



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1

THURSDAY, FEBRUARY 5, 2026, 7:00 P.M.
SIMI VALLEY SENIOR CENTER, ROOM 117
3900 AVENIDA SIMI
****SPECIAL MEETING LOCATION****

AGENDA

NC #1 Chair	Carl Lindner
NC #1 Vice Chair	Emmy Sundeen
NC #1 Secretary	Stefanie Rucker
City Council Liaison	Council Member Rocky Rhodes

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
This is the time to reorder and/or remove items from the agenda by consensus of the Executive Board. Any individual member who will be abstaining from a discussion item should announce their intentions at this time.
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. Simi Valley Senior Center
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, March 5, 2026, 7:00 p.m.

/s/

Stratis Perros
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 Carl Lindner called the meeting to order at 7:00 p.m. A quorum was present. Mayor Cavanaugh was in attendance.

Carl Lindner	P	Masako Yeager	P
Stefanie Rucker	P	Paul Chandler	P
Emmy Sundeen	P	Debbie Gainey	P
Moses Amoghlian	P	Jason Gonzalez	P
Sparky Cohen	P	Gayle Luker	P
Laura Hurd	E	Cindy Slack	P
Jeff Plyamm	E	P=Present; E=Excused; A=Absent;	

2. Agenda Review: None

3. Approval of Minutes

A motion was made by Gayle Luker and seconded by Sparky Cohen to approve the November 6, 2025, minutes. The motion carried.

4. Correspondence

Community Update from the Department of Toxic Substances Control provided information on the completed cleanup for the former Rocketdyne-Atomics International Rifle and Pistol Club (Gun Club) Shooting Range and Overshot Area. Update was given to all in attendance.

5. Public Statements/Comments

A resident expressed concern about short-term rentals, citing statistics on their impact on neighborhood stability.

A resident raised concerns that while one homeowner may benefit financially from short-term rentals, it can negatively affect and harm other homeowners in the community.

A resident shared his personal experience with a neighboring property that is corporately owned, noting the challenges it created in his neighborhood.

6. Informational Presentation(s)

a. Ventura County Animal Services

Esteban Rodriguez, Director of Ventura County Animal Services (VCAS), delivered an informational presentation regarding the agency’s operations, service areas, and current initiatives. VCAS provides animal services for all cities within Ventura County, as well as unincorporated areas, and operates two shelters: the primary facility in Camarillo and a secondary shelter in Simi Valley. In 2025, VCAS took in 8,200 animals, averaging 22 per day, and anticipates an increase in the current year. Simi Valley accounted for 771 animals, representing nine percent of total intake. Most animals arrive as lost or stray, and 58% are adopted, while 15% are reunited with their

families. The Mobile Vet Clinic, funded by donations, is a fully equipped RV offering low-cost spay/neuter services and vaccinations to reduce shelter overcrowding. It includes an operating table, anesthesia machines, oxygen supply, dental equipment, and kennels for multiple pets. Coyote management strategies were also discussed, emphasizing preventive measures such as securing food sources, removing fallen fruit, and maintaining sealed trash containers. Deterrent techniques, including hazing methods, were discussed. The Department of Fish and Wildlife retains jurisdiction on wildlife management. Community members were encouraged to support VCAS by adopting, volunteering, or fostering, ensuring pets have identification, and making donations through the VCAS website. The longest current resident, Cassadano, has been at the shelter since March 25, 2024. All attendees received a free adoption card valid for one year, with staff available to assist in making appropriate placement.

7. New Business

- a. Consideration of amendments to the Simi Valley Municipal Code to regulate short-term rentals

Audience members asked questions and made comments relating to:

Potential negative impacts on property values and neighborhood quality, increased density, operation as lodging businesses, preservation of Simi Valley's character, regulatory and enforcement costs, current number of rentals and related complaints, transients in neighborhoods, occupancy limits, noise monitoring, comparisons to neighboring cities, and hotel occupancy rated and number of people per room. Eight residents spoke in opposition to short-term rentals. Four residents submitted cards opposing short-term rentals but did not speak. A petition with over 430 signatures requesting a ban was noted. One resident spoke in support, citing financial need and compliance efforts. Several residents urged the Council to vote against allowing short-term rentals.

