



NEIGHBORHOOD COUNCIL #1
THURSDAY, JULY 9, 2020, 7:00 p.m.
ZOOM ONLINE MEETING

<https://simivalley.zoom.us/j/95499649734>

Or by Telephone: Dial US: +1 669 900 9128 Webinar ID: 954 9964 9734

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND LOCAL ORDER RESULTING FROM THE NOVEL CORONAVIRUS, ALL CITY BUILDINGS ARE CLOSED TO THE PUBLIC. TO FIND OUT HOW YOU MAY ELECTRONICALLY PARTICIPATE IN THE NEIGHBORHOOD COUNCIL MEETING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO AGENDA ITEM 5.

AGENDA

NC #1 Chair	Brent Rollins
NC #1 Vice Chair	Vacant
NC #1 Secretary	Patrick Bolger
CS Coordinator	Emily Habib
City Council Liaison	Council Member Elaine Lister

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.

NEW COMMENT PROCEDURE DUE TO THE COVID-19 PANDEMIC.

Public comment is the opportunity for members of the public to participate in meetings by addressing the Neighborhood Council in connection with one or more agenda or non-agenda items.



The following options allow for public participation:

- a. Watch the Neighborhood Council Meeting live online at Zoom:
<https://simivalley.zoom.us/j/95499649734>
Or listen by telephone: +1 669 900 9128 Webinar ID: 954 9964 9734 and raise hand with *9
 - b. If you wish to make a comment on a specific agenda item, please sign-on via this Zoom Link <https://simivalley.zoom.us/j/95499649734> and use the raise hand function when this agenda item is called. If you wish to make a public comment, you must be signed into the meeting and available at the time this agenda item is called.
 - c. Or, if you are unable to sign-on to Zoom and wish to make a comment on a specific agenda item, please submit your comment via email by 4:00 p.m. on the day of the Neighborhood Council meeting to the Community Services Coordinator at ehabib@simivalley.org and include the Agenda Item topic and/or your comments. These emails will be provided to the Neighborhood Council prior to the meeting and made a part of the record.
6. Informational Presentations: None
 7. New Business
 - a. Request to construct a 9,500 square foot industrial building at 600 E. Easy Street
 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: Thursday, August 6, 2020 at 7:00 p.m., venue to be determined

Yvette Moore
Administrative Officer

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/Pledge of Allegiance/Welcome

Vice Chair Jamie Extract called the meeting to order at 7:00 p.m. He also confirmed that a quorum was present.

Sofya Bagdasaryan	P	Brent Rollins	E
Shari Bowles Gibbons	P	Ron Rudman	P
Joseph A. Goeken	A	Diana Cockerill	P
Gary King	P	Jamie Extract	P
Patrick Bolger	E	Vacant	
CC Bowman	P	Vacant	
Howard Glober	E	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 Gary King and seconded by Shari Bowles Gibbons to approve the February 6, 2020 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. Discussion of possible sales tax ballot measure

Linda Swan, Deputy City Manager, made the presentation. She provided information on a possible ballot measure to add a \$0.50 sales tax. If passed, the revenue from the measure would provide for a variety of needs in all City departments. In order to move forward with the tax measure, the City Council would need to adopt an ordinance by a four-fifth vote to place the measure on the ballot. Prior to these discussions, the City Council directed staff to solicit public input on the measure.

After the presentation, the audience and Executive Board offered the following questions/comments:

Comment from the audience:

The City needs to increase economic growth, not increase taxes.

Questions/comments from the Executive Board and responses from staff:

Is the City running at a deficit?

No. The City has been cutting back on staff and services in order to balance the budget. At this point, the City’s reserves have not been used. However, the situation cannot continue long term before programs will have to be cut and the reserves begin to be used.

If the sales tax measure does not pass, how will the City proceed?

While no specific measures have been outlined, it is likely that programs will be cut and the reserves will potentially have to be used.

How much of the proposed 50 cent sales tax will remain in Simi Valley?

Of the 50 cents, 48 cents will remain in Simi Valley.

Executive Board members had the following comments:

One person expressed concern that if the tax rates in Simi Valley rose to a level closer to cities like Calabasas and Westlake, people won’t make the effort to shop in Simi Valley and will go to other cities instead.

Executive Board		
	Y	N
Should a sales tax increase be placed on the ballot so that residents can decide?	4	3
If this sales tax increase is placed on the ballot, would you, as a resident support the sales tax increase?	1	6

Audience		
	Y	N
Should a sales tax increase be placed on the ballot so that residents can decide?	3	2
If this sales tax increase is placed on the ballot, would you, as a resident support the sales tax increase?	0	5

b. Emergency planning for your pets by Ventura County Animal Services

Vicki Beelik, Lead Coordinator for the Large Animal Evacuation Team, made the presentation. She discussed various methods to prepare large animals for evacuation. She suggested, in addition the having an earthquake kit, people should also have evacuation kits so that they are able to move their animals quickly and in a controlled matter, which helps to keep the animals calm. She also suggested that neighbors create groups to help each other out in the event of an evacuation.

7. New Business

a. Discussion of Neighborhood Council District Boundaries

Emily Habib made the presentation. She explained that after the City Council selected Map 404b as a districting system for the City on November 26, 2018, the question arose whether to modify the boundaries of the Neighborhood Council districts consistent with the new City Council districts' boundaries. Staff presented alternatives to the City Council at their February 24, 2020 meeting. It was unanimously decided to solicit input from the Neighborhood Councils at the March meetings before taking any action. Following is a summary of the votes, plus comments from the Executive Board:

Two Executive Board members felt that Option #3 was appropriate because it would be confusing for residents to have different numbers for their Neighborhood Council and City Council districts.

Executive Board	
Maintain the current Neighborhood Council boundaries?	0
Maintain current Neighborhood Council boundary configuration but change the boundary between Neighborhood Councils #3 and #4 from Stearns Street to Tapo Canyon Road?	0
Modify the current Neighborhood Council boundaries to match the City Council district boundaries reflected in the District Map?	7

Audience	
Maintain the current Neighborhood Council boundaries?	0
Maintain current Neighborhood Council boundary configuration but change the boundary between Neighborhood Councils #3 and #4 from Stearns Street to Tapo Canyon Road?	0
Modify the current Neighborhood Council boundaries to match the City Council district boundaries reflected in the District Map?	5

- b. Appointment of one representative and one alternate to serve on the Program for Public Information Committee

By consensus of the Executive Board, Gary King was elected as the representative and Sofya Bagdasaryan was elected as the alternate.

- 8. Community Services Coordinator's Report

Emily Habib informed the Executive Board that at the March 9, 2020, City Council meeting, both the appeal of the Planning Commission's approval of the single room occupancy project on Tapo Street and 278 unit mixed use project at the corner of Tapo and Alamo Streets would be discussed.

