



*****SPECIAL MEETING LOCATION*****

NEIGHBORHOOD COUNCIL #4
TUESDAY, JANUARY 21, 2014, 7:30 P.M.
SIMI VALLEY PUBLIC LIBRARY COMMUNITY ROOM
2969 TAPO CANYON ROAD

AGENDA

| | |
|--------------------------|-------------------------------|
| NC #4 Interim Chair | Mark May |
| NC #4 Interim Vice Chair | Vacant |
| NC #4 Secretary | Omkar Ranade |
| NC Coordinator | Jennifer Santos |
| City Council Liaison | Council Member Keith Mashburn |

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Police Liaison Report
6. 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. Statements and comments are limited to no more than five (5) minutes per speaker.
7. Informational Presentations
 - a. Overview of Southern California Gas Company's Advanced Meter Program
 - b. Development Review and Planning Process Overview
8. Continued Business
 - a. Discussion of Flyer Distribution
9. New Business
 - a. Review of the proposed development of Chumash Park consisting of 52.7 acres including 29 parking spaces, a basketball half-court, two playground areas, picnic tables and a turf field, and 47.3 acres of open space, located on the east side of Flanagan Drive
 - b. Discussion of Unmet Transit Needs and Public Transportation in the East County



- c. Election of Executive Board Officers
- 10. 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 request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.
- 11. Neighborhood Council Coordinator's Report
- 12. Adjournment: Tuesday, February 18, 2014

/s/

Mark Oyler
Deputy Director/Citizen Services

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council 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

Interim Chair Mark May called the meeting to order at 7:30 p.m. Secretary Omkar Ranade confirmed that a quorum was present.

| | | | |
|----------------|---|---|----|
| Reggiena Abaca | P | Jamuna Ramnath | P* |
| Gloria Bowman | P | Omkar Ranade | P |
| Rian Driscoll | P | Satish Shah | P* |
| Skip Faria | P | Sean Smollen | P* |
| David Kennedy | P | Samuel Soehnel | P |
| Mark May | P | Gregory Yacoubian | P |
| Bob Powers | P | P=Present; E=Excused; A=Absent; L=Leave | |

* Left after the motion carried for Item 9.a.

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion to approve the October 15, 2013 minutes as presented was made by David Kennedy and seconded by Omkar Ranade. The motion passed unanimously.

4. Correspondence

Jennifer Santos, Neighborhood Council Coordinator stated that the Neighborhood Council #4 Executive Board received a Planning Commission public hearing notice to consider GPA-83/SP-S-29/CUP-S-739 (Item 9.b.) along with the accompanying mitigated negative declaration, which were available for review.

5. Police Liaison Report

Sergeant Thomas Meyer introduced Officer Ryan Brennan as the Community Liaison Officer for the Police Department. He provided information about NIXLE.com, NextDoor.com, and CrimeMapping.com, websites that provide additional resources to stay informed and safe. There were no significant crime trends to report. He invited everyone to join their neighbors and police officers for coffee on December 4, 2013, from 9:30 a.m. to 11:30 p.m. at Dr. Conkeys. The event provides a chance to ask questions, voice concerns, and get to know the police officers. Due to the upcoming holiday season, he advised everyone to be vigilant about scheduling home deliveries and to take precautionary measures while shopping.

6. Public Statements/Comments: None

7. Informational Presentation

a. Overview of the Simi Valley Cultural Arts Center and Events

David Ralphe, General Manager of the Simi Valley Cultural Arts Center, provided an overview of the facility's history, programs and events. The Center's facility has served the community since the mid 1920s. It was constructed by the Simi Community Methodist Episcopal Church and later served as a mortuary, a Jewish temple, a residence and even a temporary high school. The City acquired the property and currently it is used as a Cultural Arts Center for cultural and community events. The building was restored to its original design and is an approved Ventura County Historical Landmark. The Center has hosted hundreds of performances, plays, musicals, concerts, art shows, films, weddings, receptions, business meetings, youth festivals, and much more. He encouraged everyone to visit the Cultural Arts Center for an upcoming performance or to host an event and to visit its website at www.simi-arts.org.

8. Continued Business: None

9. New Business

a. Review of a request to construct a six unit apartment complex with one affordable housing unit, located at the northwest corner of Kuehner Drive and E. Los Angeles Avenue

Audience members asked questions and made comments relating to: whether the project will benefit the community with a density bonus; remaining environmental issues from the former gas station; if a secondary access could be constructed and safety concerns with limiting access to one point of entry; privacy issues for the existing single family residences attributed to the second story windows of the proposed project; potential loss of property values; impacts of increased traffic on Dowel Drive; the lack of street parking during construction; potential for increased crime; lack of maintenance of the applicant's existing adjacent apartment building and carports.

Executive Board members asked questions and made comments relating to: request of the applicant to improve the existing apartment complex; consideration of constructing a secondary access onto Kuehner Drive or E. Los Angeles Avenue; frequency of visits to the existing apartment complex; whether outreach was conducted to the surrounding residents; timeframe to complete construction; concerns about increased traffic on Dowel Drive and whether installing speed humps would benefit;

support for additional housing; understanding of the residents' concerns while supporting the applicant's request; decrease in property values; potential impacts on the existing neighbors of additional rental units; importance of addressing issues with privacy by installing higher windows; safety related to site access during construction; minimizing the impacts of construction on neighbors such as dust and noise; request for targeted traffic study for Dowel Drive.

The applicant responded to the above questions and comments as follows.

None of the surrounding residents contacted the applicant about concerns with the existing apartment complex. Regular inspections are conducted by the Area Housing Authority to ensure that the affordable units are maintained to the required standards. Necessary improvements to the existing apartment complex are conducted and additional improvements are anticipated when construction on the proposed building begins. Studies show that the former underground gas tanks were removed with no evidence of soil contamination. The City's requirements have been addressed to move forward with the application. The existing apartment complex is visited once a month and there is an onsite manager to address concerns.

Upon conclusion of the discussion, the following motion was made by Gregory Yacoubian and seconded by Skip Faria.

MOTION: Recommend that the Planning Commission recommend approval to the City Council of the request to construct a six unit apartment complex with one affordable housing unit, located at the northwest corner of Kuehner Drive and E. Los Angeles Avenue, with a modification to recommend that the City conduct additional studies to the traffic impacts on Dowel Drive and upon agreement with the applicant, to improve the existing apartment complex, located at 6459 Dowel Drive.

| | | | |
|----------------------------------|----------------|-----------------|----------------------|
| Executive Board vote: | 6 Ayes; | 7 Noes; | 0 Abstentions |
| Audience vote: | 1 Aye; | 20 Noes; | 0 Abstentions |
| Unincorporated Area vote: | None | | |

The motion failed.

Upon conclusion of additional discussion, a second motion was made by Omkar Ranade and seconded by David Kennedy.

MOTION: Recommend that the Planning Commission recommend denial to the City Council of the request to construct a six unit apartment complex with one affordable housing unit, located at the northwest corner of Kuehner Drive and E. Los Angeles Avenue.

Executive Board vote: 6 Ayes; 7 Noes; 0 Abstentions
Audience vote: 19 Ayes; 1 No; 1 Abstention
Unincorporated Area vote: None

The motion failed.

Upon additional discussion, a third motion was made by Gregory Yacoubian and seconded by Skip Faria.

MOTION: Recommend that the Planning Commission recommend approval to the City Council of the request to construct a six unit apartment complex with one affordable housing unit, located at the northwest corner of Kuehner Drive and E. Los Angeles Avenue, with a modification to recommend that the City conduct additional studies to the traffic impacts on Dowel Drive and to modify the design of the buildings to address privacy issues.

