



**NEIGHBORHOOD COUNCILS**

**NEIGHBORHOOD COUNCIL #2**

TUESDAY, NOVEMBER 12, 2024, 7:00 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

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

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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. Assuring the Safety and Quality of Building Construction

*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, January 14, 2025, 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	E	Vacant	
Michael Tirpak	P	Vacant	
Theresa Ramirez	P	Vacant	
Douglas Robertson	P	Vacant	
Pete Stong	E	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 Douglas Robertson and seconded by Karl Birch to approve the September 10, 2024 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Resident requested that the middle lane turning arc be repainted on the east bound 118 Freeway off-ramp at Kuehner Drive. Kelly Duffy forwarded request to Justin Link, Principal Engineer for Traffic.

6. Informational Presentation(s)

a. The National Flood Insurance Program (NFIP) and the Program for Public Information (PPI) Committee

Brent Siemer, Deputy Public Works Director of Development Services, gave a presentation on the National Flood Insurance Program (NFIP) highlighting the importance of flood insurance and emergency preparedness. He stressed the need to protect people, insure property and build responsibly using safety codes. The NFIP provides federally backed flood insurance for homeowners, renters, and businesses, especially in Special Flood Hazard Areas (SFHA) identified by Federal Emergency Management Agency (FEMA), as regular homeowners insurance does not cover flood damage. As a Class Six community in FEMA's Community Rating System, Simi Valley residents receive a 20% discount on NFIP flood insurance premiums. Flood insurance and hazard preparedness are key to recovering quickly from flood events, with investment in mitigation saving significant future

costs. Mitigation efforts such as detention and debris basins help manage stormwater and reduce flood risks. To remove properties from floodplains, a Letter of Map Amendment (LOMA) or Revision (LOMR) is required. Simi Valley is updating its flood maps with City Council support and funds. The Program for Public Information (PPI) Committee, which includes Neighborhood Council Executive Board representatives, reviews flood management plans and updates them regularly.

7. New Business

- a. Review of a request for a Planned Development Permit, Tentative Tract Map, Tentative Parcel Map, and Affordable Housing Agreement to construct a 26-unit, 3-story multi-family residential condominium townhome development; and a modification to an existing Conditional Use Permit for a religious facility

**Audience members asked questions and made comments relating to:** Guest parking, sales price, homeowners association fee, solar panels and credits.

**Applicant responded to the above questions as follows:** Ten guest parking spaces will be available. Current prices, if offered today, would be approximately \$367,000 for a one-bedroom, high \$500,000s for a two-bedroom, and a three-bedroom would be in the \$600,000s. The homeowners association fee would be around \$300 per month, covering maintenance of the community, including roofs. Solar storage batteries are optional and excess electricity will be sent to the Southern California Edison grid.

**Executive Board members asked questions and made comments relating to:** Parking with the church, building height, setbacks, monthly homeowners association fees, and density bonuses. Support for the infill project and shared parking with the church.

**Applicant responded to the above questions as follows:** The Department of Real Estate recommends a homeowners association fee of around \$300 to properly maintain the community including window cleaning, repaving, graffiti removal, and reserves. The building height will be 37 to 38 feet, just below the City's 40 foot limit. The proposed waiver request is a three-story structure within 20 feet of the southern property line. The development offers 59 parking spaces (nine extra), meeting and exceeding State Density Bonus Law requirements for parking.

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

**MOTION:** Recommend approval of the Planned Development Permit, Tentative Tract Map, Tentative Parcel Map, and Affordable Housing Agreement to construct a 26-unit, 3-story multi-family residential condominium townhome development; and a modification to an existing Conditional Use Permit for a religious facility.

**Executive Board vote:** 6 Ayes; 0 Noes; 0 Abstentions  
**Audience vote:** 2 Ayes; 2 Noes; 1 Abstention  
**Unincorporated Area vote:** None

**The motion carried.**

- b. Nomination of a representative to the Special Events Support Review Committee

By consensus, Michael Tirpak was nominated as the representative to the Special Events Support Review Committee.

8. City Staff Comments

Kelly Duffy, Community Services Coordinator, announced the City is currently accepting applications for Neighborhood Council Executive Board members. Applicants must be 18 years of age or older and a resident of the City of Simi Valley. Successful candidates will be appointed by the City Council to serve in an advisory capacity for two-year terms from March 1, 2025 to February 28, 2027. Current Executive Board members are encouraged to tell their neighbors about recruitment. The Neighborhood Councils will have a booth at the Simi Valley Street Fair on October 26, 2024. Executive Board members are invited to volunteer and engage with the community. Visit the Simi Valley Senior Center Arts & Crafts Fair on October 18, 2024, from 9:00 a.m. to 4:30 p.m. and on October 19, 2024, from 8:00 a.m. to 3:00 p.m. On October 19, 2024 energize yourself for a morning of shopping by stopping by the "All You Can Eat" Pancake Breakfast prepared by members of the Rotary Club of Simi Valley Noontimers. Breakfast will be served from 8:00 a.m. to 11:00 a.m. Tickets for the breakfast are \$8.00 and can be purchased at the door on the day of the event. Rancho Simi Recreation and Park District is offering excursions leaving from the Simi Valley Senior Center. On October 26, 2024 hockey fans can join a Los Angeles Kings game excursion. Tickets are \$76 with the bus leaving at 10:30 a.m. from the north parking lot of the Simi Valley Senior Center. Also offered is the Descanso Gardens Enchanted Light Show excursion on December 3, 2024. Tickets are \$49 and the bus will depart from the North parking lot at the Simi Valley Senior Center. Register at [rsrpd.org](https://rsrpd.org) or call (805) 583-6059.

5. Public Comments continued:

Following City staff comments, a resident requested and was granted permission by Chair to address the Executive Board. The resident distributed a letter, signed by several neighbors, to the Executive Board members, requesting the City's assistance regarding occupancy level at a neighboring property. Kelly Duffy forwarded the letter to supervisors. The letter is attached as Appendix A.

9. Executive Board Comments: None

10. Adjournment: Tuesday, November 12, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:27 p.m.

To: Simi Valley Neighborhood Council,  
Simi Vally, Ca 93063

Re: Rental property on [REDACTED]

I had brought this up with the council several months before. One of the suggestions made was to have the home owners in the neighborhood sign a petition and submit to the mayor. A couple of months ago we had just done that - ten home owners in this neighborhood had signed the petition to Mayor and submitted to both the Mayor and Councilman Mike Judge. A city employee has emailed me asking me to contact Ted Drago. I have spoken to him and followed up with emails. The status of the issue is unclear at this point.

The rental property is a flop house, run like a hostel/hotel. Nearly fifty people lived in over that house over the last thirty months. This does not include the dozen plus people currently living now. Most of them have lived there for less than 3 or 4 months.

They have had people living in the garage ever since they moved in. They also built a wall in the living area to create a new room to accommodate more people. There are 13,14 vehicles and they park across the street where there is a block wall. Five of them have expired registration and they still drive two of them. They are mostly migrant workers. In the last two, three weeks they brought in at least 4,5 new people in. This property is a hotel/hostel for all practical purposes and we request the city to treat it as such. This should be considered a code violation.

Thank you for your help!

  
Madhu Kasaraneni

Date: 10/08/2024

[REDACTED]  
Simi Valley, Ca 93063