- 9. Executive Board Comments

The Executive Board discussed the Corona Virus outbreak and how to protect themselves and those around them.

- 10. Adjournment: Thursday, April 9, 2020, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:21 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s).....PD-S-1064
Neighborhood Council No 1
Tentative Planning Commission Meeting Date..... August 19, 2020
Tentative City Council Meeting Date N/A
Case Planner Jennifer Santos

Request:

A request for a Planned Development Permit (PD-S-1064) to construct a 5,125 square-foot industrial building with a future 4,375 square-foot addition (9,500 total square feet) on a 0.61-acre parcel located at 600 E. Easy Street.

Applicant:

4M Precision Grinding
13845 Saticoy Street
Van Nuys, CA 91402
Attn: Ruben Medina
(818) 781-3274
4mprecisiongrinding@gmail.com

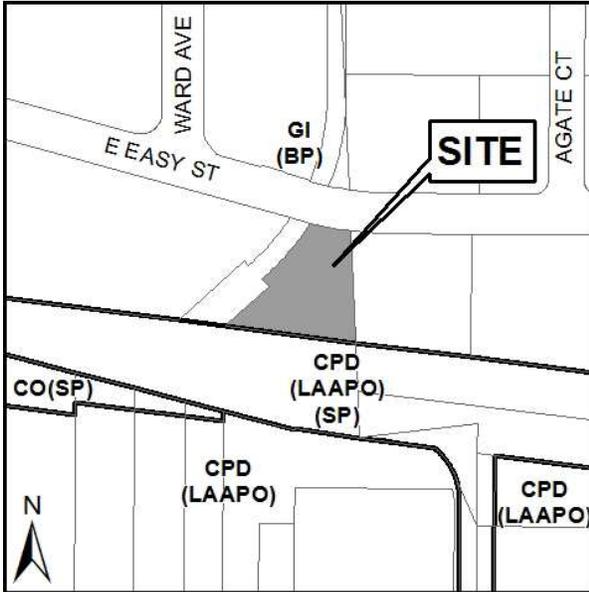
General Plan/Zoning:

Business Park/General Industrial – Business Park Overlay District [GI(BP)]

Location:

600 E. Easy Street

Neighborhood Council Project Overview for PD-S-1064



I. Project Description

The applicant, Ruben Medina is requesting a Planned Development permit to construct a 5,125 square-foot industrial building with a future 4,375 square-foot addition (9,500 total square feet) on a 0.61-acre parcel located at 600 E. Easy Street, approximately 520 feet west of First Street. The building will be occupied by the applicant's business, 4M Precision Grinding. The site is surrounded by industrial buildings to the north, east, and west. The Arroyo Simi borders the site along the western and southern property lines, and there is an existing entrance to the bike path adjacent to the Arroyo Simi.

4M Precision Grinding, Inc. specializes in using precise manufacturing processes to complete the fabrication and finishing of metal parts that involve cylindrical grinding and surface grinding methods. If the project is approved and built, Mr. Medina intends to relocate 4M Precision Grinding Inc. from Van Nuys, California to the project site.

The project site contains two mature trees that will be removed to develop the site. The applicant proposes to provide a value of (\$7,400 in upsized replacement trees that will consist of approximately 12 new trees (24 to 36-inch box size) that will be disbursed throughout the site. The conceptual species of the trees include Western Redbud, Australian Willow, Catalina Ironwood, Fruitless Olive. The applicant will be required to prepare a Final Landscape and Irrigation Plan that will incorporate current water conservation requirements and low-water use plants. The GI zoning district requires 10 percent of the site to be landscaped, and the applicant is proposing the minimum of 10 percent coverage. The property is currently located in the flood zone. However, the proposed improvements will remove the site from the flood zone. The current drainage pattern of the property flows from east to west, and the applicant will be required to install the required drainage systems in order to meet development standards.

The proposed construction of the one-story building will consist of two phases. The first phase will include a 5,125 square-foot building and the second phase will include a

Neighborhood Council Project Overview for PD-S-1064

future 4,375 square-foot attached building addition. The future addition will have an internal opening from the 5,125 square-foot building. The building will consist of primarily manufacturing.

The applicant is proposing 16 on-site parking spaces for the site that will be located along the west perimeter of the site, as shown on the enclosed exhibits. If the applicant builds the 4,375 addition, three additional parking spaces would be required. In order to meet the required parking, the project will be conditioned to either reduce the square-footage of the expansion area to meet the required parking or obtain a reciprocal parking agreement from an adjoining property owner.

The building is situated so that front unit entry will face towards Easy Street. The loading door will be towards the side rear portion of the building and will not be seen from Easy Street. There will be one trash enclosure located towards the side rear of the building.

The traffic analysis prepared for the entire project indicated that approximately 47 daily trips would be generated. The morning peak hour trip generation is seven trips, and the evening peak hour trip generation is six trips. The analysis reviewed the impacts on the following intersections:

Easy Street at Madera Road;
Madera Road at the 118 Freeway;
Madera Road at Tierra Rejada Road
Easy Street at First Street
First Street at the 118 Freeway;
First Street at Los Angeles Avenue; and
First Street at Royal Avenue.

These intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions, and with the full development of the proposed project, it was determined that the project will not have a significant impact on traffic.

II. Project Design

The proposed building will consist of a concrete masonry block construction that will incorporate a corrugated perforated aluminum screen on the west elevation. The colors will consist of gray shades and brown wood siding to add articulation on all sides of the building (except the east side that faces an adjacent existing building). Recessed brown panel garage doors will be located along the western portion of the building and will face away from Easy Street. Clear storefront windows and doors will face Easy Street. Downcast lighting will be incorporated around all exterior sides of the building.

Neighborhood Council Project Overview for PD-S-1064



III. Project Compatibility

The referenced zoning for the site is General Industrial-Business Park Overlay [GI (BP)], and the purpose of this zoning is to provide areas for a broad range of manufacturing and quasi-industrial activities, while providing appropriate safeguards for adjoining industrial property, nearby nonindustrial property, and the community in general. The BP Overlay District is to provide opportunities for business park development and office activities in campus environments within existing industrial areas of the City. Development sites within this area will vary in sizes to accommodate single and multiple user development and will provide flexibility for new development that meets the requirements for industrial or business park uses. Such uses include high performance manufacturing and assembly, administrative offices, laboratories, research and development facilities, and supporting services such as financial services, and accessory retail uses and restaurants.

