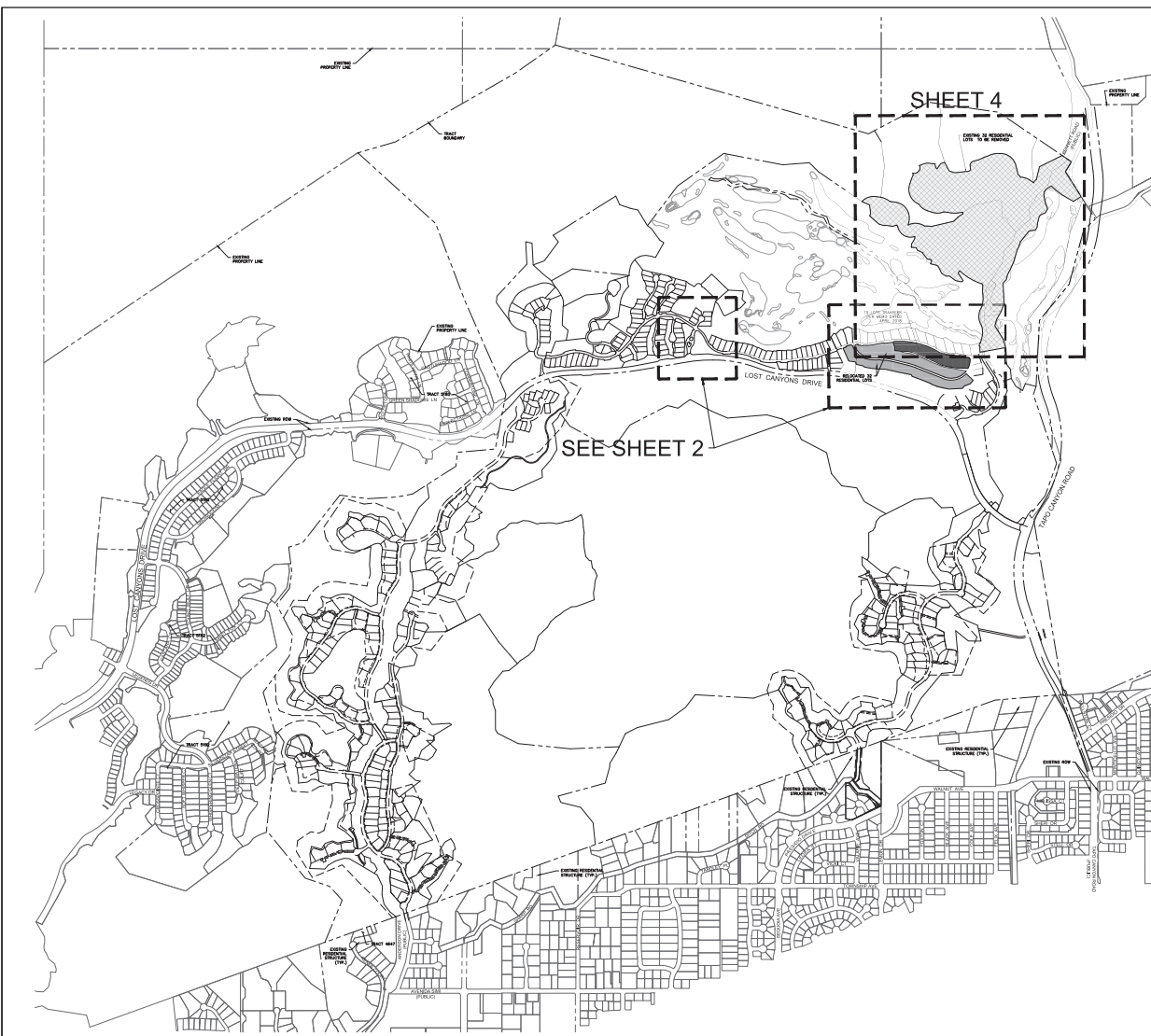
IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) the project is subject to an environmental review to study potential impacts to the environment. A Final Environmental Impact Report (FEIR) was certified by the City Council on August 12, 2013. Based on the proposed changes, it is anticipated the project still falls under the FEIR and no recirculation of the EIR is required.

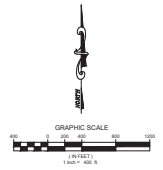
V. Exhibits

Refer to attached exhibits.

