



# Community Workshop #1

June 16, 2022 6pm – 8pm  
Simi Valley Public Library



# Agenda



**Agenda** ..... **2**

**Project Background** ..... **3**

**Goals of the Project** ..... **4**

**Goals for this Meeting** ..... **5**

**Los Angeles Avenue Corridor** ..... **6**

**Tapo Street Area** ..... **8**

**What is a Specific Plan?** ..... **10**

**The Mixed Use Zone** ..... **11**

**What We've Heard So Far** ..... **12**

**Opportunities for Tapo Street** ..... **15**

**Question & Answer Period** ..... **18**

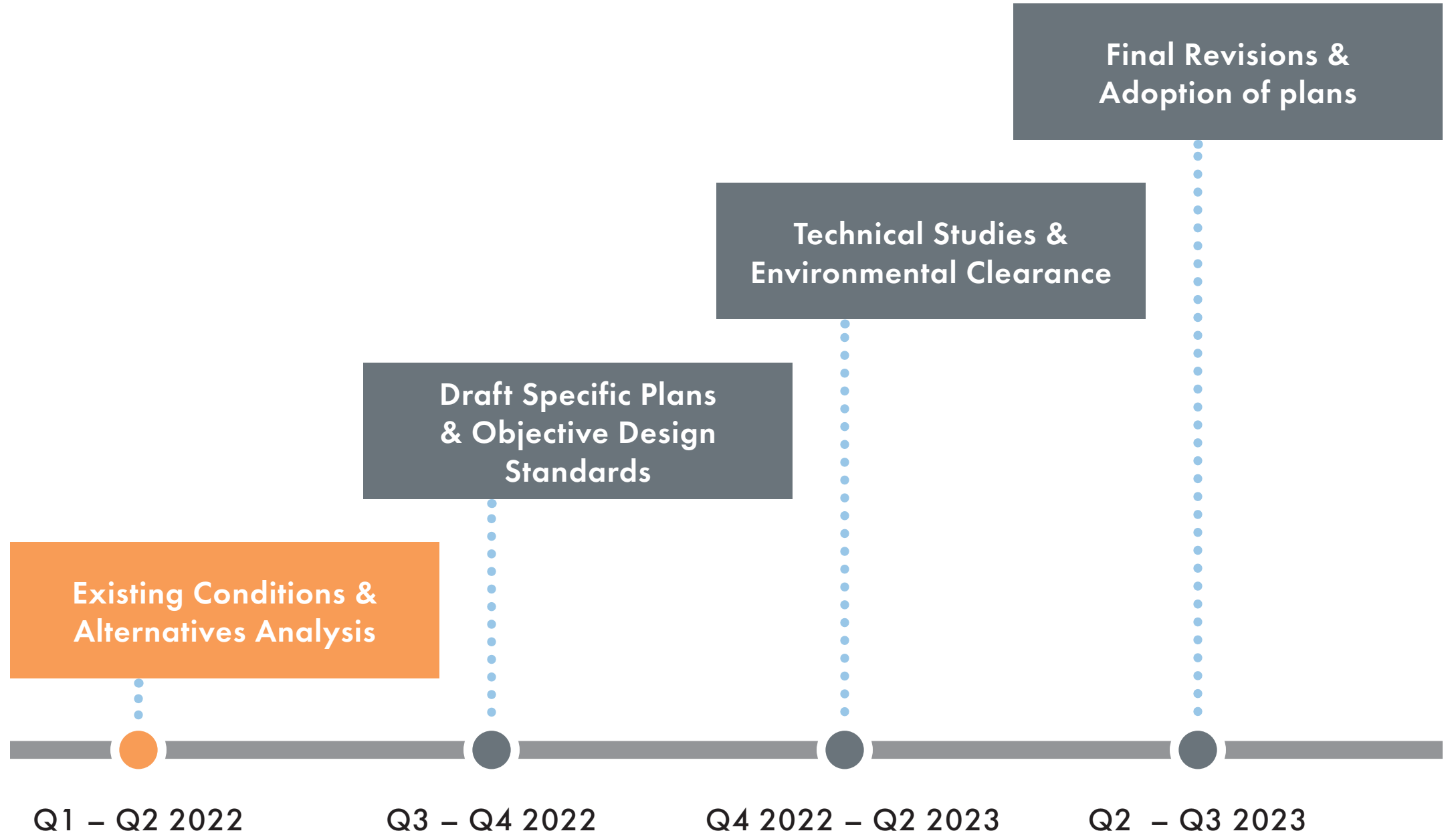


# Project Background



## Project Background

- Funded by 2 State grants
- Envision Simi Valley will develop a community vision for the Los Angeles Avenue Corridor and the historic Tapo Street Area
- Ultimate goal is for the City to establish zoning and policy to encourage housing construction, attract new businesses, and increase the quality of life in Simi Valley.





# Goals of the Project



*The goals listed here will be refined following input from the community at public outreach events and through coordination with the City.*

- 1. Create a sense of place**  
Make sure these areas have a unique and pleasant atmosphere
- 2. Implement focused growth**  
Make sure growth happens in areas that can handle it
- 3. Re-purpose underutilized properties**  
Fill in vacant lots and empty tenant spaces with uses the community needs
- 4. Foster transit use**  
Reduce traffic on the roads
- 5. Incentivize production of housing**  
Make sure new housing that is affordable for current residents can be built
- 6. Improve connectivity to key destinations**  
Make sure people can walk from place to place safely
- 7. Accommodate all transportation modes**  
Offer bike, bus, and walking routes that don't risk traffic collisions
- 8. Create outdoor recreation opportunities**  
Offer new pocket parks, green spaces, and plazas that residents can use
- 9. Enhance the public realm and streetscapes**  
Make sure sidewalks are nice and wide and have shading to protect against the sun
- 10. Adopt innovative parking strategies**  
Make sure enough parking spaces are included



# Goals for this Meeting



*We're hear to hear  
from you!*

- 1. Introduce the public to the project**
- 2. Present our initial review of existing conditions**
- 3. Get more feedback on what should and shouldn't go in these areas**
- 4. Share some high-level opportunities and constraints**
- 5. Discuss what could be possible for these areas**



