



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #4
TUESDAY, FEBRUARY 17, 2026, 7:00 P.M.
SIMI VALLEY SENIOR CENTER, ROOM 117
3900 AVENIDA SIMI
SPECIAL MEETING LOCATION

AGENDA

NC #4 Chair	Bobby Calderon
NC #4 Vice Chair	Heidi Best
NC #4 Secretary	Vacant
City Council Liaison	Mayor Pro Tem Elaine Litster

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
 - a. Election of Secretary
Action: Vote to select Secretary



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 17, 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 Bobby Calderon called the meeting to order at 7:00 p.m. A quorum was present.

Bobby Calderon	P	Leroy Leyba	A
Heidi Best	P	Marta Maitles	E
Miranda Myers	E	Amy Brown	P
Alessandro Neri	P	Don Diamond	P
Stephanie Bunker	P	Natalia Santisteban	P
Art Simeri	P	vacant	
Deanna Block	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 Don Diamond and seconded by Alessandro Neri to approve the November 18, 2025, minutes as presented. 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: Neighborhood hotels/motels are incompatible with residential areas, lack of protest pathway for residents within 200 feet, multiple speakers urged Council to vote against short-term rentals, a petition with over 430 signatures requesting a ban was noted, need for a fair and balanced review including consideration of a ban, concern about no cap on short-term rentals, financial unsustainability, initial financial loss with limited cost recovery, safety risks from unknown visitors, 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, lack of exterior signage, no inspections for pool fencing or smoke detectors, enforcement challenges, after-hour complaints, Limited Liability Companies (LLCs) purchasing homes, residential streets not designed for commercial use, occupancy classification, Senate Bill 346, and City Council's current stance. Multiple residents shared negative experiences with noise, parking, trespassing, and confrontations. Two residents spoke in support of regulation, citing benefits such as home-like accommodation for extended family visits and financial assistance for homeowners.

City Staff responded to the above questions as follows: Single-family residences must comply with state standards enforced by Building and Safety and Code Enforcement. Home Occupation Permits check for open violations. There is no proposed pre-inspection. Senate Bill 346, effective October 13, 2025, allows cities to require short-term rental platforms to report property details, though its effectiveness remains uncertain. City Council has discussed short-term rentals three times. City Council meetings are available for viewing online, and staff reports have been included as attachments in today's packet.

Executive Board members asked questions and made comments relating to: Opposition to short-term rentals, consideration of constituents, enforcement challenges and potential issues with drug or halfway houses, fees, fines, comparisons with nearby cities' costs or profits, revenue versus costs and cost recovery, staffing needs, after-hours coverage, permit requirements, role of Homeowner Associations (HOAs), use of noise monitors and data collection, occupancy limits, short-term rentals in apartments, parking enforcement, loud gatherings, lack of inspections for safety measures (e.g., smoke detectors, fenced pools), and the cost and constraints of enforcing a ban.

City Staff responded to the above questions as follows: City Council requested input from Neighborhood Councils. All feedback will be forwarded to the Planning Commission and City Council. Permits for short-term rentals differ from rehabilitation centers, which are addressed in the City of Simi Valley Municipal Code. Costs, permits, and fees have not yet been established. HOAs are between private parties, and the City does not intervene. Noise monitors can be installed by short-term rental owners to verify violations, and the City can request the collected data. Short-term rentals in apartments are not allowed under the proposed ordinance. The Police Department and Code Enforcement respond to noise and parking complaints. Administrative Services and City Council manage the financial aspects of the ordinance. Financial impacts, violations, and fines are detailed in the December 15, 2025, City Council staff report. Fiscal impacts and staffing are addressed in the August 4, 2025, City Council staff report. These reports are included in today's packet as "attachments." The costs and constraints of a ban would require a fee study. Senate Bill 346, effective October 13, 2025, may assist with enforcement by allowing cities to require short-term rental platforms to report property details, although its effectiveness remains uncertain.

Upon conclusion of the discussion, the following motion was made by Deanna Block and seconded by Alessandro Neri:

MOTION: Recommend to ban Short-Term Rentals in Simi Valley

Executive Board vote:	9 Ayes;	0 Noes;	0 Abstention
Audience vote:	6 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. 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.

9. Executive Comments

Don Diamond reported that the traffic lights on Alamo Street were flashing. Staff advised residents to contact the Public Works Department for assistance.

Bobby Calderon thanked attendees for their participation and expressed appreciation for their interest in sharing input with the Council.

10. Adjournment: Tuesday, February 17, 2026, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:36 p.m.