

ORDINANCE NO. 1253

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING ZONE CHANGE Z-S-719 FROM RESIDENTIAL HIGH TO RESIDENTIAL VERY HIGH WITH CONDITIONAL ZONING TO LIMIT DEVELOPMENT OF SITE TO 11 UNITS AND THE NEGATIVE DECLARATION THEREFOR

WHEREAS, the applicant, Manish Drona, has requested approval of Zone Change Z-S-719 from Residential High to Residential Very High Density, with a Conditional Zoning designation to limit development of site to 11 units, for that 0.47-acre site located on the north side of Heywood Street, approximately 550 feet east of Duncan Street, which is comprised of Ventura County Assessor's Parcel No. 632-0-060-495, and by the legal description attached hereto as Exhibit A, for the purpose of developing 11 condominiums; and

WHEREAS, based upon evidence and testimony at the public hearings on October 21, 2015 and December 9, 2015, and the findings contained in the Planning Commission staff reports dated October 21, 2015 and December 9, 2015, the Planning Commission of the City of Simi Valley recommended approval of Zone Change Z-S-719 with the inclusion of a Conditional Zoning designation to limit the development of the site to a maximum of 11 units.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings for adoption of the Negative Declaration, contained in Exhibit 1 of the City Council staff report dated January 25, 2016, and incorporated herein by reference, are approved and the Negative Declaration therefor is hereby adopted.

SECTION 2. Based upon the evidence and testimony at the public hearing on January 25, 2016, and on the findings contained in Exhibit 1 of the City Council staff report dated January 25, 2016, incorporated herein by reference, Zone Change Z-S-719, to amend Zoning Map Pages 186 and 187, as shown in Exhibit B attached hereto, from Residential High to Residential Very High Density with a Conditional Zoning (CZ) Designation to limit development of the site to a maximum of 11 units, is hereby approved.

SECTION 3. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 4. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 22nd day of February 2016.

Attest:

/s/
Ky Spangler, Deputy Director/City Clerk

/s/
Robert O. Huber, Mayor of the City of Simi Valley, California

Approved as to Form:

Approved as to Content:

