



## NEIGHBORHOOD COUNCIL #2

TUESDAY, FEBRUARY 11, 2020  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

### AGENDA

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NC #2 Chair	Jan Smith
NC #2 Vice Chair	Pam Campeau
NC #2 Secretary	Gina Gooding
CS Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Mike Judge

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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.

6. Informational Presentations

- a. The US Census Bureau presents an overview of the 2020 Census
- b. The National Flood Insurance Program (NFIP) and the Program for Public Information (PPI) Committee

7. New Business

- a. Request to construct a three-story, 25-unit townhouse development with three affordable units located at 1392 and 1408 Patricia Avenue

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, March 10, 2020, 7:00 p.m.

/s/  
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/Welcome/Pledge of Allegiance

Chair Jan Smith called the meeting to order at 7:02 p.m. She also confirmed that a quorum was present.

Rebecca Miller	P	Benjamin L. Ramirez	P
Jayesh Patel	P	Jan Smith	E
Jeff Pollack	P	Pam Campeau	P
Lea Williams	P	Vacant	
Steve Wolvek	E	Vacant	
Gina Gooding	P	Vacant	
Eric Kohli	P	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 Gina Gooding and seconded by Benjamin L. Ramirez to approve the November 12, 2019 minutes as written. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation: None

7. New Business

a. Discussion/Input on Proposed Increase in Water Service Rates

The presentation was made by Joe Deakin, Assistant Director of Public Works. He discussed the need for a rate increase, which is to be spread out over five years, from 2021 to 2025. The rate increase will vary according to type of housing, but Simi Valley's rates will still be the third lowest in the region. Expenses are divided into three categories: Water Supply Import, Operations and Maintenance, and Capital Projects. The Operations and Maintenance expenses are expected to increase 3.5 percent per year over the five-year period. Increases in water supply rates do not include pass through costs from the supplier, Calleguas Municipal Water District.

Most of the proposed increase is necessary to cover over \$5.2 million per year in large capital improvements, which have been put off for many years. If the increase is not approved, the City's cash reserves will have a negative balance of \$15.8 million by 2025.

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

**Are there other methods to increase revenue other than a rate increase?**

Yes, the City receives grant funds and approximately one percent of the budget comes from wireless carriers who pay rent for the use of City water tanks for their antennas.

**If the rate increase is not approved and some type of Citywide emergency occurs, what contingency plan is in place?**

Since funding is from an enterprise fund as opposed to the City's General Fund, there is no possible contingency plan.

- b. Discussion/Action on Municipal Code Amendments regarding Off-Street Vehicle Parking Regulations, including Recreational Vehicle (RV) Parking on Residential Properties

The presentation was made by Stratis Perros, Environmental Services Director, and Sean Gibson, Senior Planner. They discussed possible code amendments as follows: allow the parking of off-street vehicles on uncovered cement pads in back yards; expand areas where RV storage businesses can locate and make permitting these facilities quicker and less costly for applicants.

**Comments from the audience:**

One person stated that approximately two years previously, his neighbors parked a large RV legally on their driveway. Now it is difficult to see around it when he is backing out of his driveway, and it blocks his view of the greenbelt. He also felt that the City should require that RVs be set back from the sidewalk much like it requires fences to be set back.

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

**Who pays for the construction of curb cuts in sidewalks to allow off street vehicles, primarily RVs, to drive into back yards?**

The owner of the vehicle must pay for them.

**If a curb cut is made and then the homeowner moves, are they required to return the side walk to its original condition?**

No, the curb cut will remain.

**Is inspection of a backyard to assure permit compliance currently allowed?**

Currently it is not, but such an option could possibly be added to a new Zoning Clearance for a concrete pad for an RV or other vehicle.

**Why does the City not require that new single family developments set aside areas for RV parking?**

This is not something that can be required. However, there is a list of amenities that developers must choose from to add to their development, one of which is RV parking. Very few developers chose this amenity as it utilizes space which could be used to build more homes.