Precision Grinding will occupy the entire building and the type of use would be considered a permitted use in the GI (BP) zone according to Simi Valley Municipal Code (SVMC) Section 9-26.030, Table 2-5. The surrounding uses consist of manufacturing, warehousing, and a church that are found to be compatible with the proposed industrial building and use. Additionally, the building is not being proposed for a business park use but rather for an industrial use. Therefore, the GI development standards would take precedence over the BP development standards. Some of these examples include landscape coverage. The BP zoning district requires a 15 percent minimum landscape coverage and the GI zoning district requires a minimum of 10 percent coverage. As referenced above, the applicant has proposed a minimum of 10 percent landscape coverage

Neighborhood Council Project Overview for PD-S-1064

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

	GENERAL PLAN	ZONING	CURRENT LAND USE
Subject Site:	Business Park	General Industrial – Business Park [GI (BP)]	Vacant Lot
North:	Business Park	General Industrial – Business Park [GI (BP)]	Warehouse and Offices
South:	General Commercial	Commercial Planned Development – Los Angeles Avenue Planning Area Overlay – Arroyo Simi Greenway Specific Plan Business Park [CPD (LAAPO) (SP)]	Arroyo Simi and bike path, Retail beyond
East:	Business Park	General Industrial – Business Park [GI (BP)]	Warehouse and Offices
West:	Business Park	General Industrial – Business Park [GI (BP)]	Arroyo Simi and bike path, Church beyond

IV. Issues

No Issues have been identified.

V. Environmental Review

Based on the application data, the project is anticipated to be categorized as a Class 32 Environmental Exemption, pursuant to the California Environmental Quality Act (CEQA). The project is proposed on a site less than five acres, substantially surrounded by urban uses, and is consistent with the applicable General Plan and Zoning Designations and policies. The project would be adequately served by all required utilities and public services, and would not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, the project qualifies for an infill exemption (Class 15332) to the California Environmental Quality Act.

VI. Exhibits

Please refer to the attached exhibits.

600 E. EASY ST

Simi Valley, CA 93065

PROJECT INFORMATION

ADDRESS: 600 E. EASY ST, Simi Valley, CA 93065
PROPOSED USE: 1 STORY 9,500 SQ.FT. COMMERCIAL BUILDING,
LEGAL DESCRIPTION: REF. 032PM060
APPLICANT: RUBEN MEDINA

PLANNING / ZONING INFORMATION (CITY OF SIMI VALLEY)

APN: 630-0-142-055
ZONING OVERLAY: GI (BP) - GENERAL INDUSTRIAL, BUSINESS PARK OVERLAY
HEIGHT LIMIT GI ZONE: 48' MAX PER TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS
PROPOSED HEIGHT: 25'-0"
NO. OF STORIES: 1 STORY PER TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS
LOT AREA: 26,572 SQ. FT. (PER CO. OF VENTURA ASSESSOR'S OFFICE)
LOT COVERAGE: 35.8% (PROPOSED BUILDING AREA / LOT AREA = 9,500 SQ.FT. / 26,572 SQ.FT. = .358 = 35.8%)
FRONT SETBACK: 25'-0" (20 ft. plus 1 additional ft for each ft or portion thereof by which the structure exceeds 20 ft in height.)
SIDE SETBACKS: NONE
REAR SETBACKS: NONE

PARKING REQUIREMENTS

REQUIREMENT PER TABLE 3-4 - PARKING REQUIREMENTS:
 LAND USE: GENERAL MANUFACTURING USES, PROVIDED OFFICE USE AREA DOES NOT EXCEED 15 PERCENT OF TOTAL GROSS FLOOR AREA
 VEHICLE SPACES REQUIRED: 1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA (OPTION 1); OR 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT (OPTION 2), WHICHEVER IS GREATER.

PARKING CALCULATION:
 OPTION 1: GROSS BUILDING AREA = 9,500 SQ.FT. THEREFORE:
 1 SPACE PER 500 SQ.FT. = 9,500 / 500
 REQUIRED = 19 PARKING SPACES
 OR,
 OPTION 2: 14 EMPLOYEES, THEREFORE:
 1 SPACE FOR EVERY 2 EMPLOYEES = 14 / 2
 REQUIRED = 7 PARKING SPACE

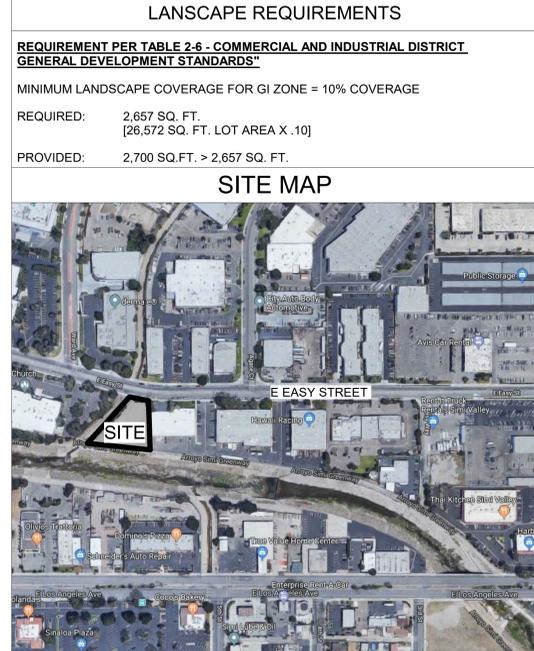
PARKING REQUIRED: 19 SPACES REQUIRED (OPTION 1 > OPTION 2)
PARKING PROVIDED: 16 PARKING SPACES AND 1 LOADING ZONE (INCLUDING: 1 ADA PARKING SPACE) (ADDITIONAL PARKING WILL BE PROVIDED INSIDE OF BUILDING IF NECESSARY)
 NOTE: DISABLED ACCESS PARKING REQUIRED PER THE CBC SHALL BE 2% OF THE TOTAL PROVIDE: 19X.02=1 ADA SPACE REQUIRED

NOTE: ALL PARKING STALLS TO BE 9'-0" WIDE BY 18'-0" LONG PER TABLE 3-5 - PARKING DIMENSIONAL REQUIREMENTS

LANDSCAPE REQUIREMENTS

REQUIREMENT PER TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS*
 MINIMUM LANDSCAPE COVERAGE FOR GI ZONE = 10% COVERAGE
 REQUIRED: 2,657 SQ. FT. [26,572 SQ. FT. LOT AREA X .10]
 PROVIDED: 2,700 SQ.FT. > 2,657 SQ. FT.

SITE MAP



BUILDING CODE INFORMATION (CBC REQ.)