/s/
Lonnie J. Eldridge, City Attorney

/s/
Eric J. Levitt, City Manager

/s/
Peter Lyons, Director
Department of Environmental Services

EXHIBIT A

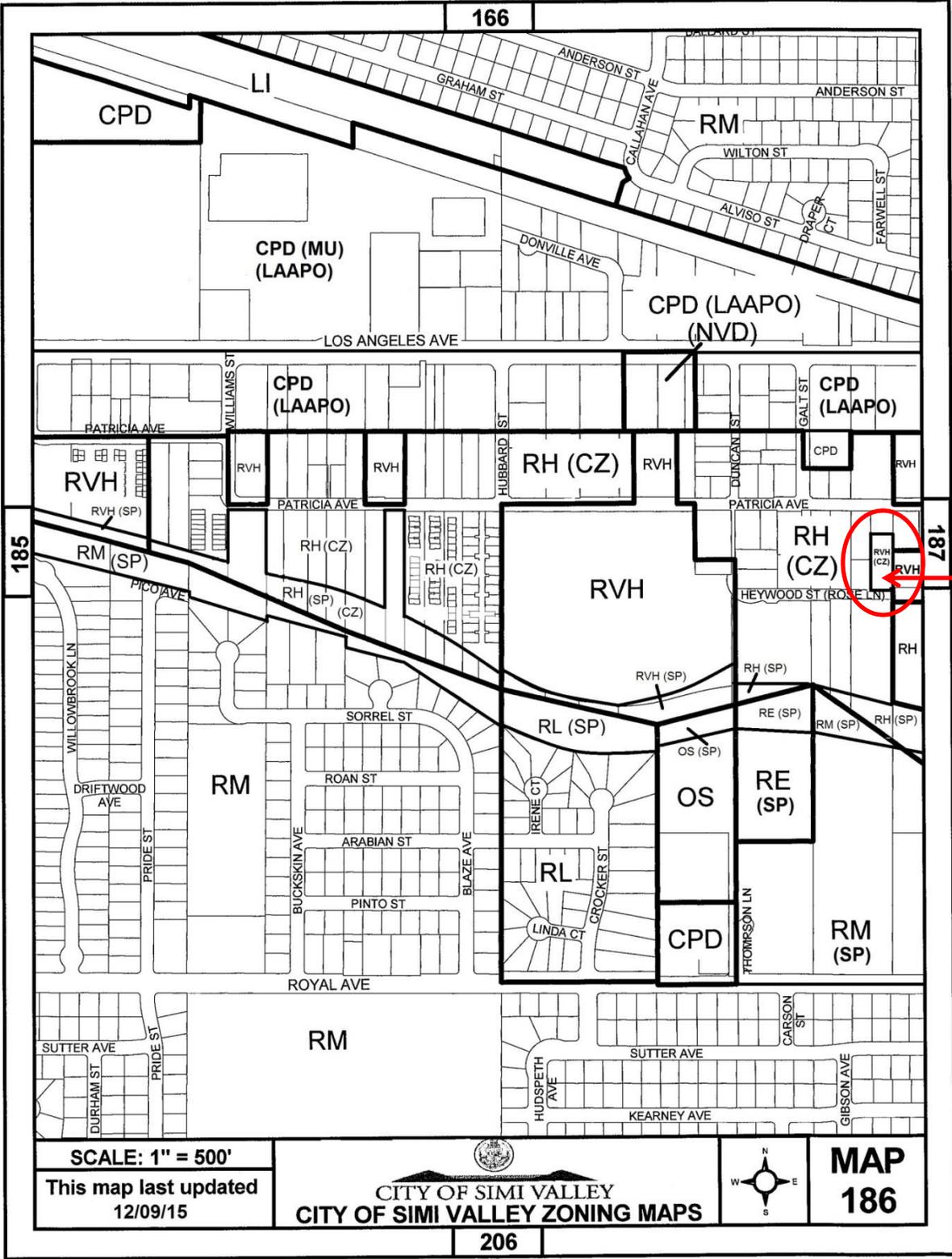
LEGAL DESCRIPTION

All of the Land described in Grant Deed to Manish Drona, in the City of Simi Valley, in the document recorded September 16, 2014 as Instrument No. 20140916-00116118-0 of Official Records, In the Office of the County Recorder, County of Ventura, State of California.

TOGETHER with the southerly 95.00 feet of the Land described in Grant Deed to Mark S. Linsley in the City of Simi Valley, in the document recorded April 22, 2008 as Instrument No. 2008-00062636 of said Official Records.

EXCEPT therefrom the northerly 105.00 feet of the Remainder Parcel of Tract No. 5500, in the City of Simi Valley recorded in Book 158 at Page 67 to Page 70 inclusive of Miscellaneous Records in the office of the County Recorder of said County.

EXHIBIT B



Site Location

SCALE: 1" = 500'

