

ORDINANCE NO. 1230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING SPECIFIC PLAN AMENDMENT NO. SP-S-7, AMD #23 AND THE NEGATIVE DECLARATION THEREFOR TO AMEND THE WEST END SPECIFIC PLAN ZONING DESIGNATION FROM LIGHT INDUSTRIAL-CONDITIONAL [LI (COND)] TO BUSINESS PARK (BP) ON A 6.31-ACRE SITE LOCATED AT 2900 MADERA ROAD

WHEREAS, the applicant, 2900 Madera Road, LLC, is requesting a West End Specific Plan Amendment to change the Zoning Designation from Light Industrial-Conditional [LI (Cond)] to Business Park (BP), on a 6.31-acre property located at 2900 Madera Road, known as Ventura County Assessor's Parcel No. 615-0-160-33, and by the legal description attached hereto as Exhibit A; and

WHEREAS, on August 20, 2014, the Planning Commission of the City of Simi Valley heard the matter on SP-S-7, AMD #23 and recommended the City Council approve the amendment.

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

SECTION 1. The findings for the Negative Declaration contained in the Planning Commission staff report dated August 20, 2014, and incorporated herein by reference are hereby adopted.

SECTION 2. The Negative Declaration is hereby adopted.

SECTION 3. The findings for approval of Specific Plan Amendment No. SP-S-7, AMD #23, contained in the Planning Commission staff report dated August 20, 2014, and incorporated herein by reference are hereby adopted.

SECTION 4. The amendments to the West End Specific Plan (SP-S-7, AMD #23), attached hereto as Exhibit B, and amendments to the Zoning Map Sheet No. 164 of SVMC 9-20.030, as specified in Exhibit C, are hereby approved.

SECTION 5. 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 6. 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 13th day of October 2014.

Attest:

/s/
Ky Spangler, Assistant 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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

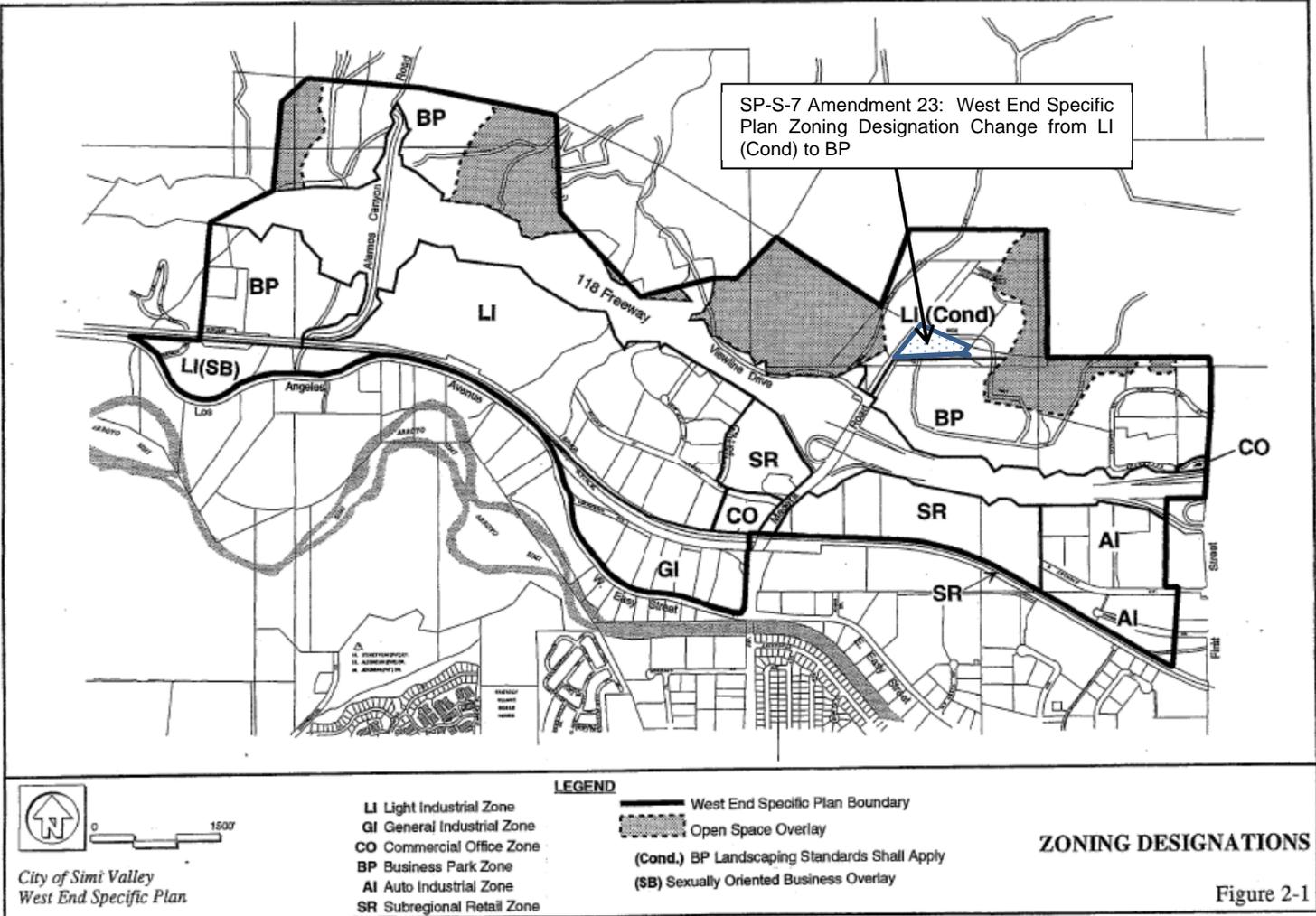
PARCEL 2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 69 PAGES 91 TO 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