CONSTRUCTION TYPE: TYPE V-A - FULLY SPRINKLED (NFPA 13)
OCCUPANCY PER CBC 306.2: F-1
MAX BUILDING HEIGHT PER CBC TABLE 504.3: 70' - 0"
PROPOSED BUILDING HEIGHT: 25' - 0"
ALLOWABLE STORIES PER CBC TABLE 504.4 : 2 STORIES
PROPOSED NO. OF STORIES: 1 STORY

F-1 USE, TYPE V-A CONSTRUCTION (CBC TABLE 601)			
BUILDING ELEMENT	RATING	OPENINGS	STC
STRUCTURAL FRAME	1-HOUR	N/A	N/A
BEARING WALL - EXT.	1-HOUR	PER 704.8, 3/4 HOUR	N/A
BEARING WALLS - INT.	1-HOUR	N/A	N/A
NON-BEARING WALLS - EXT. (TABLE 602)	1-HOUR < 30 FEET 0-HOUR > 30 FEET NC OR AFTW PER 602.3	PER 704.8, 3/4 HOUR	N/A
NON-BEARING WALLS - INT.	0-HOUR	N/A	N/A
FLOOR	1-HOUR	N/A	N/A
ROOF	1-HOUR	N/A	50
TENANT SEP. PARTY WALL	1-HOUR	NONE	50 + IIC 50
TENANT SEP. PARTY FLOOR / CEILING	1-HOUR	1/3 HOUR W/ SMOKE & DRAFT CONTROL GASKETS	50 + STC 26 DOORS
FIRE WALLS	3-HOUR	N/A	50
STAIRS	1-HOUR	N/A	N/A
EXIT STAIRS & ELEVATOR ENCLOSURES	2-HOUR (CONNECTING 4-STORIES OR MORE)	1-1/2 HOURS	50
SERVICE CHUTES & VENT SHAFT ENCLOSURES	2-HOUR (CONNECTING 4-STORIES OR MORE)	PER 707.7 - 707.12	50

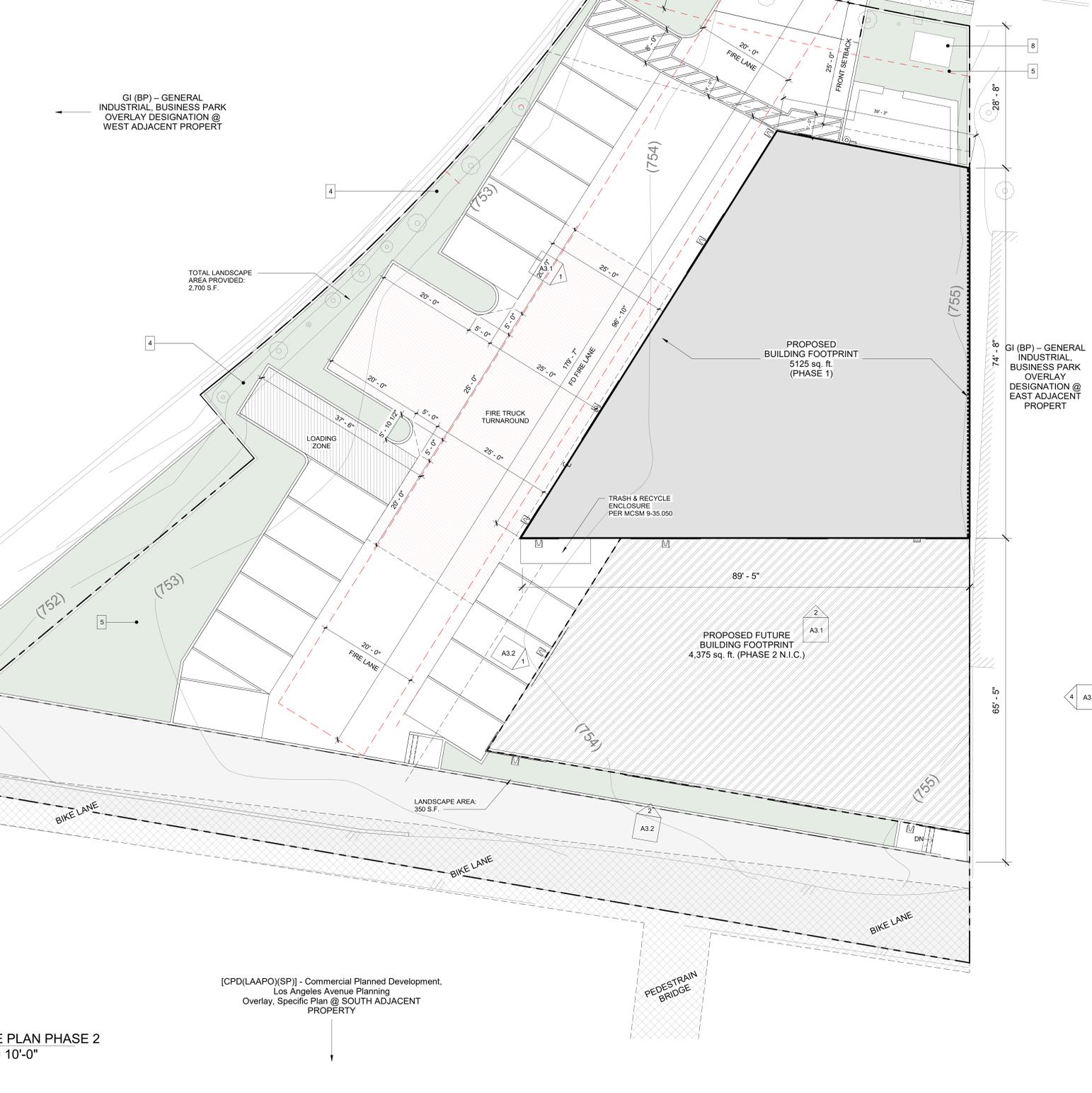
NOTES:
 - ALL FIRE ASSEMBLIES SHALL BE PER TABLE 720 GENERIC ASSEMBLIES OR GYPSUM HANDBOOK OR ICC APPROVED
 - THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE DIV. PRIOR TO INSTALLATION

GOVERNING CODES

THE CITY OF SIMI VALLEY MUNICIPAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2016 CALIFORNIA ELECTRICAL CODE

KEYNOTES:

- (N) CONCRETE DRIVEWAY PER THE CITY OF SIMI VALLEY STANDARDS
- (E) CONCRETE PUBLIC RIGHT OF WAY SIDEWALK
- (E) PUBLIC RIGHT OF WAY GREENWAY
- (N) LANDSCAPING
- (N) 6" CONCRETE CURB LANDSCAPE PERIMETER
- (N) ASPHALT CONCRETE AT DRIVE ISLE AND PARKING STALLS TYP.
- (E) EASEMENT - 10/15/1980 #80-98324 Bk5753 Pg173 (Flood Control, Water Conservation)
 REFERENCE: File No. 5619738
 PROPOSED LOCATION OF TRANSFORMER, TO BE CORDINATED WITH THE CITY OF SIMI VALLEY AND SOUTHERN CALIFORNIA EDISON
- (N) TRASH ENCLOSURE
- (N) ADA PARKING STALL PER CBC 11B REQUIREMENTS
- 3-HR BUILDING SEPERATION WALL



