



NEIGHBORHOOD COUNCIL #2

TUESDAY, JULY 12, 2022, 7:00 p.m.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Theresa Ramirez
NC #2 Vice Chair	Karl Birch
NC #2 Secretary	Suzanne Aguilar
CS Coordinator	Emily Habib
City Council Liaison	Council Member Ruth Luevanos

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. Water Supply Shortage Update

b. Envision Simi Valley: - A program to create a community vision for the Los Angeles Avenue Corridor and the historic Tapo Street Area

7. New Business

Request to install new solar panels and carport canopy structures at the north portion of the Simi Country Mobile Home Estates, 1550 Rory Lane.

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, August 9, 2022, 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 Alan Barkwill called the meeting to order at 7:00 p.m. He also confirmed that a quorum was present.

Suzanne Aguilar	P	Vacant	
Karl Birch	P	Alan Barkwill	P
Dmitry Erman	E	Gloria Bowman	P
John McHale	P	Vacant	
Fabienne Morales	P	Vacant	
Theresa Ramirez	P	Vacant	
Vacant		P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

Gloria Bowman noted that it was she that announced that the Youth Employment Services Job and Career Fair would take place on April 23, 2022, at the Simi Valley Library, not John McHale. A motion was made by Karl Birch and seconded by Fabienne Morales to approve the April 12, 2022 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. The Simi Valley Senior Center

Raquel Wirth, Assistant Community Services Manager, gave the presentation. The Senior Center serves residents ages 50+, and offers lifelong learning series, fitness and social activities, health services, meal programs, excursions to regional destinations, computer classes, book clubs, support groups, a billiards room, social services, art courses, and more. They also work with the following programs: Affordable and Senior Housing, Home Rehabilitation and Dial-A-Ride.

b. City Budget Update

Carolyn Johnson, Budget Officer, gave the presentation. She explained what a budget is and the different types of budgets that exist. She outlined the City budget cycle, which runs from December to June, and discussed the specifics of the FY 2021-22 budget. The FY 2022-23 budget is currently being developed and will be presented to the City Council for adoption on June 13, 2022.

7. New Business

Election of Officers

By consensus of the Executive Board, Theresa Ramirez was elected Chair, Karl Birch was elected Vice Chair, and Suzanne Aguilar was elected Secretary.

8. Community Services Coordinator's Report

Emily Habib announced that a Joint Councils meeting was planned for the month of June. She also informed the Executive Board that new members would be appointed and retiring members would be recognized at the June 27, 2022, City Council meeting.

9. Executive Board Comments

Gloria Bowman announced that the Youth Employment Services Job and Career Fair, which took place on April 23, 2022, was very successful. Karl Birch informed the Executive Board that some of his neighbors were asking whether ground water could be used to make up for the current water use restrictions. Emily Habib noted that the City's Water Conservation Coordinator would be speaking to the Executive Boards about the water supply shortage at the July meetings. Theresa Ramirez reported on the recent meeting of the Program for Public Information meeting.

10. Adjournment: Tuesday, June 14, 2022, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:01 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. PD-S-2021-0007
Neighborhood Council No. 2
Tentative Planning Commission Meeting Date To Be Determined
Case Planner Elizabeth Richardson

Request:

Consideration of a Modification to a Planned Development Permit (PD-S-0019) to install new solar panels and carport canopy structures on portions of a site developed with the Simi Country Mobile Home Estates.

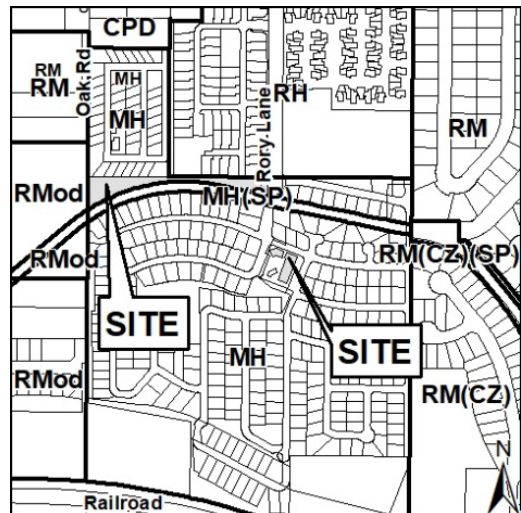
Applicant:

Pacific Coast Civil, Inc
 Attn: Richard Doss
 30141 Agoura Road, Suite 200
 Agoura Hills, CA 91301
 (818) 865-4198
rich@pacificcoastcivil.com

