



**NEIGHBORHOOD COUNCIL #2**  
TUESDAY, AUGUST 9, 2022, 7:00 p.m.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

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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

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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 Presentation  
The City's CERT Program and the Disaster Service Worker Team
7. New Business: None
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 give an Ad Hoc Committee Report or to make any announcements related to community events and other items of interest.

10. Adjournment: Tuesday, September 13, 2022, 7:00 p.m.

/s/

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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 Theresa Ramirez called the meeting to order at 7:00 p.m. She also confirmed that a quorum was present.

Al Brown	P	Suzanne Aguilar	P
Iann Mena	P	Karl Birch	P
Richard Perini	P	Fabienne Morales	P
Gayle Sutton	P	Theresa Ramirez	P
Raine Wiseman	P	Vacant	
John McHale	P	Vacant	
Dmitry Erman	E	P=Present; E=Excused; A=Absent	

2. Agenda Review

Community Services Coordinator Emily Habib requested that Item 6b be heard before Item 6a.

3. Approval of Minutes

A motion was made by Al Brown and seconded by Fabienne Morales to approve the May 10, 2022 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. Water Supply Shortage

Wanda Moyer, Environmental Compliance Program Coordinator, gave a presentation. She explained the water shortage affecting all of California and discussed the new Statewide watering restrictions. In Simi Valley, watering can take place only once per week: Saturday for odd addresses and Sunday for even addresses. She noted that there could be complete outdoor watering ban in September. Water waste should be reported to either the City or Golden State Water Company. Information on the drought can be found at [bewaterwise.com](http://bewaterwise.com).

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

Claudia Pedroso, Principal Planner, gave a presentation. This program is being funded by two State grants. She described the General Plan, Zoning regulations and Specific Plans for the two areas. In these two Mixed Use zones, the goal is to make the communities more walkable and have more outdoor dining opportunities. The City is seeking community input on what

types of housing and businesses people want to see in Simi Valley through a series of upcoming community outreach events.

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

**Questions and comments from the audience and responses from the applicant:**

**Can the canopy be lowered to preserve the view from the homes to the north?**

No, it has already been lowered as much possible per fire safety regulations.

**What size trees will be planted to block the view from the north?**

The trees will be in 15-gallon containers.

**Will the system have battery backup?**

Yes, it will. It will power the Club House so residents can gather there.

**Comments:**

- A number of people from the houses to the north commented that the existing structure is an eyesore and blocks the view of the mountains from their homes. This will cause their property values to drop.
- A number of people from the mobile home park to the south commented that the completed project will be a benefit, as it will provide affordable solar power. They do not find it an eyesore.
- A number of people objected to the fact that the structure was already built before the City granted permits and that they were not notified that it was being built.
- One person expressed concern that the structure is unstable. A storm, flood or high winds could cause it to fall.

**Questions and comments from the Executive Board and responses from the applicant:**

**Why did the applicant not obtain a permit from the City before beginning construction?**

The applicant initially contacted the City. However, they were told that the City did not have jurisdiction and to contact the State. The applicant went through the State permitting process and began construction. An adjacent homeowner contacted the City about the construction of the structure. At that point, the City determined that it did have jurisdiction. The applicants were required to halt construction and go through the City permitting process.

**Comments:**

- One person expressed concern that the proposed Brachychiton trees will drop large seed pods in the backyards of the houses to the north.
- One person stated that the developers should have been working with the neighbors even if they were not required to do so.

**Upon conclusion of the discussion, the following motion was made by Raine Wiseman and seconded by Theresa Ramirez:**

**MOTION: Recommend that the Planning Commission deny the request to install new solar panels and carport canopy structures at the north portion of the Simi Country Mobile Home Estates, 1550 Rory Lane**

**Executive Board vote:           5 Ayes;     4 Noes;     1 Abstention  
Audience vote:                17 Ayes;   19 Noes;    30 Abstentions  
Unincorporated Area vote:       None**

The motion was erroneously interpreted as “failed” due to the abstention being mistakenly categorized as a ‘no’ vote, as opposed to a non-vote. This resulted in an apparent ‘tie’ interpretation, which was subsequently corrected as noted.

The following motion was subsequently made by Karl Birch and seconded by Fabienne Morales:

**MOTION: Recommend that the Planning Commission approve the request to install new solar panels and carport canopy structures at the north portion of the Simi Country Mobile Home Estates, 1550 Rory Lane with the following modifications:**

- Lower the height of the structure by two feet.
- Require that the applicant directly communicate with the residents living adjacent to the project.

**Executive Board vote:           3 Ayes;     5 Noes;     2 Abstentions  
Audience vote:                8 Ayes;    22 Noes;    36 Abstentions  
Unincorporated Area vote:       None**

The motion failed.

There were no more motions to approve the project with modifications.

A straw poll was then taken of the Executive Board members to determine if a vote on a motion to approve the project as presented would have a chance of passing. Five Executive Board members would have been in favor and five in opposition.

At that point, it was determined that a decision could not be reached.

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. She reminded Executive Board members that they needed to complete required City Ethics Training by the end of September.

9. Executive Board Comments: None

10. Adjournment: Tuesday, August 9, 2022, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 10:23 p.m.