# Los Angeles Avenue Corridor

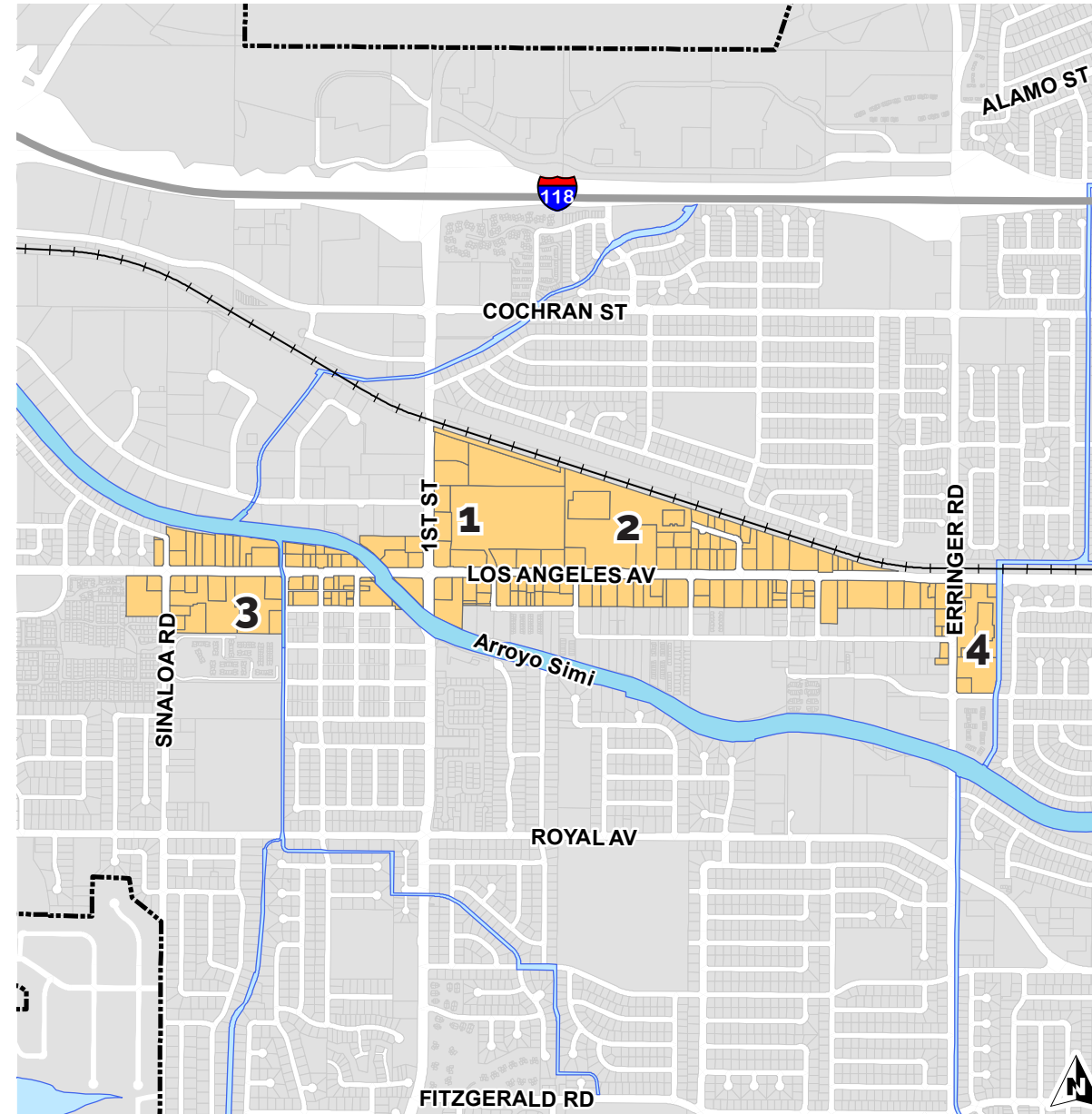


## Summary of Existing Conditions

The Los Angeles Avenue Corridor is an area made up of several shopping centers. Most of the employment uses are generic retail, grocery stores, and restaurants along Los Angeles Avenue. There are no existing parks in the area though there is the Arroyo Simi Bike Trail.

The majority of the area permits mixed-use developments through the General Plan and overlay zones.

- 1. Mountain Gate Plaza Shopping Center
- 2. Simi Valley Shopping Center
- 3. Stater Bros. Market
- 4. Smart & Final





# Los Angeles Avenue Corridor cont.



Los Angeles Avenue is a six-lane primary arterial with a landscaped median, relatively narrow sidewalks, and bike lanes that don't extend into our boundary



Sinaloa Road is a four-lane roadway with a turn lane within our boundary



Typical retail buildings are 1-story with multiple tenant spaces separated from the sidewalk by surface parking



Smaller commercial center along Los Angeles Avenue with parking between the building and street



First Street is a six-lane primary arterial with a turn lane and median north of Los Angeles Avenue and transitions to a four-lanes south of that intersection



Erringer Road is a four-lane secondary arterial with a turn lane and median



Narrow sidewalks along Los Angeles Avenue with buildings that don't address the street