General Plan: Mobile Home (0-8 du/acre)

Zoning: Mobile Home (MH)

Location: 1550 Rory Lane

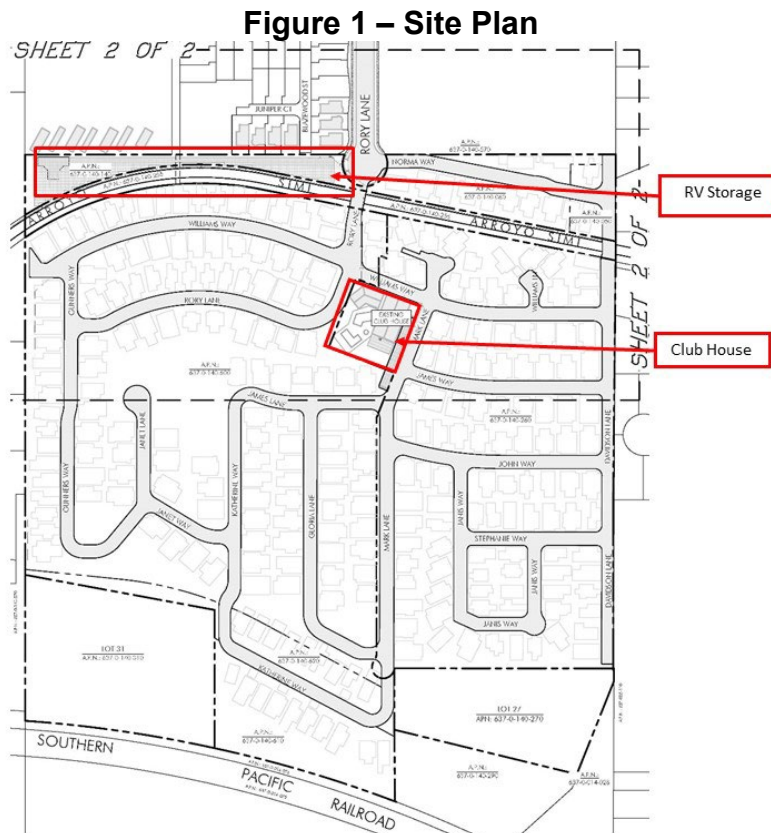


Neighborhood Council Project Overview for PD-S-2021-0007

Project Description

The applicant, Pacific Coast Civil, Inc., has submitted a request to install new solar electric collection systems within the Simi Country Mobile Home Estates. The proposed development includes the installation of new solar photovoltaic (PV) panels on the roof of new carport canopies (further referred to as solar carports) in the RV storage lot, located to the north of the Arroyo Simi, and at the existing Club House (See Figure 1). The total installation is approximately 36,212 square feet of new photovoltaic canopies, for a total of 1,153 solar panels. No loss of any required parking, loading zones, or ADA stalls will result from the installation of the solar carports. All of the project improvements will be conducted on the private property. There will be no proposed modifications to any other portion of the mobile home park.

Construction of the solar carports began in 2020 with permits from the California Department of Housing and Community Development (HCD). It was subsequently determined that the HCD building permits had been issued without the required local (City) zoning approval and in April of 2021, HCD issued a Stop Work Order and required the applicant to obtain City zoning approval in order to proceed. The applicant subsequently applied for the required Modification application to the City on November 2, 2021. On May 4, 2022 the project was presented to the Planning Commission at a noticed public hearing. After extensive public comments, the Planning Commission continued the hearing to a date uncertain and directed the applicant to conduct public outreach and refine their project. Subsequently the applicant chose to present their project to the Neighborhood Council.



