



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1

THURSDAY, APRIL 9, 2026, 7:00 P.M.

CITY HALL COMMUNITY ROOM

2929 TAPO CANYON ROAD

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. Managing Hazardous Materials, Solid Waste, and Recycling Programs

No Action: Receive Information

b. Ventura County Transportation Commission (VCTC) Community Traffic Calming and Pedestrian and Bicycle Safety Program – Simi Valley Temporary Demonstration Project

No Action: Receive Information



7. New Business
 - a. Nomination of a Representative and Alternate to the Committee for Community Rating System (CRS) and Program for Public Information (PPI)
Action: Nominate and Vote to Recommend Representative(s)
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, May 7, 2026, 7:00 p.m.

/s/
Cynthia McCullough
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 Lindner called the meeting to order at 7:00 p.m. A quorum was present.

Carl Lindner	P	Masako Yeager	E
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	P	Cindy Slack	E
Jeff Plyamm	E	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 Jason Gonzalez and seconded by Gayle Luker to approve the February 5, 2026, minutes. The motion carried.

4. Correspondence: None

5. Public Statements/Comments

A resident provided an update on the Planning Commission's recent vote regarding short-term rentals. The Commission voted 4-0 to deny the proposed code amendment. The resident encouraged community members to email the City Council with their perspectives on short-term rentals and to attend the upcoming City Council meeting, where the topic will be discussed, so that the Council can hear input from the public.

6. Informational Presentation(s)

a. National Flood Insurance Program: Committee for Community Rating System (CRS) and Program for Public Information (PPI)

Brent Siemer, Deputy Public Works Director (Development Services) – Engineering, reported that the City participates in the National Flood Insurance Program and the Community Rating System (CRS), which provides flood insurance premium discounts for its public information activities, developed by FEMA. The goals of the CRS program are to reduce flood damage, expand insurance coverage, and encourage floodplain management, which provides residents with a 20 percent reduction in flood insurance premiums. The Program for Public Information (PPI) Committee oversees the City's public information efforts related to floodplains and insurance and meets annually, with the 2026 meeting scheduled for April 23. FEMA has removed 1,903 properties, in total over 439 acres, from the Special Flood Hazard Area, reducing insurance requirements while identifying 53 newly at-risk properties. Residents are encouraged to review their flood risk and consult with insurance agents, as flood damage can still

occur outside designated hazard areas. Property owners may pursue a Letter of Map Amendment, with the City available to assist. A Letter of Map Amendment (LOMA) is an official FEMA document that removes a property or structure from a high-risk Special Flood Hazard Area when it is shown to sit on natural high ground above the Base Flood Elevation. For additional information, residents may contact Public Works at (805) 583-6786.

7. New Business

- a. Review of a request for a General Plan Amendment, Specific Plan Amendment, Zone Change, Planned Development Permit Modification, and Tentative Map for the Lost Canyons development to eliminate the golf course, relocate 180 approved single-family dwellings from the south side of Lost Canyons Drive to the north side, and changes to the development and design standards

Audience members asked questions and made comments relating to: Concern about the proposed street width reduction on Tapo Canyon Road, including the parkway reduction and removal of the raised median, the use of potable water for the lake, the reasoning for natural gas lines as gas is being phased out in new construction, bike lanes, traffic signals, project entrances, solar panels, the exclusiveness of a guard-gated community, and the use of flock cameras. Comments included that the width reduction of Tapo Canyon Road is unwise and unsafe.

The applicant responded to the above questions as follows: The Specific Plan Amendment proposes to reduce portions of Tapo Canyon Road between Presidio Drive and Lost Canyons Drive from 52 feet to 45 feet in width to address geotechnical and hillside conditions. This section will provide a 40-foot curb-to-curb width consisting of two 12-foot travel lanes, two 6-foot bicycle lanes, and a 4-foot painted median. The travel and bicycle lane widths remain unchanged from the original plan. A 5-foot sidewalk will be constructed on one side of the roadway. There will be one travel lane in each direction, and the median will be painted, as the previously planned raised median presents logistical constraints. Traffic signals will be installed at major intersections as required by Public Works, and a signal at Tapo Canyon Road and Lost Canyons Drive is currently under evaluation. The lake area will be reconfigured to function as a multi-purpose water body, serving as a retention basin, irrigation source, flood control facility during heavy rain, and emergency water supply for fire events. The lake will be filled with potable water. One new potable water tank is proposed within the Lost Canyons development in addition to the existing smaller tank. The development will continue to operate as a private gated community.