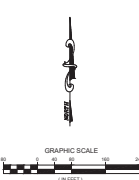
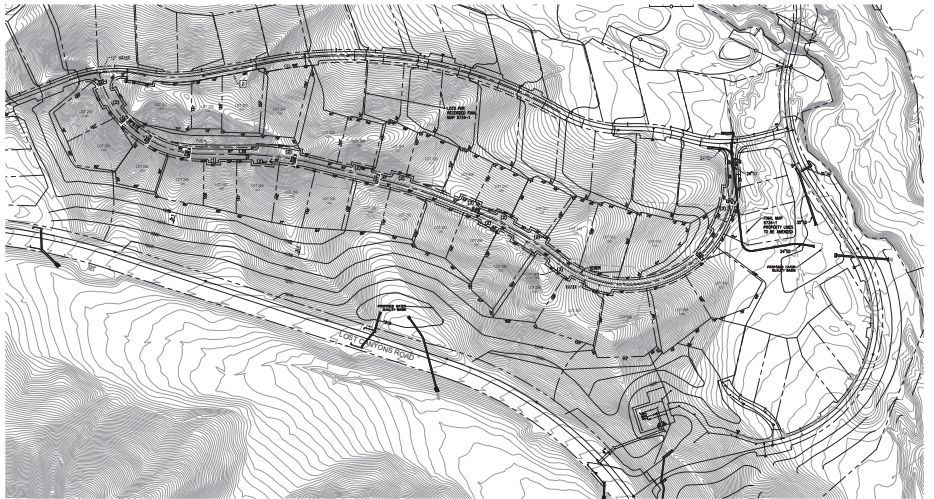
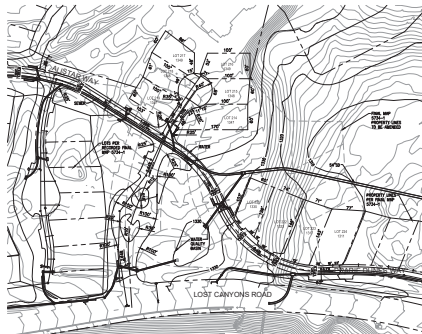
AMENDED TENTATIVE TRACT MAP 5734



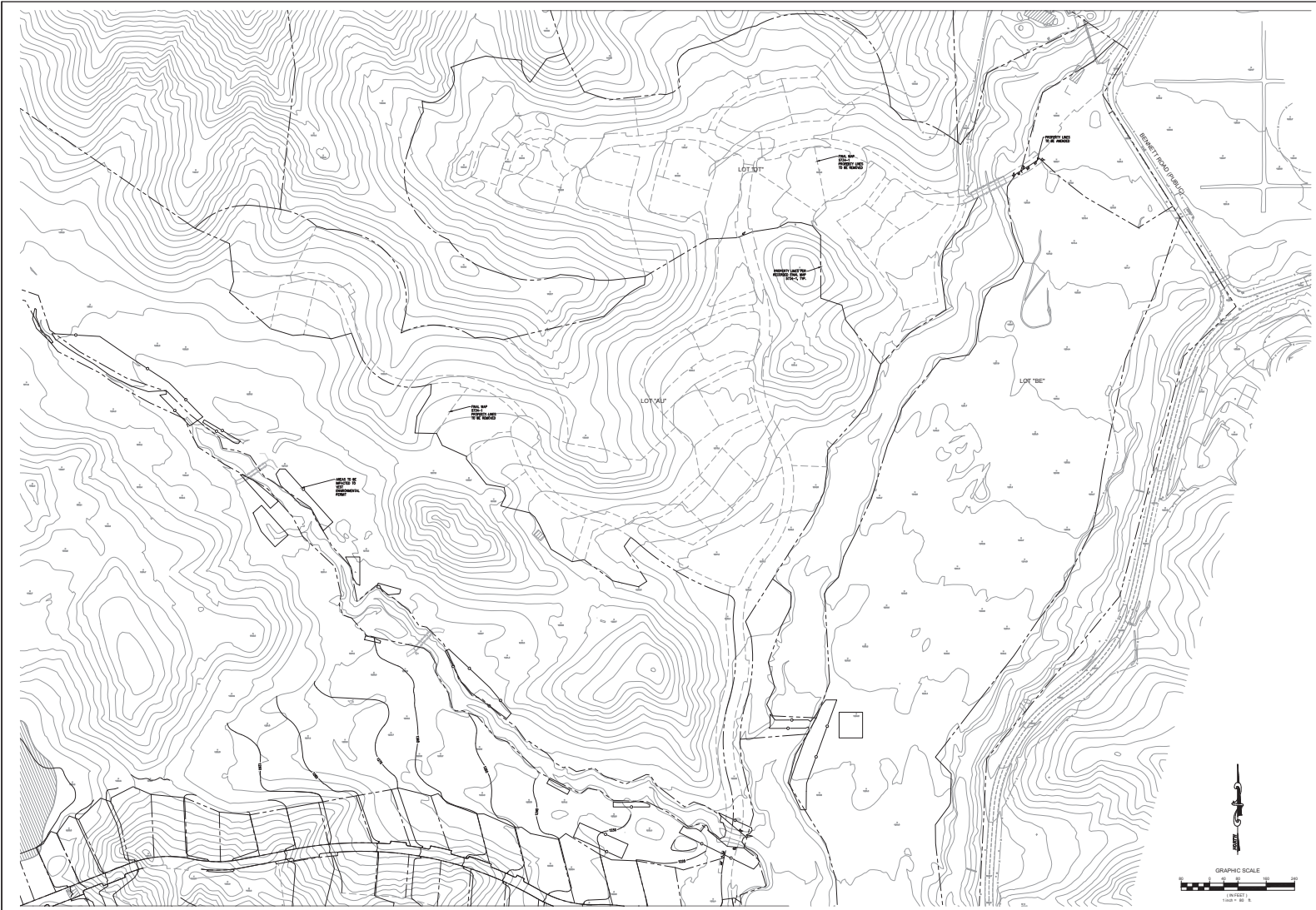
- LEGEND**
- EXISTING PROPERTY LINES
 - TRACT BOUNDARY
 - 10 LOTS TRANSFERRED PER MEMO DATED APRIL 2018
 - EXISTING 32 LOTS TO BE REMOVED
 - RELOCATED 32 LOTS