**Comments:**

- A number of Executive Board members suggested that a condition to allow City staff to enter a backyard to assure permit compliance be added to any new Zoning Clearance for a concrete pad for an RV or other vehicle.
- One Executive Board member felt that City regulations should require that front yard landscaping must be maintained to a certain standard the same way they require a concrete pad to be preserved.
- It was also suggested that RVs be required to park at least one car length back from the sidewalk for safety reasons.

**Following the end of the discussion, the Executive Board made the following three motions:**

**The first motion was made by Gina Gooding and seconded by Jayesh Patel:**

**Recommend that the Planning Commission approve Zoning Text Amendments to allow parking of vehicles (uncovered) in rear yards up to 400 square feet for lots less than one acre and 800 square feet for lots one acre or more with provisions identified by staff.**

Executive Board vote: 5 Ayes; 3 Noes; 0 Abstentions  
Audience vote: 0 Ayes; 3 Noes; 1 Abstention  
Unincorporated Area vote: None

**The motion carried.**

**The second motion was made by Gina Gooding and seconded by Ben Ramirez:**

**Recommend that the Planning Commission allow Administrative Conditional Use Permit for Indoor RV Storage Businesses (Staff Approval).**

Executive Board vote: 8 Ayes; 0 Noes; 0 Abstentions  
Audience vote: 4 Ayes; 0 Noes; 0 Abstentions  
Unincorporated Area vote: None

**The motion carried.**

**The third motion was made by Gina Gooding and seconded by Ben Ramirez:**

**Recommend that the Planning Commission add Business Park – Specific Plan (BP-SP) zone to zones that allow for RV Storage Lots with Conditional Use Permit (CUP).**

Executive Board vote: 8 Ayes; 0 Noes; 0 Abstentions  
Audience vote: 2 Ayes; 1 No; 1 Abstention  
Unincorporated Area vote: None

**The motion carried.**

8. Community Services Coordinator's Report

Emily Habib reviewed general procedural points with the Executive Board. She also informed them that the four story apartment project at the corner of Tapo and Alamo Streets was denied by the Planning Commission. The denial will most likely be appealed to the City Council. She also informed the Executive Board that new State laws will decrease the ability of local governments to deny projects, such as this one, that include types of housing that are necessary for the City to meet State mandated housing goals.

9. Executive Board Comments

Jayesh Patel noted that he was invited to share some of his photos with students at Royal High School.

Gina Gooding informed the Executive Board that she attended a community meeting to solicit feedback on the Cultural Arts Center. She recommended that all Executive Board members take the online survey to have input on the future offerings at the Cultural Arts Center. She also attended the recent Planning Commission meeting where the Tapo/Alamo project was reviewed. She is opposed to the design of the building but is in support of the housing that it will provide.

10. Adjournment: Tuesday, January 14, 2020, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:44 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project Nos.** ..... PD-S-1057; TT6027; AHA-O-064  
**Neighborhood Council No.** ..... 2  
**Tentative Planning Commission Meeting Date** ..... March 11, 2020  
**Tentative City Council Meeting Date** ..... To be determined  
**Case Planner** ..... Jennifer Santos

### Request:

Consider a Planned Development Permit to construct a 25-unit condominium complex, Tentative Tract Map, and Affordable Housing Agreement for three affordable housing units.

### Applicant:

Jacques Mashih  
 8671 Wilshire Blvd., Ste. 610  
 Beverly Hills, CA 90211  
 Phone: (310) 855-0823  
 Email: wpd@sbcglobal.net

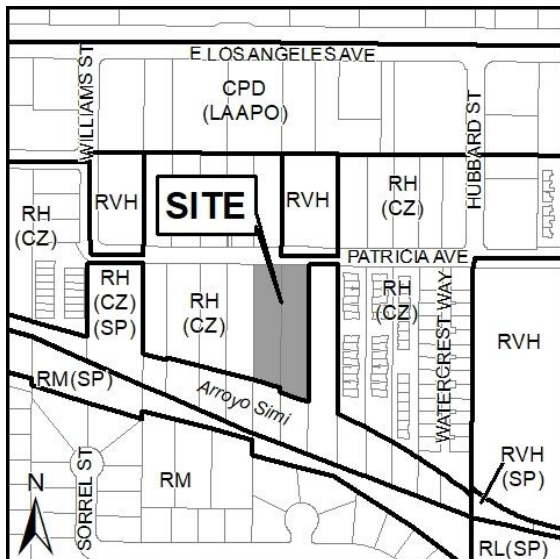
### Owner:

Eli Arviv  
 P.O. Box 144  
 Agoura Hills, CA 91376-0144

### General Plan/Zoning:

Existing: High Residential/Residential High

**Location:** 1392 & 1408 Patricia Avenue

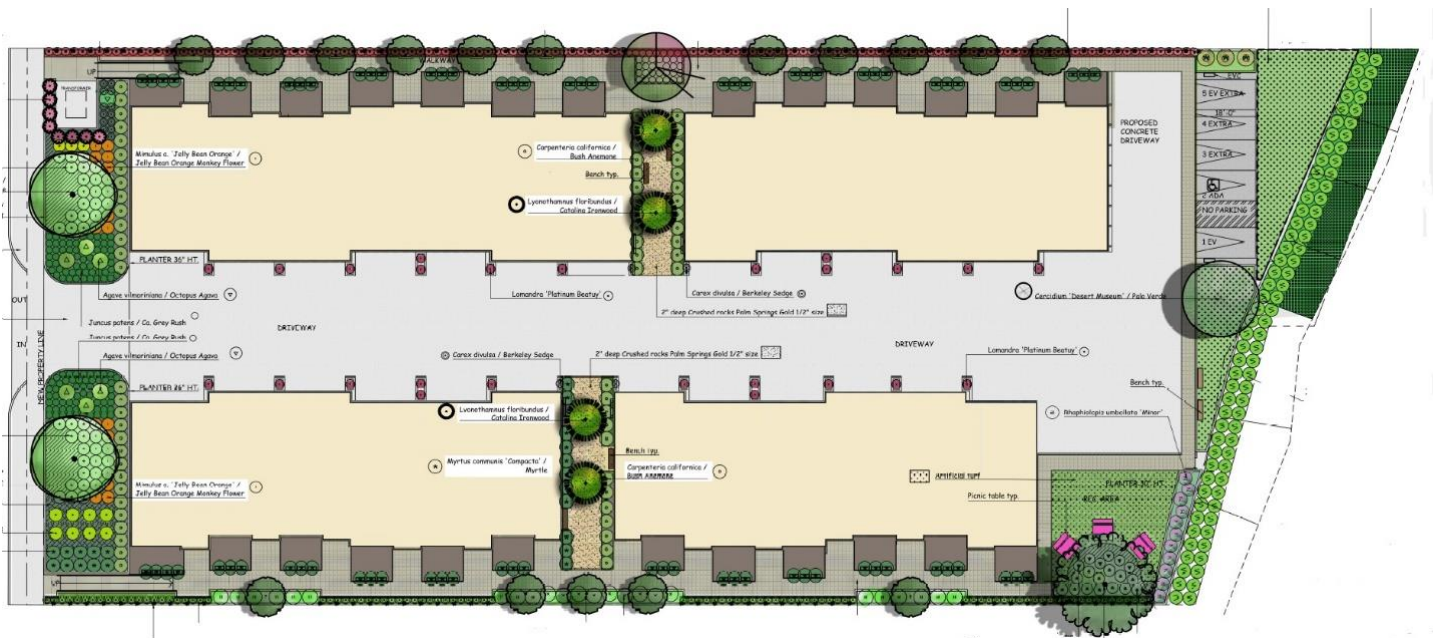


# Neighborhood Council Project Overview for PD-S-1057/TT6027/AHA-O-064

## I. Project Description

The applicant proposes to build a new, three-story, 25-unit condominium complex with three affordable units on a vacant 1.43-acre site located at 1392 and 1408 Patricia Avenue. The request involves a Planned Development Permit to construct the 25 condominiums, a Tentative Tract Map to combine the two lots and create the 25 condominiums, and an Affordable Housing Agreement to provide three affordable workforce housing units for qualified income homebuyers.