Executive Board vote: 6 Ayes; 7 Noes; 0 Abstentions
Audience vote: 1 Aye; 18 Noes; 2 Abstentions
Unincorporated Area vote: None

The motion failed.

A fourth and final motion was made by Samuel Soehnel and seconded by Gregory Yacoubian.

MOTION: Recommend that the Planning Commission recommend approval to the City Council of the request to construct a six unit apartment complex with one affordable housing unit, located at the northwest corner of Kuehner Drive and E. Los Angeles Avenue, with a modification to have the City research the possibility of constructing a secondary access.

Executive Board vote: 8 Ayes; 5 Noes; 0 Abstentions
Audience vote: 2 Ayes; 18 Noes; 1 Abstention
Unincorporated Area vote: None

The motion passed.

- b. Review of a request for a General Plan Amendment and Specific Plan to develop a commercial resort including a hotel, casitas vacation units, conference center, restaurants, equestrian facilities, recreation and spa facilities, outdoor event venues, and a wellness center located at the northern terminus of Kuehner Drive

Audience members made comments relating to: potential adverse impacts to the wildlife; increased light pollution from events and facility modifications; negative impacts of increased traffic, noise, and crime; the availability of sufficient parking; the incompatibility of a wellness center within the community; and support for the positive impacts of the increased tax revenues, of the event facility, and increased tourism.

Executive Board members asked questions and made comments relating to: whether the Specific Plan will set the design standards for the construction of the resort; if the existing helipad will remain; the positive impacts the resort will have on the community; and that the location limits the resort's visibility to the rest of the community.

The applicant responded to the above questions and comments as follows.

The height of the buildings will be required to adhere to the City's standards and will be built to respect the surrounding environment. The project will be built in phases to determine the market benefits to move forward with each phase. Any impacts from lighting will be addressed in the conditions required for the project. It is uncertain if tennis courts would be requested in the future. A traffic study was conducted and recommended that funds be deposited for a future traffic signal at Kuehner Drive and the 118 Freeway. Sound experts are utilized for events to monitor and control the impacts of noise to the surrounding areas. There have been no issues with crime. Cameras and security staff are utilized to prevent any issues from occurring. A parking analysis was conducted based on all of the phases being constructed, that determined the proposed parking complies with the required standards. The Specific Plan will set the design standards and requirements for the site. It is anticipated to keep the existing helipad.

Upon conclusion of the discussion, the following motion was made by Rian Driscoll and seconded by Bob Powers.

MOTION: Recommend that the Planning Commission recommend approval to the City Council of the request for a General Plan Amendment and Specific Plan to develop a commercial resort including hotel, casitas vacation units, conference center, restaurants, equestrian facilities, recreation and spa facilities, outdoor event venues, and a wellness center, located at the north terminus of Kuehner Drive, as presented.

| | | | |
|----------------------------------|----------------|----------------|----------------------|
| Executive Board vote: | 9 Ayes; | 1 No; | 0 Abstentions |
| Audience vote: | 7 Ayes; | 3 Noes; | 0 Abstentions |
| Unincorporated Area vote: | None | | |

c. Discussion of Flyer Distribution

By the consensus of the Executive Board, discussion of the flyer distribution will be discussed at the January 21, 2014 meeting.

10. Executive Board Comments

Mark May stated that he attended the Task Force on Homelessness meeting on November 14, 2013. An update was given by the Police Department on enforcement issues related to panhandling and the negative impacts of homelessness. Police Department staff highlighted issues related to illegal camping on private property, which can result in significant costs to property owners. The Police Department proposed initiating a proactive enforcement program to address urban camping, a community banner program to discourage giving to panhandlers, and establishing a reunification program to allow homeless individuals to return to their home communities. The Police and providers estimated that there were 375 homeless individuals in Simi Valley.

11. Neighborhood Council Coordinator's Report

Jennifer Santos stated that she will be on leave from December 2013 to March 2014. She introduced Anna Medina, Administrative Officer and Sandra Hernandez, Administrative Aide with the Community Services Department. They along with Kevin Murphy, Senior Code Enforcement Officer and Robert Martin, Senior Services Assistant Manager with the Community Services Department will cover the Neighborhood Council meetings during her absence. Mara Malch, Senior Management Analyst will be the main contact for any questions or concerns.

12. Adjournment: Tuesday, January 21, 2014, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 11:18 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No. CUP-S-653
 Neighborhood Council No. 4
 Tentative Planning Commission Meeting Date February 19, 2014
 Tentative City Council Meeting Date N/A
 Case Planner Vern Umetsu

Request:

The applicant requests to build a neighborhood and trail head park on a 52.7-acre parcel, with improvements on 7.1 acres and 45.6 acres to remain undeveloped.

Applicant:

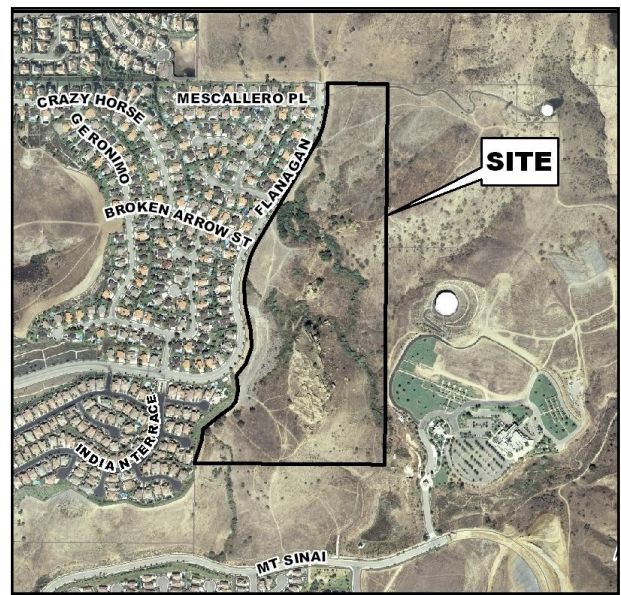
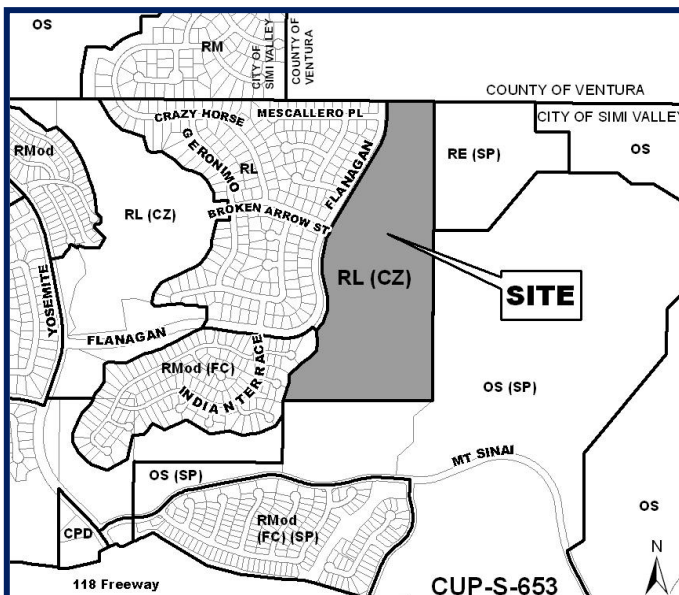
Rancho Simi Recreation and Park District
 Attn.: Tom Evans
 1692 Sycamore Drive
 Simi Valley, CA 93065
 (805) 584-4400

General Plan/Zoning:

Community Park/Residential Low (RL)

Location:

The parcel is located on the east side of Flanagan Drive at its northern terminus.