GI (BP) - GENERAL INDUSTRIAL, BUSINESS PARK OVERLAY DESIGNATION @ NORTH ADJACENT PROPERTY

GI (BP) - GENERAL INDUSTRIAL, BUSINESS PARK OVERLAY DESIGNATION @ WEST ADJACENT PROPERTY

GI (BP) - GENERAL INDUSTRIAL, BUSINESS PARK OVERLAY DESIGNATION @ EAST ADJACENT PROPERTY

[CPD(LAPO)(SP)] - Commercial Planned Development, Los Angeles Avenue Planning Overlay, Specific Plan @ SOUTH ADJACENT PROPERTY

1 SITE PLAN PHASE 2
 1" = 10'-0"

JLG ENGINEERS
 3579 FOOTHILL BLVD.
 PASADENA, CA 91107
 626.765.1367 office
 213.593.1037 office
 626.689.2981 fax
 jlgengineers@gmail.com

ARCHITECT & STRUCTURAL ENGINEER
 SOLE ENGINEER
 PROJECT

GI (BP) - GENERAL INDUSTRIAL, BUSINESS PARK OVERLAY DESIGNATION @ EAST ADJACENT PROPERTY

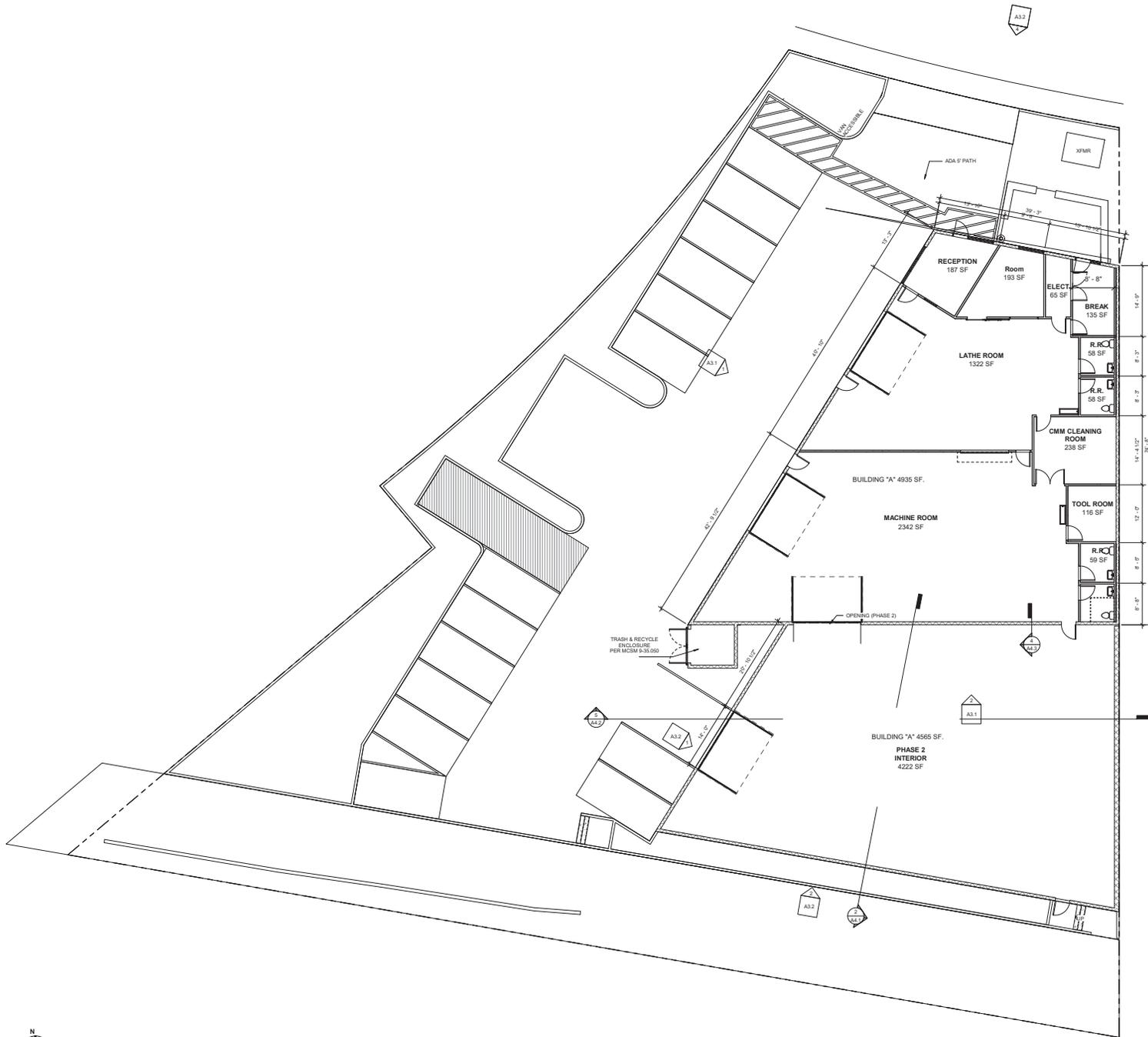
SIMI VALLEY
 600 E. EASY ST

This drawing is the property of JLG ENGINEERS and it is not to be reproduced or copied in whole or part. It is not to be used in anyway without written permission from JLG ENGINEERS.

REVISIONS
 DATE 06/29/2020
 SHEET TITLE
 COVER SHEET & PLOT PLAN

CADD FILE 1" = 10'-0"
 SCALE
 PROJECT NUMBER
 DRAWN BY
 SHEET NUMBER

A0.0



PROPOSED FLOOR PLAN PHASE 2
1/8" = 1'-0"

JLG ENGINEERS
3579 FOOTHILL BLVD.
PASADENA, CA 91107
626.765.1387 office
213.593.1037 office
626.659.2951 fax
jlgengineers@gmail.com

SIMI VALLEY
600 E. EASY ST

This drawing is the property of JLG ENGINEERS and it is not to be reproduced or copied in whole or part. It is not to be used in anyway without written permission from JLG ENGINEERS.