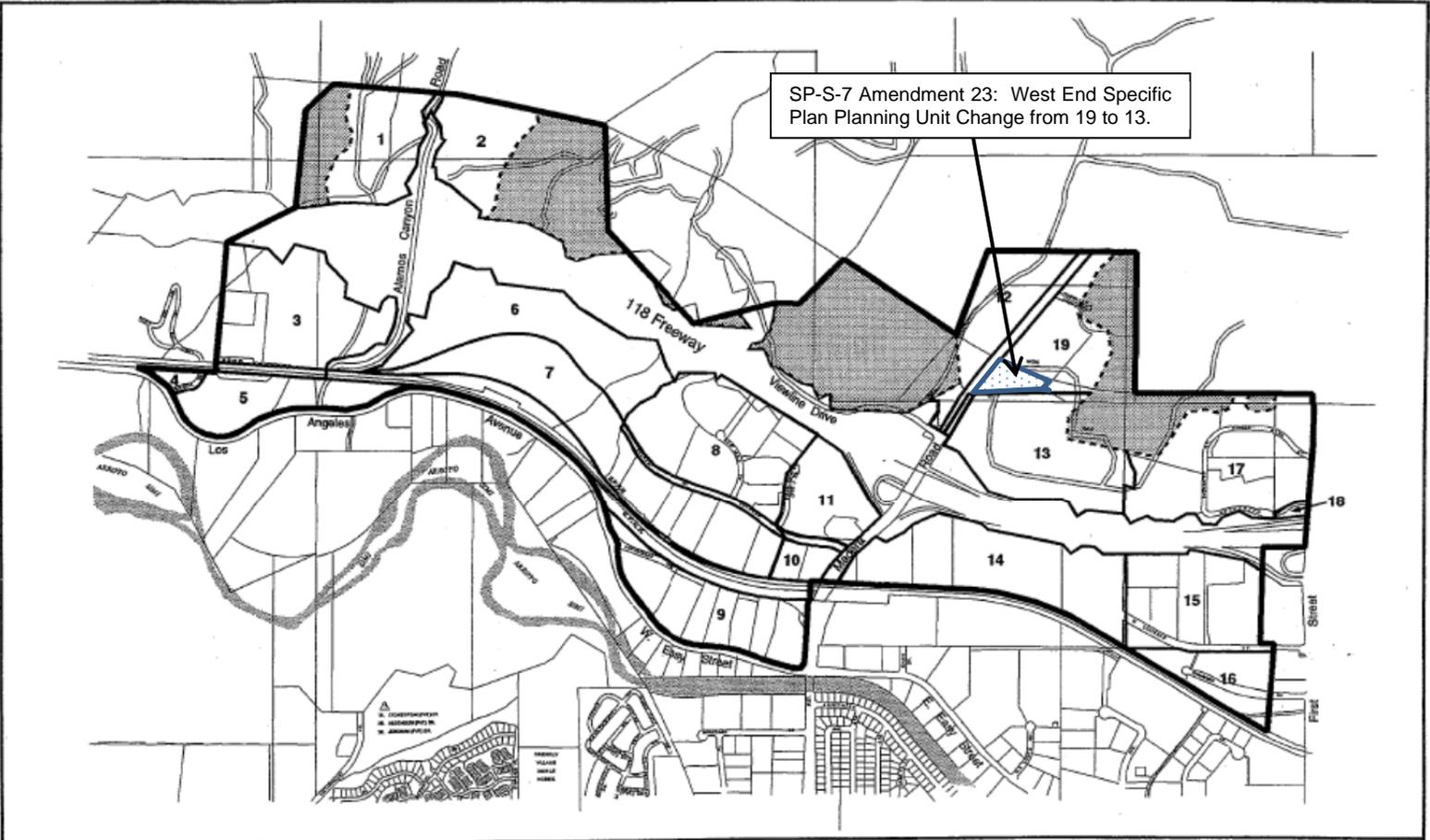
WEST END SPECIFIC PLAN AMENDMENTS

The following changes are made to the West End Specific Plan: Zoning designation change from Light Industrial (Cond) to Business Park (BP) (Figure 2-1); change in Planning Unit Boundaries from 19 to 13 (Figure 2-2); and revisions to the West End Specific Plan Buildout Projections (Table 2-1), regarding the property located at 2900 Madera Road, as described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 69 PAGES 91 TO 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.





City of Simi Valley
West End Specific Plan

- LEGEND**
-  West End Specific Plan Boundary
 -  Open Space Overlay
 -  10 Planning Unit Number

PLANNING UNIT BOUNDARIES

Figure 2-2

Table 2-1. West End Specific Plan Buildout Projections

Planning Unit No.	Acres (Net)	Existing Development (sq. ft.)	Approved/Undeveloped Projects (sq. ft.)	Future Development Potential (sq. ft.)	Total Development at Buildout (sq. ft.)
Auto Industrial					
15	31.0	309,211	130,362	0	439,573