Neighborhood Council Project Overview for Case No.: CUP-S-653

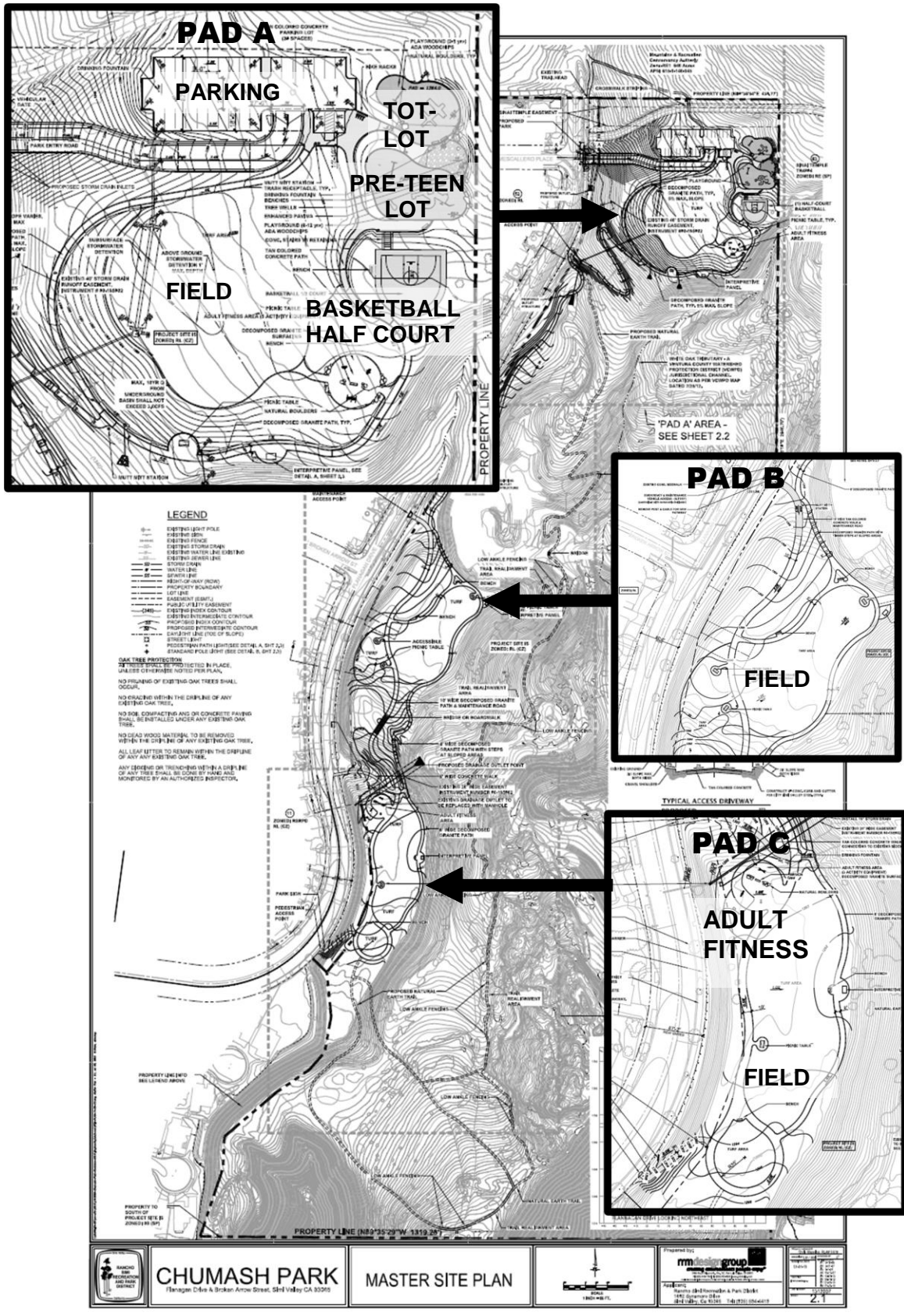
Project Description

The Rancho Simi Recreation and Park District proposes a neighborhood park on a 52.7 acre parcel. Park improvements would be located on three, existing graded pads with a total area of 7.1 acres. The park would be developed with 29 parking spaces, a basketball half-court, two playground areas, picnic tables and three turf areas. A fitness/walking loop trail would connect all three areas. The remaining 45.6 acres would remain undeveloped. The park also serves as a trail head for hikers using the Chumash Trail. The park would be open from dawn to dusk.

I. Project Design

This project was previously reviewed by Neighborhood Council No. 4 on January 18, 2011. Comments from the audience and Executive Board members are presented in the attached Neighborhood Council Development Review Meeting Summary (page 7). The park design was revised after the Neighborhood Council meeting to reduce the scale and scope of improvements on each of the existing graded pad areas, while retaining the general uses. For instance, Pad A the northernmost graded pad has a parking lot that was reduced from 62 stalls to 29 stalls, the restroom building was removed, and one of the two basketball half-courts was replaced with a pre-teen recreation area. Pads B and C continue to support passive recreation, but the total number of picnic tables have been reduced from 10 to four and the pre-teen recreation area has been replaced with an outdoor exercise area. In addition, all barbeques and the low-level park lights have been removed. The revised park design and revisions to the pad areas are shown in the following site plan and tables, as well in the attached project exhibits.

Neighborhood Council Project Overview for Case No.: CUP-S-653



Neighborhood Council Project Overview for Case No.: CUP-S-653

PAD A (3.0 ACRES) DESIGN REVISIONS

| ORIGINAL DESIGN | REVISED DESIGN |
|--------------------------------------|--|
| Parking lot (62 stalls / Asphalt) | Parking lot (29 stalls / Concrete paving) |
| Asphalt access road | Colored Concrete access road |
| Access road vehicular gate | NO CHANGE |
| Restroom building | REMOVED |
| Picnic shelter (1) | REMOVED |
| Trash enclosure | REMOVED |
| Tot Lot playground equipment area | Tot Lot playground equipment area (Low profile) |
| Preteen playground equipment area | Preteen playground equipment area (Low profile) |
| Rock Features (GFRC) for Playgrounds | NO CHANGE |
| | Outdoor exercise equipment area |
| Basketball (2 / half court) | Basketball (1 / half court) |
| Picnic tables (10) | Picnic tables (2) |
| Benches (7) | NO CHANGE |
| 6' & 10' wide concrete walks | Decreased |
| Handicap concrete walk access | NO CHANGE |
| Enhanced paving | Enhanced paving (reduced) |
| Light fixtures | REMOVED |
| Decomposed granite walks | Increased |
| Turf area | Reduced by 30% |
| Chumash Trail connection with Kiosk | NO CHANGE |
| Park monument sign on retaining wall | NO CHANGE |
| Interpretive signs | NO CHANGE |
| Barbecue (3) | REMOVED |
| Bike rack | NO CHANGE |
| Drinking Fountain (1) | Drinking Fountains (2) |
| Trash receptacles | NO CHANGE |
| Mutt Mitt (dog bags) dispensers | NO CHANGE |

PAD B (2.5 ACRES) AND PAD C (1.6 ACRES) DESIGN REVISIONS (TOTAL FACILITIES FOR BOTH AREAS)

| ORIGINAL DESIGN | REVISED DESIGN |
|-----------------------------------|---|
| Picnic shelters (2) | NO CHANGE |
| Preteen playground equipment area | REMOVED |
| | Outdoor exercise equipment area |
| Picnic tables (10) | Picnic tables (4) |
| Benches (7) | Benches (5) |
| 6' & 10' wide concrete walks | Reduced |
| Handicap concrete walk access | NO CHANGE |
| Bridge / Boardwalk | NO CHANGE |
| Light fixtures | REMOVED |
| Decomposed granite walks | Decomposed granite walks (increased) |
| Turf area | NO CHANGE |
| Natural earth trails | NO CHANGE |
| Park monument sign | NO CHANGE |
| Interpretive signs | NO CHANGE |
| Barbecue (1) | REMOVED |
| Drinking fountain (1) | NO CHANGE |
| Trash receptacles | NO CHANGE |
| Mutt Mitt (dog bags) dispensers | NO CHANGE |

Neighborhood Council Project Overview for Case No.: CUP-S-653

II. Project Compatibility

The proposed park site is zoned Residential Low and the General Plan land use designation is Community Park.

