

CHAPTER 1

Introduction

INTRODUCTION

This is the first comprehensive update of the Simi Valley General Plan since 1988, and it is the result of many hours of research, analysis, and the collaborative efforts of the City's elected and appointed decision-makers, City staff, individuals, and agencies. It also included ongoing feedback throughout the planning process from residents and members of the public.

Simi Valley is a distinct place that is geographically separated from the continuous sprawl of the San Fernando Valley (Los Angeles County) and from other communities of Ventura County by the surrounding hillsides. Its valley setting and rolling hills are framed by the ridgelines and hillsides that physically separate the City from neighboring jurisdictions, as shown in Figure 1 (Regional Location). The City's physical form is largely defined by the natural hillsides and canyons on the City's periphery that give shape to the built environment. The suburban development pattern on the valley floor generally follows the east/west alignment of the Ronald Reagan (118) Freeway, Los Angeles Avenue, and the Arroyo Simi. Existing

development is characterized by a diversity of stable, attractive neighborhoods with commercial services and job centers at various locations throughout the City.



Simi Valley and the 118 Freeway

Development of the City over the years has resulted in substantial buildup of properties on the valley floor with most new residential communities in the recent past being built in the hillside and canyon areas surrounding the City. In

spite of the predominant suburban development pattern, several large areas of Simi Valley continue to retain the semi-rural character reminiscent of the City's past.

This General Plan continues the expansion of Simi Valley by redirecting new growth inward rather than continued outward expansion into the surrounding hillsides and natural open space areas. Simi Valley's aspirations for future growth and development are grounded in a shared vision to protect the City's existing natural environment and to maintain and enhance the character and quality of life in its diverse communities. The goals and policies of the updated General Plan are intended to guide this transformation through a comprehensive set of updated goals and policies that began with a review of the previous General Plan's goals and policies, which were updated based on technical assessment and evaluation of land use, traffic, and fiscal data. This General Plan is based on a critical analysis of what types of land uses will be allowed, where development will occur and in what amounts, and what it will look like in order to achieve the community's vision.

Through the many public meetings and workshops during development of the plan, the community expressed support for an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving the natural areas surrounding the City. This vision is addressed in the Plan's emphasis on reuse and infill development within the existing footprint of development in the City and focusing growth in areas around transit stations and along corridors where transit is available or is anticipated to be available in the future. This sustainable

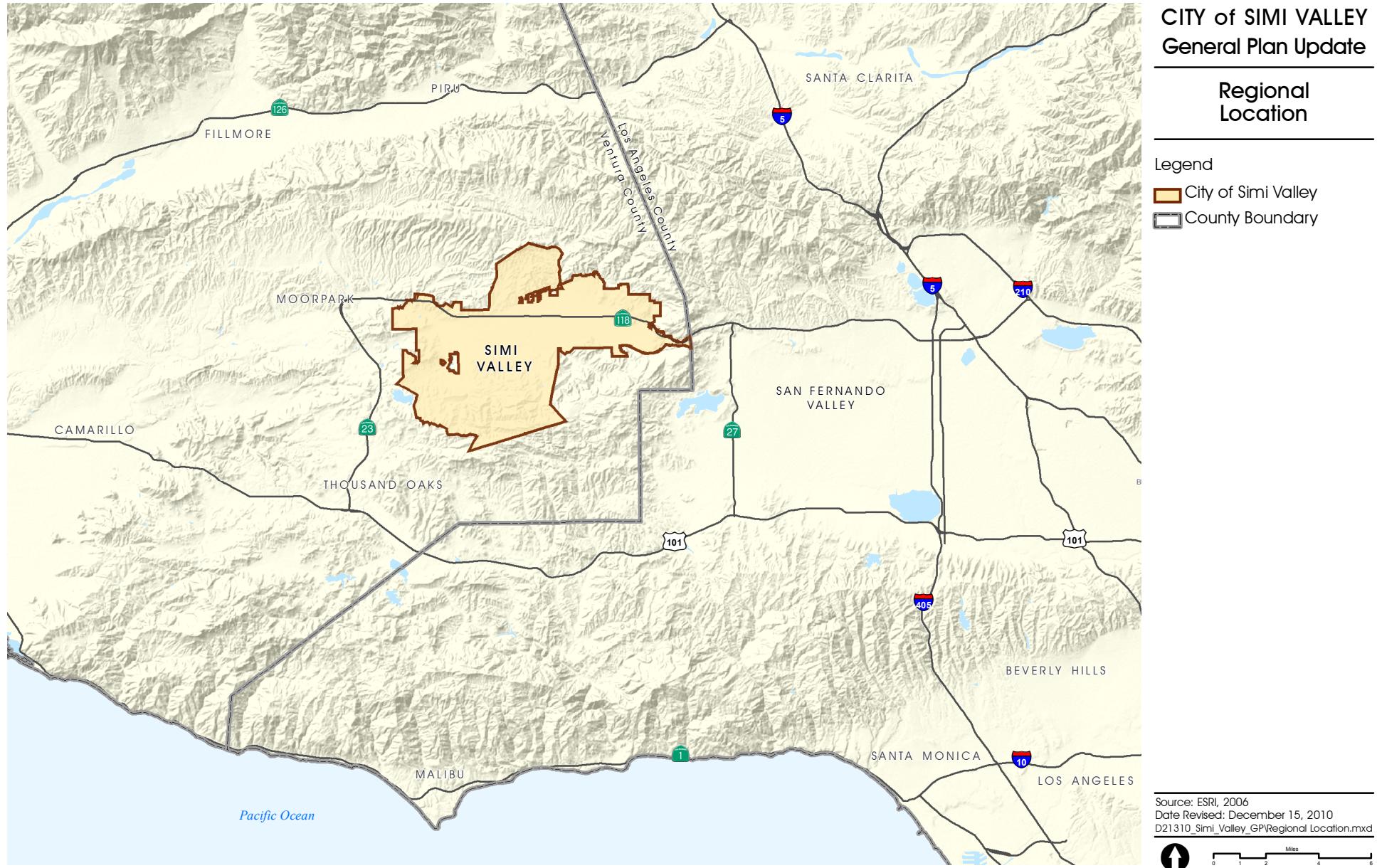


Figure 1

THE PURPOSE OF THE GENERAL PLAN

approach fosters stewardship of the community's natural resources and results in a General Plan that respects the growth boundaries and limits established by the City's Urban Restriction Boundary (CURB).

The updated General Plan is intended to provide a meaningful guide for the future growth and development of Simi Valley over the next twenty years and fulfills statutory requirements. It is a comprehensive framework for the City's physical, economic, and social development that sustains natural environmental resources. It is also long range—looking ahead to 2030 and beyond—while at the same time presenting policies to guide day-to-day decisions.

THE PURPOSE OF THE GENERAL PLAN

The General Plan is a policy document that establishes a comprehensive and consistent framework for local land use decision-making. The California Government Code (Sections 65300 et seq.) requires each city and county in the state to prepare and adopt a comprehensive long-range general plan for its physical development. The general plan and its maps, diagrams, and development policies form the basis for the city's zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, community plan, zoning, subdivision map, or public works project may be approved unless the city finds that it is consistent with the adopted general plan. The State General Plan Guidelines recommend that general plans be updated regularly to ensure that they remain relevant and reflective of changes in a community and its vision for its future. This is important not only to reflect local physical and demographic changes, but also broader changes in culture, technology, legislation, and development practices.

Per California Government Code Section 65302, the General Plan must address seven topics referred to as "elements" consisting of land use, circulation, housing, open space, conservation, safety, and noise to the extent that these topics are locally relevant. The General Plan may also include other topics of interest or concern to the local jurisdiction (California Government Code Section 65303). This General Plan includes each of the state-mandated topics and the optional elements in Simi Valley's prior General Plan including recreation, community services, economic development, and air quality. The goals and policies in each chapter of the General Plan, whether they cover mandated or optional topics, have equal legal validity, and the City's obligations for their equal enforcement and implementation are required by statute and case law.

A local jurisdiction may adopt a general plan in the format that best fits its unique circumstances (California Government Code Section 65300.5). In doing so, the jurisdiction must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. In updating the General Plan, the City of Simi Valley consolidated some of the mandatory elements and re-organized the content by related topics. Important themes, such as community livability, sustainability, and global warming, are woven throughout the Plan rather than structured as independent



The General Plan serves as the "constitution" for all policies and regulations pertaining to Simi Valley's physical development

topics. Correlation between the Simi Valley General Plan and the required general plan elements is shown in the following matrix:

Simi Valley General Plan Chapters	Legally Required General Plan Topics/Elements						Optional Elements
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	
Community Development							
Land Use	●						
Economic Development							●
Historic and Cultural Resources							●
Housing			●				
Mobility and Infrastructure							
Mobility and Circulation		●					
Infrastructure and Utilities		●					
Natural Resources							
Open Space					●		
Biological Resources				●			
Visual Resources				●			
Water Resources				●			
Energy Resources				●			
Air Quality				●			
Community Services							
Parks and Recreation					●		●
Community Services							●
Arts and Culture							●
Community Education							●
Libraries							●
Safety and Noise							
Emergency Preparedness							●
Police Services							●
Geologic and Seismic Hazards							●
Fire Services							●
Urban and Wildland Fire Hazards							●
Flood Hazards							●
Hazardous Materials							●
Noise						●	
Implementation Program	●	●	●	●	●	●	●

HOW TO USE THE GENERAL PLAN

The Simi Valley General Plan is intended for use by all members of the community, as indicated below for various groups, depending on their interests and objectives.

If you are a Simi Valley resident, the General Plan identifies the long-range plans and land uses permitted in the area around your home, changes that may affect your neighborhood, and the policies the City will use to evaluate development applications that might affect you and your neighbors.

The Plan includes goals that indicate how the City will attract businesses that provide goods and services to meet your daily needs, while contributing revenue to help fund police, fire, recreation, street maintenance, and other services that sustain the quality and livability of your neighborhood. It defines how the City will attract new jobs and create housing opportunities for you to work near where you live.

The Plan also informs you how the City plans to improve mobility infrastructure; proposes to work with independent agencies to meet the needs for adequate parks and schools; and continues to provide police, fire, and other public services; protect valued open spaces and environmental resources; and protect you from the risks of excessive noise, earthquakes, fires, and other natural hazards. Cumulatively, the Plan identifies the actions the City will take to ensure that the City as a whole, as well as your neighborhood, retains its economic value and remains a great place to live.

Finally, the Plan specifies how the City plans to organize land uses, infrastructure, and community amenities to improve community livability and public health through the development of complete neighborhoods. These neighborhoods enhance walkability and promote enhanced air quality through reduced roadway congestion and fewer vehicle trips that result in less air pollution.

If you are a Simi Valley business owner, the Plan outlines the measures the City will take to protect your investment and support your future success. It addresses the areas of business retention and attraction; establishes the City's goals for enhancing the economic vitality of existing business districts; and accommodates the expansion of local employment opportunities in business parks, industrial areas, and new mixed-use developments. Expectations for the City's business districts are established, and policies are included that ensure business operations will be compatible with other businesses and nearby residential areas.

If you are interested in developing land within the City or moving your business to the City, the Plan will introduce you to the community through the City's Vision, as well as the goals and policies in each chapter that identify the community's key objectives. To familiarize yourself with the General Plan, the Land Use and Economic Development goals and policies are useful starting points. However, it is important to review maps and policies throughout this document and the Simi Valley Municipal Code to get a complete perspective on how and where development may take place.

The General Plan is also a tool to help City staff, and elected and appointed officials such as the City Council and the Planning Commission, make land use, public service, and capital investment decisions. It establishes the framework for the City's zoning and other implementing regulations. It identifies economic development, mobility and infrastructure improvements, community services, and environmental programs needed to

sustain the quality of life that residents of Simi Valley have come to expect. Future development decisions must be consistent with the Plan. Finally, the Plan is intended to help acquaint other public agencies, from Caltrans to the Simi Valley Unified School District, with the community's Vision and expectations for its future, as they contemplate actions in Simi Valley.

While the Plan's narrative text and maps frame the key proposals, the essence of the Plan lies in its goals, policies, and implementation measures. As manifestations of the community's Vision, these statements set forth the City's approach to various issues, and are defined as follows:

- **Goals** describe ideal future conditions for a particular topic, such as traffic congestion or sustainability. Goals are general expressions of community values and are broad and typically not quantifiable or time-dependent.
- **Policies** provide guidance to assist the City as it makes decisions relating to each goal. They indicate a City's commitment to a particular course of action. Policies tend to be action-oriented, and they must be clear and unambiguous in order to be useful in judging whether local development decisions are consistent with the General Plan. Some policies address guidelines or standards against which development decisions can be evaluated, such as local noise standards or traffic level of service standards.
- **Implementation Programs** identify the specific steps to be taken by the City to implement the policies. They may include revisions of current codes and ordinances, updates to capital improvement plans and programs, and identification of new programs and actions the City will undertake. The programs identify the timeframe and the City department responsible for carrying them out after the General Plan is adopted.

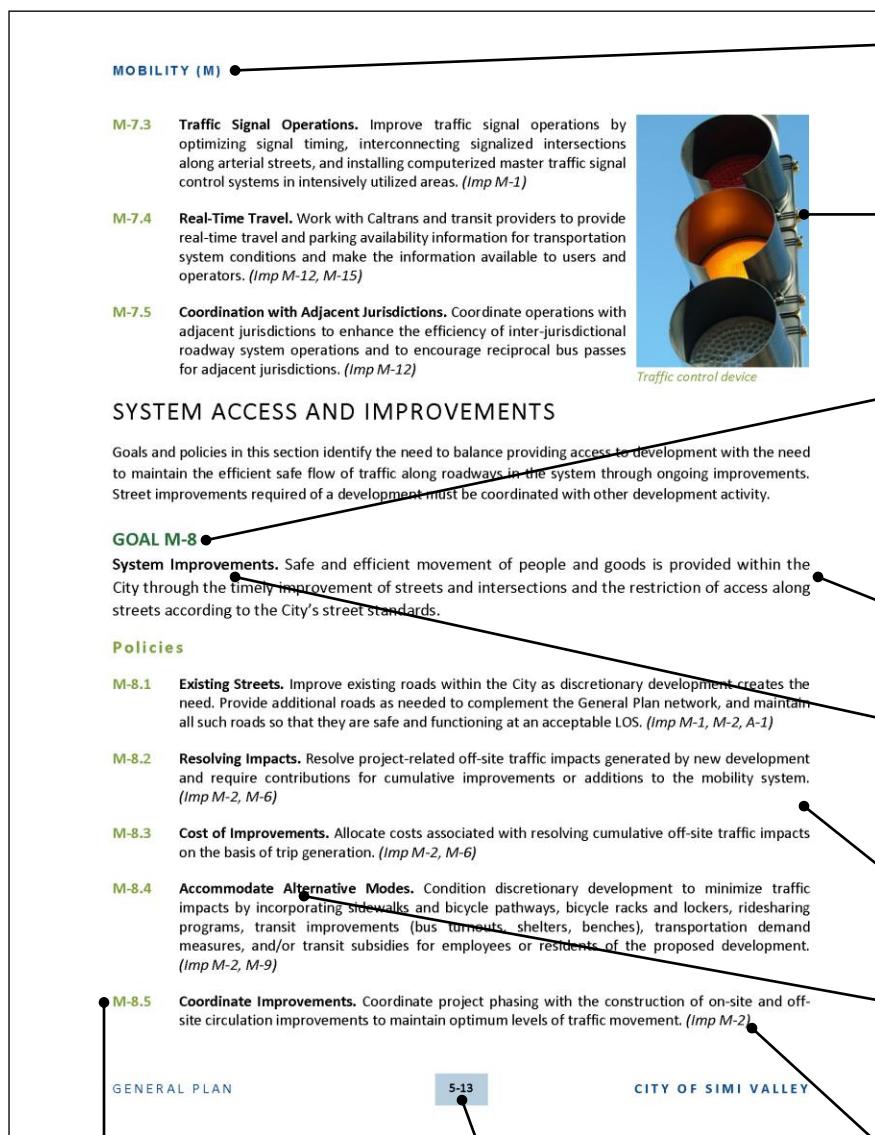


City staff working at the planning counter

The diagram on the following page serves as a "reader's guide" to the goals and policies of the General Plan. A simple numbering system facilitates use of the General Plan and enables the reader to distinguish each topic's goals, policies, and implementation programs. Each Plan topic is assigned a letter(s). For example, Land Use is "LU," Mobility is "M," and so on. Goals are assigned a second order number, i.e., the first goal for Land Use is numbered as "LU-1" and the second is "LU-2." Policies are assigned a third order number, with the first policy relating to the first Land Use goal being numbered as "LU-1.1" and the first policy relating to the second goal numbered as "LU-2.1." Each goal and policy is given a title that synthesizes its focus. These titles are bolded so that the reader can easily scan the page in a particular section of the plan to search for goals or policies regarding a particular topic.

All General Plan policies are followed by a set of numbers in parentheses. These numbers reference applicable measures that will be undertaken by the City to implement the policy. The implementation program at the end of each chapter is organized as a table that contains all the measures, processes, or other activities to be used by the City to implement the policies for each topic included in the chapter.

HOW TO USE THE GENERAL PLAN



SECTION HEADER

The header identifies the chapter (if on an even-numbered page) or topic (if on an odd-numbered page).

PHOTOGRAPHS AND DIAGRAMS

Graphical illustration of an example of the intent of the goals and policies.

GOAL NUMBERING

Each goal number starts with the element acronym and is followed by the number of the goal (e.g., M-8 = Mobility Element, eighth goal).

GOALS

Each goal has one or more policies associated with the goal.

GOAL TITLE

Each goal contains a leading title in bold for a quick reference to the goal text.

POLICIES

Each policy is associated with a specific goal.

POLICY TITLE

Each policy contains a leading title in bold for a quick reference to the policy text.

IMPLEMENTATION PROGRAM TAG

Each policy is followed by a set of numbers in italics/parentheses that identifies the tool or action the City will use to implement the policy. These measures are detailed in Chapter 5.

THE PLANNING PROCESS AND PUBLIC INVOLVEMENT

How the Updated General Plan Was Prepared

The preparation of the Simi Valley General Plan involved the following key steps.

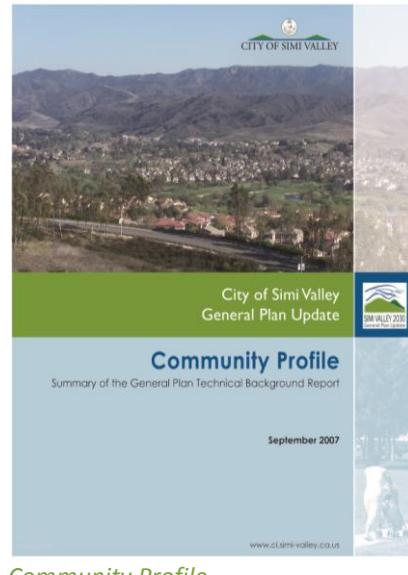
1. **Existing Conditions.** Background data regarding the existing conditions, trends, and projected future conditions for the City's physical, economic, social, and environmental resources were compiled and analyzed. This data has been compiled as a **Technical Background Report** (TBR), and is summarized in a **Community Profile**. The TBR serves two purposes:
 - As the basis for articulation of the planning issues to be addressed by Plan policy, incorporating all studies required by state law
 - As the statutory "existing setting" section of the General Plan Environmental Impact Report (EIR)

While documenting existing conditions, "Issue Papers" were prepared for key topics of concern to be addressed in the updated General Plan. The issue papers included detailed discussion of the issues and possible policy approaches to address the issue and the implications of each. The issue papers were used to inform the preparation goals and policies and as part of the planning process.

Issue papers were prepared on the following topics:

- Affordable Housing
- Infill Development
- Transportation
- Economic/Fiscal Trends

2. **Vision and Guiding Principles.** This step involved establishing a planning framework for the updated General Plan. The Vision is defined as the overarching framework for the formulation of updated goals and policies and addresses the role, character, and quality of the City's built and natural environment. The Vision was crafted to reflect the collective input of Simi Valley residents, elected and appointed officials, and the General Plan Advisory Committee (GPAC) that was appointed by the City Council to guide the General Plan update process. The Guiding Principles define a framework of the expected outcomes of the updated goals and policies and articulate specific measures to attain Simi Valley's Vision.
3. **Alternative Land Use/Growth Plans.** Areas of conservation and transition were first identified as a means to maintain and enhance the character and quality of life in the areas that would not be subject to change. As Simi Valley is approaching buildout with limited undeveloped land on the valley floor, the land use alternatives considered focused on infill development opportunities for reuse and improvement of economically obsolete and physically declining commercial and industrial districts, opportunities to intensify residential development on corridors with access to transit, and limited new development in key areas of vacant land. Importantly, existing single-family neighborhoods and the natural open space areas and hillsides surrounding the City were identified for conservation in



Community Profile

THE PLANNING PROCESS AND PUBLIC INVOLVEMENT

consideration of the environmental, economic, fiscal, and community service objectives consistent with residents' vision for long-term growth in Simi Valley.

Twelve community subareas and districts were identified as areas of transition, and alternative land uses were identified for these areas based on technical analysis and GPAC input. An environmental scan was conducted to determine if there were critical effects associated with any of the alternatives considered. Cumulative effects on the fiscal balance of the City were assessed as well as traffic impact analyses for the land uses and development scenarios considered.

4. **Preferred Land Use Plan.** A preferred growth and land use plan was selected in consideration of the comparative traffic, fiscal, and environmental impacts, as well as consistency with the vision and guiding principles. A key consideration in the selection of the preferred plan was the City's desire to maintain an acceptable level of service on its roadway network.
5. **Plan Goals and Policies.** Existing goals and policies in the General Plan were updated based on their consistency with the established community vision, consideration of current issues and community needs, understandability, practicality and feasibility, embodiment of best planning practices, and consistency with current legislation including climate change, and their reflection of community values.
6. **Draft General Plan.** The Draft General Plan was published incorporating an overview of its content and the planning context in which it was prepared. The Draft General Plan was available for public review and comment at a public workshop and subsequent Planning Commission and City Council study sessions and public hearings.
7. **Draft EIR (DEIR).** The DEIR was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). From the date of publication, the DEIR was circulated for a 45-day period for public review and comment. Responses to all comments were prepared and incorporated into the Final EIR, which was reviewed and certified by the City Council.
8. **Public Review/Public Hearings.** The Planning Commission and City Council conducted a series of study sessions and public hearings on the Draft General Plan and EIR. In consideration of the public input, the Commission made recommendations to the City Council regarding the Plan's content and certification of the Final EIR. The City Council considered the Commission's input and conducted additional public hearings. Based on these, the City Council made its final recommendations and adopted the General Plan and certified the Final EIR.
9. **Updated General Plan.** The adopted Simi Valley General Plan was published and the goals, policies, and programs contained therein are now ready to be implemented.

Public Involvement in Updating the General Plan

The planning process to update the General Plan involved a broad spectrum of community input including elected and appointed officials, residents, and public agencies during key phases in the development of the document. The public and stakeholders were involved throughout the planning process from the initial documentation of the existing conditions and issue identification to selection of the alternative land use plans, and development of preliminary goals and policies for the updated General Plan. From the outset of the General Plan update, an outreach and engagement plan was established to continually involve members of the public and other interested parties in the planning process to obtain valuable community feedback.

A General Plan Advisory Committee (GPAC) was appointed by the City Council to assure the continuity of community involvement in the update process. The GPAC conducted 17 meetings throughout the process to provide feedback to City staff and the consultants, and was instrumental in the development of the updated General Plan. The 17-member GPAC was comprised of City Council appointees, a representative of each

Neighborhood Council, at large residents, and representatives of a broad range of public agencies and civic and community service organizations that have an interest in the future of Simi Valley.



General Plan Advisory Committee (GPAC)

The opportunities for public involvement and the methods used for outreach and information sharing over the course of the preparing the updated General Plan included 17 publicly noticed GPAC meetings. An additional 15 publicly noticed meetings, including public workshops, joint Planning Commission and City Council meetings, study

sessions, and public hearings, were conducted for the purpose of informing and engaging the public in the preparation of the updated General Plan.

The opportunities for public involvement are summarized below along with their dates of occurrence:

Public Involvement Opportunities: Meetings/Dates on the General Plan Update

- General Plan Advisory Committee appointed (June 2007)
- The GPAC conducted seventeen meetings to establish ongoing direction and feedback for the preparation of the updated General Plan. (July 2007–June 2009)
- Community Visioning Workshop for input on the Vision and Guiding Principles (November 2007)
- Joint Planning Commission/Council Meeting to confirm the Vision/Guiding Principles (November 2007)
- Community Workshop to review land use alternatives (May 2008)
- Joint Planning Commission/City Council meeting to review land use alternatives (July 2008)
- Community Workshop to allow public input on a preferred land use plan (July 2009)
- Joint Planning Commission/Council meeting to select a preferred land use plan (September 2009)
- Planning Commission review of the draft goals and policies (November/December 2009)
- Housing Forum to receive input from developers and service providers (December 2009)
- Scoping meeting for the Environmental Impact Report (December 2009)
- City Council/Planning Commission Review of the Draft Housing Element (August 2010)
- Planning Commission public hearing on the Draft General Plan and EIR (March–April 2012)
- City Council public hearing to adopt the General Plan (including Housing Element) and EIR (May–June 2012)

Public Outreach and Information Sharing

Methods used to furnish ongoing information on the General Plan update throughout the planning process included the following:

a. **General Plan Update Website:**

- Described a General Plan, its purpose and content, and the legal requirements for its preparation.
- Described the planning process used to update the General Plan.
- Provided dates and information for upcoming meetings and activities in the planning process.
- Included a downloadable version of all documents produced and meeting proceedings since inception of the planning process.
- Allowed direct email contact with City staff for additional information regarding the General Plan update process, upon request.

b. **Mailing List.** Staff in the Simi Valley Environmental Services Department maintained a mailing list that was used to notify interested parties of meetings and document availability via email contact. Interested parties were included on this mailing list by contacting City staff via the web page contact link or by completing the sign-in sheet available at all General Plan meetings and workshops.

c. **Community Profile.** A summary of existing conditions in the community was included on the General Plan website.



Residents participating at General Plan Workshop

HOW THE GENERAL PLAN IS ORGANIZED

The General Plan is organized into nine chapters. The first chapter is the Introduction, which presents information about the Plan's purpose, legislative requirements, organization, the process for its preparation, and the public involvement that was involved in its development. The second chapter presents the Vision and Guiding Principles that reflect the overarching themes that guide all goals, policies, and programs in the General Plan and the specific measures to attain the Vision. The next six chapters comprise the Plan's "elements." Each presents an overview of its scope and a brief discussion of a specific topic followed by goals and policies regarding that topic. Each of these six chapters includes an implementation program that identifies the measures the City will use to implement the goals and policies specified for each topic addressed in that chapter. The final chapter is a glossary of the technical terms used in the General Plan.

An overview of the Plan's chapters is presented below.

1. **Introduction.** This chapter includes the purpose and legal basis for the General Plan. It describes the process for preparing the plan, and it identifies the community vision which is reflected in the broad themes, such as livability, sustainability, and climate change, that are woven throughout the document.

2. **Vision and Guiding Principles.** This chapter contains the Vision that is the foundation upon which the General Plan actions are measured, and the Guiding Principles that define the expected outcomes of the goals and policies.
3. **Community Development.** This chapter defines goals and policies regarding how existing neighborhoods, commercial districts, employment centers, and public spaces are to be maintained and enhanced, as well as where and how new development is to occur.
 - a. Land Use (LU) defines where lands are to be conserved and where growth will be targeted, and specifies the types, densities, and design characteristics of uses to be permitted.
 - b. Economic Development (ED) specifies strategies for business retention and attraction and fiscal balance.
 - c. Historic and Cultural Resources (HR) defines processes for the preservation of the City's historic and cultural buildings and sites as the identification and treatment of potential archeological and paleontological resources.
4. **Housing.** The Housing (H) Element contains strategies and programs to address the City's fair share of regional housing needs for all income groups and household types in the community as required by state law. (*Note: Because of the shorter update cycle and special requirements associated with the Housing Element, the Draft 2008–2014 Simi Valley Housing Element is bound separately from the Draft General Plan. Upon its adoption, Housing Element policies will be incorporated into this General Plan.*)
5. **Mobility and Infrastructure.** This chapter presents goals and policies for the provision of infrastructure and services that support residents and businesses.
 - a. Mobility (M) allows for the movement of people and goods, including autos, transit, bicycles, and other modes. It addresses key issues such as trip reduction, parking, traffic safety, and neighborhood traffic calming.
 - b. Infrastructure and Utilities (IU) addresses the provision of public infrastructure, including water, sewer, storm drainage, solid waste, electricity, natural gas, and telecommunications.
6. **Natural Resources (NR).** This chapter discusses the management and conservation of Simi Valley's open space and natural environment, including biological, mineral, water, energy, visual resources, and air quality.
7. **Community Services.** The Community Services (CS) chapter addresses a range of public services to meet the needs of residents, including parks and recreation facilities and programs, arts and cultural services, education, and library services.
8. **Safety and Noise.** This chapter prescribes strategies for the protection of the public health and safety and the control of excessive noise impacts to residents, businesses, and visitors to the City.
 - a. Safety (S) addresses police and fire protection; emergency preparedness for natural and man-made disasters such as flooding, geologic and seismic hazards; and hazardous materials.
 - b. Noise (N) presents policies to mitigate the potential impacts of excessive noise in the community.
9. **Glossary.** This final chapter defines the terminology used in the General Plan.

RELATED DOCUMENTS, PLANS, AND INITIATIVES

The General Plan has been prepared in consideration of research compiled in the Technical Background Report (TBR), which contains relevant data and analysis regarding existing conditions, trends, and development issues for the City of Simi Valley. Additionally, the TBR serves as the existing conditions section

RELATED DOCUMENTS, PLANS, AND INITIATIVES

for the Environmental Impact Report (EIR). Other documents related to the General Plan include local plans, such as the General Plan EIR and Climate Action Plan (CAP), and several regional plans that were utilized in the preparation of the General Plan, as follows:

- **Environmental Impact Report (EIR).** An EIR has been prepared for the General Plan in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). The EIR is a separate document that describes environmental conditions in the City, assesses the possible effects of the General Plan, identifies actions that will be undertaken to reduce these impacts, and evaluates the comparative impacts of alternatives to the General Plan. Most of the EIR's mitigation measures have been incorporated as policies into the General Plan and, consequently, the Plan is generally considered to be "self-mitigating." The General Plan EIR is a program level EIR, meaning that it examines the general nature of impacts at a citywide scale. The findings of the EIR help determine the appropriate level of environmental review that should be performed when subsequent projects consistent with the Plan are proposed. Although the EIR will be certified by the City Council, it is not adopted as a policy document.
- **Climate Action Plan (CAP).** A CAP was prepared concurrently with preparation of the General Plan. The CAP identifies strategies and emission reduction targets and measures to achieve compliance with recent climate change regulations including AB 32 and SB 375. This legislation requires local and regional coordination in the reduction of greenhouse gas emissions through land use and transportation planning initiatives. The strategies in the CAP are supported by policies in the General Plan.
- **Sphere of Influence (SOI).** There are 48.7 square miles of land area within the Simi Valley SOI located in pockets around the City's perimeter and within its boundaries. State planning law states that the General Plan must cover the entire area within the City limits and any land outside its boundaries that "bears relation to its planning." This provides cities with an opportunity to indicate their concerns for adjacent unincorporated areas that may someday be annexed. The vast majority of the City's SOI is located in the northwest portion of the City in and around the Simi Valley Landfill. Other SOI locations include the Bard Reservoir area at the far southwest portion of the City and a number of "county islands" within City boundaries, the largest of which is in the vicinity of Sinaloa Lake. All areas within the SOI are candidates for annexation, though the timing of any specific annexation application will generally occur at the City's discretion.
- **Simi Valley City Urban Restriction Boundary (CURB).** The Simi Valley electorate adopted an initiative that established an urban growth boundary or CURB, in November 1988, which is effective until December 2020. The CURB is the result of a regional initiative, Save Open-Space and Agricultural Resources (SOAR), which has been adopted in eight of the ten cities in Ventura County and cannot be altered or amended except by a vote of the people. The targeted areas of growth in this General Plan are within the Simi Valley CURB.
- **Simi Valley Area of Interest (AOI).** The Simi Valley Area of Interest extends past the City's CURB and SOI into areas currently under the jurisdiction of the County of Ventura. The purpose of the Area of Interest is to allow the City to examine land uses under the jurisdiction of adjacent agencies that may have an impact on the City. The Ventura Local Agency Formation Commission (LAFCO) established these areas in Ventura County in the late 1960s.
- **Guidelines for Orderly Development.** The Guidelines for Orderly Development, originally adopted in 1969, are unique to Ventura County and state that urban development should occur within incorporated cities. Urban development is defined as the need for a new community sewer system or expansion of an existing sewer system, the creation of residential lots less than two acres in area, or the establishment of commercial or industrial uses, not related to agriculture or the production of

mineral resources. The result of the implementation of these guidelines has been that the County and the City do not compete for urban development, and the County does not allow urban development to occur in the City's SOI unless it is annexed to the City.

- **Simi Valley Growth Management Plan.** The City adopted a Growth Management Plan to ensure that growth does not exceed the population limits in the Ventura County Air Quality Management Plan, which is intended to achieve federal mandates to improve air quality. In Simi Valley, the Growth Management Plan is specifically designed to reduce air pollution while providing for orderly development, protecting the City's hillside areas, and promoting affordable housing.
- **Regional Transportation Improvement Program (RTIP).** The RTIP is the transportation improvement plan for the Southern California region that includes federal, state, and locally funded transportation projects, including the 2006 State Transportation Improvement Program (STIP) projects. RTIP projects Simi Valley may be funded from federal, state, local, or private sources.
- **Global Climate Change.** In recent years, the issue of global climate change has received much attention from governments around the world. Global climate change refers to the change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperatures.

Human activities associated primarily with the use of carbon-based fossil fuels have led to changes in the composition of the atmosphere. The combustion of carbon-based fossil fuels creates greenhouse gas (GHG) emissions, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), which have caused the earth's atmosphere to absorb more heat from the sun. The concentration of GHGs in the

atmosphere has significantly increased as a result of the combustion of fossil fuels associated with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. Governments, organizations, and private citizens all over the world are looking for ways to reduce GHG emissions.



In 2006, the California State Legislature took a proactive role in addressing the challenges of climate change with the adoption of the *California Global Warming Solutions Act of 2006*, Assembly Bill 32 (AB 32). AB 32 focuses on reducing GHG emissions in California. AB 32 requires the California Air Resources Board (CARB), the state agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to

statewide levels in 1990 by 2020. Subsequently, the legislature adopted Senate Bill 375 (SB 375), which coordinates land use and transportation planning and allows for the development and adoption of a regional sustainable communities strategy designed to achieve regional goals for the reduction of GHG emissions.

With sustainability as a key theme of the Simi Valley General Plan, its goals and policies take steps to address the challenging issue of climate change by reducing GHG emissions, improving energy efficiency, reducing the urban heat island effect, recycling, and managing the use of water. The General Plan will reduce GHG emissions primarily through land use patterns that enhance and support the use of public transit, increased opportunities for pedestrians and bicycles, alternatives to single-occupant vehicle use, and requirements for "green building" practices and alternative energy systems. Policies also address adaptation to climate change, such as increased flood protection strategies. Concurrent with the General Plan update, the City prepared a Climate Action Plan (CAP), which further

IMPLEMENTING AND AMENDING THE GENERAL PLAN

details the strategies and initiatives to achieve GHG reduction targets consistent with state and regional requirements and the broader environmental sustainability objectives of this General Plan.

Since the sources and impacts of GHG emissions and solutions for climate change are complex and interrelated among the topics covered in the General Plan, climate change and GHG emissions reduction have been addressed through policies and programs in multiple chapters rather than in a single section. Appendix A (General Plan Policies Addressing Global Climate Change) includes a table that summarizes, by topic area, the policies that address climate change and adaptation to climate change.

IMPLEMENTING AND AMENDING THE GENERAL PLAN

After the General Plan is adopted, it will be implemented through a variety of measures, such as ordinances programs, and activities including ongoing measures, as well as new ones to be developed. These measures are described in the implementation program at the end of each chapter. Each policy references an implementation measure that will be undertaken by the City to ensure that action is taken to address the policy. Because local land use and development regulations are required by law to be consistent with the General Plan, it is important that they be reviewed by the City as part of the implementation process. As necessary, the Zoning Map, Development Code, and specific plans must be reviewed and updated to be consistent with the density/intensity established for the land use categories, and the development policies included in the General Plan.



City Council meeting

The General Plan is designed to be a dynamic document, and it must be periodically updated to respond to changing community needs and concerns. The state's reporting requirements for General Plans assist in ensuring that the document remains relevant. An annual report, which must be submitted to local decision-makers

as well as the state, is required to include the status of the Plan and progress towards its implementation, specifically its share of meeting the regional housing need and the degree to which the plan complies with state planning law. Further, planning legislation states that any of the Plan's mandatory elements may be amended up to four times a year and any amendment may include more than one change to the Plan. Requests for amendments may be submitted by individuals or City-initiated to address policy, text, or map changes, though amendments to the land use map to facilitate a proposed development project are typically the most common. Any proposed amendment must be reviewed by the local legislative body who must find that the change is in the public interest, is not detrimental to the public health, safety, and welfare, is otherwise consistent with the General Plan, and that the appropriate environmental review has been completed, before acting on any request.

The measures to be undertaken by the City to implement the General Plan can be grouped into the twelve categories listed below, which correspond to the topics covered in each chapter as follows:

- General Plan Administration (A)
- Land Use and Community Design (LU)
- Economic Development (ED)
- Historic and Cultural Resources (HR)
- Housing (H)
- Mobility (M)
- Infrastructure and Utilities (IU)
- Natural Resources (NR)
- Parks and Recreation (PR)
- Community Services (CS)
- Community Safety (S)
- Noise (N)

The Implementation Program includes all measures and activities the City will undertake to achieve the goals and policies in the General Plan. The programs are presented in a table at the end of each topic covered. For each measure the table includes an individual program description, a reference to the policy or policies that it implements, and a timeframe for its completion.



Simi Valley City Hall

If the General Plan is to serve its purpose effectively, it must be reviewed, maintained, and implemented in a systematic and consistent manner. Thus, the measures listed below address how the General Plan is maintained and how development and other programmatic actions by the City are used to achieve the General Plan's goals and policies.

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Administration Implementation Program, presented in Table 2 (Administration Implementation Program), describes the measures or actions to be taken by the City to ensure that development is consistent with a current and updated general plan.

IMPLEMENTING AND AMENDING THE GENERAL PLAN

Table 2 Administration Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
A-1	Consistency with the General Plan. The City shall ensure that all development proposals and projects included in the City's Capital Improvement Program (CIP) are consistent with the goals and policies of the General Plan.				●	
Implements Which Policy(ies)	All policies					
A-2	Periodic Review of the General Plan. The City shall periodically review the General Plan, including the Housing Element, and process amendments or comprehensive updates, as necessary, to reflect changing community conditions.					●
Implements Which Policy(ies)	All policies					
A-3	General Plan Annual Progress Report. The City shall prepare an annual status report to the City Council on the implementation of the General Plan for submittal to the state Office of Planning and Research (OPR) and the state Department of Housing and Community Development (HCD) relative to the progress in implementing the Housing Element.				●	
Implements Which Policy(ies)	LU-1.3~LU-1.8, LU-2.1~LU-2.5, LU-3.3, LU-4.1, LU-4.10, LU-6.1~LU-6.4, LU-8.1, LU-9.1, LU-9.4, LU-10.1, LU-10.4, LU-10.7, LU-17.2, LU-17.3, LU-24.2, ED-1.1~ED-1.3, ED-4.4, M-1.5, M-6.1					

CHAPTER 2 Vision

VISION AND GUIDING PRINCIPLES: A FRAMEWORK FOR PLANNING

The Vision is the overarching framework used to guide the formulation of updated goals and policies for the General Plan to address the role, character, and quality of the City's built and natural environment. The Vision and Guiding Principles provide the foundation upon which the General Plan goals, policies, and implementation actions are measured. Crafted from the collective input of Simi Valley residents, elected and appointed officials, and the General Plan Advisory Committee, the Vision represents the community's aspirations for its future, and it is reflected in the goals and policies throughout the General Plan. The Vision is supported by Guiding Principles that more specifically define the expected outcomes of the updated goals and policies, and articulate specific measures to attain Simi Valley's Vision.

Simi Valley Vision

VISION STATEMENT

To provide a safe, functional, healthy, and environmentally sustainable community while expanding to meet the needs of the future where people can live, work, and recreate in peace and tranquility.

Nestled in a scenic valley, the quality of life in Simi Valley is closely linked to its natural setting, which physically separates the community from adjacent jurisdictions and contributes to its distinct identity. Maintenance of the attributes of its unique valley location and quality lifestyle are diligently pursued in order to maintain the character and identity of our community and its key resources, which include:

- Our hillsides and natural environmental setting
- Our distinct valley identity
- Our variety of neighborhoods in a safe, family-oriented and close-knit community
- Our support of a strong local economy
- Our investment in high-quality public services, infrastructure, and an accessible local government
- Our commitment to the City's history and culture
- Our community pride through citizen involvement and volunteerism



Sinaloa Lake

WE BALANCE GROWTH WITH PROTECTION OF OUR NATURAL RESOURCES

We value our scenic natural setting with its open spaces, views, wildlife areas, and waterways, and will conserve and restore this environment as a key determinant of Simi Valley's unique identity and quality of life. We will manage growth and protect our hillsides from incompatible man-made encroachments.

WE ARE STEWARDS OF OUR NATURAL ENVIRONMENT AND RESOURCES

We recognize the need to practice sustainable development for our future generations through land use planning, community and site design, and the provision of community services and infrastructure systems. We will locate housing, jobs, and services close to one another to reduce automobile traffic, congestion, and pollution, decrease resource consumption, increase the viability of businesses, and increase social interaction. The conservation and efficient use of energy and natural resources is a priority.

COMMUNITY CHARACTER AND DESIGN REINFORCE OUR STRONG COMMUNITY IDENTITY

The identity and lifestyle of Simi Valley is vested in the quality of its neighborhoods, community gathering places, job centers, corridors, public facilities, and open spaces. These are vibrant, safe, well-designed places that invite social interaction and foster a sense of pride. Our community places are accessible by various modes of transportation. Importantly, new development is sensitive in its design and respect for existing land uses and compatible in scale and character with its surroundings.

OUR SAFETY IS A PRIORITY

Simi Valley is rated among the safest cities in the nation, and we value this asset. The City's safety record contributes to the desirability of this family-oriented community as a place to live, work, and play. We proactively enforce public safety, exercise sensitive and safe community planning and construction techniques, and provide emergency response services and facilities (such as hospitals and fire/police stations)



Simi Valley Police Department

that contribute to the overall safety of our community. Feelings of safety and security enhance property values and residents' enjoyment of a wide range of community resources.

WE MAINTAIN FISCAL STRENGTH AND ECONOMIC VITALITY

Simi Valley will build, support, and maintain a strong and sustainable local economy. We will develop and strengthen local businesses and services. We will develop infill uses that are sensitive to adjacent land uses. We will plan for the housing needs of the community and provide affordable workforce housing.

WE PROVIDE QUALITY COMMUNITY SERVICES AND SOUND INFRASTRUCTURE AND SUPPORT STRONG INTERAGENCY PARTNERSHIPS

The City's infrastructure has historically provided a wide range of high-quality public services within the community. The City's infrastructure promotes smooth traffic flows, and access to transit as well as available water and sewer services to accommodate the City's continued growth and prosperity.

WE SUPPORT THE COMMUNITY'S PHYSICAL, SOCIAL, AND CULTURAL WELL-BEING

We take pride in our City's history and culture and promote the continued enjoyment of a healthy lifestyle for our residents. We value the extensive recreational and open space opportunities available to residents to promote active lifestyles that include walking, biking, and other leisure activities. We value our rich cultural heritage and promote creative and performing arts as well as our historic resources. A range of volunteer and civic opportunities are available to residents who desire social interaction and civic engagement. The City enjoys high educational attainment and supports the local educational systems in the community.

Guiding Principles



Arroyo Simi

In support of the Vision Statement, Guiding Principles provide a framework for planning and define the expected outcomes of implementation of the goals and policies in the General Plan. They direct how and where growth will be distributed throughout the City within the context of natural resource protection and neighborhood conservation. Importantly, Guiding Principles are non-negotiable criteria that will guide the formulation of an updated General Plan. The Principles guided development of the Land Use Plan and update of the goals and policies.

1. Natural and Environmental Resources

- Preserve the natural hillsides setting surrounding the City for their valuable aesthetic and visual qualities intrinsic to Simi Valley's landscape and identity.
- Maintain the City's hillside preservation standards as a means to protect natural environments and open spaces surrounding Simi Valley.
- Enhance the Arroyo Simi as a natural resource that serves as a scenic recreational resource as well as a public safety resource for flood protection.
- Improve air quality through development patterns that reduce the need for automobile travel and minimize congestion.
- Achieve sustainable levels of energy and resource consumption through efficient land use, transportation, building design, construction techniques, waste management, and efficient infrastructure design and operation.
- Strengthen the City's water recycling program to reduce water consumption and lessen the need for imported water.
- Partner with the Rancho Simi Recreation and Park District to promote open space attainment.



Wood Ranch

2. Community Identity, Character, and Design

- Provide a diversity of neighborhood environments.
- Focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in strategic opportunity areas throughout the City.
- Promote neighborhood design for development that is compatible with the scale and character of existing adjacent development.
- Promote livable and well-designed neighborhoods with a mix of uses and services that are walkable to support improved health and the needs of families, youth, seniors, and a growing population.
- Create vibrant public areas that serve as gathering places, town centers, and villages for the community.
- Locate and design buildings, streetscapes, and public spaces that are pedestrian-friendly.
- Promote developments that foster accessibility and connectivity between areas, and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
- Guide new development with design standards that promote well-designed properties that are context sensitive.

3. Land Use and Growth Management

- Utilize infill development and reuse, while maintaining important qualities of community character.
- Prioritize the reuse of obsolete or underutilized commercial centers.
- Promote land uses that achieve the City's regional fair share of housing and strengthen its economic and jobs base.
- Utilize sustainable development and land use planning practices that provide for the needs of existing residents and businesses while preserving choices for future generations.
- Maintain the City Urban Restriction Boundary (CURB) as a means to maintain the City's distinct identity and to limit inefficient urban development in the natural areas surrounding Simi Valley.
- Prioritize infill development and redevelopment within areas currently developed consistent with community character objectives.

4. Neighborhood Security and Housing Choice

- Foster public safety through good community design and the use of Crime Prevention through Environmental Design (CPTED) concepts.
- Maintain the City's rating as one of the safest cities in the nation by continuing to provide a high level of public safety services.
- Minimize the City's vulnerability to natural and manmade disasters and strengthen the City's emergency response systems.
- Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing, throughout the City.
- Encourage a mix of housing types within neighborhoods to promote a diversity of households for residents of all ages and income levels.

5. Economic Vitality and Security

- Maintain a broad range of jobs that are accessible to all residents.
- Attract highly skilled and professional jobs in finance, professional services, and biotech industries to match residents' education and skills.
- Promote strategic reinvestment in underperforming commercial centers as potential for job centers and mixed-use neighborhood centers.
- Promote clean industries and businesses that provide job opportunities, enhance the local economy, and encourage new businesses to locate adjacent to existing and planned business parks and transit corridors.

6. Public Services, Infrastructure, and Mobility

- Promote a high level of public services to maintain the quality of life that Simi Valley residents have come to expect through good traffic circulation systems and other infrastructure including water and sewer.
- Reduce the City's need for imported water through increased water conservation practices and recycling.
- Partner with the Simi Valley Unified School District to promote quality education and continued high levels of educational attainment in Simi Valley.

VISION AND GUIDING PRINCIPLES: A FRAMEWORK FOR PLANNING

- Pursue additional commuter transit service to the west end of the City by Metrolink as a means to decrease roadway congestion and enhance regional mobility for residents and visitors to the City.
- Provide a range of transportation choices to residents that promote alternatives to automobile use including walking, biking, and public transit.

7. Health, Social, and Cultural Well-Being

- Recognize and preserve areas of Simi Valley that contribute to the City's history and culture.
- Recognize the need to provide a variety of recreation and leisure activities for the diverse population of Simi Valley as a means to support active and healthy lifestyles for residents of all ages and income groups.
- Support community health by promoting the availability of organic and whole food choices to residents.
- Recognize that trails are an important recreational asset that may be integrated with transportation systems to encourage mobility within the City.
- Promote ongoing volunteer opportunities and civic engagement as a means to provide social opportunities and enhance community life.

CHAPTER 3 **Community Development**

INTRODUCTION

The Community Development chapter consists of four sections: Land Use and Community Design, Economic Development, Social and Environmental Justice, and Historic and Cultural Resources. Goals and policies are presented in this chapter designed to direct the physical development and economic growth anticipated to occur in Simi Valley, and to preserve and protect its historic and cultural legacy. Each section is followed by an implementation program that includes the actions, strategies, and processes the City will undertake to implement the General Plan in the review of new development proposals and the performance of day-to-day City operations.

The Land Use section provides a framework to accommodate future development in an efficient and sustainable manner compatible with the established character of the community and to protect its surrounding natural environment. Though the City is anticipated to experience continued population growth, the supply of land available for development has been substantially exhausted with limited undeveloped land remaining outside of the hillsides surrounding Simi Valley. In accommodating this growth the Land Use Plan encourages substantial infill development within the existing footprint of the community's built environment, and limited new development in the hillsides and canyons surrounding the City. This growth strategy allows the City to provide diverse housing choices while protecting the established character of existing neighborhoods,

maximizing existing infrastructure, providing efficient service delivery, and strengthening existing districts in the community while preserving the natural landscape that helps define Simi Valley.

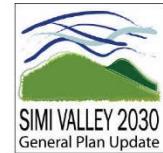


Simi Valley's scenic natural landscape

The land use goals and policies direct the ultimate pattern of development in Simi Valley at build out and apply to the incorporated areas of Simi Valley and its Sphere of Influence (SOI) as depicted with a yellow dotted line in Figure LU-1 (Planning Area). The

Planning Area comprises all properties located in the existing SOI for Simi Valley, including all properties within the current city limits. Though the lands in the Area of Interest surrounding Simi Valley (indicated with a green dashed line around the city boundary in Figure LU-1) are not subject to this General Plan, it is the City's desire to preserve the scenic natural landscape around the city as reflected in the community's vision.

The Land Use Plan is based on and reflects the Vision and Guiding Principles presented in the Introduction to this General Plan and correlates the goals and policies from each of the topical chapters into a coherent set of development policies, which serve as a central organizing element for the General Plan as a whole. As the Land Use Plan serves as the final arbiter on how Simi Valley will evolve over the next 20 years, its policies are connected to and supported by those in all other General Plan sections. Policies for the conservation of natural resources and protection of residents from the risks of hazards are reflected in the distribution and densities of uses. The quantity and location of land uses are linked to the City's objectives for economic development, jobs generation, and fiscal balance, as well as its intentions for community design. Land use capacities are, in turn, correlated with the provision of adequate housing and services to meet the needs of residents, and transportation, parking, and infrastructure to support residents, employees, and visitors.



CITY OF SIMI VALLEY General Plan Update

Planning Area

Legend

- █ City Boundary
- █ City Urban Restriction Boundary
- █ Sphere of Influence
- █ Area of Interest



Figure LU-1

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LAND USE AND COMMUNITY DESIGN (LU)

The land use and community design policies that follow are expressed in two forms: *(a)* a map that depicts the geographic distribution of land uses in the City, and *(b)* text defining the set of action-oriented strategies that carry out and support these uses consistent with Simi Valley's intentions for the form and character of the community and development. The policies are organized in the following sections: *(a)* Growth and Change, *(b)* Citywide Land Use and Urban Design, *(c)* Citywide Land Use Neighborhoods and Districts, and *(d)* Community Subareas and Districts.

Policies in the first two sections apply globally throughout the city, regardless of location or specific land use category. The Citywide Land Use Neighborhoods and Districts section defines policies specifically related to each category of permitted land use, as designated on the land use map. The Community Sub-Areas and Districts section defines policies related to the unique issues or planning objectives for specific geographic areas of the City, which supplement and build upon the general policies presented in the preceding sections. Following the Community Development policies are the descriptions of the Land Use Designations, including definitions, standards, and guidelines for each land use designation shown on the Land Use Map.