There will be four structures with six to seven units in each building. All of the units will have three-bedrooms, and three and a half bathrooms. The project provides 25 two-car enclosed garage spaces and five uncovered spaces (55 spaces provided, 50 required). Since the applicant is proposing three affordable units, California Government Code allows two onsite parking spaces for each three-bedroom unit; and no guest parking spaces, for a total of 50 required parking spaces. Additionally, the applicant is proposing overhead bicycle storage within the garages and an exterior storage rack for the onsite residents and guests.



SITE AND LANDSCAPE PLAN

The General Plan designation for the property is High Density Residential and the Zoning designation is Residential High Density that allows up to 29 units on the site. In exchange for providing three affordable housing units, the applicant is requesting one concession: to allow a reduced 20 percent front yard setback for the buildings. The required front yard setbacks measured from Patricia Avenue range from 25.6 feet to 35 feet and the applicant is proposing 24.6 feet to 29.7 feet, which are allowed through the Simi Valley Municipal Code (SVMC). The side and rear yard setbacks comply the SVMC. The Affordable Housing Agreement for the three units will require final approval by the City Council.

## Neighborhood Council Project Overview for PD-S-1057/TT6027/AHA-O-064

### II. Project Design

The proposed architecture consists of stucco walls with S-shaped tile roofing, a stone base, window and door surrounds, balconies, and themed detail accessories. The building colors will include off-white and tan stucco, chocolate colored garage doors, and reddish brown for window fascia and the wrought iron balcony railings. The stone base will include a summit peak base blend, which will be located on all four sides of the building.



The complex will include:

- 25 three-bedroom/three and one-half bath units
- Units ranging from 2,166 to 2,180 square feet
- 25 covered two-car garages spaces, five uncovered spaces (55 spaces provided, 50 required)
- Private patio areas, approximately 165 square foot, with four-foot high wood fencing
- Second and third floor balconies
- 10,077 square feet of drought tolerant landscaping (16% coverage, only 10% required)
- Landscaped detention area
- Individual trash cart service that will be stored within garages
- Recreational areas (picnic tables, barbeques, fire bit, and bench seating)
- Six-foot high block perimeter wall with stucco finish
- An enhanced driveway entrance consisting of flagstone paving

The proposed fencing consists of a six-foot tall concrete block wall with a stucco finish that will be installed along the perimeter of the property and will not exceed four feet in height within the first 20 feet of the front yard setback. All landscaping and walls will be a maximum of three-feet tall in the Traffic Safety Site Area at the driveway.

**Neighborhood Council Project Overview for  
PD-S-1057/TT6027/AHA-O-064**

**III. Project Compatibility**

The 1.43-acre site is composed of two developed lots that include one single-family residence on each lot. Both properties are owned by the same property owner and each home is currently occupied. For the project to be constructed both residences will need to be removed. The proposed project is compatible with the Residential High zone that is intended to provide areas of more compact multi-family residential developments, such as townhouses, garden apartments, and other multiple-unit dwellings. The proposed density of 17.5 units per acre is compatible with the surrounding Residential High zoning along Patricia Avenue.

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

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	High Density Residential	Residential High [RH]	Existing: Single-family residences Proposed: 25-unit condominium development
North:	High Density Residential	Residential High [RH]; Residential Very High (RVH)	Single-family residence; 36-unit apartment complex
South:	High Density Residential	Residential High [RH]; Arroyo Simi Greenway Specific Plan	Arroyo Simi; Single-family residences beyond
East:	High Density Residential	Residential High [RH]	Single-family residence (A 28-unit senior apartment complex approved unbuilt)
West:	High Density Residential	Residential High [RH]	Eight-unit apartment complex

The traffic impact analysis prepared for the project indicated that the residents could generate an estimated 145 trips per day, with 11 trips in the morning peak hour and 13 trips in the afternoon peak hour. The existing Levels of Service (LOS) were measured at the nearest major intersections: First Street and Los Angeles Avenue, and Erringer Road and Los Angeles Avenue. According to City traffic engineer’s analysis, these intersections are both operating at LOS “A” or better during peak morning hours, and LOS “B” during peak afternoon hours, and will continue to operate at the same levels with or without the project.