The proposed park is compatible with the surrounding uses in that the proposed Pad A parking lot has a 170-foot setback, which is planted with trees, is over 240 feet from the nearest home, and the parking lot driveway is aligned with Mescalero Place for safe vehicle access. Active recreation areas on Pad A such as the tot-lot, the pre-teen lot, and the basketball half-court are located further east behind trees, with a minimum 350-foot setback. These facilities will be further separated from the street and houses beyond, by a 30-foot high slope along Flanagan Drive. Improvements in Pads B and Pad C are oriented for passive recreation such as typified by picnic tables and turf fields. These existing graded pads are setback from Flanagan Drive by a minimum 55 feet to the picnic tables and are a minimum 15 feet below Flanagan Drive.

The proposed park would be open from dawn to dusk to prohibit night use. The basketball half-court facility would be for informal use only in that the Rancho Simi Recreation and Park District is not scheduling any organized events.

The following table shows the existing General Plan Land Use designations, zoning designations and current use of the site, and surrounding properties:

| | GENERAL PLAN | ZONING | LAND USE |
|---------------|---|--|---|
| Subject Site: | Community Park | RL (Residential Low) | Vacant Land |
| North: | Residential Low within the City Sphere of Influence | County of Ventura/ Natural Park | Vacant Land and Rocky Peak Park (a natural open space preserve) |
| South: | Open Space | OS (SP) (Open Space, Douglas Ranch Specific Plan) | Vacant Land |
| East: | Residential Estate and Cemetery | RE & OS (SP)(Residential Estate, & Open Space; in the Douglas Ranch Specific Plan) | Vacant Land and Mount Sinai Memorial Park/ Cemetery |
| West: | Residential Low and Residential Moderate | RL (Residential Low) & RMod (Residential Moderate) | Single-family Dwellings |

The existing Level of Service (LOS) at the nearest intersection at Alamo Street and Yosemite Avenue is LOS “C” in the morning and LOS “B” in the afternoon peak hours. The City’s Traffic Division has reviewed the proposal and has determined that the majority volume of traffic to the park will occur on the off peak hours; therefore, the LOS at this intersection is not expected to change.

III. Issues

No issues have been identified.

Neighborhood Council Project Overview for Case No.: CUP-S-653

IV. Environmental Review

An Initial Study was prepared for the project in accordance with the State California Environmental Quality Act. The Initial Study identified mitigation measures that would reduce the impacts to a point where clearly no significant effects would occur. The mitigation measures include monitoring of construction equipment emissions, monitoring and permitting requirements to protect sensitive species/habitat, and archaeological resources management. There is no substantial evidence that the project as revised may have a significant effect on the environment. Therefore, a Mitigated Negative Declaration will be presented to the Planning Commission for approval.

V. Exhibits

See attached.



Neighborhood Council Development Review Meeting Summary

Neighborhood Council No: 4
NC Meeting Date: January 18, 2011
Project No(s): CUP-S-653
Project Description: Review of a request for a Conditional Use Permit for the development of a community park, located on the east side of Flanagan Drive
Case Planner: Erika Bernath

The audience members made comments and asked questions relating to: concerns that the development of the park would attract negative out of town activity and opposed the project; support for the park because of a lack of parks in east Simi Valley and the positive outlet it will provide for neighborhood children; concerns about destroying the land and its existing landscape and the potential for bringing illegal activity like gangs, drugs, alcohol, and fights to the area; support for the project because of the positive future contributions it will have to the community and that it was well planned without using tax dollars to fund the project; opposition to the extreme nature of the plans specifically related to the reservable picnic pavilion and bathrooms and concerns related to the problems they could cause including increased visitors from outside the neighborhood, traffic, safety, smell, and illegal activity; support because of the recreational outlet it would provide; opposition to modifying the current natural state of the land; the open space being a main influence in making the decision to buy their home and was concerned about the impacts of the park on their quality of life related to lights, increased visitors, and the associated safety and traffic impacts; concerns that there was a lack of community outreach and the neighborhoods were not consulted on what amenities they wanted or didn't want; concerns that the play areas are located in an area that has a high propensity for traffic collisions; concerns related to the use of barbeques in an area that has high risk for fire; concerns about the odor of the bathrooms entering the neighborhood; concerns about the impacts to the existing wildlife; concerns that the existing horse trails would not be accessible; concerns that the park would attract homeless individuals especially because of the bathrooms; concerns that the lower pads would have a negative impact on residents because visitors would park in the neighborhood not at the upper pad's parking lot; concerns that the project is being presented as a neighborhood park but the amenities are more similar to a community park and regional trail head; questions about the availability of equestrian parking; questions about whether increased public safety resources would be dedicated to the area; questions about whether the basketball courts would be lit; questions about whether

future modifications would require additional approvals; questions about who would have liability for the safety issues that have been raised but not addressed; inquiry about how the park will be maintained; questions about whether Rancho Simi Recreation and Park District (RSRPD) would be amenable to amending the project; inquiry about whether the park will be enclosed; inquiry about modifications being made to the road that accesses the water tank to prevent additional risk to the directly adjacent residents; and inquiry whether there would be a right-turn lane added at Flanagan Drive and Yosemite Avenue.

The Executive Board members made comments and asked questions relating to: concerns about lack of communication with the residents of the area; concerns that the park will decrease property values; the belief that the area should not be developed into a park due to the safety concerns with rattlesnakes; concerns about restricted revenue streams that can only be used for new projects when there are insufficient resources to maintain the existing infrastructure; commented on the project's longstanding development and that community outreach was conducted; the hope that RSRPD would take the input into consideration; appreciation for the park's design but a concern that it was out of place in this location; inquiry about whether it would be possible to hire additional Park Rangers; inquiry about whether a firebreak is required for the bathroom structure; and inquiry about RSRPD's current staffing levels and if resources are currently available to support the addition of another park.

The applicant responded to the above comments and questions as follows.

