

# CITY OF SIMI VALLEY CITY COUNCIL

2929 Tapo Canyon Road  
Simi Valley, CA 93063



Ruth Luevanos  
Council Member

Dee Dee Cavanaugh  
Mayor Pro Tem

Brian P. Gabler  
City Manager

Keith L. Mashburn  
Mayor

Lonnie J. Eldridge  
City Attorney

Elaine P. Litster  
Council Member

Mike Judge  
Council Member

AGENDA SUMMARY  
CITY COUNCIL  
VENTURA COUNTY WATERWORKS DISTRICT NO. 8  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBER  
January 25, 2021

**IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE ORDERS AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND ORDERS RESULTING FROM THE NOVEL CORONAVIRUS, MOST CITY BUILDINGS ARE CLOSED TO THE PUBLIC.**

**You may view the City Council meeting broadcast live at:  
Spectrum Channel 10  
AT&T U-Verse Channel 99  
City's Website: [www.simivalley.org/citycouncilmeetings](http://www.simivalley.org/citycouncilmeetings)  
YouTube: [www.youtube.com/CityofSimiValley](http://www.youtube.com/CityofSimiValley)**

Pursuant to the Governor's Executive Order N-29-20, City Council Members may be participating via teleconference and/or video conference.

You may participate in the meeting by submitting written comments or requesting to speak. If you would like to submit a written comment, please send an email to the City Clerk's Office at [PublicStatements@simivalley.org](mailto:PublicStatements@simivalley.org). If you would like to speak on an agenda item, please send an email to [ZoomPublicStatements@simivalley.org](mailto:ZoomPublicStatements@simivalley.org) no later than 3:30 p.m. the day of the meeting. Please see below for more information.

**Persons who require accommodation in order to review an agenda, or to participate in a meeting of the City Council per the Americans with Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to the City Clerk, 2929 Tapo Canyon Road, Simi Valley, CA 93063 or telephonically by calling (805) 583-6813.**

**Any such request for accommodation should be made, if at all possible, at least 48 hours prior to the scheduled meeting for which assistance is requested. The City will resolve such requests in as timely a manner as possible.**

Note: If this is a joint meeting of the City Council and Boards of Directors/Trustees, the applicable entity is identified at the end of each agenda item.

CC – City Council

WWD – Waterworks District No. 8

IDA – Industrial Development Authority

PFFA – Simi Valley Public Facilities Financing Authority

PFA – Public Financing Authority

SA – Successor Agency

LB – Simi Valley Library Board of Trustees

Materials related to an item on this Agenda submitted to the CC, WWD, IDA, PFFA, PFA, SA and/or LB after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 2929 Tapo Canyon Road, Simi Valley, CA during normal business hours.

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### AGENDA ITEM

**Written Comment Submissions** - To allow adequate time to provide your comments to be reviewed by the City Council Members, please submit your comments via email to the City Clerk's Office at [PublicStatements@simivalley.org](mailto:PublicStatements@simivalley.org) no later than 5:00 p.m. the day of the meeting. The City Clerk will forward your comments to the City Council Members.

**Public Comment Via Zoom** - If you would like to speak on an agenda item during the meeting, please register no later than 3:30 p.m. on the Monday of the City Council meeting by contacting [ZoomPublicStatements@simivalley.org](mailto:ZoomPublicStatements@simivalley.org) and providing your name, email, and/or the phone number you will be calling from.

Please specify if you wish to make a Public Comment on Agenda Item No. 2 (PUBLIC STATEMENTS ON APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS), Agenda Item No. 4 (PUBLIC HEARINGS), or Agenda Item No. 5 (PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS INFORMATIONAL REPORTS). If there are no matters scheduled for Agenda Items 2 or 4, you may only comment on Agenda Item No. 5.

Note: Providing a name when registering is optional; if you do not wish to provide your name, please select an alias or handle so that you can be called on to speak at the meeting. You will receive an email with the Zoom meeting link and password the day of the City Council meeting.

Persons addressing the City Council are requested to state their name and community of residence for the record. If you need further assistance, please email the City Clerk at [CityClerk@simivalley.org](mailto:CityClerk@simivalley.org) or call (805) 583-6748.

Please be advised that communications directed to the City Council are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will not be edited for redactions; will be printed/posted as submitted.

CALL TO ORDER: 6:00 p.m. (CLOSED SESSION)

ROLL CALL:

a. PUBLIC STATEMENTS:

Public comments on Closed Session items only.

NOTE: Public Comments on Closed Session only will be accepted by email until 5:15 p.m. the day of the meeting and will be provided to the City Council Members and read into the record or made part of the record as time may permit. Such comments should be sent to [publicstatements@simivalley.org](mailto:publicstatements@simivalley.org) and include in the subject line the words "Closed Session". Emails regarding

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closed session arriving after 5:15 p.m. the day of the meeting will be made part of the record if received prior to the end of the meeting.

b. CLOSED SESSION:

- (1) Conference with Legal Counsel – Existing Litigation (CC)  
Pursuant to Government Code Section 54956.9(d)(1):

Name of Case: Matthew Cartwright v. City of Simi Valley  
Case No.: 56-2019-00537529-CU-OE-VTA

CALL TO ORDER: 6:30 p.m. (OPEN SESSION)

CLOSED SESSION REPORT:

Public Report of action taken pursuant to Government Code Section 54957.1

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. AGENDA REVIEW:

- 1A. Move that all resolutions and ordinances presented tonight be read in title only and all further reading be waived.