**IV. Issues**

Inconsistencies have been identified on the plans that include unscaled measurements and typos. These inconsistencies will be required to be addressed in the final construction drawings as part of the conditions of approval for the project.

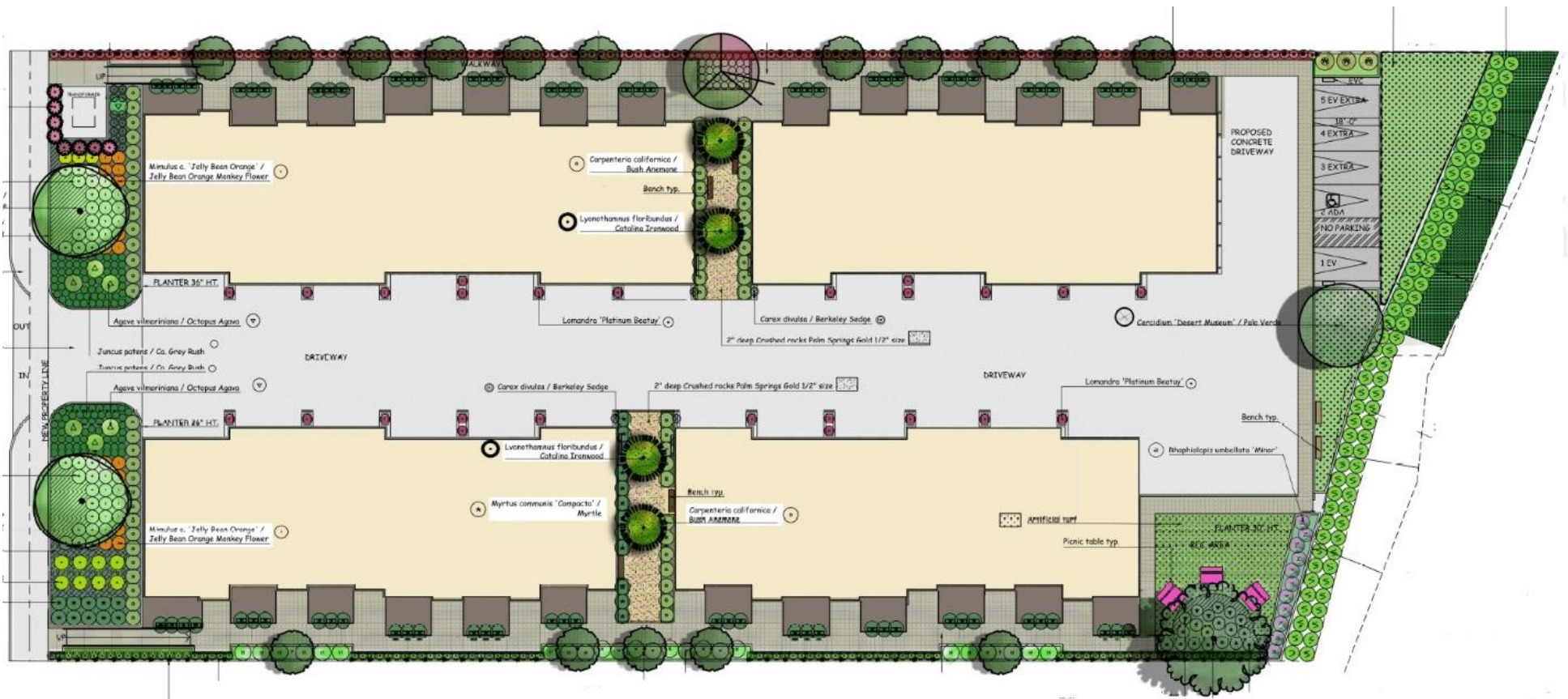
**Neighborhood Council Project Overview for**  
**PD-S-1057/TT6027/AHA-O-064**

**V. Environmental Review**

Based on the application data, the project is anticipated to be categorized as a Class 32 Categorical Exemption, pursuant to the California Environmental Quality Act. The project is proposed on a site less than 5 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**

Project exhibits are attached.