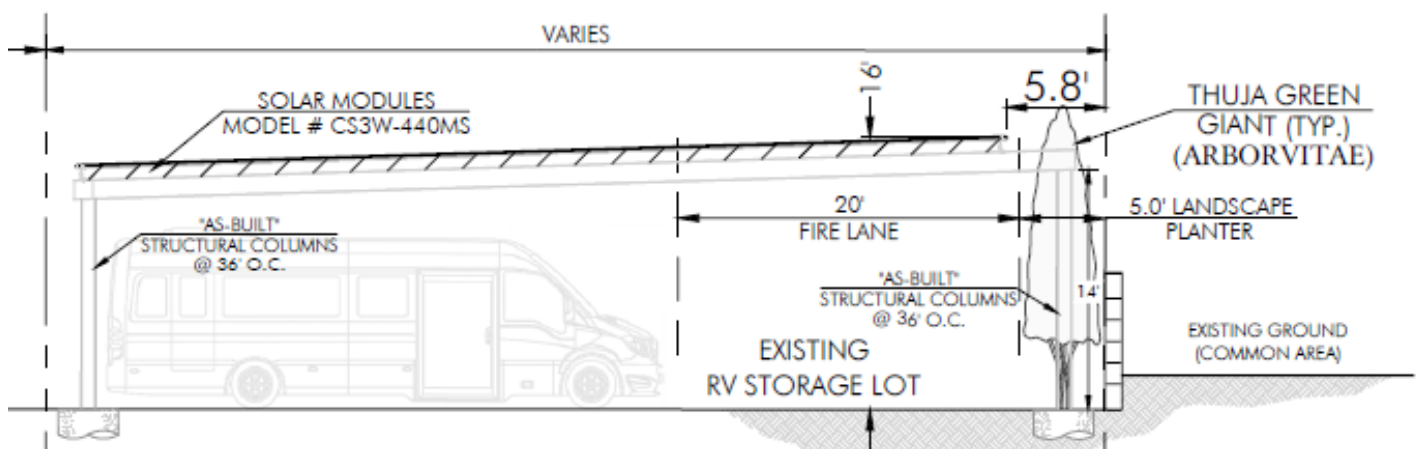
Neighborhood Council Project Overview for PD-S-2021-0007

The carports will be oriented in a way to allow the solar panels to receive the most direct, perpendicular sunlight.

The carport structure will be made out of steel posts and aluminum frames. Solar panels will be mounted on top of the aluminum frame. The carports will be painted Jagged Granite, which is consistent with the City's Residential Guidelines. Refer to Exhibit 1 for reduced project exhibits.

Although Mobile Home Parks review falls under the jurisdiction of the State, as part of The California Department of Housing and Community Development (HCD), primary (excluding the design of manufactured homes themselves) and accessory uses and structures are within the purview of the City's Zoning codes, thus this permit application requires Planning Commission's review.

Figure 3 – Side Elevation



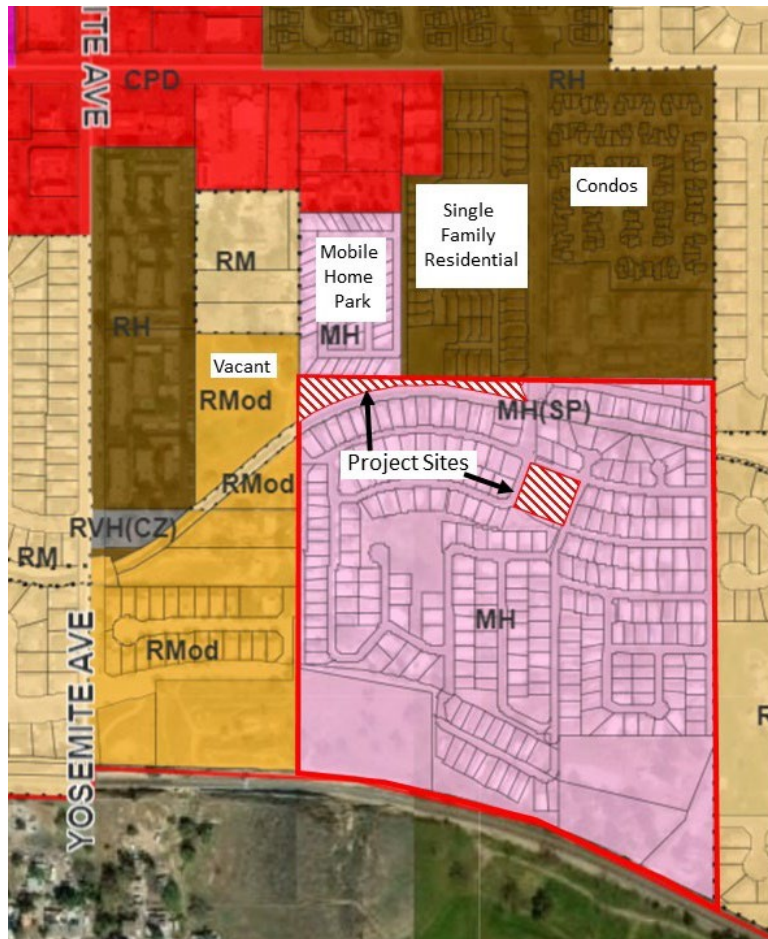
I. Project Compatibility

The General Plan land use and zoning designation for this site is Mobile Home. The intent is to accommodate mobile home parks in order to expand the range of housing opportunities available in the community. The proposed solar carports are permitted as an ancillary use with a modification to the mobile home parks Planned Development Permit.