# Tapo Street Area

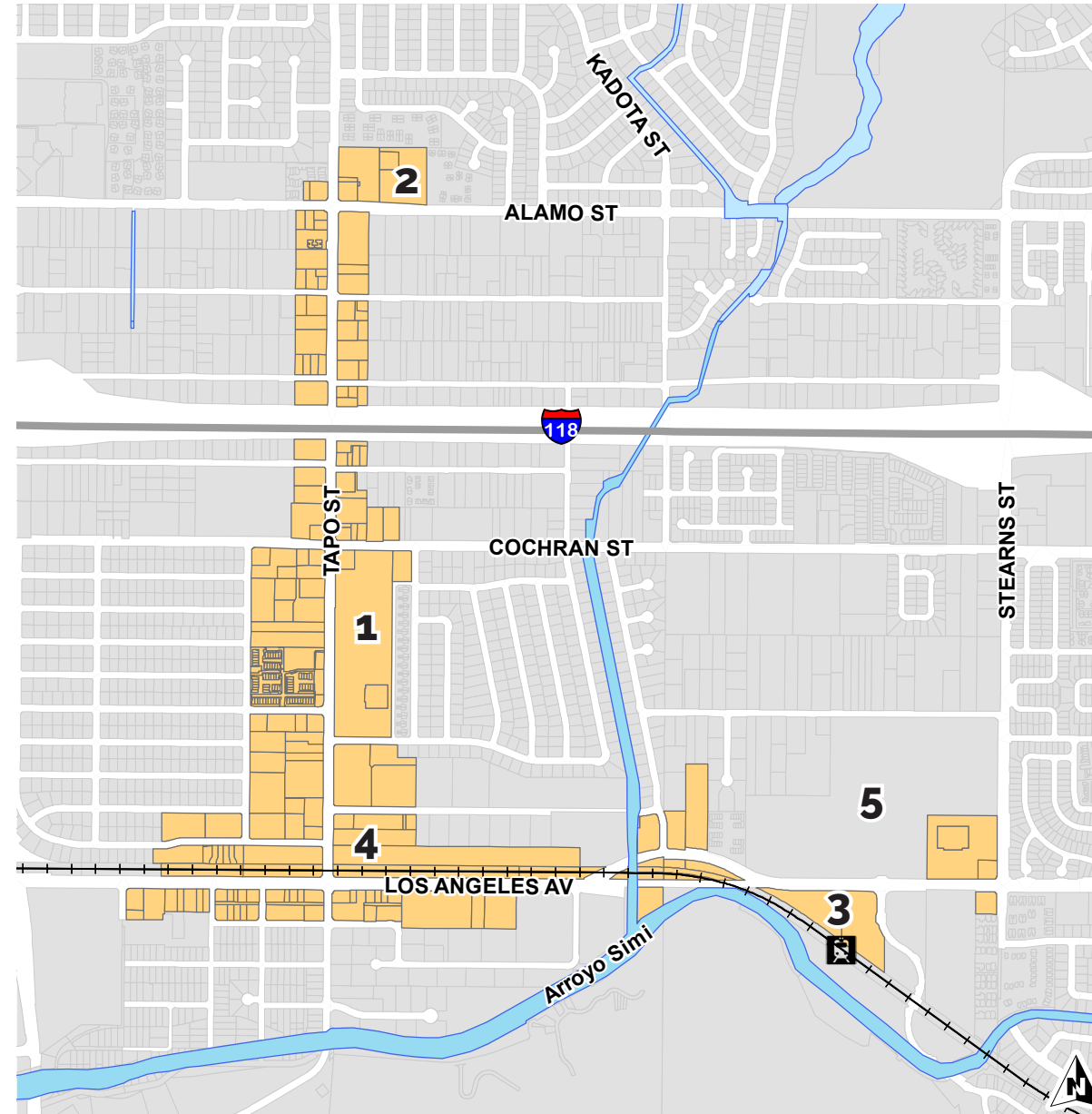


## Tapo Street Area

The Corridor is composed almost entirely of employment land uses, with shopping plazas along Tapo Street and industrial along Los Angeles Avenue. Tapo Street has some existing streetscape amenities like lighting and trees, but the sidewalks are narrow.

The majority of the area permits mixed-use developments through the General Plan and overlay zones.

- 1. Santa Susana Shopping Center
- 2. Approved Alamo St. Mixed-Use project
- 3. Transit station parking
- 4. Light Industrial businesses
- 5. Park and Recreation Center







# Tapo Street Area cont.



1. Santa Susana Shopping Center Project



2. Approved Alamo St. Mixed-Use project





# Tapo Street Area cont.



Tapo Street is a four-lane secondary arterial with a landscaped median and reduced speed limits between Los Angeles Avenue and Cochran Street



Cochran Street is a four-lane secondary arterial with no median or bike lanes



Typical retail buildings are 1-story with multiple tenant spaces separated from the sidewalk by surface parking



