SIMI VALLEY

NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2

TUESDAY, JUNE 11, 2019, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Andy Hanna
NC #2 Vice Chair	Christopher Connell
NC #2 Secretary	Debra Loveless
CS Coordinator	Emily Habib
City Council Liaison	Council Member Elaine Litster

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 five (5) minutes per speaker.

6. Informational Presentation

   a. Coastal Cleanup Day in Simi Valley

7. New Business

   a. Discussion and Recommendation on Proposed Development Code Amendments to Allow Microbreweries, Distilleries, & Wineries in Industrial Zones

8. Community Services Coordinator's Report

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 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.

10. Adjournment: Tuesday, July 9, 2019, 7:30 p.m.

/s/
Anna M. Medina
Deputy Community Services Director

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

Chair Andy Hanna called the meeting to order at 7:33 p.m. Secretary Debra Loveless confirmed that a quorum was present.

Gina Gooding	P	Christopher Connell	P
Eric Kohli	P	Dawn Gray	A
Benjamin L. Ramirez	P	Andy Hanna	P
Jan Smith	P	Debra Loveless	P
Pam Campeau	P	Judy Mayer	P
Phil Englander	P	TJ McInturff	E
Vacant		P=Present; E=Excused; A=Absent	

Mayor Keith Mashburn was in attendance and welcomed the Executive Board members. He emphasized the importance of the Neighborhood Councils, as they provide the City Council with invaluable information in the decision making process. He provided a brief overview of some of the focus areas of the City Council, including economic development, housing, and homelessness. He concluded by thanking the Executive Board members for their service to the City.

2. Agenda Review

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

3. Approval of Minutes

A motion was made by Deborah Loveless and seconded by Chris Connell to approve the April 9, 2019 minutes as written. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Ryan Valencia, District Director for Assemblymember Christy Smith, introduced himself to the Executive Board and discussed the role of Assemblymember Smith in state and local government.

The owner of the new Grocery Outlet store in Sycamore Plaza spoke with the Executive Board, informing them that it would be opening on May 30, inviting them to come in and see what the store has to offer. A number of grand opening gifts will be given out that day.

6. Informational Presentation

   a. The Inner Workings of Simi Valley's Sanitation Division

      Alan Krieger, Deputy Public Works Director, Sanitation Services, gave the presentation. He discussed the process that waste undergoes from receipt to final disposition. The City's collection system contains 374 miles of pipeline, 7,000 manholes, and processes over 8 million gallons of waste every day.

7. New Business: None

8. Community Services Coordinator's Report

   Emily Habib reminded the Executive Board that the Neighborhood Councils would be meeting in June and going dark in July. She also informed the Executive Board that the survey the City sent to current and former executive Board members to determine their feelings on the current meeting time had a 55% response and that she would be discussing the results once the survey closed. She also thanked Executive Board members for their donations of gently used clothing and shoes to the Samaritan Center.

9. Executive Board Comments

   Executive Board members discussed a number of upcoming community events including the Ventura County United soccer tournament, the Rancho Simi Recreation and Park District car show, the Rotary Club of Simi Sunrise Cajun Festival, the Chalk Festival at the mall, the Knights of Columbus Chili Cook off, and the City's Health and Wellness Fair.

10. Adjournment: Tuesday, June 11, 2019, 7:30 p.m.

    By the consensus of the Executive Board, the meeting was adjourned at 8:58 p.m.

CITY OF SIMI VALLEY

Neighborhood Council
Development Project Overview

Project Nos.	Z-S-745
Neighborhood Council No.	#1, 2, 3, & 4
Tentative Planning Commission Meeting Date	August 21, 2019
Tentative City Council Meeting Date	To be determined
Case Planner	Jennifer Santos

Municipal Code Amendment Request and Description:

Discussion and recommendation of proposed Simi Valley Municipal Code and associated Specific Plan text amendments for regulating microbreweries, distilleries, and wineries.