The maintenance of the park will be the responsibility of RSRPD and will be funded by the existing general fund, which receives revenues from property taxes and user fees associated with other parks throughout the community. The bathrooms will be cleaned twice a day. The barbeques will be cleaned weekly and encased in shelters. It has been found that barbeques at parks are used infrequently. The area will still be available to safety personnel for use as a staging area in the case of a fire or other community emergency. The restroom structure doesn't meet the 700 square-foot requirement for a firebreak. The park pathways have been designed to not disturb wildlife. There are no provisions included for equestrian parking. This park doesn't seem to have the demand by equestrians and there are better places to ride in Simi Valley. There will be gated entry to the parking lot that will be locked in the evenings. The basketball courts will not be lit but there will be lighting along the pathways to the lower pads. The park is being constructed with money that was set aside for a park at the time the five adjacent neighborhoods were developed. The intention of the park is to benefit the adjacent neighborhood with some active recreation components. Unlike community parks, this neighborhood park will not have full basketball courts and other large-scale amenities. Any future modifications to the park would require additional approvals. RSRPD has Park Rangers that patrol the parks; however, Simi Valley Police Department has the primary responsibility for the community's public safety. The number of Park Rangers can be adjusted based upon need. Currently, there are three full-time and eight part-time Park Rangers. RSRPD has adequate insurance coverage and takes every step to minimize the risk associated with the parks; however, the liability issues being brought up are those that are typically settled by a court decision. We are taking in the feedback that we receive tonight. RSRPD responds to complaints and conducts cleanups when needed. With a developed park at this location, there

will be dedicated resources for maintenance and security. The roads have been designed to the City's standards. There will not be a physical barrier added to the water tank access road nor will there be a right-turn lane added at Flanagan Drive and Yosemite Avenue. We have had dialogue with the community including the creation of a committee to develop the concept for this park. The committee addressed concerns related to the impacts to the residents of Flanagan Drive including minimizing the height of the structures. The process was intended to incorporate the neighborhoods' input.

Upon conclusion of the discussion, the following motion was made by Janet Falat and seconded by Vickie Tann:

MOTION: Recommend that the Planning Commission approve the request for a Conditional Use Permit for the development of a community park, located on the east side of Flanagan Drive modified to exclude lighting, barbeques, and the picnic pavilion structure with additional consideration to the restrooms.

| | | | |
|----------------------------------|-----------------|-----------------|----------------------|
| Executive Board vote: | 4 Ayes; | 5 Noes; | 0 Abstentions |
| Audience vote: | 17 Ayes; | 76 Noes; | 0 Abstentions |
| Unincorporated Area vote: | None | | |

The motion failed.

The following subsequent motion was made by John Ball and seconded by Debra Kessler:

MOTION: Recommend that the Planning Commission deny the request for a Conditional Use Permit for the development of a community park, located on the east side of Flanagan Drive.

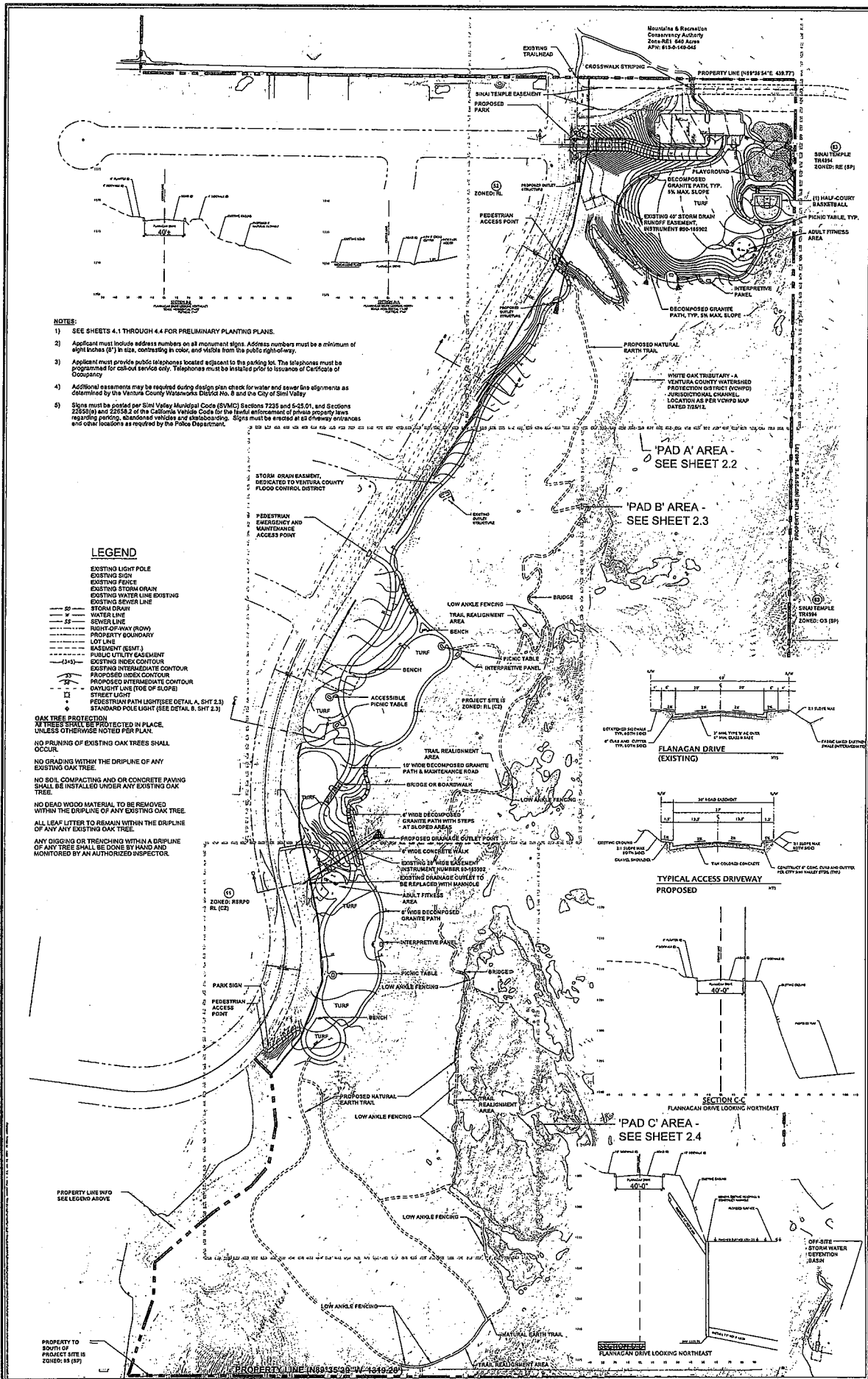
| | | | |
|----------------------------------|-----------------|-----------------|----------------------|
| Executive Board vote: | 5 Ayes; | 4 Noes; | 0 Abstentions |
| Audience vote: | 74 Ayes; | 14 Noes; | 0 Abstentions |
| Unincorporated Area vote: | None | | |

The motion carried.

NEIGHBORHOOD COUNCIL

PROJECT EXHIBITS FOR PROPOSED CHUMASH PARK

CONDITIONAL USE PERMIT APPLICATION CUP-S-653



- NOTES:**
- SEE SHEETS 4.1 THROUGH 4.4 FOR PRELIMINARY PLANTING PLANS.
 - Applicant must include address numbers on all monument signs. Address numbers must be a minimum of eight inches (8") in size, contrasting in color, and visible from the public right-of-way.
 - Applicant must provide public telephones located adjacent to the parking lot. The telephones must be programmed for call-out service only. Telephones must be installed prior to issuance of Certificate of Occupancy.
 - Additional easements may be required during design plan check for water and sewer line alignments as determined by the Ventura County Wastewater District No. 8 and the City of Simi Valley.
 - Signs must be posted per Simi Valley Municipal Code (SMC) Sections 7235 and 5-25.01, and Sections 2255(a) and 2255.2 of the California Vehicle Code for the lawful enforcement of private property laws regarding parking, abandoned vehicles and establishments. Signs must be erected at all driveway entrances and other locations as required by the Police Department.