As Simi Valley is almost fully built out, the land use policies focus on how population and employment growth can be managed to preserve the qualities that distinguish Simi Valley's diverse neighborhoods, business districts, and open spaces. The policies recognize that most of Simi Valley will be conserved for its existing type and densities of land use and provide direction for their long-term maintenance. At the same time, the policies also recognize that change will occur in specifically targeted locations that *(a)* have been previously planned to accept growth, *(b)* enable existing commercial centers and business districts to sustain or enhance their economic vitality and evolve in response to a changing market, and *(c)* meet legislative mandates as well as an expressed community desire for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions. In these locations, policies provide for contextual infill that builds upon existing development and is sensitive to its environmental setting.

Growth and Change



Commercial



Residential Mixed Use



Open Space

Policies in this section provide for strategic growth and change that preserve existing neighborhoods and target new development to infill areas that are vacant or underutilized and are scaled to complement adjoining uses. Changes focus on enhancing the quality of life with a reduced need for automobile trips, increased walkability,

improved connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.

GOAL LU-1

Growth and Change. Sustainable growth and change, achieved through orderly and well-planned development, meet the needs of existing and future residents and businesses, ensure the effective and equitable provision of public services, and efficiently use land and infrastructure.

Policies

LU-1.1 Building Intensity and Population Density.¹ Accommodate the densities and intensities of land use development in accordance with the designations and standards of the Simi Valley Municipal Code. Development threshold at buildout is estimated at 58,438 housing units, 8,764,000 square feet of retail, 7,642,000 square feet of office uses, 5,743,000 square feet of business park uses, and 12,134,000 square feet of industrial uses. (*Imp A-1, A-2, LU-1, LU-2 LU-3, LU-5, LU-10, LU-18*)

LU-1.2 Development Location. Limit development to lands within the Simi Valley City Urban Restriction Boundary (CURB), as shown in Figure LU-1, thereby protecting existing agriculture, open space, viewsheds, wildlife, and watersheds surrounding the city from development impacts and limiting urban sprawl. (*Imp A-1, A-2, LU-6, LU-10, LU-18*)



Existing development within the CURB



Existing open space

LU-1.3 Development Priorities. Prioritize future growth as infill and redevelopment of existing developed areas re-using and, where appropriate intensifying development of vacant and underutilized properties within the CURB. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces and in a way that minimizes encroachment on the open space areas or places new residential development at increased risk for wildfire. The Growth Diagram below illustrates the typical locations in which new development will be permitted. (*Imp A-1, A-2, A-3, LU-6, LU-10, LU-18*)

LU-1.4 Accessory Dwelling Units (ADU). Encourage the construction of ADUs on appropriate residential sites that would increase rental housing options (*Imp. LU-1, LU-2, LU-3, LU-10, LU-12, LU-20*)

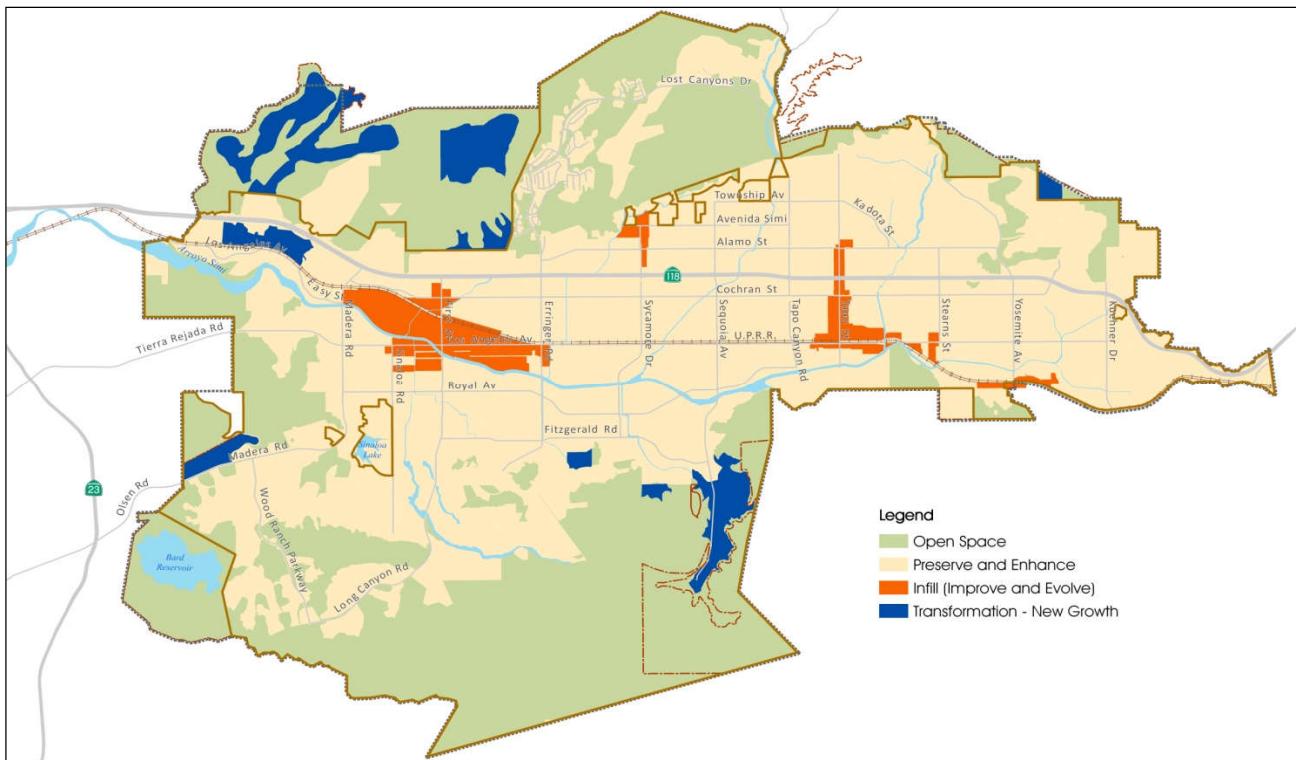
LU-1.5 Mixed Residential Neighborhoods. Encourage the creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Simi Valley households and expand housing choices in all neighborhoods. These types include but are not limited to, single

¹ These limits represent the maximum development capacity analyzed in the General Plan Environmental Impact Report. Any development that exceeds these limits may be subject to additional environmental analysis.

LAND USE AND COMMUNITY DESIGN (LU)

dwelling units, multi-family dwelling units, accessory dwelling units, small and micro dwelling units, and clustered housing/cottage housing. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-3, LU-10, LU-12*)

- LU-1.6 Missing Middle Housing.** Support housing types and designs that increase density while remaining consistent with the building scale and character in existing neighborhoods, including for multi-family units or clustered residential buildings that provide relatively smaller, less expensive units in existing neighborhoods. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-3, LU-10*)
- LU-1.7 Growth Management.** Assure that Measure N Managed-Growth Plan, adopted in 2012, aligns with current State regulation and RHNA requirements, with priorities for the development of affordable housing. (*Imp A-1, A-2, A-3, LU-5, LU-18*)
- LU-1.8 Development and Services Concurrency.** Work with applicable public entities and providers to assure that adequate public facilities are available at the time of occupancy. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-13, LU-18, ED-6, ED-8, M-1, NR-2*)



Growth Diagram. This diagram identifies the relative amount of change that is anticipated to occur in Simi Valley, through buildout of the General Plan:

- **Open Space.** These areas are expected to remain in open space use as natural undeveloped hillsides, canyons, or waterways, preserved by either public ownership (Arroyo Simi), the terms of an adopted Specific Plan (e.g., Lost Canyons, Runkle Canyon, Wood Ranch), or as privately-owned land held by preservation groups (Rancho Simi Recreation and Park District, Santa Monica Mountains Conservancy, Ventura County Greenbelt).
- **Preserve and Enhance.** These areas are expected to retain their current form and character but will experience some minor infill and reuse consistent with their current form and character. These areas include most existing residential areas of the City.
- **Infill.** These areas are expected to improve and evolve through infill, reuse, and redevelopment including the addition of new land uses (e.g., Los Angeles Avenue Area, Tapo Street Corridor, West End Specific Plan Area).
- **Transformation—New Growth.** These existing vacant areas are expected to experience change as new development occurs over time (e.g., Ronald Reagan Presidential Library-Visitor Serving Area, Covington Avenue/Rudolph Drive Area).

LU-1.9 Fair Share Costs of Development. Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions. (*Imp A-1, A-2, A-3, LU-1, LU-14, LU-18, ED-5, ED-7, M-1, M-6*)

LU-1.10 Annexation Coordination. Coordinate with the County of Ventura, landowners, and pertinent service agencies to assure that development within the SOI complements and does not adversely compete with existing land uses in Simi Valley. (*Imp A-1, A-2, A-3, LU-1, LU-13, LU-18*)

LU-1.11 Consistency of Annexations with General Plan. Ensure that annexations to the City are consistent with the overall goals and policies of the General Plan and do not adversely affect the City's fiscal

viability, environmental resources, infrastructure, services, or quality of life. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-13, LU-17, LU-18, ED-6, NR-2*)

- LU-1.12 Complementary Land Uses.** Require that existing and future land uses complement adjoining City uses and character. (*Imp A-1, A-2, LU-1, LU-17, LU-18*)

Citywide Land Use and Urban Design

Policies in this section articulate a vision for a sustainable city of livable residential neighborhoods and distinctive and economically successful centers and corridors that incorporate more compact development, energy- and resource-efficient buildings, and attractive pedestrian-friendly streets, while maintaining the hillsides and open spaces that frame the City's development envelope.

GOAL LU-2

Land Use Diversity and Choices for Residents. A mix of land uses is provided to meet the diverse needs of Simi Valley's residents, offer a variety of employment opportunities, and allow for the capture of regional population and employment growth.

Policies

- LU-2.1 Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs and to provide market support to economically sustain commercial land uses in Simi Valley. The mix, density, size, and location of housing shall be determined based on the projected needs specified in the Housing Element, as amended periodically. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-5, LU-10, LU-16, LU-18*)
- LU-2.2 Shift in Housing Types.** Encourage development of Missing Middle, in the form of higher density housing types in addition to new single-family development. Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-10*)
- LU-2.3 Retail Services.** Provide for, and encourage, the development of a broad range of uses in Simi Valley's commercial centers and corridors that reduce the need to travel to adjoining communities, and which subsequently capture a greater share of local spending. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-16, LU-18, ED-8*)
- LU-2.4 Employment Opportunities.** Provide for a broad spectrum of land uses that offer job opportunities for Simi Valley's residents, including commercial, office, industrial, and business parks. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-15, LU-18, ED-8*)
- LU-2.5 Visitor-Serving Uses.** Provide for visitor-serving commercial uses that respect and benefit from the presence of Simi Valley's natural setting and cultural resources, including the Ronald Reagan Presidential Library and Strathearn Historical Park. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-18, ED-8*)

- LU-2.6 Community Services.** Provide diverse uses and services to support Simi Valley's residents, such as facilities for civic governance and administration, public safety (police), seniors and youth, community gatherings, and comparable activities. Work with external agencies to encourage the provision of services and facilities not under the City's jurisdiction, such as public schools, parks and recreation, fire protection, and quasi-public infrastructure. (*Imp A-1, A-2, A-3, LU-1, LU-4, LU-13, LU-18*)

GOAL LU-3

City Structure and Form. Land uses are located, designed, and scaled to respect Simi Valley's natural setting; maintain distinct and interconnected places for residents to live, shop, work, and play; and reduce automobile dependence.

Policies

- LU-3.1 Primary Contributor to Urban Form.** Locate and design development to respect Simi Valley's environmental setting, concentrating development on the valley floor and configuring development to respect hillside slopes, topographic contours, and drainage corridors, when located in hillside areas. Figure LU-2 (Environmental Setting) depicts the key environmental features that shape the city. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-5, LU-7, LU-8, LU-11, LU-17, LU-18, NR-1, NR-2, NR-3*)
- LU-3.2 Citywide Development Pattern.** Provide for an overall pattern of land uses that promotes efficient development; minimizes the impact of traffic congestion; reduces transportation distances, energy consumption, air pollution, and greenhouse gas emissions; ensures compatibility between uses; protects the natural hillsides, major watercourses, and trees; enhances community livability and public health; and sustains economic vitality. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-5, LU-6, LU-7, LU-8, LU-9, LU-10, LU-18, NR-1, NR-2, NR-3*)
- LU-3.3 Connected Open Space Network.** Maintain and, where incomplete, develop a Citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces and coordinate with other agencies, such as Rancho Simi Recreation and Park District and Santa Monica Mountains Conservancy. (*Imp A-1, A-2, A-3, LU-1, LU-4, LU-8, LU-10, LU-13, LU-18, M-13, NR-1*)
- LU-3.4 Organization of Places.** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and mixed commercial/residential development along transportation corridors that promotes livability, enjoyment, and safety for all residents, and provides access to multiple modes of transportation, including pedestrian and bicycle facilities and public transit. Provide mixed business park/employment/residential uses in centers and along the freeway corridor to minimize traffic congestion. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-15, LU-18*)
- LU-3.5 Development Scale.** Encourage development on the valley floor to retain its low suburban profile. Limit structures taller than two stories to major commercial or industrial areas, mixed-use developments, or very high-density residential uses so as not to adversely impact the primary or daily activities of nearby residents. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)

LAND USE AND COMMUNITY DESIGN (LU)

- LU-3.6 Building Scale and Design.** Encourage the development of buildings whose scale and ground floor elevations and exterior spaces are designed to relate to and encourage pedestrian activity. (*Imp A-1, A-2, LU-1, LU-3, LU-9, LU-11, LU-16, LU-18*)
- LU-3.7 Building Relationship to Public Places.** Require buildings in principal commercial and mixed-use districts to be oriented toward the public realm through such features as location, incorporation of windows, avoidance of blank walls, articulation of building elevations fronting sidewalks and public spaces, appealing gathering places, and location of parking to the rear, side, or underground, as appropriate while minimizing parking in front of buildings. Priority shall be placed on locating parking underground or in structures. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-16, LU-18*)
- LU-3.8 Plans for Cohesive Development.** Encourage the use of specific plans for residential, commercial, industrial, and mixed-use developments to provide for the cohesive and integrated development of large areas, complex or multi-parcel sites, areas with multiple property owners, and/or areas of particular importance to the community. (*Imp A-1, A-2, LU-4, LU-18*)

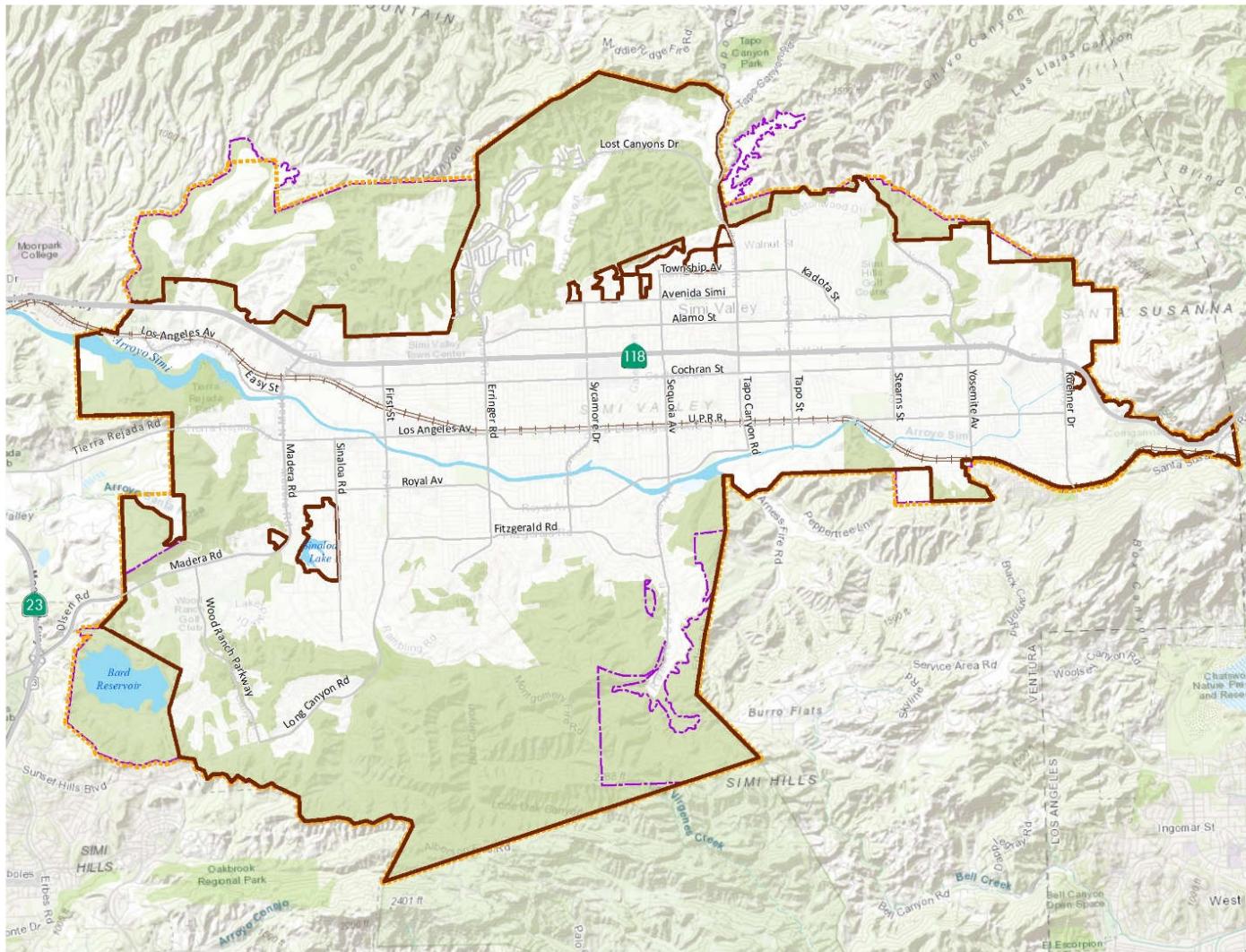


Figure LU-2

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GOAL LU-4

Development Shaped by Environmental Setting. Development is located to respect, work with, and complement the natural features of the land.

Policies

- LU-4.1 Preservation of Natural Features.** Maintain significant natural landmarks, such as prominent ridgelines visible from the valley floor, and other natural scenic features in their natural state, to the extent feasible. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-3, LU-4, LU-7, LU-8, LU-11, LU-18, NR-1, NR-2, NR-3*)
- LU-4.2 Incorporation of Natural Features.** Integrate natural scenic features, such as mature trees, rock outcroppings, watercourses, and views into project design, except where infeasible for public safety. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-7, LU-8, LU-11, LU-18, NR-1, NR-2, NR-3*)
- LU-4.3 Open Space Character.** Locate and design structures and open space areas to assure that open space qualities of a development are generally apparent from adjoining areas. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-7, LU-8, LU-11, LU-18, NR-1, NR-2, NR-3*)
- LU-4.4 Hillside Development.** Locate and design development to maintain the existing visual character of the hillsides as a natural backdrop. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-7, LU-8, LU-11, LU-18, NR-1, NR-2, NR-3*)
- LU-4.5 Hillside Grading.** Minimize terrain disruption and design grading using generally accepted principles of civil engineering with the objective to blend the project into the natural topography. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-7, LU-18, NR-2, NR-3*)
- LU-4.6 Hillside Development Density.** Maintain land outside the valley floor having a slope of over 20 percent as permanent open space. Commercial and industrial development shall be limited to slopes of 10 percent or less, unless otherwise allowed under the Hillside Performance Standards of the Simi Valley Municipal Code, or approved by a specific plan that justifies and provides appropriate design measures for the development of these areas, in which case development shall be limited to slopes of 20 percent or less. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-7, LU-8, LU-18, NR-1, NR-2, NR-3*)
- LU-4.7 Development Compatibility with Hillside Character.** Ensure the compatibility of proposed structures with the surrounding terrain in hillside areas by using varying setbacks, building heights, building forms, and other applicable features. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-7, LU-11, LU-18, NR-2, NR-3*)
- LU-4.8 Architecture and Building Design.** Design buildings to be architecturally integrated into the terrain and blend with the natural environment. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-7, LU-11, LU-18, NR-2, NR-3*)



Hillside development

LAND USE AND COMMUNITY DESIGN (LU)

- LU-4.9 Building Colors in Hillsides.** Use earth tones or subdued colors for development in hillside areas with brighter hues used only as accents to complement the natural setting. (*Imp A-1, A-2, LU-1, LU-3, LU-7, LU-11, LU-18, NR-3*)
- LU-4.10 Specific Plan Approval.** Require the approval of a specific plan for commercial and industrial development in hillside areas. (*Imp A-1, A-2, A-3, LU-4, LU-7, LU-18, NR-3*)

GOAL LU-5

Land Use Compatibility. New development is located and designed to assure a compatible relationship with adjoining uses.

Policies

- LU-5.1 Development Compatibility.** Locate and design development to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, automobile and truck access, pedestrian, and bicycle circulation safety, impacts of noise and lighting, landscape quality, and aesthetics. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-11, LU-18, NR-2*)
- LU-5.2 Development Transitions.** Incorporate transitions of development mass and building heights where districts with differing permitted densities and intensities are adjacent to one another. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)
- LU-5.3 Residential Neighborhood Character.** Respect the scale and character of the land uses and architecture within the neighborhoods when considering new development and renovation of buildings in existing neighborhoods. (*Imp A-1, A-2, LU-1, LU-4, LU-11, LU-18*)
- LU-5.4 Integration of Nonresidential Uses in Neighborhoods.** Buffer different land uses within a neighborhood from one another by walls, fences, trees, and landscaped greenbelts. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)
- LU-5.5 Mixed-Use Neighborhoods.** Buffer different land uses within a neighborhood from one another by walls, fences, trees, and landscaped greenbelts. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-13, LU-18*)
- LU-5.6 Development Adjacent to Single-Story Buildings.** Locate single-story structures or extensive setbacks on the periphery of new development that is adjacent to existing single-story residential structures. (*Imp A-1, A-2, LU-1, LU-3, LU-11, LU-18*)
- LU-5.7 Residential Privacy.** Respect the privacy of existing residents in the design of new development that abuts existing residential neighborhoods. (*Imp A-1, A-2, LU-1, LU-3, LU-18*)
- LU-5.8 Minimization of Noise Impacts.** Protect noise-sensitive uses from the impacts of noise-generating sources by setbacks, building orientation, insulation, or other suitable techniques that maintain interior noise levels specified by the Safety and Noise Element. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-18, NR-2*)
- LU-5.9 Lighting Impacts.** Design, locate, and direct lighting and signs so that they do not result in excessive spillover, illumination, and glare for adjacent uses. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-18, NR-2*)
- LU-5.10 Freeway and Arterial Roadway Compatibility.** Minimize the impacts of the noise, air pollution, and other noxious elements from the freeway and arterial roadways and enhance the appearance of the freeway corridor through landscape, building design, and other elements for development located

within the freeway and arterial roadway corridors. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-11, LU-18, NR-2*)

- LU-5.11 Roof Equipment.** Screen all roof equipment from view from adjacent parcels and rights-of-way, especially the freeway and elevated overpasses, by means that are architecturally integrated into the structure. (*Imp A-1, A-2, LU-1, LU-11, LU-18*)
- LU-5.12 Signage.** Regulate signs to balance business interests and aesthetic concerns. (*Imp A-1, A-2, LU-1, LU-11, LU-18*)
- LU-5.13 Mineral Extraction/Landfill Activities.** Continue to monitor mineral extraction activities and sanitary landfill activities within the City's Area of Interest to ensure that such uses are compatible with and minimize impacts on adjoining uses. (*Imp A-1, A-2, LU-17, LU-18*)

GOAL LU-6

Open Spaces. Open space lands are preserved to maintain the visual quality of the City, provide recreational opportunities, protect the public from safety hazards, and conserve natural resources and wildlife.

- LU-6.1 Scenic and Natural Areas.** Provide for the preservation of significant scenic areas and corridors, plant and animal habitat, riparian areas, and significant geologic features within the city. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-3, LU-4, LU-7, LU-8, LU-13, LU-18, NR-1, NR-2, NR-3*)
- LU-6.2 Mature Trees.** Continue to sustain mature trees, which are an integral part of the city's character. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-3, LU-4, LU-18, NR-2*)
- LU-6.3 Creeks and Natural Drainages.** Maintain and improve the form and health of resources and habitat in the city's natural drainages. Explore restoration of those that have been degraded or channelized, such as the Arroyo Simi, as feasible, while continuing to maintain stormwater conveyance and property protection requirements. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-3, LU-4, LU-18, NR-2*)
- LU-6.4 Night Sky.** Reduce the impacts of ambient outdoor lighting on the darkness of the night sky. (*Imp A-1, A-2, A-3, LU-2, LU-3, LU-18, NR-2*)
- LU-6.5 Orientation towards Arroyo Simi.** Orient new development located along the Arroyo Simi to take advantage of it as an asset and integral part of the project design. (*Imp A-1, A-2, LU-1, LU-4, LU-18*)

GOAL LU-7

Viewsheds. Vistas of the hillsides, valley floor, city entrance areas, recreation areas, major open space areas, and viewsheds from the hills are maintained for the public.

Policies

- LU-7.1 City Entries.** Protect open vistas at freeway entrances to the community and along Madera Road and Tierra Rejada Road, by such means as enriched parkways, open space, height limits, and view corridor preservation. The appearance of development along these throughways should be attractive, complement the vista, and not compete for attention. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-8, LU-11, LU-18, NR-1, NR-2*)

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- LU-7.2 Development in View Corridors.** Design structures and site improvements constructed in highly visible locations to minimize their impacts on natural vistas. (*Imp A-1, A-2, LU-1, LU-11, LU-18*)

GOAL LU-8

City Sustained and Renewed. Land development practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, while reducing greenhouse gas emissions and impacts on climate change, are maintained.

Policies

- LU-8.1 Regulating Sustainable Development.** Implement the most current version of the California Green Building Standards Code with amendments and update periodically to reflect future amendments and require development projects, major renovations, and municipal structures to be consistent with these. (*Imp A-1, A-2, A-3, LU-1, LU-9, LU-18*)
- LU-8.2 Sustainable Building Practices.** Promote sustainable building practices that utilize architectural design features, materials, interior fixtures and finishes, and construction techniques to reduce energy and water consumption, human exposure to toxic and chemical pollution, and disposal of waste materials. (*Imp A-1, A-2, LU-1, LU-9, LU-11, LU-18*)
- LU-8.3 Existing Structure Reuse.** Encourage the retention, adaptive reuse, and renovation of existing buildings with “green” building technologies and standards. (*Imp A-1, A-2, LU-1, LU-9, LU-11, LU-18*)
- LU-8.4 Sustainable Land Development Practices.** Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and disposal of waste materials incorporating such techniques as:
- a. Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
 - b. Capture and reuse of stormwater on-site for irrigation
 - c. Management of wastewater and use of recycled water, including encouraging the use of grey water
 - d. Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
 - e. Use of landscapes that protect native soil, conserve water, provide for wildlife, reduce green waste, and reduce the risk of wildfires
 - f. Use of permeable paving materials or reduction of paved surfaces
 - g. Shading of surface parking, walkways, and plazas
 - h. Recycling and/or salvaging for reuse of construction and demolition debris (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-9, LU-10, LU-16, LU-18, NR-2*)
- LU-8.5 Revitalization of Obsolete and Underused Properties.** Encourage use of redevelopment tools such as the consolidation of small parcels, joint public-private partnerships, and land clearance and resale, to facilitate revitalization of underused and obsolete commercial and industrial properties. (*Imp A-1, A-2, LU-10, LU-13, LU-18, ED-2*)

- LU-8.6 Building Rehabilitation.** Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the city. (*Imp A-1, A-2, LU-4, LU-11, LU-13, LU-18, ED-2*)
- LU-8.7 Housing Maintenance.** Encourage the continued high maintenance levels of the city's housing stock. (*Imp A-1, A-2, LU-12, LU-18*)
- LU-8.8 Affordable Housing.** Target local funds to assist affordable housing developers in incorporating sustainable building and site design and features. (*Imp A-1, A-2, LU-9, LU-18*)
- LU-8.9 Green Buildings.** Require all new construction and/or retrofitting of structures to be built to an identified green building standard. (*Imp A-1, A-2, LU-3, LU-9, LU-18*)
- LU-8.10 Increase Urban Forestation.** Encourage and promote the retention and increased planting of trees whenever practicable as part of design for new development and renovation projects and include public education to achieve tree preservation. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-5, LU-10, LU-16, LU-18*)

GOAL LU-9

Fair and Equitable Access. Fair and equitable access to employment, housing, education, recreation, transportation, retail, and public services is provided for all residents.

Policies

- LU-9.1 Equitable Distribution of Uses and Amenities.** Strive to ensure that uses and amenities that foster livable and complete neighborhoods such as parks and community facilities are distributed equitably throughout the city. (*Imp A-1, A-2, A-3, LU-1, LU-2, LU-13, LU-18, NR-2*)
- LU-9.2 High-Impact Uses.** Avoid the concentration of uses and facilities required to support community activities, such as corporate yards, waste transfer sites, and electrical substations, in a manner that disproportionately affects a particular neighborhood or district to ensure that such uses do not result in an inequitable environmental burden being placed on any location or demographic group. (*Imp A-1, A-2, LU-1, LU-2, LU-13, LU-18, NR-2*)
- LU-9.3 Housing Type Distribution.** Promote an equitable distribution of housing types for all income groups throughout the city and promote mixed-income developments. (*Imp A-1, A-2, LU-1, LU-13, LU-18*)
- LU-9.4 Jobs-Housing Balance.** Encourage a balance between job type, the workforce, and housing development to reduce the negative impacts of long commutes and provide a range of employment opportunities for all residents. (*Imp A-1, A-2, A-3, LU-1, LU-4, LU-9, LU-18*)



Neighborhood park

Citywide Land Use Neighborhoods and Districts

RESIDENTIAL NEIGHBORHOODS

Policies in this section provide for the protection, maintenance, and enhancement of Simi Valley's residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors.

GOAL LU-10

Livable and Quality Neighborhoods. A city composed of neighborhoods with a variety of housing types, densities, and design, and that provide a mix of land uses, services, and amenities that support the needs of its residents.

Policies

LU-10.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Simi Valley's residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents. (*Imp A-1, A-2, A-3, LU-1, LU-10, LU-11, LU-12, LU-18*)

LU-10.2 Housing Character and Design. Locate and design new and renovated housing within existing single- and multi-family neighborhoods to maintain their distinguishing characteristics and qualities of the neighborhoods, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. (*Imp A-1, A-2, LU-1, LU-3, LU-11, LU-18*)



Mixed-Use Development

LU-10.3 Senior Housing. Provide senior housing that is accessible to commercial services, health and community facilities, and public transit. (*Imp A-1, A-2, LU-1, LU-3, LU-13, LU-18*)

LU-10.4 Complete Neighborhoods. Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access from Simi Valley's neighborhoods. (*Imp A-1, A-2, A-3, LU-1, LU-4, LU-13, LU-18*)

LU-10.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity and alternative to automobile use. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-11, LU-18, M-13*)

LU-10.6 Neighborhood Connectivity. Maintain sidewalks or other means of pedestrian and bicycle connections to neighborhood commercial centers, parks, schools, workplaces, and other community activity centers. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18, M-13*)

LU-10.7 Complete Streets. Provide infrastructure consistent with the “Complete Streets” Program that accommodate multiple modes of transportation including the automobile, bicycle, pedestrian, and where appropriate, public transit. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-11, LU-18, M-4, M-8, M-10*)



Community park

GOAL LU-11

Neighborhood Urban Form. Residential development respects Simi Valley’s natural setting and suburban density and scale, while offering opportunities for more intensive use in key activity areas that reduce automobile use and transition smoothly to existing neighborhoods, and open spaces.

Policies

LU-11.1 Placement of Residential Structures. Encourage the siting of residential units to preserve open space and natural resources while maintaining the overall density. (*Imp A-1, A-2, LU-1, LU-2, LU-4, LU-7, LU-8, LU-11, LU-18, NR-1, NR-2, NR-3*)

LU-11.2 Greenbelts. Promote the use of greenbelts around and within residential projects or between residential and other land uses. (*Imp A-1, A-2, LU-1, LU-18*)



Greenbelt through residential area

LU-11.3 Distribution of Density. Concentrate residential development on the valley floor, with overall densities decreasing in the outlying areas, in consideration of the following principles:

- Density should decrease as distance from arterials and commercial shopping increases
- Overall density and intensity of development should decrease as the slope increases
- The minimum parcel size for areas designated as Open Space or over 20 percent slope shall be 40 acres (*Imp A-1, A-2, LU-3, LU-4, LU-7, LU-10, LU-18, NR-3*)

LU-11.4 Density in Outlying Areas. Require that residential development in outlying areas, which is defined as new development located on the periphery of existing developed areas, be limited to single-

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family, detached dwelling units with a maximum of 7 units per acre, except for the following types of projects:

- a. Housing projects for senior citizens
- b. Residential projects located on a parcel not visible from viewpoints from the valley floor and containing at least 25 percent of the units that are affordable for low-income and very low-income households that meet state housing law. In no event shall these exceptions allow development on the areas with over 20 percent slope. (*Imp A-1, A-2, LU-3, LU-7, LU-18, NR-3*)

LU-11.5 Density Transfer. Direct residential development in outlying areas to less-steep slope areas through density transfers to preserve areas designated as Open Space in a largely undeveloped state. (*Imp A-1, A-2, LU-3, LU-7, LU-18, NR-3*)

LU-11.6 Neighborhood Focal Points. Promote the integration of noncommercial activity centers in residential neighborhoods to provide a focal point and facilitate neighbor interaction. (*Imp A-1, A-2, LU-1, LU-3, LU-18*)

GOAL LU-12

Neighborhood Identity. Residential neighborhoods are provided that are distinctly identified and differentiated from one another in consideration of geography, character, and lifestyle.

LU-12.1 Contributing Elements for Neighborhood Identity. Locate and design new development in or abutting existing residential neighborhoods to respect boundaries defined by topography, drainage, landscape, or other natural elements that delineate and contribute to their distinct identity. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)

LU-12.2 Identity through Design. Promote the design of new development to provide a positive sense of uniqueness to aid neighborhood identity and to be compatible with existing surrounding neighborhoods. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)

GOAL LU-13

Neighborhood Quality. Residential neighborhoods are provided that are desirable places to live, contribute to the quality of life, and are well maintained.

Policies

LU-13.1 Incompatible Uses. Prohibit the development of uses that are incompatible with and physically divide neighborhoods. (*Imp A-1, A-2, LU-1, LU-3, LU-18*)

LU-13.2 Safety. Require that residential developments, including multi-family, be designed to facilitate and enhance neighborhood surveillance for safety. (*Imp A-1, A-2, LU-1, LU-3, LU-18, M-14*)

LU-13.3 Recreational Vehicles. Encourage adequate on-site storage areas for recreational vehicles in residential developments in relation to the need generated by each project. (*Imp A-1, A-2, LU-1, LU-3, LU-18*)

LU-13.4 Oil Facilities. Prohibit the development of oil pumping, storage, and processing facilities and exclude the development of new residential uses in or near areas containing existing and permitted oil pumping, storage, and processing equipment until such facilities have been relocated or discontinued. (*Imp A-1, A-2, LU-3, LU-18*)

- LU-13.5 Code Enforcement.** Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways. (*Imp A-1, A-2, LU-12, LU-18*)
- LU-13.6 Housing Maintenance.** Continue implementation of the Property Maintenance Ordinance, particularly for the city's aging housing stock (50-plus years old). (*Imp A-1, A-2, LU-3, LU-11, LU-12, LU-18*)

GOAL LU-14

Single-Family Neighborhoods. The characteristics and qualities that distinguish Simi Valley's distinct single-family residential neighborhoods, such as identity, scale, and character, are maintained.

Policies

- LU-14.1 Neighborhood Identity.** Maintain distinguishing characteristics, such as topography, parcel size, housing scale and form, and public streetscapes that differentiate Simi Valley's single-family neighborhoods. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)
- LU-14.2 Second Units.** Allow second units (ADU) in single-family residential districts as required by state legislation. (*Imp A-1, A-2, LU-3, LU-5, LU-9, LU-10, LU-18*)
- LU-14.3 Accessory Dwelling Units.** Develop public informational resources on ADU development standards, permitting processes, and other requirements that can be distributed in libraries, social media, the City's website, and other venues to promote the addition of ADUs in single-family neighborhoods (*Imp LU-1, LU-3, LU-10, LU-12, LU-13*).
- LU-14.4 Parks and Open Space Amenities.** Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and are within easy walking distance of residents. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-10, LU-11, LU-19*)



Single-family residential neighborhood

GOAL LU-15

Multi-Family Neighborhoods. Multi-family residential neighborhoods that provide ownership and rental opportunities are well designed, exhibit a high quality of architecture, and incorporate amenities for their residents.

Policies

- LU-15.1 Character and Design.** Locate and design new and renovated housing within existing multi-family neighborhoods to achieve a high level of architectural design quality, in consideration of the following principles:
- a. Design elevations of multi-family buildings facing public streets and pedestrian ways to exhibit a high level of visual interest

- b. Incorporate property setbacks, modulate building mass, and design multi-family buildings and projects in consideration of the development patterns of the surrounding neighborhood (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)

LU-15.2 Amenities. Encourage new multi-family development to provide amenities for residents, such as on-site recreational facilities and community meeting spaces. (*Imp A-1, A-2, LU-1, LU-4, LU-11, LU-18*)

LU-15.3 Development Transitions. Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18*)

LU-15.4 Streetscapes. Provide ample public spaces and tree-lined sidewalks or pathways furnished with appropriate pedestrian amenities that contribute to comfortable and attractive settings for pedestrian activity in multi-family neighborhoods. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18, M-13*)

GOAL LU-16

Supporting Uses in Residential Neighborhoods. Neighborhoods are provided that integrate uses supporting the needs of residents and are located and designed to be subordinate to, and compatible with, the function and quality of the living environment.

Policies

LU-16.1 Home-based Occupations. Accommodate home-based occupation uses in residential neighborhoods provided they create no significant traffic, parking, delivery, or other impacts associated with the business activity on the neighborhood. (*Imp A-1, A-2, LU-2, LU-3, LU-12, LU-18, NR-2*)

LU-16.2 Daycare Centers. Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law. (*Imp A-1, A-2, LU-2, LU-3, LU-13, LU-18, NR-2*)

LU-16.3 Religious Institutions. Regulate the location and use of religious institutions in and adjoining residential neighborhoods to prevent significant traffic, parking, noise, and other impacts. (*Imp A-1, A-2, LU-2, LU-3, LU-18, NR-2*)



Saint Rose of Lima church

COMMERCIAL CORRIDORS AND DISTRICTS

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed commercial districts that offer a diversity of goods and services for residents; provide quality places to walk, shop, and be entertained; and contribute revenue to support City services.

GOAL LU-17

Diverse Districts and Corridors. Vital and active commercial districts are provided that offer a diversity of goods, services, and entertainment for Simi Valley's residents.

Policies

- LU-17.1 Diversity of Uses.** Provide for, and encourage the development of, a broad range of uses in Simi Valley's commercial centers and corridors that reduce the need to travel to adjoining communities and capture a greater share of local spending. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-18*)
- LU-17.2 Economic Vitality.** Promote the development of commercial centers that provide a strong fiscal base for the city. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-18*)
- LU-17.3 Revitalization.** Promote the redevelopment of older commercial areas, allowing upgrades with exceptions from current Development Code standards as deemed necessary to achieve an economically feasible project that benefits the community, while meeting all health and safety requirements, and encourage the development of mixed uses that include residential units and increased landscaping in commercial areas with an MU overlay to make use of under-utilized parking lots to create vital community spaces. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-18*)
- LU-17.4 Differentiation of Districts.** Establish and maintain distinct identities for Simi Valley's commercial districts differentiating neighborhood, shopping center, and retail service centers and corridors by use, scale and form of development, and amenities. (*Imp A-1, A-2, LU-1, LU-4, LU-11, LU-18*)
- LU-17.5 Cohesive Development.** Discourage the piecemeal development of commercial sites. (*Imp A-1, A-2, LU-1, LU-4, LU-10, LU-11, LU-18*)
- LU-17.6 Traffic Impacts.** Plan commercial development to minimize traffic impacts, encourage pedestrian flow, and increase sales from shared foot traffic. (*Imp A-1, A-2, LU-1, LU-2, LU-9, LU-18, M-2, NR-2*)



Commercial uses



Industrial uses



Regional mall

GOAL LU-18

Well-Designed and Attractive Districts. Well-designed and attractive retail centers and corridors are provided that foster business activity by contributing to a positive experience for visitors and community residents.

Policies

- LU-18.1 Enhanced Design Character.** Encourage the renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements),

reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscapes. (*Imp A-1, A-2, LU-1, LU-4, LU-9, LU-10, LU-11, LU-18*)

LU-18.2 Architecture and Site Design. Locate and design new development and existing buildings that are renovated, expanded, or remodeled in existing commercial centers and corridors to complement existing uses, as appropriate, and exhibit a high quality of architecture and site planning in consideration of the following principles:

- a. Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
- b. Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
- c. Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
- d. Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts
- e. Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities (*Imp A-1, A-2, LU-1, LU-4, LU-11, LU-18*)



Residential streetscape

LU-18.3 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible with each other. (*Imp A-1, A-2, LU-1, LU-2, LU-4, LU-11, LU-18, NR-2*)

LU-18.4 Retail Streetscapes. Maintain and, where deficient, improve street trees, plantings, furniture (such as benches, trash receptacles, news racks, and drinking fountains), signage, public art, and other amenities that promote pedestrian activity in retail commercial districts. (*Imp A-1, A-2, LU-1, LU-4, LU-9, LU-11, LU-14, LU-18, M-13*)

LU-18.5 Connectivity to Neighborhoods. Link commercial districts to adjoining residential neighborhoods and other districts, where appropriate, by well-designed and attractive pedestrian sidewalks and corridors. (*Imp A-1, A-2, LU-1, LU-4, LU-9, LU-11, LU-18, M-8, M-13*)

LU-18.6 Bicycle Facilities. Encourage developers of commercial centers to incorporate facilities that promote customer and employee access by bicycles, such as secured storage, and showers and lockers for employees. (*Imp A-1, A-2, LU-1, LU-4, LU-9, LU-18*)



Commercial streetscapes

MIXED-USE CORRIDORS AND DISTRICTS

Goals and policies of this section of the General Plan provide for the development of properties and buildings that integrate a diversity of uses such as retail, office, restaurant, entertainment, and residential uses, which are developed as quality places to live, work, shop, and be entertained. Mixed-use development is intended to provide opportunities for an individual to participate in multiple daily activities at one location, thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

GOAL LU-19

Mixed-Use Villages. Well-designed districts are developed containing an integrated mix of commercial, office, entertainment, and housing that enhance pedestrian activity and enable Simi Valley's residents to live close to businesses and employment, reduce automobile use, actively engage with each other.

Policies

LU-19.1 Land Use Mix. Allow for mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of multi-use buildings or located in stand-alone buildings on a project site. (*Imp A-1, A-2, LU-3, LU-4, LU-9, LU-16, LU-18*)

LU-19.2 Development Scale. Establish standards to assure that a sufficient scale and footprint of any single use is achieved in mixed-use areas to establish a cohesive environment that minimizes impacts attributable to the adjacency of differing uses. This may define minimum parcel and building sizes, number of housing units, and/or nonresidential square footage, as well as relationships and setbacks among the uses. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-16, LU-18*)

LU-19.3 Design. Design mixed-use development projects to enhance pedestrian activity, including the following elements:

LAND USE AND COMMUNITY DESIGN (LU)

- a. Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, landscaping, public art, directional signage, pedestrian-scaled lighting, and other amenities
- b. Uses with outdoor seating, such as restaurants
- c. Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscaping, lighting, and well-designed directional signage
- d. Site landscaping that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions
- e. Buildings oriented toward the street with parking located to the rear of the buildings, underground, or in structures (*Imp A-1, A-2, LU-1, LU-4, LU-9, LU-11, LU-16, LU-18*)



Conceptual rendering of proposed Tapo District Lofts

LU-19.4 On-Site Amenities. Incorporate recreational areas and other pedestrian-scale amenities in mixed-use projects, such as benches, fountains, and landscaping, to support residents or contribute to their development within proximity of the project. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-16, LU-18*)

LU-19.5 Design Integration. Integrate residential and nonresidential portions of mixed-use buildings through architectural design, development of pedestrian walkways, and landscaping. (*Imp A-1, A-2, LU-3, LU-4, LU-11, LU-16, LU-18*)

LU-19.6 Compatibility of Residential and Nonresidential Uses. Design buildings that integrate housing with nonresidential uses to assure compatibility among uses and public safety, including separate accesses, fire suppression barriers, secured resident parking, noise insulation, and other similar elements. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-16, LU-18, S-6, N-1*)

BUSINESS PARKS AND INDUSTRIAL DISTRICTS

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed business parks and industrial districts that offer employment opportunities for Simi Valley's residents and contribute revenue to support City services.



Business park

GOAL LU-20

Quality Business Parks and Industrial Districts.

A diversity of districts accommodating office, business park, and light industrial uses are developed that provide a variety of job opportunities for Simi Valley's residents, reducing their need to commute to other communities, without substantially impacting the residential environment.

Policies

- LU-20.1 Diversity of Uses.** Provide for a variety of office, industrial, and research and development uses that offer job opportunities for Simi Valley's residents. (*Imp A-1, A-2, LU-3, LU-15, LU-18*)
- LU-20.2 Supporting Uses.** Encourage the integration of compatible uses in business park and industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday, including such uses as financial services, business services, restaurants, and health clubs. (*Imp A-1, A-2, LU-1, LU-3, LU-15, LU-18*)
- LU-20.3 Location.** Locate industrial and business park areas near major transportation routes such as freeways, railways, or arterials to reduce traffic on residential streets while providing efficient transportation of supplies and workers. (*Imp A-1, A-2, LU-3, LU-4, LU-15, LU-18*)
- LU-20.4 Childcare Facilities.** Encourage major business park and industrial development projects to incorporate childcare facilities on site. (*Imp A-1, A-2, LU-1, LU-3, LU-15, LU-18*)
- LU-20.5 Bicycle Facilities.** Encourage major business park and industrial projects to incorporate facilities that promote employee access by bicycles such as secured storage, showers, and lockers. (*Imp A-1, A-2, LU-1, LU-3, LU-9, LU-15, LU-18*)
- LU-20.6 Site Planning and Design.** Require new and renovated multi-tenant business and industrial park development projects to be designed to accommodate safe and convenient access by vehicles, pedestrians, and bicycles and exhibit a high-quality, attractive, and cohesive environment, which may be characterized by the following:
- a. Location of buildings around common plazas, courtyards, walkways, and open spaces, including amenities for the comfort of employees, such as outdoor seating areas
 - b. Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots
 - c. Common signage program for tenant identification and directions
 - d. Readily observable site access, entrance drives, building entries, and pedestrian paths through parking lots, to create a haven and access for pedestrians and minimize conflict between service vehicles, private automobiles, and pedestrians (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-15, LU-18*)
- LU-20.7 Buffering from Adjacent Properties.** Ensure that business and industrial park developments are positive additions to the community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business-park and non-industrial uses. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-15, LU-18*)

INSTITUTIONAL AND PUBLIC USES

Goals and policies of this section of the General Plan provide for the development and maintenance of civic, park, school, utility, institutional, and other public and institutional uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community.

GOAL LU-21

Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services are located and designed to complement Simi Valley's neighborhoods, centers, and corridors.

Policies

- LU-21.1 Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supportive facilities and services, such as schools, parks, and public gathering places, are located throughout the city. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-13, LU-18*)
- LU-21.2 Location.** Locate community service facilities in consideration of public safety, efficiency of service, and cost. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-13, LU-18*)
- LU-21.3 Co-Location of Community Facilities.** Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources. (*Imp A-1, A-2, LU-9, LU-13, LU-18*)
- LU-21.4 Coordination with Non-City Public Service Providers.** Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan and improve their properties and design improvements to achieve a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located. (*Imp A-1, A-2, LU-13, LU-18*)
- LU-21.5 School Parking and Access.** Work with schools to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods. (*Imp A-1, A-2, LU-13, LU-18, M-14*)
- LU-21.6 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in areas where they can be located, designed, and managed to assure compatibility with and the safety of adjoining uses and in accordance with state legislation. (*Imp A-1, A-2, LU-1, LU-3, LU-13, LU-18*)
- LU-21.7 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, educational, and religious organizations in locations where they can be located, designed, and managed to assure compatibility with and the safety of adjoining uses. (*Imp A-1, A-2, LU-1, LU-3, LU-13, LU-18*)
- LU-21.8 Parks and Open Spaces.** Seek to expand parklands, greenways, and open spaces as land becomes available and coordinate with other agencies, such as Rancho Simi Recreation and Park District and Santa Monica Mountains Conservancy. Include open spaces in mixed-use development in the form of pocket parks and other types of urban outdoor, shared areas. (*Imp A-1, A-2, LU-3, LU-8, LU-13, LU-18, NR-1*)

LU-21.9 Design of Civic Buildings and Spaces. Lead by example, demonstrating design excellence in new buildings and properties developed by the City, such as civic facilities and public parking structures, by incorporating sustainable building practices, providing a high level of architectural quality, designing landscape areas that are water efficient, and including other features that demonstrate exceptional standards for development. (*Imp A-1, A-2, LU-3, LU-9, LU-11, LU-13, LU-18*)



Simi Valley City Hall

LU-21.10 Compatibility of Public Buildings and Sites. Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located, and minimize potential impacts such as traffic, noise, and lighting. (*Imp A-1, A-2, LU-2, LU-3, LU-11, LU-18, NR-2*)

LU-21.11 Design and Integration of Hillside Infrastructure. Require that major hillside improvements be located and designed to avoid a prominent appearance from urban areas, blend into the natural topography, and utilize attractive, low-maintenance, drought-tolerant materials. (*Imp A-1, A-2, LU-3, LU-7, LU-11, LU-13, LU-18, NR-3*)

LU-21.12 Landscaping of Infrastructure. Work with applicable City departments and external agencies to assure that major valley-floor improvements, such as the railroad, arroyo channels, major roadways, and the freeway, are well landscaped. (*Imp A-1, A-2, LU-11, LU-13, LU-18*)

LU-21.13 Water Storage Tanks. Require that the visual impacts of water storage tanks be minimized by berming, landscaping, or other means, pursuant to the requirements of Ventura County Waterworks District #8. (*Imp A-1, A-2, LU-3, LU-4, LU-11, LU-13, LU-18*)

LU-21.14 Stormwater Facilities. Require that structures to channel or retain water be designed and constructed of materials and colors to blend with the natural environment. (*Imp A-1, A-2, LU-11, LU-13, LU-18*)

LU-21.15 Integration of Utilities. Require utilities that cannot be feasibly placed underground be located and designed to produce the least visual and environmental impact on the community. (*Imp A-1, A-2, LU-3, LU-11, LU-13, LU-18*)

OPEN SPACES

GOAL LU-22

Open Space Buffer. A permanent open space buffer surrounds Simi Valley to separate it from and assure a transition with adjoining urbanized communities, while providing opportunities protect and sustain natural resources.

