



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3

THURSDAY, FEBRUARY 12, 2026, 7:00 P.M.
SIMI VALLEY SENIOR CENTER, ROOM 117
3900 AVENIDA SIMI
****SPECIAL MEETING LOCATION****

AGENDA

NC #3 Chair	Robert Martins
NC #3 Vice Chair	Serena Kahm
NC #3 Secretary	David Kritzer
City Council Liaison	Council Member Joseph Ayala

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 12, 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 Robert Martins called the meeting to order at 7:02 p.m. A quorum was present.

Robert Martins	P	Ellen Bebo	P
Serena Kahm	P	Richard Bebo	P
David Kritzer	P	Ashley Callinan	E
Steve Busco	P	Cheryl Deitrick	P
Andy Goitia	P	Melissa Hill	P
Nick Palky	P	Guy Nohrenberg	P
Donald Wismar	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 Serena Kahm and seconded by Andy Goitia to approve the November 13, 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.

Council Member Ayala has been assigned as your Liaison. He will meet the Executive Board at the next meeting.

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: Opposition to short-term rentals, multiple speakers urged a Citywide ban, enforcement challenges, more than 90 platforms, high City costs with loss first year, changes residential zoning to commercial zoning, neighborhood impacts, housing shortage, safety risks, need for inspections (smoke detectors, carbon monoxide alarms, pool safety), staffing needs including nights/weekends, Homeowner Association (HOA) disputes, economic impact on hotel businesses, hotels/motels at 72% occupancy, not a destination economy, petition with more than 430 signature supporting a ban was noted, resident wants short-term rentals banned due to security concerns after a guest knocked on her door late at night thinking it was their rental, no exterior signage, reference to Moorpark's ban as a model for Simi Valley, and need for a fair and balanced look at short-term rentals, including ban. Policy suggestions, if allowed: cap the number of rentals Citywide, limit occupancy based on bedrooms, prohibit corporate ownership of single-family homes, and provide a pathway for residents within 200 feet to protest nearby rentals.

City Staff responded to the above questions as follows: The City does not intervene in HOA disputes. Staff is here to get your feedback. Any feedback will be forwarded to the Planning Commission and City Council at the upcoming public hearings.

Executive Board members asked questions and made comments relating to: Citywide caps on permits, Transient Occupancy Tax (TOT), request for acronym definitions, cost estimates for banning or leaving short-term rentals unregulated, concerns about Limited Liability Companies (LLCs) purchasing single-family homes for short-term rentals, seniors and senior living facilities, housing affordability, staffing and enforcement costs, hosted versus unhosted rentals, parking enforcement, occupancy limits, support for short-term rentals noting family reliance during visits or emergencies, home occupation permits, age rules for children sharing rooms, noise monitors, concern over neighbor notification changing from before permit issuance to after issuance, and Moorpark's process in addressing short-term rental policies.

City Staff responded to the above questions as follows: There are no caps in the current draft. All feedback will be forwarded to the Planning Commission and City Council. Business Tax and Transient Occupancy Tax

Assessments are coordinated by an outside facilitator, HdL. The Planning Department manages development standards, while the Administrative Services Department and City Council handle financial aspects of this complex ordinance. If short-term rentals were banned, the City of Simi Valley Municipal Code and Table 2.2 (Residential District Uses) would be updated. Senior living facilities (licensed care facilities) are regulated separately under the Simi Valley Municipal Code. A hosted short-term rental means the owner or designated host is present during the guest's stay, for example, renting a room while living in the home. An unhosted short-term rental means the entire property is rented with no host present. City Council requested a draft ordinance to regulate short-term rentals. City Council did not request an ordinance to ban short-term rentals. The cost to ban short-term rentals is currently unknown. Senate Bill 346, effective October 13, 2025, allows cities to require short-term rental platforms to report property details. Existing tools, such as the noise ordinance, address noise-related issues. Noise and parking complaints are handled by Code Enforcement or the Police Department. Noise monitors can be installed to verify violations. Most operators do not want complaints. Neighbor notification timing (before versus after permit issuance) was addressed at the December 15, 2025, City Council meeting, which is available for viewing online. Moorpark initially drafted regulations but ultimately banned short-term rentals after strong public opposition.

Upon conclusion of the discussion, the following motion was made by David Kritzer and seconded by Andy Goitia:

1st MOTION: Recommend denial of the proposed Short-Term Rental Ordinance

After further discussion, the motion was withdrawn after the following vote:

Executive Board vote: 10 Ayes; 1 No; 1 Abstention

The vote carried.

Subsequent to the withdrawal and additional discussion, the following motion was made by Serena Kahm and seconded by Melissa Hill:

2nd MOTION: Recommend approval of the proposed Short-Term Rental ordinance, with additional suggestions to restrict the number of nights allowed per year, base occupancy limits on the number of bedrooms rather than rooms, and establish a cap on the total number of Short-Term Rentals Citywide

**Executive Board vote: 2 Ayes; 9 Noes; 1 Abstention
Audience vote: 0 Ayes; 4 Noes; 0 Abstentions
Unincorporated Area vote: None**

The motion failed.

Subsequent to the failed motion, the following motion was made by David Kritzer and seconded by Richard Bebo:

3rd MOTION: Recommend denial of the proposed Short-Term Rental ordinance and support a complete ban on Short-Term Rentals in Simi Valley

Executive Board vote:	10 Ayes;	2 Noes;	0 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, reported volunteers are needed for the 2026 Homeless Point-In-Time Count scheduled for January 28, 2026, with training provided on January 20, 2026. 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

Melissa Hill noted that short-term rentals cannot be completely banned and will continue to exist even if restrictions are implemented.

Serena Kahm shared that she attended the Police Academy and found the experience very informative. She also reported on the Special Events Committee, stating that nearly all organizations that applied and attended the meeting were recommended for some level of funding.

Nick Palky expressed appreciation for the lively and friendly discussion during the meeting.

Andy Goitia congratulated Mayor Pro-Tem Litster on her nomination. He announced that he has been nominated to serve on the Community Development Block Grant Committee. He also raised a question regarding why the noise ordinance does not address train whistles at midnight. Nick Palky responded that train operations fall under the Federal Railroad Administration.

David Kritzer reported that he served on the Special Events Support Program Committee last year and noted that available funding is insufficient to cover all the excellent events proposed. He also mentioned concerns about individuals living in vehicles at the Simi Valley Train Station parking lot. Staff forwarded this information to the City's Homeless Coordinator for follow-up.

10. Adjournment: Thursday, February 12, 2026, 7:00 p.m.
By consensus of the Executive Board, the meeting was adjourned at 9:07 p.m.