



**NEIGHBORHOOD COUNCILS**

NEIGHBORHOOD COUNCIL #4  
TUESDAY, MAY 19, 2026, 7:00 P.M.  
SIMI VALLEY LIBRARY COMMUNITY ROOM  
2969 TAPO CANYON ROAD  
**\*\*SPECIAL MEETING LOCATION\*\***

**AGENDA**

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NC #4 Chair	Bobby Calderon
NC #4 Vice Chair	Heidi Best
NC #4 Secretary	Amy Brown
City Council Liaison	Mayor Pro Tem Elaine Lister

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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. Southern California Edison Governmental Relations: Energy Safety, Reliability, and Affordability  
*No Action: Receive Information*
7. New Business
  - a. Election of Officers  
*Action: Nominate and Vote to Select Chair, Vice Chair, and 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, July 21, 2026, 7:00 p.m.

/s/

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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 Bobby Calderon called the meeting to order at 7:00 p.m. A quorum was present. Planning Commissioner Ivana Christmann was in attendance.

Bobby Calderon	P	Leroy Leyba	P
Heidi Best	P	Marta Maitles	E
Miranda Myers	E	Amy Brown	P
Alessandro Neri	E	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 Leroy Leyba to approve the March 17, 2026, minutes as presented. The motion carried.

4. Correspondence: None

5. Public Statements/Comments

A resident expressed concern that the City Council may consider legalizing short-term rentals. He stated that public records indicate a Council Member had been contacted by Airbnb and encouraged residents to monitor future agendas for short-term rental discussions and to attend the upcoming May 11, 2026, City Council meeting.

A resident stated that she is a longtime resident who feels safe in the City of Simi Valley and opposes short-term rentals. She encouraged residents to attend City Council meetings and share their views, emphasizing the importance of community participation.

A resident stated that he opposes short-term rentals in Simi Valley. He referenced a survey intended to gather resident feedback and requested that all data be released to the public in its original form.

6. Informational Presentation(s)

a. Managing Hazardous Materials, Solid Waste, and Recycling Programs

Wes Yates, Environmental Compliance Program Coordinator from Public Works Environmental Compliance, provided an overview of residential recycling and waste services. The City of Simi Valley maintains an exclusive agreement with Waste Management (WM) for trash and recycling collection. Residents are reminded to place trash, recyclables, and organic materials in the appropriate containers with lids fully closed. Acceptable recyclables include bottles, cans, cups, tubs, paper and cardboard. Plastic bags and bagged recyclables should not be placed in the recycling cart, and food or liquid should not be left in recyclables. An overview of California Senate Bill 1383 was provided, highlighting its goal of reducing methane emissions through decreased organic waste disposal. By 2025, the law requires a 75% reduction in statewide organic waste disposal and a 20% increase in edible food recovery. WM has begun rolling out carts with the new statewide color standards for new service accounts and for residents requesting replacements. Cart replacement is being completed gradually to minimize disruption and extend the useful life of existing containers. Residential services include two bulky-item collections per calendar year with up to four items per pickup, quarterly at-home Household Hazardous Waste collection, free landfill days, and free electronic waste drop-off at 195 West Los Angeles Avenue. Household batteries may also be dropped off at this location or at the Simi Valley Public Library during operating hours. Additional programs include a Move-In/Move-Out service, allowing residents to place three extra bags out on trash day. A 10% senior discount is available for qualifying residents aged 62 or older who are the account holder and reside at the service address. WM also offers no-cost backyard service for residents with disabilities or physical limitations. Eligibility requires a doctor's statement and a signed affidavit confirming no able-bodied person is available to assist with cart placement.

7. New Business

a. Review of a request for a Modification (PD-S-2025-0013) to Planned Development Permit PD-S-0930 for the construction of 21 single-family residences on existing estate lots within the Runkle Canyon Specific Plan area

**Audience members asked questions and made comments relating to:**

The proposed color scheme, how prospective buyers may select an approved exterior color palette, and the status and color of the four custom homes currently in plan check.

**The applicant responded to the above questions as follows:**

Homebuyers will be able to choose from the project's approved exterior color palettes. The applicant referenced the elevation schemes and the architectural design matrix included in the presentation. The applicant further noted that three of the custom homes currently in plan check already have their exterior color schemes determined.