Executive Board members asked questions and made comments relating to: The project timeline, the number of homes south of Lost Canyons, the reasoning for Lots 363 and 364, average home and lot sizes, an armed or manned gatehouse, use of flock cameras, open space, public trails, trailheads and parking, trailhead amenities, the purpose and permanence of designated open space, tentative tract map changes, the Williamson Act, hazardous conditions near the Tapo Canyon Road and Lost Canyons Drive intersection, the phasing of street improvements, manholes and sidewalks, future consideration of development on open space south

of Lost Canyons Drive, and sewage line connections. Comments included that street improvements for Tapo Canyon Road and Lost Canyons Drive should be prioritized and completed in phase one.

The applicant responded to the above questions as follows: The project timeframe is current, with phase one underway, and an agreement has been entered into with Toll Brothers. Proposed lot sizes are 60 by 100 feet, 60 by 120 feet, 65 by 100 feet, and 90 by 110 feet, with homes ranging from 2,000 to 4,000 square feet. The community will be gated. Trailhead development will occur, and existing concrete golf cart paths will be converted into pedestrian trails. Trails south of Lost Canyons Drive and the existing paths to the north will be publicly accessible. Community trail access will be provided along the northern edge of the project area, as shown in Exhibit 8, Conceptual Trails Plan from the Proposed Whiteface Specific Plan – Volume II. Trailheads with public parking will be constructed and granted to the park district. An active park area will also be provided by the developer at the Bennett Road trailhead off Tapo Canyon Road. The two lots south of Lost Canyons Drive are owned by Hillwood Capital, the former owner of the Lost Canyons Golf Club, and are needed to provide access to their land in Dry Canyon. Tapo Canyon Road improvements, originally planned for phase five, are now scheduled for phase two. A new sewer line is included in the plan. The former home site locations will be designated primarily as open space, with the intent to permanently preserve them as open space.

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

MOTION: Recommend to approve the request a. for a General Plan Amendment, Specific Plan Amendment, Zone Change, Planned Development Permit Modification, and Tentative Map for the Lost Canyons development to eliminate the golf course, relocate 180 approved single-family dwellings from the south side of Lost Canyons Drive to the north side, and changes to the development and design standards with recommendation to complete the easternly portion of Lost Canyons Drive and Tapo Canyon Road in Phase 1, not Phase 2.

Executive Board vote:	10 Ayes; 0 Noes; 0 Abstentions
Audience vote:	3 Ayes; 0 Noes; 0 Abstentions
Unincorporated Area vote:	None

The motion carried unanimously.

- b. Nomination of a representative to the Community Projects Grant (CPG) Review Committee

Upon conclusion of discussion, Paul Chandler moved and with a second from Emmy Sundeen to nominate Paul Chandler as the representative to the Community Projects Grant (CPG) Review Committee

The motion carried unanimously.

8. City Staff Comments

Kelly Duffy, Community Services Coordinator, announced that the City offers programs supporting homeownership, and interested residents may join the [Interest List](#) by visiting the City's website. Applications for the Simi Valley Arts Commission are open through March 13, 2026. Recruitment for all four Neighborhood Council Executive Boards is open through March 31, 2026, for a two-year term running from July 1, 2026, through June 30, 2028. Applicants must be at least 18 years of age and residents of the City of Simi Valley. Executive Board members were asked to save April 23, 2026, from 7:00 to 9:00 p.m. for the Annual Program for Public Information, with the representative vote to occur in April.

9. Executive Board Comments

Emmy Sundeen commented that the developer of the Lost Canyons project should consider incorporating additional community amenities beyond the trails, such as a community center or amphitheater.

Gayle Luker expressed appreciation for the residents who regularly attend the Neighborhood Council meetings.

Jason Gonzalez stated that he looks forward to the trailhead development planned for Tapo Canyon Road and to the preservation of the open space located to the south.

Moses Amoghlian noted he was pleased to see that the updated Lost Canyons proposal positions homes farther from the roadway. He also stated that the Simi Valley Town Center area should be developed with appropriate businesses, similar to the approach used in Porter Ranch.

Carl Lindner commented that he believes the open space may be used to qualify for a Williamson Act contract to reduce property taxes. He also shared that he will be unable to attend the next meeting, as he is expecting a baby.

10. Adjournment: Thursday, April 9, 2026, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:20 p.m.