Alamo Street is a four-lane secondary arterial that includes bike lanes



Metrolink rail right-of-way



2-story retail building in Tapo Street Corridor



One of few vacant parcels in the area at Cochran / Tapo Street intersection across from the future mixed-use project



# What is a Specific Plan?



## *The Specific Plans will...*

- Implement the General Plan
- Set a plan in place for the next few decades that incorporates a community-based vision
- Modify or replace existing zoning code for these neighborhoods
- Control what sorts of land uses can go in the neighborhood and apply special conditions of approval, if applicable
- Identify infrastructure projects to improve that neighborhood
- Streamline project review
- Be adopted by Planning Commission and City Council

## *The Specific Plan will not...*

- Specify exactly what building should go where
- Force property owners to redevelop their land
- Require or suggest specific buildings be torn down and replaced

## *The Specific Plan can not...*

- Reduce any parcel's permissible housing density unless the loss is made up somewhere else (state law)



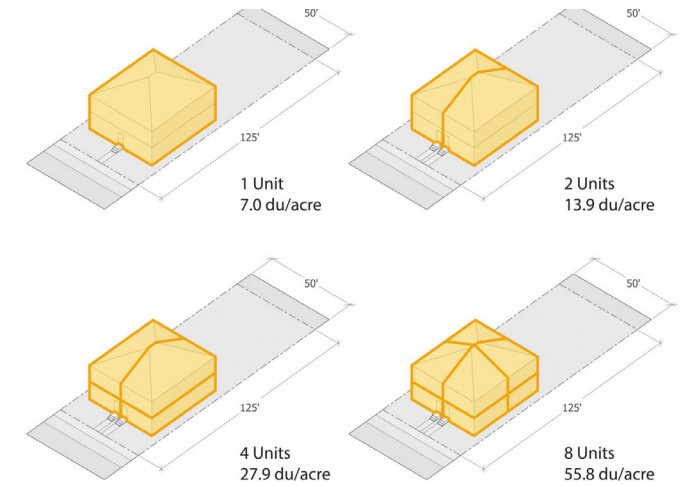
# The Mixed Use Zone



*Most of both of our project areas are in the Mixed Use Overlay Zone.*

*Here is what the MU Zone permits people to build, today.*

- Developments can be a mix of land uses, including residential, retail, and offices
- **Residential Density.** 20.1 to 35 units per acre
- **Height Limit.** 55 feet
- **Mix of Uses.** At least 50% of the building(s) must be residential, and at least 25% must be nonresidential
- **Ground floor uses.**
  - » Buildings on Arterial Streets: Only commercial uses are permitted on the ground floor
  - » Other: Residential units are permitted on the ground floor of buildings fronting non-arterial and internal streets and driveways.



Source: Opticos



# What We've Heard So Far

## Amenities / Land Uses



Neighborhood Amenity	Votes (Pop Up Event #1)
Grocery Store	●
Sit-down restaurants	● ● ● ● ● ● ● ● ● ●
Fast-food restaurants	● ●
Cafe / coffee shop	● ● ● ● ● ●
Art gallery	● ● ●
Convenience store	no votes
Community space	● ● ● ●

Neighborhood Amenity	Votes (Pop Up Event #1)
Bar / Brewery	● ● ● ●
Indoor physical activity	● ● ● ● ● ●
Parks / Open Space	● ● ● ● ● ● ●
Other (write in comments)	<ul style="list-style-type: none"> <li>• Affordable home ownership opportunities</li> <li>• Housing for seniors near key resources</li> <li>• Recreation opportunities for older kids &amp; teenagers</li> </ul>



# What We've Heard So Far cont.

## Building Scale/Height

**Mixed-Use**  
Generally favored if low scale

**Shopping/Retail**  
Generally favored if low scale

**Office**  
Generally not favored

**Residential**  
Mixed feedback, preference for low scale senior or first-time homeowner

Most of the area should remain Low – Medium Scale (1 to 3 stories)



Key destinations might be Medium – High Scale (4 to 7 stories)