**Executive Board members asked questions and made comments relating to:** Discrepancies between the agenda packet project overview and the plans presented by the applicant, the architectural details on the side and rear elevations, proposed materials for detailing, wainscotting, wrought iron features, the depth and design of recessed windows, the project's location, the size of lots, traffic circulation and volume on Sequoia Avenue, and the anticipated cost of the custom homes.

**The applicant responded to the above questions as follows:** The modification pertains to 21 custom homes utilizing four models, each offered in multiple exterior color palettes and design styles, including Spanish Colonial, English Country, and Craftsman. In response to the inquiry regarding discrepancies between the slides and the project overview, the applicant stated that staff recommendations had been incorporated into the updated plans, including enhanced side and rear material treatments, refined column detailing, and increased window recessing. These revisions were identified in red on the presentation slides. Staff had advised that all building elevations feature articulation and detailing comparable to the front exterior elevation, and the applicant confirmed that the revised designs now reflect these enhancements. The applicant provided an overview of design features for each model type seen in red on the presentation slides. The applicant noted that the homes are situated on large lots, each approximately one acre or more. A traffic study was completed for the project and determined impacts to be acceptable, with the 21 homes anticipated to generate minimal traffic increases. The applicant stated that home pricing will reflect market conditions at the time of sale, with an estimated value of approximately two million dollars.

**Upon conclusion of the discussion, the following motion was made by Art Simeri and seconded by Deanna Block:**

**MOTION: Recommend approval for a Modification (PD-S-2025-0013) to Planned Development Permit PD-S-0930 for the construction of 21 single-family residences on existing estate lots within the Runkle Canyon Specific Plan area, including the applicant's proposed side and rear articulation and architectural detailing**

<b>Executive Board vote:</b>	<b>7 Ayes</b>	<b>2 Noes</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>1 Aye</b>	<b>0 Noes</b>	<b>1 Abstention</b>
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried.**

- b. Nomination of a representative and alternate to the Committee for Community Rating System (CRS) and Program for Public Information (PPI)

Upon conclusion of discussion, Art Simeri moved and with a second from Don Diamond to nominate Natalia Santisteban as the representative to the Committee for Community Rating System (CRS) and Program for Public Information (PPI).

The motion carried.

Don Diamond and Leroy Leyba will be the alternate representatives.

#### 8. City Staff Comments

Kelly Duffy, Community Services Coordinator, announced Earth Day events on April 23, 2026, at Monte Vista School and April 24, 2026, at Atherwood Park. A regional community forum with City, County, and public safety leaders will take place on April 22, 2026, at the Tierra Rejada Golf Club, with doors opening at 5:30 p.m. and required registration. A free Residential Clean-up and Recycling Day for Simi Valley residents is scheduled for May 17, 2026, at the Simi Valley Landfill and Recycling Center, where proof of residency is required and households may dispose of two loads. Supervisor Janice Parvin's office is partnering with Ventura County Animal Services to collect donations for Adoption Kits through May 15, requesting new leashes, collars, treats, toys, and waste bags. The Rancho Simi Recreation and Park District has released its Summer Activity Guide, which includes programs and events for all ages from June through August. City Council approved a \$250,000, 10-year plan to upgrade traffic signals, and the FiberCity project is nearing completion, which will allow real-time monitoring of all 121 traffic signals. Neighborhood Council Executive Board Officer elections will be conducted in May. Please consider nominating yourself for a leadership role.

#### 9. Executive Board Comments

Art Simeri asked how it would be possible to ensure that the City Council reads the Neighborhood Council's recommendation regarding Short-Term Rentals (STRs) and inquired whether the recommendation could be resent. Staff clarified that the recommendation regarding STRs will be included in the STR Staff Report for the May 11<sup>th</sup> City Council meeting. Executive Board members engaged in brief discussion related to the remarks.

Bobby Calderon reiterated that he previously emailed the City Council regarding short-term rentals and expressed disappointment that only two Councilmembers responded. He stated his concern that Neighborhood Council advisory recommendations may not be receiving adequate consideration. He encouraged the Executive Board to attend the May 11, 2026, City Council meeting to share their perspectives as residents, not as representatives of the Neighborhood Council. He expressed his belief that the City Council should prohibit short-term rentals within Simi Valley.

#### 10. Adjournment: Tuesday, May 19, 2026, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:25 p.m.