- 1B. It is the policy of the City Council that upon reaching 11:30 p.m., the City Council will not address any new agenda items. Should the City Council continue to address an in-progress agenda item past 12:00 midnight, the following motion is in order:

MOTION: Move that the City Council meeting tonight may extend beyond the midnight deadline to conclude the agenda (Section 2-1.106 SVMC).

1C. DECLARATION OF CONFLICT:

If any member of the City Council may have a conflict of interest or any reason why that member must abstain from consideration of any matter on this agenda, he or she should so declare at this time.

1D. CERTIFICATES/HONORARY RESOLUTIONS/PROCLAMATIONS:

- (1) Certificates of Appreciation to outgoing members of the Simi Valley Council On Aging Executive Board (Swan) (CC)

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- (2) An Honorary Resolution to Edward Mazeika for the Wayne Templeton Volunteer of the Year Award (Swan) (CC)

2. PUBLIC STATEMENTS ON APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

If you wish to make a Public Statement on Agenda Item No. 2 - APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS, please refer to instructions above.

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS:

- (1) Appointment of Simi Valley Council On Aging Executive Board members (Swan) (CC)

3B. SPECIAL PRESENTATIONS: None

3C. INFORMATIONAL REPORTS: None

4. PUBLIC HEARINGS:

NOTE ON PUBLIC NOTICE: This is the time and place set for a public hearing on the consideration of matters as presented on this agenda. Let the record show that due notice was given as required by law and an affidavit to this effect is on file in the Office of the City Clerk. The reports of the City Staff relating to these matters shall be made a part of the record of this meeting.

Speakers during public hearings shall limit their comments to matters relevant to the item on the agenda, and may be ruled out of order if comments are unrelated to the item.

NOTE ON JUDICIAL REVIEW: If you challenge in court any of the City Council decisions made here tonight, you may be limited to raising only those issues you or someone else raised at this public hearing. The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

If you wish to provide testimony on Agenda Item No. 4 – PUBLIC HEARINGS, please refer to instructions above.

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4A. A Public Hearing to consider the adoption of a resolution establishing a Traffic Impact Fee (Fuchiwaki) (CC)

4B. A public hearing to consider City-initiated Simi Valley Municipal Code Amendments (Z-S-749) regarding off-street vehicle parking in residential zoning districts, a determination that the amendments are exempt from the California Environmental Quality Act (CEQA), and introduction of an ordinance (Perros) (CC)

- ***ITEM RECOMMENDED FOR CONTINUANCE TO A DATE UNCERTAIN***

5. PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS INFORMATIONAL REPORTS:

Time allotted for public statements on all items on the agenda and the consent calendar, as well as matters not on the agenda but within the subject matter jurisdiction of the City Council, but not including comment on public hearings, appointments and certain committee information reports.

If you wish to make a Public Statement on **Agenda Item No. 5 - PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS**, please refer to instructions above.

5A. CITY COUNCIL/BOARD MEMBER/SPECIAL DISTRICT COMMENTS REGARDING PUBLIC STATEMENTS:

6. CONSENT CALENDAR:

**NOTICE TO THE PUBLIC:** All matters listed under the Consent Calendar are considered to be routine by the City Council/Boards and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, that item will be removed from the Consent Calendar. Vote will be by roll call.

(1) Approval of minutes for the City Council meeting of November 9, 2020 (Blanco) (CC)  
Action Required – Approval of minutes.

(2) Approval of the Monthly Investment Report for the month ending December 31, 2020 (Toney) (CC)  
Action Required – Receive and file.

(3) Receipt of the Successor Housing Agency to Community Development Agency Housing Administration Fund Audited Financial Statements (Toney) (CC)  
Action Required – Receive and file.

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- (4) Authorization to accept \$11,553 from the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) to purchase equipment, supplies and software upgrade, authorize the City Manager or designee to execute all grant related documents, ratify documents previously executed, and approve a Supplemental Budget Request (Livingstone)(CC)  
Action Required – Approve agreement and Supplemental Budget Request.
  - (5) Approve proposed project transfer and a subordination agreement for the Hidden Valley Apartments (AHA-R-33), located adjacent to the Metrolink Train Station, and authorize the City Manager to execute all associated documents (Perros) (CC)  
Action Required – Approve agreement.
  - (6) Approval of a property exchange agreement between Ventura County Waterworks District No. 8 and Gillibrand Co. Inc., for construction of a new water well in Tapo Canyon Watershed Basin (Fuchiwaki) (WWD)  
Action Required – Approve agreement with Gillibrand Co.
  - (7) Amendment to contract between the City of Simi Valley and Park Consulting Group, for Land Management System Implementation Advisory services (Toney) (CC)  
Action Required – Approve amendment with Park Consulting Group.
  - (8) Award of professional services contract to design the new Walnut Avenue Pump Station, CP980460, Request for Proposals No. PW 20-12 (Fuchiwaki) (WWD)  
Action Required – Award contract to Wood Rogers, Inc.
  - (9) Adoption of a resolution accepting an easement agreement and easement grant deed for access and maintenance to an existing water main line located at 9420 Trails End Drive (APN 649-0-152-030) (Fuchiwaki) (WWD)  
Action Required – Adopt Resolution No. WWD-281
7. CONTINUED BUSINESS: None
8. NEW BUSINESS:
- 8A. Consideration to reset the default energy tier to 100% renewable energy for Simi Valley Clean Power Alliance residential and business customers (Argabrite) (CC)

