



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1
THURSDAY, SEPTEMBER 5, 2024, 7:00 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Todd Taylor
NC #1 Vice Chair	Alan Mann
NC #1 Secretary	Frank Perrotta
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.

6. Informational Presentation(s)

a. Pretreatment Program and Stormwater Quality Management

No Action: Receive Information

7. New Business: 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: Thursday, October 3, 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 Todd Taylor called the meeting to order at 7:02 p.m. A quorum was present.

Todd Taylor	P	Moses Amoghlian	P
Alan Mann	P	Pushpinder (Biki) Bal	E
Frank Perrotta	P	Sparky Cohen	P
Will Marmolejo	P	Laura Hurd	P
Carol Thomaier	P	Jeff Plyamm	P
Dwight Thompson	P	Masako Yeager	P
Suzanne Thuotte	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 Alan Mann and seconded by Carol Thomaier to approve the June 6, 2024 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation(s)

a. Gauge Your Emergency Preparedness: Are you prepared?

Eileen Connors, the City’s Emergency Services Manager, highlighted key aspects of emergency preparedness. In any crisis, if the danger is inside, evacuate; if it’s outside, shelter in place. The main actions to prioritize are personal safety, assisting others if possible, and maintaining communication with loved ones. Staying informed is crucial. For reliable updates from local emergency services, residents are urged to sign up for VC Alert at www.vcalert.org and Nixle at <https://local.nixle.com/simi-valley-police-department/>. Resource apps include [MyShake App](#), [FEMA App](#), and the [Red Cross Emergency App](#). Know your evacuation routes and have a family emergency plan with accurate contact information. The plan should have pet-friendly options if applicable and backup meeting locations. Establishing an emergency support network with at least two contacts, including one out-of-state person, is essential for maintaining communication during a disaster. Utilize secure bank and insurance apps for critical documents and consider securely storing documents on a password protected flash drive. Preparedness also involves go kits and

shelter in place kits with essentials such as water, medications, and pet supplies. Residents can get trained for free with the Community Emergency Response Team (CERT), taught by the Ventura County Fire Department and hosted by the Simi Valley Office of Emergency Services. The next CERT training taught in English runs September 11, 2024 through October 16, 2024 on Wednesdays from 6:00 p.m. to 9:00 p.m. CERT, taught in Spanish, runs September 10, 2024 through October 15, 2024 on Tuesdays from 6:00 p.m. to 9:00 p.m. For more information contact Eileen Connors at econnors@simivalley.org or 805-583-6982.

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 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

Audience members asked questions and comments relating to: Fire department readiness for four-story buildings, adequacy of setbacks for fire trucks, street access for fire trucks, infrastructure concerns, water supply and utilities, traffic studies and exemplary mobility models, Simi Valley Town Center plans, additional Metrolink station(s), and potential relocation of the current Metrolink station.

City staff responded to the above question as follows: The fire department is involved early in the planning process and must approve projects before they proceed. Infrastructure is thoroughly addressed, with Tapo Street and East Los Angeles Avenue selected due to adequate

infrastructure, including water, electricity, and sewer capacity. The Envision Specific Plan includes an Environmental Impact Report focused on impact of possible development. Public Works evaluates each project within the broader city context and specific details. Traffic studies are conducted locally and are continually looked at over time. The Simi Valley Town Center has an existing Specific Plan and maintaining it is crucial for generating sales tax to fund services. A mix of housing and commercial spaces will help boost sales tax revenue and help pay for services. The City's Housing Element prioritizes housing, with a focus on higher density developments near transit.

Executive Board members asked questions and made comments relating to: Support for outdoor dining and encouraging local dining expenditures, concern for housing and entertainment for the younger generation, regional and local traffic studies, timeline of traffic studies, parking requirements and concerns, residential percentages in nearby cities, incentives for developers, Santa Susana Plaza development timeline, support for a trolley system, north/south bike paths, Simi Valley Town Center Specific Plan, turn signals at Tapo Street and Alamo Street, bike paths or easy transportation from Patricia Street and Heywood Street to the Simi Valley Town Center, missing bathroom at Metrolink Station, City parking structures, moving Civic Center transit hub, north/south bike paths, and E-bikes.

City staff responded to the above questions as follows: The City encourages residents to eat and shop locally. Parking requirements for restaurants are being reduced, encouraging shared parking. The Housing Element is updated every seven to eight years to comply with state mandates for affordable housing. The City is encouraging mixed-use development to make affordable housing for the workforce at lower incomes. Under state law, the City offers developers incentives and community benefit bonuses in exchange for density bonuses. There's a focus on subdividing large commercial areas for smaller commercial footprints to maximize the use of commercial space and tailor to changes in the economy. The Santa Susana Plaza development at Cochran Street and Tapo Street is currently in the permitting phase. The City supports shared parking arrangements in mixed-use area. Developer contributions will fund the installation of turn signals at the corner of Tapo Street and Alamo Street, along with repainting crosswalks and lane lines. The City supports increased housing near the Metrolink station, considering potential developer partnerships for projects including housing and commercial spaces like a coffee shop near Metrolink station, and other opportunities to increase public and shared transit ridership. Trolley and bike paths from Patricia Street and Heywood Street to the Simi Valley Town Center is a good idea. The City does not own property or have the financial resources to build parking structures but is encouraging shared parking solutions. Shared parking for mixed-use will be documented through reciprocal

parking agreements. The City is updating the Bicycle Master Plan to enhance bike infrastructure. Envision Specific Plan is a long term framework. The City needs to have a plan to experiment and receive grant money for complete streets that work for all residents using cars, bikes, bus, rails, and pedestrians.

Upon conclusion of the discussion, the following motion was made by Suzanne Thuotte and seconded by Moses Amoghlian:

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: keep two lanes on Tapo Street, move the bus hub to the more dense area, consider a parking structure, consider a trolley, and add north/south bike paths.

Executive Board vote:	9 Ayes;	1 No;	2 Abstentions
Audience vote:	4 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. City Staff Comments

Kelly Duffy, Community Services Coordinator, welcomed the new Executive Board members. She announced agendas are sent via govDelivery; adding simivalleyca@public.godelivery.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 to conduct City business. Report absences to neighborhoodcouncils@simivalley.org before 5:00 p.m. Executive Board members were given an after-hours phone number to report absences after 5:00 p.m. Executive Board members should distribute Neighborhood Council brochures and business cards to neighbors and encourage attendance and participation as general members. Kelly Duffy stated that Neighborhood Councils are non-political and should not be used for partisan politics or personal gain. The City Focus Newsletter link was emailed to all Executive Board members. The Coyote Yard Audit Checklist was provided to

mitigate coyote/human interactions as the community continues to coexist with local wildlife. The City offers programs and resources focused on sustaining and creating homeownership opportunities for qualified homeowners/households. The Homebuyer Assistance Program provides up to 20% down payment assistance to household with incomes up to 150% of the Area Median Income. Interested households can find the applications on the City's website: <https://www.simivalley.org/departments/environmental-services/neighborhood-services-division/housing-resources/homeownership-opportunities>.

9. Executive Board Comments

Executive Board members introduced themselves and shared motivations for volunteering to serve on the council.

10. Adjournment: Thursday, September 5, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:03 p.m.