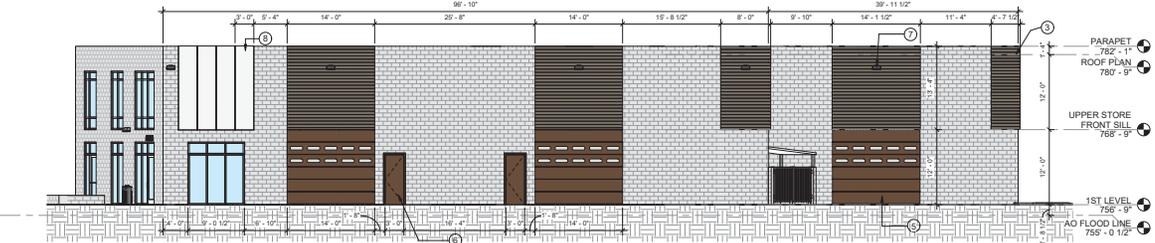
DATE: 02/12/20
PROJECT TITLE: PHASE 2 FLOOR PLAN (NOT IN SCOPE)

SCALE: 1/8" = 1'-0"
DRAWN BY: [blank]
CHECKED BY: [blank]
PROJECT NUMBER: [blank]
DATE: [blank]

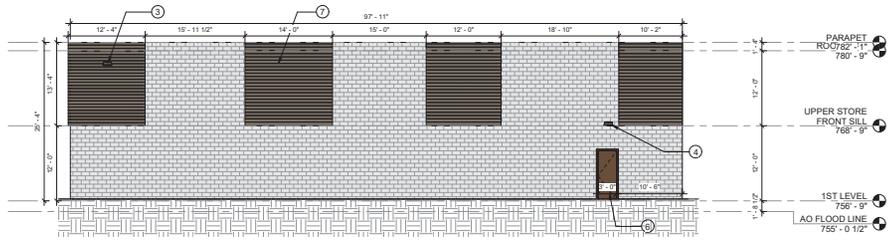
A1.2



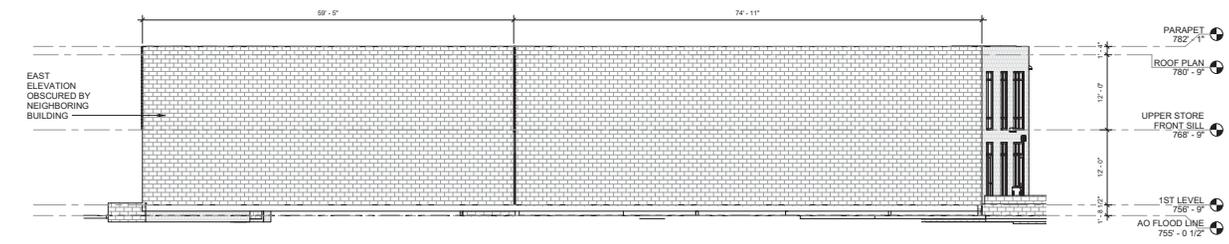
4 NORTH ELEVATION PHASE 2
1/8" = 1'-0"



1 WEST ELEVATION PHASE 2
1/8" = 1'-0"



2 SOUTH ELEVATION PHASE 2
1/8" = 1'-0"



3 EAST ELEVATION PHASE 2
1/8" = 1'-0"

MATERIAL LEGEND

- WINDOWS:**
- 1 FRAME: PRL ALUMINUM, INC. SERIES 251 OFFSET CAPTURED (2X4 1/2)
 - 2 GLAZING: GAURDIAN GLASS, ENERGY ADVANTAGE OVER CLEAR DOUBLE PANE GLASS 1/4" THICK W/ 1/2" GAP
- EXTERIOR LIGHTING:**
- 3 KIM LIGHTING - ARWX25-D-4-4K-JV-DB-NFO-SCH
 - 4 LITHONIA LIGHTING - WST-LED-P2-40K-VW-277
- GARAGE PANEL DOORS:**
- 5 OVERHEAD MODEL 424 RIBBED STEEL COMMERCIAL SECTION DOOR 24 GAUGE PANEL GARAGE DOOR WITH TWO ROWS OF GLASS AT TOP PANELS FOR NATURAL LIGHT. COLOR: INDUSTRIAL BROWN
- WAREHOUSE METAL ENTRY DOORS: INDUSTRIAL BROWN**
- EXTERIOR TREX WOOD SIDING:**
- 7 34X5 5X12 OR SIMILAR
- PATTERN OF PERCENTAGES BELOW SHALL BE ARBITRARY
- 15% HAVANA GOLD
 - 15% LAVA ROCK
 - 70% SPICED RUM
- EXTERIOR SCREEN SIDING:**
- 6 ALUM. CORRUGATED PERFORATED SCREEN 3/16" STAGGERED CENTERS 40% OPEN AREA TYP.
- MECHANICAL UNITS:**
- 8 ALL MECHANICAL EQUIPMENT UNITS WILL NOT BE VISIBLE FROM ANY ABUTTING LOTS, STREETS OR ROADWAYS. SEE SHEET A4.1 - SIGHTLINE DIAGRAM

NOTES:
1. A SEPERATE PERMIT IS REQUIRED FOR ALL SIGNAGE

JLG ENGINEERS
3579 FOOTHILL BLVD.
PASADENA, CA 91107
626.765.1387 office
213.593.1037 office
626.699.9991 fax
jlgengineers@gmail.com

SIMI VALLEY
600 E. EASY ST

This drawing is the property of JLG ENGINEERS and it is not to be reproduced or copied in whole or part. It is not to be used in anyway without written permission from JLG ENGINEERS.

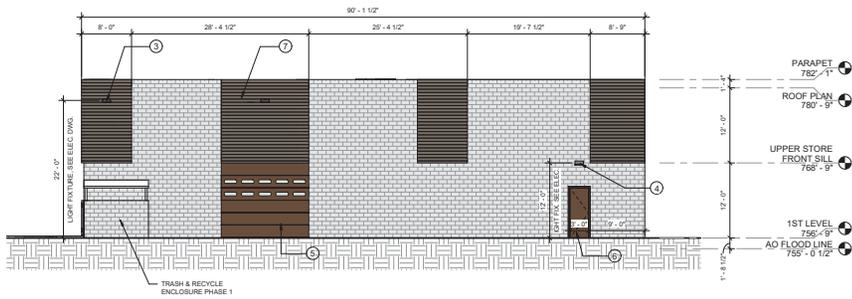
NO. 02/12/20
DATE: 02/12/20
PROJECT: A333
ELEVATIONS

SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]