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9. REPORTS:

9A. City Council/Board Member/Special District Member Reports

This item gives the Mayor/Chair and City Council Members/Directors the opportunity to present reports to the other members on committees, commissions, or special projects on which they may be participating.

9B. City Council/Board Member/Special District Member Requests for Future City Council Agenda Items

This item gives the Mayor/Chair and City Council Members/Directors the opportunity to request items be placed on a future City Council agenda for consideration and/or discussion.

ADJOURNMENT: To the regular meeting on February 8, 2021

CITY OF SIMI VALLEY - ABBREVIATIONS

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AB	Assembly Bill	HCD	Housing and Community Development Dept. (State)
AS	Administrative Services Department	HHW	Household Hazardous Waste
ADA	Americans With Disabilities Act	HUD	Housing and Urban Development Dept. (Federal)
ADJ-S	Adjustment	ISTEA	Intermodal Surface Transportation Efficiency Act
AHA	Area Housing Authority	LAFCO	Local Agency Formation Commission
AHS	Affordable Housing Subcommittee	LD-S	Land Division
APN	Assessor's Parcel Number	LI	Light Industrial Zone
APCD	Air Pollution Control District (Ventura County)	MH	Mobile Home Zone
AQMP	Air Quality Management Plan	MOW	Meals on Wheels
AVCC	Association of Ventura County Cities	NC	Neighborhood Council
AWA	Association of Water Agencies of Ventura Co.	OS	Open Space Zone
BP	Business Park Zone	PD	Police Department
CA	City Attorney's Office	PD-S	Planned Development Permit
CAC	Cultural Arts Center	PMP	Property Maintenance Program
CC	Civic Center Zone	PSC	Public Services Center
CD-S	Cluster Development Permit	PW	Public Works Department
CEV	Council on Economic Vitality	RCC	Regional Commercial Center Zone
CI	Commercial Industrial Zone	RE	Residential Estate Zone
CIC	Capital Improvement Charge	RH	Residential High Density Zone
CIWMP	California Integrated Waste Management Plan	RL	Residential Low Density Zone
CM	City Manager's Office	RM	Residential Medium Density Zone
CMP	Congestion Management Program	RMod	Residential Moderate Density Zone
CN	Commercial Neighborhood Zone	RVH	Residential Very High Density Zone
CO	Commercial Office Zone	RVL	Residential Very Low Density Zone
COA	Council on Aging	SB	Senate Bill
CPD	Commercial Planned Development Zone	SCAG	Southern California Association of Govts.
CPI	Consumer Price Index	(SP)	Specific Plan Suffix
CPP	Countywide Planning Program	SVMC	Simi Valley Municipal Code
CR	Commercial Recreation Zone	TAP	Trash Abatement Program
CS	Community Services Department	TARP	Teen Assistance and Resource Program
CUP-S	Conditional Use Permit (formerly SUP-S)	TE	Time Extension
DARE	Drug Abuse Resistance Education	TP-S	Tentative Parcel Map
DEA	Drug Enforcement Administration	USDC	United States District Court
DSB	Development Services Building	VCMC	Ventura County Municipal Court
EDU	Equivalent Dwelling Unit	VCOG	Ventura Council of Governments
EIR	Environmental Impact Report	VCSC	Ventura County Superior Court
ES	Environmental Services Department	VCTC	Ventura County Transportation Commission
FEMA	Federal Emergency Management Agency	VISTA	Ventura Intercity Service Transit Authority
FTA	Federal Transit Administration	WCAB	Workers' Compensation Appeals Board
FY	Fiscal Year	YES	Youth Employment Service
GI	General Industrial Zone	YC	Youth Council
GPA	General Plan Amendment		

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the City Clerk's Office at (805) 583-6748. Upon advance notification of the need for accommodation, reasonable arrangements will be made to provide accessibility to the meeting.

Copies of the staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Office of the City Clerk between the hours of 8:00 a.m. and 5:00 p.m. Copies of these materials are available at cost. Staff reports are also available on the City's website on the Friday preceding the City Council Meeting date. The time within which judicial review must be sought for administrative decisions is governed by California Code of Civil Procedure Section 1094.6. If you have questions regarding any agenda item, please contact the City Clerk's Office at (805) 583-6748.