The proposed project is surrounded by the following land use designations and uses, as shown on Figure 2.

Neighborhood Council Project Overview for PD-S-2021-0007

Figure 4 – Surrounding Land Uses



The project would be compatible with its surroundings in that:

- ❖ The site is physically suitable for the proposed development and will not damage fish, wildlife or their habitats.
- ❖ The site will continue to be adequately served by roads, sewer, water, and storm drain facilities.
- ❖ The proposed development will be consistent with the requirements for Mobile Home park development as set forth in SVMC 9-24-050 Table 2-3 and SVMC Section 9-24.060(B)(5).
- ❖ The photovoltaic panels and support structures are of a design that is consistent with the Mobile Home Park Development approved and permitted by the original Planned Development Permit. All improvements are within the existing mobile home park property and disturbed landscaping will be replaced. In addition, new trees will be installed on the north side of the RV parking area to help screen the solar carports from the residential neighborhood to the north.

Neighborhood Council Project Overview for PD-S-2021-0007

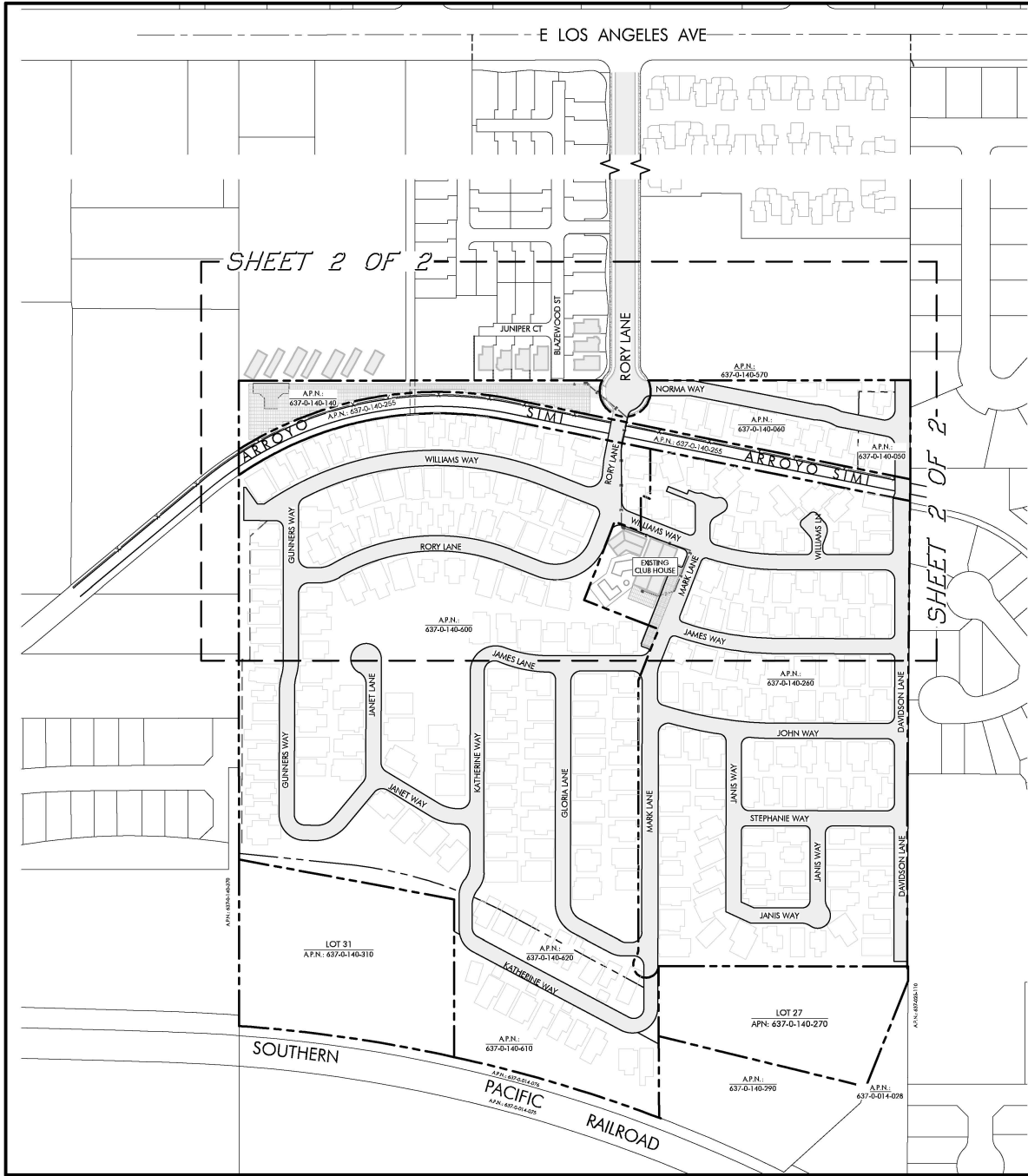
- ❖ The proposed paint colors are consistent with the Citywide Design Guidelines Chapter 2 that requires that all colors are soft and subdued hues. The steel solar carport structures, conduits and electricity equipment will be painted “Jagged Granite”, which will be dark colored to blend with the asphalt parking lots.
- ❖ New landscaping will be planted in the required mobile home park 5 foot wide landscaping buffer located along the northern property. Plants in this space will complement the design and be appropriate for the space.