		SIGNATURE DAVID J. SMITH CIVIL ENGINEER License No. 50327 State of California	STAMP 	OWNER THE CITY OF SIMI VALLEY 300 WEST CENTER DRIVE SIMI VALLEY, CA 91359	PROJECT ADDRESS CITY OF SIMI VALLEY AMENDED TENTATIVE TRACT MAP 5734 IN THE COUNTY OF VENTURA, CA FOR THE CITY OF SIMI VALLEY	DRAWING NAME: TRACT SHEET 1 PROJECT No. Lost Can SHEET 1 OF 3
REVISIONS	DATE NO. DRAWN BY:	DESIGNED BY: DATE:	SCALE:	FILE NO.:		



		SIGNATURE 	DATE 08.08.08	SCALE 1"=50'	FILE NO. 08-08-08	STAMP 	OWNER THE CITY OF SIMI VALLEY 300 WEST GARDEN AVENUE SIMI VALLEY, CA 91359	PROJECT ADDRESS CITY OF SIMI VALLEY AMENDED TENTATIVE TRACT MAP 5734 IN THE COUNTY OF VENTURA, CA FOR THE CITY OF SIMI VALLEY	DRAWING NAME: TRM-SHEET 3	PROJECT No. Lost Can	SHEET 2 OF 4
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		SIGNATURE DATE: 08.03.20 SCALE: 1"=100' FILE NO.:	STAMP 	OWNER THE CITY OF SIMI VALLEY 300 WEST OX BLDG. SIMI VALLEY, CA 91351	PROJECT ADDRESS 300 WEST OX BLDG. SIMI VALLEY, CA 91351	CITY OF SIMI VALLEY AMENDED TENTATIVE TRACT MAP 5734 IN THE COUNTY OF VENTURA, CA. FOR THE CITY OF SIMI VALLEY	DRAWING NAME: TRM-SHEET 4 PROJECT No. Lost Can SHEET 3 OF 3
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1 ADA
 SUITE 100
 IRVINE, CA, 92618
 PHONE: 949.336.5611

LOST CANYONS
 LOTS TO BE RELOCATED

09/2024



24361 EL TORO RD.
SUITE 230
LAGUNA WOODS, CA, 92657
PHONE: 949.453.0111

LOST CANYONS
PROPOSED AMENDED PHASE 1

05/2024