# What We've Heard So Far cont. Road / Pedestrian Improvements

## Sidewalks

● = 8 | ● = 0



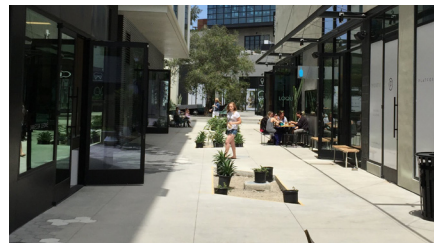
Culver City, CA



Source: NACTO

## Pedestrian Paths

● = 8 | ● = 0



Los Angeles, CA



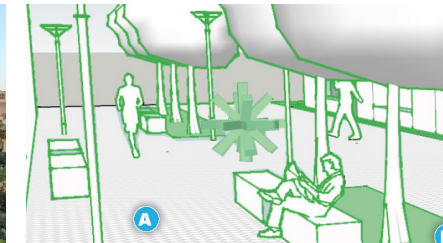
Platform, Culver City, CA

## Pocket Parks

● = 12 | ● = 0



Anaheim, CA



Source: Gruen Associates

## Curbside Amenities

● = 5 | ● = 0



Santa Ana, CA



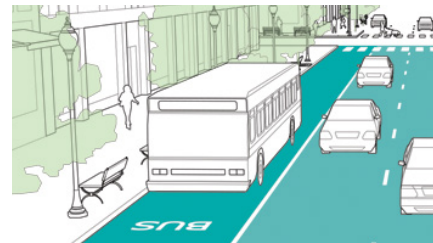
Source: NACTO

## Repurposed Lanes

● = 0 | ● = 2



San Bernardino, CA



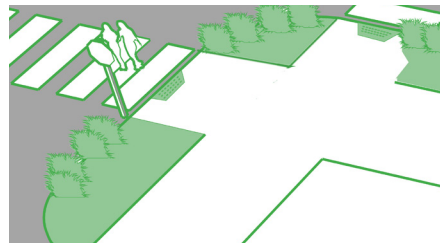
Source: NACTO

## Curb Extensions

● = 4 | ● = 0



Long Beach, CA



Source: Gruen Associates

## Bicycle Lanes / Paths

● = 7 | ● = 0



Long Beach, CA

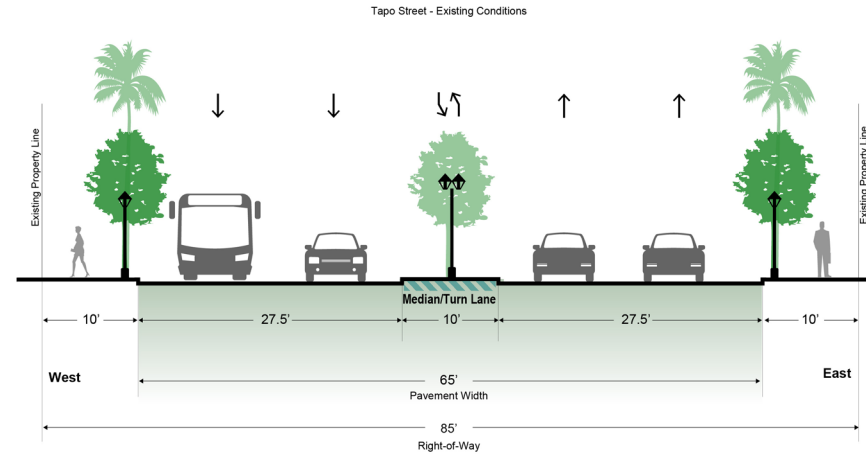


Source: NACTO

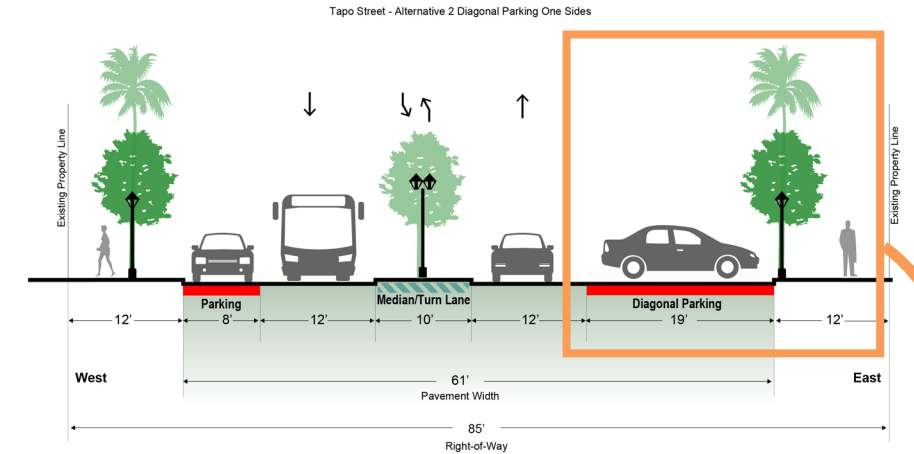