Policies

LU-22.1 Open Space Buffer. Encourage agricultural or recreational uses in buffer areas between Simi Valley and adjacent communities. (*Imp A-1, A-2, LU-1, LU-3, LU-6, LU-8, LU-17, LU-18, NR-1*)

LU-22.2 Agricultural Uses. Require that agricultural land uses devoted to the growing of crops be located and managed to ensure compatibility with adjacent land uses. Agricultural land uses devoted to the raising or maintaining of livestock should be buffered from urbanized areas. (*Imp A-1, A-2, LU-1, LU-3, LU-6, LU-17, LU-18*)

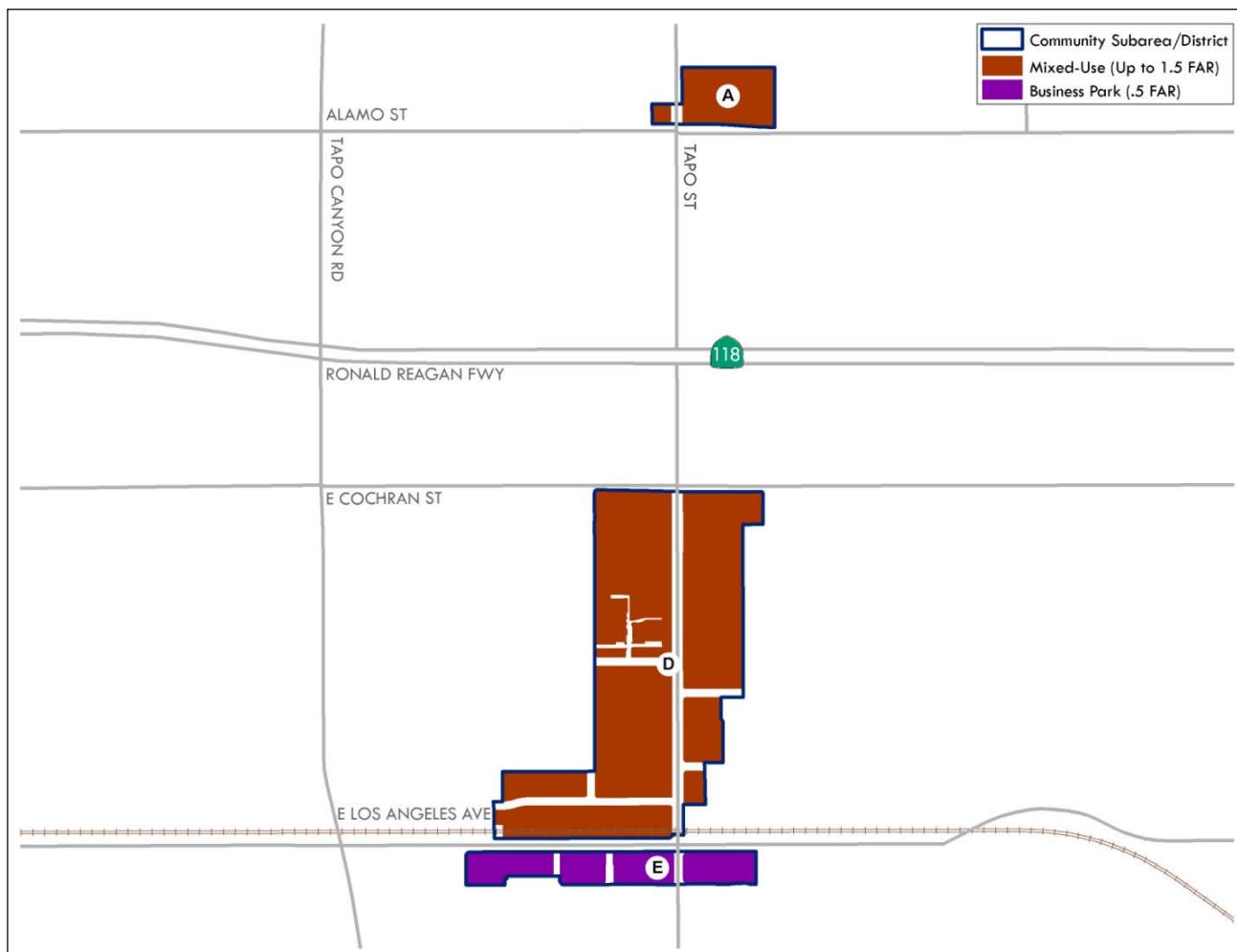


Protected open space adjacent to development

Community Subareas and Districts

Many residential, commercial, and industrial districts in Simi Valley are constrained by their natural setting and/or infrastructure or offer opportunities unique to their specific locations or uses. During the General Plan Update process, 12 areas were identified for land use changes. Policies in this section express specific intentions for use, design, character, and implementation that uniquely apply to and differentiate the area. These supplement and do not supersede the general goals and policies presented in earlier sections of the Plan. In some of these areas, only the land use designation is changed, and no additional goals or policies are required to implement the proposed changes. These areas include the Katherine Road Connection Area, the Parker Ranch Expansion Areas, and the Covington Avenue/Rudolph Drive Area. These areas are not included in the following community sub-areas and districts discussion; however, land use changes for these areas are included in the land use map.

TAPO STREET CORRIDOR



GOAL LU-23

Mixed-Use Corridor. Redevelopment of the Tapo Street corridor enhances the economic vitality of its underutilized commercial properties through their re-positioning as a focal point of neighborhood identity and activity and incorporation of a diversity of commercial, office, business park, and residential uses developed in a pedestrian-oriented environment.

Policies

LU-23.1 Mixed-Use Development. Encourage the improvement and higher economic use of properties along the Tapo Street corridor as a series of distinct centers and nodes containing a mix of retail, office, and residential uses, as follows:²

a. Area A

- Vertical mixed-use development, with commercial on the ground floor and residential on the upper floors
- General Commercial
- Office Commercial
- Very High Density Residential

b. Area D

- Three-story vertical mixed-use commercial and residential
- General Commercial
- Office Commercial
- Very High Density Residential uses (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-10, LU-16, LU-18*)



Existing development on Tapo Street

LU-23.2 Business Park Node. Promote the infill and enhancement of properties in Area E, south of Los Angeles Avenue, for business park and supporting uses, as the southern anchor of the Tapo Street corridor. (*Imp A-1, A-2, LU-3, LU-15, LU-18*)

LU-23.3 Mixed-Use Village. Promote the redevelopment of underutilized commercial properties east of Tapo Street in Area D as a pedestrian-oriented, mixed-use “village environment,” where buildings are clustered along and front sidewalks, plazas, and open spaces. (*Imp A-1, A-2, LU-3, LU-4, LU-9, LU-16, LU-18*)

LU-23.4 Compatibility with Residential Neighborhoods. Require that the edges of the mixed-use and commercial properties be designed to minimize noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-4, LU-18, NR-2*)

LU-23.5 Streetscape Improvements. Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, and develop bikeways, where feasible, to improve the connectivity

² Any land use listed for each subarea may be developed within that area. Refer to Land Use Element, Section 5 (Land Use Designations) for description of land use categories and permitted development densities (units per acre) and floor area ratio (FAR) for each specified land use category.

of the properties with one another and adjoining residential neighborhoods. (*Imp A-1, A-2, LU-1, LU-4, LU-11, LU-18, M-13*)

LOS ANGELES AVENUE AREA



GOAL LU-24

Enhanced Community Center. Improvement of the economic vitality and cohesive use of underutilized commercial and industrial properties within the Los Angeles Avenue area, capitalizing on the potential development of a new Metrolink station. This would reposition the area as a focal point of community identity and activity, incorporating a diversity of commercial, office, business park, and residential uses developed in a pedestrian-oriented transit village environment.

Policies

LU-24.1 Mixed-Use Development. Encourage the improvement and higher economic use of properties along the Los Angeles Avenue and First Street corridors as a series of distinct centers and nodes containing a mix of retail, office, business park, and residential uses, as follows:

- Area B
 - Vertical mixed-use developments to include housing, commercial, and entertainment uses
 - General Commercial
 - Very High Density Residential (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-10, LU-16, LU-18*)



Existing development on Los Angeles Avenue



New mixed-use development



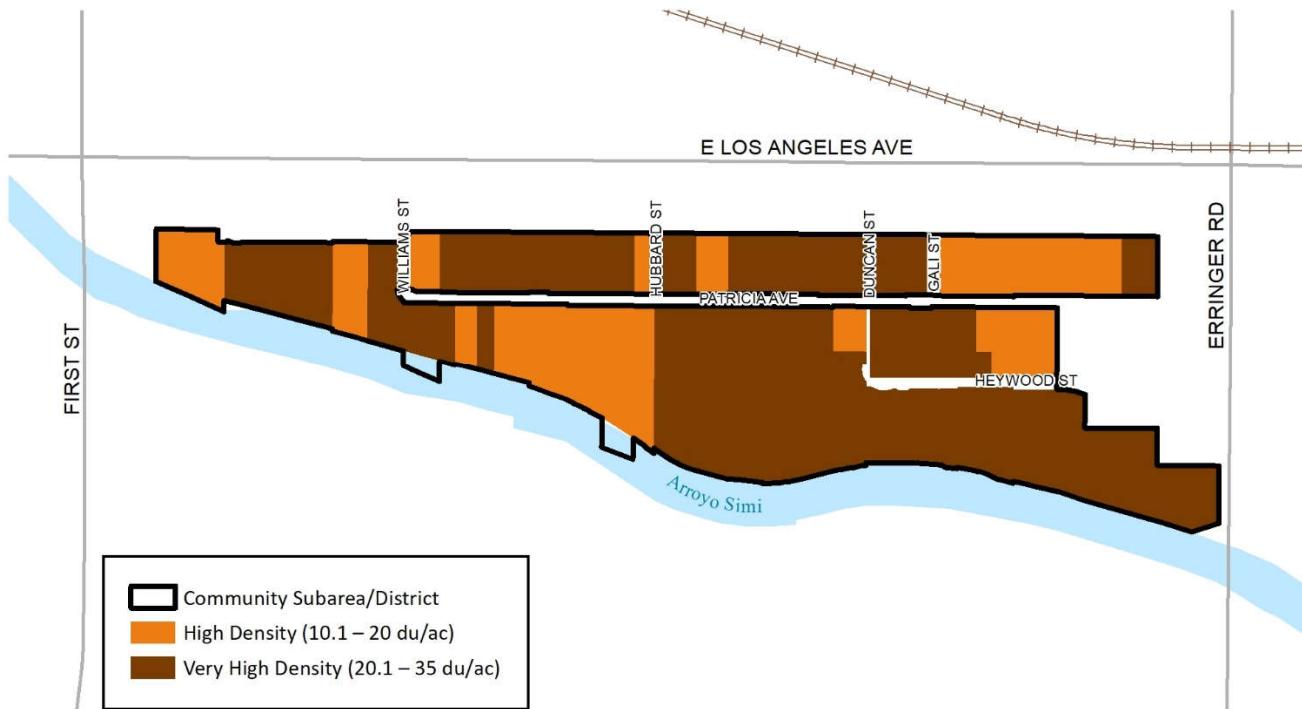
New commercial development



New multi-family development

- LU-24.2 Transit-Oriented Development.** Promote the development of a new Metrolink transit station to serve the western portion of Simi Valley and intensify development within its proximity to foster transit use and reduce automobile trips, energy consumption, air pollution, and greenhouse gas emissions. Incorporate retail uses in the ground floor of street-facing elevations of parking structures developed to serve transit riders and or office uses that are designed for continuity with development on adjoining parcels. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-9, LU-10, LU-16, LU-18, ED-8, M-15*)
- LU-24.3 Mountain Gate Mixed-Use Village.** Promote the redevelopment of the Mountain Gate commercial center as a pedestrian-oriented mixed-use “village environment,” where buildings are clustered along and front sidewalks, plazas, and open spaces, capitalizing on the development of a Metrolink station. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-10, LU-16, LU-18, ED-1, ED-8*)
- LU-24.4 Donville Avenue Extension.** Extend Donville Avenue to connect with Easy Street, to improve traffic movement in this area. (*Imp A-1, A-2, LU-4, LU-14, LU-18*)
- LU-24.5 Streetscape Improvements.** Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, and develop bikeways, where feasible, to improve the connectivity among properties. (*Imp A-1, A-2, LU-4, LU-9, LU-14, LU-18, M-13*)
- LU-24.6 Planned Development.** Develop a master or specific plan to guide development of the Los Angeles Avenue and First Street corridors as a distinct and cohesive district that integrates a diversity of uses, promotes architectural consistency, and provides for unifying streetscape amenities and improvements. (*Imp A-1, A-2, LU-4, LU-18*)

PATRICIA AVENUE/HEYWOOD STREET AREA



GOAL LU-25

High-Density Residential Community. A neighborhood containing high-density multi-family residential uses is developed offering a diversity of housing choices for Simi Valley's residents that complement mixed-use development along and north of Los Angeles Avenue and is linked to open space amenities along the Arroyo Simi.

Policies

LU-25.1 Uses and Connectivity. Accommodate High Density and Very High Density Residential development projects in this area to be connected by sidewalks, crosswalks, and bikeways to mixed-use development along and north of Los Angeles Avenue and the Arroyo Simi. (*Imp A-1, A-2, LU-3, LU-4, LU-9, LU-10, LU-11, LU-14, LU-18*)



Existing development on Patricia Avenue

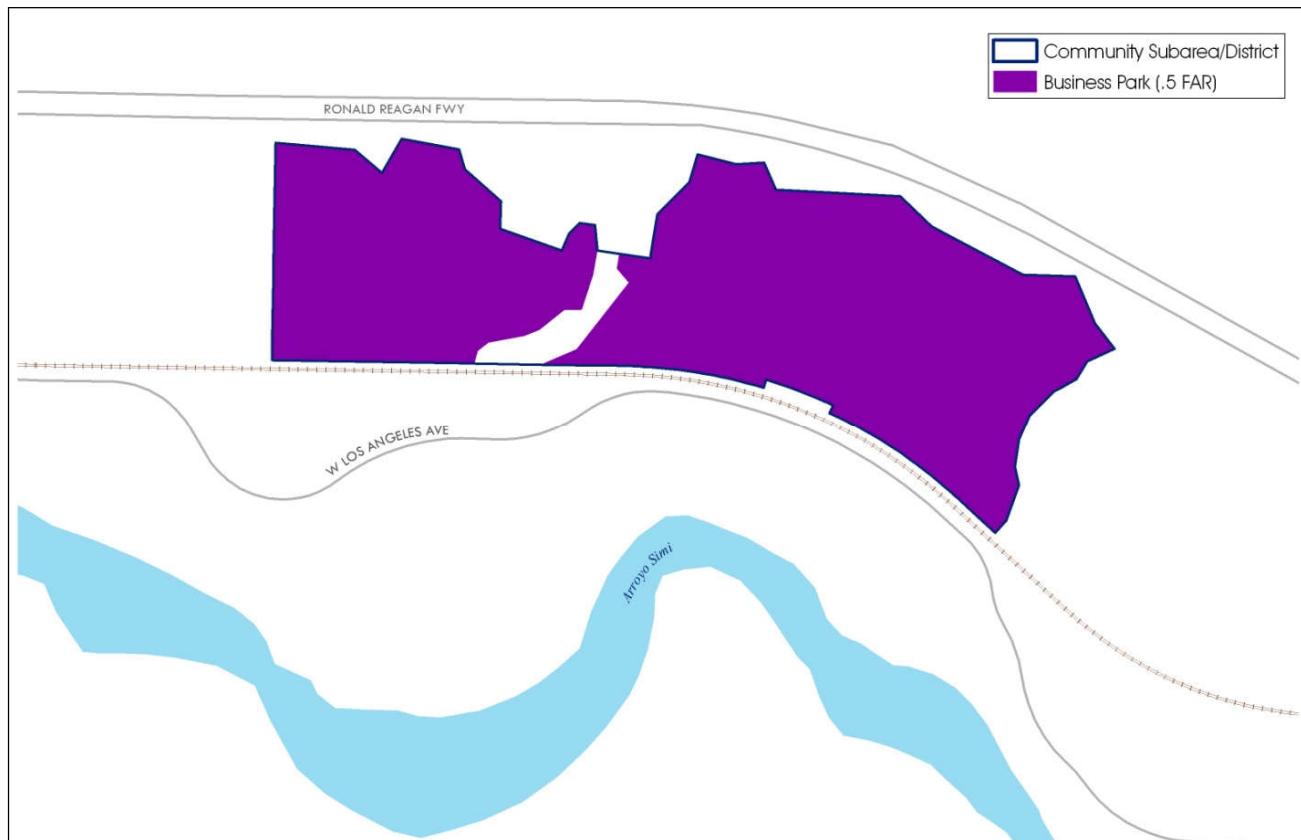
- LU-25.2 Relationship to the Arroyo Simi.** Encourage multi-family housing development located along the Arroyo Simi to be oriented to take advantage of views and access to the Arroyo Simi, and to incorporate landscaped open spaces along its length. “Backdoor” uses such as carports and storage areas should be separated and not be oriented toward the Arroyo Simi corridor. (*Imp A-1, A-2, LU-1, LU-3, LU-11, LU-18*)



New multi-family development

- LU-25.3 Lot Consolidation Incentives.** Provide incentives for the merging of lots to allow for more cohesive, better-designed projects. (*Imp A-1, A-2, LU-3, LU-10, LU-18, ED-1*)

WEST END SPECIFIC PLAN AREA



GOAL LU-26

Business Park. This property is developed for business park uses, allowing a variety of office, research, industrial, and a limited number of commercial uses.

Policies

- LU-26.1 Topographic Setting.** Require that buildings, parking, and driveways are designed and located to respect the area's natural topography and consider viewsheds from the freeway. (*Imp A-1, A-2, LU-1, LU-4, LU-15, LU-18*)
- LU-26.2 Freeway Interchange.** Support construction of a freeway interchange to improve access from the freeway to this area. (*Imp A-1, A-2, LU-1, LU-13, LU-18, M-12*)

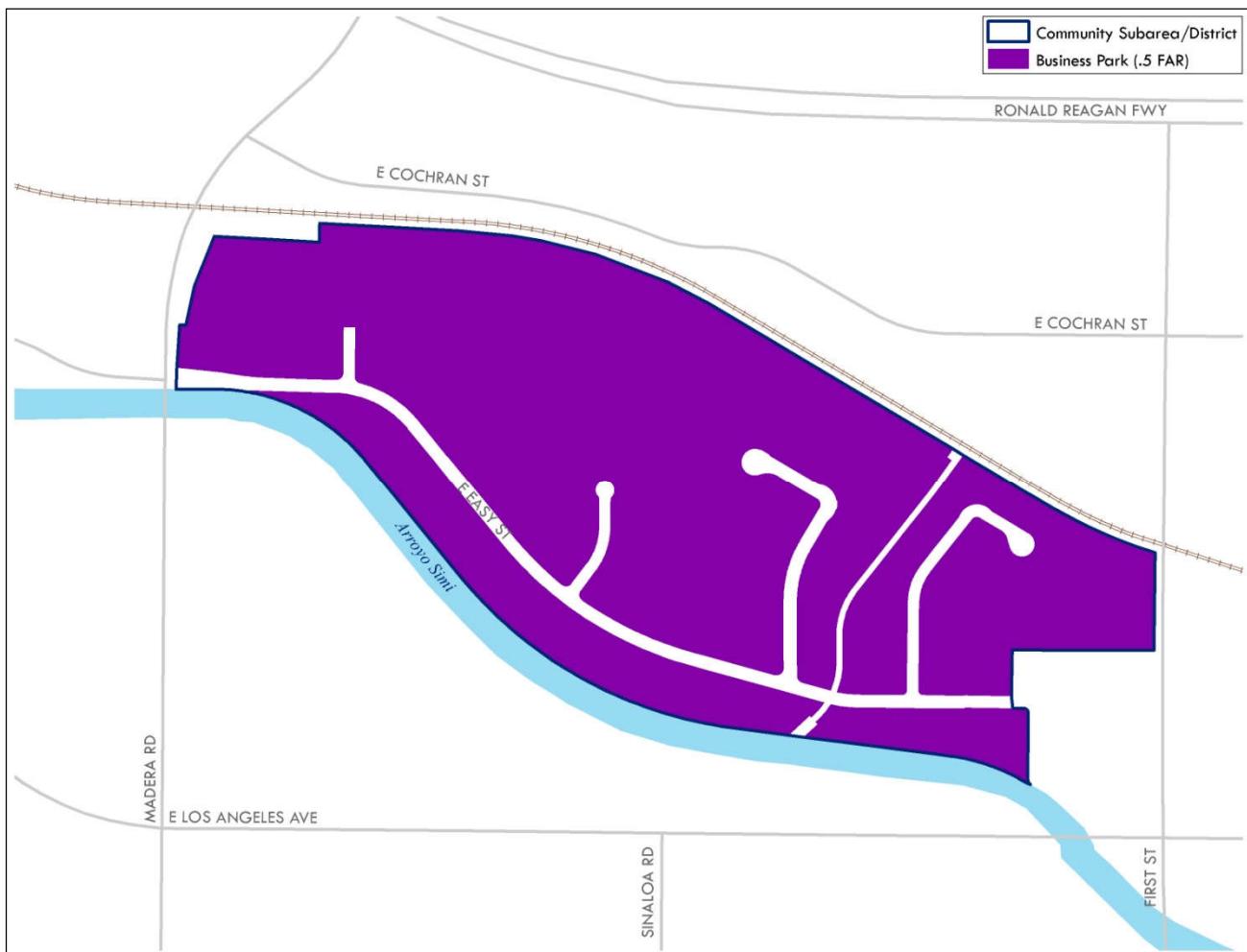


Existing development



New business park

EASY STREET INDUSTRIAL AREA



GOAL LU-27

Business Park. Intensification of office and business park uses is allowed to offer job opportunities for Simi Valley's residents in the Easy Street Industrial Area.

Policies

- LU-27.1 Office and Business Park Uses.** Promote the development of vacant and underutilized properties for office and business park uses that provide job opportunities for Simi Valley's residents, while capitalizing on its proximity to a potential Metrolink transit station. Consider locating the highest densities within walking distance of the transit station. (*Imp A-1, A-2, LU-3, LU-10, LU-15, LU-18, ED-8*)



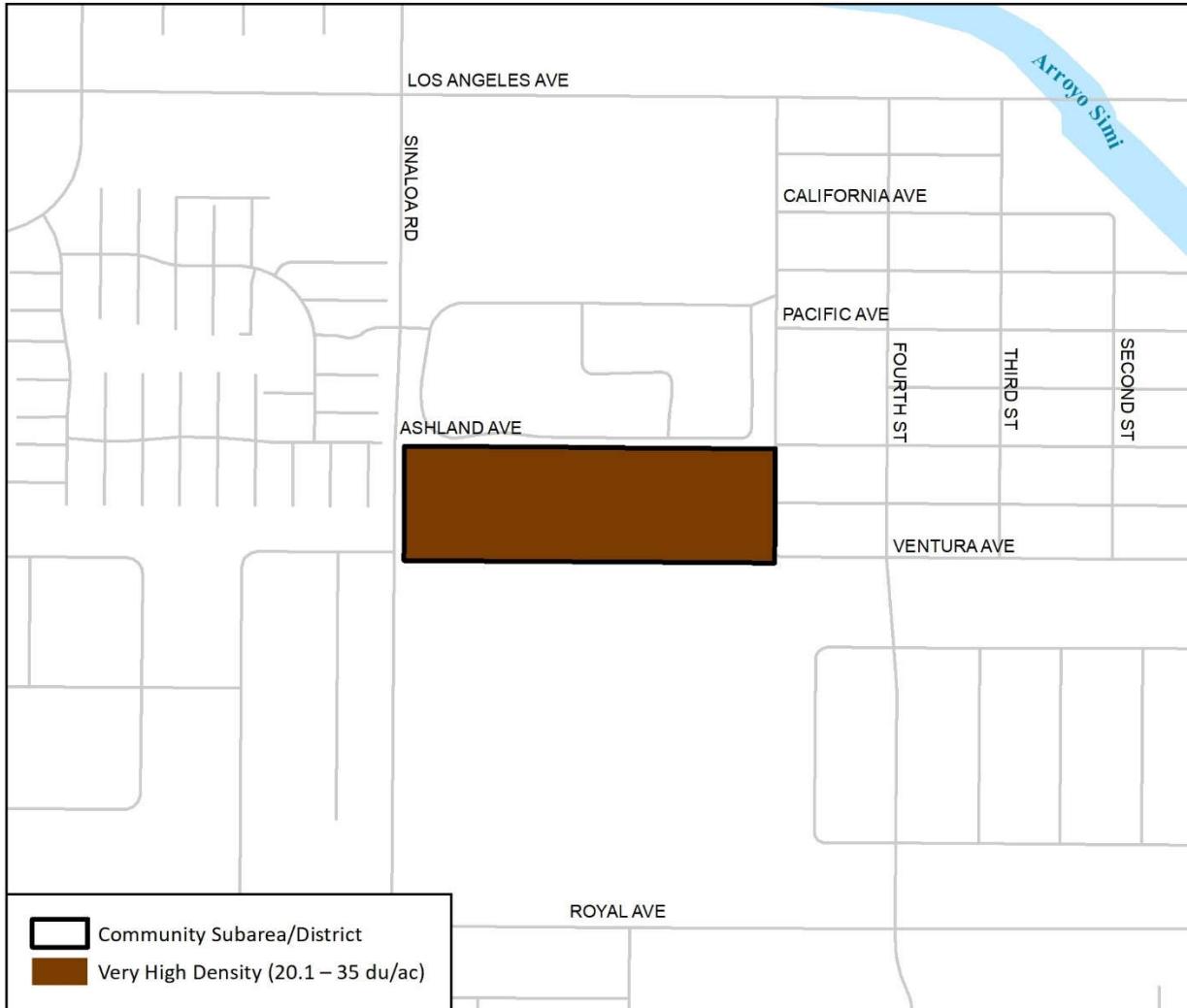
Existing business park



New business park development

- LU-27.2 Lot Consolidation Incentives.** Include incentives that result in the merging of lots to allow for more cohesive and better designed projects. (*Imp A-1, A-2, LU-3, LU-10, LU-15, LU-18*)
- LU-27.3 Connectivity to Transit.** Promote the development of sidewalks and bikeways connecting and providing direct access between the business park and a potential Metrolink transit station serving the western portion of Simi Valley. (*Imp A-1, A-2, LU-1, LU-3, LU-9, LU-14, LU-18*)

OLD TOWN



GOAL LU-28

Historic Neighborhood. The enhancement of Old Town as a distinct residential neighborhood reflects its role as the historic core of Simi Valley, offering a diversity of housing choices for residents that are designed to reflect the city's architectural traditions.

Policies

LU-28.1 High Density Residential Corridors.

Accommodate the development of High Density Residential uses, up to three stories in height. (*Imp A-1, A-2, LU-1, LU-3, LU-9, LU-10, LU-18*)



New multi-family residential development

LU-28.2 Specific Plan. Prepare a specific plan that guides development for this area as a distinct and cohesive neighborhood reflecting Simi Valley's history. The plan should provide for unifying streetscape amenities and improvements (e.g., trees, signage, sidewalk and crosswalk paving, pedestrian-oriented lighting, and other), discourage access to the east, unless it is required by the Fire District, and guide development of a mix of housing types, including Medium, Moderate, and High Density Residential uses. (*Imp A-1, A-2, LU-4, LU-18*)

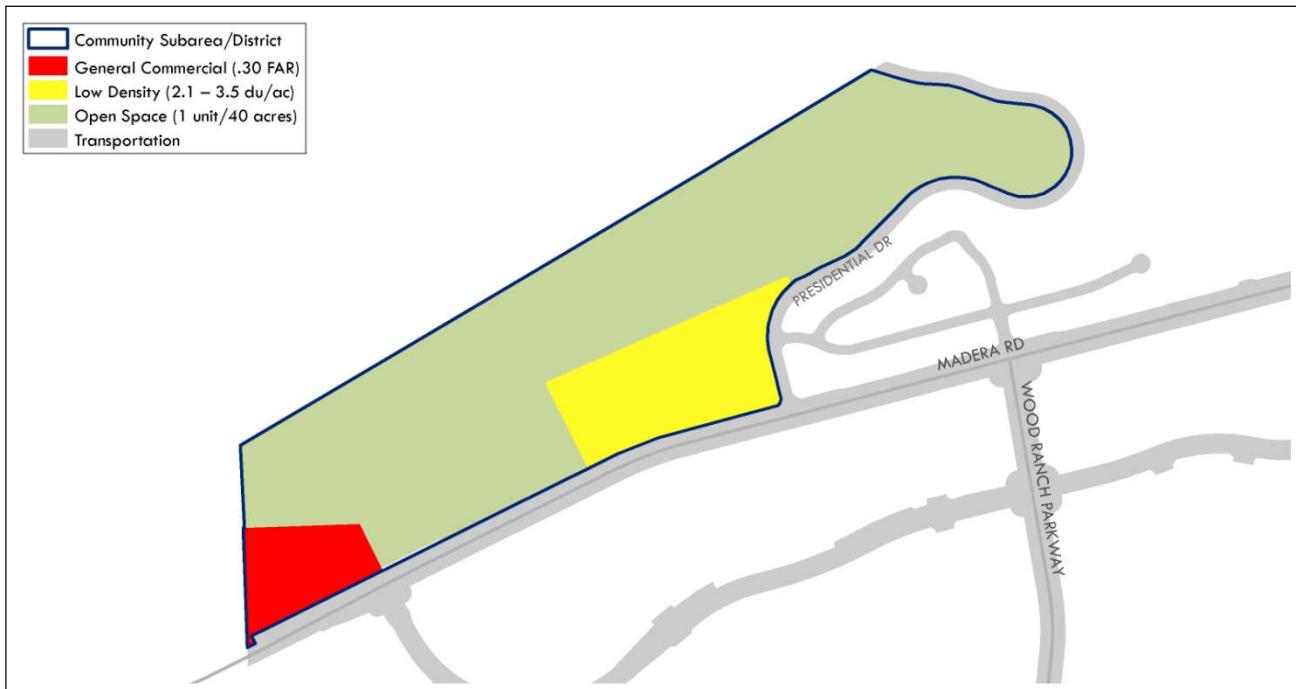


Existing residential uses

LU-28.3 Compatibility with Single-Family Residential Uses.

Incorporate adequate buffers and transitions between higher density residential uses and existing single-family residential uses for new development. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-18*)

RONALD REAGAN PRESIDENTIAL LIBRARY VISITOR-SERVING AREA



GOAL LU-29

Visitor-Serving Center. Development of properties adjoining the Ronald Reagan Presidential Library as a visitor-serving center capitalizes on the Library's presence, contributes tax revenue to support City services, and provides gathering places for the Simi Valley community.

Policy

- LU-29.1 Specific Plan.** Prepare a specific plan to promote the development of a boutique or resort hotel, with restaurants, gift shops, spa, and conference/community event facilities to support the adjoining Ronald Reagan Presidential Library. (*Imp A-1, A-2, LU-4, LU-18, ED-3*)

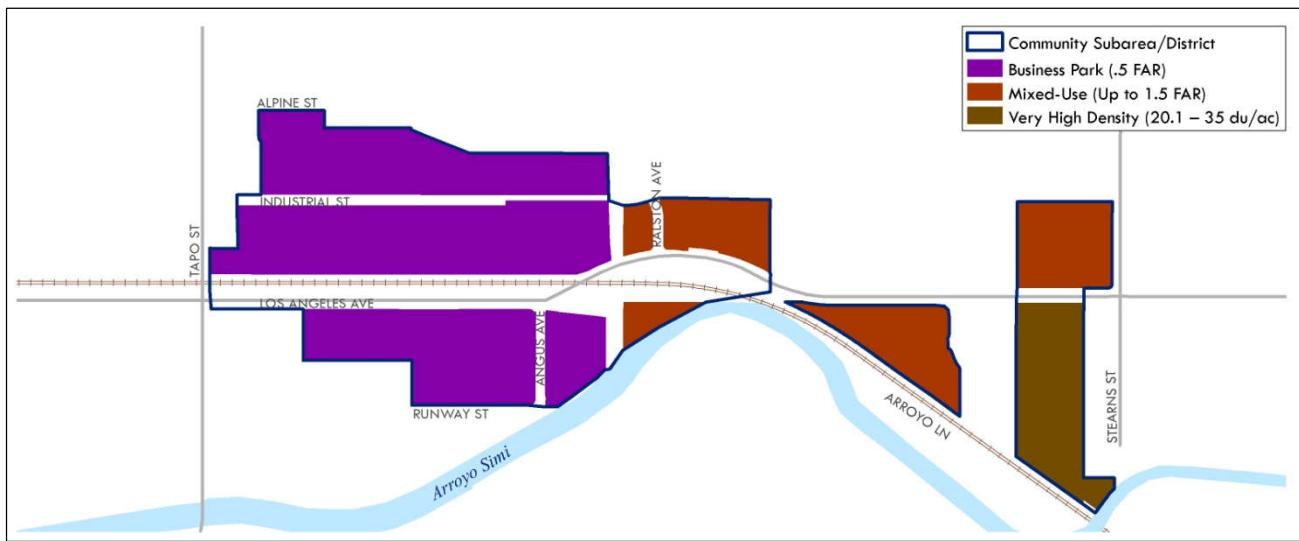


Existing facility



New hotel/visitor service facility

LOS ANGELES AVENUE TRANSIT-ORIENTED DEVELOPMENT AND INDUSTRIAL AREA



GOAL LU-30

Transit-Oriented Mixed-Use Development. Development in the proximity of the existing Metrolink rail transit station is concentrated and unified to foster transit use and reduce automobile trips, energy consumption, air pollution, and greenhouse gas emissions.

Policies

- LU-30.1 Business Park Enhancement.** Promote the infill and enhancement of properties in Area A for business park development with improved pedestrian access to support the adjacent transit-oriented development area. (*Imp A-1, A-2, LU-3, LU-15, LU-18*)
- LU-30.2 Mixed-Use Development and Transit-Oriented Uses.** Promote the development of a mix of business park, commercial, and multi-family residential uses in proximity to the Metrolink Station. Accommodate mixed-use projects in any of the following areas:
 - a. Area B
 - Vertical mixed-use with residential located above ground floor retail or office uses
 - General Commercial
 - b. Area C
 - Vertical mixed-use with residential located above ground floor retail or office uses
 - General Commercial
 - Commercial Office (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-10, LU-16, LU-18*)
- LU-30.3 Transit Village.** Locate and design development adjacent to the Metrolink station in Area C to create a cohesive and distinctly identifiable transit village. Parking should be accommodated in a structure. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-11, LU-16, LU-18*)

LU-30.4 Parking Structures. Encourage the development of parking structures to serve transit riders that contain ground level retail and/or office uses that are designed for continuity with development on adjoining parcels. (*Imp A-1, A-2, LU-1, LU-3, LU-4, LU-9, LU-18*)

LU-30.5 Very High Density Residential Development. Promote the development of Very High Density Residential uses in Area D to support the adjacent transit-oriented development area and assist in the City's efforts to achieve its regional fair share housing allocation. (*Imp A-1, A-2, LU-1, LU-3, LU-9, LU-10, LU-18*)



Existing train station

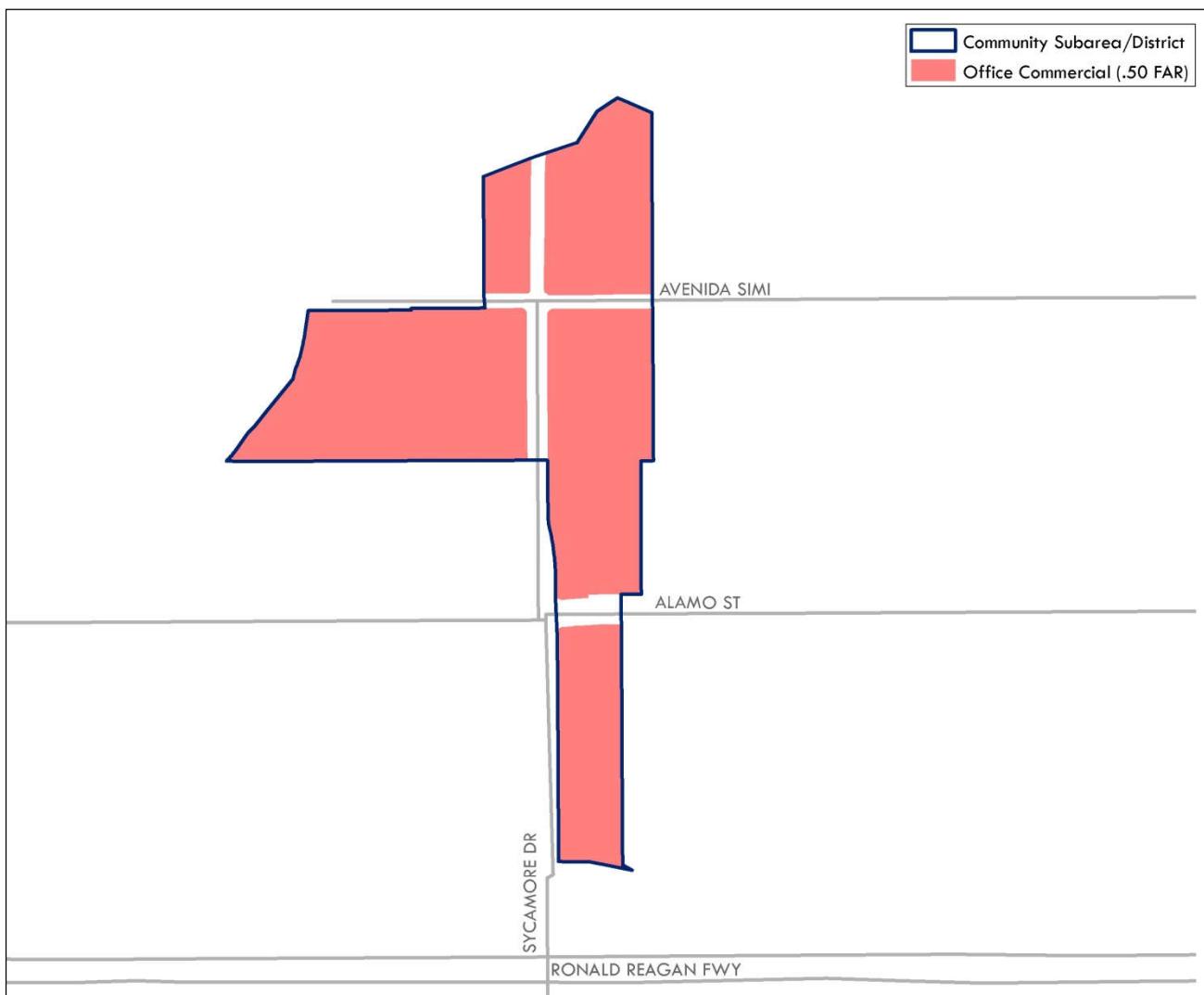


New mixed-use development



New mixed-use development

SIMI VALLEY HOSPITAL/SYCAMORE DRIVE CORRIDOR



GOAL LU-31

Medical-Related Uses Corridor. Development of the Simi Valley Hospital/Sycamore Drive Corridor as a distinctive district containing a diversity of uses that supports and capitalizes on the presence of the Simi Valley Hospital and provides job opportunities for Simi Valley's residents.

Policies

- LU-31.1 Medical-Related Uses.** Promote the development of offices, commercial services, care facilities, and other uses that are related to and support the activities of the Simi Valley Hospital. (*Imp A-1, A-2, LU-3, LU-9, LU-10, LU-18, ED-8*)
- LU-31.2 Overlay Zone.** Prepare an overlay zone that guides development of the Simi Valley Hospital/Sycamore Drive corridor as a distinct and cohesive district. (*Imp A-1, A-2, LU-4, LU-18*)


Existing Simi Hospital facility

New office park, hospital uses

GOAL LU-32

General Plan and Zoning Consistency. Development proposals within the city are consistent with the General Plan Policies and Land Use Designations identified on the General Plan Land Use Map.

Policies

LU-32.1 Consistency Guidelines. Require that new development proposals be consistent with General Plan policies, land use designations, and zoning as shown in Table LU-2 (General Plan/Zoning Consistency Matrix) and Table LU-2 (Zoning Districts). A development proposal shall be determined consistent with the General Plan if it meets applicable policies of the General Plan to the greatest extent possible, and complies with the following criteria and principles:

- Applicable Policies—A development proposal is consistent with the General Plan if it meets all applicable policies of the General Plan, to the maximum extent possible.
- Land Uses—A development proposal is consistent with the General Plan if the existing or proposed land uses are the same as, or consistent with, those identified for the land use designation.
- Number of Units—For residential development proposals, the existing or proposed number of units per gross acre must fall within the range of units allowed for that land use designation or the next lower one to be determined to be consistent with the General Plan.
- Proportion of Land Uses—if a development proposal includes parcels with multiple land use designations, some flexibility is allowed in the arrangement of those uses within the total project area; however, the proposed land uses must be in the same proportion as those identified on the land use map to determine that the development proposal is consistent with the General Plan.
- HPS Designation—in some cases, land designated on the Land Use Map, as Open Space, Low Density Residential, or another designation, may not meet the criteria for that designation per the Hillside Performance Standards, based on actual topography. In such cases, the predominant land use for adjacent properties may be considered for that property, which will be determined to be consistent with the General Plan.
- Parcels Less Than 1 Acre—A parcel of 1 acre or less may have a different zone than what is allowed by the General Plan land use designation if the following criteria are met: (a) the proposed use is consistent with the policies of the General Plan, and (b) the proposed use is

LAND USE AND COMMUNITY DESIGN (LU)

consistent with the parcel size, zoning, and uses of adjacent properties. (*Imp A-1, A-2, LU-1, LU-2, LU-18, NR-2*)

Table LU-1 General Plan/Zoning Consistency Matrix

Land Use Designation	Compatible Zoning Districts
Open Space	OS, (A), (H), (L)
Residential Estate	RE, OS, (A), (H), (L)
Very Low Density	RVL, RE, (A), (H), (L)
Low Density	RL, RVL, (A), (H), (L)
Medium Density	RM, RL, (A), (H), (L)
Moderate Density	RMod, RM
High Density	RH, RMod
Very High Density	RVH, RH
Mobile Home	MH
Neighborhood Commercial	CN
Office Commercial	CO, (MU)
Recreation Commercial	CR
General Commercial	CPD, CO, CR, CN, CI, (MU)
Business Park	BP, GI, LI, CPD, CI, (BP)
Industrial	GI, LI
Mixed-Use	CO, CPD, GI, LI, RVH, (MU)
Public/Semi-Public:	
Civic Center	CC
Public Services Center	LI, GI
Hospital	CO, CN, CPD
Regional Park	P
Community Park	P
Neighborhood Park	P
Golf Course	All Residential Zones, CR, CPD
Transportation	All Zones
Waterbodies	All Zones
Cemetery	OS
Regional Facility:	
Sanitary Landfill	OS
University	All Residential Zones

**Table LU-2 Zoning Districts**

Zoning District Abbreviations	Zoning District
OS	Open Space
RE	Residential Estate
RVL	Residential Very Low
RL	Residential Low
RM	Residential Medium
RMod	Residential Moderate
RH	Residential High
RVH	Residential Very High
MH	Mobile Home
W	Water Storage Facilities – Public
WP	Water Storage Facilities – Private
P	Park
CN	Commercial Neighborhood
CO	Commercial Office
CC	Civic Center
CR	Commercial Recreation
CPD	Commercial Planned Development
CI	Commercial Industrial
BP	Business Park
LI	Light Industrial
GI	General Industrial
Overlay Zones:	
(A)	Farm Animal
(BP)	Business Park
(L)	Limited Farm Animal
(H)	Horse
(FC)	Freeway Combining
(HM)	Hospital-Medical
(MU)	Mixed-Use
(SB)	Sexually Oriented Business
(SP)	Specific Plan
(TAPO)	Tapo Area Planning Overlay
(LAAPO)	Los Angeles Avenue Planning Overlay
(NVD)	New Vehicle Dealer

Land Use Designations

For planning purposes, the Simi Valley General Plan Land Use Map designates five major categories of land use with subcategories included under each major category. The five major categories include residential, commercial, industrial, mixed-use, public/semi-public uses, and regional facilities/institutions. These land uses are described below.

RESIDENTIAL DESIGNATIONS

CATEGORIES AND DENSITIES

Residential density ranges are defined in terms of dwelling units per net acre of the building site, excluding existing public right-of-way. New right-of-way is given density credit that is transferred to the buildable portion of the site.

Open Space (0–1 unit per 40 acres)

PURPOSE: It is intended that land use patterns in *Open Space* areas will be dominated by recreational uses, agricultural uses, grazing, and very large lot estate or farm homes. To encourage the keeping of areas designated as Open Space in a largely undeveloped state, allowable dwelling units (i.e., 1 dwelling unit/40 acres) may be transferred to portions of the subject parcel which are not designated *Open Space*. It is also intended that this designation (a) provide for a very low density farm and environment and housing/life style choice; (b) provide a buffer between Simi Valley and adjacent communities; (c) retain land with greater than 20 percent slope as open space; (d) provide for the controlled development of natural resources; and (e) hold some land from urban development until such time as the valley floor and the closer in canyon areas are approaching full development.

Residential Estate (0–1 unit per acre; 1-acre minimum lot size)

PURPOSE: To create a residential environment typified by lots of one acre and over and houses of an individual design. *Residential Estate* lots should be clustered to the extent possible to form an identifiable neighborhood and image.

Very Low Density (0–2 units per acre; 20,000 square feet minimum lot size)

PURPOSE: To create a single-family residential environment typified by half-acre- or larger-sized lots that are not clustered. It is intended that this designation be used in areas proposed for animal keeping and similar semi-rural uses.

Low Density (2.1–3.5 units per acre; 10,000 square feet minimum lot size)

PURPOSE: To encourage a single-family suburban and rural residential environment with a wide range of lot sizes but a low overall density. Clustering of smaller lots to achieve both affordable housing and to minimize hillside grading is intended, especially within larger developments and outlying

canyon areas. The *Low Density* designation is intended for use in the peripheral areas of the valley floor as well as in outlying canyon areas that are under 20 percent slope.

Medium Density (3.6–5.0 units per acre; 8,000 square feet minimum lot size)

PURPOSE: To encourage a predominantly single-family residential environment with a wide range of lot sizes, but an overall density similar to the bulk of single-family developments on the valley floor. The *Medium Density* designation is intended for use on the valley floor as well as in the outlying canyon areas that are under 20 percent slope.

Moderate Density (5.1–10.0 units per acre; 5,000 square feet minimum lot size)

PURPOSE: To create residential areas composed of detached, single-family dwelling units on small lots and attached residential projects for senior or affordable housing units or to minimize design constraints of the site, such as traffic noise, flooding potential, or topography. The *Moderate Density* designation is intended for use mainly on the central portion of the valley floor with limited use in outlying canyon areas.

High Density (10.1–20 units per acre)

PURPOSE: To encourage a residential environment typified by higher density townhouses, two- to three-story apartments and other, multiple unit developments. This designation is intended for use in the more central areas near shopping, near transit, and on arterial or collector streets.

Very High Density (20.1–35 units per acre)

PURPOSE: To provide for a higher density residential environment. *Very High Density* areas are intended to result in garden apartments or similar structures, usually of three stories in height or more. It is intended that this designation be limited in its use to (a) the central portion of the valley floor, (b) on arterial streets, and (c) near shopping, transit, and other public facilities.

Mobile Home (0–8 units per acre)

PURPOSE: To provide areas set aside specifically for mobile home subdivisions or parks. It is intended that this designation will result in well-designed mobile home projects at densities typical of most recent mobile home developments.

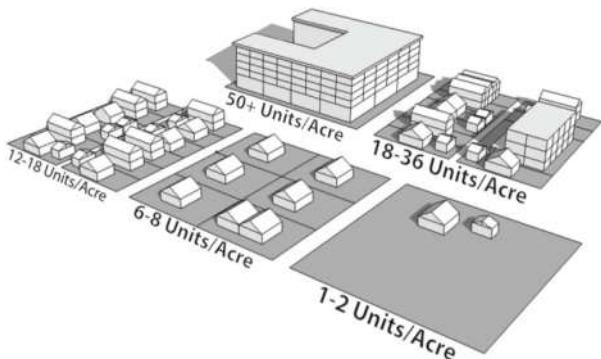
DESCRIPTION OF PERMITTED DENSITY RANGES

Residential Density Ranges

State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the plan. The density expressed in the residential categories above are the legal standards for these uses and are expressed as an allowable range (i.e., minimum and maximum) of dwelling unit per net acres. These density ranges describe the range of zoning densities considered to be consistent with the General Plan land use designation.

Development Range

The *Development Range* is defined as the range of residential densities normally associated with a given land use designation. When property is being zoned or re-zoned without a specific project approval for purposes of consistency with the General Plan, it will normally be designated with a zone, which falls within this range, depending on the circumstances affecting the site and the density of surrounding development. Property shall not receive a zoning designation in excess of the *Development Range* for the land use designation in which the property is located without a density bonus.



This illustration shows different densities for residential development on a similarly sized lot. This graphic is intended only to show the relative differences between residential developments at various densities and does not represent a density standard for this General Plan.

Hillside Densities

The following standards shall be used to calculate the allowable number of units on parcels that have slopes of over 10 percent, unless otherwise exempted by the City's Hillside Performance Standards:³

- 0–10% Slope Underlying General Plan designation at the top of the Development Range or 7 units per acre, whichever is less
- 10–15% Slope 2 units per acre or the top of the Development Range, whichever is less
- 15–20% slope 1 Unit per 4 acres
- 20%+ Slope 1 Unit per 40 acres

All dwelling units in hillside areas shall be constructed on areas of the site that have less than 20 percent slope and in locations away from major natural drainage courses, which are less visible, and/or are more stable. By providing such flexibility, it is intended that single-family detached housing in hillside areas will be encouraged.

COMMERCIAL DESIGNATIONS

Commercial land use designations are divided into four categories, discussed below. Uses to be permitted in these areas and their development characteristics shall be consistent with all pertinent policies stated in the General Plan.

FLOOR AREA RATIO (FAR)

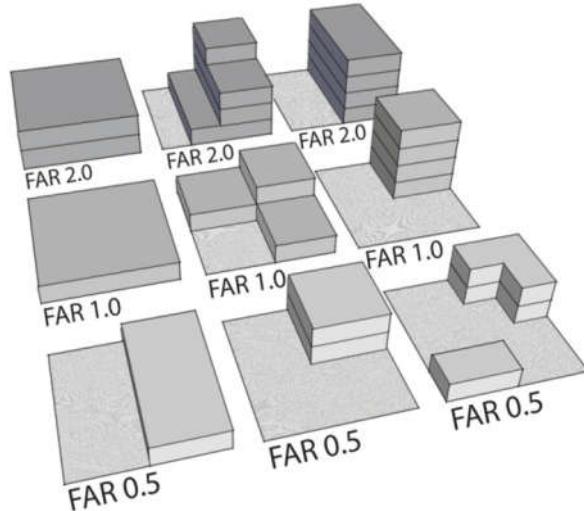
Standards of building intensity for nonresidential uses such as commercial, industrial, and mixed-use, are stated as a maximum Floor Area Ratio (FAR). In the case of mixed-use developments that include residential uses, the FAR includes residential building square footage, and the density range is not applicable. The Floor Area Ratio for a project is the ratio of gross floor area within the structure to total site area. Floor area does not include area within parking structures. Thus, a single-story structure that covers 25 percent of a site has an FAR of 0.25. A two-story structure covering 25 percent of the site has an FAR of 0.5.

³ There are two exceptions to this: (a) housing projects for senior citizens; or (b) residential projects located on a parcel not visible from viewpoints from the valley floor and containing at least 25 percent of the units that are affordable for low income and very low income households and do not exceed a maximum density of ten (10) units per gross acre, including density bonus and density transfer.

CATEGORIES

Neighborhood Commercial (FAR 0.20)

PURPOSE: *Neighborhood Commercial* areas shall be designated to provide for small commercial centers that provide a limited range of products and services to the residents of the surrounding neighborhood. Typical uses in such centers would include professional offices, laundry and dry cleaning establishments, drug stores, beauty and barber shops, and other personal services. Because of their proximity to residential areas, such centers should be specifically designed and operated to be compatible with the adjacent residential development. Limitations on design and operation would include building height and intensity, trip generation, architectural and signage controls suitable for a residential neighborhood, increased landscaping and stricter control of noise and glare compared to larger commercial centers, and controls on hours of operation and on delivery vehicles. Projects in this category would be limited to a height of one story.



This illustration shows how various building configurations represent different FARs of 0.5, 1.0, and 2.0 on a similar sized parcel. This graphic is intended only to show the relative differences in FAR and does not represent an intensity standard for this General Plan.

Office Commercial (FAR 1.0)

PURPOSE: *Office Commercial* areas shall be established to attract desirable and stable professional office development that will be in harmony with adjacent land uses. Typical office uses include law, real estate, investment, hospital and medical-related offices, and other services. Projects should typically not exceed two stories in height unless located near a major commercial or industrial area.

Recreation Commercial (FAR 0.10)

PURPOSE: To provide sites for commercial activities of a low-intensity, recreational nature, such as drive-in theaters, miniature, 3-par, and regulation-length golf courses, camping grounds, athletic clubs, and other commercial recreation facilities. Because uses in this designation may vary significantly in terms of building density and intensity, the review of proposed projects should be carefully examined to ensure compatibility with surrounding development.

General Commercial (FAR 0.30)

PURPOSE: *General Commercial* centers shall be designated to serve five purposes: (a) satisfy the daily shopping needs of a localized (1- to 2-mile radius) trade area, (b) a major center to serve the needs of the entire Simi Valley market region, (c) set aside land for a broad range of commercial offices, (d) allow the location of new automobile dealership(s) in specified overlay areas, and (e) encourage spending by travelers passing through Simi Valley on SR-118. The types of stores

suited for localized shopping needs include supermarkets, drug stores, quick-stop markets, small restaurants, personal services and small specialty retail shops, the types of facilities which would serve travelers include coffee shops and restaurants, gas stations, specialty retail shops, and entertainment. Projects in this category should not exceed two stories in height.