16	13.2	46,925	0	101,800	148,725
Subtotal	44.2	356,136	130,362	101,800	588,298
Subregional Retail					
11	17.1	140,888	0	50,094	190,982
14	37.5	0	0	400,000	400,000
Subtotal	54.6	140,888	0	450,094	590,982
Light Industrial					
4	1.7	0	0	23,700	23,700
5	20.8	0	0	289,935	289,935
6	41.1	0	572,900	0	572,900
7	42.8	123,925	308,000	208,300	640,225
8	42.7	347,232	0	188,074	535,306
12	7.0	0	0	97,500	97,500
19	28.7	185,869	0	25,000	210,869
	22.4	118,947			143,947
Subtotal	178.5	590,104	880,900	832,509	2,303,513
General Industrial					
9	39.4	394,380	0	100,607	494,987
Subtotal	39.4	394,380	0	100,607	494,987
Business Park					
1	34.6	0	0	505,600	505,600
2	17.6	0	443,400	0	443,400
3	26.7	0	333,147	39,030	372,177
13	56.0	416,761	254,739	0	671,500
	62.3	483,683			738,422
17	29.9	195,850	222,045	12,355	430,250
Subtotal	171.1	679,633	1,253,331	556,985	2,489,849
Commercial Office					
10	6.2	38,795	0	24,726	63,521
18	1.0	0	0	21,000	21,000
Subtotal	7.2	38,795	0	45,726	84,521
Total	495.0	2,199,836	2,264,593	2,087,721	6,552,150

