Community Workshop #1

June 16, 2022  6pm – 8pm
Simi Valley Public Library
<table>
<thead>
<tr>
<th>Agenda</th>
<th>2</th>
<th>What is a Specific Plan?</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Background</td>
<td>3</td>
<td>The Mixed Use Zone</td>
<td>11</td>
</tr>
<tr>
<td>Goals of the Project</td>
<td>4</td>
<td>What We've Heard So Far</td>
<td>12</td>
</tr>
<tr>
<td>Goals for this Meeting</td>
<td>5</td>
<td>Opportunities for Tapo Street</td>
<td>15</td>
</tr>
<tr>
<td>Los Angeles Avenue Corridor</td>
<td>6</td>
<td>Question &amp; Answer Period</td>
<td>18</td>
</tr>
<tr>
<td>Tapo Street Area</td>
<td>8</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
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
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 is a six-lane primary arterial with a landscaped median, relatively narrow sidewalks, and bike lanes that don’t extend into our boundary.

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

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.

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.

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

Smaller commercial center along Los Angeles Avenue with parking between the building and street.
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.
### What We've Heard So Far  
**Amenities / Land Uses**

<table>
<thead>
<tr>
<th>Neighborhood Amenity</th>
<th>Votes (Pop Up Event #1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery Store</td>
<td>🟢</td>
</tr>
<tr>
<td>Sit-down restaurants</td>
<td>🟢🟢🟢🟢🟢🟢🟢🟢🟢🟢🟢🟢🟢🟢🟢</td>
</tr>
<tr>
<td>Fast-food restaurants</td>
<td>🟢🟢</td>
</tr>
<tr>
<td>Cafe / coffee shop</td>
<td>🟢🟢🟢🟢🟢</td>
</tr>
<tr>
<td>Art gallery</td>
<td>🟢🟢🟢</td>
</tr>
<tr>
<td>Convenience store</td>
<td>no votes</td>
</tr>
<tr>
<td>Community space</td>
<td>🟢🟢🟢</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood Amenity</th>
<th>Votes (Pop Up Event #1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar / Brewery</td>
<td>🟢🟢🟢🟢</td>
</tr>
<tr>
<td>Indoor physical activity</td>
<td>🟢🟢🟢🟢 Gupta</td>
</tr>
<tr>
<td>Parks / Open Space</td>
<td>🟢🟢🟢🟢 Gupta</td>
</tr>
<tr>
<td>Other (write in comments)</td>
<td>• Affordable home ownership opportunities</td>
</tr>
<tr>
<td></td>
<td>• Housing for seniors near key resources</td>
</tr>
<tr>
<td></td>
<td>• Recreation opportunities for older kids &amp; teenagers</td>
</tr>
</tbody>
</table>
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)**
<table>
<thead>
<tr>
<th>Road / Pedestrian Improvements</th>
<th>Sidewalks</th>
<th>Pedestrian Paths</th>
<th>Pocket Parks</th>
<th>Curbside Amenities</th>
<th>Repurposed Lanes</th>
<th>Curb Extensions</th>
<th>Bicycle Lanes / Paths</th>
</tr>
</thead>
<tbody>
<tr>
<td>Culver City, CA</td>
<td><img src="Culver%20City%2C%20CA" alt="Sidewalks Image" /></td>
<td><img src="Los%20Angeles%2C%20CA" alt="Pedestrian%20Paths%20Image" /></td>
<td>Anaheim, CA</td>
<td><img src="Santa%20Ana%2C%20CA" alt="Curbside%20Amenities%20Image" /></td>
<td><img src="San%20Bernardino%2C%20CA" alt="Repurposed%20Lanes%20Image" /></td>
<td>Long Beach, CA</td>
<td><img src="Long%20Beach%2C%20CA" alt="Bicycle%20Lanes%20%2F%20Paths%20Image" /></td>
</tr>
<tr>
<td>Source: NACTO</td>
<td><img src="Culver%20City%2C%20CA" alt="Sidewalks%20Image" /></td>
<td><img src="Los%20Angeles%2C%20CA" alt="Pedestrian%20Paths%20Image" /></td>
<td>Source: Gruen%20Associates</td>
<td><img src="Santa%20Ana%2C%20CA" alt="Curbside%20Amenities%20Image" /></td>
<td><img src="San%20Bernardino%2C%20CA" alt="Repurposed%20Lanes%20Image" /></td>
<td>Source: Gruen%20Associates</td>
<td><img src="Long%20Beach%2C%20CA" alt="Bicycle%20Lanes%20%2F%20Paths%20Image" /></td>
</tr>
</tbody>
</table>
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.
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.
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.
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. Community Event #1 (Today) ✔
3. Pop Up Event #2 Upcoming
4. Community Event #2 Upcoming
5. Pop Up Event #3 Upcoming
6. Community Event #3 Upcoming