

Memorandum

<i>Project</i>	Envision Simi Valley	<i>Project No.</i>	8509
	SB2 & LEAP Grants Programs Implementation		
<i>To</i>	Claudia Pedroso, City of Simi Valley	<i>Memo No.</i>	002
<i>From</i>	Gruen Associates	<i>Date</i>	10/27/22
<i>Subject</i>	Community Engagement Event 2: Summary		

On Wednesday, October 19, 2022, the Envision Simi Valley SB2 & LEAP Grants Implementation (SVSB2) project held its second Community Engagement Event. The event was located at Sinaloa Middle School from 6pm – 8pm, and included an informal open house gallery showing of existing conditions, potential land uses, and other possible improvements in the specific plans for the Los Angeles Avenue and Tapo Street study areas. The project team also engaged the community in a formal presentation which included an open discussion throughout the duration of the presentation. The conversation primarily informed the community on the process, issues, challenges, potential opportunities and constraints, and draft proposed land use concepts for the specific plans. The project team documented input on the following agenda items presented:

- Project Background
- Goals of the Project
- Goals for the second Community Engagement Event
- Existing Conditions Overview
- What is a Specific Plan
- The Existing Mixed-Use Zone
- What We've Heard So Far in the Outreach Process
- Los Angeles Avenue Corridor Vision and Proposed Land Use Concepts
- Tapo Street Area Vision and Proposed Land Use Concepts

The presentation content (both the presentation boards/exhibits and the powerpoint) are available on the project website, including a summary of the input received from the community. The goals of the meeting were to:

- Introduce the public to the project and specific plan process & methodologies.
- Present our initial review of existing conditions.
- Get more feedback on what should and shouldn't be included in the Specific Plans study areas for Los Angeles Avenue Corridor and Tapo Street.
- Share some high-level opportunities and constraints analysis.
- Discuss what is currently being proposed in the Specific Plans areas such as the visions, goals and objectives, concepts for land use, and mobility/transportation.

The Community Engagement Event 2 resulted in more of a conversation than a presentation with approximately 15-20 people attending. The project team was able to clarify and educate the community on the specific plan process, including the project's current vision, goals, objectives, land use concepts, and overall content while addressing the community's concerns and interests. It was made clear that the study areas are still a living thing and what ultimately ends up being the final Specific Plans are still subject to change per continued community feedback. As described below, the meeting community provided the project team with the following input throughout the duration of the event (***project team responses in italics/bold***).

A. Infrastructure and Sustainability Standards

1. The community was curious on how the specific plan will address the water and sewer issues as impacts could accumulate from future developments. Community wanted to know if the issue would be addressed prior to new developments, or would new developments be the first of their kind to implement new systems. Additionally, they were curious to know if the project team would be addressing sustainability issues as related to future development impacts or improve current conditions by other means.

The project team informed the community that an existing conditions analysis of infrastructure within the Specific Plans areas has been conducted, which can be found on the project website. Additionally, the impacts of future development for the proposed land use will be evaluated by the Civil Engineer on the project team. Sustainability will be addressed in the Specific Plans under the Development Standards sections. It will include best practices and various sustainable measures to implement including sustainable landscape standards such as swales.

B. Affordable Housing and Preservation of Existing Communities

1. Residents of the Kadota Fig Community were concerned with zoning changes in their area, north of the Freeway along Tapo Street, which is currently zoned as commercial. The Kadota Fig residents were concerned about needing to redevelop their properties and lose the single-family residential and moderate agricultural character the area.

The project team informed the community a Specific Plan cannot force property owners to redevelop. Yet, if in the future they decide to redevelop after a Specific Plan has been adopted, they would need to comply with the regulatory requirements of the Specific Plan. The community was informed that the approach to the Specific Plans is to reflect a community-based vision which will likely include preservation of the low density character of the Kadota Fig community.