INDUSTRIAL DESIGNATIONS

Industrial land use designations are divided into two categories. Allowable uses and designs of these areas shall be consistent with all pertinent policies in the General Plan.

Business Park (FAR 0.50)

PURPOSE: To provide desirable areas protected by performance, design and use controls regarding lot size, building size, appearance, land coverage, parking and loading facilities, noise, dust, fumes, internal circulation, and other environmental and functional issues for a variety of office, research and development, and industrial uses, including a limited range of commercial uses located and designed to service the park and its industrial tenants. Projects in this category will typically have a building site coverage factor of 25 to 35 percent. A minimum of 20 percent of the site must be devoted to landscaping.

Industrial (FAR 0.32)

PURPOSE: To provide areas for most *Industrial* uses. It is of special concern to the City that there be an adequate variety of sizes and locations of industrial parcels. Projects in this category should consist of one- to three-story buildings.

MIXED-USE DESIGNATION

The *Mixed-Use* designation allows properties to be developed for: (a) buildings containing housing on the second floor and higher with ground floor *General Commercial*, and/or *Commercial Office* uses; (b) a mix of differing land use categories distributed horizontally on a site; or (c) a single land use category, where the permitted uses shall be determined by the policies specified for each area specified in the Community Subareas and Districts section of this Element.

Mixed-Use (FAR 1.5)*

*(FAR 1.5 for buildings integrating *General Commercial* or *Commercial Office* with residential uses, where a maximum FAR of 0.3 may be developed for nonresidential uses and a maximum density of 35.0 units per acre for residential. Densities/intensities for single use buildings in a *Mixed-Use* district shall be determined by the corresponding land use category specified for the applicable use in the community subarea.)

PURPOSE: The *Mixed-Use* designation provides the opportunity for the development of housing with *General Commercial* and/or *Commercial Office* uses to enable residents to live in proximity to commercial services, entertainment, and employment. This is intended to reduce the number of vehicle trips generated, fossil fuel consumption, air pollution, and greenhouse gas emissions, while improving walkability and the quality of life for residents. All contribute to improving Simi Valley's environmental sustainability, while enhancing economic vitality by locating customers

closer to businesses and improving public health by increased pedestrian activity. Permitted uses and densities/intensities for each category of use assigned to a *Mixed-Use* designation shall be consistent with those defined in the Community Subareas and Districts Section.

PUBLIC AND SEMI-PUBLIC DESIGNATIONS

The Land Use Map designates existing and potential public and semi-public services and facilities as follows:

Civic Center

PURPOSE: To provide a suitable location for a wide variety of governmental and public facilities in a campus atmosphere, including but not limited to federal or state offices, office and court facilities of the County of Ventura, city administrative offices, Senior Center, community centers, Cultural Arts Center and auditorium, and related commercial office and retail shops.

Public Services Center

PURPOSE: To provide a suitable location for public activities of an industrial nature, such as vehicle and equipment maintenance, equipment and records storage, administrative offices, sanitation treatment plant, water quality testing facilities, cogeneration facilities, and related uses. This category also includes other public services such as police and fire stations that are located outside of the *Civic Center* campus.

Regional Park

PURPOSE: Provide locations for larger parks that include a variety of recreational and open space uses and serving the entire Simi Valley area or larger areas.

Community Park

PURPOSE: Community parks are major facilities designed to satisfy the widest spectrum of interests. In general, they are “drive-to” centers where families or organizations can find a sufficient variety of activities and opportunities, including community centers, to occupy several hours or an entire day. Community parks also provide specific or single-purpose recreational activities and amenities, such as a historical park, equestrian center, or dog park, and may draw users from surrounding communities. Community parks generally range in size from a minimum of 20 acres to 200 acres or more, depending on type and location. Themed community parks frequently entail greater space requirements than do urban, multi-purpose parks.

Neighborhood Park

PURPOSE: These parks are designed to meet the need for open areas of aesthetic value within a neighborhood and to allow active or passive recreation, usually for comparatively short periods of time, to residents and visitors. Typically, they range in size from 6 to 10 acres, and are intended to serve from 2,500 to 5,000 residents living within a radius of approximately 0.5 mile.

Important factors in the location of neighborhood parks include the specific location of the park relative to the service area, and the presence of traffic on arterial streets, freeways, or railway

LAND USE AND COMMUNITY DESIGN (LU)

rights-of-way, which may constitute obstacles or hazards to safe and easy access. Often, such parks are located adjacent to an elementary school with which they may share playing fields.

Open Space—Golf Course

PURPOSE: To designate public and private golf courses within the city, as these properties represent a significant open space resource within the community.

Transportation/Rights-of-Way

PURPOSE: To designate major regional transportation routes within the city and its sphere of influence including the Ronald Reagan Freeway (SR-118) and the Union Pacific Transportation Company rights-of-way.

Waterbodies

PURPOSE: To designate bodies of water within the city or its sphere of influence, including, but not limited to, the Arroyo Simi, Sinaloa Lake, and Bard Reservoir.

Cemetery

PURPOSE: To designate the location of cemeteries within the community, including, but not limited to, Assumption Cemetery, Mt. Sinai Memorial Park, and Simi Valley Public Cemetery.

REGIONAL FACILITY OR INSTITUTION

Sanitary Landfill

PURPOSE: Provide for sanitary landfill operations, landfill-related gas recovery and collection systems, and ancillary electrical power generating and transportation facilities as well as equipment storage, administrative facilities and ancillary improvements related to a landfill, all of which are subject to government permits; provided, however, said designation shall not apply to landfills that receive hazardous wastes as defined in California Administrative Code, Title 22, Section 25117, as amended.

American Jewish University (AJU)

PURPOSE: Provide for the unique multi-purpose American Jewish University, which provides educational, open space, recreation, conference, and retreat uses within its campus and land holdings.

Land Use Map

The General Plan Land Use Map, Figure LU-3, is a graphic representation of the Goals and Policies of the Land Use Element. This map depicts the general location and distribution of land uses described in this and other elements and serves as a guide for the City Zoning Ordinance and Zoning Map. Areas subject to flooding are identified in Figure S-3 (Flood Hazards) in Chapter 8 (Safety and Noise). The Land Use Map is implemented in concert with Policy LU-1.1, which establishes the maximum development permissible for housing, commercial, office, business park, and industrial land uses.

CITY of SIMI VALLEY General Plan Update

Land Use Map

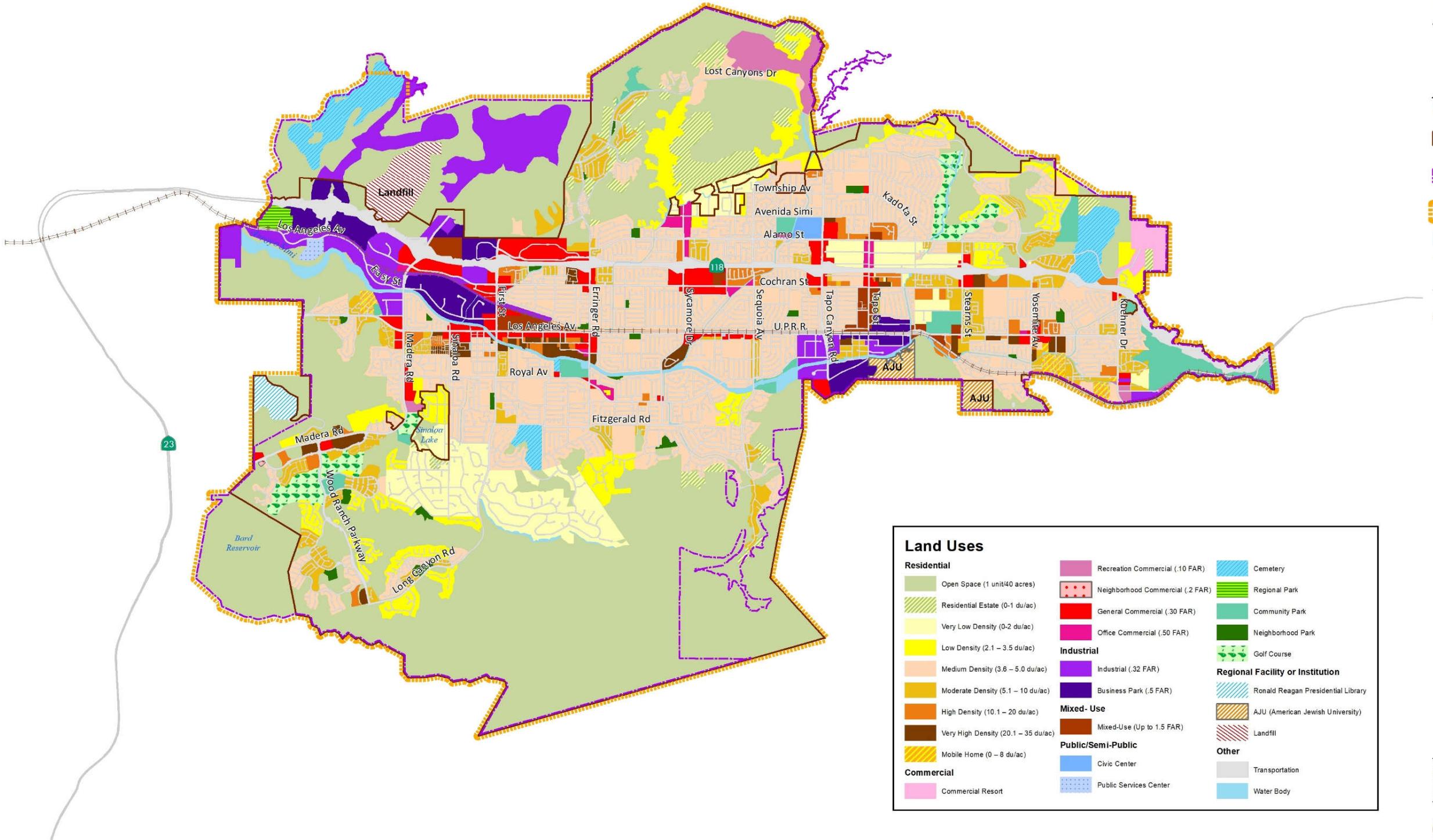


Figure LU-3

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LAND USE AND COMMUNITY DESIGN (LU)

If the city is built out to the levels of development permissible in the General Plan Land Use Map, the anticipated population in Simi Valley would be approximately 163,690 persons and employment would be at approximately 70,095 jobs, as shown in Table LU-3 (Potential Development Population and Employment). Though there is no timeframe associated with the build-out of the General Plan, these potential development estimates are intended to provide broad estimates of potential population and employment in the city for long-range planning purposes for the next 20 years.

Table LU-3 Potential Development Population and Employment

Land Use	Dwelling Units	Population ^a
Residential	53,669	163,690
Land Use	Square Feet	Employment ^b
Retail	7,980,000	15,960
Office	6,412,000	25,648
Business Park	5,940,000	9,138
Industrial	12,577,000	19,349
Total Employment		70,095

a. Population is estimated by calculating the average persons per household of 3.05 in Simi Valley in 2006, the baseline year for existing development.

b. Employee estimates are calculated using the following employee per square foot factors: 1/500 Commercial, 1/250 Office, 1/650 Industrial and Business Park (Stanley R. Hoffman Associates, Inc.).

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Land Use and Community Design Implementation Program, presented in Table LU-4 (Land Use and Community Design Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table LU-4 Land Use and Community Design Implementation Program		2021	2021–2025	2021–2035	Annual	Ongoing
LU-1	Development Review Process. The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: not exceeding building intensity and population density levels described in the 2021-2029 Housing Element update; developers paying fair share costs for new development; approvals that target providing broad range of housing types and commercial uses; establishing an efficient pattern and organization of land uses; providing development compatibility and transitions; providing fair and equitable access to affordable housing; locating mixed-use development and industrial and business parks near transportation; providing adequate community-supporting uses; and establishing open space and agricultural buffers.					
Implements Which Policy(ies)	LU-1.1, LU 1.4~LU-1.6, LU-1.8~LU-1.12, LU-2.1~LU-2.6, LU-3.1~LU-3.8, LU-4.1~LU-4.9, LU-5.1~LU-5.13, LU-6.1~LU-6.5 LU-7.1, LU-7.2, LU-8.1~LU-8.10, LU-9.1~LU-9.4, LU-10.1~LU-10.7, LU-11.1, LU-11.2, LU-11.6, LU-12.1, LU-12.2, LU-13.1~LU-13.3, LU-14.1~LU-14.4, LU-15.1~LU-15.4, LU-17.1~LU-17.6, LU-18.1~LU-18.6, LU-19.1~LU-19.6, LU-20.1, LU-20.4~LU-20.7, LU-21.1~LU-21.3, LU-21.6~LU-21.8, LU-22.1, LU-22.2, LU-23.1, LU-23.4, LU-23.5, LU-24.1, LU-24.2, LU-25.2, LU-26.1, LU-26.2, LU-27.3, LU-28.1, LU-28.3, LU-30.2~LU-30.5, LU-32.1, HR-2.1, M-3.3, M-3.5, M-4.1, M-8.1~M-8.7, M-12.5~M-12.7, M-15.2, IU-1.2, IU-6.1, NR-1.7~NR-1.9, NR-2.1, NR-2.2, NR-2.5~NR-2.8, NR-3.2, NR-3.3, NR-9.2, EJ-2.4					●
LU-2	Environmental Review. The City shall continue to ensure that all development proposals are reviewed per the requirements of California Environmental Quality Act (CEQA) to ensure that significant natural landmarks are maintained and integrated into project design; land uses are compatible; noise, lighting, and traffic impacts are addressed; scenic and natural areas are preserved; mature trees are protected; creeks and natural drainages are maintained and restored; and archaeological and paleontological resources are protected.					●
Implements Which Policy(ies)	LU-1.1, LU1.4~LU-6, LU-1.8, LU-1.11, LU-3.1, LU-3.2, LU-4.1~LU-4.8, LU-5.1, LU-5.7~LU-5.9, LU-6.1~LU-6.4, LU-7.1, LU-8.4, LU-9.1, LU-9.2, LU-11.1, LU-16.1~LU-16.3, LU-17.6, LU-18.3, LU-21.10, LU-23.4, LU-32.1, HR-2.1~HR-2.4, M-15.2, NR-1.7, NR-1.9, NR-2.5~NR-2.7, NR-3.1, NR-7.1, NR-8.3, NR-9.1, NR-9.2, NR-9.5, NR-9.6, EJ-2.4					

Table LU-4 Land Use and Community Design Implementation Program

		2021	2021–2025	2021–2035	Annual	Ongoing
LU-3 Simi Valley Municipal Code. The City shall review and update the zoning districts, development standards, and zoning map of the Development Code to reflect the land use designations, development standards, policies, and land use map of the General Plan, including establishing new zoning districts for business parks and mixed-uses. Additionally, the City shall continue to implement the City's Sign Ordinance, Tree Preservation Ordinance, and Green Building Code.						
Implements Which Policy(ies)	LU-1.1, LU-1.4~LU-1.6, LU-2.1~LU-2.5, LU-3.1, LU-3.2, LU-3.4~LU-3.7, LU-4.1~LU-4.9, LU-5.1, LU-5.2, LU-5.4~LU-5.9, LU-6.1~LU-6.4, LU-7.1, LU-8.4, LU-8.9, LU-10.2, LU-10.3, LU-10.5~LU-10.7, LU-11.3~LU-11.6, LU-12.1, LU-12.2, LU-13.1~LU-13.4, LU-13.6, LU-14.1~LU-14.4, LU-15.1, LU-15.3, LU-15.4, LU-16.1~LU-16.3, LU-17.1~LU-17.3, LU-19.1, LU-19.2, LU-19.4~LU-19.6, LU-20.1~LU-20.7, LU-21.1, LU-21.2, LU-21.6~LU-21.11, LU-21.13, LU-21.15, LU-22.1, LU-22.2, LU-23.1~LU-23.4, LU-24.1~LU-24.3, LU-25.1~LU-25.3, LU-27.1~LU-27.3, LU-28.1, LU-28.3, LU-30.1~LU-30.5, LU-31.1, ED-1.1~ED-1.4, ED-3.1, ED-3.2, ED-5.1, ED-5.2, HR-2.1, HR-2.4, M-3.6, M-12.7, M-14.7, PR-1.16			●		
LU-4 Specific Plans or Form-Based Codes. The City shall continue to implement adopted specific plans and shall require and implement new specific plans for the following areas:	a. Los Angeles Avenue/First Street corridor b. Old Town c. Ronald Reagan Presidential Library Visitor Area d. Simi Valley Hospital/Sycamore Drive corridor e. Commercial or industrial development in hillside areas f. Tapo Street Corridor g. Walnut Hills					●
Implements Which Policy(ies)	LU-2.1~LU-2.6, LU-3.1~LU-3.5, LU-3.7, LU-3.8, LU-4.1~LU-4.5, LU-4.7, LU-4.8, LU-4.10, LU-5.1~LU-5.4, LU-6.1~LU-6.3, LU-6.5, LU-8.4, LU-8.6, LU-9.4, LU-10.4~LU-10.7, LU-11.1, LU-11.3, LU-12.1, LU-12.2, LU-14.1, LU-14.4, LU-15.1~LU-15.4, LU-17.1, LU-17.3~LU-17.5, LU-18.1~LU-18.6, LU-19.1~LU-19.6, LU-20.3, LU-20.6, LU-20.7, LU-21.1, LU-21.2, LU-21.13, LU-23.1, LU-23.3~LU-23.5, LU-24.1, LU-24.3~LU-24.6, LU-25.1, LU-26.1, LU-28.2, LU-28.3, LU-29.1, LU-30.2, LU-30.3, LU-30.4, LU-31.2					
LU-5 Managed Growth Plan. The City shall ensure the Managed Growth Plan aligns with the current State law, as discussed in the most recent Housing Element update, and evaluate development projects to reduce air pollution, protect the hillsides, promote affordable housing, and ensure that population limits correspond to the current State requirements.	LU-1.1, LU-1.7, LU-2.1, LU-3.1, LU-3.2, LU-14.2, ED-3.1, EJ-1.3					●
Implements Which Policy(ies)						

Table LU-4 Land Use and Community Design Implementation Program		2021	2021–2025	2021–2035	Annual	Ongoing
LU-6 Citywide Urban Restriction Boundary (CURB). The City shall continue to enforce the CURB until December 31, 2020, or as extended, and review development proposals for consistency with the CURB to protect existing agricultural, open space, viewshed, and watershed lands surrounding the city.	Implements Which Policy(ies)					●
LU-7 Hillside Performance Standards (HPS). The City shall continue to regulate development per the HPS to preserve hillside areas and view corridors, retain scenic and recreational resources, and maintain open space surrounding and within the city.	Implements Which Policy(ies)	LU-1.2, LU-1.3, LU-3.2, LU-22.1, LU-22.2				●
LU-8 Open Space Preservation. The City shall continue to require development agreements and conservation easements to preserve open space, as necessary. Other tools, such as greenbelt agreements, easement acquisition, donations, and leaseback arrangements shall be used to preserve open space, when appropriate. For mixed-use development, implement a requirement for pocket parks and other small, urban public open space areas for residents and visitors to the use.	Implements Which Policy(ies)	LU-3.1, LU-3.2, LU-4.1~LU-4.10, LU-6.1, LU-11.1, LU-11.3~LU-11.5, LU-21.11, M-3.4, NR-1.5, NR-1.7, NR-1.8, NR-2.1, NR-2.4, NR-2.5, NR-4.3, NR-4.5, NR-4.6, NR-5.1, NR-5.4, NR-7.4, NR-8.4, NR-9.3, NR-9.4				●
LU-9 Climate Action Plan (CAP). The City shall establish a CAP to reduce or encourage reductions in Greenhouse Gas (GHG) emissions from all sectors within the city. The CAP will establish a baseline inventory of GHG emissions and include measures to reduce GHG emissions by at least 15 percent of 1990 emission levels by year 2020.	Implements Which Policy(ies)	LU-3.1~LU-3.3, LU-4.1~LU-4.4, LU-4.6, LU-6.1, LU-7.1, LU-11.1, LU-21.8, LU-22.1, IU-4.6, NR-1.1, NR-1.3~NR-1.7, NR-1.11, NR-3.1, NR-5.2, NR-5.5, S-8.7				●
LU-10 Infill Strategy. To encourage infill development, the City shall develop and maintain a citywide database of vacant and underutilized sites to provide information to developers and monitor the city's growth and change. Annually, the City shall prepare a report on the number of vacant sites and underutilized sites that were developed during the previous year and verify that General Plan limits for residential units and maximum square footages for commercial, industrial, and other uses have not been exceeded.	Implements Which Policy(ies)	LU-3.2, LU-3.6, LU-8.1~LU-8.4, LU-8.8, LU-8.9, LU-9.4, LU-10.5, LU-14.2, LU-17.1, LU-17.6, LU-18.1, LU-18.4~LU-18.6, LU-19.1, LU-19.3, LU-20.5, LU-21.3, LU-21.9, LU-23.1, LU-23.3, LU-24.2, LU-24.3, LU-24.5, LU-25.1, LU-27.3, LU-28.1, LU-30.2~LU-30.5, LU-31.1, NR-7.1, NR-7.3, NR-7.4, NR-8.2				●
	Implements Which Policy(ies)	LU-1.1~LU-1.6, LU-2.1, LU-2.2, LU-3.2, LU-3.3, LU-8.4, LU-8.5, LU-10.1, LU-11.3, LU-14.2, LU-14.3, LU-14.4, LU-17.5, LU-18.1, LU-23.1, LU-24.1~LU-24.3, LU-25.1, LU-25.3, LU-27.1, LU-27.2, LU-28.1, LU-30.2, LU-30.5, LU-31.1, ED-1.3, ED-1.4, ED-3.1			●	

Table LU-4 Land Use and Community Design Implementation Program

		2021	2021–2025	2021–2035	Annual	Ongoing
LU-11 Wildland-Urban Interface Development. Consistent with the Safety and Noise Element, update development standards for all new and renovated development occurring adjacent to the Very High Fire Hazard Severity Zone, as illustrated in Figure S-2 and update City GIS shapefiles to reflect current CAL FIRE mapping for the fire hazard severity zones.						
Implements Which Policy(ies)	LU-1.1~LU-1.3, LU-2.1, LU-3.2, LU-3.3, LU-8.4, LU-8.5, LU-10.1, LU-11.3, LU-14.2, LU-14.4, LU-17.5, LU-18.1, LU-23.1, LU-24.1~LU-24.3, LU-25.1, LU-25.3, LU-27.1, LU-27.2, LU-28.1, LU-30.2, LU-30.5, LU-31.1, ED-1.3, ED-1.4, ED-3.1					
LU-12 ADU Permitting and Design Guidelines. The City shall streamline the ADU permitting process, reducing parking requirements, and educate property owners about the ADU program; to facilitate the review process develop design guidelines for ADUs and Junior ADUs.						
Implements Which Policy(ies)	LU-1.4, LU-1.5, LU-14.3,					
LU-13 Design Guidelines. The City shall continue to review development proposals per the City's adopted Design Guidelines, including the Citywide Design Guidelines, Residential Design Guidelines, and Landscape Design Guidelines.						
Implements Which Policy(ies)	LU-3.1, LU-3.5~LU-3.7, LU-4.1~LU-4.4, LU-4.7~LU-4.9, LU-5.1~LU-5.6, LU-5.10~LU-5.12, LU-7.1, LU-7.2, LU-8.2, LU-8.3, LU-8.6, LU-10.1, LU-10.2, LU-10.5~LU-10.7, LU-11.1, LU-12.1, LU-12.2, LU-13.6, LU-14.1, LU-14.4, LU-15.1~LU-15.4, LU-17.4, LU-17.5, LU-18.1~LU-18.5, LU-19.3~LU-19.6, LU-20.6, LU-20.7, LU-21.9, LU-21.10~LU-21.15, LU-23.5, LU-25.1, LU-25.2, LU-30.3, EJ-2.4					
LU-14 Code Enforcement. The City shall encourage a proactive program to enforce the Municipal Code and other nuisance abatement programs that aim to keep the city's neighborhoods attractive, safe, and free from public nuisances.						
Implements Which Policy(ies)	LU-8.7, LU-10.1, LU-13.5, LU-13.6, LU-16.1, M-1.8, N-3.1					
LU-15 Interagency Coordination and Partnership. The City shall coordinate with appropriate public agencies and districts, including, but not limited to, Ventura County, the Ventura Local Agency Formation Commission (LAFCO), Simi Valley Unified School District, public utility districts, Rancho Simi Recreation and Park District, and Santa Monica Mountains Conservancy regarding issues addressing the availability of utilities for new development proposals; annexations; location and design of community facilities to complement the community and meet community needs; a connected open space network and organization of places; the fair distribution of amenities and services to the community; and no undue concentration of high-impact uses.						
Implements Which Policy(ies)	LU-1.8, LU-1.10, LU-1.11, LU-2.6, LU-3.3, LU-6.1, LU-8.5, LU-8.6, LU-9.1~LU-9.3, LU-10.3, LU-10.4, LU-16.2, LU-21.1~LU-21.9, LU-21.11~LU-21.15, LU-26.2, EJ-2.4					

Table LU-4 Land Use and Community Design Implementation Program		2021	2021–2025	2021–2035	Annual	Ongoing
LU-16 Fair Share Costs of Development. The City shall continue to require developers to construct improvements to the public right-of-way along their site frontage to pay fees in-lieu of constructing improvements, and to construct other infrastructure improvements, as necessary to serve the development, as well as those improvements identified as mitigation measures for project impacts under the California Environmental Quality Act (CEQA).						●
Implements Which Policy(ies)	LU-1.9, LU-18.4, LU-24.4, LU-24.5, LU-25.1, LU-27.3, ED-4.3, M-1.6, M-8.2, M-8.3, IU-1.2, PR-1.19, PR-1.20, S-7.8					
LU-17 Business Park Overlay Zoning District. The City shall amend the Development Code to include a Business Park Overlay zoning district, land uses and permit requirements, and development standards.		●				
Implements Which Policy(ies)	LU-2.3, LU-3.4, LU-20.1~LU-20.7, LU-23.2, LU-26.1, LU-27.1, LU-27.2, LU-30.1, ED-1.1, ED-3.2					
LU-18 Mixed-Use Overlay Zoning District. The City shall amend the Development Code to include a Mixed-Use Overlay zoning district, land uses and permit requirements, and development standards.		●				
Implements Which Policy(ies)	LU-2.1, LU-2.2, LU-3.6, LU-3.7, LU-8.4, LU-19.1~LU-19.6, LU-23.1, LU-23.3, LU-24.1~LU-24.3, LU-30.2, LU-30.3, ED-3.1, PR-1.16					
LU-19 Area of Interest Activities. The City shall continue to monitor activities taking place within Simi Valley's Area of Interest, such as landfill operations, mineral excavations, and oil extraction activities. Agricultural and recreational uses shall be encouraged in this area. Reclamation plans for the areas within the City's jurisdiction shall be required when these types of operations are terminated.						●
Implements Which Policy(ies)	LU-1.11, LU-1.12, LU-3.1, LU-5.12, LU-22.1, LU-22.2					
LU-20 General Plan Consistency Program. The City shall ensure that the zoning for all development proposals is consistent with the General Plan per the following General Plan Consistency Guidelines: (1) all applicable General Plan policies are met; (2) the existing or proposed land uses are the same, or consistent with, those identified for the land use designation; (3) for residential projects, the existing or proposed number of units falls within the range of units allowed for that land use designation (or the next lower one); (4) if project includes multiple land use designations, the proposed land uses for the project are found in the same proportion; (5) in the HPS areas, land not meeting slope criteria for that designation may consider adjacent land use designations; and (6) parcels less than 1 acre in size may have a different zoning, if criteria are met.						●
Implements Which Policy(ies)	All policies					

ECONOMIC DEVELOPMENT (ED)

The City of Simi Valley recognizes the importance of economic development to the community's economic vitality and fiscal health as these factors contribute to the City's ability to generate sufficient revenues to provide quality public services and infrastructure, and a variety of community facilities and amenities. The goals and policies in this section address the City's ongoing commitment to maintaining a strong and balanced economy that provides opportunities for employment, economic growth, and community services that enhance quality of life in the community.

These goals and policies provide a blueprint for sustainable economic development that revitalizes and strengthens existing commercial and industrial areas through new development activity and creates local employment opportunities for Simi Valley residents in a variety of sectors that correlate to the high education and skill levels in the community through proactive business retention and attraction strategies. Also, this strategy includes expanding visitor and tourist-related services and amenities to increase the length of stay and expenditure of visitors to the Ronald Reagan Presidential Library and shoppers at the Simi Valley Town Center mall, two of the City's largest visitor attractors.



Simi Valley Town Center

GOAL ED-1

Economic Vitality and Sustainability. A strong, diversified economic base is provided with a mix of businesses that contribute to Simi Valley's identity and culture, provide high-paying jobs for residents, and generate revenue that sustains the level and quality of services expected by Simi Valley's residents.

Policies

- ED-1.1 Identify and Attract Key Industries.** Encourage a variety of environmentally friendly industries to locate in Simi Valley, including biotechnology, computer software, multimedia, and business, professional, and financial services that provide high-skill/high wage job opportunities. (*Imp A-1, A-2, A-3, LU-3, LU-15, LU-18, ED-1, ED-8*)
- ED-1.2 Facilitate Expansion of Existing Businesses.** Promote the expansion of existing businesses to increase their employment and sales capacity and extend efforts at business retention. (*Imp A-1, A-2, A-3, LU-3, LU-18, ED-1, ED-8*)
- ED-1.3 Increase Availability of Developable Nonresidential Land.** Identify underutilized parcels of land in older urban areas and possibilities for reuse. Facilitate the use of incentives, such as "graduated density zoning" to increase the intensity of development in appropriate locations. (*Imp A-1, A-2, A-3, LU-3, LU-10, LU-18, ED-8*)

ECONOMIC DEVELOPMENT (ED)

- ED-1.4** **Strengthen Commercial Corridors.** Pursue opportunities along Highway 118 for retail, commercial office, business park, and tourism uses, as well as the creation of additional transit-oriented development nodes with higher density, mixed-uses. (*Imp A-1, A-2, LU-3, LU-10, LU-18, ED-3, ED-8*)
- ED-1.5** **Provide Timely Business Assistance.** In collaboration with other public and private agencies, maintain a business attraction program to assist with site identification, incentive programs, permitting assistance, and other aspects of relocating or establishing a business. (*Imp A-1, A-2, LU-18, ED-8*)

GOAL ED-2

Revitalization of Commercial and Industrial Areas. Commercial and industrial areas that serve as job centers and mixed-use neighborhood centers.

Policies

- ED-2.1** **Revitalized Shopping Districts.** Revitalize and reposition older retail centers and strip commercial by providing a competitive array of stores and mixed-use commercial/residential development. (*Imp A-1, A-2, LU-18, ED-2*)
- ED-2.2** **Revitalize Older Industrial Districts.** Revitalize and recycle older industrial areas into a mix of higher intensity business park, research and development, and professional office developments. (*Imp A-1, A-2, LU-18, ED-2*)

GOAL ED-3

Improved Jobs-Housing Relationship. An economy exists that provides jobs that are better matched to the City's labor force skills, housing types, and prices and provides opportunities for the local labor force to live and work in Simi Valley.

Policies

- ED-3.1** **Range of Housing.** Ensure that a selection of both single-family and multi-family housing types is available, providing a variety of housing densities types and prices available to all income levels. (*Imp A-1, A-2, LU-3, LU-5, LU-10, LU-16, LU-18, ED-1*)
- ED-3.2** **Range of Employment.** Provide a wide range of diversified employment opportunities for Simi Valley residents including employment fields, job categories, required training, and skill levels. Create and attract a broad range of jobs that are accessible to all residents, and that could affect a better match between the City's resident labor force and the job base. (*Imp A-1, A-2, LU-3, LU-15, LU-18, ED-1*)



New business park

- ED-3.3 Proactive Industry Strategies.** Create proactive industry growth strategies with a focus on industries that provide a range of higher skilled professional and technical jobs to match the City's highly educated workforce. (*Imp A-1, A-2, LU-18, ED-8*)

GOAL ED-4

Fiscal Strength and Stability. Prudent fiscal practices are provided that contribute to the generation of a high volume of public revenues to pay for municipal operations and provide a high quality of life for city residents.

Policies

- ED-4.1 Fiscal Principles.** Support and coordinate economic development by following "best practices" fiscal principles to maintain a balanced budget that has the flexibility to provide both sufficient ongoing operational revenues and maintain a prudent level of reserves to meet economic uncertainties. (*Imp A-1, A-2, LU-18, ED-6*)

- ED-4.2 Public Facilities Phasing.** Develop a Public Facilities Financing and Phasing Plan to set priorities for infrastructure and facilities phasing and financing that will implement the General Plan priorities and link the General Plan with the annual budget process and the Capital Improvement Plan. (*Imp A-1, A-2, LU-18, ED-5*)

- ED-4.3 Expand Financing Options.** Update the City's development impact fees and consider other financing techniques, as appropriate, to implement the Economic Development goals and policies. (*Imp A-1, A-2, LU-14, LU-18, ED-7*)

- ED-4.4 Monitor Program and Economic Indicators.** Based on the General Plan economic and fiscal studies, evaluate the City's overall fiscal performance on a regular basis through a monitoring program that tracks key economic and fiscal indicators of performance, such as sales, hotel, and property tax revenues. (*Imp A-1, A-2, A-3, LU-18, ED-6*)

GOAL ED-5

Expanded Retail and Visitor-Serving Opportunities. A variety of shopping, entertainment, lodging, and visitor-oriented activities are provided that maintain a competitive edge and provide increased transient lodging and sales taxes.

Policies

- ED-5.1 Tourism and Visitor-Related Activities.** Increase the opportunities to attract tourism related to the Ronald Reagan Presidential Library and Museum and highway-traveling visitors between Ventura and Los Angeles counties through visitor-oriented economic development, including lodging, dining, shopping, and entertainment establishments. (*Imp A-1, A-2, LU-3, LU-18, ED-1, ED-3, ED-8*)

- ED-5.2 Retail Goods and Services.** Maintain competitiveness through additional retail



Ronald Reagan Presidential Library

ECONOMIC DEVELOPMENT (ED)

development that provides a wide range of retail goods and services, creates local revenue sources, supports other business sectors, and provides service and convenience benefits to local residents. (*Imp A-1, A-2, LU-3, LU-18, ED-1, ED-4, ED-8*)

- ED-5.3 Expansion of Automobile Dealerships.** Explore the long-term opportunity of expanding auto dealerships to enhance their competitiveness and retail sales potential to Simi Valley. (*Imp A-1, A-2, LU-18, ED-8*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Economic Development Implementation Program, presented in Table ED-1 (Economic Development Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table ED-1 Economic Development Implementation Program

		2011	2012–2015	2016–2035	Annual	Ongoing
ED-1 Development Permit Process Assistance. The City shall provide development permit processing assistance, including: assistance with locating sites; submitting entitlement applications; providing guidance through the permit review and approval process; scheduling construction inspections; updating the City's development impact fees and consider other financing techniques; and obtaining Certificates of Occupancy to encourage new businesses to relocate to Simi Valley, the expansion of existing businesses, and new employment opportunities.	Implements Which Policy(ies)	LU-24.3, LU-25.3, ED-1.1, ED-1.2, ED-3.1, ED-3.2, ED-5.1, ED-5.2				●
ED-2 Façade Renovation Programs. The City shall provide assistance to businesses to improve the physical appearance of existing commercial businesses through the Los Angeles Avenue Façade Renovation Program and the Tapo Street Façade Renovation Program. Matching grants are available to business owners and property owners in these areas for exterior building improvements, such as painting, installation of awnings or windows, and/or new lighting and landscaping.	Implements Which Policy(ies)	LU-8.5, LU-8.6, ED-2.1, ED-2.2				●
ED-3 Promotion of Tourism. The City shall encourage uses that promote tourism related to the Ronald Reagan Presidential Library and Museum, the Strathearn Historical Park and Museum, and other visitor-related activities in Simi Valley, including lodging, dining, shopping, and entertainment establishments.	Implements Which Policy(ies)	LU-29.1, ED-1.4, ED-5.1				●
ED-4 Shop Simi Valley First Program. The City shall continue to encourage residents to shop in Simi Valley to generate additional city-derived sales taxes to fund public safety and services for the community.	Implements Which Policy(ies)	ED-5.2				●

Table ED-1 Economic Development Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
ED-5 Public Facilities Financing and Phasing Plan. The City shall develop a Public Facilities Financing and Phasing Plan to establish priorities for infrastructure and facilities phasing and financing through the annual budget process and Capital Improvement Plan (CIP).						
Implements Which Policy(ies)	LU-1.5, LU-1.6, ED-4.2, M-1.6, M-2.1, M-12.10, M-14.9, PR-1.19, PR-1.20					
ED-6 Fiscal Performance Monitoring and Analysis Program. The City shall establish a monitoring program to evaluate the City's overall fiscal performance by tracking key economic and fiscal indicators, such as sales, hotel, and property tax revenues.						
Implements Which Policy(ies)	LU-1.8, ED-4.1, ED-4.4					
ED-7 Economic Development Financing. Maintain and periodically update a database regarding potential sources of funding supporting the City's economic development programs. These may encompass a range of techniques to incentivize business development, including infrastructure improvements required for new development. These will evolve over time due to legislation and state and federal funding availability. Currently, they include such methods as developer impact fees, property owner/developer exactions, developer advances/reimbursement agreements, City's Capital Improvement Programs (CIP), Community Development Block Grants (CDBG)/Section 108 loans, Infrastructure Financing Districts (IFDs), Proposition 1C, Proposition 84, Business Improvement (BIDs), Community Facilities Districts, Special Assessment Districts, and user fees.						
Implements Which Policy(ies)	LU-1.5, LU-1.6, ED-4.3, M-1.6, M-12.10, PR-1.19~PR-1.21, S-7.8					
ED-8 Business Retention and Attraction. Design and implement programs to support the retention and expansion of existing businesses and attract new businesses to Simi Valley that offer quality jobs for residents and contribute revenue support City services. This may take several forms such as financial assistance, expedited permit processing density incentives, and marketing campaigns.						
Implements Which Policy(ies)	LU-2.2~LU-2.4, LU-24.2, LU-24.3, LU-27.1, LU-31.1, ED-1.1~ED-1.5, ED-3.3, ED-5.1~ED-5.3					

HISTORIC AND CULTURAL RESOURCES (HR)

The goals and policies in this section address Simi Valley's history and are intended to recognize, protect, and preserve the historic, archeological/paleontological, and natural resources that contribute to the city's historic legacy. These resources include physical elements that define the city's past, enrich the present, and give Simi Valley a unique identity and charm. When preserved and well maintained, these structures, sites, features, and points of interest provide a sense of permanence that fosters civic pride, stewardship, and community identity among city residents and businesses. The city's diversity of resources engenders an appreciation of the Simi Valley's rich heritage by residents and visitors alike and importantly, differentiates Simi Valley as unique from all other communities.



Strathearn Park historic Simi Store

GOAL HR-1

Historic Resources. Historically significant landmarks, sites, natural features, and structures are recognized and protected.

Policies

- HR-1.1 Historical Resources Inventory.** Contribute to the maintenance of Ventura County's recorded inventory of historical landmarks for properties, objects, structures, and monuments having importance to the history or architecture of Ventura County. Photo documentation of inventoried historic sites or structures shall be required prior to demolition. (*Imp A-1, A-2, LU-18, HR-1*)
- HR-1.2 Preservation or ReUse of Historical Structures.** Support the preservation of structures listed on the National Register of Historic Places, list of California Historical Landmarks, and/or the Ventura County List of Historic Landmarks. Provide incentives, such as waivers of application fees, permit fees, and/or any liens placed by the City, to properties listed in the National or State Register or the Ventura County List of Historic Landmarks in exchange for preservation easements. (*Imp A-1, A-2, LU-18, HR-1*)
- HR-1.3 Historical and Cultural Landmarks Recognition.** Support the placement of monuments, photographs, markers, signs, or plaques at areas of historical or environmental interest or value. (*Imp A-1, A-2, LU-18, HR-1*)
- HR-1.4 Adaptive Reuse.** Support alternatives to demolition of historical sites or structures by promoting architecturally compatible rehabilitation or adaptive reuse. (*Imp A-1, A-2, LU-18, HR-1*)
- HR-1.5 Historical Elements within New Projects.** If preservation and/or adaptive reuse are not feasible options, require that proposed alteration of a historical site or structure incorporates a physical link to the past within the site or structural design. For example, incorporate historical photographs or artifacts within the proposed project; or preserve the location and structures of existing pathways,

gathering places, seating areas, rail lines, roadways, or viewing vantage points within the proposed site design. (*Imp A-1, A-2, LU-18, HR-1*)

- HR-1.6 Offer for Relocation of Designated Historic Structure.** Require that prior to the demolition of a designated historic structure, developers offer the structure for relocation by interested parties. (*Imp A-1, A-2, LU-18, HR-1*)

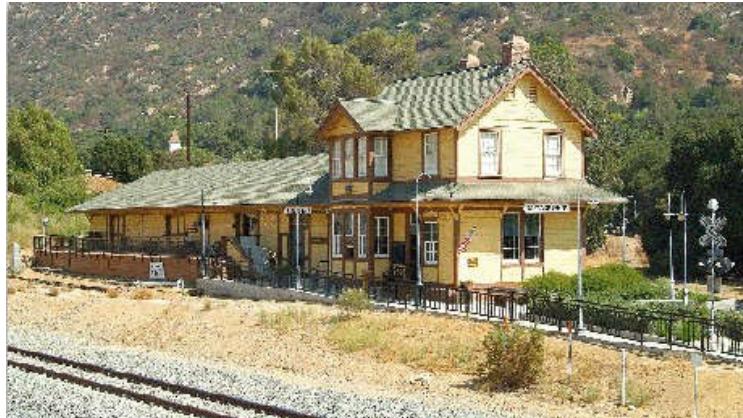
GOAL HR-2

Archeological and Paleontological Resources. Important archeological and paleontological resources are identified and protected within the city.

- HR-2.1 New Development Activities.** Require that new development protect and preserve paleontological and archaeological resources from destruction and avoid and mitigate impacts to such resources. Through planning policies and permit conditions, ensure the preservation of significant archeological and paleontological resources and require that the impact caused by any development be mitigated. (*Imp A-1, A-2, LU-1, LU-2, LU-3, LU-18, HR-1*)

- HR-2.2 Grading and Excavation Activities.** Maintain sources of information regarding paleontological and archeological sites and the names and addresses of responsible organizations and qualified individuals who can analyze, classify, record, and preserve paleontological or archeological findings. Require a qualified paleontologist/archeologist to monitor all grading and/or excavation where there is a potential to affect cultural, archeological, or paleontological resources. If these resources are found, the applicant shall implement the recommendations of the paleontologist/archeologist, subject to the approval of the City. (*Imp A-1, A-2, LU-2, LU-18*)

- HR-2.3 Cultural Organizations.** Notify cultural organizations, including Native American organizations, of proposed developments that have the potential to adversely impact cultural resources. Allow representatives of such groups to monitor grading and/or excavation of development sites. (*Imp A-1, A-2, LU-2, LU-18, HR-2*)



Santa Susana Train Station

- HR-2.4 Paleontological or Archaeological Materials.** Require new development to donate scientifically valuable paleontological or archaeological materials to a responsible public or private institution with a suitable repository, located within Simi Valley or the County of Ventura, whenever possible. (*Imp A-1, A-2, LU-2, LU-3, LU-18*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Historic and Cultural Resources Implementation Program, presented in Table HR-1 (Historic and Cultural Resources Implementation

HISTORIC AND CULTURAL RESOURCES (HR)

Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table HR-1 Historic and Cultural Resources Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
HR-1	Cultural Heritage Ordinance. The City shall continue to implement the City's Cultural Heritage Ordinance to preserve and protect historical landmarks, historic districts, sites of merit, and points of historical interest.					●
Implements Which Policy(ies)	HR-1.1~HR-1.6, HR-2.1					●
HR-2	Interagency Coordination and Partnership. Coordinate with appropriate agencies, such as the Ventura County Cultural Heritage Board and Simi Valley Historical Society, regarding issues of historical significance.					●
Implements Which Policy(ies)	HR-2.3					

ENVIRONMENTAL JUSTICE (EJ)

Like many communities in the United States, Simi Valley is actively seeking ways to address racial, social, economic, and environmental justice, including access to and affordability of housing opportunities. The demographics in Simi Valley are diverse and the City strives to support inclusion of all in its programs, goals, and policies.

The following discussion is designed to contribute to progress toward racial, social, and environmental justice as part of an inclusive, community-oriented approach to addressing these issues over the long run and increasing equity for all Simi Valley residents.

KEY TERMS

BIPOC. Acronym referring to Black, Indigenous, and Persons of Color.

Community Member. Any individual who resides, owns property, is a business owner, or is employed in Simi Valley.

Disadvantaged Community. An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the California Health and Safety Code or a predominately low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Environmental Justice. The fair treatment of people of all races, cultures, incomes, political and religious affiliation, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Equality. The state of being equal, especially in status, rights, and opportunities.

Equity. Fairness or justice in the way people are treated.

Implicit Bias. Attitudes or stereotypes that affect our understanding, actions, and decisions in an unconscious manner, often based on characteristics such as race, ethnicity, age, and appearance.

Resident. Any individual who resides in Simi Valley.

Social Capital. The ability for residents to feel a sense of belonging in their community and to have a meaningful connection to the place where they live.

Socially Disadvantaged Individuals and Groups. Socially disadvantaged individuals and groups who have been subjected to prejudice or some form of discrimination or bias because of their perceived identity as a member of a particular group (i.e., race, ethnicity, culture, sex, political or religious affiliation, sexual orientation, age, immigration status) without regard to their individuality and/or merit.

GOAL EJ-1

Equity and Inclusion. Equity, inclusion, and access to opportunities is supported for all community members, employees, businesses, visitors, and local organizations.

Simi Valley Demographics

RACIAL MAKEUP

Hispanic/Latino – 26.2%

Asian – 10.4%

Two or More Races – 5.0%

Black/African American – 1.3%

Native American – 0.41%

White – 78.5%

AGE MAKEUP

65 years and over – 14.8%

18 years and under – 21.6%

5 years and under – 5.7%

51.4% of the population in Simi Valley is female

Policies

EJ-1.1 Service Delivery

Direct City services to address inequities. (*Imp EJ-1, EJ-2, EJ-5*)

EJ-1.2 Institutional Bias

Continue to build organizational and institutional skills in all City departments to advance equity, while identifying and eliminating institutional and structural inequities, and implicit bias. (*Imp EJ-1, EJ-2, EJ-5, EJ-6*)

EJ-1.3 Housing Affordability and Access

Encourage access to affordable housing opportunities for all community members. (*Imp LU-5, LU-13, LU-16, HEU Program 3, Program 4, Program 6, Program 7, Program 8, Program 9, Program 10, Program 11, Program 13, Program 15, EJ-2*)

EJ-1.4 Celebrate City Diversity

Develop and invest in arts, education, and other community programming that celebrates diversity. (*Imp EJ-1, EJ-2, EJ-5, EJ-6*)

GOAL EJ-2

Land Use Decisions. Land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole.

Policies

EJ-2.1 Fair Treatment and Meaningful Involvement. Provide for the fair treatment and meaningful involvement in the development and review of land use decisions and policies for all people regardless of income, religious or political affiliation, race, color, or national origin. (*Imp EJ-1, EJ-2, EJ-5*)

EJ-2.2 Environmental Justice in Relation to Land Use. Evaluate and avoid, reduce, and/or mitigate potential adverse health and safety impacts associated with land use decisions and provide for the fair treatment and meaningful involvement of all stakeholders regardless of income, race, color, or national origin. (*Imp LU-2, LU-8, LU-9, EJ-1, EJ-2, EJ-5*)

EJ-2.3 Reducing Negative Impacts from Potential Hazards. Develop and implement robust project-specific mitigation measures to reduce negative impacts associated with environmental hazards, including, but not limited to, industrial operations, city infrastructure, and air, light, and noise pollution. (*Imp. LU-2, LU-8, LU-9, S-1.7, S-2.3, S-3.1, S-4.4, S-4.5, S-5.10, S-7.11, S-9.2, EJ-1, EJ-2*)

EJ-2.4 Coordination on Siting of Utilities. Coordinate with utility providers in the siting, site layout, and design of gas and electric facilities, including changes to existing facilities, to minimize environmental, and safety impacts on existing and future residents. (*Imp. LU-1, LU-2, LU-13, LU-15*)

GOAL EJ-3

Access. All community members have access to healthy foods, education, green spaces, and medical services

EJ-3.1 Regulations Allowing Healthy Foods. Adopt and implement land use policies, regulations, and ordinances that allow for and promote increased access to healthy food options, such as grocery stores, farmers markets, and community gardens. (*Imp EJ-3*)

EJ-3.2 Access to Community Assets. Identify and address gaps in access to residential, commercial, recreation facilities, natural open spaces areas, and health resources, including mental and emotional health, working to make community resources available to all residents. (*Imp LU-3, EJ-3, EJ-4*)

EJ-3.3 Equity in Capital Projects. Promote equitable investment in citywide capital improvements. (*Imp EJ-4*)

EJ-3.4 Non-Profit Partnerships. Collaborate with non-profit and governmental sectors to aid the homeless and access to healthcare, rental assistance and food assistance, and other poverty alleviating programs and services. (*Imp EJ-3, EJ-4*)

EJ-3.5 Equitable Access and Distribution of Tree Canopies. Ensure equitable distribution of tree canopy, green space, and parks to increase quality of life and promote mental and emotional health, including requiring increased trees in landscape plans for new and redeveloped multi-family developments and in commercial and mixed-use developments with parking lots. (*Imp EJ-4*)

GOAL EJ-4

Safe Housing. Safe and sanitary housing is accessible throughout the community

EJ-4.1 Construction Safety Regulations and Code Enforcement. Continue to develop and adopt policies, regulations, and ordinances that reflect the up-to-date construction and safety measures for all residential structures and continue to take enforcement actions for violations of any municipal or State building and safety codes. (*Imp EJ-2, EJ-4, EJ-5*)

EJ-4.2 Clean and Safe Drinking Water. Ensure access to clean and safe drinking water for all community members. (*Imp EJ-2, EJ-4, EJ-5*)

GOAL EJ-5

Engagement. The public is engaged in City decision-making processes and civic life, including socially disadvantaged individuals and groups

EJ-5.1 Community Capacity-Building. Collaborate with local organizations and partners to build and strengthen historically marginalized community members' knowledge of and capacity to participate in local planning, governmental affairs, and policy decision-making. (*Imp LU-3, --- EJ-2, EJ-5, EJ-6*)

EJ-5.2 Leadership Development. Support leadership development programs for socially disadvantaged individuals and groups to enhance effective engagement in City processes (*Imp LU-3, EJ-2, EJ-5, EJ-6*).

EJ-5.3 Facilitate a Culture of Inclusion and Compassion. Work with non-profit, faith, education, and other community-based partners to facilitate a culture of inclusion, empathy, compassion, acceptance, and unity. (*Imp EJ-1, EJ-2, EJ-5, EJ-6*)

EJ-5.4 Transparency and Public Participation Opportunities. Facilitate transparent City decision-making processes through enhanced public outreach, engagement, and participation, including socially disadvantaged individuals and groups. (*Imp EJ-2, EJ-5, EJ-6*).