II. Environmental Review

The proposed project is exempt from further environmental review under the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) because it is consistent with CEQA Section 21080.35, which provides that solar energy systems installed on the roof of an existing building or on an existing parking lot are statutorily exempt from CEQA. The proposed project involves the construction of solar carport canopy structures for the purpose of installing solar panels on the roof within the existing parking lots of Simi Country Mobile Home Estates, and the proposed project would not meet any of the exceptions specified in CEQA Guidelines Section 21080.35(d) through (f).

III. Exhibits

Project exhibits are attached.



SHEET 2 OF 2

SHEET 2 OF 2

PROJECT STATISTICS:

A.P.N.:	637-D-140-140 (0.84 ACRES)
A.P.N.:	637-D-140-600 (15.96 ACRES)
A.P.N.:	637-D-140-260 (11.63 ACRES)
A.P.N.:	637-D-140-060 (1.43 ACRES)
A.P.N.:	637-D-140-050 (0.37 ACRES)
A.P.N.:	637-D-140-062 (1.12 ACRES)
A.P.N.:	637-D-140-061 (1.83 ACRES)
A.P.N.:	637-D-140-031 (3.03 ACRES)
A.P.N.:	637-D-140-027 (1.99 ACRES)

EXISTING ZONING: M - MOBILE HOME
 FLOOD ZONE: AE

PROJECT AREA:

MAIN ARRAY:	36,212 SQ.FT. (0.83 AC)
CLUB HOUSE ARRAY:	3,622 SQ.FT. (0.08 AC)



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- PROPERTY LINES OFFSITE
- LOT LINES
- CHAIN LINK FENCE
- ARROYO SIMI CHANNEL WALL
- SITE WALL

**MODIFICATION #1
 PLANNED DEVELOPMENT PERMIT PD-SS-19**

**SIMI COUNTRY
 MOBILEHOME ESTATES**

1550 RORY LANE
 SIMI VALLEY, CALIFORNIA 93063
 A.P.N.S: 637-D-140-014, 637-D-140-026 & 637-D-140-060

PARCEL 1: (APN 637-D-140-060, 637-D-140-140, 637-D-140-255, 637-D-140-400, 637-D-140-610, 637-D-140-620)
 THAT PORTION OF THE WESTERN HALF OF TRACT #4, IN THE SOUTHWEST QUARTER OF SECTION 8, AND THAT PORTION OF THE EAST HALF OF TRACT #1, IN THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 2 NORTH, RANGE 17 WEST, RANGE 3 SIMI, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP NUMBER 43 OF THE LAND OF SIMI LAND AND WATER COMPANY, RECORDED IN BOOK 5, PAGE 24, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PARCEL 2: (APN 637-D-140-050, 637-D-140-260)
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February 1, 2022