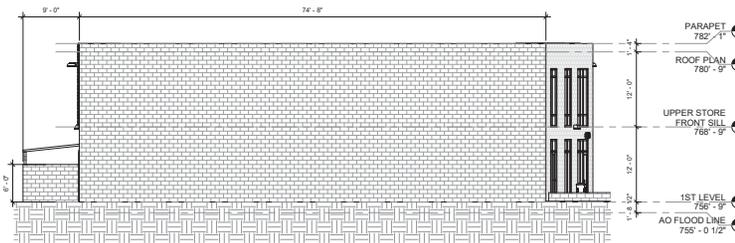
A3.2



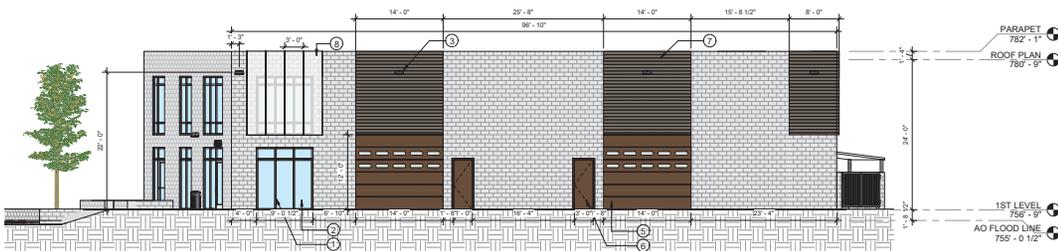
1 NORTH ELEVATION PHASE 1
1/8" = 1'-0"



2 SOUTH ELEVATION PHASE 1
1/8" = 1'-0"



3 EAST ELEVATION PHASE 1
1/8" = 1'-0"



4 WEST ELEVATION PHASE 1
1/8" = 1'-0"

MATERIAL LEGEND

WINDOWS:

- 1 -FRAME: PRL ALUMINUM, INC. SERIES 251 OFFSET CAPTURED (2X4 1/2)
- 2 -GLAZING: GAURDIAN GLASS. ENERGY ADVANTAGE OVER CLEAR DOUBLE PANE. GLASS 1/4" THICK W/ 1/2" GAP

EXTERIOR LIGHTING:

- 3 KIM LIGHTING - ARWX25-D-4-4K-UV-DB-NFO-SCH
- 4 LITHONIA LIGHTING - WST-LED-P2-40K-WV-277

GARAGE PANEL DOORS:

- 5 OVERHEAD MODEL 424 RIBBED STEEL COMMERCIAL SECTION DOOR 24 GAUGE PANEL GARAGE DOOR WITH TWO ROWS OF GLASS AT TOP PANELS FOR NATURAL LIGHT. COLOR: INDUSTRIAL BROWN
- 6 WAREHOUSE METAL ENTRY DOORS: INDUSTRIAL BROWN

EXTERIOR TREX WOOD SIDING:

- 7 94XS 5X12' OR SIMILAR
PATTERN OF PERCENTAGES BELOW SHALL BE ARBITRARY
15% HAVANA GOLD
15% LAVA ROCK
70% SPICED RUM

EXTERIOR SCREEN SIDING:

- 8 ALUM. CORRUGATED PERFORATED SCREEN 3/16" STAGGERED CENTERS 40% OPEN AREA TYP.

MECHANICAL UNITS:

- 9 ALL MECHANICAL EQUIPMENT UNITS WILL NOT BE VISIBLE FROM ANY ADJUTING LOTS, STREETS OR ROADWAYS. SEE SHEET A4.1 - SIGHTLINE DIAGRAM

NOTES:
1. A SEPERATE PERMIT IS REQUIRED FOR ALL SIGNAGE

JLG ENGINEERS
3579 FOOTHILL BLVD.
PASADENA, CA 91107
626.765.1387 office
213.593.1037 office
626.699.9991 fax
jlgengineers@gmail.com

PROJECT: 17010101010101010101

DATE: 06/17/20

PROJECT: 17010101010101010101

SIMI VALLEY
600 E. EASY ST

This drawing is the property of JLG ENGINEERS and it is not to be reproduced or copied in whole or part. It is not to be used in anyway without written permission from JLG ENGINEERS.

REVISIONS

DATE: 06/17/20

DRAWN BY: [blank]

ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: [blank]

PROJECT NUMBER: [blank]

DATE: [blank]

DRAWN BY: [blank]

PROJECT NUMBER: [blank]

A3.1



Lyonothamnus floribundus / Catalina Ironwood



Olea europae / Olive



Geijera parviflora / Australian Willow



Sesleria autumnalis / Autumn Moor Grass



Chondropetalum tectorum / Cape Rush



Heperaloe parviflora / Red Yucca



Lantana m. 'New Gold' / Lantana



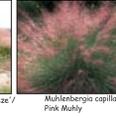
Lavandula x intermedia 'Provence' / Dwarf Mat Rush



Lamandra l. 'Platinum Beauty' / Dwarf Mat Rush



Lamandra longifolia 'Breeze' / Breeze Mat-Rush



Muhlenbergia capillaris / Pink Muhly



Myoporum p. 'Pink' / Pink Australian Racer



Senecio mandraliscae



Senecio vitalis



Euphorbia t. 'Sticks on Fire' / Red Pencil Tree

All trees to be planted with commercial root barriers. 3" deep shredded Cedar bark to spread roots.

NOTE: All groundcover areas where plants are 4" or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

NOTE: Waterproofing and drains in planters by others.

NOTE: All trees, plant material and irrigation systems, within the right-of-way, are to be maintained by the Development/HOA/property owner in perpetuity and per Simi Valley Municipal Code Maintenance Standards

NOTE: This plan will comply with the requirements of the Tree Report prepared for this project, and Tree Mitigation outlined therein.

TREE LEGEND

SYL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	Cercis occidentalis	Western Redbud	24" box	4		low 0.3
⊙	Geijera parviflora	Australian Willow	24" box	2		low 0.3
⊙	Lyonothamnus floribundus	Catalina Ironwood	24" box	4		low 0.3
⊙	Olea europae	Olive Fruitless	36" box	2	fruitless	low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	Sesleria autumnalis	Autumn Moor Grass	5-gal	55		low 0.3
⊙	Chondropetalum elephantinum	Large Cape Rush	5-gal	16		low 0.3
⊙	Euphorbia tirucalli 'Sticks on Fire'	Red Pencil Tree	5-gal	6		low 0.3
⊙	Heperaloe parviflora	Red Yucca	5-gal	9		low 0.3
⊙	Lantana m. 'New Gold'	Lantana	5-gal	13		low 0.3
⊙	Lavandula x intermedia 'Provence'	Dwarf Mat Rush	5-gal	13		low 0.3
⊙	Lamandra l. 'Platinum Beauty'	Dwarf Mat Rush	5-gal	19		low 0.3
⊙	Lamandra longifolia 'Breeze'	Dwarf Mat Rush	5-gal	32		low 0.3
⊙	Muhlenbergia capillaris	Pink Muhly	5-gal	27		low 0.3
⊙	Myoporum p. 'Pink'	Pink Australian Racer	5-gal	30'oc		low 0.3
⊙	Senecio mandraliscae		5-gal	41		low 0.3
⊙	Senecio vitalis		5-gal	15		low 0.3