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The EJ Implementation Program, presented in Table EJ-1 (Environmental Justice Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table EJ-1 Environmental Justice Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
EJ-1 Sensitivity and Awareness Training. Develop diversity, sensitivity, and awareness training courses and curriculum for residents, business owners, local organizations, and police officers. Training could include, but is not limited to, an informational column in the weekly newsletter or City's social media site, links to recommended online material, lectures, and community engagement events, and formal training programs to facilitate understanding of diverse community needs.	Implements Which Policy(ies)					●
EJ-2 Community Interactions. Develop mechanisms to communicate and engage members of the community not typically active in civic issues to foster relationships with the City and the Simi Valley Police Department. Using technology and social media platforms, this program would focus on resources on non-enforcement interaction with the community, perhaps in partnership with local non-profit organizations and social and mental health providers.	Implements Which Policy(ies)	EJ-1.1, EJ-1.2, EJ-1.4, EJ-2.1, EJ-2.2, EJ-2.3				●
EJ-3 Healthy Food Access Regulations. Conduct an internal audit of and make necessary changes if needed to City regulations, including but not limited to the Development Code that will facilitate the removal of administrative barriers to increased access to healthy foods, including permitting processes and zoning.	Implements Which Policy(ies)	EJ-1.1, EJ-1.2, EJ-1.3, EJ-2.1, EJ-2.2, EJ-2.3, EJ-4.1, EJ-4.2, EJ-5.1, EJ-5.2, EJ-5.3, EJ-5.4				●
EJ-4 Tree Canopy Requirements. Develop and approve an ordinance to require the installation of increased tree canopy throughout the city, with particular attention to open parking lots, multi-use development, and multi-family development.	Implements Which Policy(ies)	EJ-3.1, EJ 3.2, EJ-3.4				●
EJ-4 Rental Multi-Family Housing Inspection Program. Create a program to ensure that all rental, multi-family housing is inspected on a three- to five-year cycle to ensure compliance with all building, housing, and other codes for safe and sanitary housing.	Implements Which Policy(ies)	EJ-3.2, EJ-3.3, EJ-3.4, EJ-3.5				●
EJ-4.1	Implements Which Policy(ies)	EJ-4.1, EJ-4.2				●

Table EJ-1 Environmental Justice Implementation Program

		2011	2012–2015	2016–2035	Annual	Ongoing
EJ-5	Expand Outreach and Communication Materials to Enhance Transparency and Participation. Develop clear and inclusive outreach materials, expand media campaigns, and implement other strategies to engage the public in the City planning processes, including translation into languages representative of residents' needs.					●
Implements Which Policy(ies)	EJ-4.1, EJ-4.2, EJ-5.1, EJ-5.2, EJ-5.3, EJ-5.4					
EJ-6	Diverse Cultural and Art. Encourage participation of persons with diverse cultural backgrounds in the Simi Valley Arts Commission and ensure that cultural offerings in the city and at the Simi Valley Cultural Arts Center are inclusive and diverse.					●
Implements Which Policy(ies)	EJ-5.1, EJ-5.2, EJ-5.3, EJ-5.4					

CHAPTER 4 Housing

RESOLUTION NO. 2014-07

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SIMI VALLEY APPROVING GENERAL PLAN
AMENDMENT GPA-91 FOR THE 2013-2021 HOUSING
ELEMENT AND RE-USE OF THE GENERAL PLAN
UPDATE FEIR

WHEREAS, the City of Simi Valley has initiated an amendment to the General Plan (GPA-91) to update the Housing Element to meet requirements of State law;

WHEREAS, the Planning Commission reviewed the 2013-2021 Draft Housing Element, conducted a public hearing on October 23, 2013, and recommended the City Council authorize submission of the Draft Housing Element to the California Department of Housing and Community Development, as amended;

WHEREAS, the City Council reviewed the 2013-2021 Draft Housing Element for submittal to the Department of Housing and Community Development (HCD) and conducted a public hearing on November 4, 2013;

WHEREAS, HCD stated in a letter, dated December 24, 2013, that the Draft Housing Element will comply with State law once the specified zoning amendments are approved by the City;

WHEREAS, the City Council adopted Ordinance 1221 on January 13, 2014, adopting the required Zoning Ordinance amendments to meet Housing Element requirements; and

WHEREAS, a Final Environmental Impact Report (FEIR) was approved for the General Plan Update and 2008-2013 Housing Element on June 4, 2012. Since adoption of the Housing Element in November 2012, only minor changes have been incorporated into the 2013-2021 Housing Element to meet changes in State law and to utilize the most recent data available. The 2013-2021 Housing Element is consistent with the previously prepared FEIR for the General Plan Update and, therefore, it is being re-used as the environmental document for CEQA purposes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The CEQA findings, for re-use of the FEIR for the General Plan Update, contained in the City Council staff report dated November 4, 2013, and incorporated herein by reference, are hereby approved.

SECTION 2. The findings for the 2013-2021 Housing Element, contained in the City Council staff report dated November 4, 2013, and incorporated herein by reference, are hereby approved.

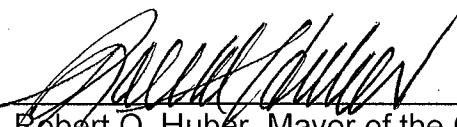
SECTION 3. General Plan Amendment (GPA-91), the 2013-2021 Housing Element, as specified in Attachment A of the City Council staff report dated February 3, 2014, attached hereto, as otherwise amended by the City Council, is hereby approved.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

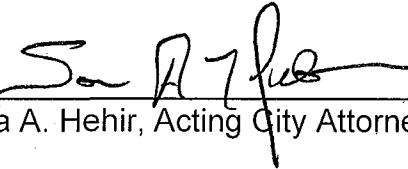
PASSED and ADOPTED this 3rd day of February 2014

Attest:

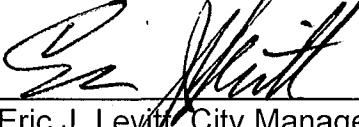

Ky Spangler, Assistant City Clerk


Robert O. Huber, Mayor of the City of
Simi Valley, California

Approved as to Form:


Sonia A. Hehir, Acting City Attorney

Approved as to Content:


Eric J. Levitt, City Manager


Peter Lyons, Director
Department of Environmental Services

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 2014-07 was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 3rd day of February 2014, by the following vote of the City Council:

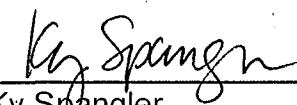
AYES: Council Member Mashburn, Judge, Sojka, Mayor Pro Tem
Becerra and Mayor Huber

NAYS: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 4th day of February 2014.



Ky Spangler
Assistant City Clerk

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HOUSING (H)

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HOUSING (H)

Community Context

The City of Simi Valley is located in the southeast corner of Ventura County bordering the San Fernando Valley of the Greater Los Angeles Area. Simi Valley is surrounded by the Santa Susana Mountain range and the Simi Hills, west of the San Fernando Valley and northeast of the Conejo Valley. It is characterized as a commuter bedroom community feeding the larger cities in Ventura County to the west and the Los Angeles area and San Fernando Valley to the east.

Simi Valley was originally inhabited by Chumash Indians and then became one of the earliest Spanish colonial Ranchos in Ventura and Santa Barbara Counties (Rancho Simi). Until the late 19th century, the Rancho had a Spanish-speaking majority and was then settled by Anglo-Americans. The new settlers focused on farms, orchards and groves which dominated the areas landscape until the 1970s. The City was incorporated in 1969 with approximately 10,000 residents. According to the 2010 Census, the City is home to 124,237 residents, covers 42.42 square miles, offers a wide variety of residential types and job opportunities and is the home of the Ronald Reagan Presidential Library.

Authorization for the Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, the state law requires that all jurisdictions periodically prepare a housing element as part of their comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. This Housing Element was prepared in compliance with state law and covers the period of October 15, 2013 through October 15, 2021.

Organization of the Housing Element

The Simi Valley Housing Element is comprised of the following major components:

- **Introduction:** An outline of the purpose, data sources and community participation undertaken to update the Housing Element.
- **Housing Needs Assessment:** An analysis of the City's population, household composition, employment base, and the characteristics to identify housing needs.
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs.
- **Housing Resources:** An evaluation of opportunities that will further the development of new housing.
- **Housing Plan:** A statement of the Housing Plan to address Simi Valley's housing needs identified in this document, including housing goals, policies, and programs.

Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 Census provided the basis for population characteristics. However, unlike the 2000 Census, which included detailed information on income, housing, and household characteristics, the 2010 Census is much more limited in scope. The Bureau of the Census also provides updated survey data for communities with populations over 65,000 through the American Community Survey (ACS) process, which is used to supplement Census data whenever possible. ACS and Census data is supplemented with the following sources:

- Housing market information, such as home sales, rents, and vacancies, updated by home sales data (DQNews) and regional statistical data (DQNews).
- Local and County service agency information on special needs populations, the services available to them, and gaps in service.
- Lending patterns were analyzed from financial institutions based on an analysis of the most recent available Home Mortgage Disclosure Act data for the year 2011.¹

Relationship to Other General Plan Elements

The City of Simi Valley General Plan is comprised of the following chapters, covering all of the state-mandated elements:

- Community Development
- Housing
- Mobility and Infrastructure
- Natural Resources
- Community Services
- Safety and Noise

According to state planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element.

This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. When an element in the General Plan is amended, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements. The Safety and Conservation Elements of the recently updated General Plan include an analysis and policies regarding flood hazard and management information. The City will ensure that updates to these Elements achieve internal consistency with the Housing Element.

¹ HMDA for 2012 will not be released until the fall of 2013.

Public Participation

Section 65583 (c)(7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Simi Valley encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs and prioritizing expenditure of funds.

PUBLIC HEARINGS

The City conducted a public hearing before the Planning Commission on October 23, 2013 to present the Draft Housing Element and receive comments on the document. Special invitations were sent to developers, community stakeholders, and housing service providers. A complete list of those invited can be found in Appendix H2. No public comments were received.

Furthermore, the City conducted a public hearing before the City Council on November 4, 2013 to review the Draft Housing Element. No comments were made at this public hearing on the Draft Housing Element.

PUBLIC REVIEW PERIOD

The Draft Housing Element was available for public review beginning on October 18, 2013 at the following locations:

- City Hall
- City Website
- Simi Valley Public Library

HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of Simi Valley's present and future population is an important goal of the Housing Element. To implement this goal, the City has targeted its programs toward those households with the greatest need. This section of the Housing Element discusses the characteristics and extent of Simi Valley's unmet housing needs.

Population Characteristics and Trends

Population characteristics affect the type of housing needs in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

POPULATION GROWTH

Simi Valley's current population is 124,237 as reported by the 2010 Census. Between 2000 and 2010, the City was one of the faster growing communities in the County. However, according to forecasts provided by the Southern California Association of Governments (SCAG), Simi Valley is expected to grow only modestly over the next ten years. Smaller cities such as Fillmore, Moorpark, and Santa Paula are expected to grow significantly over the same period.

Table H-1 Population Growth

Jurisdiction	Total Population				Percent Change	
	1990	2000	2010	2020 (Projected)	2000–2010	2010–2020 (Projected)
Camarillo	52,303	57,077	65,201	72,200	14.2%	10.7%
Fillmore	11,992	13,643	15,002	18,000	10.0%	20.0%
Moorpark	25,494	31,415	34,421	39,300	9.6%	14.2%
Santa Paula	25,062	28,598	29,321	35,400	2.5%	20.7%
Simi Valley	100,217	111,351	124,237	129,700	11.6%	4.4%
Thousand Oaks	104,352	117,005	126,683	129,700	8.3%	2.4%
Ventura County	669,016	753,197	823,318	889,000	9.3%	8.0%

SOURCES: 1990, 2000, and 2010 Census; SCAG 2012 Adopted RTP Growth Forecast.

AGE COMPOSITION

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons will occupy apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. Much of

HOUSING NEEDS ASSESSMENT

the senior population tends to occupy low to moderate cost smaller homes, apartments and condominiums, group quarters and mobile homes.

The City of Simi Valley has seen significant changes in its mix of age groups since 1990. The overall changes indicate increases in the number of school-age children and teenagers as well as older adults and seniors. The 2010 Census (Table H-2) shows that there has been an increase in the number of children. Since 1990, there has been a ten-percent increase in Simi Valley residents ages 19 and under. Young adults (ages 20 to 24) and adults ages 25 to 44 have seen decreases in population. However, the population of older adults (44 to 64) and seniors in the City has been rapidly rising, more than doubling over the past 20 years.

Table H-2 Age Composition and Changes							
Age Groups	1990		2000		2010		% Change 1990–2010
	Persons	Percent	Persons	Percent	Persons	Percent	
0–4 years	8,225	8.2%	8,163	7.3%	7,547	6.1%	-8.2%
5–14 years	15,553	15.5%	18,576	16.7%	17,602	14.2%	13.2%
15–19 years	7,672	7.7%	7,747	7.0%	9,439	7.6%	23.0%
20–24 years	7,699	7.7%	5,979	5.4%	7,536	6.1%	-2.1%
25–44 years	37,305	37.2%	36,627	32.9%	33,890	27.3%	-9.2%
45–64 years	18,490	18.4%	25,755	23.1%	35,046	28.2%	89.5%
65+ years	5,273	5.3%	8,504	7.6%	13,177	10.6%	149.9%
Total	100,217	100.0%	111,351	100.0%	124,237	100.0%	24.0%

SOURCE: 1990, 2000, and 2010 Census.

This information indicates that, although the number of families with children in Simi Valley increased between 1990 and 2010, the number of children has declined moderately as a proportion of the City's overall population. This can be explained in part by the growth of the senior population, which is an indication that people are aging in place and new senior residents are moving into the community. In order to provide for the senior community, the City of Simi Valley continues to approve senior and affordable senior housing development and currently has 905 affordable senior units.

RACE AND ETHNICITY

Race/ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for a specific type of housing. Research has shown that some cultures (e.g., Hispanic and Asian) tend to maintain extended families within a single household. This tendency can lead to overcrowding or an increased demand for larger housing units.

The 1990 Census reported that approximately 80 percent of the population of the City of Simi Valley was Caucasian. The second highest ethnic group in the City at that time was Hispanic (13 percent) and less than 2 percent of the population was African American. Hispanic/Latino populations are considered an ethnic group but are compared with racial groups in order to get a more complete picture of the entire racial and ethnic composition of Simi Valley.

By 2000, the racial and ethnic makeup of the City had remained mostly the same with African Americans comprising a slightly smaller proportion of the population and Asians constituting a larger proportion of the population. Both the Hispanic/Latino and Asian populations in Simi Valley were the fastest growing groups in Simi Valley from 1990 to 2010. The 2010 Census estimates that the Hispanic/Latino population made up 23 percent of the City's population and 9 percent of residents were of Asian/Pacific Islander descent.

Table H-3 Race/Ethnicity

Race/Ethnicity	1990		2000		2010		% Change 1990–2010
	Persons	Percent	Persons	Percent	Persons	Percent	
Caucasian	80,096	79.9%	80,908	72.7%	78,009	62.8%	-2.6%
African American	1,473	1.5%	1,348	1.2%	1,602	1.3%	8.8%
Asian/Pacific Islander	5,313	5.3%	7,075	6.4%	11,328	9.1%	113.2%
Hispanic/Latino	12,707	12.7%	18,729	16.8%	28,938	23.3%	127.7%
Other Race	628	0.6%	—	—	—	—	—
Other Race	—	—	648	0.6%	782	0.6%	—
Two or More Races	—	—	2,643	2.4%	3,578	2.9%	—
<i>Total</i>	<i>100,217</i>	<i>100.0%</i>	<i>111,351</i>	<i>100.0%</i>	<i>124,237</i>	<i>100.0%</i>	<i>24.0%</i>

SOURCE: 1990, 2000, and 2010 Census.

The 1990 Census includes "other" as American Indian, Eskimo, and Aleut and individuals indicating an "other" race or two or more races.

As of 2010, residents of Hispanic ethnicity made up a majority of the population in Fillmore and Santa Paula (Table H-4), whereas Caucasian residents made up more than half of the population in many other Ventura County cities. Thousand Oaks, Simi Valley, and Camarillo were more than 60 percent Caucasian. African Americans, Native Americans and Hawaiians comprised the smallest proportion of all Ventura County cities' populations. Simi Valley, Camarillo, and Thousand Oaks had the highest proportion of Asian residents in the County.

Table H-4 Regional Comparison of Race and Ethnicity

Race/Ethnicity	Camarillo	Fillmore	Moorpark	Santa Paula	Simi Valley	Thousand Oaks	Ventura County
Total Population	65,201	15,002	34,421	29,321	124,237	126,683	823,318
Hispanic/Latino	22.9%	74.7%	31.4%	79.5%	23.3%	16.8%	40.3%
Non-Hispanic Race/Ethnicities							
Caucasian	61.8%	22.7%	57.1%	18.5%	62.8%	70.2%	48.7%
African American	1.7%	0.3%	1.4%	0.3%	1.3%	1.2%	1.6%
Native American	0.2%	0.3%	0.2%	0.4%	0.3%	0.2%	0.3%
Asian	10.0%	0.8%	6.7%	0.6%	9.1%	8.6%	6.6%
Native Hawaiian	0.2%	0.1%	0.1%	0.0%	0.1%	0.1%	0.2%
Some Other Race	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%
Two or More Races	3.0%	0.9%	2.8%	0.6%	2.9%	2.6%	2.3%

SOURCE: 2010 Census.

EDUCATIONAL ATTAINMENT

Educational attainment is closely linked to an individual's ability to earn a living. The 2010 Census did not collect this information; however, according to the 2007-2011 ACS (Table H-5), the proportion of Simi Valley residents with college and advanced degrees was comparable to the County and the State. ACS data indicates that, since 2000, the proportion of Simi Valley residents with college and advanced degrees has increased by six percentage points.

Table H-5 Comparison of Educational Attainment

	Simi Valley		Ventura County		California	
	2000	2011	2000	2011	2000	2011
No High School	4.1%	4.5%	10.4%	10.0%	11.5%	10.4%
Some High School, No Diploma	9.0%	5.9%	9.5%	7.5%	11.8%	8.7%
High School Diploma/GED	23.6%	22.5%	19.7%	19.4%	20.1%	21.1%
Some College	38.4%	35.8%	33.5%	32.1%	30.0%	29.5%
BA or Above	24.9%	31.3%	26.9%	31.0%	26.6%	30.3%

SOURCE: 2000 Census and 2007-2011 ACS.

Employment Profile

An assessment of the needs of the community must take into consideration the type of employment held by residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses and

seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

OCCUPATION AND WAGE

Table H-6 shows the employment profile of residents of Simi Valley compared to those of Ventura County. Jobs held by Simi Valley residents are similar to those held by Ventura County residents; however, a slightly higher proportion of Simi Valley residents were employed in higher income occupations. Over one-third of Simi Valley residents were working in management or professional positions, a high-income field, and nearly one-third were in the sales and office occupations, a median income field. Service industry workers made up 16 percent of the employed residents; natural resources, construction, and maintenance made up 8 percent of the employed residents; and 8 percent of the employed residents were in some form of production, transportation, and material moving occupations. Service and construction industries tend to earn lower incomes, which can increase the need for affordable housing.

Table H-6 Employment Profile of Residents

Occupations of Residents	Simi Valley				Ventura County		Mean Wage
	2000		2011		2000	2011	
	Persons	Percent	Persons	Percent	Percent	Percent	
Management, Business, Science, and Arts Occupations	21,788	38.2%	25,400	39.9%	36.5%	37.3%	\$115,260
Service Occupations	7,051	12.4%	10,223	16.1%	13.4%	16.1%	\$50,182
Sales and Office Occupations	17,505	30.7%	18,093	28.4%	27.3%	25.9%	\$39,668
Natural Resources, Construction, and Maintenance Occupations	4,910	8.6%	4,833	7.6%	11.3%	11.1%	\$49,707
Production, Transportation, and Material Moving Occupations	5,747	10.1%	5,128	8.1%	11.5%	9.7%	\$34,781
<i>Total</i>	<i>57,001</i>	<i>100.0%</i>	<i>63,677</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>\$48,469</i>

SOURCE: 2000 Census, 2007-2011 ACS, and California Employment Development Department 2013 Labor Market Statistics – Occupational Wages.

MAJOR EMPLOYERS

Simi Valley's location makes it accessible to Santa Barbara and the greater Los Angeles area and therefore an attractive place for various firms to locate. Table H-7 shows the ten largest employers in the City. Major employers in Simi Valley include Simi Valley Unified School District, Simi Valley Hospital, and the City of Simi Valley. These jobs generally pay moderate incomes.

Table H-7 Major Employers in Simi Valley		
Name of Employer	Type of Service	Number of Employees
Bank of America	Financial	***
Simi Valley Unified School District	Education	2,699
Simi Valley Hospital	Health Services	868
City of Simi Valley	City Government	536
Aerovironment Inc.	Energy/Aircraft Technology	455
Rancho Simi Recreation & Park District	Park Services	403
Vons	Grocery Store	361
Target	Department Store	350
Meggitt Safety Systems	Fire Protection Systems	320
Milgard Manufacturing, Inc	Window Manufacturing	267
Avnet Integrated (formerly Nexicore)	Electronics Distribution	256

Note: *** The actual number of employees at the Bank of American Simi Valley Center is not disclosed; however, Bank of America remains a leading employer in the City.
 SOURCE: City of Simi Valley, 2011-12 Comprehensive Financial Report

Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

HOUSEHOLD TYPE

Different household types generally have different housing needs. Seniors or young adults typically comprise the majority of single-person households and tend to reside in apartment units, mobile homes, condominium or smaller single-family homes. Families often prefer larger single-family homes.

Census data in Table H-8 shows that the total number of households in Simi Valley increased by 13 percent between 2000 and 2010. Family households increased by almost 10 percent during this time and continue to make up more than three-quarters of Simi Valley households. However, married families with children decreased by 8 percent, while married families without children increased by nearly 26 percent. "Other" families are family households (as defined above) but do not include a married couple. They could be siblings

living together or single parents. “Other” families in the City experienced a large increase, with a jump of almost 21 percent since 2000.

The most significant increase during this time period, however, was in the proportion of single-person households. The number of singles increased almost 33 percent and the most dramatic increase was in the number of elderly (age 65 and older) living alone, which jumped approximately 70 percent. These changes in household characteristics resulted in a slight decrease in the average household size.

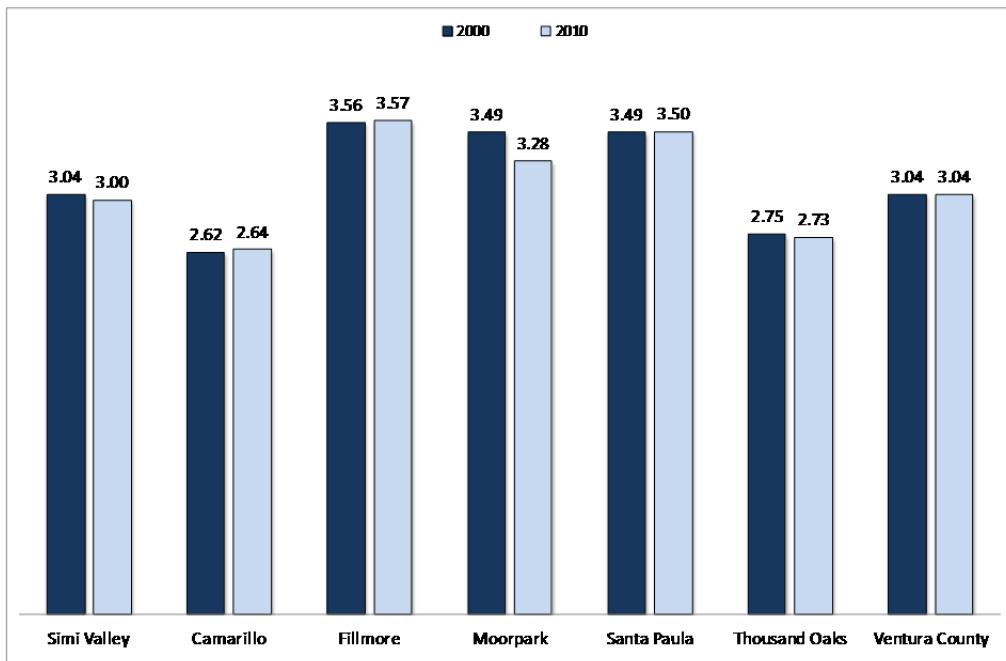
Households Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Households	36,421	100.0%	41,237	100.0%	13.2%
Family Households	28,952	79.5%	31,697	76.9%	9.5%
Married With Children	12,986	33.9%	11,916	28.9%	-8.2%
Married No Children	10,272	30.0%	12,908	31.3%	25.7%
Other Families	5,694	15.6%	6,873	16.7%	20.7%
Non-Family Households	7,469	20.5%	9,540	23.1%	27.7%
Singles	5,338	14.7%	7,087	17.2%	32.8%
Elderly Living Alone	1,774	4.9%	3,013	7.3%	69.8%
Other Non-Families	2,131	5.9%	2,453	5.9%	15.1%
Average Household Size	3.04		3.00		-1.3%

SOURCE: 2000 and 2010 Census.

HOUSEHOLD SIZE

Household size identifies sources of population growth and household overcrowding. A community’s average household size will increase over time if there is a trend towards larger families. In a community where the population is aging, the average household size may decline.

According to the 2010 Census, the average household size in Simi Valley (3.0) was comparable to neighboring communities and Ventura County (Figure H-1). Fillmore, Moorpark and Santa Paula all have slightly larger average household sizes than Simi Valley, while Thousand Oaks and Camarillo have slightly smaller average household sizes. All of these communities experienced little change in household size between 2000 and 2010, with the exception of Moorpark.

**Figure H-1 Average Household Size Comparison**

SOURCE: 2000 and 2010 Census.

HOUSEHOLD INCOME

Household income is an important consideration when evaluating housing and community development needs because lower incomes typically constrain a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of City residents are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

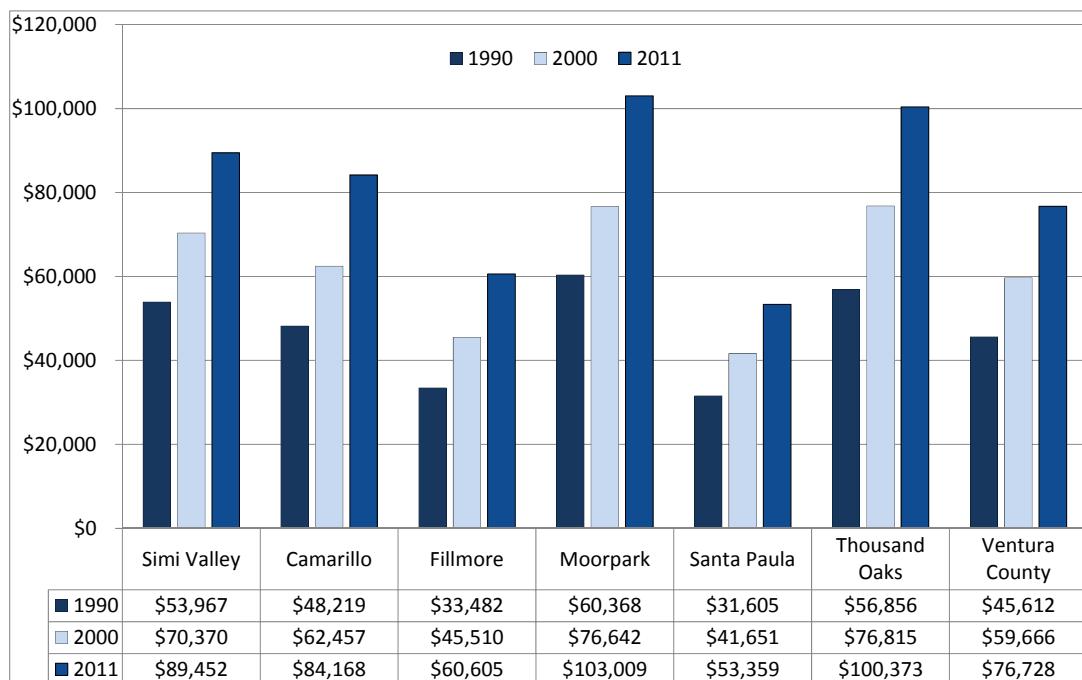
According to the 2007-2011 ACS, the majority (76 percent) of Simi Valley households earned more than \$50,000 a year (Table H-9). Simi Valley's income distribution generally skews toward the higher end of the spectrum—even more so than the income distribution of Ventura County.

Table H-9 Household Income Distribution—2000 to 2011

Household Income	Simi Valley		Ventura County	
	2000	2011	2000	2011
Less than \$15,000	6.3%	5.0%	8.8%	7.2%
\$15,000 to \$24,999	5.3%	5.1%	8.4%	7.1%
\$25,000 to \$34,999	6.7%	5.2%	9.4%	7.3%
\$35,000 to \$49,999	13.4%	9.3%	14.4%	11.0%
\$50,000 to \$74,999	21.9%	16.2%	21.2%	16.5%
\$75,000 to \$99,999	20.0%	14.6%	15.0%	13.7%
\$100,000 or more	26.4%	44.7%	22.8%	37.2%
<i>Total</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>
Median Household Income	\$70,370	\$89,452	\$59,666	\$76,728

SOURCE: 2000 Census and 2007-2011 ACS.

In addition to looking at income distribution, it is important to look at changes in median household income over time and to compare this growth to that of neighboring communities (Figure H-2). Simi Valley experienced a 27 percent increase in median household income from 2000 to 2011. Neighboring communities all experienced similar increases, and Ventura County as a whole experienced a 29 percent increase. Camarillo and Moorpark had the largest increases at 35 and 34 percent, respectively.


Figure H-2 Median Household Income Comparison

SOURCE: 1990 and 2000 Census and 2007-2011 ACS.

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The state and federal government classify household income into several groupings based upon the relationship to the County Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

- Extremely Low 0–30% AMI
- Very Low 31–50% AMI
- Low 51–80% AMI
- Moderate 81–120% AMI
- Above Moderate 120%+ AMI

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data was tabulated by the Southern California Association of Governments (SCAG) using the 2005–2009 ACS (Table H-10). As shown below, between 2005 and 2009, approximately 30 percent of the City's households earned lower incomes, while approximately 70 percent had earned incomes of moderate or above. The proportion of lower income households in Simi Valley is noticeably lower than in Ventura County as a whole.

Table H-10 Household Income Levels—2009

Income Level	Number of Households	Percent of Total	Ventura County Percent
Extremely Low (0–30% AMI)	3,445	8.9%	12.3%
Very Low (31–50% AMI)	2,872	7.4%	11.2%
Low (51–80% AMI)	5,357	13.8%	16.5%
Moderate (81 to 120% AMI)	8,104	20.9%	18.6%
Above Moderate (over 120% AMI)	19,002	49.0%	41.4%
<i>Total</i>	<i>38,780</i>	<i>100.0%</i>	<i>100.0%</i>

SOURCE: SCAG (ACS, 2005–2009)

OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room². Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need in order to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate the normal wear and tear, resulting in deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life for residents and aesthetic quality of neighborhoods.

Between 2000 and 2011, overcrowding decreased in Simi Valley. As Table H-11 illustrates, only three percent of households in Simi Valley were considered overcrowded in 2011, inclusive of the one percent that were

² The Census Bureau's definition of a "room" excludes bathroom, porch, balcony, foyer, hall or half-room. See 2000 Census Long Form, Question #37.

considered severely overcrowded. In 2000, approximately six percent of households in the City were overcrowded, and about two percent were considered severely overcrowded. Overcrowding continued to be more prevalent among renter-households in the City, as rental units are typically smaller in size and renter-households are more likely to earn lower incomes. In 2011, six percent of Simi Valley renter-households were overcrowded compared to just one percent of owner-households. Overcrowding in Ventura County was a slightly larger issue than in Simi Valley. Nearly six percent of the County's occupied housing units were overcrowded, and severe overcrowding affected two percent of households countywide.

Table H-11 Overcrowding by Tenure, Simi Valley

Overcrowding	Owner-Households		Renter-Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
1990						
Total Overcrowded (> 1.0 person/room)	912	3.7%	852	11.3%	1,764	5.5%
Severely Overcrowded (>1.5 persons/room)	264	1.1%	385	5.1%	649	2.0%
2000						
Total Overcrowded (> 1.0 person/room)	1,147	4.1%	984	12.0%	2,131	5.8%
Severely Overcrowded (>1.5 persons/room)	399	1.4%	445	5.4%	844	2.3%
2011						
Total Overcrowded (> 1.0 person/room)	540	1.3%	628	6.0%	1,168	2.9%
Severely Overcrowded (>1.5 persons/room)	144	0.4%	171	1.6%	315	0.8%

SOURCE: 1990 and 2000 Census and 2007-2011 ACS.

COST BURDEN/OVERPAYMENT

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Above moderate-income households generally are capable of paying a large proportion of income for housing; therefore, estimates of housing cost burden generally focus on low and moderate-income households.

According to Census tabulations by the U.S. Department of Housing and Urban Development (HUD), housing cost burden affects a significant portion of households in Simi Valley, particularly the elderly, large families, and those earning lower-incomes, as shown in Table H-30. At the lower-income levels, cost burden impacts homeowners and renters fairly equally. For households with moderate or above incomes, cost burden is less prevalent and has a limited impact on renter-households.

Persons with Special Housing Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Simi Valley may experience higher incidences of housing cost burden, overcrowding or other housing problems.

"Special needs" groups in Simi Valley include the following: senior households, persons with disabilities, large households, single-parents households, persons living in poverty, the homeless, farmworkers, and students (Table H-12). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs. Table H-17 identifies service providers for special needs populations in Ventura County.

Table H-12 Special Needs Groups in Simi Valley

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ Members Age 65+	9,739	N/A	N/A	23.6%
Senior Headed Households	7,973	6,169 (77%)	1,804 (23%)	19.3%
Senior Living Alone	3,013	1,762 (59%)	1,251 (42%)	7.3%
Persons with Disabilities**	11,021	N/A	N/A	8.9%
Large Households	6,279	4,639 (74%)	1,640 (26%)	15.2%
Single-Parent Households	8,889	N/A	N/A	21.6%
Female Headed Households w/Children	2,158	N/A	N/A	5.2%
Residents Living Below Poverty*	7,588	N/A	N/A	6.8%
Homeless***	284	N/A	N/A	0.3%
Farmworkers (persons)*	431	N/A	N/A	0.4%
Students (College/Graduate)	9,210	N/A	N/A	8.3%

SOURCE: 2000 and 2010 Census, 2007-2011 and 2009-2011 ACS, and County of Ventura 2012 Homeless Count.

Notes: 2010 Census data does not provide information on these groups; 2000 Census data is used.

*=2010 Census data not available. Estimate is from the 2007-2011 ACS.

**=2010 Census data not available. Estimate is from the 2009-2011 ACS.

***=2010 Census data not available. Estimate is from County of Ventura 2012 Homeless Count.

N/A = Data not available.

SENIOR HOUSEHOLDS

Many senior households have special housing needs due to their limited and/or fixed incomes, health care costs, and disabilities. Simi Valley's senior population increased 55 percent between 2000 and 2010 (and 150 percent between 1990 and 2010) (Table H-2). Approximately 19 percent of the City's households were also headed by a senior in 2010 (Table H-12). According to CHAS data (Table H-30), 32 percent of senior owners and 43 percent of senior renters were overpaying for housing. Housing cost burden is especially prevalent among the City's extremely low-income and very low-income senior households.

Aside from cost burden issues faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. No specific household information on income and disabilities is available from the 2010 Census; however roughly 35 percent of Simi Valley seniors suffered from some kind of difficulty in 2011 (Table H-13). Among these, the most common were ambulatory and independent living difficulties (disabilities that can make it difficult or prevent one from leaving their home alone). For senior residents that require assisted care, there are 57 residential care facilities (including assisted living facilities) for the elderly in Simi Valley that provide a total of 604 beds. There are three large senior residential care facilities in Simi Valley, but a majority of the residential care facilities are single-family homes that operate as community care facilities.

Resources Available

The City of Simi Valley actively encourages senior housing development. The Paseo de las Flores project, completed in 2008, includes 36 senior condominiums, 21 of which are for low-income seniors. Two additional housing projects with units reserved for lower-income senior housing are currently in the pipeline including Green Park Runkle Canyon and Casden Properties' L. A. Madera Village. Green Park Runkle Canyon is a 461-unit project that has been approved by the City and includes 138 senior units, 62 of which will be affordable to low-income households. The L. A. Madera Village project was also approved and consists of 266 units, 67 of which are affordable to low-income households including 27 units reserved for low-income seniors. Grading began on Green Park Runkle Canyon in August 2013, while construction has not yet begun for the L.A. Medera Village project..

As of July 2013, approximately 287 elderly residents participated in the Section 8 program (Housing Choice Voucher) and 66 senior residents are currently on the Section 8 waiting list. However, as of July 2013, the Section 8 Program waiting list is closed.

In addition to the affordable housing opportunities discussed above, senior residents in Simi Valley can also benefit from the programs and services offered by various providers located in the City and neighboring communities. Table H-17 details these organizations.

PERSONS WITH DISABILITIES

Disability is a physical or mental condition that substantially limits one or more major life activities. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn an adequate income. The 2010 Census does not include information on disabilities. However, according to the 2009-2011 ACS, approximately nine percent of all residents in the City had one or more disabilities. Disabilities were more prevalent among the elderly population, with 35 percent of the City's senior residents having one or more disabilities (Table H-13). Among the adult population between the ages of 18 to 64, seven percent had one or more disabilities. Disabilities do not necessarily preclude a person from being employed. The ACS recorded the employment status of persons with disabilities between the ages of 18 and 64. Among those in this age group, nearly 39 percent were employed.

Disabilities impact the various age groups differently. The Census tallied the disabilities reported by residents by age group (Table H-14). Among children (5 to 17), the most common disability was cognitive difficulty (usually developmental related), while among the adult population (18 to 64), ambulatory and independent

HOUSING NEEDS ASSESSMENT

living difficulties were more prevalent. Most seniors suffered from multiple disabilities, with ambulatory and independent living difficulties being reported most often.

Table H-13 Disability Status by Age—2011

Age Group	Persons	% Disabled	% of Disabled That Are Employed
0-5	37	0.5%	N/A
5-17	916	4.0%	N/A
18-64	5,798	7.1%	38.7%
65+	4,270	34.7%	N/A
<i>Total</i>	<i>11,021</i>	<i>8.9%</i>	<i>N/A</i>

SOURCE: 2009-2011 ACS.

Table H-14 Disabilities Tallied – 2011

Age Group and Disability	% Tallied
Total Persons with a Disability: Ages 5 to 17	916
Hearing Difficulty	18.3%
Vision Difficulty	19.3%
Cognitive Difficulty	65.2%
Ambulatory Difficulty	16.3%
Self-Care Difficulty	28.3%
Total Persons with a Disability: Ages 18 to 64	5,798
Hearing Difficulty	23.9%
Vision Difficulty	14.0%
Cognitive Difficulty	35.6%
Ambulatory Difficulty	44.8%
Self-Care Difficulty	26.7%
Independent Living Difficulty	37.7%
Total Persons with a Disability: Ages 65+	4,270
Hearing Difficulty	38.9%
Vision Difficulty	20.1%
Cognitive Difficulty	20.8%
Ambulatory Difficulty	63.8%
Self-Care Difficulty	25.5%
Independent Living Difficulty	49.5%

SOURCE: 2009-2011 ACS.

Notes:

1. Persons under 5 years of age are not included in this table.
2. A person can suffer from multiple disabilities and the Census allows a person to check all disabilities that apply. Therefore, the number of disabilities tallied is greater than the number of persons with disabilities. This table presents the number of persons with disabilities by age group and then indicates the proportion of persons in that age group that are impacted by a particular disability.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.”

HOUSING NEEDS ASSESSMENT

The Census does not record developmental disabilities. However, according to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,864 persons in the City of Simi Valley with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of November 2, 2012, 1,090 Simi Valley residents with developmental disabilities were being assisted at the Tri-Counties Regional Center. Most of these individuals were residing in a private home with their parent or guardian, and 620 of these persons with developmental disabilities were under the age of 21.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources Available

Several factors limit the supply of housing for persons with disabilities, including affordability, accessibility, location and discrimination. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic home buying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments. Location of housing is also an important factor for many persons with disabilities as they often rely upon public transportation.

Various residential facilities in Simi Valley serve those with disabilities. As of September 2013, a total of 17 adult residential care facilities primarily serving non-seniors, with a total capacity of 95 beds, are located in Simi Valley. The City also offers housing rehabilitation programs that can be used to make accessibility improvements. Residents with disabilities can also benefit from a range of services offered by various agencies shown in Table H-17.

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households comprise a special needs group because of their need of larger units, which often command higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, frequently resulting in overcrowding.

According to the Census, between 2000 and 2010, the number of large households in Simi Valley increased from 5,480 to 6,279, a 14 percent increase. According to the 2010 Census, most of the City's large households owned their homes (4,639 households or 74 percent of all large households), but a sizable number were renter-households (1,640 households or 26 percent of all large households).

Resources Available

Large households in Simi Valley can benefit from general housing programs and services offered by the City that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Households in need of assistance can also benefit from the programs and services offered by the agencies identified in Table H-17.

SINGLE-PARENT FAMILIES

Single-parent households require special consideration and assistance because of their greater need for day care, health care and other assistance. Female-headed single-parent households with children in particular tend to have lower-incomes, thus limiting housing availability for this group. Between 2000 and 2010, the number of single-parent households in Simi Valley decreased slightly. The majority of single-parent households continued to be headed by females. In 2010, approximately one-third of single-parent households were male-headed while two-thirds were female-headed (Table H-15).

Table H-15 Single-Parent Families

Single Parent Families	2000			2010		
	Single-Parent Families		% of All Families ^a	Single-Parent Families		% of All Families ^a
	#	% of Total		#	% of Total	
Male Householder	1,049	32.8%	3.6%	1,017	32.0%	3.2%
Female Householder	2,151	67.2%	7.4%	2,158	68.0%	6.8%
Total	3,200	100.0%	11.0%	3,175	100.0%	10.0%

SOURCE: 2000 and 2010 Census.

a. Represents the percentage of single-parent families (with male or female householders) out of the total number of families in the City.

Female-headed single-parent households face greater financial difficulties because they often do not have the same earning power as their male counterparts. As shown in Table H-16, ACS data indicates that approximately 44 percent of single-parent female-headed families in Simi Valley were living in poverty. By contrast, only 17 percent of single-parent male-headed families were living in poverty.

Table H-16 Families Living in Poverty

Family Type	Number	% of Families in Poverty	% of all Families
Single Male Parent	173	17.2%	0.6%
Single Female Parent	439	43.7%	1.4%
Married Couple Parents	392	39.0%	1.3%
Total Families in Poverty	1,004	100.0%	3.2%
<i>Total Families</i>	<i>31,223</i>	—	—

SOURCE: 2007-2011 ACS.

Resources Available

Simi Valley's single-parent households can benefit from the City's general housing programs for lower income households, such as the Housing Choice Voucher program. Single-parent households in the City can also benefit from the various programs and services offered by the agencies listed in Table H-17.

HOMELESS PERSONS

In general, the definition of homelessness (if he/she is not imprisoned) includes those persons who meet one of the following criteria:

- Lacks a fixed, regular and adequate nighttime residence; or
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living accommodations; or
- The primary residence is an institution that provides a temporary residence for individuals intended to be institutionalized; or
- The primary residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Assessing a community's homeless population is difficult because of the transient nature of the population. There are essentially three categories of homeless populations: the chronically homeless, migrant farmworkers, and the situationally homeless. The chronically homeless often have problems that led to their homelessness such as substance abuse and mental illness. Based on HUD's definition, the chronically homeless also typically opt to live on the streets rather than participate in a case managed program. Migrant farmworkers, who potentially are seasonally homeless, are especially transient and their housing needs are addressed in the following section. The last category of homeless people, the situationally homeless, often find themselves homeless due to a combination of factors beyond their control, such as rent increases, medical bills or loss of employment. This is also the segment that is most likely to seek help from service agencies and best able to work toward becoming self-sufficient again.

The County of Ventura 2012 Homeless Count was conducted through a partnership between the Ventura County Homeless and Housing Coalition and community volunteers. The count was conducted on January 24, 2012. The Survey found that, out of 1,936 homeless adults and children counted in Ventura County, 284 reported living in Simi Valley (270 adults and 14 children). This represents approximately 15 percent of the Ventura County homeless population. Out of the 284 homeless residents in Simi Valley, 263 were

unsheltered. Because Simi Valley has a limited agricultural industry no migrant farmworkers or seasonal homeless in the City have been identified in the annual countywide homeless count.

Resources Available

A list of organizations that offer services for the homeless is provided in Table H-17.

FARMWORKERS

Another special needs group in Simi Valley is farmworker households, who need both temporary and permanent housing. Migrant farmworkers or day laborers live under difficult conditions in encampments often adjacent to farming operations. Because of their tenuous living conditions, it is very difficult to estimate their numbers.

In many parts of Southern California, agricultural production is an important contributor to local economies. The City of Simi Valley has a very limited agricultural industry, and the City is not located near any of the farms in the coastal plains. The 2007-2011 ACS reports that, of the total persons age 16 and older, in the City of Simi Valley, 431 persons (or 0.4 percent) were employed in farming, forestry, and fishing occupations. This category could include people employed in plant nurseries.

Resources Available

Because farmworkers comprise such a small proportion of the City's population, no special housing programs and services are necessary for this group. The housing needs of farmworkers in Simi Valley can be addressed through the City's general affordable housing programs for lower income households. Certain programs and services offered by agencies in Table H-17 can also be of assistance to Simi Valley's farmworkers.

STUDENTS

Four universities and two community colleges are easily accessible to Simi Valley. California State University at Northridge, California State University at Channel Islands, California Lutheran University and DeVry University are all located within twenty miles from the City. Moorpark College in the Ventura County Community College District and Pierce College in the Los Angeles Community College District are also located within twenty miles of Simi Valley. A total of 9,210 people in the City are enrolled in college or graduate school, making up nine percent of the population over the age of 15. Students have unique housing needs because their income is limited and they need housing that is in close proximity to their school.

Resources Available

Students can benefit from the general services available to all lower and moderate income residents of Simi Valley and available rental housing in the community. However, for state and federal housing program purposes, students typically do not qualify as lower and moderate income.

HOUSING NEEDS ASSESSMENT

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
Elderly	24 Hour Helpline	Referrals	211
	Adult Protective Services	Abuse and neglect investigation and mediation	805.654.3200
	ARC Ventura County	Supportive services and residential care for adults with disabilities	805.650.8611
	Area Agency on Aging	Advocates on all needs of seniors	805.477.7300
	County of Ventura District Attorney	Senior crime prevention	805.654.2451
	Elderlink	Free housing referral services	800.613.5772
	Mental Health	Senior outreach for those in need of mental health services	805.777.3500
	Ombudsman Services	Nursing home visits and mediation	805.656.1986
	Senior Center	Senior Nutrition Program, Brown Bag Program, Congregate Meal Site, Meals on Wheels	805.583.6363
	Senior Nutrition	Meal site information	805.583.6365
	Senior Resources Specialist (Senior Advocate)	Available at the Senior Center by appointment; provides information for seniors and their families and in-home services	805.583.6363
	Senior Support Line	Provides support and linkages to community resources	800.235.9980
	Shop Ahoy, by Elderpride, Inc.	Provides shopping delivery service	805.236.1267
Persons with Disabilities	Children's Counseling Access	Counseling for children with developmental and social disabilities	800.671.0887
	Easter Seals of Southern California	Offers medical, intervention, development, recreation, and referral services	805.647.1141
	Independent Living Resource Center, Inc.	Offers a wide array of services to persons of any age with a disability	805.650.5993
	PathPoint	Provides independent living and employment support services for those with disabilities or disadvantages to live and work independently	805.520.8744
	Tri-Counties Regional Center	Services for developmentally disabled persons	805.522.8030
	Tri-County GLAD (Greater Los Angeles Agency on Deafness, Inc.)	Provides independent living and employment support services	805.520.8744
	Ventura County Behavioral Health	Behavioral health services	805.658.4450

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
Children's Services	Action Family Counseling	Support for adolescents, adults and families with substance abuse issues; provides outpatient and residential treatment	800.367.8336
	Berylwood Family Resource Center	Free information and referral activities, mental health and dental services, parent education classes and other services for families with children ages 0 to 5	805.582.1214
	Big Brothers/Big Sisters of Ventura County	Provides children with caring adult volunteer mentors	805.484.2282
	Boys and Girls Club of Simi Valley	After school programs for youth ages 6-17, offers a low-cost option for after school and summer supervision	805.527.4437
	Child Development Resources of Ventura County, Inc. (CDR)	Referrals to child care and abuse and neglect investigation	805.485.7878
	Children's Home Society of California	Resource and support services for families	805.437.1910
	Children's Medical Services	Income qualified medical services for children	805.981.5281
	Community Pregnancy Clinic	Pregnancy services and resources	805.583.3590
	FOOD Share	Countywide food pantry referrals	805.983.7100
	Interface Children & Family Services	Provides temporary shelter and youth crisis prevention services	805.469.5882
	Kids and Families Together	Provides support to families providing full-time parenting to minor children who are not their own	805.643.1446
	Rainbow Connection Family Resource Center	Provides support services for persons with special needs and their families	805.823.2325
	Salvation Army/Care & Share	Food Bank	805.522.5676
	Salvation Army	Free children's summer camp	805.527.1070
	School on Wheels, Inc.	Provides tutoring to homeless children who live in shelters	805.641.1678
	Simi Valley Family YMCA	Recreation, after school care and daycare programs with financial assistance available for qualified families	805.583.5338

HOUSING NEEDS ASSESSMENT

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
Food/Meal Services	Berylwood Family Resource Center	Free produce is distributed once a month	805.582.1214
	Catholic Charities	A variety of clothing, food and housing options for low-income people	805.529.0720
	Centerpoint Church-Angel Food Ministry	Daily food donation and distribution	805.584.1200
	Cornerstone Church	Food distribution when available	805.581.9532
	Food Share	Countywide food bank and referral information	805.983.7100
	Lutheran Social Services	A variety of clothing, food and housing options for low-income people	805.497.6207
	NewHeart Four Square Church	Weekly food distribution	805.583.3433
	New Hope Christian Fellowship Food Pantry	Clothing/food distribution every Sunday	805.581.1628
	Salvation Army/Care & Share	Provides food bank and some clothing	805.522.5676
	Shepherd of the Valley Lutheran Church – <i>Still Waters Café</i>	Prepared dinner services and canned food distribution	805.526.7577
	Simi Valley Food Pantry	Food distribution	805.584.9080
	St. Rose of Lima, Mother Teresa Charitable Services	Food pantry	805.526.1732
	Trinity Lutheran and Lighthouse Bible Church	Food distribution of locally donated food	805.584.8222
	WIC (Women, Infants, and Children) Nutrition Program	Nutrition education and food distribution	805.981.5251

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
Housing/ Homeless Services and Shelters	Aanaca Program House	Alcohol and drug recovery, sober living homes for males only	818.782.5326
	Action Family Counseling	Residential treatment for adolescent males and females with drug, alcohol and mental health related problems	800.367.8336
	County of Ventura Homeless Services Program	Referrals and services for homeless people	805.385.8585
	Emergency Shelter Program	Mentally ill homeless services	805.981.4200
	Lutheran Social Services	Mental health counseling, hot meals, clothing, vouchers, utility and rental assistance, case management and referrals and resources	805.497.6207
	Many Mansions/Housing Central	Shelters and low-income housing	805.496.4948
	Public Action to Deliver Shelter (P.A.D.S.)	Simi Valley winter warming shelter	805.579.9166
	Rescue Mission Alliance	Men only shelter, year round	805.487.1234
	Rescue Mission Alliance/Lighthouse	Women and children's shelter, year round	805.240.1644
	Salvation Army	Referrals and services	805.527.1070
	Samaritan Center	Drop in shelter, services and referrals	805.579.9166
	Sarah's House	Maternity home and transitional home for pregnant women and women with infants	805.581.1910
	Turning Point Foundation	Mentally-ill shelter, year round	805.652.2151
	Ventura County Jewish Family Service	Provides a wide array of social services and rental assistance for women and children when available	805.641.6565

Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy rates, costs and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Simi Valley in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

HOUSING UNIT GROWTH AND TYPE

Simi Valley's housing stock grew steadily from 1990 to 2010. Housing growth in the City outpaced growth Countywide but lagged behind that of Camarillo and Moorpark (Figure H-3). While housing growth during the previous decade was significant, residential construction in the City slowed dramatically between 2008 and 2010, primarily due to the economic recession and lack of remaining developable vacant land.