LEGEND

- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FENCE
- EXISTING STORM DRAIN
- EXISTING WATER LINE EXISTING
- EXISTING SEWER LINE
- STORM DRAIN
- WATER LINE
- SEWER LINE
- RIGHT-OF-WAY (ROW)
- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT (EMT.)
- PUBLIC UTILITY EASEMENT
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- OAKLIGHT LINE (TOE OF SLOPE)
- STREET LIGHT
- PEDESTRIAN PATH LIGHT (SEE DETAIL A, SHT 2.3)
- STANDARD POLE LIGHT (SEE DETAIL B, SHT 2.3)

OAK TREE PROTECTION
 ALL TREES SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED PER PLAN.

NO PRUNING OF EXISTING OAK TREES SHALL OCCUR.

NO GRADING WITHIN THE DRIPLINE OF ANY EXISTING OAK TREE.

NO SOIL COMPACTING AND OR CONCRETE PAVING SHALL BE INSTALLED UNDER ANY EXISTING OAK TREE.

NO DEAD WOOD MATERIAL TO BE REMOVED WITHIN THE DRIPLINE OF ANY EXISTING OAK TREE.

ALL LEAF LITTER TO REMAIN WITHIN THE DRIPLINE OF ANY EXISTING OAK TREE.

ANY DIGGING OR TREESING WITHIN A DRIPLINE OF ANY TREE SHALL BE DONE BY HAND AND MONITORED BY AN AUTHORIZED INSPECTOR.

'PAD A' AREA - SEE SHEET 2.2

'PAD B' AREA - SEE SHEET 2.3

'PAD C' AREA - SEE SHEET 2.4

FLANAGAN DRIVE (EXISTING)

TYPICAL ACCESS DRIVEWAY PROPOSED

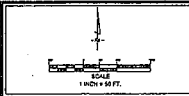
SECTION CC
 FLANAGAN DRIVE LOOKING NORTHWEST

FLANAGAN DRIVE LOOKING NORTHEAST



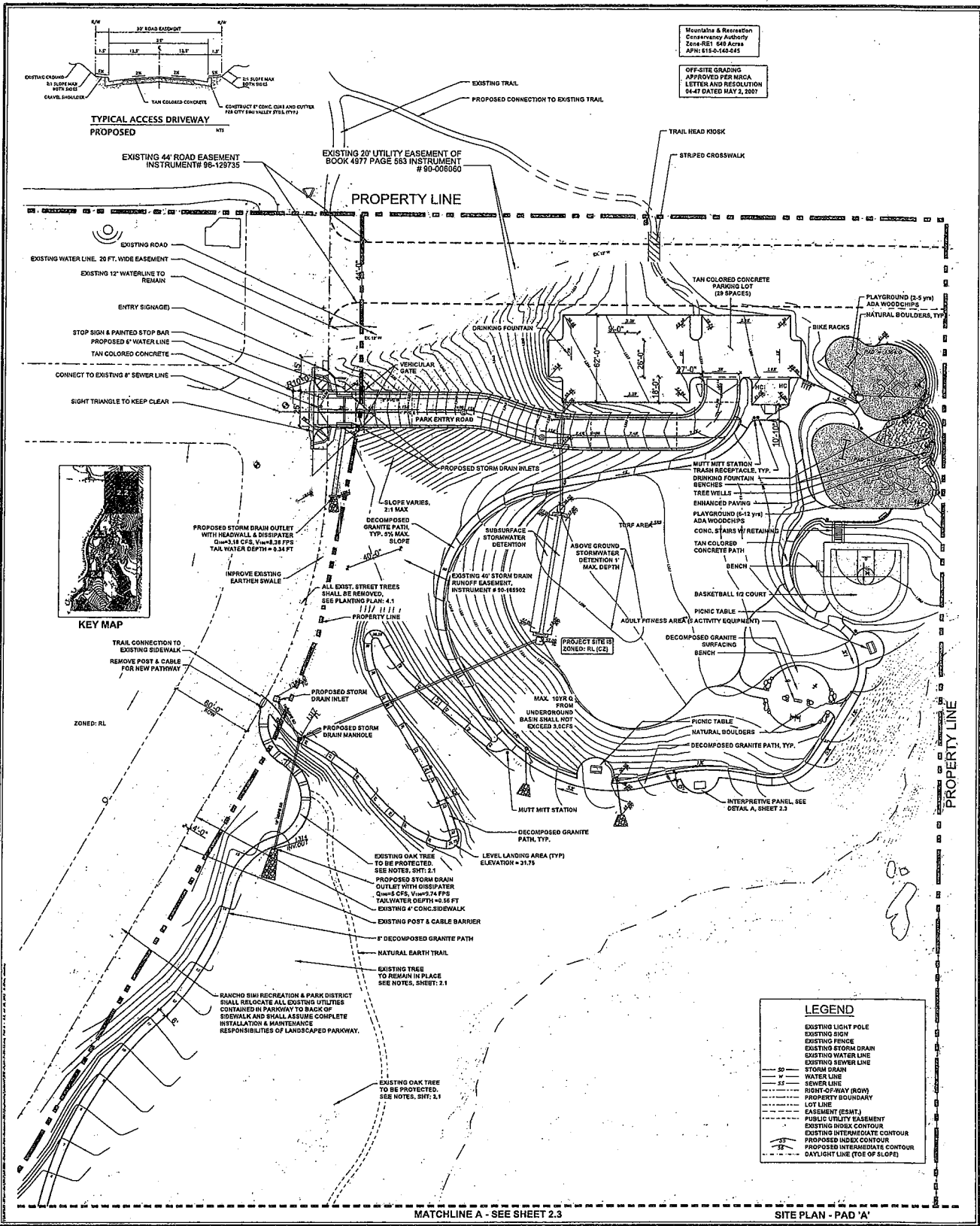
CHUMASH PARK
 Flanagan Drive & Broken Arrow Street, Simi Valley CA 93065

MASTER SITE PLAN



Prepared by:
rrm design group
 creating environments people enjoy
 1825 Dynamis Drive
 Simi Valley, CA 93065 Tel: (805) 584-4418

| | |
|-------------|----------|
| DATE | 11/20/07 |
| BY | RRM |
| CHECKED BY | RRM |
| APPROVED BY | RRM |
| PROJECT NO. | 1112007 |
| SHEET NO. | 2.1 |



Mountains & Recreation
 Conservancy Authority
 Zone-RB1 640 Acres
 APN: 815-0-143-043

OFF-SITE GRADING
 APPROVED PER MRCA
 LETTER AND RESOLUTION
 04-47 DATED MAY 2, 2007

TYPICAL ACCESS DRIVEWAY
 PROPOSED

EXISTING 44' ROAD EASEMENT
 INSTRUMENT# 96-129735

EXISTING 20' UTILITY EASEMENT OF
 BOOK 4877 PAGE 563 INSTRUMENT
 # 90-006060

PROPERTY LINE

- EXISTING ROAD
- EXISTING WATER LINE, 20 FT. WIDE EASEMENT
- EXISTING 12" WATERLINE TO REMAIN
- ENTRY SIGNAGE
- STOP SIGN & PAINTED STOP BAR
 PROPOSED 6" WATER LINE
- TAN COLORED CONCRETE
- CONNECT TO EXISTING 8" SEWER LINE
- SIGHT TRIANGLE TO KEEP CLEAR



KEY MAP

ZONED: RL

| LEGEND | |
|--------|-------------------------------|
| | EXISTING LIGHT POLE |
| | EXISTING SIGN |
| | EXISTING FENCE |
| | EXISTING STORM DRAIN |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | STORM DRAIN |
| | WATER LINE |
| | SEWER LINE |
| | RIGHT-OF-WAY (ROW) |
| | PROPERTY BOUNDARY |
| | LOT LINE |
| | EASEMENT (EASMT) |
| | PUBLIC UTILITY EASEMENT |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | PROPOSED INDEX CONTOUR |
| | PROPOSED INTERMEDIATE CONTOUR |
| | DAYLIGHT LINE (TOE OF SLOPE) |

