



**NEIGHBORHOOD COUNCILS**

NEIGHBORHOOD COUNCIL #4  
TUESDAY, AUGUST 20, 2024, 7:00 P.M.  
SIMI VALLEY LIBRARY COMMUNITY ROOM  
2969 TAPO CANYON ROAD  
\*\*SPECIAL MEETING LOCATION\*\*

AGENDA

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NC #4 Chair	Don Diamond
NC #4 Vice Chair	Tracy Bodis
NC #4 Secretary	Holly Harpham
City Council Liaison	Council Member Dee Dee Cavanaugh

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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(s)

a. Gauge Your Emergency Preparedness: Are You Prepared?

*No Action: Receive Information*

7. New Business(s): None

8. City Staff Comments



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 17, 2024, 7:00 p.m.

/s/  
Mara Malch  
Deputy Environmental Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please call the Neighborhood Council Program 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

Chair Don Diamond called the meeting to order at 7:02 p.m. A quorum was present.

Don Diamond	P	Dale Cutler	P
Tracy Bodis	P	Art Simeri	E
Holly Harpham	P	Alessandro Neri	P
Amber Powell	P	Karen Diem	P
Susan Derksen	E	Stephanie Bunker	P
Steven Koep	P	Vacant	
David Hechter	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 Alessandro Neri and seconded by Steve Koep to approve the May 21, 2024 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation(s)

a. Running Effective Neighborhood Council Meetings

Kelly Duffy, Community Services Coordinator, welcomed the new Executive Board members. She announced agendas are sent via govDelivery; adding [simivalleyca@public.govdelivery.com](mailto:simivalleyca@public.govdelivery.com) to your safe sender email list will ensure receipt. All Executive Board members should calendar the Neighborhood Council meeting dates. Executive Board attendance is crucial as a quorum is needed for City Business. Report absences to [neighborhoodcouncils@simivalley.org](mailto:neighborhoodcouncils@simivalley.org) before 5 p.m. Executive Board members were given an after-hours phone number to report absences after 5 p.m. Executive Board members should distribute Neighborhood Council brochures and business cards to neighbors and encourage attendance and participation as general members. The motion process was reviewed, emphasizing the Chair controls the meeting. Public statements, Executive Board comments and discussion procedures were also reviewed. Kelly Duffy stated that Neighborhood Councils are non-political and should not be used for partisan politics or personal gain.

b. Strategic Urban Development: The Role of a Specific Plan in Land Use

Naren Gunasekera, Principal Planner from the City of Simi Valley, presented The Role of a Specific Plan in Land Use. A specific plan is a detailed framework for the development of a particular area within a city. It refines the broader policies outlined in the City's General Plan, which serves as a long-term blueprint for the City's growth and development. While the General Plan provides overarching priorities and directives for development, the Specific Plan focuses on a specific geographic area, often including unique standards and regulations that may override the general development code. The current General Plan, covering from July 2012 to 2030, includes an Environmental Impact Report and is available on the city's website, along with various Specific Plans for Simi Valley.

7. New Business

- a. Review of a request for a recommendation to the Planning Commission on the Envision Simi Valley Specific Plan, to create a community vision for the development of areas of Los Angeles Avenue and Tapo Street, including the provision of new housing, commercial, and recreational opportunities; a General Plan Amendment to amend the Land Use Map and related General Plan text; a Zone Change to amend affected zoning maps, and Development Code Amendment to remove the TAPO and LAPPO Overlay Districts; and the adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan for the subject application.

**Audience members asked questions and comments relating to:** Incentives to fill commercial space, potential Metrolink station near Madera Road or First Street, and support for comments made during the 2022 stakeholder meetings in the current Envision Specific Plan.

**City staff responded to the above questions as follows:** Discussions are ongoing for an additional Metrolink stop. The City supports increased ridership and more housing near the current Metrolink stop.

**Executive Board members asked questions and made comments relating to:** Commercial and housing vacancy rates, set-backs, ADA compliance, bike paths and bike/car collisions, intent for bicycle lanes (recreation or commuting), concerns over lane loss on East Los Angeles Avenue, pedestrians safety in the Envision Specific Plan, public charging stations, downtown trolley, North/South connections to the Arroyo Simi Greenway, parking underestimation, disapproval of Alamo Street four-story construction, mixed-use possibilities for Simi Town Square Center, planning commission date and timeline for Envision Specific Plan, and grandfathering of current commercial/residential tenants.