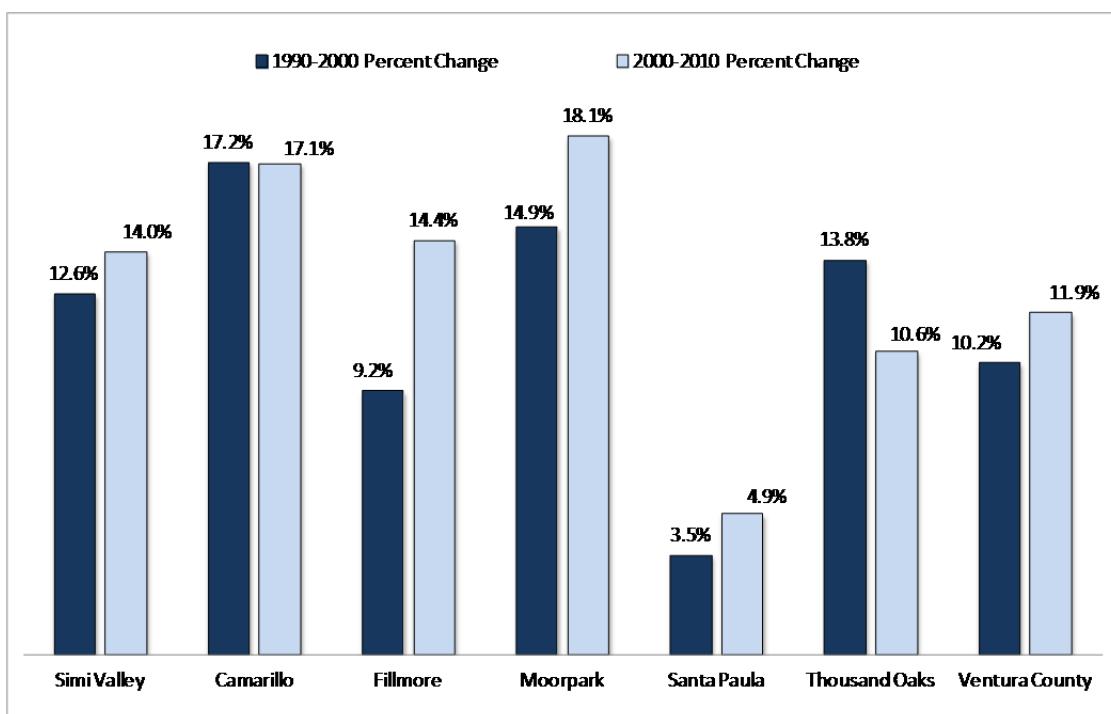


Figure H-3 Housing Unit Growth (1990–2010)

SOURCE: 1990, 2000, and 2010 Census.

The mix of housing types in the City has changed little between 2000 and 2010. Detached and attached single-family dwellings and mobile homes comprised approximately 83 percent of Simi Valley's housing stock while multi-family dwellings accounted for the remaining 17 percent (Table H-18). The most noticeable changes between 2000 and 2010 occurred among larger multi-family structures with five or more units (which experienced a 26 percent increase) and attached single-family units (which increased by 20 percent).

Table H-18 Housing Unit Type

Housing Unit Type	2000		2010		Percent Change 2000–2010
	Units	Percent	Units	Percent	
Single-Family Homes	30,288	81.3%	33,854	80.6%	11.8%
Detached	27,668	74.2%	30,707	73.1%	11.0%
Attached	2,620	7.0%	3,147	7.5%	20.1%
Multi-family Homes	6,092	16.3%	7,277	17.3%	19.5%
2–4 units	1,655	4.4%	1,710	4.1%	3.3%
5+ units	4,437	11.9%	5,567	13.3%	25.5%
Mobile Homes/Other	892	2.4%	892	2.1%	0.0%
<i>Total</i>	<i>37,272</i>	<i>100.0%</i>	<i>42,023</i>	<i>100.0%</i>	<i>12.8%</i>
Vacancy Rate	2.28		2.28		0.4%

SOURCE: State Department of Finance, 2000 and 2010.

The 2010 Census data does not contain information on unit type. This table presents estimates from the State Department of Finance. The total number of units deviated from the 2010 Census by about 480 units.

HOUSING AGE AND CONDITION

Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. In Simi Valley, approximately 53 percent of the housing stock may potentially require some improvements based solely on the age of the structure (Table H-19). Furthermore, approximately 32 percent of the City's housing units are approaching 50 years of age or older, indicating a greater potential need for major rehabilitation. Based on the characteristics of the City's housing stock, Simi Valley has a need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. However, given the moderate to higher incomes of its residents, deferred maintenance is not a pressing issue in the City. Property owners typically take pride in maintaining their homes and many have the financial means to do so.

Table H-19 Housing Age

Year Structure Built	Number	Percent of Total
2001–2010	5176	12.2%
1990–2000	6,013	14.2%
1980–1989	8,974	21.1%
1970–1979	8,583	20.4%
1960–1969	11,984	28.2%
1940–1959	1,572	3.7%
1939 or earlier	204	0.5%
<i>Total</i>	<i>42,506</i>	<i>100.0%</i>

SOURCE: Estimates based on 2000 and 2010 Census.

HOUSING NEEDS ASSESSMENT

A windshield survey of housing conditions in the City of Simi Valley was conducted during the month of September 1999. The purpose of this survey was to assess the overall condition of housing in the City and to identify any changes in housing condition trends. The results of the survey indicated that housing conditions in the City were good. Nevertheless, the survey found “pockets” of housing which are in need of rehabilitation. While an updated survey was not conducted, the City believes this conclusion still stands, with housing conditions improving in some neighborhoods where the recent low mortgage interest rates have facilitated home improvements and infill developments that have eliminated some older, dilapidated housing units. Furthermore, the City has been working diligently to improve the housing conditions through its various housing rehabilitation programs, assisting lower and moderate-income households to make the necessary improvements. Overall, the City estimates that approximately 2,400 units in the City require substantial rehabilitation, and 200 units were constructed over 70 years ago, potentially requiring replacement.

HOUSING TENURE

The tenure distribution of a community’s housing stock (owner versus renter) can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition, and age of the householder.

In 2010, 72 percent of the housing units in Simi Valley were owner-occupied, while 25 percent were renter-occupied (Table H-20). This represents a slight decrease in the homeownership rate from 2000.

Table H-20 Housing Tenure				
Tenure	2000		2010	
	#	%	#	%
Owner-Occupied	28,306	75.8%	30,560	71.9%
Renter Occupied	8,172	21.9%	10,677	25.1%
Vacant	852	2.3%	1,269	3.0%
<i>Total</i>	<i>37,330</i>	<i>100.0%</i>	<i>42,506</i>	<i>100.0%</i>

SOURCE: Bureau of the Census, 2000 and 2010 Census.

According to the Census (Table H-21), owner-occupied households had a slightly higher average household size than renters. Slightly over half of the rental units were occupied by one- or two-person households; in comparison, only 45 percent of the owner units were occupied by households with one- or two-person households.

Table H-21 Tenure by Household Size

Households	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
1-Person	14.0%	26.3%
2-Person	30.5%	25.3%
3-Person	19.7%	18.2%
4-Person	20.6%	14.7%
5+ Persons	15.2%	15.4%
Average Household Size	3.05	2.85

SOURCE: 2010 Census.
Overall average household size is 3.0.

HOUSING VACANCY

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of five to six percent for rental housing and one to two percent for ownership housing are generally considered optimum because they indicate there is a balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and price depreciation, while a low vacancy rate may indicate a shortage of units and price inflation.

According to the 2010 Census, the overall vacancy rate in Simi Valley was three percent (Table H-22). The rental vacancy rate (for available units only) was approximately one percent while the ownership vacancy rate (for available units only) was just under one percent. Overall, vacancy rates in the City were below optimal, indicating a fairly tight housing market.

Table H-22 Vacancy Status

	Number	Percent of Total	Percent of Vacant
Total Housing Units	42,506	100.0%	—
Total Occupied Units	41,237	97.0%	—
Total Vacant Units	1,269	3.0%	—
Vacant (Available)			
For Rent	512	1.2%	40.3%
For Sale	375	0.9%	29.6%
Vacant (Unavailable)			
Rented or Sold	89	0.2%	7.0%
Seasonal	65	0.2%	5.1%
Other	228	0.5%	18.0%
SOURCE: 2010 Census.			

Housing Costs and Affordability

The cost of housing is directly related to housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Simi Valley residents.

HOME OWNERSHIP MARKET

Median home prices in cities within Ventura County ranged from \$275,000 (Port Hueneme) to over \$500,000 (Thousand Oaks) in 2013 (Figure H-4). Simi Valley's median home price fell in the middle of that range at \$425,000 and was equal to the median home price in Ventura County (\$425,000). Since 2012, median home prices in the City have increased by 16 percent, indicating a recovery from the housing market crash.

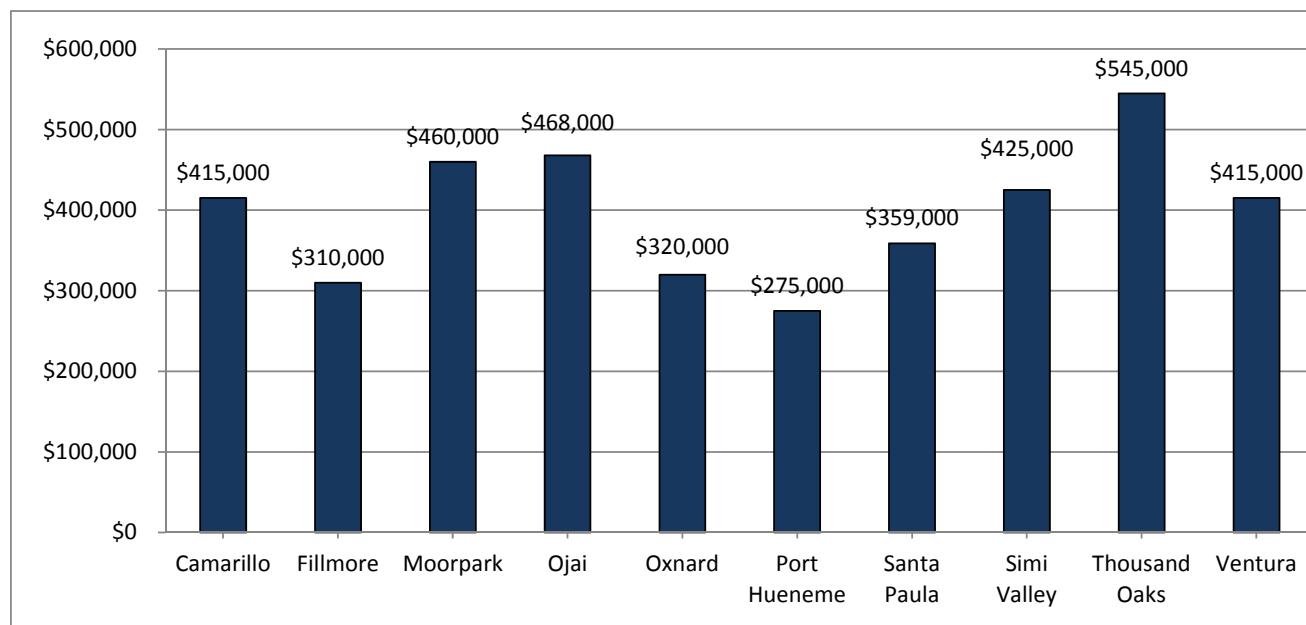


Figure H-4 Median Home Prices in Ventura County – 2013

SOURCE: DQNews, Accessed July 2013.

RENTAL HOUSING

Table H-23 summarizes current (2013) market rate rents for apartments in Simi Valley, based on a survey of rental listings on Craigslist.org.³ The table shows that rents in the City ranged from \$800 for a studio to \$3,650 for a five bedroom unit. The average rent for all surveyed units in Simi Valley was \$1,925.

³ Most rental listings are posted online instead of in newspapers. Craigslist is one of the most popular sites for rental listings and typically includes listings of large apartment complexes as well as small operations and individual homes.

Table H-23 Average Apartment Rents—2013

Unit Size	# of Units Tallied	Average Rent	Average Median	Rent Range
Studio	1	---	---	\$800
1 BR	30	\$1,333	\$1,364	\$973-\$1,536
2 BR	33	\$1,747	\$1,722	\$1,161-\$2,379
3 BR	25	\$2,184	\$2,195	\$1,500-\$3,200
4 BR	20	\$2,670	\$2,600	\$2,395-\$3,100
5 BR	5	\$2,600	\$2,350	\$2,200-\$3,650
Total	114	\$1,925	\$1,895	\$800-\$3,650

SOURCE: Craigslist.org, September 25 to October 1.

In addition to apartments, some single-family homes are also used as rentals. Single-family homes in Simi Valley generally command higher rents than apartments due to the larger unit sizes and availability of private open space. Rental rates for homes are summarized in Table H-24.

Table H-24 Private Homes for Rent

Size	# of Units Listed	Average Rent
Guesthouses	1	\$1,100
One Bedroom	1	\$1,250
Two Bedrooms	1	\$1,295
Three Bedrooms	11	\$2,118
Four Bedrooms	10	\$2,768
Five Bedrooms	1	\$3,950

SOURCE: The Kitty Letter Rental Listing, July 30, 2013.

Rooms for rent are another low cost housing option. As of July 2013, there were 10 listings in the “Kitty Letter”, the local rental listing source, for rooms for rent in Simi Valley. These rooms ranged in rent from \$525 to \$760 a month. The average price for a room for rent in Simi Valley is \$628, and the median price is \$600. They also require a security deposit, generally about one months’ rent to secure the room. Room rentals offer an affordable and reasonable alternative to single and two-person extremely low- and very low-income households.

HOUSING AFFORDABILITY BY INCOME

Housing affordability is an important indicator of quality of life. Households that spend a substantial portion of their income on housing costs may be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. Based on the State Department of Housing and Community Development's 2013 income limits for Ventura County⁴ and current real estate prices, homeownership in Simi Valley is beyond the reach of most lower and median-income households, which is shown in Table H-25. Some low-income and most median and moderate-income households can afford the market rents for apartments in Simi Valley. Most low-income households and some median and moderate-income households cannot afford average rents for single-family homes or townhomes. Most low-income households can afford room rentals.

⁴ The income limits published by the state Department of Housing and Community Development (HCD) are slightly different than income units published by the U.S. Department of Housing and Urban Development (HUD). Specifically, HUD-funded programs have a maximum income limit established at 80 percent of the Area Median Income (AMI), while many state-funded programs may also benefit households with 120 percent of the AMI. Since the Housing Element is a state requirement, this report and the Housing Element of the General Plan must conform to the income limits published by the state. Specific housing program eligibility, however, is determined by the funding program requirements.

Table H-25 Affordable Housing Cost

Annual Income	Affordable Housing Cost		Utilities, Taxes, and Insurance			Affordable Price		
	Rent	Purchase	Rent	Sale	Taxes/ Insurance	Rent	Sale	
Extremely Low-income (30% of Area Median Income)								
1-Person	\$18,800	\$470	\$470	\$173	\$201	\$94	\$297	\$40,729
3-Person	\$24,150	\$604	\$604	\$234	\$275	\$121	\$370	\$48,409
4-Person	\$26,800	\$670	\$670	\$268	\$332	\$134	\$402	\$47,478
5-Person	\$28,950	\$724	\$724	\$308	\$383	\$145	\$416	\$45,616
Very Low-income (50% of Area Median Income)								
1-Person	\$31,300	\$783	\$783	\$173	\$201	\$157	\$610	\$98,912
3-Person	\$40,200	\$1,005	\$1,005	\$234	\$275	\$201	\$771	\$123,117
4-Person	\$44,650	\$1,116	\$1,116	\$268	\$332	\$223	\$848	\$130,564
5-Person	\$48,250	\$1,206	\$1,206	\$308	\$383	\$241	\$898	\$135,452
Low-income (80% of Area Median Income)								
1-Person	\$49,850	\$1,246	\$1,246	\$173	\$201	\$249	\$1,073	\$185,257
3-Person	\$64,100	\$1,603	\$1,603	\$234	\$275	\$321	\$1,369	\$234,364
4-Person	\$71,200	\$1,780	\$1,780	\$268	\$332	\$356	\$1,512	\$254,146
5-Person	\$76,900	\$1,923	\$1,923	\$308	\$383	\$385	\$1,615	\$268,809
Median Income (100% of Area Median Income)								
1-Person	\$62,500	\$1,563	\$1,823	\$173	\$201	\$365	\$1,390	\$292,625
3-Person	\$80,350	\$2,009	\$2,344	\$234	\$275	\$469	\$1,775	\$372,337
4-Person	\$89,300	\$2,233	\$2,605	\$268	\$332	\$521	\$1,965	\$407,674
5-Person	\$96,450	\$2,411	\$2,813	\$308	\$383	\$563	\$2,103	\$434,632
Moderate Income (120% of Area Median Income)								
1-Person	\$75,000	\$1,875	\$2,188	\$173	\$201	\$438	\$1,702	\$360,506
3-Person	\$96,450	\$2,411	\$2,813	\$234	\$275	\$563	\$2,177	\$459,767
4-Person	\$107,150	\$2,679	\$3,125	\$268	\$332	\$625	\$2,411	\$504,608
5-Person	\$115,700	\$2,893	\$3,375	\$308	\$383	\$675	\$2,585	\$539,169

SOURCES: California Department of Housing and Community Development 2013; Veronica Tam and Associates

Assumptions: 2013 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 4% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Ventura County Utility Allowance, 2013.

Project-Based Rental Housing Assistance

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing. Specifically, state law requires the following:

- An inventory of restricted lower income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units “at risk” and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the “at risk” units.

TENANT BASED RENTAL ASSISTANCE

The Area Housing Authority of the County of Ventura reports that 808 Simi Valley households or individuals were receiving Section 8 vouchers in July 2013 (Table H-26). Elderly households make up 36 percent of Section 8 recipients, 33 percent are householders with disabilities, and approximately 32 percent are family households. However, among those households on the waiting list for Section 8 assistance, the greatest need is among family households (60 percent).

Table H-26 Rental Assistance in Simi Valley

Household Type	Households Currently Receiving Section 8 Vouchers	Households on Waiting List for Section 8 Assistance
Family	255	60%
Elderly	287	40%
Disabled	266	
<i>Total</i>	<i>808</i>	<i>100%</i>

SOURCE: Area Housing Authority of the County of Ventura, 2013.

INVENTORY OF AFFORDABLE HOUSING AND AT-RISK STATUS

The City maintains programs to provide quality housing affordable to different income groups for a healthy and sustainable community. One of the primary means of providing affordable housing is through negotiation with developers to incorporate affordable units within new residential development projects. The City offers density bonuses and financial incentives to encourage developers to designate a portion of the units in their development as affordable to very low- and low-income households. The City currently has 26 affordable rental developments, which collectively contain over 1,500 affordable units, all of which are affordable to extremely low, very low and low-income households.

UNITS AT RISK OF CONVERTING TO MARKET-RATE HOUSING

State Housing Element law requires the analysis of housing that is government subsidized or otherwise deed restricted (through government programs and policies) that may change from lower-income housing to market-rate housing during the next ten years. The period of analysis for this Housing Element is October 15, 2013 through October 15, 2023. There are a total of 251 affordable units in Simi Valley at risk of converting to market-rate before 2023. Table H-27 lists the projects with units at-risk of converting to market-rate housing.

Table H-27 Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units			Funding Program	Earliest Date of Conversion
		Very Low	Low	Moderate		
Projects at Risk of Converting between 2013 and 2023						
Indian Oaks	254	15	36	0	Tax Exempt Bond	2015
Shadow Ridge Apartments	332	69	0	0	Density Bonus, Tax Exempt Bond	2015
Courtyard Apartments	20	2	3	0	Density Bonus, No public funding	2015
Baywood Apartments	112	14	11	0	Density Bonus, No public funding	2016
Regency (S)	23	8	14	0	Density Bonus, No public funding	2016
Patricia Village (S)	36	35	0	0	Density Bonus, No public funding	2019
Westgate Apartments	31	12	6	0	Density Bonus, No public funding	2019
Heywood Place Apartments	14	1	3	0	No public funding	2020
Pepper Tree Court (S)	38	7	15	0	Density Bonus, CDA Grant	2020
<i>Total Units (Total Units at Risk in 10 Years)</i>	<i>860</i>	<i>(163)</i>	<i>(88)</i>	<i>0</i>	<i>Total Restricted Units at Risk: 251</i>	
Projects at Risk After 2023						
Ashlee Manor (S)	112	24	44	0	Density Bonus, Tax Exempt Bond, CDA grant	2033
Heywood Gardens (S)	75	74	0	0	CDA, Section 202	2033
Las Serenas (S)	108	54	53	0	Density Bonus, LIHTC, CDA loan and grant, Tax Exempt Bond	2050
Sorrento Villas (S)	148	26	120	0	Density Bonus, HOME, CDA loan, LIHTC Tax Exempt Bond	2054
Seasons (S)	69	68	0	0	Density Bonus, LIHTC, CDA loan	2055
Harmony Terrace (S)	136	133	1	0	Density Bonus, LIHTC, CDA loan	2054
Hidden Valley	324	65	16	0	Density Bonus, Tax-Exempt Bond, CDA loan	2058
Casa de Paz	14	14	0	0	Section 811, CDA loan	2056
Plaza de Sol	70	14	20	0	LIHTC, Tax-Exempt Bond, CDA loan	2060
Vintage Paseo (S)	176	43	133	0	Density Bonus, Tax Exempt Bond, LIHTC, CDA loan	2059
Hillview Apartments	20	2	2	0	Density Bonus, No public funding	2060

Table H-27 Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units			Funding Program	Earliest Date of Conversion
		Very Low	Low	Moderate		
Pattywood Place	20	2	2	0	Density Bonus, No public funding	2060
Archstone Apartments	500	0	50	0	No public funding	2061
Haven at Tapo Street (S)	36	26	9	0	LIHTC	2063
La Rahada	8	8	0	0	MHSA, MHP, CDA loan	2063
Vista del Monte Apartments	4	4	0	0	CDA	2058
Peppertree ^a	11	11	0	0	HOME, CDA loan	2065
<i>Total Units</i>	<i>3,551</i>	<i>568</i>	<i>450</i>	<i>0</i>		

SOURCE: City of Simi Valley, 2013.

S = senior project

a. Project is currently in escrow and should be in service within six to nine months.

PRESERVATION OPTIONS

This analysis focuses on the housing projects that will expire before 2023 (ten years from 2013).

RENT SUBSIDIES

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to lower-income households.

The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low or low-income household. Table H-28 estimates the rent subsidies required to preserve the affordability of the 251 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$15,719 in rent subsidies would be required annually, per unit. Typically, the City requires a 55-year affordability covenant, and the total subsidy is more than \$217 million, not accounting for inflation.

PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as lower-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

TRANSFER OF OWNERSHIP

Long-term affordability of lower-income units can be secured by the purchase of these projects by non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. Table H-29 shows the estimated market value of the combined at-risk affordable housing units in the City. The market value of all 251 units is over \$54 million. Given the high cost of so many units, relative to very low and low-income rental payment, mortgage assistance would likely be required for any nonprofit

organizations to purchase the project; rental income alone from the very low-income tenants would not be adequate to cover the mortgage payment.

Table H-28 Rent Subsidies Required

At-Risk Units	All Units
Very Low-Income Units Monthly Rental Income	
1-Bedroom (89 units)	\$98,078
2-Bedroom (62 units)	\$91,698
3-Bedroom (12 units)	\$24,516
<i>Total monthly rental income supported by affordable housing cost of very low-income households</i>	\$214,292
Low-Income Units Monthly Rental Income	
1-Bedroom (52 units)	\$57,304
2-Bedroom (29 units)	\$42,891
3-Bedroom (7 units)	\$14,301
<i>Total monthly rental income supported by affordable housing cost of low-income households</i>	\$114,496
Total Annual Subsidies Required	\$3,945,456
Average Annual Subsidy per Unit	\$15,719
Average Monthly Subsidy per Unit	\$1,310
SOURCE: Veronica Tam and Associates, 2013 Fair Market Rents are provided by HUD 2014	

Table H-29 Market Value of At-Risk Housing Units

Project Units	Value
1 BR (182 units)	\$2,555,436
2 BR (189 units)	\$1,907,724
3 BR (33 units)	\$497,952
Annual Operating Costs	\$85,185
Gross Annual Income	\$4,428,056
Net Annual Income	\$4,342,8710
Market Value	\$54,285,893

SOURCE: Veronica Tam and Associates, 2013

Market value for all projects is estimated with the following assumptions:

- Average market rent is based on Table H-23: 1 BR \$1,333; 2 BR \$1,747; 3BR \$2,184
- Average bedroom size: 1 BR 600 sf., 2 BR 900 sf.; 3 BR 1,200 sf.
- Vacancy Rate = 5%
- Annual Operating Expense per square foot = \$4.50
- Market Value = Net Annual Income*Multiplication Factor
- Multiplication factor for a building in good condition is 12.5

REPLACEMENT OPTIONS

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of approximately \$226,255 per unit for multi-family rental housing (\$300 per square foot, assuming average unit sizes of 600 square feet (sf) for one-bedroom, 900 sf for two-bedroom, and 1,200 sf for three-bedroom), replacement of the 251 at-risk units would require approximately \$57 million. This cost estimate includes land, construction permits, on- and off-site improvements and other costs. Since the City has been providing an average of \$25,000 per bedroom in subsidies for affordable rental housing projects, this would require \$10,525,000 in subsidies.

COST COMPARISON

The cost estimates provided in the Housing Element are intended for a general comparison of cost implications. Specific costs involved for preservation versus new construction would depend on the specific market conditions, building conditions, and financial positions of the projects. The cost of transferring ownership of the units is over \$54 million while construction of new units would cost \$57 million and providing rent subsidies for 55 years would result in a cost of approximately \$217 million. Based on this analysis, transferring ownership and new construction would be the most feasible options to maintain the long-term affordability of the 251 at-risk units in the City.

RESOURCES FOR PRESERVATION

Nonprofit housing providers and funding resources potentially available to the City to pursue preservation of the at-risk units are discussed in the “Housing Resources” section of this Housing Element.

Estimated Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households (owners versus renters, elderly households, and large and small households) in Simi Valley. Detailed CHAS data based on the 2006-2010 ACS is displayed in Table H-30. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

However, the CHAS data does not provide separate accounting of overcrowding or substandard housing conditions. These are included in the overall category of households with housing problems, and a household can have multiple housing problems.

The types of problems vary according to household income, type and tenure. Overall, 46 percent of all households in the City experienced some housing problems. However, housing problems were more prevalent among extremely low and very low-income households, especially among large families. Within the

low-income group, housing cost burden impacted a larger proportion of owners than renters, indicating the relative affordability of the rental housing stock to low-income households, compared to ownership housing.

Table H-30 Estimated Housing Needs

Household Income by Type, Income and Housing Problem	Renters			Owners			Total Households
	Elderly	Large Families	Total Renters ^a	Elderly	Large Families	Total Owners ^a	
Extremely Low-income (0-30% MFI)	700	250	2095	835	95	1475	3570
% with any housing problems	51.4%	98.0%	59.9%	76.0%	100.0%	85.1%	70.3%
% with cost burden >30%	51.4%	98.0%	53.9%	76.0%	100.0%	85.4%	66.9%
% with cost burden >50%	42.9%	98.0%	47.0%	61.1%	100.0%	73.9%	58.1%
Very Low-income (31-50% MFI)	245	175	1,175	850	220	1,905	3,080
% with any housing problems	51.0%	100.0%	89.8%	48.2%	97.7%	73.0%	79.4%
% with cost burden >30%	46.9%	97.1%	89.4%	48.2%	97.7%	73.0%	79.2%
% with cost burden >50%	28.6%	51.4%	59.6%	27.6%	72.7%	56.4%	57.6%
Low-income (51-80% MFI)	280	270	2,220	1,120	465	3,755	5,975
% with any housing problems	51.8%	72.2%	76.8%	50.0%	96.8%	70.4%	72.8%
% with cost burden >30%	42.9%	48.1%	69.1%	50.0%	78.5%	68.0%	68.5%
% with cost burden >50%	0.0%	24.1%	13.3%	21.9%	52.7%	37.4%	28.5%
Low-income (>80% MFI)	235	390	4,855	3,190	2,960	23,155	28,010
% with any housing problems	34.0%	14.1%	20.1%	20.8%	45.4%	35.5%	32.9%
% with cost burden >30%	33.2%	11.3%	17.7%	20.7%	40.4%	34.7%	31.7%
% with cost burden >50%	1.7%	0.0%	0.7%	4.7%	7.9%	7.5%	6.4%
Total Households	1,460	1,085	10,345	5,995	3,740	30,290	40,635
% with any housing problems	48.6%	61.8%	48.2%	37.9%	56.3%	44.6%	45.6%
% with cost burden >30%	46.1%	54.3%	44.2%	37.8%	50.0%	43.7%	43.8%
% with cost burden >50%	25.6%	36.9%	19.5%	19.0%	19.7%	17.5%	18.0%

SOURCE: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2006-2010 ACS.

a. Data presented in this table are based on special tabulations from sample ACS data. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out to total households.

Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Totals for renters, owners and households will not add up within the table because some subcategories are not presented in the table, however, all totals are accurate.

HOUSING CONSTRAINTS

Although the City of Simi Valley strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations and policies, and infrastructure and environmental constraints. This section addresses these potential constraints that may affect the supply and cost of housing in Simi Valley.

Non-Governmental Constraints

Locally and regionally there are several constraints that hinder the City's ability to accommodate the community's housing needs. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low and moderate-income households, or may render residential construction economically infeasible for developers.

HOUSING MAINTENANCE

The City has no regulations and policies that would constrain housing maintenance. The City has adopted a Property Maintenance Ordinance, which establishes minimum standards for the maintenance of residential properties. These requirements are enforced by the City's Code Enforcement and Building and Safety Divisions and help maintain the City's housing stock.

The major constraint to housing maintenance is funding related. Often, a homeowner carries a first mortgage for the home already and making substantial improvements to the home may require obtaining a second mortgage or refinancing to take equity from the home. Such financing arrangements may be challenging to lower and moderate income households whose debt-to-income ratio may be too high to qualify for additional financing for home improvements. To assist lower and moderate income households in making the necessary improvements, the City offers rehabilitation assistance to income-qualified households. However, with the dissolution of redevelopment and significant reductions in federal funds, the City has limited ability to provide assistance for housing rehabilitation.

LAND AND DEVELOPMENT COSTS

High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, particularly the land costs. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs for holding the property. The difficulty of developing small, infill sites can also constrain housing development in communities such as Simi Valley.

One cost factor associated with residential building is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land

upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in August 2013 are as follows:

- Type I or II, Multi-Family: \$131.94 to \$150.25 per sq. ft.
- Type V Wood Frame, Multi-Family: \$100.18 to \$104.74 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$110.29 to \$117.71 per sq. ft.

The unit costs for residential care facilities generally range between \$126.72 and \$177.76 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is development density. As the number of units increases, overall costs generally decrease due to economies of scale. The City's ability to mitigate high construction costs is limited without direct subsidies.

While the City of Simi Valley is extensively developed, there are vacant and underutilized areas that can accommodate new housing. The largest concentrations of undeveloped land for new residential development are along the City's north and southwestern periphery extending into the hillsides of the City's sphere of influence. However, these areas are likely to contain important wildlife habitats and constraints on development such as steep slopes, and fire or seismic hazards, which are discussed below. Historically, development has varied in these areas according to the degree and sensitivity of constraints encountered. Most recent housing developments have been planned to respect and maintain the hillside's unique character and resources. For the most part, development on hillsides has been very limited and the unique site preparation costs associated with such development have rendered such housing affordable to only above moderate-income households.

Vacant or underutilized areas that could accommodate additional housing are primarily located on the City's valley floor. However, many of these sites are small. Other larger sites are primarily in mountain side locations and are constrained by environmental factors and the City's Hillside Performance Standards.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The City's supply of vacant residential land is limited. A survey of listings on Realtor.com in September 2013 found 32 vacant parcels in lower density residential neighborhoods of Simi Valley, priced at approximately \$62,500 per acre. Properties that have received entitlement permits, however, are typically more expensive.

Under the City's current Development Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. The City may, at its election, award additional density bonuses up to a maximum of 50 units per acre. Developers of affordable housing are also entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit (as more units can be built on the property), thereby making the provision of affordable housing more feasible.

AVAILABILITY OF MORTGAGE FINANCING

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Simi Valley was compiled by census tract and aggregated to the area that generally approximates the City boundaries.

With the influx of bad loans many banks are now facing bank failure and securing home financing is difficult for even credit worthy applicants. Interest rates have again been cut by the federal government but credit is still scarce because banks remain wary to lend. With the recent approval of the American Recovery and Reinvestment Act, it is expected that banks will once again start lending and properly qualified households will be able to take advantage of the new lower home prices. The HMDA information in Table H-31 is a summary of loan applications submitted in 2011⁵, the most recent year for which data are available as of the writing of this Housing Element.

Table H-31 Disposition of Home Purchase, Refinance and Improvement Loans—2011

Loan Type	Total Applications		Originated		Approved Not Accepted		Denied		Other	
	#	%	#	%	#	%	#	%	#	%
Government Backed Purchase Loans	730	100.0%	520	71.2%	50	6.8%	94	12.9%	66	9.0%
Conventional Purchase Loans	1,232	100.0%	819	66.5%	99	8.0%	171	13.9%	143	11.6%
Refinance	6,616	100.0%	4,294	64.9%	412	6.2%	1,005	15.2%	905	13.7%
Home Improvement Loans	259	100.0%	152	58.7%	19	7.3%	43	16.6%	45	17.4%
Total	8,837	100.0%	5,785	65.5%	580	6.6%	1,313	14.9%	1,159	13.1%

SOURCE: www.LendingPatterns.com™, 2013.

"Approved Not Accepted" are those applications approved by the lenders but not accepted by the applicants.

"Other" includes loan applications that were either withdrawn or closed for incompleteness.

Conventional home mortgages in Simi Valley accounted for only 14 percent of all loan applications in the City in 2011. The largest proportion of applications was for refinancing (75 percent). Approximately 66 percent of all applications were originated.⁶ Government backed loans followed by conventional loans had the highest rate of origination. The highest denial rate was in home improvement loans due probably to the high debt-to-income ratio when taking the mortgage loan into consideration. However, home improvement loans accounted approximately 3 percent of all applications.

There were 730 government-backed loan applications in Simi Valley in 2011, accounting for approximately 8 percent of all applications. Government-backed loans are provided through private lenders and are guaranteed by the federal government (the Federal Housing Administration). In Simi Valley the mortgage

⁵ 2012 HMDA data will not be available until the end of 2013.

⁶ An originated loan is one that is approved by the lender and accepted by the applicant.

limit for a FHA loan is \$729,750 for a single-family home. There are no income limits on who can obtain an FHA loan, and FHA loans do offer some flexibility in credit scores and downpayment requirements. However, applicants must still qualify for a loan through the traditional methods of income verification and a reputable credit history. While FHA loans are an important option in the mortgage market, they do not make homeownership more attainable for lower-income households because the households must still be earning an adequate income to support monthly mortgage payments.

FORECLOSURES

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

Figure H-5 illustrates the location of all the properties within the City that were in the foreclosure process as of August 2013. As shown, foreclosures are not concentrated in any specific neighborhoods. Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of August 2013, 123 properties in Simi Valley were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 84 properties in Simi Valley were in the auction stage of the foreclosure process.

HOUSING CONSTRAINTS

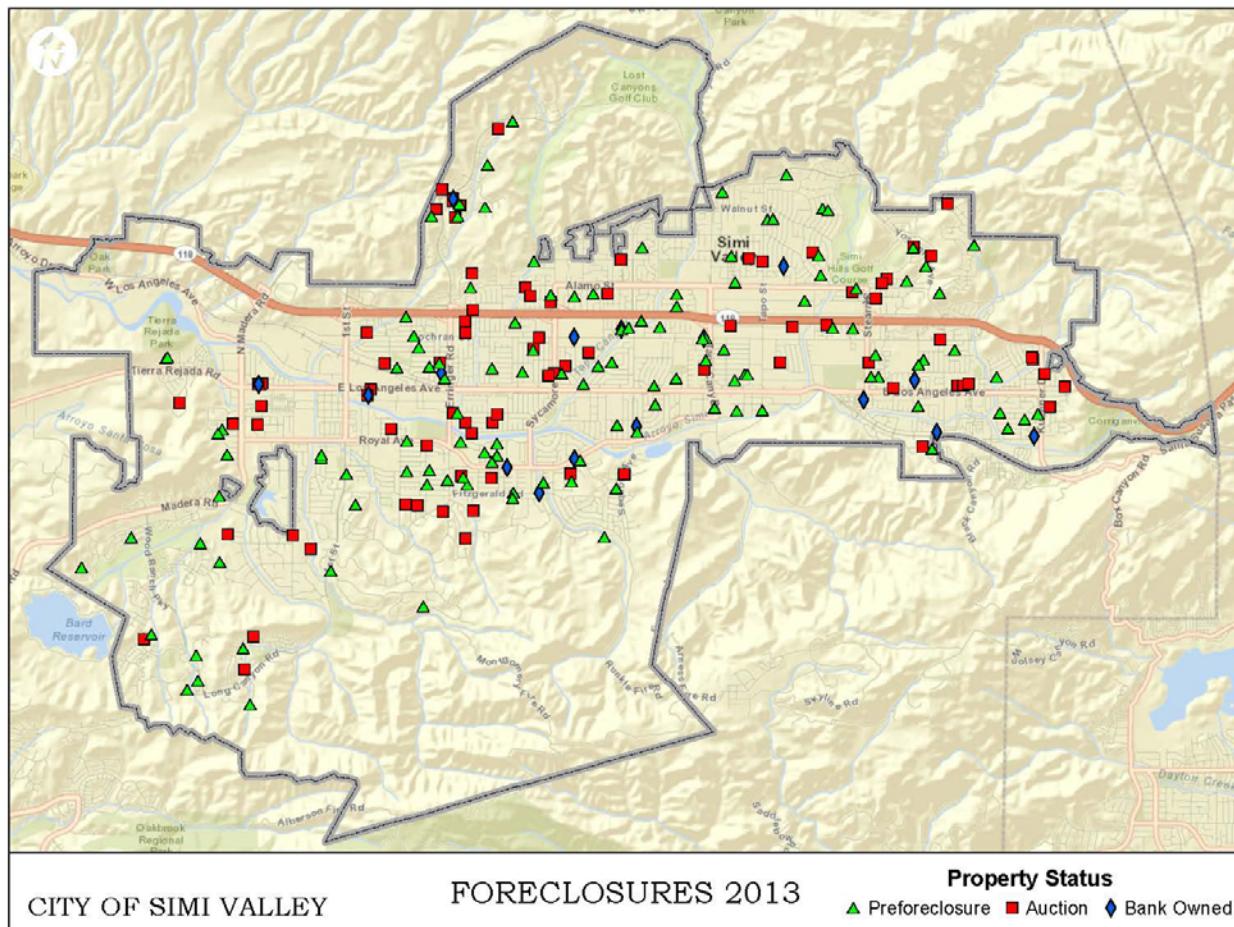


Figure H-5 Foreclosures (August 2013)
SOURCE: Foreclosure Radar, August 2013

Governmental Constraints

City development standards and policies can have an impact on the price and availability of housing in Simi Valley. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following can affect overall housing availability, adequacy, and affordability. The following discusses the constraints:

LAND USE CONTROLS

GENERAL PLAN AND ZONING

The Simi Valley General Plan and Development Code provide for a range of land use designations/zones that accommodate residential units:

Open Space: 1 unit per 40 Acres

It is intended that land use patterns in Open Space areas will be dominated by recreational uses, agricultural uses, grazing and very large lot estate or farm homes. To encourage the keeping of areas designated as Open

Space in a largely undeveloped state, allowable dwelling units (i.e., 1 dwelling unit/40 acres) may be transferred to portions of the subject parcel which are not designated Open Space.

Residential Estate: 0–1 unit per acre; 1 acre minimum lot size

This designation is intended to create a residential environment typified by lots of 1 acre and over and houses of an individual design. Residential Estate lots should be grouped and be of such a number so as to form an identifiable neighborhood and image.

Residential Very Low Density: 0–2 units per acre; 20,000 square feet minimum lot size

This designation is intended to create a single-family residential environment typified by half-acre or larger sized lots that are not clustered. It is intended that this designation be used in areas proposed for animal keeping and similar semi-rural uses.

Residential Low Density: 2.1–3.5 units per acre

This designation is intended to encourage a single-family suburban and rural residential environment with a wide range of lot sizes but a low overall density. Clustering of smaller lots in order to achieve both affordable housing and to minimize hillside grading is intended, especially within larger developments and outlying canyon areas. The Low Density designation is intended for use in the peripheral areas of the valley floor as well as in the outlying canyon areas, which are under 20 percent slope.

Residential Medium Density: 3.6–5.0 units per acre

This designation is intended to encourage a predominantly single-family residential environment with a wide range of lot sizes, but an overall density similar to the bulk of single-family developments on the valley floor. 8,000 sf min. lot sizes are intended in this classification. The Medium Density designation is intended for use on the valley floor as well as in the outlying canyon areas which are under 20 percent slope.

Residential Moderate Density: 5.1–10.0 units per acre

This designation is intended to create residential areas composed primarily of detached, single-family dwelling units on small lots. The Moderate Density designation is intended for use mainly on the central portion of the valley floor with limited use in outlying canyon areas.

Residential High Density: 10.1–20 units per acre

This designation is intended to encourage a residential environment typified by higher density townhouses, low-density garden apartments and other multiple unit developments. This designation is intended for use in the more central areas near shopping, transit and on arterial or collector streets.

Residential Very High: 20.1–35 units per acre

This designation is intended to provide for a relatively high density residential environment. Very High Density areas are intended to result in garden apartments or similar structures, usually of two stories in height. It is intended that this designation will be limited in its use to only the central portion of the valley floor, on arterial streets, and near shopping, transit, and other public facilities.

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Mobile Home: 0–8 units per acre

This designation is intended to provide areas set aside specifically for mobile home subdivisions or parks. It is intended that this designation will result in well-designed mobile home projects at densities typical of most recent mobile home developments.

Mixed-Use

This designation accommodates mixed-use of general commercial or office commercial development with residential uses. A maximum density of 35 units per acre for residential is provided.

RESIDENTIAL DEVELOPMENT STANDARDS

The City's Development Code contains development standards for each zoning district consistent with the land use designations of the General Plan. Residential development standards can sometimes unnecessarily constrain the development of housing and therefore must be analyzed as part of the Housing Element process. When standards are too restrictive, they can limit the number of units to be achieved on site or present challenges in site planning. The Simi Valley Development Code establishes residential development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Development Code, are presented in Table H-32. Overall, the City's residential development standards are typical to suburban developments in Ventura County. The City adopted development standards to implement the mixed-use designations created as part of this General Plan update. In addition, in 2012, the City increased the allowable densities in a number of its residential zones in order to maintain consistency with the updated General Plan and State law regarding density bonuses.

MIXED-USE (MU) OVERLAY DISTRICT

As part of the General Plan update, the City created a Mixed-Use Overlay designation. To implement this land use designation, the City adopted a Mixed-Use (MU) Overlay district. The Mixed-Use Overlay allows properties to be developed with commercial retail or offices uses on the ground floor and housing on the second floor or above; a mix of differing land uses distributed horizontally on a site; or a single land use, as designated on the Community Subareas and Districts Maps. Single-use developments, however, must meet development standards prescribed for that land use type (i.e., commercial retail development must meet all required commercial development standards). The MU Overlay district provides an opportunity to increase the variety of housing types and to revitalize deteriorating commercial areas by integrating infill residential uses. The specific development standards for the MU Overlay district are described below:

- **Residential Density:** 20.1 to 35 units per acre.
- **Percentage of Project as Residential Uses:** A minimum of 50 percent of the project's floor area must be developed and maintained as residential uses.
- **Percentage of Project as Commercial Uses:** A minimum of 25 percent of the project's floor area must be developed and maintained as commercial uses.
- **Setbacks:** Setback requirements are the same as for developments in the RVH zone.

Table H-32 Basic Residential Development Standards

Development Standard	Zoning Designation									
	OS	RE	RVL	RL	RM	RMod	RH	RVH	MH	MU
Minimum Net Lot Area	40 acres	1 acre	20,000 sf	10,000 sf	8,000 sf	5,000 sf	5,000 sf		2 acres	—
Density Maximum (du/acre)	1/40 acres	1.0	2.0	2.1-3.5	3.6-5.0	5.1-10.0	10.1-20.0	20.1-35.0	0.0-8.0	20.1-35.0
Minimum Lot Width	—	125 ft.	100 ft.	80 ft.	40 ft.					—
Minimum Setbacks (feet)										
Front ^a	50	20	20			20	20	20	20	20
Side	50	10	6 to 10			15	10	none	10	10
Rear	50	20	20			20	20	20	20	20
Maximum Height	2 stories/ 30 feet						3 stories/ 40 feet	25 feet	4 stories/55 feet	

SOURCE: City of Simi Valley, 2013.

sf = square feet

a. Front setback in the RH and RVH zones is 20 ft. plus an additional 1 ft. for each 1 ft. portion of building over 15 ft. in height.

HEIGHT LIMITS

The City's Development Code currently limits building heights in the Very High Density Residential zone to three stories or 40 feet. The Land Use Element indicates that building heights for Very High Density development (up to 50 units per acre with a density bonus) are intended for structures of three or more stories. The expectation is that affordable housing projects over three stories or 40 feet in height can request a concession from the Development Code requirement to exceed the height limit of three stories or 40 feet. Also, the Development Code allows the height limit to be exceeded subject to the approval of a Conditional Use Permit.

PARKING REQUIREMENTS

All residential uses are required to provide the number of parking spaces specified in Table H-33. In 2013, the City amended the Municipal Code to establish new parking requirements for multi-family housing. The City now varies parking requirements for multi-family housing by the number of bedrooms in a unit (instead of by unit size) to accommodate a lower parking requirement for projects intended to serve smaller households including seniors and persons with disabilities. Furthermore, only one space is required to be covered.

Table H-33 Simi Valley Parking Requirements

Use	Parking Requirement
Single-Family	2 car enclosed garage per unit.
Multi-Family, Condominiums or attached dwelling units	Studio: 1 space per unit One-Bedroom: 1.5 spaces per unit Two-Bedroom: 2 spaces per unit Three or More Bedrooms: 2.5 spaces per unit Plus 0.5 guest spaces per unit A minimum of one space per unit must be covered.
Secondary Dwelling Units	1 covered space per unit or one per bedroom, whichever is greater.
Mobile Home Parks	2 spaces per unit, which may be in tandem, 1 of which shall be covered; 1 space per 5 mobile homes as a guest space; and 1 space per 5 mobile homes as a recreational vehicle storage space.
Senior Citizen Dwelling Units	1.2 covered space per unit
Boarding Houses, Dormitories, and Rooming Houses	1.5 spaces per sleeping room or 1 space per 100 sf of gross floor area, whichever is greater. (This parking requirement does not apply to transitional or supportive housing that is developed as regular housing.)
Mixed-Use Development	1 space per unit for studios and seniors-only units; 1.5 spaces per unit for one-bedroom units; 2 spaces per unit for two-bedroom units; and 2.5 spaces per unit for units with three or more bedrooms. A minimum of one guest parking space shall be provided for every 5 units, regardless of unit type. A minimum of one guest parking space shall be provided for complexes with fewer than five units.

SOURCE: City of Simi Valley Municipal Code, 2013.

Developers of affordable housing who are eligible for a density bonus pursuant to Government Code Sections 65919–65918 may receive a reduction in required parking. The City has adopted a density bonus ordinance to inform prospective developers about incentives that are available to qualifying affordable and/or senior housing projects.

PROVISION FOR A VARIETY OF HOUSING TYPES

State Housing Element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built or manufactured housing, emergency shelters, and transitional housing among others. Table H-34 summarizes the housing types permitted and conditionally permitted under the Development Code.

Table H-34 Use Regulations for Residential Districts

Uses	OS	RE	RVL	RL	RM	RMod	RH	RVH	MH	MU
Single-Family Dwellings	P	P	P	P	P	P	—	—	—	—
Multi-Family Dwellings	—	—	—	—	—	P	P	P	—	P
Mobile Home Parks	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	PD	—
Manufactured Housing	P	P	P	P	P	P	—	—	—	—
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more)	—	—	—	CUP	CUP	CUP	CUP	—	—	CUP
Secondary Dwelling Unit	P	P	P	P	P	—	—	—	—	—

SOURCE: City of Simi Valley Development Code, 2011.

P = Permitted; CUP = Conditional Use Permit required; — = Not permitted

SINGLE-FAMILY DWELLINGS

Single-family homes are permitted in the OS, RE, RVL, RL, RM and RMod zones. All of these zones (except the RMod zone) are designed for single-family dwellings of various size and density. The RMod zone is for single-family and multi-family dwellings. The Simi Valley Development Code defines a single-family dwelling as a building designed for and/or occupied exclusively by one family. This includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, places on permanent foundations. Therefore, manufactured housing units or mobile homes on a permanent foundation are permitted where single-family housing units are permitted by right.

MULTI-FAMILY DWELLINGS

As of January 2011, multi-family housing units constituted approximately 17 percent of Simi Valley's housing stock. The Development Code provides for multi-family developments in the RMod, RH, RVH, and MU Overlay zones. The maximum density for the RVH zone is 35 units per acre. Density bonuses are permitted in zones permitting multi-family housing. Therefore, the allowable densities in Simi Valley are sufficient to allow

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for the development of affordable housing. Multi-family projects with fewer than 4 units can be approved by staff.

MOBILE HOME PARKS

Mobile homes offer an affordable housing option to many low and moderate-income households. According to the California Department of Finance, there are 892 mobile homes in the City. Mobile Home Parks require a Conditional Use Permit (CUP) in most residential districts and a Planned Development Permit (PD) in the MH district.

MANUFACTURED HOUSING

Factory-built, modular homes constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundations, are considered single-family dwellings and treated as such.

SECOND DWELLING UNITS

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the state's second unit law in September 2002 required local governments to use a ministerial, rather than discretionary process for approving second units (i.e., second units otherwise compliant with local zoning standards can be approved without a public hearing).

The City established a ministerial process for approving second dwelling units on lots containing a single-family home or multi-family units. Second dwelling units that do not meet state law standards for ministerial approval can be approved with a Conditional Use Permit (CUP) in all single-family residential zones (OS, RE, RVL, RL and RM) in Simi Valley.

RESIDENTIAL CARE FACILITIES

Residential care facilities can be described as any family home, group care facility or similar facility, including some transitional housing facilities, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with state law (Lanterman Developmental Disability Services Act, AB 846, compiled of divisions 4.1, 4.5 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), Simi Valley allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted in the RL, RM, RMod and RH zones. Any residential care facility may be allowed in the CO and CC zones with approval of a CUP.

GROUP HOMES

The Simi Valley Development Code defines a group home as a dwelling licensed or supervised by any federal, state, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are not handicapped but are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. This includes children's homes; rehabilitation centers; and self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services—Extended Care." Group homes of six or fewer residents are permitted by right in all residential zones. Groups Homes for seven or more residents are treated as residential care facilities and are permitted with CUP in the RL, RM, RMod and RH zones.

The Development Code differentiates between group homes and residential care homes, which are defined as a single-dwelling unit or multiple-unit facility licensed or supervised by any federal, state, or local health/welfare agency that provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. State law includes group homes in the definition of residential care homes. The City recently amended the Development Code to include group homes in the "residential care facility" definition. This use is now treated the same as residential care facilities for zoning purposes. The amendment was adopted on January 13, 2014.

TRANSITIONAL HOUSING

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments, and typically offers case management and support services to return people to independent living (usually between six and 24 months).

California Government Code Section 65582 (h) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Pursuant to SB 2, which amended Sections 65582, 65583 and 65589.5 of the Government Code, transitional housing that is configured as regular housing developments should be permitted by right where regular housing is permitted.

The Development Code was recently amended to specifically define transitional housing. Transitional housing pursuant to Government Code Section 65582 (h) is now permitted in the same manner as other residential dwellings of the same type in the same zone per the Development Code and applicable State law. The amendment was adopted on January 13, 2014.

SUPPORTIVE HOUSING

State law requires local jurisdictions to address the provisions for supportive housing. California Government Code Section 65582 (f)(g) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive

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housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Development Code was recently amended to specifically define supportive housing. Supportive housing pursuant to Government Code Section 65582 (f)(g) is now permitted in the same manner as other residential dwellings of the same type in the same zone per the Development Code and applicable State law. The amendment was adopted on January 13, 2014.

EMERGENCY SHELTER

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. The Development Code permits emergency shelters by right in the CO, CC, CPD, LI and GI zones, which requires only the issuance of a zone clearance and no environmental review. The residential sites inventory included in Appendix H3 of this Housing Element includes approximately 128 vacant and underutilized parcels. Among these parcels, 70 are zoned CO, CPD, or LI, totaling more than 120 acres (inclusive of 10 acres of vacant land). These properties are located along transportation corridors and provide easy access to public transportation. These zoning districts offer adequate capacity for at least one emergency shelter as required by law. Although emergency shelters are also conditionally permitted in all residential zones, no emergency shelters are currently located within Simi Valley.

