



# CITY OF SIMI VALLEY

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## NOTICE OF PUBLIC HEARING

BY THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY TO CONSIDER GENERAL PLAN AMENDMENT GPA-2021-0001 AND Z-S-2021-0005 TO UPDATE THE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD AND INTERNAL CONSISTENCY OF THE GENERAL PLAN AT SELECTED SITES CITYWIDE INCLUDING LAND USE MAP AND ZONING MAP AMENDMENTS, AND NOTIFICATION OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE SUBJECT APPLICATION

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Commission of the City of Simi Valley to consider the application of the City for General Plan Amendment case number GPA-2021-0001 and Zone Change case number Z-S-2021-0005, that the Mitigated Negative Declaration for this project is available for public review, and that the City proposes to adopt the Mitigated Negative Declaration.

The project consists of a comprehensive update to the 2013-2021 Housing Element, which comprises Chapter 4 of the Simi Valley 2030 General Plan (adopted in 2012), and maintain internal consistency of the General Plan Elements (inclusive of Community Development, Safety, and Environmental Justice), Land Use Map amendments and Zone changes. To comply with State law, the City's Housing Element must be updated every eight years to ensure the City's policies and programs can accommodate estimated housing growth allocation identified by the state-determined Regional Housing Needs Assessment. The project is located at selected sites citywide. The list of these specific sites subject to Land Use and Zoning Maps amendment, the Sites Inventory List, can be found in the Draft Housing Element at [www.simivalley.org/HEupdate](http://www.simivalley.org/HEupdate), and in the Mitigated Negative Declaration.

Based upon the results of the Initial Study prepared for the project, it has been determined that, although the proposed project may have a significant effect on the environment in certain environmental issue areas, these effects would be reduced to a less than significant level through compliance with existing regulations and mitigation measures included in the Initial Study. Therefore, a Mitigated Negative Declaration has been prepared. The public review period for the Mitigated Declaration is from August 26, 2021 through September 24, 2021, and a Notice of the Release for public review was posted on August 26, 2021. The Mitigated Negative Declaration and Initial Study are available for public review at [www.simivalley.org/CEQA](http://www.simivalley.org/CEQA) or the Department of Environmental Services, 2929 Tapo Canyon Road, and at the Simi Valley Public Library, 2969 Tapo Canyon Road. Copies of the studies cited in the Initial Study can be reviewed at the Department of Environmental Services, 2929 Tapo Canyon Road. Copies of the staff report will be available at the above addresses and [www.simivalley.org/PlanningCommissionMeetings](http://www.simivalley.org/PlanningCommissionMeetings) three days prior to the Public Hearing.

If you challenge the Planning Commission's decision in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice.

The Public Hearing will be held at City Hall, 2929 Tapo Canyon Road, Simi Valley, California on September 29, 2021, at 6:30 PM or as soon thereafter as the matter may be heard. Testimony for Public Hearing items may be submitted by email up until 5:00 p.m. the day of the hearing at [planningcomments@simivalley.org](mailto:planningcomments@simivalley.org). Please refer to GPA-2021-0001 in the subject line for your correspondence. Emails and other correspondence must be submitted in written form and will be made part of the hearing record.

You may also provide call-in Public comments using Zoom. Register no later than 3:30 p.m. the day of the Planning Commission meeting by contacting the Recording Secretary at [planningcomments@simivalley.org](mailto:planningcomments@simivalley.org) or (805) 583-6836 with your name, email, and the phone number you will be calling from. Note: Providing a name is optional; if you do not wish to provide your name, please select an alias or handle so that you can be called to speak at the meeting. You will receive an email with the Zoom meeting link and password by 4:30 p.m. the day of the Planning Commission meeting.

Planning Commission Meetings are broadcast on the local public, education, and government (PEG) channel, Simi Valley Television (SVTV). SVTV is cablecast 24 hours per day and can be viewed locally by all Spectrum and AT&T Uverse cable subscribers on Channels 10 and 99. Public Meetings may also be viewed on the City's website at [www.simivalley.org/planningcommissionmeetings](http://www.simivalley.org/planningcommissionmeetings) or on the City's YouTube channel: [www.youtube.com/cityofsimivalley](http://www.youtube.com/cityofsimivalley)

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