



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, SEPTEMBER 10, 2024, 7:00 P.M.
SIMI VALLEY LIBRARY COMMUNITY ROOM
2969 TAPO CANYON ROAD
****SPECIAL MEETING LOCATION****

AGENDA

NC #2 Chair	Sam Cohen
NC #2 Vice Chair	Jerry Placeres
NC #2 Secretary	Michael Tirpak
City Council Liaison	Mayor Pro Tem Rocky Rhodes

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
 - b. Emergency Volunteer Rescue Team (EVRT) for Evacuation of Livestock and Domestic Animals – Ventura County Animal Services
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: Tuesday, October 8, 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 Sam Cohen called the meeting to order at 7:00 p.m. A quorum was present.

Sam Cohen	P	Karl Birch	P
Jerry Placeres	P	Vacant	
Michael Tirpak	P	Vacant	
Theresa Ramirez	P	Vacant	
Douglas Robertson	P	Vacant	
Pete Stong	P	Vacant	
Satish Shah	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 Pete Stong and seconded by Douglas Robertson to approve the July 9, 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 made comments relating to: Opposition to removing traffic lanes, concerns about car restrictions, support for safer pedestrian and bicyclist pathways, the need for better transit options and quicker bus routes to Moorpark College, relocation of Metrolink station to First Street, and concerns that the industrial area near Metrolink was not zoned for housing.

City staff responded to the above as follows: Envision is a 30-year plan. Any removal of traffic lanes would be gradual, subject to studies and potentially tested first. The City is not restricting cars or discouraging driving, but aims to create a community oriented downtown, modeled after areas

like downtown Ventura. Tapo Street is being considered for lane reduction to develop a historic downtown with outdoor dining while enhancing pedestrian safety. Adding a second Metrolink Stop in Simi Valley is part of the Envision Plan phased implementation. First Street would be an ideal location for a Metrolink Station, and discussion with the Ventura County Transportation Commission (VCTC) are ongoing.

Executive Board members asked questions and made comments relating to: Concerns include traffic, City population decline, closure of hospital maternity ward, high retail vacancies, increased density with restrictive parking, zoning for high density residential areas, and eminent domain and water resources. Support is expressed for Envision Specific Plan and reversing urban sprawl, mixed-use areas for reducing crime, a downtown main street with a small town feel similar to Ventura, aid for restaurants, a City parking structure for revenue, building articulation, objective design standards, affordable housing near transit and communal spaces, and the community focus of the plan. Opposition include losing a traffic lane, increased density with restrictive parking, State and City requirements for Table 7, page 22 and Table 8, page 23 of the Development Project Overview, concern for small businesses at Santa Susana Plaza, economic revenue, comment that parking and car rights fear not supported by amount of empty parking lots across City.

City staff responded to the above as follows: The California Lutheran University Center (CLUC) for Economic Research and Forecasting found that people leaving Ventura County, including Simi Valley, tend to be young and near the middle of the income distribution. The trend is partly due to limited amenities for young professionals, and strong retail competition from surrounding cities, as identified in the City's Economic Development Strategic Plan. According to Multiple Listing Service (MLS) data, median home prices in Simi Valley have increased significantly from \$605,000 in 2020 to \$849,000 in 2024, a 40% rise. The City does not own property or have the financial resources to build parking structures. Instead, it is encouraging shared parking solutions. The City is not restricting parking. The current parking standards are the minimum required by the State. Developers are responsible for determining the amount of parking for their projects, provided they meet the minimum standards. The Envision areas have been zoned for mixed-use for years, with few parcels available on Tapo Street and East Los Angeles Avenue. The market has been slow, with only one new project at Cochran Street and Tapo Street; the Santa Susana Plaza development is currently in the permitting phase. The City aims to create development hot spots to spur economic growth within this 30-year plan. The City does not use eminent domain under the Envision Simi Specific Plan. The economic study completed for the Envision Plan was conservative, based on the assumption that only 20% of the Envision Area would be developed. Developers will be charged for upgrading water infrastructure for their projects. The City aims to preserve hillsides, avoid

encroaching on single family zoning, and provide housing for the lower income worker such as grocery store employees, fire fighters, and teachers. The Envision Specific Plan encourages developers to create more articulated, aesthetically pleasing buildings. Table 7, page 22 of the Development Project Overview is a state minimum requirement. Table 8, page 23 of the Development Project Overview is a City requirement.

Upon conclusion of the discussion, the following motion was made by Pete Stong and seconded by Satish Shah:

MOTION: Recommendation to approve 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.

Executive Board vote:	6 Ayes; 2 Noes; 0 Abstention
Audience vote:	2 Ayes; 1 No; 0 Abstentions
Unincorporated Area vote:	None

The motion carried.

8. City Staff Comments

Kelly Duffy, Community Services Coordinator, emailed all Executive Board members the August City Focus Newsletter link. Members are encouraged to review the newsletter for updates on local events and news. The Coyote Yard Audit Checklist was provided to mitigate coyote/human interactions as the community continues to coexist with local wildlife. The Neighborhood Councils will have a booth at the Simi Valley Street Fair on Saturday, October 26, 2024. Executive Board members can sign up to volunteer at the booth and help connect Neighborhood Councils with the community.

9. Executive Board Comments

Satish Shah expressed his appreciation for the Community Emergency Response Training (CERT) program.

Pete Stong noted the effective teamwork displayed by the Executive Board members.

Douglas Robertson also valued the collaboration, emphasizing that members maintain mutual respect even when opinions differ.

Karl Birch provided an overview of a water project that could potentially be used for Simi Valley's additional groundwater.

Sam Cohen highlighted recent publicity for the Neighborhood Councils, mentioning that two articles appeared in the Acorn.

10. Adjournment: Tuesday, September 10, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:44 p.m.