This map last updated 12/09/15

CITY OF SIMI VALLEY CITY OF SIMI VALLEY ZONING MAPS

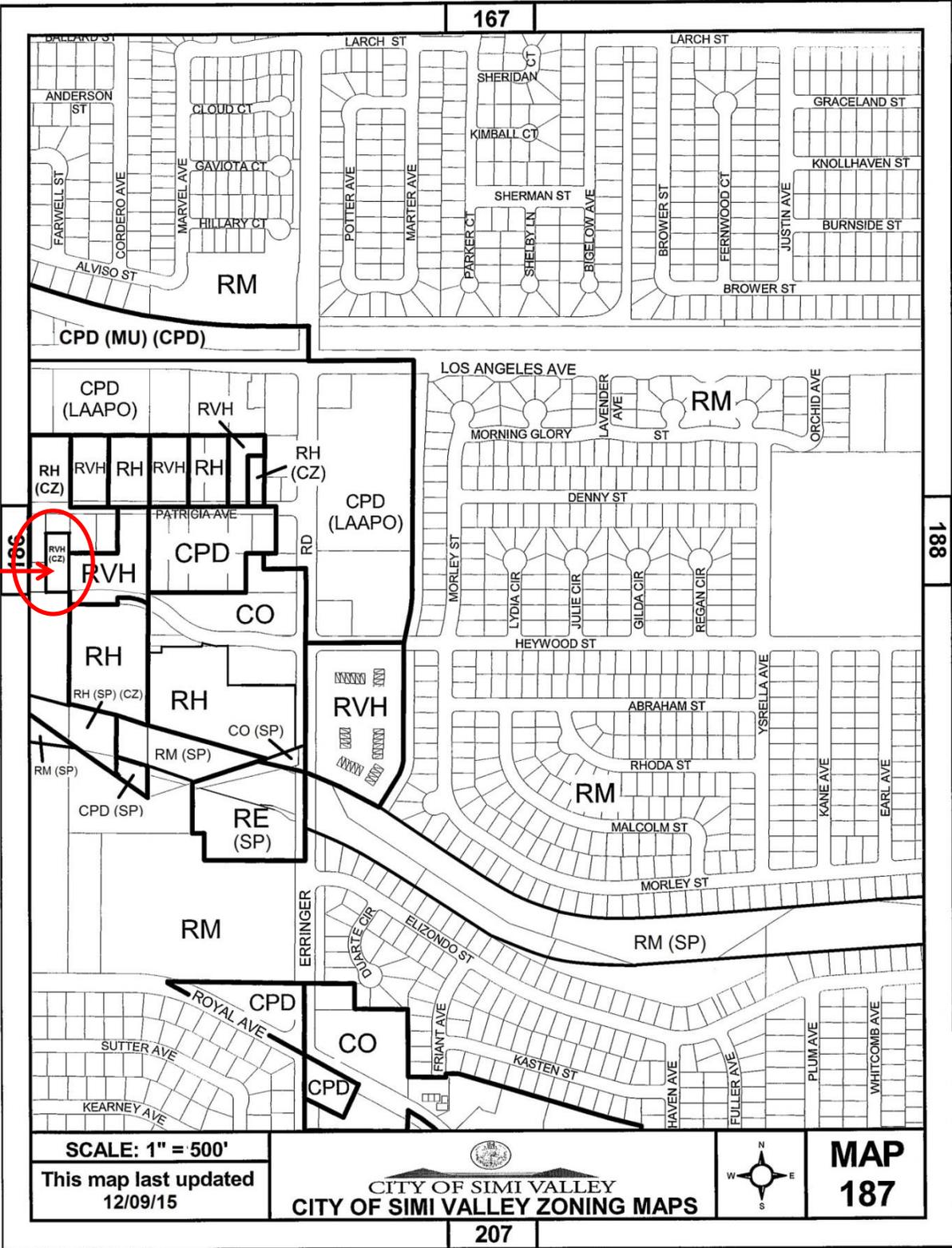


MAP 186

206

EXHIBIT B

Site Location



SCALE: 1" = 500'

This map last updated 12/09/15

CITY OF SIMI VALLEY CITY OF SIMI VALLEY ZONING MAPS



MAP 187

EXHIBIT B

Conditional Zoning Designations

The conditional zoning designations identify site specific design criteria for specific parcels, as referenced in Section 9-20.050. These parcels are identified on the Zoning Map by the designation of (CZ) after the zoning.

<u>Zoning Map Sheet Number</u>	<u>Assessor's Parcel Number</u>	<u>Requirements</u>
186	632-0-060-495	Development of the site must be limited to a maximum of 11 units.
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