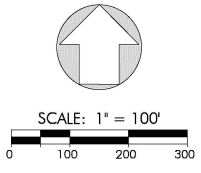
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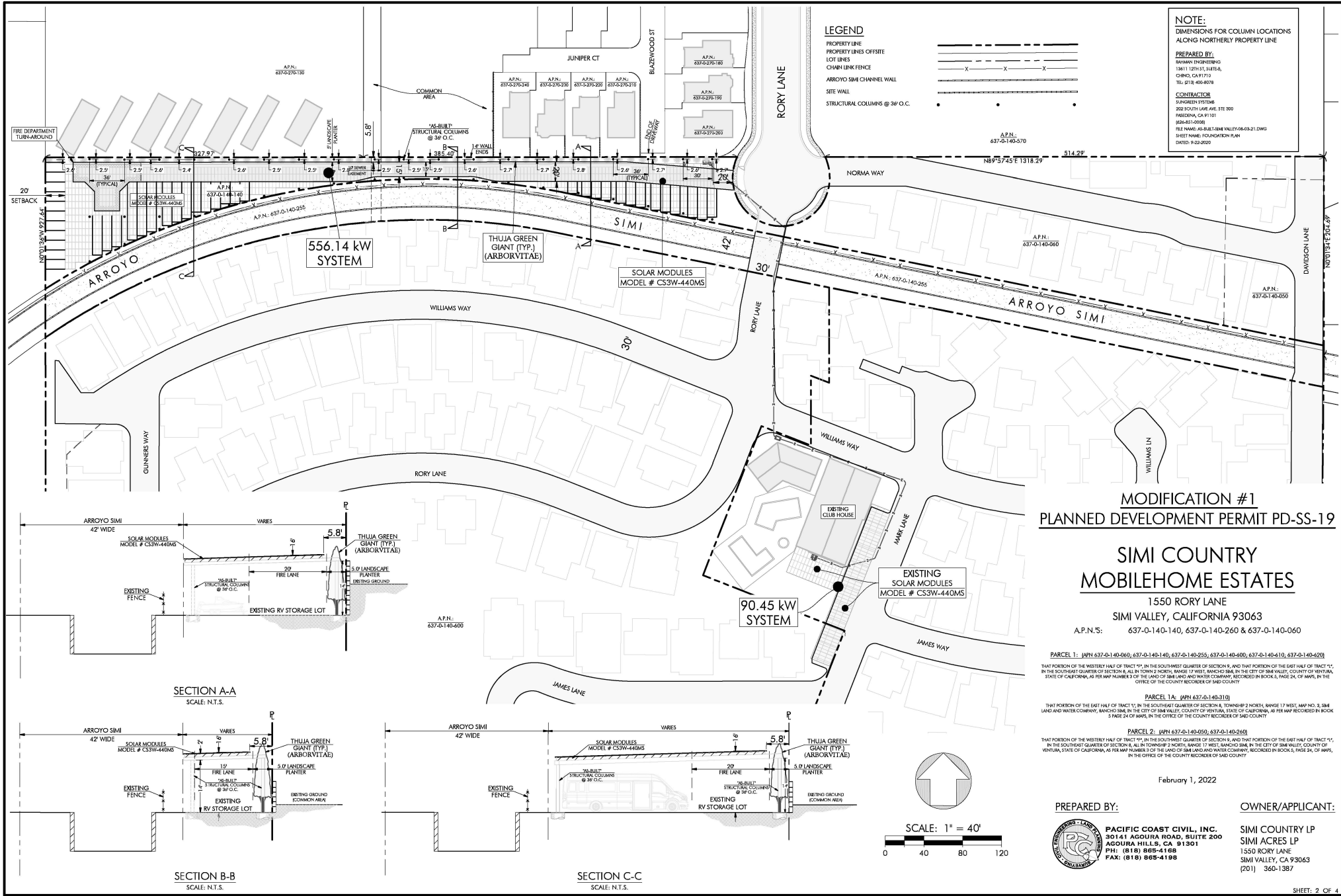
OWNER/APPLICANT:



PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA 91301
 P/H: (818) 865-4168
 F/A: (818) 865-4198

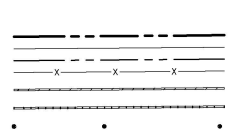
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LEGEND

- PROPERTY LINE
- PROPERTY LINES OFFSITE
- LOT LINES
- CHAIN LINK FENCE
- ARROYO SIMI CHANNEL WALL
- SITE WALL
- STRUCTURAL COLUMNS @ 36' O.C.



NOTE:
DIMENSIONS FOR COLUMN LOCATIONS
ALONG NORTHERLY PROPERTY LINE

PREPARED BY:
BAHMAN ENGINEERING
13611 12TH ST, SUITE B,
CHINO, CA 91710
TEL: 973-400-8078

CONTRACTOR:
SUNSHINE SYSTEMS
202 ROCKY LAKE AVE, STE 300
PASADENA, CA 91101
(804)-831-0088
FILE NAME: AG-BUILDING SIMI VALLEY-08-03-21.DWG
SHEET NAME: FOUNDATION PLAN
DATED: 9-23-2020

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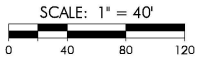
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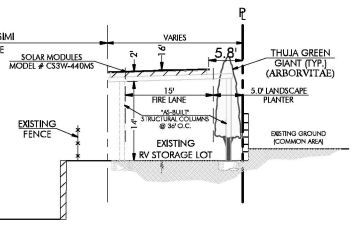


