



# CITY OF SIMI VALLEY

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**NOTICE OF THE RELEASE FOR PUBLIC REVIEW  
AND INTENT TO ADOPT A MITIGATED NEGATIVE  
DECLARATION BY THE CITY OF SIMI VALLEY ON A  
GENERAL PLAN AMENDMENT (GPA-2022-0001), ZONE  
CHANGE (Z-S-2022-0003), PLANNED DEVELOPMENT  
PERMIT (PD-S-2022-0012), AND VESTING TENTATIVE  
MAP (VTT-2024-0001) TO CHANGE THE GENERAL PLAN  
LAND USE FROM GENERAL COMMERCIAL AND MEDIUM  
DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL,  
CHANGE THE ZONING FROM COMMERCIAL PLANNED  
DEVELOPMENT (CPD) AND RESIDENTIAL MEDIUM  
DENSITY (RM) TO RESIDENTIAL HIGH DENSITY (RH) TO  
CONSTRUCT A 70-UNIT MULTIFAMILY RESIDENTIAL  
CONDOMINIUM DEVELOPMENT WITH AN AFFORDABLE  
HOUSING AGREEMENT LOCATED AT 1845 OAK ROAD**

**NOTICE IS HEREBY GIVEN of the release for public review of a Mitigated Negative Declaration**, for GPA-2022-0001/Z-S-2022-0003/PD-S-2022-0012/VTT-2024-0001, for the application of City Ventures, LLC., The project consists of a General Plan Amendment (GPA-2022-0001) from General Commercial and Medium Density Residential to High Density Residential, Zone Change (Z-S-2022-0003) from Commercial Planned Development (CPD) and Residential Medium Density (RM) to Residential High Density (RH), Planned Development Permit (PD-S-2022-0012), and Vesting Tentative Map (VTT-2024-0001), to construct a 70-unit multi-family residential condominium development with an affordable housing agreement on a 3.61 acre site located at 1845 Oak Road.

Based upon the results of the Initial Study prepared for the project, it has been determined that although the proposed project could have a significant effect on the environment, the incorporation of mitigation measures would bring these effects to less than significant. Therefore, a Mitigated Negative Declaration has been prepared and the public review period will be from July 29, 2024 through August 19, 2024. The MND and Initial Study are available for public review at [www.simivalley.org/CEQA](http://www.simivalley.org/CEQA); 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. Comments or questions should be directed to Elizabeth Richardson, Department of Environmental Services, 2929 Tapo Canyon Road, Simi Valley, CA 93036-2100; [erichardson@simivalley.org](mailto:erichardson@simivalley.org), or at (805) 583-6334.

No Public Hearing has been set at this time.

Elizabeth Richardson, Senior Planner  
[erichardson@simivalley.org](mailto:erichardson@simivalley.org)  
(805) 583-6334  
Department of Environmental Services

SEAN GIBSON  
Deputy Environmental Services  
Director/City Planner  
Department of Environmental Services