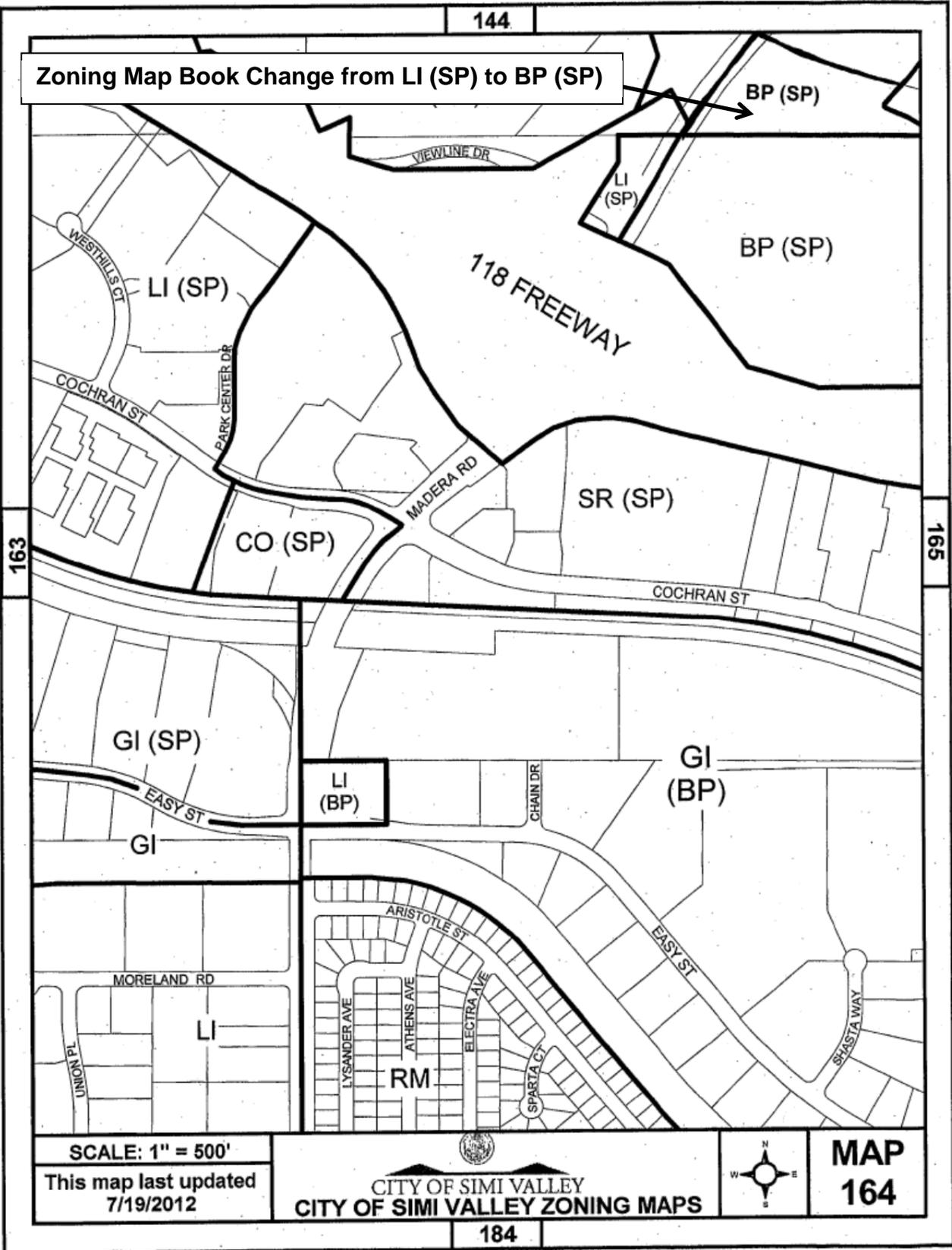
Source: City of Simi Valley

Notes: 1. The above data reflects conditions as of April, 1999. The Specific Plan area also includes approximately 99 acres of Open Space and 122 acres of freeway right-of-way.

2. Amended August, 2014 to reflect acreage and existing development changes to Planning Unit Boundaries 13 and 19 per SP-S-7 AMD #23. Updates to other Planning Units have not been amended since April, 1999.

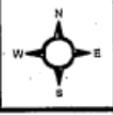
EXHIBIT C

Zoning Map Book Change



SCALE: 1" = 500'
 This map last updated
 7/19/2012

CITY OF SIMI VALLEY
 CITY OF SIMI VALLEY ZONING MAPS



MAP
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