City Staff responded to the above questions as follows: Approximately 100 short-term rentals operate in Simi Valley. Neighborhood Councils and the Planning Commission provide recommendations. City Council makes the final decision. Simi Valley Police Department does not track which homes are short-term rental properties. Noise monitors are not currently used. Short-term rentals are banned in Camarillo, Moorpark, and Ojai, and allowed in Agoura Hills, Oxnard, the City of Ventura, and Ventura County. Simi Valley Municipal Code does not specifically address short-term rentals. Hotel occupancy in Simi Valley is approximately 70%. Room occupancy limits were determined by reviewing standards from other cities and municipalities.

Executive Board members asked questions and made comments relating to:

Financial benefits to real estate investors versus potential financial detriment to neighboring homeowners, differences between hosted and unhosted short-term rentals and associated cost differences, origin of the short-term rental regulations and identified community concerns, use of short-term rentals for displaced families and temporary housing, neighboring cities' ordinances and data used in the City's analysis, enforcement challenges with noise, trash, parking, fines, and vehicle limits,

occupancy limits based on square footage rather than number of rooms, current number of short-term rentals and administrative costs, accountability concerns and potential neighborhood disruptions, and costs to ban short-term rentals.

City Staff responded to the above questions as follows: The draft ordinance originated from community concerns. The City has received only a handful of complaints about short-term rentals, the most notable involving an event house with unpermitted alterations. A hosted short-term rental means a property owner or designated host is present on-site during the guest's stay, for example, renting out a room while living in the home. An unhosted short-term rental means the entire property is rented out and no host is present during the stay. City staff reviewed ordinances from neighboring cities and municipalities while drafting the proposed ordinance. Parking enforcement will be managed through the nuisance response plan outlined in Title 5-46.14, Section C, F, and H of the performance standards. Residents can report parking violations using the designated contact number. If short-term rentals were banned, the municipal code would be updated to classify them as an unpermitted use. The cost of implementing a ban is still to be determined.

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

MOTION: Recommend to deny amendments to the Simi Valley Municipal Code to regulate short-term rentals

Executive Board vote:	9 Ayes;	1 No;	1 Abstention
Audience vote:	14 Ayes;	2 Noes;	0 Abstention
Unincorporated Area vote:	None		

The motion carried.

8. City Staff Comments

Kelly Duffy, Community Services Coordinator, reported volunteers are needed for the 2026 Homeless Point-In-Time Count scheduled for January 28, 2026, with training provided on January 20, 2026. Non-profit organizations are invited to attend a Community Projects Grant Program workshop for the Fiscal Year 2026-2027 funding cycle on January 13, 2026, at the Simi Valley Public Library. The City of Simi Valley Office of Emergency Services is accepting applications for the Spring 2026 Community Emergency Response Team (CERT) training. This free, FEMA-based program teaches residents how to prepare for and respond to emergencies. Classes will meet weekly from March 4, 2026, to April 8, 2026, on Wednesday evenings from 6:00 p.m. to 9:00 p.m. The Simi Valley Police Department is offering its Citizens Police Academy, a free 10-week program designed to provide an inside look at police operations and the criminal justice system. Classes are held weekly on Thursdays from 6:00 p.m. to 9:00 p.m., beginning March 12, 2026, continuing through May 14, 2026. The Simi Valley Animal Shelter will be closed on January 13, 2026, to allow for repairs to a water main leak.

9. Executive Board Comments

Sparky Cohen reiterated his previous comments, urging everyone to vote against short-term rentals. He requested consistent use of the microphone at meetings and expressed a preference for no time limits when speaking.

Gayle Luker appreciated the collaboration and the opportunity for open discussion.

Debbie Gainey suggested finding a new tenant or use for the vacant TGIF restaurant location.

Paul Chandler voted “no” on the motion, citing the need for more information, including costs associated with a ban or leaving short-term rentals unregulated.

Jason Gonzalez thanked the public and stated that Simi Valley is a great place to live.

Carl Lindner thanked the public for their participation and discussion.

10. Adjournment: Thursday, February 5, 2026, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:59 p.m.