



**NEIGHBORHOOD COUNCILS**

**NEIGHBORHOOD COUNCIL #2**

TUESDAY, FEBRUARY 10, 2026, 7:00 P.M.  
SIMI VALLEY SENIOR CENTER, ROOM 117  
3900 AVENIDA SIMI  
**\*\*SPECIAL MEETING LOCATION\*\***

AGENDA

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NC #2 Chair	Al Brown
NC #2 Vice Chair	George Bowman
NC #2 Secretary	Karl Birch
City Council Liaison	Council Member Mike Judge

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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: Tuesday, March 10, 2026, 7:00 p.m.

/s/

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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 Al Brown called the meeting to order at 7:00 p.m. A quorum was present. Council Member Mike Judge was in attendance.

Al Brown	P	Gayle Sutton	P
George Bowman	P	Kenyon Harman	P
Karl Birch	P	Hillary Herrera	P
Gloria Bowman	P	Rick Herrera	P
Robert Guenther	E	Kátia Moore	E
Lillian Jacobs	P	Jerry Placeres	E
Michael Shaw	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 Michael Shaw and seconded by George Bowman to approve the November 4, 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: None

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:** Citywide or neighborhood specific permit limits, mechanism to protest a hotel business next door, short-term rentals not necessary in Simi Valley, Code Enforcement cannot effectively enforce short-term rentals, costly enforcement, urged limits based on the number of people per bedroom, several residents shared experiences living next to a short-term rental, opposition to hotel-type businesses in residential neighborhoods, concerns that corporations and real estate investors (including LLCs) can buy up single-family homes for short-term rentals, definition of “person” in ordinance language, and the lack of a draft ordinance for banning short-term rentals. Five residents submitted cards opposing short-term rentals, and a petition with over 430 signatures requesting a ban on short-term rentals was noted. Residents urged the Council to vote “No” on allowing short-term rentals in Simi Valley.

**City Staff responded to the above questions as follows:** Definitions, including “person,” are outlined in the proposed Title 5-46.02, which includes natural persons and legal entities. The City, including the Simi Valley Police Department, currently lacks data on whether short-term rentals are owned by individuals or LLCs. Senate Bill 346, effective October 13, 2025, allows cities and counties to require short-term rental facilitators to report property details, though its effectiveness remains uncertain.

**Executive Board members asked questions and made comments relating to:** The current number of complaints, ownership of short-term rental data, the Nuisance Response Plan, enforcement and staffing, concern about corporations or LLCs owning single-family homes, permitting, non-registered guests, noncompliance, parking, parties, group homes (licensed care facilities), mobile home parks, homeowners’ associations, City Council recommendations on the ordinance, how the City currently handles short-term rentals, the cost of regulating versus not regulating, limits and timelines for reapplication after suspension or revocation, the Nuisance Response Plan/Good Neighbor Guidelines mailed to properties within a 200-foot radius of the short-term rental, and the cost to ban or keep short-term rentals unregulated.

**City Staff responded to the above questions as follows:** The City has only received a handful of complaints, the most significant involving a house with unpermitted changes. The City, including the Simi Valley Police Department, currently lacks data on whether short-term rentals are owned

by individuals or LLCs. Noise and parking issues are currently handled by Code Enforcement or the Police Department. Staff explained that the Nuisance Response Plan requires up to three 24/7 contacts for complaints and must be mailed to all property owners within 200 feet of the short-term rental property line whenever a permit is issued or renewed. Owners must respond to the nuisance complaints within 30 minutes and remedy the situation. Permits are valid for one year (January 1 through December 31) and cannot be issued or renewed if a permit is suspended or revoked within the past 24 months. Permits may be revoked or suspended for violations of short-term regulations, public health and safety concerns, prior violations, or open enforcement cases, with fines set by City Council. Group homes (licensed care facilities) are regulated separately under the Simi Valley Municipal Code. The City does not enforce HOA rules. Covenants, Conditions, and Restrictions (CC&Rs) are the legally binding rules set by a Homeowners Association (HOA), and the City does not get involved in disputes with HOAs. Federal and State laws take precedence, followed by local (city/county) laws. HOA CC&Rs may impose stricter rules that do not conflict with public law. Financial impacts, violations, and fines are addressed in the December 15, 2025, City Council meeting staff report. Fiscal impacts, including staffing, are addressed in the August 4, 2025, City Council report. These reports are included in today's packet as "attachments." The new language and revised code sections recommended by City Council are shown as underlined text, while the deleted language is shown as strikethrough text. Staff shared a slide explaining that the definition for "loud and unruly gatherings" was added in place of "illegal parties." A draft ordinance regarding a ban on or the cost to keep short-term rentals unregulated was not requested by the City Council.

**Upon conclusion of the discussion, the following motion was made by Michael Shaw and seconded by George Bowman:**

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

**Executive Board vote: 5 Ayes; 2 Noes; 3 Abstentions**  
**Audience vote: 4 Ayes; 0 Noes; 1 Abstentions**  
**Unincorporated Area vote: None**  
**The motion carried.**

**Subsequent to the motion, the following amendment was made by George Bowman and seconded by Michael Shaw:**

**Amendment: Recommend to deny the amendments to the Simi Valley Municipal Code to regulate short-term rentals, and deny short-term rentals in Simi Valley**

**Executive Board vote: 5 Ayes; 5 Noes; 0 Abstentions**  
**Audience vote: 5 Ayes; 0 Noes; 0 Abstentions**  
**Unincorporated Area vote: None**

**The motion failed.**

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. City Offices will be closed on January 19, 2026, in observance of Martin Luther King, Jr. Day.

9. Executive Board Comments: None

10. Adjournment: Tuesday, February 10, 2026, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:33 p.m.