ENLARGED SITE PLAN

**PLANTING NOTES**

- DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE SIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
- FINISH GRADE TO BE 3" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA, ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
  - \*150 LBS. GRO-POWER
  - \*3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
  - \*ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% SOIL OF SITE AND 20% FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:
 

5 GAL	6-9
24" box	14-16

PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR TO INSTALL AND MAINTAIN LANSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.

**TREE LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	*Cercidium 'Desert Museum'	Palo Verde	36"box	1		low 0.3
⊙	*Lagerstroemia I. 'Regal Red'	Crape Myrtle	24"box	1		low 0.3
⊙	*Laurus nobilis	Sweet Bay	24"box	16		low 0.3
⊙	*Lyonothamnus floribundus	Catalina Ironwood	36"box	4		low 0.3
⊙	*Olea europea	Olive	36"box	2	fruitless	low 0.3
⊙	*Quercus agrifolia	Coast Live Oak	36"box	1		low 0.3

**\*Points claimed**

LANDSCAPE AREA: 10,081 SF  
 IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTED

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

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

NOTE:  
 All groundcover areas where plants are 3' oc 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.

Project square footage	62,345 sf
Parking area	1,134 sf
Landscape area	10,077 sf
Percentage of site to be landscaped	16%

**SHRUBS AND GROUND COVER LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	*Carex divulsa	Berkeley Sedge	5-gal	133		low 0.3
⊙	Carex divulsa	Berkeley Sedge	5-gal	24" oc		
⊙	*Carpenteria californica	Bush Anemone	5-gal	65		low 0.3
⊙	Dianella r. 'Variegata'	Blueberry Lilly	5-gal	30" oc	w/ crushed rock under	low 0.3
⊙	*Dodonea viscosa 'Purpurea'	Hopseed Bush	5-gal	8		low 0.3
⊙	*Muhlenbergia rigens	Deer Grass	5-gal	13		low 0.3
⊙	*Grevillea l. 'Long John'		5-gal	8		low 0.3
⊙	Heuchera maxima	Island Alum Root	1-gal	36" oc		low 0.3
⊙	*Juncus patens	Ca. Grey Rush	5-gal	141		low 0.3
⊙	*Lomandra 'Platinum Beauty'	Dwarf Mat Rush	5-gal	25		low 0.3
⊙	*Macfadyena unguis-cati	Cat's Claw Vine	5-gal	94	train to wall	low 0.3
⊙	*Mahonia repens	Creeping Mahonia	5-gal	6		low 0.3
⊙	*Mimulus a. 'Jelly Bean Orange'	Jelly Bean Orange Monkey Flower	5-gal	28		low 0.3
⊙	*Mimulus a. 'Jelly Bean Yellow'	Jelly Bean Yellow Monkey Flower	5-gal	26		low 0.3
⊙	*Muhlenbergia lindheimeri	Lindheimer's Muhly	5-gal	7		low 0.3
⊙	*Muhlenbergia rigens	Deer Grass	5-gal	11		low 0.3
⊙	*Myrtus communis 'Compacta'	Myrtle	5-gal	100		low 0.3
⊙	*Agave vilmoriniana	Octopus Agava	5-gal	7		low 0.3
⊙	*Rhaphiolepis umbellata 'Minor'		5-gal	26		low 0.3
⊙	*Ribes speciosum	Fuchsia-flowering Gooseberry	5-gal	14		low 0.3
⊙	*Nandina d. 'Fire Power'	Heavenly Bamboo	5-gal	103		low 0.3

REVISIONS	DATE
1.	1.09.2018
2.	4.18.2018
3.	12.17.2018
4.	7.16.2019
5.	
6.	
7.	
8.	
9.	