I. Background and Overview

On January 14, 2019, the City Council provided direction to staff to research the possibilities of amending the Simi Valley Municipal Code (SVMC) to allow Alcoholic Beverage Manufacturing facilities (i.e. microbreweries, distilleries, and wineries) within the industrial areas of the City. These types of business have become popular in industrial settings and are found in many jurisdictions throughout California. Over the years, the City has received inquiries from these types of businesses that are interested in locating in Simi Valley. However, the existing standards within the SVMC prohibit these facilities within the industrial areas. Some portions of the industrial areas are located within Specific Plan areas of the City. These areas include the West End Specific Plan (WESP) and the Brandeis Bardin Institute Specific Plan (BBISP). The WESP areas are west of First Street and the BBISP areas are located at the south terminus of Tapo Canyon Road. Recommendations are being proposed to the SVMC and the referenced Specific Plan areas to permit and regulate these types of businesses that are similar to other jurisdictions.

The following list includes some of the Simi Valley Municipal Code and Specific Plan text amendments which are being provided for discussion and recommendation:

1. Revise the Land Use Matrix to include a category for Alcoholic Beverage Manufacturing (microbreweries, distilleries, and wineries);

2. Establish Conditional Use Permit standards for Alcoholic Beverage Manufacturing within Commercial and Industrial Zones that provide tastings; and

3. Establish parking standards for Alcoholic Beverage Manufacturing, and related parking text amendments.

The SVMC defines Alcoholic Beverage Manufacturing businesses as Drinking Places, similar to bars, taverns, pubs, and similar establishments where any food is subordinate to the sale of alcoholic beverages. Drinking Places are permitted, conditionally permitted, or not permitted in the following Commercial Zoning districts, shown in Table A. However, Drinking Places are not allowed within any of the Industrial Zoning Districts, as shown in Table B. The tables reference the Zoning Districts for the Specific Plan areas at (SP) and (BSP).

Table A

Commercial and Specific Plan Zoning Districts										
Permit Required by District										
LAND USE	**MU**	**CO**	**CN**	**CR**	**CC**	**CPD**	**CO (SP)**	**BP (SP)**	**SR (SP)**	**MU (SP)**
Drinking Places	CUP	-	CUP	-	-	CUP	CUP	CUP	P	P
P=Permitted with PD Permit and if required parking is provided. CUP=Permitted with Conditional Use Permit "-" = Not Permitted										

Breweries [i.e. "Food and Beverage Products, Except Bakery Products (manufacturing only)] are allowed in the below Industrial Zoning Districts. For reference Table B also shows where restaurants and restaurants with entertainment are permitted, conditionally permitted, and not permitted.

Table B

Industrial and Specific Plan Zoning Districts								
LAND USE	**LI**	**GI**	**LI (BP)**	**GI (BP)**	**LI (SP)**	**GI (SP)**	**AI (SP)**	**BP (BSP)**
Food and Beverage Products Except Bakery Products	CUP	CUP	CUP	CUP	P	P	CUP	-
Drinking Places	-	-	-	-	-	-	-	-
Restaurants Table Service	CUP	CUP	P	P	-	-	-	CUP
Restaurants with Entertainment	CUP	CUP	CUP	CUP	-	-	-	-

Upon researching a number of jurisdictions within Ventura County and around the State of California, it was found that industrial zones are common areas where these businesses locate in order to allow enough the space to operate the manufacturing equipment.

Neighborhood Council Project Overview for Z-S-745

Alcoholic Beverage Manufacturing businesses include manufacturing of alcoholic beverages with on-site public tastings, and occasional special events (e.g. new beverage offerings, food pairings, or musical entertainment). Some these facilities provide on-site restaurant services while others allow for food trucks to park outside, or let patrons to bring their own food or have food delivered.

Parking requirements vary among jurisdictions. Some jurisdictions allow parking reductions or restrict the size and hours to accommodate on-site parking to allow enough parking for the retail/restaurant nature of the tasting area. To alleviate potential issues with parking, some Alcoholic Beverage Manufacturing businesses are required to have non-overlapping hours of operation with adjoining businesses to accommodate the increased parking demand of the tasting area. The current shared parking standards for the City allow a 25 percent parking reduction if the business hours of the shared uses do not overlap. However, a minimum of 20 parking spaces must be provided and the shared parking is limited to the same property that the businesses occupy.

The Department of Alcoholic Beverage Control issues the applicable licenses for Alcoholic Beverage Manufacturing. The main license type for a microbrewery is a Type 23 license (Small Beer Manufacturer). Distilleries are considered a Type 74 (Craft Distiller) and wineries need a Type 2. These licenses allow for on-site tastings, restaurants, and retail sales. If full time or accessory food services are to be provided at these facilities, a Type 41 and 47 (restaurants) will also be required.