# Opportunities for Tapo Street

For Tapo Street to add some of the favored amenities so it could become more walkable, the street may need to be reconfigured.

This can be done in a variety of ways including but not limited to what's depicted in the diagrams shown to the right.



What Tapo Street (between Cochran and Alpine) looks like today



What Tapo Street could look like if two travel lanes were removed to fit wider sidewalks and diagonal parking on the east side and parallel parking on the west side



Tapo Street, today



Example Street

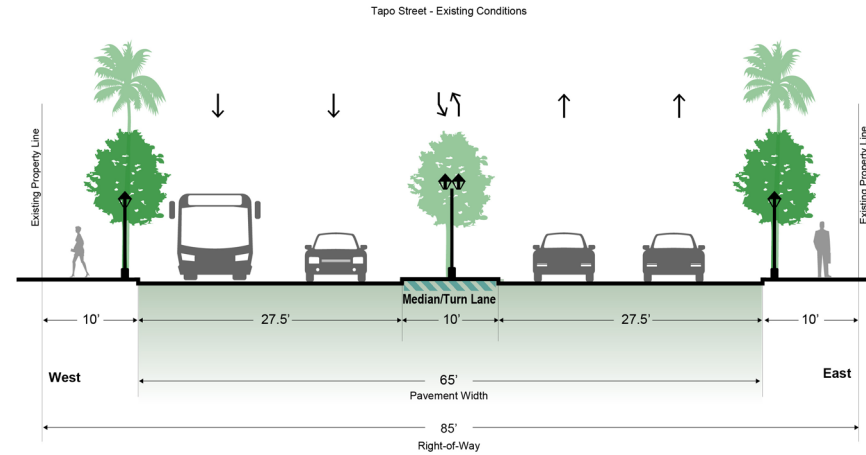




# Opportunities for Tapo Street cont.

For Tapo Street to add some of the favored amenities so it could become more walkable, the street may need to be reconfigured.

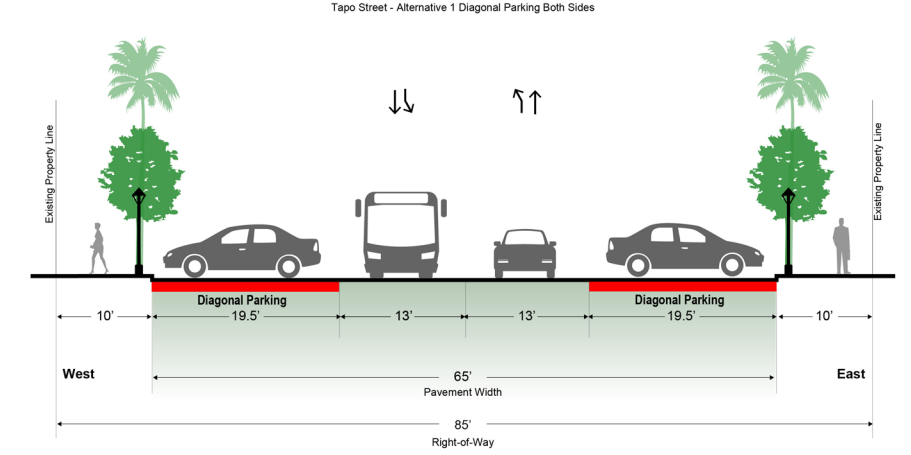
This can be done in a variety of ways including but not limited to what's depicted in the diagrams shown to the right.