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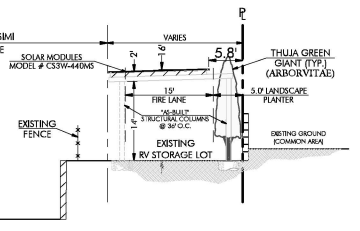
SIMI COUNTRY LP
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(201) 360-1387



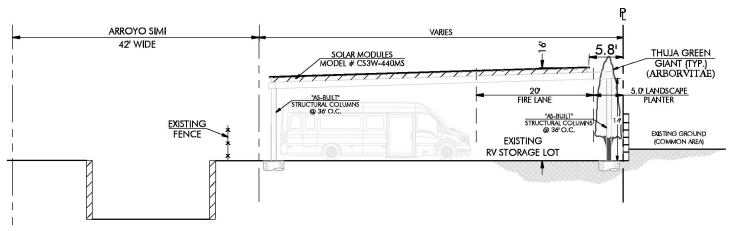
SECTION A-A
SCALE: N.T.S.

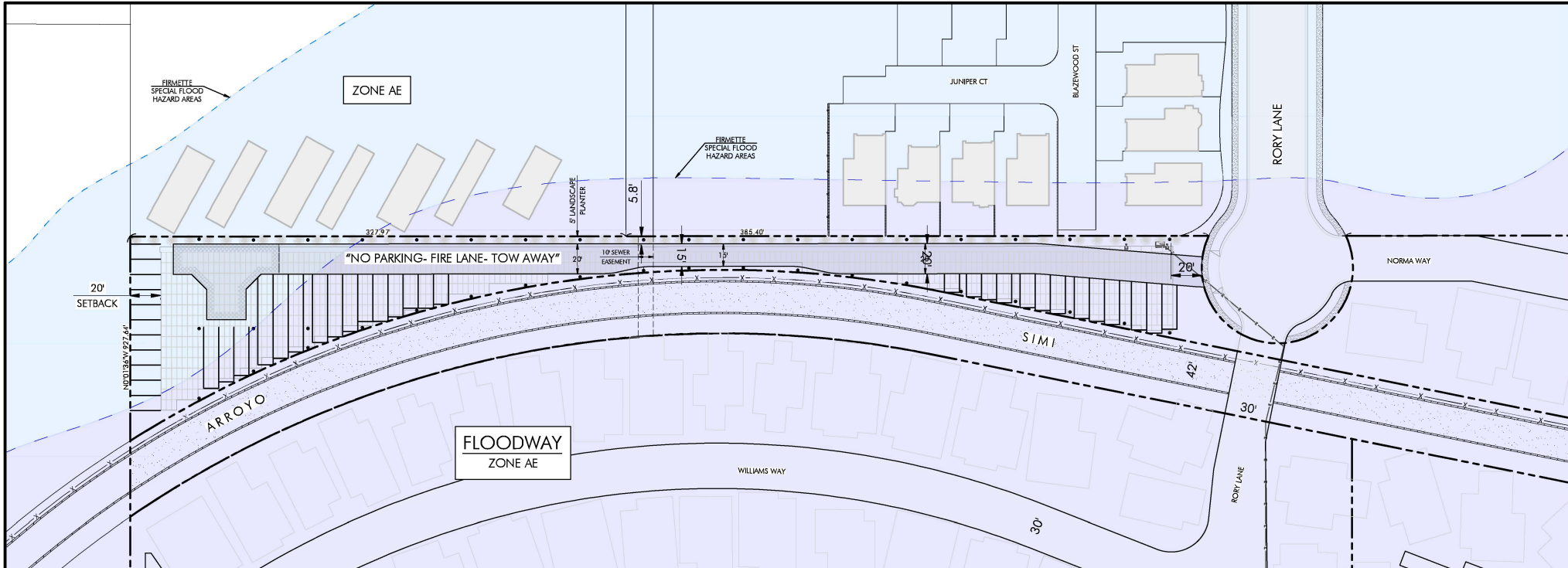


SECTION B-B
SCALE: N.T.S.



SECTION C-C
SCALE: N.T.S.