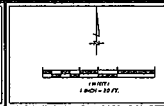
MATCHLINE A - SEE SHEET 2.3

SITE PLAN - PAD 'A'



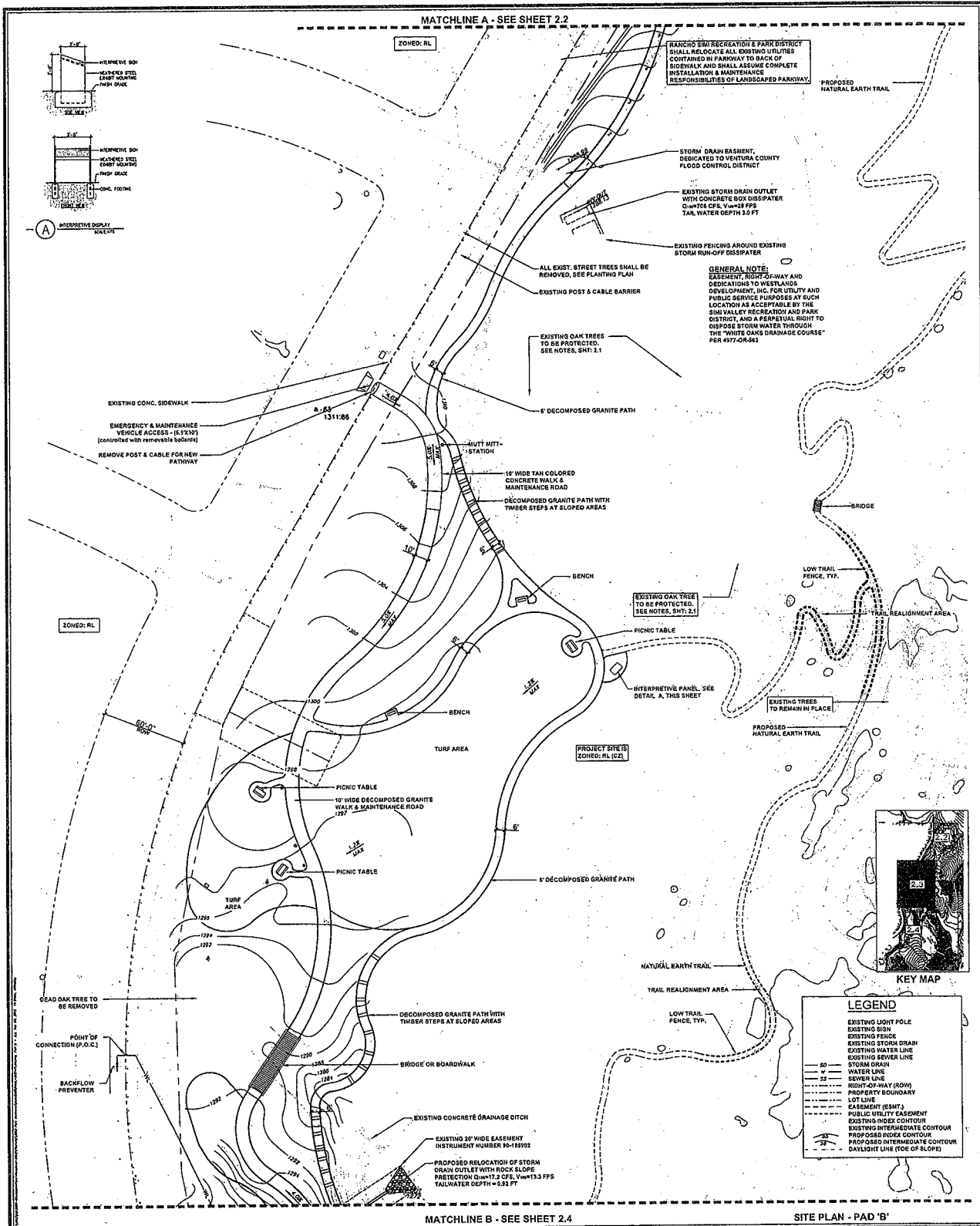
CHUMASH PARK
 Flanagan Drive & Broken Arrow Street, Simi Valley CA 93065

SITE PLAN - PAD 'A'



Prepared by:
rrm design group
 1832 Sycamore Drive
 Simi Valley, CA 93065
 Tel: (805) 284-4418

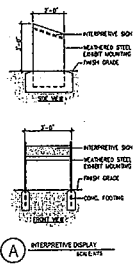
| DATE | BY | REVISION |
|-------|-----|----------|
| 12/07 | RRM | 2.2 |



MATCHLINE A - SEE SHEET 2.2

MATCHLINE B - SEE SHEET 2.4

SITE PLAN - PAD 'B'



RANCHO SIMI RECREATION & PARK DISTRICT SHALL RELOCATE ALL EXISTING UTILITIES CONTAINED IN PARKWAY TO BACK OF SIDEWALK AND SHALL ASSUME COMPLETE INSTALLATION & MAINTENANCE RESPONSIBILITIES OF LANDSCAPED PARKWAY

STORM DRAIN EASEMENT, DEDICATED TO VENTURA COUNTY FLOOD CONTROL DISTRICT
 EXISTING STORM DRAIN OUTLET WITH CONCRETE BOX DISSIPATER Q=1708 CFS, V=13.3 FPS TAIL WATER DEPTH 3.0 FT
 EXISTING FENCING AROUND EXISTING STORM RUN-OFF DISSIPATER

GENERAL NOTE:
 EASEMENT, RIGHT-OF-WAY AND DEDICATIONS TO WESTLANDS DEVELOPMENT, INC. FOR UTILITY AND PUBLIC SERVICE PURPOSES AT SUCH LOCATION AS ACCEPTABLE BY THE SIMI VALLEY RECREATION AND PARK DISTRICT, AND A FERTILIZER RIGHT TO DISPOSE STORM WATER THROUGH THE "WHITE OAKS DRAINAGE COURSE" PER 4977-OR-543

ALL EXIST. STREET TREES SHALL BE REMOVED, SEE PLANTING PLAN
 EXISTING POST & CABLE BARRIER
 EXISTING OAK TREES TO BE PROTECTED, SEE NOTES, SHY. 2.1

EXISTING CONC. SIDEWALK
 EMERGENCY & MAINTENANCE VEHICLE ACCESS - (E 52'x2') (controlled with removable bollards)
 REMOVE POST & CABLE FOR NEW PATHWAY

18' WIDE TAN COLORED CONCRETE WALK & MAINTENANCE ROAD
 DECOMPOSED GRANITE PATH WITH TIMBER STEPS AT SLOPED AREAS

EXISTING OAK TREE TO BE PROTECTED, SEE NOTES, SHY. 2.1

PROPOSED NATURAL EARTH TRAIL

TRAIL REALIGNMENT AREA

EXISTING TREES TO REMAIN IN PLACE

PROPOSED NATURAL EARTH TRAIL



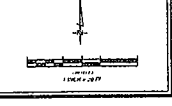
LEGEND

- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FENCE
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER LINE
- 50' STORM DRAIN
- WATER LINE
- SEWER LINE
- RIGHT-OF-WAY (ROW)
- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT (ESMT)
- PUBLIC UTILITY EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- DAYLIGHT LINE (TOE OF SLOPE)



CHUMASH PARK
 Flanagan Drive & Broken Arrow Street, Simi Valley CA 93065

SITE PLAN - PAD 'B'



Prepared by:
mtm environmental group
 1692 Sycamore Drive
 Simi Valley, CA 93065
 Tel: (805) 584-4418

| | |
|-------------|----------|
| Client Name | RAJ 9373 |
| Project No. | 1127 |
| Scale | AS SHOWN |
| Date | 11/20/07 |
| Sheet No. | 2.3 |

SEE SHEET 4.2 FOR
PLANT LEGEND

NOTES:
THE CONCEPTUAL PLANTING LEGEND IS BASED UPON THE LIST CONTAINED IN THE "WATER-SENSITIVE PLANT SPECIES" TABLE, AND A 100' BUFFER PLANT SELECTION MAY NOT NECESSARILY BE LIMITED TO THIS LIST, AND MAY INCLUDE OTHER SPECIES TO ACHIEVE THE DESIRED PLANTING.