* Points claimed

LANDSCAPE AREA: 2,657 SQ. FT. POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

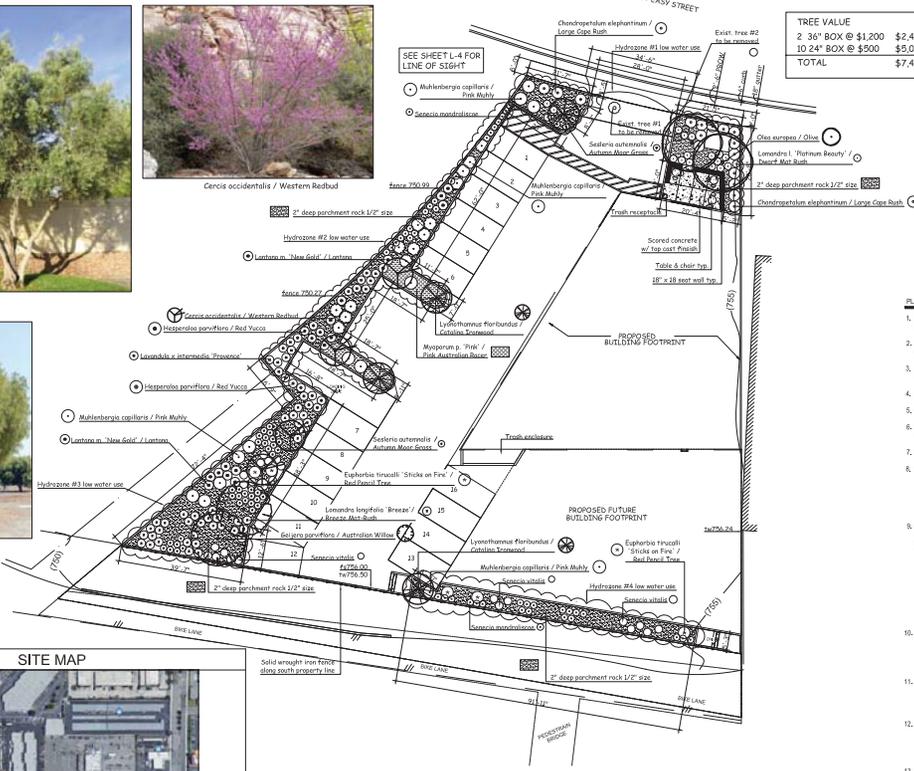
IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

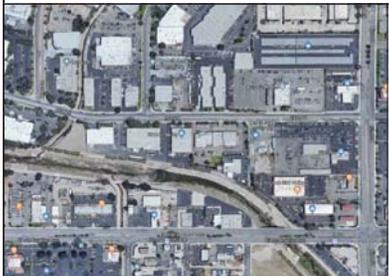
IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY

IRRIGATION WATER SUPPLY TYPE: 3/8" IF POSSIBLE WATER SUPPLY



TREE VALUE	2 36" BOX @ \$1,200	\$2,400
	10 24" BOX @ \$500	\$5,000
TOTAL		\$7,400

SITE MAP



Chair



Table



Trash

PLANNING / ZONING INFORMATION (CITY OF SIMI VALLEY)

APN:	630-0-142-055
ZONING:	GI(B) (B) - GENERAL INDUSTRIAL, BUSINESS PARK OVERLAY
HEIGHT LIMIT / GZ ZONE:	45' MAX PER TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS
PROPOSED HEIGHT:	25'-0"
NO. OF STORES:	1 STORY PER TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS
LOT AREA:	26,572 SQ. FT. (PER CO. OF VENTURA ASSESSOR'S OFFICE)
LOT COVERAGE:	35.8% (PROPOSED BUILDING AREA / LOT AREA = 9,500 SQ.FT. / 26,572 SQ.FT. = .358 = 35.8%)
FRONT SETBACK:	25'-0" (20 ft. plus 1 additional ft for each floor or portion thereof by which the structure exceeds 20 ft in height.)
SIDE SETBACKS:	NONE
REAR SETBACKS:	NONE

PARKING REQUIREMENTS

REQUIREMENT PER TABLE 3-4 - PARKING REQUIREMENTS:	
LAND USE: GENERAL MANUFACTURING USES, PROVIDED OFFICE USE AREA DOES NOT EXCEED 15 PERCENT OF TOTAL GROSS FLOOR AREA.	
VEHICLE SPACES REQUIRED: 1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA (OPTION 1); OR 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT (OPTION 2), WHICHEVER IS GREATER.	
PARKING CALCULATION:	
OPTION 1: GROSS BUILDING AREA = 9,500 SQ.FT. THEREFORE: 1 SPACE PER 500 SQ. FT. = 19 500 / 500 REQUIRED = 19 PARKING SPACES	
OR:	
OPTION 2: 14 EMPLOYEES, THEREFORE: 1 SPACE FOR EVERY 2 EMPLOYEES = 14 / 2 REQUIRED = 7 PARKING SPACE	
PARKING REQUIRED:	19 SPACES REQUIRED (OPTION 1 + OPTION 2)
PARKING PROVIDED:	16 PARKING SPACES AND 1 LOADING ZONE (INCLUDING 1 ADA PARKING SPACE) (ADDITIONAL PARKING WILL BE PROVIDED INSIDE OF BUILDING IF NECESSARY)
NOTE: DISABLED ACCESS PARKING REQUIRED PER THE CBC SHALL BE 2% OF THE TOTAL PROVIDED: 19X.02=1 ADA SPACE REQUIRED	
NOTE: ALL PARKING STALLS TO BE 9'-0" WIDE BY 18'-0" LONG PER TABLE 3-4 - PARKING DIMENSIONAL REQUIREMENTS	
LANDSCAPE REQUIREMENTS	
REQUIREMENT PER TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS:	
MINIMUM LANDSCAPE COVERAGE FOR GZ ZONE = 10% COVERAGE	
REQUIRED:	2,657 SQ. FT. [26,572 SQ. FT. LOT AREA X .10]
PROVIDED:	2,700 SQ.FT. + 2,657 SQ. FT.

REVISIONS	DATE
1.	9.26.19
2.	10.09.19
3.	10.29.19
4.	11.25.19
5.	2.12.20
6.	6.5.20
7.	6.18.20
8.	
9.	



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaelir.com

800 E. EASY ST.
SIMI VALLEY, CA 93065

APPLICANT/OWNER:
RUBEN MEDINA
13845 SATICOO ST.
VAN NUYS, CA 91402
OFFICE: 818-781-3274
CELL: 818-919-3159

PLANTING PLAN
APN. 630-0-142-055



DATE: FEB. 27, 2019
SCALE: 1/16"=1'-0"
JOB NUMBER: 212819
DRAWN BY: