



**NEIGHBORHOOD COUNCIL #2
TUESDAY, APRIL 13, 2021, 7:00 p.m.**

ZOOM ONLINE MEETING

<https://simivalley.zoom.us/j/99055974503>

Or by Telephone: Dial US: +1 669 900 9128 Webinar ID: 990 5597 4503

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND STAY WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS, THE CITY IS NOT CONDUCTING IN-PERSON MEETINGS. TO FIND OUT HOW YOU MAY ELECTRONICALLY PARTICIPATE IN THE NEIGHBORHOOD COUNCIL MEETING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO ITEM 5 OF THIS AGENDA.

AGENDA

NC #2 Chair	Alan Barkwill
NC #2 Vice Chair	Gloria Bowman
NC #2 Secretary	Lois Lengel
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 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/99055974503>

Or listen by telephone: +1 669 900 9128, Webinar ID: 990 5597 4503 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/99055974503> 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

The Free Clinic of Simi Valley: 50 Years of Service

7. New Business

Request to construct six single family homes on the east side of Ralston Avenue, between Industrial Street and Leeds 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: Tuesday, May 11, 2021, 7:00 p.m.

/s/
Julia Ramirez for 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 Alan Barkwill called the meeting to order at 7:02 p.m. He also confirmed that a quorum was present.

Fabienne Morales	P	Wolfgang Knabe	P
Theresa Ramirez	P	Lois Lengel	P
Samantha Shapiro	P	Pepper Aarvold	A
Andrew Tang	P	Richard Moore	P
Alan Barkwill	P	Jon Weber	P
Gloria Bowman	P	Victoria Wright	A
Eli Holland	P	P=Present; E=Excused; A=Absent	

Council Member Elaine Litster introduced herself as the current City Council Liaison to Neighborhood Council 2. She updated Executive Board members on current events in the City.

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by Wolfgang Knabe and seconded by Lois Lengel to approve the February 9, 2021 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

City's Traffic Engineering Division

Justin Link, Principal Traffic Engineer, gave the presentation. He discussed the primary functions of his division which are: installing, programming and synchronizing traffic signals; the installation, maintenance and replacement of street signs; maintaining street lights; setting speed limits; and evaluating traffic impacts from new development on the existing system. The traffic division also responds to resident requests regarding signs; pavement delineations; speed bumps; and crosswalks.

7. New Business: None

8. Community Services Coordinator's Report

Emily Habib reviewed Neighborhood Council protocols and Executive Board requirements. She also discussed social media policy and the City's Code of Ethics and Conduct, and Statement of Commitment.

9. Executive Board Comments

New and veteran Executive Board members introduced themselves. Eli Holland informed the Executive Board that the Interfaith Council would be holding a virtual open house on March 25, 2021. Gloria Bowman announced that the Youth Employment Services would be holding a virtual Job and Career Fair in the near future.

10. Adjournment: Tuesday, April 13, 2021, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:13 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s).....GPA-106/Z-S-748//TT 6031/PD-S-1071
Neighborhood Council No. 2
Neighborhood Council Date..... April 13, 2021
Tentative Planning Commission Meeting Date..... To Be Determined
Tentative City Council Meeting Date To Be Determined
Case Planner Caesar Hernandez

Request:

General Plan Amendment No. GPA-106, to change the General Plan land use designation from Very Low Density to Medium Density; Zone Change No. Z-S-748, to change the zoning designation from Residential Very Low Density to Residential Medium Density; Tentative Tract Map No. 6031, to subdivide a vacant 1.44-acre lot; and Planned Development Permit No. PD-S-1071, to construct six single-family dwelling units.

Applicant:

Dennis Hunter
 2226 Booth Street
 Simi Valley, CA 93065
 (805) 206-0952
 d.hunter123456@gmail.com

General Plan:

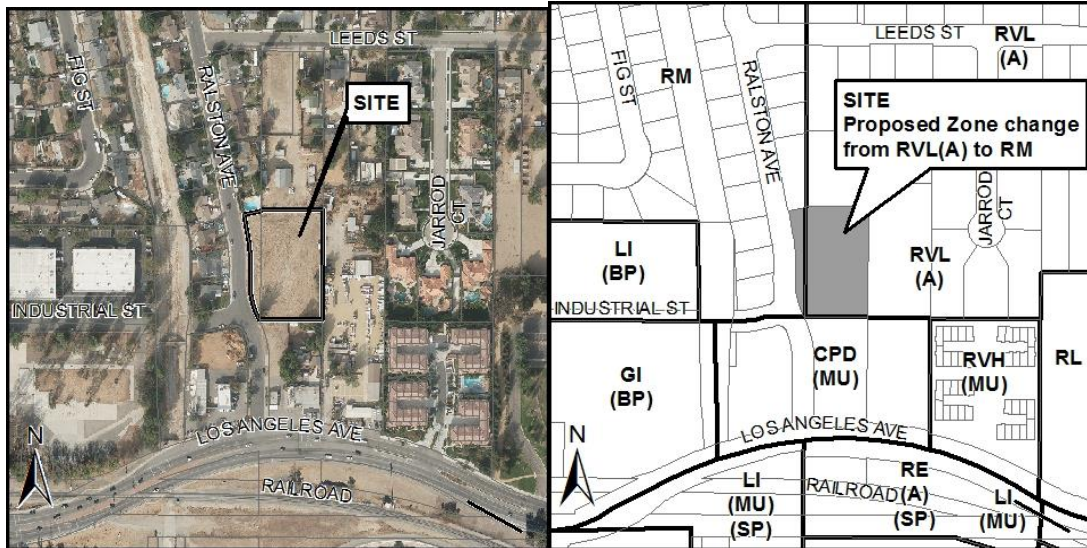
Existing: Very Low Density Residential
 Proposed: Medium Density Residential

Zoning:

Existing: Residential Very Low Density (RVL)
 Proposed: Residential Medium Density (RM)

Location: East side of Ralston Avenue, between Industrial Street and Leeds Street

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071



I. Project Description

The applicant proposes to construct six single-family dwelling units on a vacant 1.44-acre lot, located on Ralston Avenue. The existing vacant lot consists of two parcels that will be combined and further subdivided to accommodate the six residences. The vacant lot and surrounding uses are shown in Figure 1 below.

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071

**Figure 1
Existing Land Use Map**



The project site will have access from Ralston Avenue.

Four of the residences will have direct access off Ralston Avenue and two of the residences will have access via a private driveway that runs east-west off Ralston Avenue. The 30-foot wide private driveway will be located approximately 140' north of the southerly property line, extends from Ralston Avenue to the west, and terminates at the fire department turn around area located at the easterly end of the property.

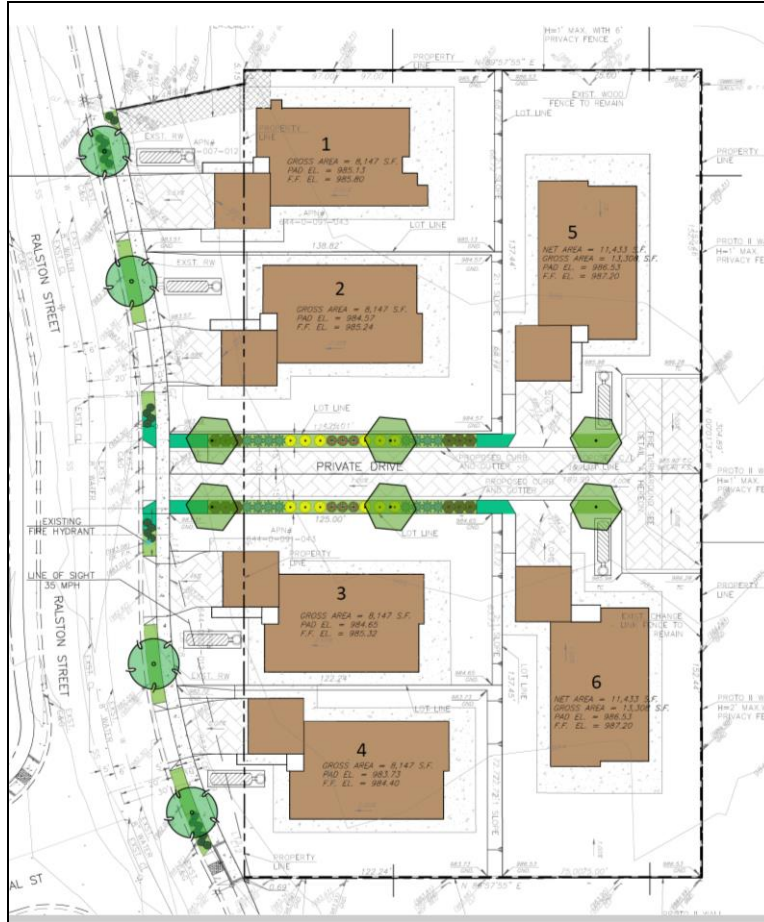
The project site is currently vacant, surrounded by existing single-family dwelling units to the north and west and an existing retail shopping center located to the south. The adjacent lot to the east is undeveloped and is currently used for outdoor storage. The site has been previously graded and has been cleared of vegetation with the exception of one large mature tree located along the southerly property line.