What Tapo Street (between Cochran and Alpine) looks like today



Tapo Street, today



What Tapo Street could look like if two travel lanes and the center median were removed to fit diagonal parking on both sides



Example Street

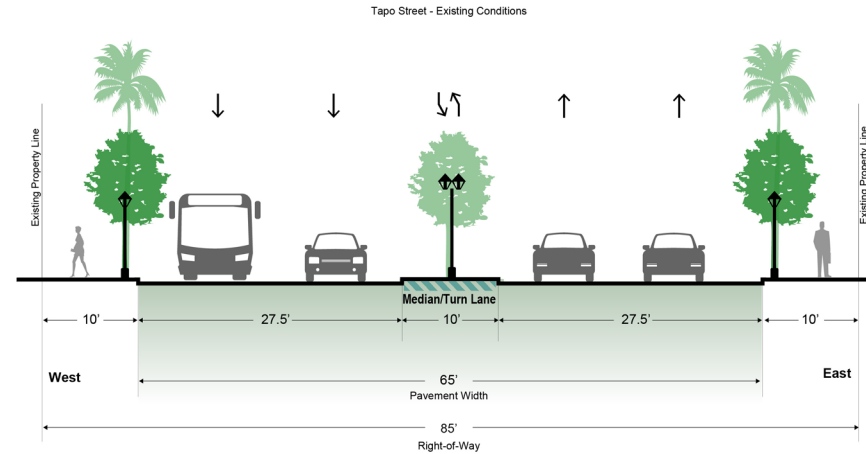


# Opportunities for Tapo Street cont.

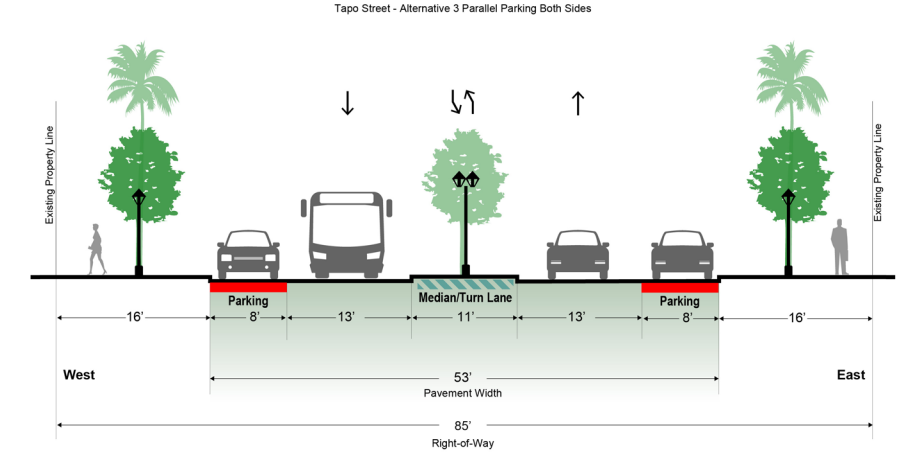


For Tapo Street to add some of the favored amenities so it could become more walkable, the street may need to be reconfigured.

This can be done in a variety of ways including but not limited to what's depicted in the diagrams shown to the right.



What Tapo Street (between Cochran and Alpine) looks like today



What Tapo Street could look like if two travel lanes were removed to widen the sidewalks and place with parallel parking on both sides



Tapo Street, today



Example Street



# Question & Answer Period



*We're here to answer your questions and collect your feedback! Ask us directly, or add your comments to the boards placed around the room.*

*Remember to bookmark our website  
**EnvisionSimiValley.com**  
to stay up-to-date on all our project updates.*

- |                                      |          |
|--------------------------------------|----------|
| 1. Pop Up Event #1                   | ✓        |
| 2. <b>Community Event #1 (Today)</b> | ✓        |
| 3. Pop Up Event #2                   | Upcoming |
| 4. Community Event #2                | Upcoming |
| 5. Pop Up Event #3                   | Upcoming |
| 6. Community Event #3                | Upcoming |