2. The Community asked the project team to provide the necessary measures that will allow for affordable housing.

The project team understands, from previous City and Community input, that affordability for local long-time residents, in both the rental and home ownership markets, has been a challenge in a City that has valued itself for

being multi-generational. This issue will be addressed through various means in the Specific Plans such as allowing for a potential diverse range of housing typologies (duplexes, triplexes, quadplexes, townhouses, courtyard housing, etc.) which leads to more choice of residential types and sizes, and affordability.

3. The Community was concerned if the Tapo Street Specific Plan is adopted, would eminent domain be enforced.

The project team clarified that eminent domain will not be considered by the City to implement the Specific Plans.

C. Improved Mobility Options and Pedestrian Amenities

1. The Community was interested in the current status of a study for a new Metrolink Station on the west side of Simi Valley. They are interested in the development and utilization of the Metrolink Station to enhance and expand the mobility in the area.

The project team informed the community that the Metrolink Station study is now inactive and will confirm future station opportunities with City staff.

2. The community raised awareness on the issue of pedestrian safety, amenities, and mobility. Some recreational areas and Los Angeles Avenue lack proper sidewalk widths and lighting. The community wanted to know if lighting and other pedestrian streetscape improvements would be addressed, including improvements to the Arroyo Simi. The community also requested that the Rancho Santa Susana Community Park and the adjacent soccer fields be included in the study area.

The project team informed the community that pedestrian safety and amenities such as lighting will be evaluated and included in the Specific Plans.

3. One participant asked about the intent of medians and viewed them as unsafe for both vehicular and pedestrian mobility.

The project team advised them on the traffic calming effects such as planted medians with trees. If properly designed, medians can balance various modes of transportation while providing safety measures to calm traffic and buffer two-way travel.

D. Development Standards and Implementation

1. The community was interested in how the Specific Plans would financially implement improvements identified.

The project team informed the community that funding opportunities would be included as the Implementation Plans, for the Specific Plans, which will identify funding sources to assist the City in implementing future improvements.

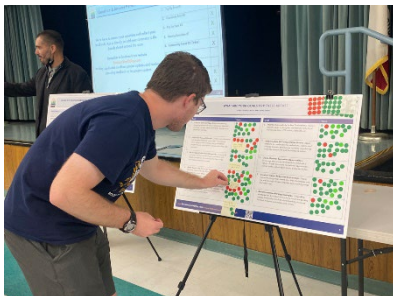
2. The community wanted to have a better understanding of the intent for development standards.

The project team informed the community that the Development Standards will provide the regulatory framework for how future development happens for the Specific Plans areas. Issues such as setbacks, height, massing, and other standards will be objective and measurable in order to provide the City, developers, and property owners with a user friendly tool on implementing the allowed requirements of the Specific Plans.

E. Land Use Concepts for Los Angeles Avenue and Tapo Streets Specific Plans

1. The Community was interested in understanding the fundamental differences between Scenarios 1 and 2 for Los Angeles Avenue and Tapo Street Specific Plans. The community favored Scenario 2 for both Specific Plans but also want to understand the pros and cons of Scenario 1.

The project team informed the community that the primary difference lies in Scenario 1 envisions a lower-density infill strategy that focuses future growth around existing buildings, and would employ more of a horizontal mixed-use strategy (adjacent mix of uses) to reduce the scale of future development. Scenario 2 envisions a higher-density focused growth strategy that allows for vertical mixed-use (mix of uses within same building) on a larger scale, such as opportunities on underutilized surface parking lots and multiple lots consolidated for a large mixed-use project. Scenario 2 would employ a focused growth strategy so that the most intense developments (highest density, tallest, and most massive per the development standards) happen in concentrated locations to respect and transition to the neighboring scale and character of existing conditions.



Next Steps - Outreach: The project team will present to the Community at the next Pop-up event, which will be on Saturday October 29th at the Street Fair from 9am to 4pm. Additionally, the project team will coordinate with the Chamber of Commerce for their next monthly breakfast to receive feedback from the business community and property owners for the economic development update and Specific Plans Implementation Plan efforts. At the next set of outreach events, the community will be introduced to the proposed visionary framework that will shape future land use, policy, and standards for the Specific Plans areas.