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

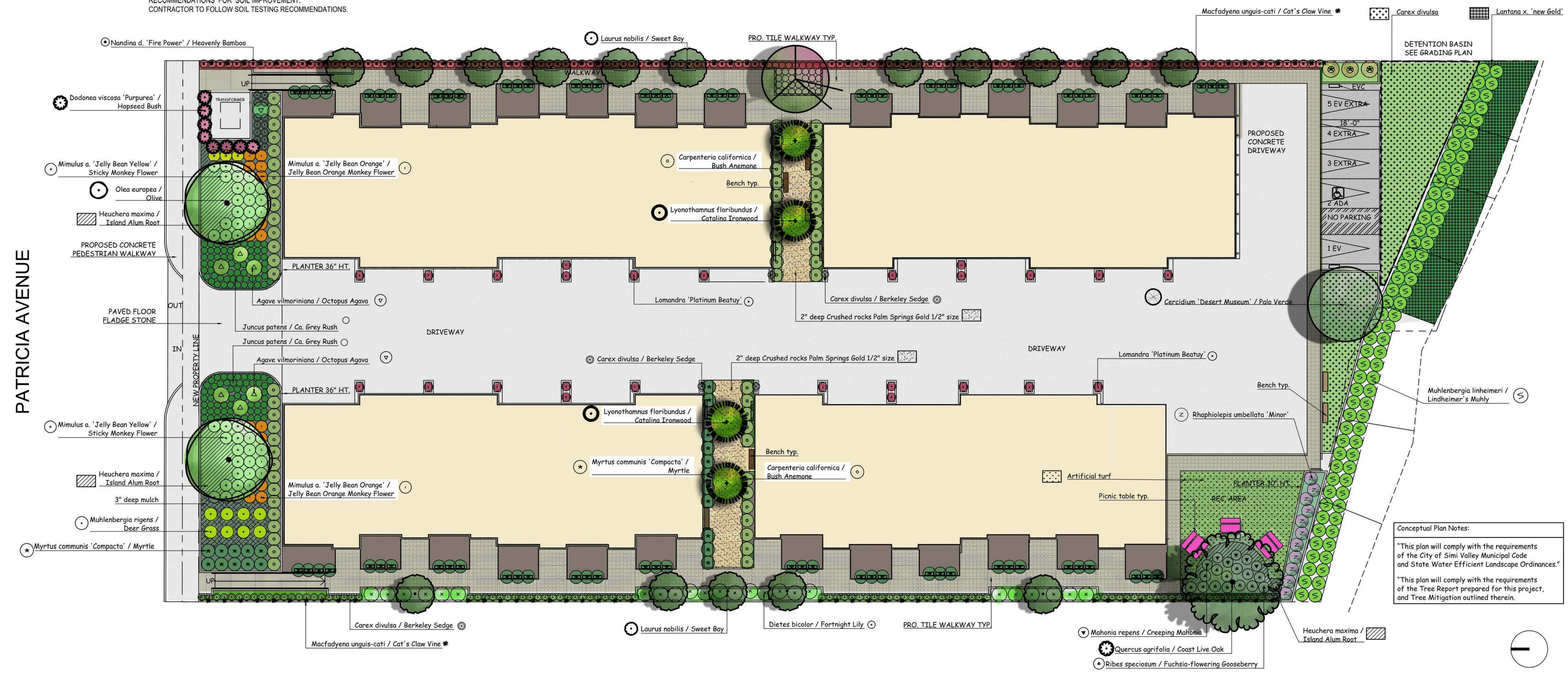
25 UNIT DEVELOPMENT  
 1392 PATRICIA AVE.  
 SIMI VALLEY, CA 93065

APPLICANT:  
 JACQUES MASHIHI  
 8671 WILSHIRE BLVD #610  
 BEVERLY HILLS, CA 90211  
 TEL: 310-855-0823

OWNER:  
 ELI ARVIV  
 4340 CALETA RD.  
 AGOURA, CA 91301  
 TEL: 818-518-7252

ASSESSOR PARCEL #:  
 632-0-080-185  
 632-0-080-205

**PLANTING PLAN**



**Conceptual Plan Notes:**

"This plan will comply with the requirements of the City of Simi Valley Municipal Code and State Water Efficient Landscape Ordinances."

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



DATE: NOV. 7, 2017  
 SCALE: 1/16" = 1'-0"  
 JOB NUMBER: 196417  
 DRAWN BY:



**HOUSING DEVELOPMENT**

**1392 PATRICIA AVE.**

**SIMI VALLEY, CALIFORNIA 93065**



**HOUSING DEVELOPMENT**

**1392 PATRICIA AVE.**

**SIMI VALLEY, CALIFORNIA 93065**