Pursuant to recent changes in state law, Government Code Sections 65582, 65583, 65589.5, and Chapter 614 of the Government Code, local jurisdictions must make provisions in the zoning code to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. The City recently established the following development standards for emergency shelters:

- Overnight occupancy shall be limited to one bed per 70 square feet of sleeping area, with maximum occupancy of 30 beds per facility.
- The length of stay for any emergency shelter resident shall not exceed 180 days.
- Off-street parking must be provided at one space per staff person during the largest shift plus 1/5 of a parking space for each resident.
- On-site management shall be provided at all times while the shelter remains open, consisting of a minimum of one staff person per 15 clients.
- No emergency shelter shall be located within 300 feet of another emergency shelter.

SINGLE-ROOM OCCUPANCY

With high housing costs, many communities in California are exploring the use of Single Room Occupancy (SRO) units to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. An SRO unit is small, usually 200 to 350 sf, and consists of one habitable room in a structure of other SRO units, also known as a residential hotel. Residents typically share bathrooms and/or kitchens while some SRO units include kitchenettes, bathrooms or half-baths. The City recently amended the Development Code to permit SROs in the MU and CPD zones via a CUP. Conditions for approval will relate to the performance of the facility, such as parking, security, and management. The amendment was adopted on January 13, 2014.

AGRICULTURAL WORKER HOUSING

Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. In addition, employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. While the City has no agriculturally designated land uses, all residential zones allow agricultural use by right, while the OS (Open Space) designation is intended for agricultural uses. The City's Development Code is in the process of being amended to comply with State law. This amendment is expected to be completed by spring 2014.

HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City conducted an analysis of the Development Code, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

ZONING AND LAND USE

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.

Under the state Lanterman Developmental Disabilities Services Act (compiled of divisions 4.1, 4.5 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts; Simi Valley is compliant with the Lanterman Act. The Land Use Element and Development Code provide for the development of multi-family housing in the RMod, RH and RVH zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Furthermore, the Development Code will be amended to address the provision of transitional, supportive, and single-room occupancy housing – housing types that are suitable for occupancy by persons with disabilities (see discussions on the provision of a variety of housing types earlier).

DEFINITION OF FAMILY

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Development Code. A restrictive definition of "family" can illegally limit the development and siting of group homes for persons with disabilities. The City of Simi Valley Development Code was recently amended to remove the definition of family. The amendment was adopted on January 13, 2014.

REASONABLE ACCOMMODATION

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Development Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City adopted a reasonable accommodations ordinance in February 2009 that allows for reasonable accommodation requests to be reviewed and approved by the Director of the Environmental Services Department in most cases. The ordinance provides a procedure for residents to follow to ensure that all reasonable accommodations can be adequately met. Reasonable accommodation will be granted if:

- The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability.
- Be in full compliance with the City Development Code and Municipal Code.
- Be consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan and any applicable specific plan.

BUILDING CODES

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Environmental Services Department as a part of the building permit submittal.

CONCLUSION

The City recently amended the Development Code to facilitate and encourage the provision of transitional housing, supportive housing, and SRO units consistent with state law, Government Code Sections 65582, 65583, 65589.5, and Chapter 614 of the Government Code.

PLANNING AND DEVELOPMENT FEES

The City charges a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities for new development. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. The City's fee schedule for a typical residential project is displayed in Table H-35.

While Table H-35 shows typical planning fees in Simi Valley, Table H-36 compares the Simi Valley planning fees to those of surrounding communities. Simi Valley's planning fees are mid-range when compared to those in Camarillo, Thousand Oaks, Santa Paula and Fillmore. In general Simi Valley's fees are towards the lower end. The City has not raised its planning fees since 2008.

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Table H-35 Schedule of Typical Residential Development Processing Fees

Action	Fee
Plan Check	\$2,025 (min. filing) to \$2,735 (max. billable) + \$10 per unit
Conceptual Grading Permit	\$2,554
Landscape Architect Plan Review	\$500 (min. filing) to 1.5% of estimated landscape construction costs
Pre-Application/Preliminary Review	\$1,927 + \$10 per unit
Conditional Use Permit	
Administrative	\$1,667
Planning Commission	\$5,424 (min. filing) to \$7,322 (max. billable) + \$10 per unit
Development Agreement	\$5,000
General Plan Amendment	
Prescreening	\$3,694
w/ Environmental Impact Report	\$7,670 (min. filing) to \$10,355 (max. billable)
w/ Negative Declaration	\$4,136 (min. filing) to \$5,584 (max. billable)
Affordable Housing	\$3,145 (min. filing) to \$4,245 (max. billable)
Subdivisions	
Lot Line Adjustment	\$164
Parcel Map	\$2,551 (min. filing) to \$3,445 (max. billable) + \$10 per unit
Tentative Tract Map	\$5,716 (min. filing) to \$7,717 (max. billable) + \$10 per unit
Vesting Tentative Tract Map	\$6,445 (min. filing) + \$10 per unit
Planned Development Permit	
Residential	\$8,282 (min. filing) to \$11,181 (max. billable) + \$10 per unit
Non-Residential	\$5,997 (min. filing) to \$8,096 (max. billable) + \$200 per acre
Housing	
Affordable Housing Agreement	\$5,392 (min. filing) to \$7,280 (max. billable)
Senior Housing Agreement	\$2,372 (min. filing) to \$3,202 (max. billable)
Zone Change	\$3,001 (min. filing) to \$4,051 (max. billable)
Specific Plan	\$24,972 (min. filing) to \$33,712 (max. billable) + \$5 per unit
Variance	\$2,599 (min. filing) to \$3,509 (max. billable)
CEQA Exemption	\$160
Initial Environmental Study (developer requested)	\$3,016 (min. filing) to \$6,033 (max. billable) + \$10 per unit
Environmental Impact Report or Extended EIS	Consultant Fees + 30%

SOURCE: City of Simi Valley, Department of Environmental Services, Adopted 2008 fees.

Table H-36 Comparison of Planning Fees

	Simi Valley	Camarillo	Thousand Oaks	Santa Paula	Fillmore
Minor CUP	\$1,667	\$5,038	\$1,161–\$8,193	\$3,599+FAHR ¹	\$480+FAHR
Major CUP	\$5,424–\$7,322	\$5,038	\$15,000 (Deposit)	\$3,599+FAHR	\$3,200+FAHR
General Plan Amendment	\$4,136–\$10,355	\$7,587	\$6,500	\$3,213+FAHR	\$2,750+FAHR
Variance – Minor	\$2,599–\$3,509	\$4,898	\$1,520	\$1,200+FAHR	\$1,000+FAHR
Variance – Major	\$2,599–\$3,509	\$4,898	\$2,915	\$3,213+FAHR	\$2,860+FAHR
Zone Change	\$3,001–\$4,051	\$6,936	\$8,600	\$5,623+FAHR	\$4,725+FAHR
Parcel Map	\$2,551–\$3,445	—	—	\$3,213+FAHR	\$2,200+FAHR
Tract Map	\$5,716–\$7,717	—	\$12,000 (Deposit)	\$3,213+FAHR	\$2,550+FAHR

SOURCE: Cities of Simi Valley (2008), Santa Paula (2013), Camarillo (2013), Thousand Oaks (2013), and Fillmore (2011).

a. FAHR: Fully Allocated Hourly Rates for staff time spent on applications.

Development impact fees are established for mitigating various development impacts based on the specific existing conditions of and projected needs for infrastructure and public facilities. Fees for public improvements (streets, sidewalks, storm drains, grading, etc.) can vary significantly even within the City depending upon the characteristics of the project site. The City of Simi Valley's impact fee structure considers the extent to which the developer constructs off-site improvements (discussed below). Off-site improvement fees are assessed on a case-by-case basis and are intended to offset impacts to drainage and sewer facilities, schools, parkland, watershed protection, and other public facilities. A summary of estimated impact fees for typical residential types is included in Table H-37.

While these fees add to the cost of housing development, they are established to cover the costs of providing public infrastructure, facilities and improvements to serve the development. Since impact fees are subject to the requirements of state law for ensuring reasonableness and a proportionate share of responsibility, these fees are considered necessary to ensure quality of life for existing and future residents.

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Table H-37 Development Impact Fees (Typical Projects)

Fee Type	Single-Family		Multi-Family		Senior	
	Market	Affordable	Market	Affordable	Market	Affordable
Parks and Recreation	\$2,986 to \$3,890/unit	\$880 to \$1,385/unit	\$1,732 to \$3,967/unit	\$468 to \$2,060/unit	\$1,571 to \$2,141/unit	\$379 to \$919/unit
Traffic	\$33 per trip	\$33 per trip	\$33 per trip	\$33 per trip	\$33 per trip	\$33 per trip
Water	\$4,374/unit	\$4,374/unit	\$7,240 + \$2,537/unit	\$7,240 + \$2,537/unit		
Sewer	\$4,374/unit	\$4,374/unit	\$3,280/unit	\$3,280/unit	\$2,624/unit	\$2,624/unit
Fire	\$1,050/unit	\$1,050/unit	\$525/unit	\$525/unit		
Schools	\$3.20/sf	\$3.20/sf	\$3.20/sf	\$3.20/sf	\$0.42/sf	\$3.20/sf
Flood Control	\$600/unit	\$600/unit	\$2,400/acre	\$2,400/acre		

SOURCE: City of Simi Valley Estimated Construction Fees, 2013.

School impact fees are collected for the school district and flood control fees are collected for the County. Fire fees are variable based on square footage and other factors. The Fire fees in the table are averages.

Table H-38 provides the actual development fees for three recent development projects in Simi Valley. Spanish Villas at the Park is a 38-unit multi-family development while Los Arboles was a development of 43 single-family homes. The Marketplace is a mixed use project that includes 72 townhomes, 36 senior apartments and a commercial component. Table H-38 shows the breakdown of all fees from planning to offsite improvements to public safety and impact fees. The total fees are moderate and represent only a small portion of total development costs (less than 10 percent) and do not constrain housing development in the City.

Table H-38 Actual Development Fees for Recent Projects

Fee Type	Multi-Family Project (Spanish Villas)	Single-Family Project (Los Arboles)	Mixed Use Project (The Marketplace)
Planning and Housing	\$24,140	\$58,457	\$43,879
Building and Safety	\$103,365	\$168,020	\$239,978**
Public Works	\$50,370	\$85,844	\$150,445
Water and Sewer	\$227,910	\$188,082***	\$357,712
City Traffic Fees	\$6,272	\$13,596	\$6,747
County Traffic Fees	\$811	\$1,681	\$4,496
Flood Control	\$6,240	\$25,800	\$13,200
Calleguas	\$96,486	\$96,105	\$41,908
Fire Department	\$19,950	\$45,150	\$56,700
Police	\$66	\$66	\$66
Schools	\$128,954	\$160,551	\$349,281
Parks	\$137,082	\$152,104	\$304,776
<i>Total Fees</i>	\$801,646	\$995,456	\$1,569,188
<i>Units</i>	38	43	108
<i>Cost per Unit</i>	\$20,921	\$23,150	\$14,530

SOURCE: City of Simi Valley, 2013.

ON- AND OFF-SITE IMPROVEMENTS

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. Most residential areas are already served with infrastructure; however, some areas of the City will require infrastructure improvements. The City has established specific standards for improvements and facilities to serve new development, including: concrete curbs, gutters, asphalt concrete street pavement, sidewalks and streetlights. The City adopted the American Public Works Association Standards.

GROWTH MANAGEMENT PLANS

REGIONAL AIR QUALITY MANAGEMENT PLAN

Regional growth management plans, which regulate population growth, have been adopted by the Board of Supervisors as well as most of the incorporated cities in Ventura County. Pursuant to the federal Clean Air Act Amendments of 1990 (CAA), the Ventura County 2007 Air Quality Management Plan (AQMP) presents Ventura County's strategy to attain the federal 8-hour ozone standard, attainment demonstration for the federal 8-hour ozone standard; reasonable further progress demonstration for the federal 8-hour ozone standard; and transportation conformity emissions budget for federal transportation conformity purposes. The City uses the population limits in the AQMP to establish a limit on the number of dwelling units that could be built in the City, using upon an assumed number of persons per unit, consistent with Census information. If future housing demand surpasses the limits established by the countywide growth

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management policies, the cost of housing in the City of Simi Valley will be affected, because limited supply in conjunction with increasing demand creates a marketplace susceptible to high unit prices.

REGIONAL: SAVE OPEN SPACE AND AGRICULTURAL RESOURCES

The Save Open Space and Agricultural Resources (SOAR) and City Urban Restriction Boundary (CURBs) resulted from several voter-approved ballot initiatives in the unincorporated areas of Ventura County and eight of the County's ten cities, including Simi Valley. The SOAR initiatives require voter approval in the affected jurisdictions before specified General Plan land use designations, such as agriculture and open space, can be up-zoned to urban designations. The CURB initiatives define a boundary around the affected jurisdictions and require voter approval before urban development can occur outside the CURB lines. The SOAR and CURB measures work together to direct urban growth to within existing city boundaries, thereby restricting urban sprawl, encouraging infill and higher density development, and protecting agricultural, open space, and natural lands in Ventura County.

CITY: MANAGED-GROWTH PLAN

The City of Simi Valley adopted a Managed Growth Plan to ensure that the rate of residential development is metered in an effort to control the rate of ozone generated within the City. Simi Valley is a non-attainment area for meeting the 1996 Federal Clean Air Act ozone standard,s and managing the rate of growth will assist in attaining these standards.

The City's Managed Growth Plan, initially adopted by a popular vote in 1986 and amended at the ballot in 1996, 2004, and 2012, is implemented to encourage orderly development within the City while reducing air pollution, protecting the hillsides and promoting affordable housing. In March 2013, the City adopted a replacement implementation ordinance for the Managed Growth Plan that will ensure that the City is able to meet its Regional Housing Need Allocation. The current Managed Growth Plan covers the period January 1, 2013 to December 31, 2023.

The primary implementing tool for the Managed Growth Plan is the Residential Building Permit Allocation System (codified in Ordinance No. 1209), also referred to as the RBPAS. The RBPAS manages population by limiting the number of residential building permits that may be issued on an annual basis. This limitation is balanced against local housing needs. The RBPAS currently provides 292 EDUs per year, which is more than sufficient to meet the City's RHNA.

The RBPAS provides two exemptions:

- **Class 1 Exemption:** These projects are not subtracted from the allocation grants and are immediately eligible and able to be awarded residential building permits:
 - > Rehabilitation and remodeling of an existing dwelling unit or conversion of apartments into condominiums, so long as no additional dwelling units are created except as authorized by GC Section 65852(a) and Section 9-44.150 of the Simi Valley Municipal Code.
 - > Replacement of existing single-family or multi-family structures that have been damaged or destroyed through accident, fire, flood, or other "act of God."
- **Class 2 Exemption:** Residential development of one residence on a lot that is not part of an approved but unbuilt Planned Development or Cluster Development Permit is immediately eligible to be awarded an allocation grant. This Class 2 exemption shall apply only to two such projects per

developer, or his or her agent, per calendar year, provided such developments are not on adjacent sites. When allocation grants from Class 2 exemptions are awarded, their number shall be subtracted from the available grants before grants are awarded to any residential projects in the allocation system.

Other types of projects are placed in a queue upon approval by the City. Annually, 292 grants enter the system. Projects are awarded grants on a first-come, first-served basis. Unused grants roll over and are added to the next year's allotment. A single-family residence or condominium is considered one residential allocation grant (1.0 EDU), which is equivalent to 1.4 apartment units and 1.9 senior units.

All new dwelling units require allocation grants. Projects that have been placed into the allocation system may receive up to one-half of the available grants during that calendar year. If a project requires more allocation grants, the project will maintain its place in the allocation system and will be eligible to receive up to one-half of the available grants for each subsequent calendar year until all allocation grants required for the project have been issued. All allocation grants are valid for four years. The four-year period will commence when a project, or phase of a project, receives its last grant. If a developer fails to establish vested rights within four years, the allocation grants shall be returned to the allocation system for distribution. If the project's Planned Development or Cluster Development Permit has not expired, the project will be placed at the end of the list of projects awaiting allocation grants.

Due to low demand for residential development in the last several years, there has been little or no competition for residential allocation grants. At the end of the previous allocation system, 1,690 allocation grants were unused. As of October 1, 2013, the number of unused allocation grants accumulated to 192.5. After awarding grants to all approved residential projects, 192.5 grants remain unawarded and will be added to the 292 grants entering the system in January 2014.

DEVELOPMENT PERMIT PROCEDURES

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects.

The City works to assist the public in understanding the plan review process by outlining the timelines for different projects and offering guidelines to assist in the type of information that is needed to conduct a plan review. The extent of the review required to issue permits for a project depends on the use or occupancy type of the structure, its location and the impact of its construction on the environment. The applicant's responsiveness to comments or questions from staff and outside agencies can also have a significant effect on project timeframes.

PLANNED DEVELOPMENT PERMITS

The Planned Development Permit (PD) facilitates development of land as a single unit by taking advantage of modern site planning techniques, resulting in a more efficient use of land and a better living environment. All new residential development in Simi Valley consisting of 2 units or more requires approval of a PD prior to issuance of a building permit.

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Residential projects of 2 to 4 dwelling units, requiring an Administrative PD, can be approved by the Director, but larger residential projects require Planning Commission approval. Senior and affordable residential developments require City Council approval because only the City Council can approve the affordable agreements (specifying requirements and conditions such as the number of affordable units, level of affordability, length of affordability covenant, location and quality of affordable units, monitoring and reporting, etc.) If City affordable housing funds are involved, only the City Council can approve the commitment for funding. Projects that require a zone change and/or General Plan amendment also require City Council approval, pursuant to State law.

Preliminary Review

The Preliminary Review process is a means for a developer to gauge impacts and issues that a proposed project may have on the City's infrastructure, allowing preliminary analysis on a project's compatibility with the General Plan, Development Code, and Citywide Design Guidelines. Preliminary plans are reviewed by a Development Advisory Committee (DAC), and the City provides written comments to the developer, which may assist in a decision to proceed with the Formal Application process.

Formal Application

A Formal Application is required for subdivisions and all land developments, excluding construction of one single-family home. Formal Application processing procedures and approximate timelines for typical single-family and multi-family development projects proposed in Simi Valley are summarized in Table H-39 and the narrative below.

Table H-39 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Building Permit	Planned Development Permit – Admin	Planned Development Permit – PC	Planned Development Permit – Admin	Planned Development Permit – PC	Planned Development Permit – PC
Processing Time	2–3 months	4–6 months	6–12 months	4–6 months	6–12 months	6–12 months

PC = Planning Commission. Senior or affordable housing requires approval by the City Council.

Planned Development Review and Approval

All PD applications are reviewed by the Director to ensure completion of the application, and a staff report and recommendation will be created and provided to the approval body. In the case of an Administrative PD, a public hearing is not required unless the Director determines that the proposed project could potentially affect the property rights of others. If a Commission action is required, the Commission will conduct a public hearing to decide approval or disapproval of the permit. The Commission will approve a PD based on the following four findings:

- The proposed project must be consistent with the purpose, intent, goals, policies, programs and land use designations of the General Plan and any applicable specific plan;

- The project must be in full compliance with the City of Simi Valley Development Code and Municipal Code;
- The project must be consistent with applicable design guidelines (for residential development, the applicable design guidelines are the City's Residential Design Guidelines and Landscape Design Guidelines); and
- Ensure that the proper standards and conditions have been imposed which protect the public health, safety, and welfare.

In approving a PD Permit, the applicable review authority may impose conditions (e.g., buffers, environmental protection, landscaping and maintenance, lighting, parking, performance guarantees, property maintenance, public infrastructure improvements, time limits, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required above. These findings are objective and based on established City policies, regulations, and guidelines, and therefore offer clear direction for developers and property owners.

Based on a review of PD permits approved in recent years, typical conditions are summarized below:

- For an affordable housing project, the project must maintain affordability for a duration set forth in the Affordable Housing Agreement.
- For a senior housing project, the project must meet the handicap accessibility requirements set forth in the California Building Code, and the required path of travel must have a slip-resistant surface. The property owner must also allow for the conversion of the unit into a handicap accessible unit at the tenant's expense.
- Other project requirements include: payment of required impact and permit fees; securing of required permits (grading, NPDES); proof of adequate water and sewer services; replacement/relocation of mature trees; landscaping and maintenance plans; stormwater and erosion control plans; and public improvements and infrastructure plans.

These conditions are typical performance-based conditions. Only in very rare occasions had the City denied a PD permit.

CONDITIONAL USE PERMITS

Conditional Use Permits (CUP) are intended to allow for activities and uses, which may be desirable in the applicable zoning district and compatible with adjoining land uses, but whose effect on a site and its surroundings cannot be determined before being proposed for a particular location.

The Director of Environmental Services (Director) reviews all CUP applications for consistency and appropriate requirements. After giving proper notice, the Planning Commission will hold a public hearing and decide whether to approve, conditionally approve, or disapprove the application. In order to approve a CUP, the Planning Commission must make the following findings:

- The proposed use is allowed with a Conditional Use Permit within the zoning district and complies with all applicable provisions of the Development Code;
- The proposed use is consistent with the purpose, intent, goals, policies, programs and land use designations of the General Plan and any applicable specific plan;
- The proposed site plan and design would ensure consistency with applicable design guidelines; and

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- The design, location, operating characteristics and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale and view protection.

In approving a CUP, the Planning Commission may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the required findings. The applicant may appeal the Planning Commission's decision to the City Council.

The City also offers applicants the opportunity to combine multiple permits into one application. For example, a proposed development which requires a Planned Development Permit and a CUP can be combined into a single CUP.

DESIGN GUIDELINES

The City's Residential Design Guidelines are intended to promote excellence in the design and development of new residential projects in the City of Simi Valley. The Guidelines do not seek to impose a particular architectural theme, color palette, or particular style. Rather, they seek to promote positive quality-based design that will have enduring appeal. The Guidelines complement mandatory development standards by providing examples of design solutions and design interpretations of various mandatory regulations. These Guidelines, however, are less quantitative than mandatory development standards and may be interpreted with some flexibility for specific applications.

Specific design guidelines vary depending on the type of residential development, but generally cover the following topics:

- Lot design and arrangement
- Streets and circulation
- Common areas and amenities
- Walls and fences
- Trash receptacles, utilities, and equipment screening
- Façades
- Roof design
- Garages and accessory buildings

Design review for projects up to 4 units is performed at the staff level. Any residential project requiring a discretionary permit application is subject to the City's Residential Design Guidelines. The design review process runs concurrently with the discretionary permit application process and will not increase overall processing time.

CEQA COMPLIANCE

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are either Categorically Exempt or handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report is required a minimum of six months is added to the approval process. The EIR process requires additional time depending on the number and variety of impacts or the



level of controversy around a project. Large and complex residential projects with a variety of potentially significant impacts may take a year or more to complete the CEQA review process.

BUILDING PERMITS

The goal of the Building and Safety Division of the Environmental Services Department usually completes residential plan reviews within 10 to 15 working days for initial reviews and 8 to 10 days for re-submittals. Small residential additions and minor initial improvements of commercial space may be reviewed and permits issued in one visit (over-the-counter plan review). The availability of over-the-counter plan reviews depends on the current daily workload of the Plans Examiner.

A Building Permit is written permission from a local jurisdiction such as the City, for the construction, repair, alteration or addition to a structure. The issuance of building permits helps the City of Simi Valley enforce the duly adopted California Building and Fire Codes and thus ensures that those standards of health and safety are followed.



Development Review Process-Summary Flow Chart

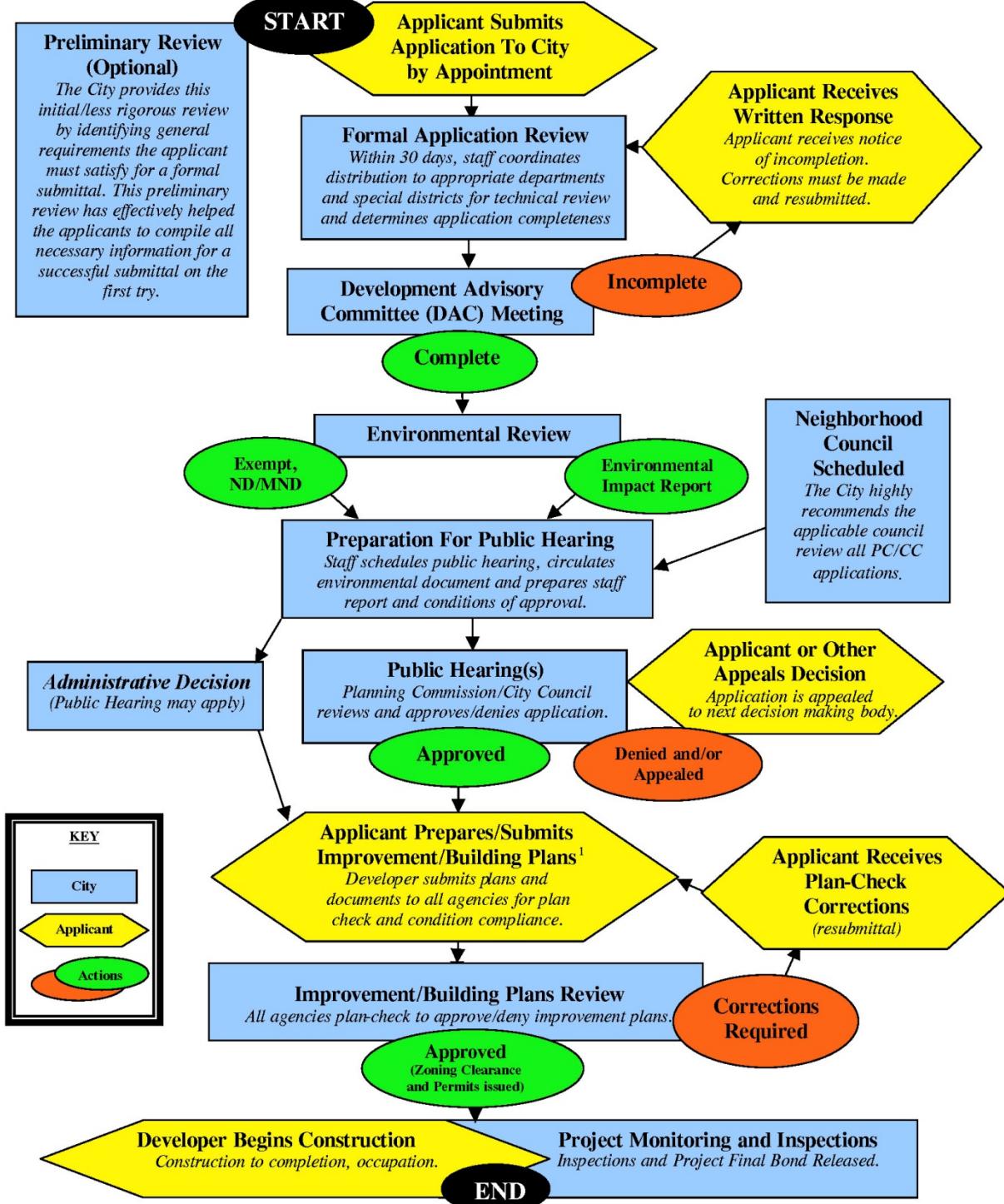


Figure H-6 Development Review Process

CONCLUSION

All projects with 5 units or more require the processing of a Planned Development Permit and review by the Planning Commission. To assist developers to navigate the development application and review process, the City developed an application package that clearly outlines the required information and procedures required for various types of applications. The City's goal is to schedule the proposed project before the decision makers within 45–60 days for environmentally exempt projects and 75–90 days for those with a Negative Declaration. The timeframe for projects that require Council approval (projects with affordable agreements, zone change, and/or General Plan amendment) is extended by approximately three weeks. Those with Environmental Impact Reports (EIR) must have the EIR prepared first. The flow chart on the following page is provided to outline the processing steps for development projects. This timeframe is typical and is compliant with the Permit Processing and Streamlining Act from date when the application is deemed complete.

BUILDING CODES AND ENFORCEMENT

The City of Simi Valley building codes are based upon the California Uniform Building, Plumbing, Mechanical and Electrical Codes and are considered to be the minimum necessary to protect the public's health, safety and welfare. The codes are determined by the International Conference of Building Officials and the State of California. Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. Property owners are advised by the City of available rehabilitation programs to assist in the correction of code violations. In order to facilitate the code compliance process for property maintenance, the City has adopted an administrative abatement process in an effort to expedite compliance and reduce the City's enforcement costs.

In December 2010 the City adopted the following codes:

- 2010 California Building Code, Volumes 1 and 2
- 2010 California Electric Code
- 2010 California Mechanical Code
- 2010 California Plumbing Code
- 2010 California Energy Code
- 2010 California Historical Building Code
- 2010 California Elevator Safety Code
- 2009 International Existing Building Code
- 2010 California Referenced Standards Code
- 2009 International Property Maintenance Code

The City of Simi Valley actively pursues reported code violations in the City through its Code Enforcement Section of the Community Services Department. The Code Enforcement Section enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley. The City encourages residents to work with their neighbors, homeowners' association and business community to resolve problems. However, if a resolution cannot be

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achieved, a complaint may be filed with Code Enforcement in person, by mail or by telephone. Code Enforcement Officers respond proactively and reactively to violations of the Municipal Code.

The City also adopted the California Green Building Standards Code in its entirety with the following local amendments:

- Minimum energy performance standards for low-rise residential buildings – New low-rise residential buildings in the City are required to exceed the minimum performance standard required by the 2008 California Energy Code by 10 percent.
- Storm water drainage and retention management – The City requires residential development projects which disturb more than 1 acre of soil to develop and implement a plan to manage storm water drainage during construction and design and implement post-construction control measures (on-site retention of 85th percentile).
- Potable water reduction – The City requires builders to provide water efficient landscape irrigation design that reduces the use of potable water by 50 percent over maximum allowable water application standards.
- Construction Waste Diversion – The City requires builders to recycle or salvage a minimum of 75 percent of non-hazardous construction and demolition debris.

Infrastructure and Public Service Constraints

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability.

WATER SERVICE

Each year, approximately 25,000 acre-feet of water is provided to residents of the City of Simi Valley by the Southern California Water Company and Ventura County Waterworks District No. 8. These two agencies receive their water from the California Aqueduct System through the Calleguas Municipal Water District. These two water purveyors have determined that although water is relatively scarce, adequate supply is available to serve the buildup population under the General Plan. The Public Works Department has recently hired a consultant and a water supply analysis is currently being produced. Facilities also exist to deliver Colorado River water in the event service is disrupted from the California Aqueduct System. Approximately 33 million gallons of water is kept in storage tanks within the City of Simi Valley area for operational purposes, fire protection, or other emergency services. Bard Reservoir, which serves the eastern portion of Ventura County, including the City of Simi Valley, has a total storage capacity of 10,000 acre-feet and is also intended to be an emergency water supply for this area.

The 2006 Senate Bill 1087 (Chapter 727, amended Government Code Section 65589.7 and Water Code Section 10631.1) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted 2013–2021 Housing Element to applicable water supply agencies and purveyors within 30 days of

adoption. The City will also continue to coordinate with these agencies to ensure affordable housing developments receive priority water service provision if and when development is restricted by water shortages within the region.

WASTEWATER COLLECTION AND TREATMENT

The Sanitation Services Division of the City of Simi Valley (City) Department of Public Works, operates the City's sanitary sewer system and Water Quality Control Plant. The treatment plant is located in the Public Services Center at the west end of the City adjacent to the Arroyo Simi. The treatment plant was expanded in 1990 and upgraded in 2005. The capacity of the treatment plant is 12.5 million gallons per day (MGD) and currently treats 10 MGD a day.

Senate Bill 1087 described above also mandates priority wastewater collection and treatment service to housing developments providing units affordable to lower income households. The City will continue to ensure priority service provision to affordable housing developments.

Environmental Constraints

The unique character of Simi Valley and many aspects of quality of life in the community are influenced by the substantial amount of hillside areas, canyons, open space and rural and agricultural lands that surround the community. Maintaining a balance between the natural resources of the community and the residential needs can be challenging. In addition to the constraints of developing within a biologically diverse area, the City also faces natural hazards due to soils and other geological factors.

BIOLOGICAL RESOURCES

The Simi Valley planning area contains significant natural features such as hillsides, canyons and valleys, which contain a variety of ecosystems ranging from wildlife corridors to wetlands. Predominant vegetation types include coastal sage scrub, oak woodland, and non-native grassland and chaparral vegetation types. Open areas of vegetation are predominantly restricted to the outer portions of the Planning Area, especially the northern and southern regions.

Wildlife within the City is diverse with a special abundance in undeveloped high quality habitats, including populations of native mammals, birds, amphibians and reptiles. Sensitive habitats within the City also include endangered and protected species. The City enforces an Urban Restriction Boundary and Tree Preservation Ordinance to ensure the continued viability of protected and endangered species.

SOIL AND SLOPE CONSTRAINTS

Various soil associations exist within the City, and much of the planning area consists of steep slopes and hillsides, creating potential constraints for the development of housing in Simi Valley. Soil associations prevalent in the planning area include the Pico-Anacapa-Salinas, Soper-Chesterton-Rincon, San Benito-Castaic-Calleguas, Sespe-Lodo-Malibu, Badland-Calleguas-Lithic-Xerorthents and Hambright-Lithic-Xerorthents-Rock Outcrop associations.

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Development within hillside areas is regulated by the City's Hillside Performance Standards, found in Chapter 9-32 of the Simi Valley Development Code. Design guidelines related to slope design and ridgeline development are provided, as well as requirements for geologic and soils engineering reports for any area proposed for development within the jurisdiction of the performance standards. According to provisions set forth in Chapter 9-32, development within designated slope categories are restricted to a maximum number of residential dwelling units per acre, according to Table H-40.

Table H-40 Slope and Density

Slope	Maximum Density
0–10%	Underlying General Plan designation at target density or 7 units per acre, whichever is less
10–15%	2 units per acre or target density, whichever is less
15–20%	1 unit per 4 acres (0.25 units per acre)
20+%	1 unit per 40 acres (0.025 unit per acre)
All slopes	1 unit per 40 acres (0.025 unit per acre)

SOURCE: Chapter 9-32 of the Simi Valley Development Code, 2009.

GEOLOGIC AND SEISMIC HAZARDS

Simi Valley is located in the seismically active Los Angeles Basin where numerous active and potentially active faults have been identified. The City is located in proximity to several major regional faults systems, including the San Andreas and Santa Susana Faults. The Simi-Santa Rosa fault is a local active fault. It is the only known active fault within the Simi Valley Planning Area; therefore, it is the only fault that poses a seismic hazard related to surface rupture. The state has designated the Simi-Santa Rosa fault as an Earthquake Fault Zone, thereby prohibiting structures on fault traces. Structures located on or near this fault zone have the greatest potential to experience future ground water displacement. Several critical facilities (which include police and fire stations; hospitals, electrical, water and communication facilities; schools and transportation structures) are currently located within a one-half mile radius of the Simi-Santa Rosa Fault. The potential for strong ground shaking in Simi Valley, as a result of seismic activity, is high. The northern portion of the City is more likely to experience stronger ground shaking than the southern portion.

FLOODING

A 100-year flood is a flood so great in size that it has a 1 percent chance of happening in any single year. Major flood events are conveyed in and through Simi Valley by a system of flood control facilities located in the Arroyo Simi and its tributaries. At present capacities some of the flood control facilities would not adequately contain the runoff from a 100-year flood. New residential development is regulated and may be constrained within the boundary of the 100-year flood plain.

Additionally, there are five dams that would have the potential to result in significant impacts in the City of Simi Valley. The City Council considers the development of residential uses that might be impacted by dams on a case by case basis, and mitigation is required as part of the City's Multi-Hazard Functional Plan (MHFP).

WILDFIRES

Generally, there are three major factors that sustain wildfires and allow for predictions of a given area's potential to burn. These factors include fuel, topography and weather. In addition, other factors complicate the issues, including the wild land/urban interface, diversified responsibility for wild land vegetation management, and destructive insects and diseases.

Cities such as Simi Valley are considered to have the wild land/urban interface because they are built within and adjacent to mountainous areas and have increased the number of people living near heavily vegetated areas where wild lands meet urban development. A fire along the wild land/urban interface can result in major losses of property and structures unless adequate protection measures have been provided. The State of California is in the process of adopting new Wild land/Urban Interface (WUI) regulations as part of the California Building Code. The City of Simi Valley recognizes and refers to this Building Code as discussed in the Building Codes section of this document above.

Fuel, topography and weather also impact fire risks in Simi Valley. Chamise Chaparral is a plant that is common on the south flank of the City and has the most significant fire fuel potential in the area. Coastal sage scrub is the most common vegetation found in Simi Valley and is a lesser fire hazard than Chamise Chaparral, however, it is still a substantial hazard. Simi Valley's hilly topography has led to homes built on mountainsides and in canyons. Homes built in steep, narrow canyons and at canyon rims face an increased fire risk. The Santa Ana winds are a frequent occurrence in Southern California and create a particularly high risk. Because they are heated by compression as they flow down to Southern California from Utah, they can rapidly spread what might otherwise be a small fire.

HOUSING RESOURCES

The extent of housing needs in a community often far exceeds the resources available. The City of Simi Valley must pull together limited resources and use them efficiently in order to address the current and projected housing needs of Simi Valley residents. This section of the Housing Element provides an overview of resources available to the City.

Residential Development Potential

REGIONAL HOUSING NEED ALLOCATION

Pursuant to state law, every jurisdiction in the state has a responsibility to accommodate a share of the projected housing needs in its region. The process of allocating regional housing needs to individual jurisdictions is called the Regional Housing Needs Assessment (RHNA). The RHNA for jurisdictions in Ventura County was developed by the Southern California Association of Governments (SCAG) and Ventura Council of Governments (VCOG).

The RHNA is distributed by income category. For the 2013–2021 Housing Element cycle, the City of Simi Valley has been assigned a RHNA of 1,256 units, divided into the following income categories as follows:

- Extremely Low-Income (up to 30 percent AMI) – 155 units⁷ (12 percent)
- Very Low-Income (up to 50 percent AMI) – 155 units (12 percent)
- Low-Income (51–80 percent AMI) – 208 units (17 percent)
- Moderate Income (81–120 percent AMI) – 229 units (18 percent)
- Above Moderate Income (>120 percent AMI) – 509 units (41 percent)

While the Housing Element covers the planning period of October 15, 2013 through October 15, 2021, the RHNA planning period is slightly different – January 1, 2014 through October 31, 2021 (i.e., 2014-2021 RHNA). To comply with State law, the City must identify adequate sites to accommodate this RHNA.

PENDING PROJECTS AND APPLICATIONS

Applications for a number of new projects have been approved and/or are currently pending in Simi Valley (Table H-41). These projects are expected to add a total of 866 units to the City's housing stock, a substantial portion of which (166 units) will be affordable to lower and moderate income households.

⁷ State law requires that local jurisdictions also plan for the housing needs of extremely low-income households (up to 30 percent AMI). In estimating the projected housing needs of extremely low-income households, state law allows for two methodologies: based on Census data or split the very low-income households into two groups. Using the latter methodology, the City of Simi Valley has a future housing need of 155 extremely low-income units and 155 very low-income units.

Table H-41 Pending and Approved Residential Projects

Project Name	Very Low Income	Low Income	Moderate Income	Market Rate	Project Description
Mehdi Humkar	0	0	3	13	A 16-unit condominium project with 3 units reserved for moderate-income households. Building permits are not expected to be issued for this project until after January 1, 2014.
Green Park Runkle Canyon	0	62	0	399	This 461-unit project also includes a 138-unit senior attached single-family component, with 62 units affordable to low-income seniors. As of October 2013, grading has just begun on the site. Building permits are not expected to be issued for this project until after January 1, 2014.
LA Madera Village	0	67	0	199	This 266-unit project includes 67 units affordable to low-income households (27 affordable units for seniors and 40 affordable units for families). This project was recently sold, and the new owner is currently in negotiations with the City to reduce the density on a portion of the site. Building permits are not expected to be issued for this project until after January 1, 2014.
SMV Patricia Townhomes	0	4	0	22	This 26-unit townhome development will include 4 units affordable to low-income households. Building permits are not expected to be issued for this project until after January 1, 2014.
Palmdale 47 th LLC	0	0	0	66	This 66-unit condominium project originally included seven units affordable to low income households. The project was recently sold, and the new owner is currently seeking a buy-out of the affordable housing agreement. Building permits are not expected to be issued for this project until after January 1, 2014.
Camino Esperanza Senior Project	30	0	1	0	This project was approved in August 2012 and proposes the development of 30 one-bedroom apartments for very low income seniors and one manager's unit. The project received a density bonus of six units from the City and the developer (Cabrillo Economic Development Corporation) is currently awaiting a response to their application for HOME funds. Building permits are not expected to be issued for this project until after January 1, 2014.
Total	30	133	4	699	

SOURCE: City of Simi Valley, October 2013.

AVAILABILITY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

This section provides an inventory of land supply in Simi Valley. Under present law, the Housing Element must include a listing of land suitable for residential development, including vacant sites and sites having the

potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to those sites.

OPPORTUNITY AREAS

Several areas have been identified by the City as areas that could potentially change in the future (Table H-42). These portions of the City include areas that are vacant, those that offer opportunities for infill and intensification, and those with economically or physically obsolete development. These Opportunity Areas were identified by the City through an extensive community outreach process. These areas were initially identified as part of the City's comprehensive General Plan update program during the initial reconnaissance process. The General Plan Advisory Committee (GPAC) evaluated the various areas extensively during multiple meetings with the community to discuss the existing conditions, past trends (including approved projects and development proposals), and how these areas align with the overall vision for the City. Field surveys were conducted to verify the status of individual parcels, and the appropriateness of including these parcels into the Opportunity Areas. The GPAC then, upon in-depth discussions and community input, established a desired mix of land uses for each Opportunity Area. The final boundaries of the Opportunity Areas were confirmed in a public hearing before the City Council, where each individual area was evaluated again based on existing uses, compatibility with surrounding uses, and potential for change. The GPAC started from an inventory of 226 vacant and underutilized properties within the Opportunity Areas and through the process of evaluation and community input, the adopted Opportunity Areas contain 128 properties that could accommodate residential and mixed use developments.

Through the General Plan update and Zoning Amendment, the City significantly expanded the potential for recycling to higher intensity uses in these areas by creating a Mixed Use overlay that allows mixed use development up to 35 units per acre and a new Very High Density Residential category that also allows up to 35 units per acre. Such changes in land use policies would typically result in increases in land value and enhance the feasibility of private redevelopment of properties.

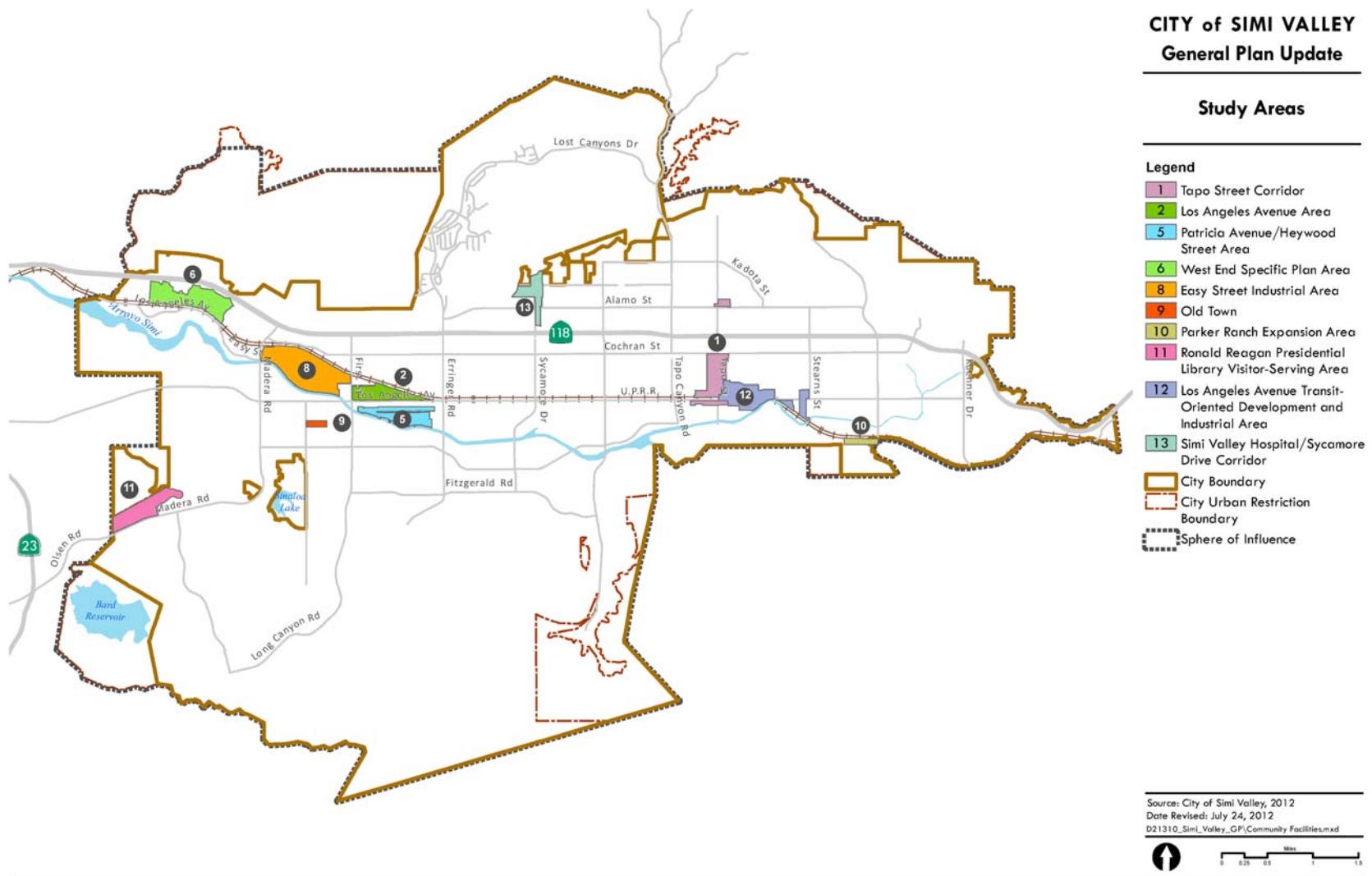


Figure H-7 Opportunity Areas

TAPO STREET CORRIDOR

The existing land uses in this area consist of a mixture of residential uses, commercial, office, and industrial uses. Development north of the SR-118 Freeway is a mixture of office, lower-density single-family homes, and small lots of vacant land. Development south of the freeway is characterized by one- to two-story strip commercial buildings along the Tapo Street corridor with larger commercial centers located at key intersections including the Santa Susana Plaza shopping center at the southeast corner of Cochran and Tapo Streets. The Santa Susana Plaza has a number of vacancies including the loss of its anchor grocery store. The loss of this major grocery store on this site has contributed to a decline in the vitality of this center but presents an opportunity for its future redevelopment.

In 2008, the City worked with Western Community Housing to develop the 36-unit Haven at Tapo Street project, located at 2245 Tapo Street within the Tapo Street Corridor. This development included 35 units for low-income senior households and demonstrates the neighborhood's feasibility for affordable housing development.

Approximately three acres of land in the Tapo Street Corridor are vacant and readily available for development. Underutilized properties are developed with older and smaller single-family homes and commercial uses that have seen increased vacancies and recycling to other uses. Most homes in the Tapo Street Corridor area were constructed more than 40 years ago in the 1940s, 1950s, and 1960s, potentially requiring substantial improvements to meet current codes. Many of these are small homes on large lots, and therefore redevelopment of these properties would yield increased number of housing units. Along with the changing economic conditions, this area has seen some changes in land uses (such as closed gasoline service stations being converted to other uses or left vacant, and single-family homes being used as offices). Also, some commercial tenants have left the area, leaving spaces vacant for lease.

Parts of the Tapo Street Corridor already allowed for mixed use development under the City's zoning and general plan policies prior to the General Plan 2030 update as the City saw development interests and opportunities in this area.

There are also a number of large vacant and/or underutilized properties along Tapo Street north of the SR-118 Freeway that provide the opportunity for infill development, including opportunities for mixed-use commercial/residential uses to satisfy the City's regional fair share requirement.

LOS ANGELES AVENUE AREA

The predominant land use within the area is retail commercial uses, including the Mountain Gate Plaza. More recently, the Mountain Gate Plaza has experienced several commercial vacancies and underutilized businesses. This area also contains a limited amount of light industrial and office commercial properties located along First Street, north of East Los Angeles Avenue. Most properties were developed in the 1950s, 1960s, and 1970s and therefore, have antiquated configurations and amenities that cannot accommodate updated commercial/retail activities without significant improvements. Usually the lots contain large parking areas, making the properties significantly underutilized and conducive to redevelopment. Given the underutilized character (small structures and large parking areas), redevelopment of properties does not necessarily require the demolition of existing uses. Often, a large development project can be designed to incorporate some of the existing viable uses.

The City has limited vacant land zoned for new development. The underutilized lots in this area offer the potential for providing additional development within the City. Furthermore a potential transit station/stop could be located within the area at some future date, offering an opportunity to create a transit-oriented village within the area. The opportunity for mixed-use development and a transit-station complement the existing services and employment centers located within the nearby West End Industrial Area, providing new housing opportunities and transit access.

PATRICIA AVENUE/HEYWOOD STREET AREA

This neighborhood, located in the west-central portion of Simi Valley, is generally bounded by Patricia Avenue to the north (extending north approximately half a block), Erringer Road to the east, the Arroyo Simi to the south, and just east of First Street to the west. Existing uses within this subarea consist primarily of single-family detached and multi-family residential uses along Patricia Avenue and Heywood Street, including several senior apartment projects.

Most homes in this area were constructed in the 1950s and 1960s. This area has been undergoing significant changes. For the past twenty years, the residential portion of this area, historically characterized as a semi-rural area of single-family homes, large lots, and the keeping of farm animals, has been changing to a more urbanized area with multi-family housing. Much of the remaining multi-family zoned property is likely to develop in the near term based on a current demand for housing, and the limited available supply. Several townhome projects have been approved in this area in recent years, resulting in the redevelopment of single-family homes into multi-family housing. Due to the slowdown in the housing market, some approved projects have expired. Nonetheless, these projects demonstrate the feasibility and interest of recycling existing properties into high-density housing developments and most approved projects achieved close to the maximum density permitted, including projects that are on small lots.

The Patricia Avenue/Heywood Street area is proposed for high density residential uses offering a diversity of housing choices for Simi Valley's residents that complement adjacent proposed mixed-use development and the existing Arroyo Simi. Incentives for lot consolidation are proposed for the merging of lots to allow for more cohesive, better-designed projects.

OLD TOWN

Old Town Simi Valley is located within the west-central portion of the City, south of Los Angeles Avenue and west of First Street. The area includes a group of blocks bordered by California Avenue and the Arroyo Simi to the north, First Street to the east, Ventura Avenue to the south, and Sinaloa Road to the west. The large lots and subdivision pattern in this area contribute to the semi-rural character of Old Town, which dates back to the late 1800s, when the City was originally settled.

Approximately 20 percent of the identified sites in this area are vacant. Infill housing development can be expected. The existing residential uses within Old Town range from older single-family homes (built more than 50 years ago and include some homes of historical significance) to newer multi-family subdivisions on small parcels. Some of the older homes have maintenance issues and marginal landscaping. New development in this area will need to be sensitively designed to maintain the unique historic character of this area and to assure compatibility and cohesiveness of the neighborhood character. Therefore, the General Plan designates this area for Residential High (up to 18 units per acre). As the City has substantially reached

buildout, opportunities for additional housing to accommodate growth will likely result from infill development on vacant and/or underutilized sites such as those within the Old Town area.

PARKER RANCH EXPANSION AREA

This area is located in the southeastern portion of the City and consists of five undeveloped parcels, totaling approximately 11.5 acres, generally located between the Union Pacific Railroad to the north, Crinklaw Lane to the south, Hidden Ranch Drive to the west, and Rainey Road to the east, as shown in Figure H-6. There are several single-family detached units within this subarea with horses and farm animals allowed by the zoning. A majority of the land is undeveloped.

This area is currently characterized as semi-rural, but is surrounded by suburban single-family neighborhoods, which provides an opportunity to intensify development in this area consistent with surrounding development.