The proposed development would include six single-family dwelling units. Each unit will have approximately 2,800 square feet of living space plus attached two-car garages.

The proposed residence location and sizes are shown in Figure 2 below.

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071

**Figure 2
Proposed Site Plan**



II. Project Design

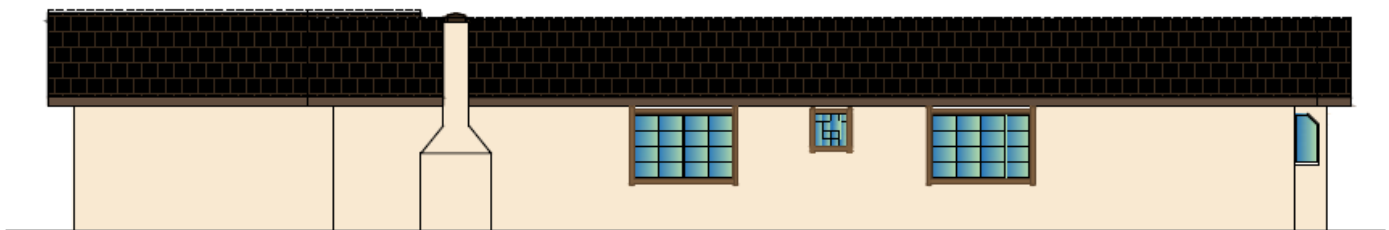
Building architecture is typified as a Mediterranean style home. The walls will be surfaced with stucco (La Habra - Mesa Verde X-215 Base 200 or B), and stone veneer (Coronado Honey Ledge, Gray color). The windows will have divided lites and the doors will have a window pane at the top. Wood trim surround the windows, doors and garage doors, and shutters are proposed at the window on the front elevation. In addition to the stucco material, the Applicant is proposing a stone veneer wainscoat only at the front window. The main entry door is recessed and has a covered porch area. Each unit will include gable roof variations and tile roofs [(Boral Concrete Tiles – Saxony 900 Slate (Monte Sereno Blend)]. The Color Elevations and Floor Plan of the single-family dwelling units are shown in Figures 3 and 4.

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071

**Figure 3
Color Elevations of House "A"**

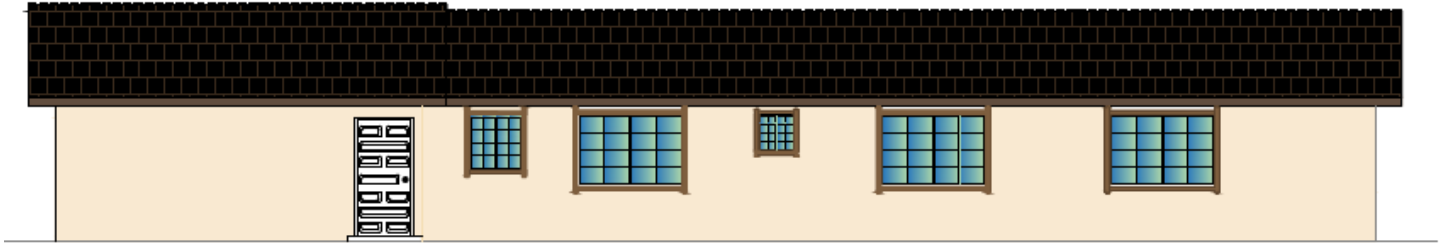


Front (West) Elevation
1/4"=1'-0"