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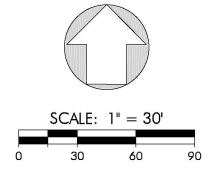
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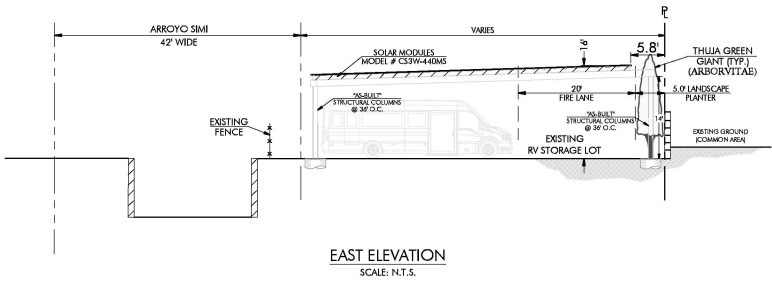
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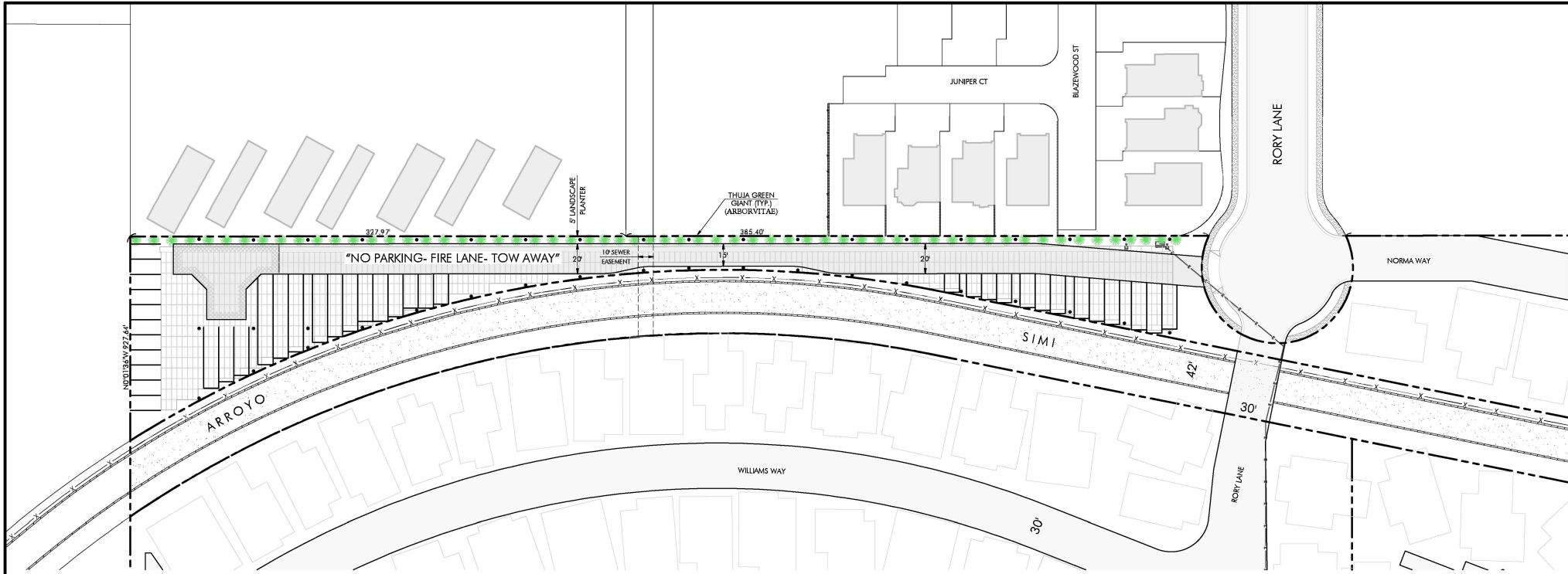
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LEGEND

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- SITE WALL
- STRUCTURAL COLUMNS @ 30' O.C.
- FIRMETTE:** ZONE AE
- SPECIAL FLOOD HAZARD AREAS**
- BASE FLOOD ELEVATION ZONE
- REGULATORY FLOODWAY ZONE





MODIFICATION #1
PLANNED DEVELOPMENT PERMIT PD-SS-19
CONCEPTUAL LANDSCAPE PLAN

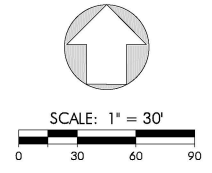
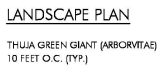
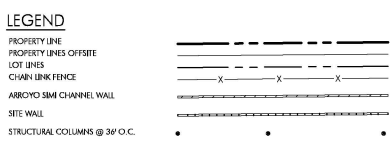
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