**City staff responded to the above questions as follows:** Simi Valley has a 2.9% housing vacancy rate, indicating a housing crisis. Incentives are available for updating old shopping centers. Setbacks can vary based on a number of variables. All new developments will comply with Green building codes and ADA requirements. The Envision Specific Plan for Mobility addresses the next few decades, encouraging shared parking and adapting to changes like autonomous cars and e-bikes. Design standards will be updated to be objective. Properties within the Plan's area are grandfathered in. Grocery stores are allowed in the Downtown and Tapo mixed-use areas, with conditional use permits required for extended hours. Public charging stations are located at Target on Tierra Rejada Road, Sycamore Square on Cochran, Holiday Inn Express on Erringer, Simi Valley Senior Center, and Simi Valley Police Department. The Simi Valley Town Center aims to encourage local shopping, provide local employment and sales tax revenue, and create a focal point within the community. The Envision Specific Plan is tentatively scheduled to go to Planning Commission on September 4, 2024. City Council rejected Alamo Apartments development three times before developer appealed to the State. The City cannot predict the development timeline as the Plan serves as a framework.

**Upon conclusion of the discussion, the following motion was made by Tracy Bodis and seconded by Karen Diem:**

**MOTION:** Recommendation to approve the Envision Simi Valley Specific Plan, to create a community vision for the development of areas of Los Angeles Avenue and Tapo Street, including the provision of new housing, commercial, and recreational opportunities; a General Plan Amendment to amend the Land Use Map and related General Plan text; a Zone Change to amend affected zoning maps, and Development Code Amendment to remove the Tapo Area Planning and Los Angeles Avenue Planning Overlay Districts; and the adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan for the subject application citing comments or revisions to consider **15 foot setback near single-family residences, develop hillsides, not just valley floor, offer incentives for charging stations, do not extend Specific Plan beyond First Street toward Sinaloa Street, address concerns about increased traffic due to bike lane implementation, evaluate potential bike/car conflict, and continually assess the mobility chapter, focusing on parking and traffic.**

<b>Executive Board vote:</b>	<b>9 Ayes;</b>	<b>0 Noes;</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>0 Ayes;</b>	<b>0 Noes;</b>	<b>3 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried unanimously.**

8. City Staff Comments

Community Services Coordinator Kelly Duffy announced Rancho Simi Recreation and Parks District offers a summer passport program exploring various locations and activities, with a chance to win prizes at the end of the season. Transportation to the Ventura County Fair is available on August 6, 2024. Register at <http://www.rsrpd.org/recreation/trips> or call 805-583-6059 for more information. The Simi Valley Public Library offers diverse summer activities, including water-wise gardening classes. There is a free landfill event for residents on July 21, 2024. Visit the Simi Valley Landfill website, [www.wm.com/location/california/ventura-county/landfill/free-days.jsp](http://www.wm.com/location/california/ventura-county/landfill/free-days.jsp), or call (805) 579-7267 for more information. The City's Homebuyer Assistance Program provides up to 20% down payment assistance, subject to program guidelines. For more information, or to apply, contact housing staff at [Housing@simivalley.org](mailto:Housing@simivalley.org) or 805-583-6779.

9. Executive Board Comments

David Hechter requested receiving large documents in advance or splitting large topics across two meetings.

Steven Koep is concerned about trash accumulation at Madera Road and Cochran Street and ineffective traffic light timings at the intersection. Kelly Duffy advised using the online Public Works Maintenance Form to make the suggestion to the Public Works Department.

Karen Diem expressed concerns about deteriorating cement split rails in her neighborhood. Kelly Duffy recommended sending photos of the damage via the online Public Works Maintenance Form. Kelly Duffy emailed a link to the form to all Executive Board members.

Stephanie Bunker asked about the Envision Specific Plan's potential to attract businesses and development. Kelly Duffy explained that the City cannot predict the development timeline as the Plan is a framework, advised routing further questions to Naren Gunasekera. Kelly Duffy emailed all Executive Board members Naren Gunasekera's contact information.

10. Adjournment: Tuesday, August 20, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:06 p.m.