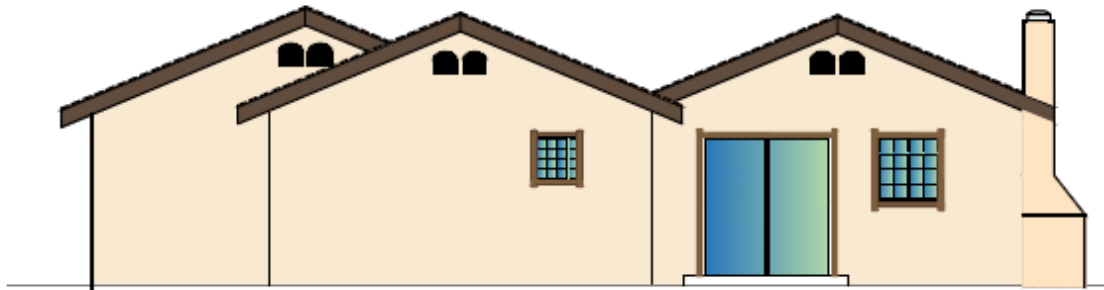


North Elevation
1/4"=1'-0"

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071



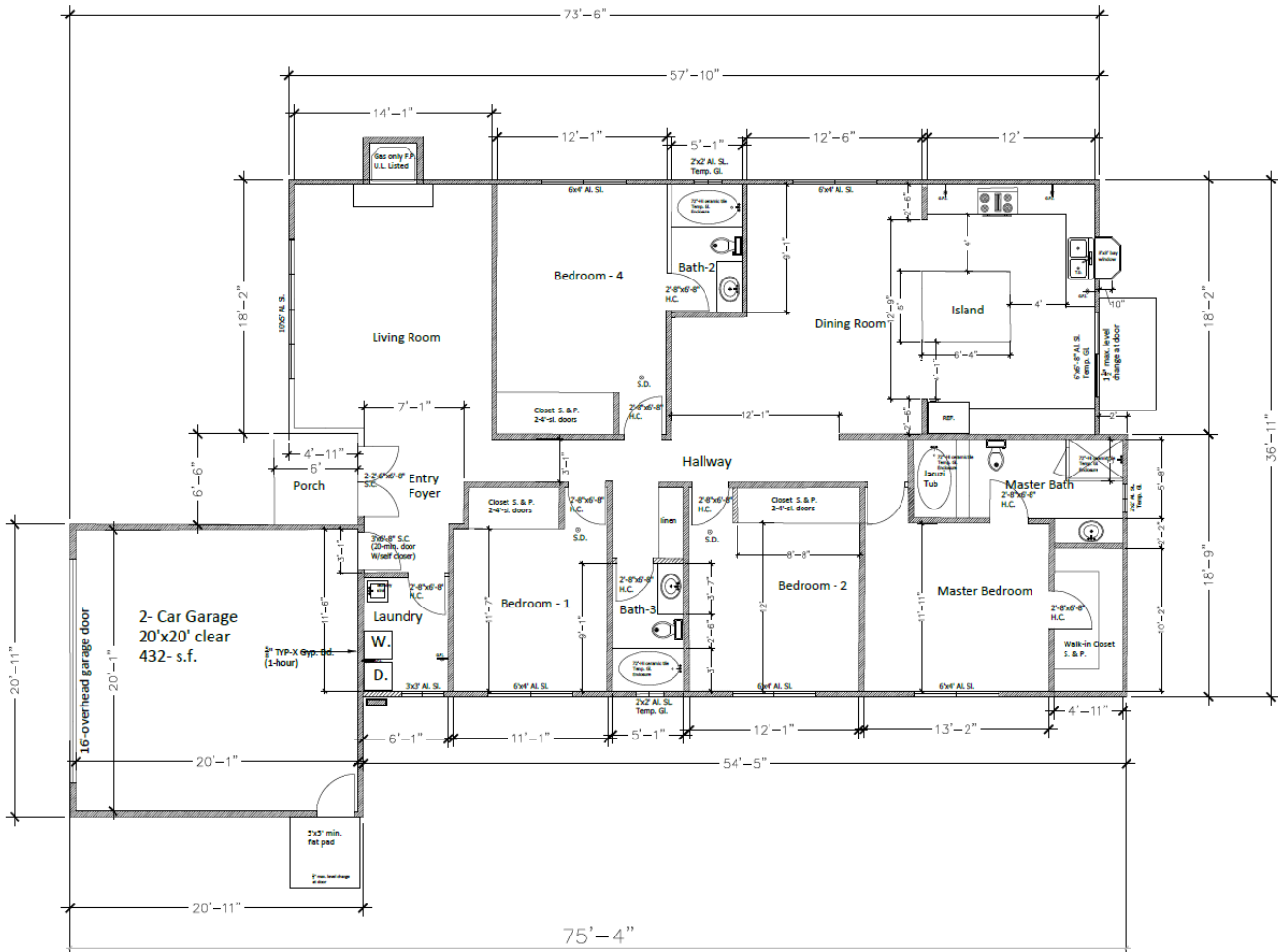
South Elevation
1/4"=1'-0"