The existing standards within the SVMC require Drinking Places to be least 250 feet away from any church, hospital, school, public park, or residential zone (SVMC Section 9-44.080 A. and B). This requirement has been in place to ensure compatibility and safety with the nearby uses. Other jurisdictions also require similar distances for Drinking Places. To be consistent with this standard, alcoholic beverage manufacturing facilities should also be required to meet the distance requirements.

The following SVMC and Specific Plan text amendments are being recommended:

1. **Create a separate definition for Alcoholic Beverage Manufacturing to read as follows:**

   Alcoholic Beverage Manufacturing. An establishment that produces or manufactures alcoholic beverages and is licensed by the Department of Alcohol Beverage Control of the State of California. These type of establishments may: (1) sell alcohol that is produced or manufactured on the alcoholic beverage manufacture's licensed premises for on-sale or off-sale consumption; (2) include accessory uses such as tours, specialty dinners, food pairings, retail sales, and/or on-site consumption with tasting areas, including occasional special events that may have entertainment and/or amplified music. Typical uses include microbreweries, distilleries, and wineries.

2. Revise the Land Use Matrix to include a category for Alcoholic beverage manufacturing as shown in Table C and Table D:

Table C

Commercial & West End Specific Plan (SP) Zoning Districts										
LAND USE	**MU**	**CO**	**CN**	**CR**	**CC**	**CPD**	**CO (SP)**	**BP (SP)**	**SR (SP)**	**MU (SP)**
Alcoholic Beverage Manufacturing	CUP	-	CUP	-	-	CUP	CUP	CUP	CUP	CUP

Table D

Industrial & West End Specific Plan (SP) Zoning Districts								
LAND USE	**LI**	**GI**	**LI (BP)**	**GI (BP)**	**LI (SP)**	**GI (SP)**	**AI (SP)**	**BP (BSP)**
Alcoholic Beverage Manufacturing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

3. Establish Conditional Use Permit Standards for the permitting of Alcoholic Beverage Manufacturing.

Some of these suggested standards include:

a. On-site alcohol sales shall be limited to the product manufactured on-site, unless a Type 41, 47 (restaurant) license is issued.

b. Consider allowing an outdoor patio area as long as it is able to meet the onsite parking requirements. The current parking standards allow no additional parking if the outdoor patio area is no more than 15 percent of the gross floor area.

c. All Alcoholic Beverage Manufacturing equipment and storage activities shall be located completely within the enclosed building of the facility.

d. An Alcoholic Beverage Manufacturing facility shall meet off-street parking requirements as set forth in Chapter 9-34, of the SVMC. For the purposes of calculating parking, the preparing areas shall be considered manufacturing, office space shall be considered office, and the tasting area and outdoor patio shall be considered as eating and drinking places with on-site consumption of food and beverages.

e. An Alcoholic Beverage Manufacturing facility shall be at least 250 feet away from any church, hospital, school, public park, or residential zone.

4. Establish parking standards for Alcoholic Beverage Manufacturing to read as follows:

Parking Requirements By Land Use	
Land Use Type	**Vehicles Spaces Required**
Alcoholic Beverage Manufacturing (Microbreweries, distilleries, and wineries with tasting areas)	a. Operations involving only the manufacturing, bottling, and distribution of beverages, provided office use area does not exceed 15 percent of the total gross floor area: 1 space per 500 square feet b. Tasting area/restaurant: 1 space per 100 square feet, minimum parking is 10 parking spaces.

If Alcoholic Beverage Manufacturing facilities are unable to meet the proposed off-street parking requirements, additional options could be considered. Some could include increasing the parking reduction for shared parking to 50 percent and eliminating the need for a least 20 parking spaces. Businesses that would share parking would still be required to have non-overlapping business hours. Another option could allow for shared parking on different properties that are within a reasonable walking distance (200-500 feet) of a proposed location. If the distance is too far, valet service from an off-site location could also be an option.

II. Issues

No issues have been found by planning staff.

III. Environmental Review

The proposed text amendments is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15060 (c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the subject amendments have no potential for resulting in any significant physical change to the environment, directly, or indirectly.

IV. Exhibits

None provided.