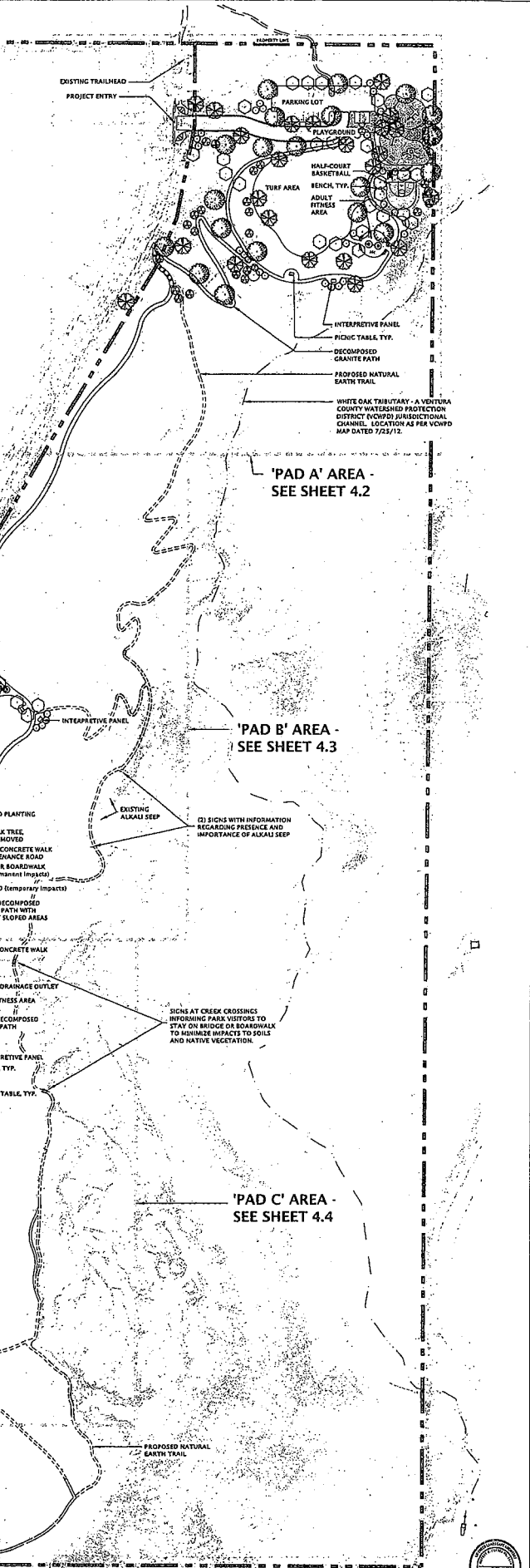
ALL PLANTING SHALL BE REVIEWED BY QUALIFIED PERSONNEL PRIOR TO INSTALLATION OF PLANTING. BELOW OF PLANTING SHALL BE BASED ON LANDSCAPE DESIGN STANDARDS FOR THE CITY OF SIMI VALLEY AND APPLICABLE FOR THE OFF-COORDINATE TO PREVENT WITH STATION OF PLANT SPECIFIC TO THE CITY OF CALIFORNIA THAT HAVE THE POTENTIAL TO INTERFERE WITH PUBLIC UTILITY FACILITIES, AND TO PREVENT THE INTRODUCTION OF NON-NATIVE SPECIES WITH THE POTENTIAL TO SPREAD INTO NATIVE HABITAT.

* WUCOLS = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (CITY OF SIMI VALLEY LANDSCAPE DESIGN STANDARDS, AUGUST 2009)

The Police Department recommends the Installation of Crime Prevention through Environmental Design (CPTED) strategies for landscaped areas. CPTED encourages the use of landscaping materials that maintain the visibility of city areas and museum buildings. Landscaped areas should be planned for the maximum growth of trees and shrubs. The following guidelines are recommended:

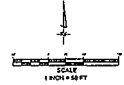
1. Groundcover plants, including perennial and annual wildflowers, should be used within five (5) feet of the edge of walkways and areas requiring visual surveillance. The use of trees, pruned up to eight (8) feet above ground, may also be used in such areas to provide shade for pedestrians.
2. The height of groundcover plants should not exceed two (2) feet at maturity in order to allow for visual surveillance.
3. In combination with ground covers and trees, shrubs should be used five (5) feet from the edge of walkways requiring visual surveillance. The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three (3) feet due to natural growth are not recommended.
4. Barrier plants have thorns or needles and a dense structure. Barrier plants should be used adjacent to parking lots, fences and other building walls where desirable. Since the purpose of barrier plants is to discourage pedestrian cut-through-traffic, some types of barrier plants may exceed three (3) feet.
5. Trees of appropriate number, size and species are encouraged throughout landscaped areas and are required by the Building Ordinance in certain instances. See the City of Simi Valley Landscape Design Guidelines for further information. Once trees reach maturity, it is recommended that trees be pruned to eight (8) feet above ground. Canopies with high poles should be avoided. Maintain a minimum distance of fifteen (15) feet from the structure when planting trees in order to meet the required illumination levels as specified in section 11-1.13.00103.
6. Landscaping such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently block viewlines for use as witness and/or trees for the connection of crime. When river-rock and other masonry materials are used, the materials should be provided to prevent removal by hand. River rock should be graded so that only one-third (1/3) of the rock is exposed above ground.
7. Landscaping should not cover entrance doors or windows; block or screen the visibility of address numbers from public or internal streets; block or screen drivers view of vehicles and pedestrians at driveway.

- ADDITIONAL NOTES:**
1. All landscape and irrigation facilities required in the public right-of-way must be designed and constructed to City standards, and approved by the City's Landscape Maintenance Superintendent.
 2. All landscape and irrigation facilities (including pathway trees) required to be installed and constructed in the public right-of-way must be maintained by the property owner.
 3. The existing ground cover and trees are to be removed from the roadway.
 4. All new on-site trees are to be installed a minimum of 10 feet from the public right-of-way.



CHUMASH PARK
Flanagan Drive & Broken Arrow Street, Simi Valley CA 93065

**CONCEPTUAL
PLANTING PLAN**



CONCEPTUAL PLANTING PLAN

Prepared by: **rmdesigngroup**
RANCHO SIMI RECREATION AND PARK DISTRICT

| | |
|-------------|---------------|
| DATE | NOVEMBER 2011 |
| BY | RM |
| APPROVED BY | RM |
| DATE | NOVEMBER 2011 |
| SCALE | AS SHOWN |
| PROJECT NO. | 1110007 |
| SHEET NO. | 4.1 |

Applicant: Rancho Simi Recreation & Park District
1832 Symamore Drive
Simi Valley, CA 93065
Tel: (805) 586-4418