Rear (East) Elevation
1/4"=1'-0"

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071

**Figure 4
Floor Plan of House "A"**



It should be noted that all six residences have the same floor plan and elevations, the only variations consist of how the residences face the street and if the plans are reversed, as well as other minor changes. Staff has advised the applicant that the design of the houses have to be improved in order to meet the City's Architectural Design Guidelines, which include a four-sided architecture, more vertical and horizontal articulation, varied materials, etc.

III. Project Compatibility

The proposed project is surrounded by the following land use designations and uses (Refer to Figure 1, Existing Land Use map on page 1).

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071

**Table A
General Plan, Zoning and Land Use Surrounding the Proposed Project**

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Residential Very Low Density (0-2 du/acre)	RVL (A) [Residential Very Low with animal keeping overlay]	Vacant
North :	Residential Medium (3.5-5.0 du/acre)	RM (Residential Medium Density)	Vacant
South	Moderate Density	RVL (A) [Residential Very Low with animal keeping overlay]	Single Family Dwelling units
East	Mixed-Use (up to 1.5 FAR)	CPD (MU) [Commercial Planned Developmental with Mixed Use Overlay]	Commercial/residential compound with accessory buildings and storage
West:	Residential Very Low Density (0-2 du/acre)	RVL (A) [Residential Very Low with animal keeping overlay]	Commercial/residential compound with accessory buildings and storage

The project is compatible with its surroundings in that the property is located in an area that is transitional between the existing higher density residential land use allowed along Los Angeles Avenue to the south, and the lower density parcels that are located along Leeds Street to the north. The adjacent Medium Density Residential neighborhood was constructed in the 1960s, while the higher density condominiums in the Mixed-Use designation further to the east of the site were completed approximately nine years ago.

Proposed Amendment to the General Plan

At the City Council's meeting on October 29, 2018, the City Council authorized the initiation of a General Plan Amendment to change the land use designation on the 1.4-acre site from Residential Very Low Density to Residential Medium Density, and a Zone Change from RVL (Residential Very Low Density), to RM (Residential Medium Density). This would allow development to be processed in conjunction with a Tentative Tract Map and a Planned Development Permit for the construction of six single-family dwelling units.

Neighborhood Council Project Overview for GPA-106/Z-S-748/TT6031/PD-S-1071

The proposed General Plan land use for the 1.4-acre site is Residential Medium Density that would allow a single-family residential environment with a range of lot sizes, with a minimum 8,000- square foot lot size (General Plan Residential Designations, page 47 of Chapter 3). Under this designation, up to nine residential units could be built on the site; however, the Applicant is proposing six residences, thus being consistent with the proposed General Plan, Land Use designation.

IV. Environmental Review

Per the California Environmental Quality Act (CEQA), the project will require a Mitigate Negative Declaration. The release of this document is still pending as the Applicant is collecting the necessary information regarding the Cultural Resources portion of the document. The reports submitted to the Public Works Department have been found to be adequate.

V. Exhibits

Project exhibits are included in the document.