LOS ANGELES AVENUE TRANSIT-ORIENTED DEVELOPMENT AND INDUSTRIAL AREA

The Los Angeles Avenue Transit-Oriented Development and Industrial Area is located along Los Angeles Avenue, between Tapo Street to the west and Stearns Street to the east. Existing land uses include industrial and business park uses related to the Tapo Canyon Business Park, vacant land, and a commercial shopping center. The shopping center has the typical 1980s configuration (isolated buildings among vast surface parking lots). This configuration is outdated and cannot accommodate the modern trend of retail shopping. One building in the shopping center site has been vacant for some time. Other existing land uses include the Metrolink rail line, which bisects this area and Metrolink station located west of Stearns Street, south of Los Angeles Avenue. An existing mobile home park is also located in this area, which presents significant potential for redevelopment given the age and condition of the park and the underutilized character.

This is the community's only Metrolink Station, and it provides a unique opportunity to target higher density and intensity, mixed-use development near transit use.

TRENDS OF RECYCLING

As the City becomes increasingly built out, recent developments in the City have also involved the recycling of existing underutilized and non-performing commercial uses:

- The Haven at Tapo Street (108 units, including 36 affordable units for very low and low income households) was approved on properties that were previously developed with retail and commercial uses. This project achieved an overall density of approximately 24 units per acre.
- The 16-unit condominium development by Mehdi Humkar has 3 units reserved for moderate income households. This project was approved on properties previously with commercial and office uses. The project will be developed at 8.5 units per acre.
- The 26-unit SMV Patricia Townhomes development includes 4 units set aside as affordable housing for low income households. The project will be developed by recycling two single-family homes and achieved a density of 15 units per acre.

These projects were approved prior to the adoption of the City's new Mixed Use Overlay zoning and therefore do not necessarily represent the density that can be achieved under the new zoning. Nonetheless, they demonstrate a trend of recycling in the community.

The City was contacted by a developer to develop a 115-unit multi-family residential project on a 4.5-acre site that is zoned Commercial Office and previously developed as the Simi Valley Hospital. The Hospital was vacated and demolished in 2008. Had the project proceeded, the effective density would have equated to approximately 26 units per acre.

These recycling activities are representative of the conditions within the Opportunity Areas. As the economy improves and with the incentives offered by the new Mixed Use Overlay zoning, the City anticipates resumed interest in recycling activities.

AVAILABILITY OF INFRASTRUCTURE AND SERVICES

All of the Opportunity Areas, with the exception of the Parker Ranch Expansion Area, are located in developed areas of the City. These areas are served with infrastructure and services. However, as intensification of these areas occurs as envisioned in the General Plan, improvements and/or expansion to the existing infrastructure and services will be required. In addition, the City charges development fees to provide for parks and recreation facilities, fire services, flood control facilities, traffic improvements, schools, and water and sewer facilities.

ESTIMATING CAPACITY IN OPPORTUNITY AREA

In estimating development capacity in these Opportunity Areas, the City developed a set of guiding assumptions for the distribution of various land uses in these areas. These assumptions are summarized in Table H-42. These land use assumptions were developed with extensive community input, particularly with the General Plan Advisory Committee (GPAC), Planning Commission, and City Council, based on the existing conditions, redevelopment trends, and vision for these areas.

Vacant and underutilized sites were then identified utilizing the data from the Ventura County Assessor's Office, and refined with site visits and staff knowledge. Specifically, underutilized properties are defined as those with improvements older than 30 years of age and improvement-to-land value less than one (improvements are worth less than the land). This improvement-to-land value ratio is frequently used by economists and real estate professionals to identify potential sites for development.

The land use distribution assumptions are then applied to these vacant and underutilized properties within individual subareas of the Opportunity Areas. For example, the Patricia Avenue/Heywood Street Opportunity Area is designated for residential uses only. Therefore 100 percent of the vacant and underutilized sites in this area are anticipated to be redeveloped with High and Very High Density residential uses. However, Subarea D of Tapo Street Corridor is anticipated to be developed with 20 percent residential and 60 percent mixed-use, with the remaining 20 percent being commercial-only developments. Vacant and underutilized properties in this area are apportioned accordingly. Therefore, the estimated capacity already takes into consideration that mixed use areas may not always include a residential component.

Average development density is assumed at 80 percent of the maximum density identified for each type of development for each subarea according to Table H-43. To calculate the potential number of units that can

HOUSING RESOURCES

be accommodated on each parcel in the MU Overlay District, estimates were calculated for a variety of different development scenarios (senior housing, small apartments, large apartments, and townhomes) based on the residential square footage realized by recent projects and City survey of average unit sizes by type of housing.

Under the senior housing development scenario, all residences were assumed to be one-bedroom units with an approximate gross square footage of 850 sf per unit. This gross area was estimated based on apartment size data from a 2008 citywide survey of rental housing units. According to this survey, the average size of a non-senior market-rate one- to two- bedroom apartment in the City was 839 sf. To produce a conservative estimate, this square footage was rounded up to 850 sf and then inflated again (by approximately 20 percent) to 1,020 sf to account for hallways, lobby, and other common areas. Based on an average gross square footage of 1,020 sf per unit, a maximum density of 42 du/acre can reasonably be achieved under this development scenario.

Under the small apartment scenario, residences were assumed to be one- to two-bedroom units with an approximate gross square footage of 1,050 sf per unit. This gross area was estimated based on the inflated square footage estimate for senior housing units (1,020 sf per unit discussed above). To produce a conservative estimate, this square footage was rounded up to 1,050 sf and then inflated again (by approximately 20 percent) to 1,260 sf to account for common areas. Based on an average gross square footage of 1,260 sf per unit, a maximum density of 34 du/acre can reasonably be achieved under this development scenario.

Under the large apartment scenario, all residences were assumed to be three-bedroom units with an approximate gross square footage of 1,620 sf per unit. This gross area was estimated based on apartment size data from the citywide survey of rental housing units. According to the survey, the average size of a non-senior market-rate three-bedroom apartment in the City was just under 1,200 sf. To produce a conservative estimate, this square footage was rounded up to 1,350 sf and then inflated again (by approximately 20 percent) to 1,620 sf to account for common areas. Based on an average gross square footage of 1,620 sf per unit, a maximum density of 26 du/acre can reasonably be achieved under this development scenario.

Under the townhome scenario, all residences were assumed to be three-bedroom townhome units with an approximate gross square footage of 2,460 sf per unit. This gross area was estimated based on a recently approved mixed-use townhome project within the original MU Overlay District that covers only a small area of the City. In this development, the average size of a townhome unit was 2,040 sf. To produce a conservative estimate, this square footage was rounded up to 2,050 sf and then inflated again (by approximately 20 percent) to 2,460 sf. Based on an average gross square footage of 2,460 sf per unit, a maximum density of 18 du/acre can reasonably be achieved under this development scenario.

These density assumptions yield an average density of 30 du/acre. However to be conservative, future residential development in the newly created Mixed Use Overlay is estimated at 28 du/acre, 80 percent of the maximum density of 35 du/acre permitted. Based on these assumptions, vacant and underutilized areas in the Opportunity Areas can accommodate 1,119 units in residential-only developments and 2,094 units in mixed-use developments.

Table H-42 Opportunity Areas—Land Use Assumptions

Area	Subarea	Land Use Options	Percentage of Land Use										Assumptions for Land Uses
			Res	MU: O/Res	MU: C/Res	Coml	Office	Indus	Bus Pk	Hotel	Other		
Tapo Street Corridor	A	Mixed-Use: Retail/Residential and/or Commercial, and/or Office	20%	10%	30%	—	40%	—	—	—	—	—	3-story MU; 3-story office; 3-story MFR
	D	Mixed Use: vertical or horizontal, and/or Commercial, and/or Multi-Family Residential	20%	—	60%	20%	—	—	—	—	—	—	3-story MU; 3-story MFR; 3-story commercial
Los Angeles Ave	B	Mixed Use: vertical or horizontal, and/or Commercial, and/or Multi-Family Residential	—	20%	40%	30%	—	—	10%	—	—	—	4–5-story MU; 3–4-story commercial; 3-story business park; new transit station
Patricia Ave/Heywood St	A	Multi-Family Residential (High and Very High Density)	100%	—	—	—	—	—	—	—	—	—	MFR
Old Town	B	Mixed-Density Residential/Master Planned Development	100%	—	—	—	—	—	—	—	—	—	2-story MFR or SFR
Los Angeles Avenue Transit-Oriented Development and Industrial Area	C	Mixed-Use: Commercial/Residential and/or Office/Residential, or Commercial, or Office	—	—	100%	—	—	—	—	—	—	—	4-story mixed use; Metrolink TOD
	D	Residential Very High	100%	—	—	—	—	—	—	—	—	—	4-story MFR

MU = mixed-use residential; MFR = multi-family residential; du/ac = dwelling unit per acre; SFR = single-family residential; TOD = transit-oriented development

HOUSING RESOURCES

Objective Area	Maximum Density		Potential Density (at 80% Max)		Acres			Apportioning V & UU Sites by Anticipated Land Use Distribution		V & UU Sites Redeveloped as Residential or Mixed Use		
	MFR	MU	MFR	MU	Vacant (V) Sites	Under-utilized (UU) Sites	Total V and UU Sites	Residential Acres	MU Acres	MFR Units	MU Units	Total Units
Tapo Street Corridor A	35	35	28	28	0.83	6.71	7.54	1.51	3.02	42	83	125
Tapo Street Corridor D	35	35	28	28	2.63	35.43	38.06	7.61	22.84	213	639	852
Los Angeles Ave.	0	35	0	28	0.93	60.40	61.33	0.00	36.80	0	1,020	1,020
Patricia Ave./Heywood St. A	35	0	28	0	1.45	8.55	10.00	10.00	0.00	270	0	270
Patricia Ave./Heywood St. A	20	0	16	0	2.56	9.04	11.60	11.60	0.00	172	0	172
Old Town	15	0	12	0	0.00	9.97	9.97	9.97	0.00	119	0	119
Parker Ranch	5	0	4	0	7.34	4.00	11.34	11.34	0.00	45	0	45
Los Angeles Ave. TOD/Ind'l C	0	35	0	28	0.00	12.60	12.60	0.00	12.60	0	352	352
Los Angeles Ave. TOD/Ind'l D	35	0	28	0	0.00	9.22	9.22	9.22	0.00	258	0	258
<i>Totals</i>					15.74	155.92	171.66	61.25	75.26	1,119	2,094	3,213

The total number of units in each area is capped by the total number of units that can be developed in the area on a parcel-by-parcel basis, not by multiplying the aggregated acreage with the average density. Refer to the detailed sites inventory in the appendix to parcel-by-parcel estimate.

The Mixed Use Overlay zoning regulates development based on a number of standards, including setbacks and height limits. It does not require a minimum Floor Area Ratio (FAR) for the nonresidential component in a mixed use development. Therefore, inclusion of commercial/retail uses in a development would not preclude the project from achieving the maximum allowable density of 35 units per acre. The actual density achievable for each project can vary depending on the mix of unit sizes, the treatment of parking, and the level of amenities offered, among other factors. The City will continue to monitor the implementation of the Mixed Use Overlay zoning and make appropriate changes as necessary to facilitate the development of high-density residential and mixed use developments as envisioned by the General Plan. Such intensity was not previously allowed in the City.

Because the Opportunity Areas are comprised of contiguous parcels that exhibit similar conditions of underutilization, lot consolidation is feasible and encouraged. Furthermore, the key site in the Old Town Area is owned by one owner, as is the site identified in the Los Angeles Avenue TOD/Industrial Area. These sites are included in the inventory due to their potential and interest expressed by developers. Within the Tapo Street and Los Angeles Avenue Opportunity Areas, several property owners own multiple properties. Overall, 42 owners in these Opportunity Areas own 61 properties.

By creating the Mixed Use Overlay on the Opportunity Areas, contiguous parcels are able to take advantage of the density increase, reduced parking, and other flexible development standards offered by the Mixed Use Overlay.

ADEQUACY OF SITES INVENTORY IN MEETING RHNA

As discussed before, the City has a RHNA of 1,256 units. The vacant and underutilized sites can potentially accommodate 4,079 units under the General Plan within the 2013–2021 Housing Element period. Specifically, 3,040 units can be built at densities that can facilitate the development of lower-income housing. Sites are also available at densities that are appropriate for moderate-income housing. All of the City's lower income RHNA can be accommodated on pending and approved residential projects and properties zoned Residential Very High (up to 35 units per acre). The City also has additional capacity to accommodate its lower-income RHNA in areas zoned Mixed Use Overlay. The capacity within the Mixed Use Overlay areas has already been adjusted, based on the GPAC recommended distribution of land uses within the Mixed Use Overlay areas. The adjustments were made to recognize not all properties within Mixed Use Overlay areas would be redeveloped as mixed use developments and the City's desire to see some residential-only developments within these mixed-use areas (see Table H-42 for the distribution factors). Overall, the City has adequate capacity to accommodate its RHNA.

These areas for future residential/mixed use developments were identified as part of the City's comprehensive General Plan update through extensive community outreach and consultation with planning and development professionals. The capacity for future development presented in this Housing Element and General Plan has already taken into account environmental constraints such as topography. No other significant environmental constraints are present to preclude redevelopment of these sites.

Table H-44 Adequacy of Sites in Meeting RHNA

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	310	208	229	509	1,256
Residential Sites Inventory					
Approved and Pending Projects	163	4	699	866	
Multi-Family (35 du/ac)	783	0	0	783	
Mixed Use (35 du/ac)	2,094	0	0	2,094	
Multi-Family (18–20 du/ac)	0	172	0	172	
Multi-Family (5–15 du/ac)	0	0	164	164	
<i>Total</i>	<i>3,040</i>	<i>176</i>	<i>863</i>	<i>4,079</i>	

Financial Resources

A variety of existing and potential funding sources are available for affordable housing activities in Simi Valley. Sources of funding include federal Community Development Block Grant program funds, the Local Housing fund, and HOME Program and CalHome funds.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

The City of Simi Valley receives an annual allocation of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The CDBG program allows the City to use federal funds to address local housing and community development needs. Specifically, CDBG funds can be used for a range of activities, including the following:

- Public services benefiting lower-income residents and those with special needs;
- Residential or commercial rehabilitation;
- Public improvements and facilities benefiting lower-income neighborhoods or lower-income residents.

The City anticipates receiving an Entitlement Grant of \$540,000 annually. However, given the budgetary constraints at the federal level, the City's CDBG allocation has been decreasing over the years.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Simi Valley is not eligible to receive HOME funds directly from HUD. Instead, the City participates in the competitive HOME funds programs administered by the California Department of Housing and Community Development (HCD). Funds are also potentially available through the Ventura County HOME Consortium. Eligible activities include acquisition, rehabilitation, construction, and rental assistance. In addition, the Program provides for eligible local “matches” such as cash contributions from non-federal sources, from state and local governments and private agencies, organizations, and individuals.

The City had previously participated in the State-administered HOME program. Funds were used to assist in the rehabilitation of older homes and to provide monthly senior rent subsidies. A potential constraint to continuing use of HOME funds is the requirement for a 25-percent local match with non-federal funds. With the dissolution of redevelopment and therefore loss of redevelopment funds, the City may have difficulty securing the required local match.

SECTION 8 HOUSING CHOICE VOUCHERS

The federal Section 8 Housing Choice Voucher program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 assistance is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. The City contracts with the Housing Authority of the County of Ventura to administer its share of the Section 8 program. The Housing Authority manages an allocation of approximately 800 vouchers for people living in Simi Valley.

Administrative Resources

CITY OF SIMI VALLEY ENVIRONMENTAL SERVICES DEPARTMENT

The Planning Division of the Environmental Services Department provides information, technical assistance, and project review of development proposals. The Division's General Plan Section prepares updates and amendments to the General Plan, which serves as the "blueprint" and City's vision for future development of the community. This section is also responsible for researching and analyzing population/growth forecasts. The Division's Environmental Planning Section conducts environmental reviews of all development activities within the City, and prepares environmental documents for General Plan implementation measures and other City-initiated projects. The Division's Current Planning Section processes applications for residential, commercial, and industrial development through a formal review and public hearing process.

The Housing Division works with property developers to assist in bringing affordable housing to the City. The Housing Division also creates and monitors various programs such as: the Home Rehabilitation Program and the Fair Housing Outreach and Counseling Program. In addition, the Division administers the Community Development Block Grant Program (CDBG).

HOUSING AUTHORITY OF THE COUNTY OF VENTURA

The Housing Authority of County of Ventura administers the Section 8 Housing Choice Voucher Program (HCVP) for the City of Simi Valley. Participants of the HCVP may also participate in the County's Family Self-Sufficiency (FSS) program. The objective of the FSS program is to reduce or eliminate the dependency of low-income families on welfare assistance and on Section 8, public assistance, or any federal, state, or local rent subsidy program or homeownership program.

HOUSING DEVELOPERS

The City of Simi Valley works with both non-profit and for-profit developers to produce quality affordable housing in the City. Table H-45 shows the different developers the City has partnered with or attempted to partner with to develop affordable housing.

Table H-45 Housing Developers

Developer	Housing Development	Type of Housing
Many Mansions	Casa de Paz	Apartments
	La Rahada	Apartments
	Peppertree	Apartments
Cabrillo Economic Development Corporation	Kuehner Homes	Ownership Housing
	Apricot Ranch	Ownership Housing
	Plaza del Sol	Apartments
Habitat for Humanity	Royal Avenue and Sequoia	Ownership Housing
LINC Housing MCA Housing Partners; MW Development	Harmony Terrace	Senior Apartments
	Seasons/ Haven at Tapo St.	Senior Apartments
Christian Senior Housing Foundation	Heywood Gardens	Senior Apartments
The Olsen Company	Proposed affordable project, later withdrawn	
Essex Property Trust, Inc.	Meadowood Apartments	Apartments (affordability has expired)
	Hidden Valley Apartments	Apartments
Leff Development LLC	Paseo de las Flores	Senior Apartments
Casden Properties LLC	L.A. Madera Village	Ownership Housing (unbuilt)
	Creekside Apartments	Apartments
	Indian Oaks Apartments	Apartments
Jefferson Properties	Jefferson Apartments aka Archstone Apartments	Apartments
USA Properties Fund	Las Serenas	Senior Apartments
	Vintage Paseo Apartments	Senior Apartments
Carlito Construction	Patricia Village	Senior Apartments
	Pattywood	Apartments
	Hillview	Apartments
Corporation for Better Housing	Wood Ranch Senior Condominiums	Senior for Sale
AMCAL	Sorrento Villas	Senior Apartments

Opportunities for Energy Conservation

COMMUNITY DESIGN

General Plan 2030 will guide development decisions for the next 20 years. Sustainability is a key theme of the Simi Valley General Plan 2030, and the goals and policies are designed to locate housing, jobs, and services closer to one another to reduce automobile traffic, congestion, pollution, and resource consumption, while increasing the viability of businesses and social interaction, energy efficiency, water conservation, and recycling. Simi Valley's plans for future growth and development are guided by a commitment to protect the natural environment and to maintain and enhance the quality of life for all people in Simi Valley.

SUSTAINABLE SIMI VALLEY

The Sustainable Simi Valley Committee was formed in December of 2007 to serve in an advisory capacity to the City Council on sustainability matters in the City. One of the Committee's main duties is to develop policies and regulations "to provide a framework that can be used to create a healthy living environment, to manage the efficient use and conservation of natural and economic resources, and to preserve the unique way of life in our community for present and future generations."

The Sustainable Simi Valley Committee includes many different community members, including City Council and Planning Commission officials, members of the Chamber of Commerce and the Building Industry Association, representatives from Simi Valley Unified School District, Rancho Simi Recreation and Park District, Southern California Edison, Southern California Gas, Waste Management, Calleguas Municipal Water District, and two at-large members from the public.

Since its formation, the Sustainable Simi Valley Committee has developed the City's Green Building Ordinance and the Green Community Action Plan for adoption by the City Council, and contributed to the creation of the City's Live Green webpage.

The Live Green webpage contains information on resources available for energy conservation such as:

- Energy Upgrade California—Find projects, rebates, and State-certified energy efficiency contractors
- Flex Your Power—Get quick tips for easy things to save energy, and find rebates for appliances, lighting, heating and cooling, and energy audits
- Cool California—Find rebates and incentive programs for making the home more energy efficient

HOUSING PLAN

Goals and Policies

GOAL HE-1

Balanced Community. A balanced community with services and housing opportunities is created for all.

Policies

- HE-1.1 Variety of Housing Types.** Provide a wide choice of new housing featuring a range of styles, types, densities, and amenities to accommodate the needs of all socioeconomic segments of the community.
- HE-1.2 Workforce and Executive Housing.** Coordinate residential development strategies with economic development efforts to provide housing not only for the general workforce but also to executives and business owners who could be instrumental in creating and retaining jobs in the community.
- HE-1.3 Housing on Underutilized Sites.** Encourage the addition of new dwelling units (multifamily housing) on existing parcels in underutilized residential areas of the City where supported by existing zoning and parcel sizes.
- HE-1.4 Lot Consolidation.** Promote good site planning techniques by encouraging lot consolidations in areas where small and/or narrow parcels constrain development.
- HE-1.5 Review Building Guidelines.** Periodically reexamine local building design requirements, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
- HE-1.6 Private-Public Partnerships.** Continue to work with other public agencies and private enterprises, which provide human service or housing within the City.
- HE-1.7 Monitor Lending Institutions.** Monitor, through the City's fair housing service provider, the performance of local lending institutions in regard to meeting the credit needs of all economic segments of the community.
- HE-1.8 Incentives for Lower-Income Housing.** Continue to offer financial and regulatory incentives to developers of lower-income housing projects as funding permits.
- HE-1.9 Expedited Processing for Affordable Housing.** Continue to expedite the processing of residential development proposals and permits and granting priority queuing to permit applications for affordable housing projects.

GOAL HE-2

Existing Housing Stock. The existing residential housing stock is maintained and improved where necessary.

Policies

- HE-2.1 Code Enforcement.** Utilize the City's code enforcement capabilities to ensure that landlords renting unsanitary and unsafe housing units correct identified code violations.
- HE-2.2 Housing Maintenance.** Encourage continued maintenance of currently sound housing through a local information and assistance program.
- HE-2.3 Preserve Existing Affordable Housing.** Continue to implement programs that preserve the City's existing affordable housing stock.
- HE-2.4 Home Rehabilitation.** Continue to offer home rehabilitation programs to lower and moderate-income homeowners to maintain and improve existing neighborhoods.
- HE-2.5 Rehab of Substandard Units.** Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
- HE-2.6 Energy Conservation in New Housing.** Encourage the use of energy conserving techniques in the siting and design of new housing.
- HE-2.7 Enforce Energy Conservation Laws.** Actively enforce all state energy conservation requirements for new residential construction.
- HE-2.8 Promote Solar Power.** Encourage and promote the maximum use of passive solar heating and cooling opportunities in housing units throughout the City.

GOAL HE-3

Affordable Housing. A wide range of housing types and an adequate supply of affordable housing is provided while maintaining the quality of life for all residents.

Policies

- HE-3.1 Density Bonuses.** Make necessary density bonuses or other incentives available consistent with state law and community interests to:
 - Encourage affordable rental housing targeted for lower-income households; and
 - Encourage affordable ownership housing targeted for low- and moderate-income households.
- HE-3.2 Affordable Housing Agreements.** Require developers to enter into affordable housing agreements to ensure the continuation of affordability of units in those projects that have received density bonuses, regulatory incentives, and/or financial assistance for the provision of affordable housing.
- HE-3.3 Affordable Housing Design.** Encourage attractive and functional designs for affordable housing during the development review process through:
 - Designs that blend harmoniously with the surrounding neighborhood;
 - Exterior treatment that is compatible with market rate housing;

HOUSING PLAN

- Project designs that minimize safety and maintenance problems; and
- Provision of amenities such as recreational facilities or enriched landscaping.

- HE-3.4 Inclusive Affordable Housing.** Continue to review the design of all housing developments to ensure that units designed to be affordable complement the character of the surrounding neighborhood and do not separate lower-income families from the community. The City may allow unit clustering for purposes of facilitating the development of affordable ownership units and senior housing.
- HE-3.5 Incentives for Special Needs Affordable Housing.** Provide incentives to developers of affordable housing to construct affordable housing for groups with special needs in relationship to the amount of affordable units provided whenever possible.
- HE-3.6 Flexibility in Housing Design.** Continue to utilize the planned or cluster development permit process to provide for flexibility in housing design.
- HE-3.7 Quality Affordable Housing.** To the extent feasible, require affordable units to be provided in the same quality and design as other units in the development and to be evenly distributed throughout the development.

GOAL HE-4

Special Needs Groups. Programs to meet the special needs of target groups are available.

Policies

- HE-4.1 Equitable Special Needs Housing.** Work to provide housing for special household groups in an equitable and balanced manner including the provision of Universal Design improvements in new construction and in rehabilitation projects where feasible.
- HE-4.2 Housing for Low-income Seniors.** Encourage housing programs, which address the special financial needs of lower-income senior citizens.
- HE-4.3 Senior Community Housing.** Encourage the construction of specialized housing for senior citizens in the community, including planned senior communities.
- HE-4.4 Transit Accessible Senior Housing.** Encourage the placement of senior housing on public transit routes and within a short walking distance of daily shopping facilities and near medical facilities.
- HE-4.5 Second Dwelling Units.** Work with individuals who want to build second dwelling units on existing residential lots, in accordance with state law, in order to increase the supply of housing for elderly households.
- HE-4.6 Low-Income Housing for Large Households.** Encourage the construction of lower-income housing units of three bedrooms or more for large family households.
- HE-4.7 Handicap Accessible Housing.** Review developments receiving financial incentives to ensure that a reasonable number of units are designed and equipped for handicapped persons.
- HE-4.8 Housing Designed for Disabled.** Encourage construction of affordable housing units which meet the design needs of the disabled (including those with developmental disabilities).

- HE-4.9 Emergency Shelter Sites.** Encourage the development of emergency shelters by identifying the appropriate potential sites for such development.
- HE-4.10 Eliminate Housing Discrimination.** Continue fair housing outreach efforts to eliminate housing discrimination based on race, color, creed, national origin, age, handicap, sex, or marital status.
- HE-4.11 Investigate Discrimination Complaints.** Utilize local fair housing agencies to promptly investigate complaints involving housing discrimination.
- HE-4.12 Tenant-Landlord Relations.** Promote greater awareness of tenant and landlord rights.
- HE-4.13 Funding for Homeless Housing.** Continue to assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.
- HE-4.14 Housing for all Household Sizes.** Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

Housing Programs

PROGRAM 1: HOME REHABILITATION PROGRAM

The Home Rehabilitation Program offers low interest deferred loans to low and median-income homeowners. Qualified owners of detached single-family residences are eligible for a deferred 2 percent loan of up to \$50,000 with no monthly payments.

OBJECTIVES AND TIMEFRAME

- Continue to provide loans to qualified low and median-income homeowners.
- Disseminate information to homeowners regarding rehabilitation standards and the Home Rehabilitation Program.
- Improve 15 housing units annually.

Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

Funding Sources:

HOME (program income); Local Housing Fund; CalHome; Energy Efficiency & Conservation Block Grant

Relevant Policies:

HE-2.3, HE-2.4, HE-2.5, and HE-4.2

PROGRAM 2: CODE ENFORCEMENT

The City of Simi Valley has adopted municipal codes to enhance the quality of life for its residents and provide equitable standards for the business community. The City enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley. This is accomplished through administering programs, responding to citizen

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questions and concerns, and enforcing regulations that preserve, protect and enhance the livability, appearance, and the social and economic conditions of the community.

OBJECTIVES AND TIMEFRAME

- Continue code enforcement activities and connect households in need of City rehabilitation programs.

Responsible Agency:

Community Services Department

Funding Sources:

General Fund

Relevant Policies:

HE-2.1, HE-2.2, and HE-2.5

PROGRAM 3: PRESERVATION OF AT-RISK UNITS

Nine affordable housing projects in the City – Indian Oaks, Shadow Ridge, Courtyard, Baywood, Regency, Patricia Village, Westgate, Heywood Place, and Pepper Tree Court – are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (October 15, 2013 through October 15, 2023). Combined, these nine projects offer 251 units affordable to very low- and low-income households. Two of these projects were financed with tax exempt bonds and the seven other projects set aside affordable units in exchange for a density bonus from the City. No more than 20 percent of the units among these projects are affordable.

OBJECTIVES AND TIMEFRAME

- Annually monitor the status of at-risk units by maintaining contact with property owners and pursue extension of affordability covenants in exchange of incentives, if feasible.
- Work with property owners intending to opt out of the affordability covenants to ensure tenants receive adequate notice.
- Support and assist property owners in applying for state and federal at-risk housing preservation funds.
- Provide technical assistance to tenants to access other affordable housing resources, such as assistance to tenants of at-risk affordable housing developments by referring them to the Area Housing Authority of the County of Ventura; the Affordable Housing Guide, which contains a list of affordable apartments in the City; and Community Action of Ventura County, which administers the City's Eviction Prevention and Security Deposit Assistance programs.

Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

Funding Sources:

Local Housing Fund; State At-Risk Housing Preservation funds; CDBG

Relevant Policies:

HE-2.3

PROGRAM 4: SECTION 8 HOUSING CHOICE VOUCHERS

The Area Housing Authority of the County of Ventura administers the Section 8 Housing Choice Voucher Program for Simi Valley residents on behalf of the U.S. Department of Housing and Urban Development. Section 8 requires a very low-income renter to pay up to 30 percent of their gross monthly income towards rent and picks up the balance on the renter's behalf.

OBJECTIVES AND TIMEFRAME

- Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.
- Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.
- Promote programs to extremely low-income households.
- Continue to provide Section 8 Vouchers to approximately 800 households annually.

Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

Funding Sources:

HUD Section 8 funds

Relevant Policies:

HE-4.1 and 4.2

PROGRAM 5: FORECLOSURE PREVENTION ASSISTANCE

In 2008, the NeighborWorks® Home Ownership Center (HOC) team launched its “A New Way Home” campaign in conjunction with its sister agency, the Ventura County Community Development Corporation (VCCDC), to increase awareness of its foreclosure prevention assistance. Under the program, HOC counselors assist local homeowners with one-on-one counseling, leading to action plans to avoid foreclosure or offer alternatives to foreclosure if homeownership cannot be maintained. The HOC also offers workshops to educate people about the dangers of abusive real estate and lending practices and steps to avoid the foreclosure process.

OBJECTIVES AND TIMEFRAME

- Disseminate information to the public regarding foreclosure prevention assistance.
- Provide assistance to 30 households annually.

Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

Funding Sources:

NeighborWorks

Relevant Policies:

HE-1.6, HE-4.1, HE-4.2, and HE-4.14

PROGRAM 6: ENERGY CONSERVATION/GREEN BUILDING

The City has taken a strong stand for energy efficiency in new construction. On December 7, 2009, the City Council adopted the California Green Building Standards Code with local amendments that include energy efficiency performance standards for all new residential construction and residential remodeling over 500 sf to exceed current Title 24 energy code requirements by 5 and 10 percent respectively. The City strongly encourages applicants for publicly subsidized home rehabilitation projects to prioritize energy efficiency improvements, including windows, water heaters, cooling system repairs or upgrades, weatherization, and other measures that will save money and energy.

OBJECTIVES AND TIMEFRAME

- Offer education and provide outreach to residents and developers regarding energy efficiency and greenbuilding requirements (ongoing).
- Increase long-term affordability of housing by improving energy efficiency (ongoing).
- Participate in Energy Leader Partnership Program with SCE and participation in first Green Communities Challenge by the Institute for Local Government.

Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

Funding Sources:

Federal and Utilities

Relevant Policies:

HE-2.6, HE-2.7, and HE-2.8

PROGRAM 7: AFFORDABLE HOUSING DEVELOPMENT

Through Affordable Housing Agreements, the City negotiates with developers for the inclusion of affordable housing in new developments. The City has been successful in achieving hundreds of affordable rental and ownership housing units for lower-income households using this mechanism. In addition, the City utilizes a variety of funding sources to assist in the development of affordable housing.

OBJECTIVES AND TIMEFRAME

- Continue to facilitate affordable housing using regulatory incentives.
- Continue to offer nonprofit housing developers up to two rounds of review by the Affordable Housing Subcommittee at no fees.
- Annually explore funding availability at the state and federal levels and pursue funding as appropriate.
- Facilitate the development of 100 units affordable to lower-income households (with a portion being targeted for extremely low-income households).
- As funding permits, prioritize affordable housing funds for projects that set aside a portion of the units for extremely low income households and persons with disabilities, including developmental disabilities.

Responsible Agency:

Environmental Services Department/Planning Division

Funding Sources:

HOME funds and HOME (program income); Local Housing Fund

Relevant Policies:

HE-1.1, HE-1.3, HE-1.4, HE-1.6, HE-1.8, HE-1.9, HE-2.6, HE-2.7, HE-2.8, HE-3.1, HE-3.2, HE-3.3, HE-3.4, HE-3.5, HE-3.7, HE-4.1, HE-4.2, HE-4.3, HE-4.4, HE-4.6, and HE-4.8

PROGRAM 8: ADEQUATE SITES INVENTORY

The City has a Regional Housing Needs Assessment (RHNA) of 1,256 units, including 310 extremely low/very low-income, 208 low-income, 229 moderate-income, and 509 above moderate-income units for the period of 2013 through 2021. The City will ensure that an adequate supply of vacant and underutilized sites at appropriate densities and development standards to accommodate the remaining RHNA is available by maintaining an inventory of vacant and underutilized sites.

OBJECTIVES AND TIMEFRAME

- Monitor the development trends in the City, particularly on the sites identified in this Housing Element to ensure continued ability to accommodate the RHNA.
- Assist in the identification of sites with potential for lot consolidation and housing development.

Responsible Agency:

Environmental Services Department/Planning Division

Funding Sources:

Departmental budget

Relevant Policies:

HE-1.2, HE-1.3, HE-1.4, HE-1.6, and HE-3.6

PROGRAM 9: MIXED-USE

Mixed-use developments incorporate a variety of commercial uses in close proximity to residential units. Currently, mixed-use developments are not very common in Simi Valley. However, the City recognizes that because vacant land within the City is limited, future housing growth will need to include a significant amount of multi-family, attached and mixed-use development. The City recently completed a mixed-use development (Haven at Tapo Street) that included 72 townhomes, 36 senior apartments and a 12,000-square-foot retail component. This project is currently under construction. The City's Metrolink station also offers opportunities for transit-oriented uses, including mixed-use development, new commercial/entertainment uses, and new housing. During the implementation of General Plan 2030, the City will work to focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in other appropriate areas throughout the City.

OBJECTIVES AND TIMEFRAME

- Encourage mixed-use development along transit corridors and other appropriate areas through the following incentives:
 - > Shared parking.
 - > Reduced parking requirements – The City revised the Development Code to provide reduced parking for mixed-use developments (see Table H-33).
 - > Height limits – The City revised the Development Code to provide for a building height limit of 55 feet and four stories (compared to 48 feet and three stories in commercial zones).
 - > Reduced setbacks – The City revised the Development Code to reduce setbacks for mixed-use developments (see Table H-32).

Responsible Agency:

Environmental Services Department/Planning Division

Funding Sources:

Departmental Budget

Relevant Policies:

HE-1.1, HE-1.2, HE-1.3, HE-1.4, HE-1.6, HE-2.6, HE-2.7, HE-2.8, HE-3.1, HE-3.4, HE-3.6, HE-4.1, HE-4.7, and HE-4.14

PROGRAM 10: DEVELOPMENT STANDARDS AND REVIEW PROCESS

The City continues to monitor its development standards and development review/approval process. To facilitate development within the community, the City has established a Permit Processing Review Committee. The objective of the Committee is to review and recommend changes to the City's Development Code in order to streamline the review process and remove constraints to development. The Committee has recommended the revision of the City's residential parking requirements to be consistent with neighboring jurisdictions, establishing the parking requirements based on the number of bedrooms per unit.

OBJECTIVES AND TIMEFRAME

- Continue to review and improve the City's development standards and review process.
- Monitor the implementation of the Mixed Use Overlay to ensure the adopted standards facilitate residential and mixed use developments at the maximum allowable density.

Responsible Agencies:

Environmental Services Department/Planning Division; Permit Processing Review Committee

Funding Sources:

Departmental Budget

Relevant Policies:

HE-1.1 and HE-1.3

PROGRAM 11: ZONING ORDINANCE

Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City of Simi Valley recently amended its Development Code to specifically address the provision of transitional housing, supportive housing, and SRO housing. The City will continue to monitor the Development Code for potential constraints and amend the Code as necessary to address any potential issues.

OBJECTIVES AND TIMEFRAME

- Continue to monitor the Development Code for potential constraints and amend the Code as necessary to address any potential issues.
- Annually review state and federal regulations to ensure the Development Code complies with current regulations.

Responsible Agency:

Environmental Services Department/Planning Division

Funding Sources:

Departmental Budget

Relevant Policies:

HE-1.1, HE-4.1, HE-4.3, HE-4.7, HE-4.8, HE-4.9, and HE-4.14

PROGRAM 12: LOT CONSOLIDATION PROGRAM

Future residential development in the City will likely occur as infill housing and mixed-use developments in opportunity areas. The City adopted a Lot Consolidation incentive and the Revitalization of Obsolete and Underused Properties policy in June 2012, and City staff will continue to implement these policies.

OBJECTIVES AND TIMEFRAME

- Continue to implement adopted lot consolidation and revitalization policies during the 2013-2021 planning period.
- Promote policies through information at public counters and on City website and provide technical assistance to property owners and interested developers.

Responsible Agency:

Environmental Services Department/Planning Division

Funding Sources:

Departmental Budget

Relevant Policies:

HE-1.1, HE-1.2, HE-1.3, HE-1.4, HE-1.5, HE-4.2, and HE-4.14

PROGRAM 13: FAIR HOUSING

The City contracts with the Southern California Housing Rights Center (HRC) to actively inform residents, landlords of residential property, and others involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair housing. The HRC provides a wide array of programs and services to its clients free of charge, including:

- Landlord-Tenant Counseling
- Predatory Lending Information & Referrals
- Housing Discrimination Investigation
- Enforcement & Advocacy
- Outreach & Education

OBJECTIVES AND TIMEFRAME

- Continue to contract with the Southern California Housing Rights Center (HRC) to provide fair housing services to residents.
- Disseminate information to the public on the array of fair housing programs and services provided by HRC.
- Refer complaints and inquiries to the Southern California Housing Rights Center.
- Place fair housing brochures at City counters and community locations.
- Provide a link to the Southern California Housing Rights Center on the City's website.
- Include public presentations with different community groups in annual fair housing service contracts.

Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

Funding Sources:

CDBG

Relevant Policies:

HE-1.6, HE-1.7, HE-4.10, HE-4.11, and HE-4.12

Summary of Objectives

Table H-46 summarizes the quantifiable objectives presented for each program earlier. Objectives are categorized as units to be constructed, rehabilitated, or preserved by income level.

Table H-46 Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction (Based on anticipated production given resources available)	155	155	208	229	509
Rehabilitation (Home Rehabilitation Program)	0	0	60	0	0
Conservation/Preservation (At-Risk Housing Preservation)	0	163	88	0	0
Housing Assistance (Housing Choice Vouchers)	400	400	0	0	0

Appendix H1 Review of Past Accomplishments

Table H1-1 Review of Past Accomplishments

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
Program 1: Home Rehabilitation Program The Home Rehabilitation Program offers low interest deferred loans to low- and median-income homeowners.	Continue to provide loans to qualified low-income homeowners. Disseminate information to homeowners regarding rehabilitation standards and the Home Rehabilitation Program. Improve 15 housing units annually.	Overall, 63 housing units were rehabilitated from 2008 to 2012. Of the households assisted, 30 were very low-income households, 27 were low-income households and six were moderate-income households. The City's Home Rehabilitation Coordinator routinely provides technical assistance to local property owners regarding housing maintenance.	Rehabilitation of deteriorated housing is an important goal of the City. This program is included in the 2013–2021 Housing Element.
Program 2: Code Enforcement The City enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley.	Continue code enforcement activities and connect households in need of City rehabilitation programs.	Between 2008 and 2012, the City addressed and obtained compliance on 1,186 property maintenance violations.	This program is included in the 2013–2021 Housing Element.
Program 3: Preservation of At-Risk Units Eight affordable housing projects in the City – Regency, Creekside, Patricia Partners, Indian Oaks, Villas at Wood Ranch, Shadow Ridge Apartments, Courtyard, and Baywood Apartments – are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (July 1, 2008 through June 30, 2018).	Annually monitor the status of at-risk units by maintaining contact with property owners and HUD Multi-Family Housing Division. Solicit interest and participation of nonprofit housing developers to acquire and preserve at-risk units. Work with property owners intending to opt out of the affordability covenants to ensure tenants receive adequate notice. Support and assist property owners in applying for state and federal at-risk housing preservation funds. Provide technical assistance to tenants to access other affordable housing resources.	All of the affordable housing units at-risk during the 2008-2014 Housing Element converted to market rate. The majority of these projects (seven of eight) were required to maintain affordable units in exchange for a density bonus. No public funding was involved in these projects. Preservation of these at-risk units is difficult as only a small percentage of the units in these projects are reserved as affordable housing. The majority of the units at these projects are market-rate units. Preservation of the affordable units by way of acquiring the entire projects is financially infeasible, especially with the loss of redevelopment funds. The City's strategy is to continue to	The City will continue to monitor the status of housing units at risk of converting to market-rate housing. This program is included in the 2013–2021 Housing Element.

Table H1-1 Review of Past Accomplishments

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
		replenish the affordable housing inventory by offering regulatory incentives. The City continues to work with property owners and pursue partnership opportunities with non-profits to expand affordable housing.	
Program 4: First-Time Homebuyer Program The First-Time Homebuyer Program currently offers qualified low-income first-time homebuyers who wish to purchase a home in Simi Valley a deferred payment second trust deed loan (no monthly payments required) up to \$50,000 per bedroom, not to exceed \$200,000.	Disseminate information to the public regarding the First-Time Homebuyer Program. Provide assistance to 15 households annually.	Overall, the City's first-time homebuyer program has assisted 65 households in achieving homeownership since 2008. Of the households assisted, nine were very low-income households, 54 were low-income households and two were moderate-income households. The City continues to actively promote various first-time homebuyer assistance programs by providing information to the public. The City previously funded several First-Time Homebuyer Assistance Program loans through the CalHFA loan program and continues to promote that loan program. The City will continue to explore available funding sources to provide down payment assistance to first-time homebuyers.	This program has been suspended indefinitely due to a lack of funding. However, this type of assistance is offered through other means with Ventura County. This program is not included in the 2013–2021 Housing Element.
Program 5: Security Deposit Assistance Program This program assists eligible residents with up to two-thirds of the required security deposit, up to a maximum of \$1,200, for all qualified very low-income families seeking to secure a rental unit in Simi Valley.	Disseminate information to the public regarding the Security Deposit Assistance Program. Provide assistance to 6 households annually.	Overall, the City's Security Deposit Assistance Program has assisted 21 households since 2008. All of the households assisted were very low-income households.	This program has been suspended indefinitely due to a lack of funding. However, this type of assistance is offered through other means with Ventura County. This program is not included in the 2013–2021 Housing Element.
Program 6: Section 8 Housing Choice Vouchers	Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.	As of July 2013, 808 households in the City were receiving housing rental assistance	Section 8 remains a major source of affordable housing

Table H1-1 Review of Past Accomplishments

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
Section 8 requires a very low-income renter to pay up to 30 percent of their gross monthly income towards rent and picks up the balance on the renter's behalf.	<p>Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.</p> <p>Promote programs to extremely low-income households.</p> <p>Provide Section 8 Vouchers to 140 households annually.</p>	<p>through the Section 8 Program.</p> <p>The City has continued to actively support the Area Housing Authority's Section 8 Program and has submitted letters of support for additional funding when requested: The City is represented by two volunteers appointed by the City Council who serve on the Area Housing Authority Board of Directors.</p>	assistance for extremely low-, very low-, and low-income households. This program is included in the 2013–2021 Housing Element.
Program 7: Senior Rent Subsidy Program The Senior Rent Subsidy Program (SRSP) is available to seniors living in Simi Valley that qualify for Section 8 assistance. The SRSP was created in 1989 to provide rental assistance to residents who were very low-income seniors age 62 and older, on the HUD Section 8 waiting list, and waiting to be assisted through Section 8.	<p>Disseminate information to the public regarding the Senior Rent Subsidy Program.</p> <p>Provide assistance to a maximum of 41 senior households annually.</p>	<p>An average of 40 very-low- income seniors were provided with rent subsidies each month from 2008 to 2012.</p> <p>Due to a lack of funding, as of August 2013, zero households were receiving assistance through this program. Applications are not currently being processed; however, 149 households remain on the waiting list for assistance.</p>	<p>Prior funding for this program was eliminated as a result of the dissolution of redevelopment agencies in June 2011.</p> <p>This program is not included in the 2013–2021 Housing Element.</p>
Program 8: Mobile Home Rent Subsidy for Seniors This program offers space rent subsidies for very low- and low-income seniors living in one of five major mobile home parks in the City (Susana Woods, Trade Winds, Friendly Village, Simi Country, and the Crest).	<p>Disseminate information to the public regarding the Mobile Home Rent Subsidy Program for Seniors.</p> <p>Provide assistance to 35 seniors annually (approximately 10 very low-income and 25 extremely low-income seniors).</p>	<p>An average of 29 very low-income seniors were provided with mobile home rent subsidies each month from 2008 to 2012.</p>	<p>Prior funding for this program was eliminated as a result of the dissolution of redevelopment agencies in June 2011.</p> <p>This program is not included in the 2013–2021 Housing Element.</p>
Program 9: Eviction Prevention Assistance This program provides up to \$1,200 to assist with either rent or mortgage for low-income Simi Valley residents who are behind on rent (or mortgage) due to unforeseen circumstances and are in the process of being evicted or foreclosed	<p>Disseminate information to the public regarding the Eviction Prevention Assistance Program.</p> <p>Provide assistance to 6 households annually.</p>	<p>Overall, the Eviction Prevention Assistance Program has assisted 27 households since 2008.</p>	<p>This program has been suspended indefinitely due to a lack of funding.</p> <p>However, this type of assistance is offered through other means with Ventura County.</p> <p>This program is not included</p>

Table H1-1 Review of Past Accomplishments			
2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
upon because of non-payment.			in the 2013–2021 Housing Element.
Program 10: Foreclosure Prevention Assistance Under the program, HOC counselors assist local homeowners with one-on-one counseling, leading to action plans to avoid foreclosure or offer alternatives to foreclosure if homeownership cannot be maintained.	Disseminate information to the public regarding foreclosure prevention assistance. Provide assistance to 40 households annually.	Overall, the Foreclosure Prevention Assistance Program has assisted 153 households since 2008.	This program is included in the 2013–2021 Housing Element.
Program 11: Energy Conservation/Green Building The City strongly encourages applicants for publicly subsidized home rehabilitation projects to prioritize energy efficiency improvements, including windows, water heaters, cooling system repairs or upgrades, weatherization, and other measures that will save money and energy.	Offer education and provide outreach to residents and developers regarding energy efficiency and greenbuilding requirements (ongoing). Increase long-term affordability of housing by improving energy efficiency (ongoing). Participate in Energy Leader Partnership Program with SCE and participate in first Green Communities Challenge by the Institute for Local Government.	The City's website includes the "Live Green" and "Save Green" pages promoting energy efficiency and green building practices. City-sponsored events, and the City's hosting of workshops, provide education and outreach to the community. City is working with local and regional groups to establish plug-in electric vehicle charging stations. Additionally, the City Council adopted a Green Building Ordinance in December 2009, which requires the recycling of materials in demolished structures and encourages energy efficient design of new buildings.	This program is included in the 2013–2021 Housing Element.
Program 12: Affordable Housing Development Through Affordable Housing Agreements, the City negotiates with developers for the inclusion of affordable housing in new developments. In addition, the City utilizes a variety of funding sources to assist in the development of affordable housing.	Continue to facilitate affordable housing using financial and regulatory incentives. Continue to offer nonprofit housing developers up to two rounds of review by the Affordable Housing Subcommittee at no fee. Annually explore funding availability at the state and federal levels and pursue funding as appropriate. Facilitate the development of 100 units affordable to lower-income households (with a portion being	Tri-Pointe Homes recently developed a 43-unit single-family home project at the southeastern corner of Royal Avenue and Corto Street, which includes five units reserved for purchase by low-income households. The sale of these affordable units was completed. In 2012, the City approved a 31-unit senior apartment project on Katherine Road South with an 18.8% density bonus. The City and	This program is included in the 2013–2021 Housing Element.

Table H1-1 Review of Past Accomplishments

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
	targeted for extremely low-income households). As funding permits, prioritize affordable housing funds for projects that set aside a portion of the units for extremely low-income households.	<p>developer entered into a 55-year affordable agreement receiving 30 units for very low-income households.</p> <p>Also in 2012, permits were issued for 75 moderate-income condominium units (The Waterstone project on Heywood Street; Haven at Tapo Street; Parkview on Los Angeles Avenue, north of the Metrolink train station; and Los Arboles at Royal Avenue and Corto Street).</p> <p>During 2011, the City approved a request to modify the proposed acquisition and rehabilitation of the 12-unit Peppertree Apartment complex to provide housing for very low- and low-income households. A relocation plan was prepared in conjunction with the proposed project.</p> <p>The City will continue to offer developers the opportunity to submit affordable housing conceptual review applications at no charge.</p> <p>The City has continued to use mortgage revenue bonds as a source of funds for new affordable housing construction.</p> <p>The City actively supports the actions of developers to obtain state and/or federal funds to build affordable housing projects.</p>	
Program 13: Adequate Sites Inventory The City will ensure that an adequate supply of vacant and underutilized sites at appropriate densities and development standards to accommodate the remaining RHNA is available by maintaining an inventory of vacant and underutilized sites.	Monitor the development trends in the City, particularly on the sites identified in this Housing Element to ensure continued ability to accommodate the RHNA. Assist in the identification of sites with potential for lot consolidation and housing development.	The City continues to identify potential vacant or underdeveloped sites suitable for the construction of a variety of housing types and densities.	It is important for the City to continue to identify suitable sites for residential units in order to meet its RHNA. This program is included in the 2013–2021 Housing Element.
Program 14: Managed-Growth Plan	Work with a committee in 2011 and 2012 to draft a	The voters of Simi Valley adopted Measure	This program is included in

Table H1-1 Review of Past Accomplishments			
2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
The City's Managed-Growth Plan covers the period of January 4, 2004 to December 12, 2012. The City is required to put a replacement measure on the ballot in November 2012. The City will be working with a committee to draft a replacement measure. The replacement measure will ensure that the City is able to meet its Regional Housing Need Allocation and establish a process and clear criteria for allocation that would serve to facilitate residential development in a timely and orderly manner.	<p>replacement measure that meets the objectives of orderly development and accommodates the City's RHNA in timely manner.</p> <p>Conduct an educational campaign for City residents in 2012 regarding the relationship between managed growth, land use planning, and compliance with state laws.</p>	N in November 2012, which will continue the Managed Growth Plan of 292 allocations per year, as modified. The City has adopted a revised Permit Allocation System to implement the revised Managed-Growth Plan through a first approved, first awarded system.	the 2013–2021 Housing Element.
Program 15: Mixed-Use During the implementation of General Plan 2030, the City will work to focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in other appropriate areas throughout the City.	<p>Encourage mixed-use development along transit corridors and other appropriate areas through the following incentives:</p> <ul style="list-style-type: none"> • Shared Parking • Reduced parking requirements – The City revised the Development Code to provide reduced parking for mixed-use developments. • Height limits – The City revised the Development Code to provide for a building height limit of 55 feet and four stories (compared to 48 feet and three stories in commercial zones) • Reduced setbacks – The City revised the Development Code to reduce setbacks for mixed-use developments. 	The Mixed-Use Overlay Zoning District was adopted concurrently with the General Plan Update in June 2012.	This program is included in the 2013–2021 Housing Element.
Program 16: Development Standards and Review Process Continue to review and improve the City's development standards and review process.	<p>Recommend appropriate multi-family residential parking standards to facilitate development in the City by the end of 2013.</p> <p>Monitor the implementation of the new Mixed Use Overlay to ensure the adopted standards facilitate residential and mixed use developments at the maximum allowable density.</p>	<p>City fees are re-evaluated every two years. Park District fees for very low- and low-income units are substantially reduced. School fees are substantially reduced for new senior housing projects.</p> <p>The City continues to expedite the development review process for affordable</p>	This program is included in the 2013–2021 Housing Element.

Table H1-1 Review of Past Accomplishments

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
		<p>housing projects.</p> <p>The City recently amended the Development Code to address the extremely low-income and special needs housing.</p>	
Program 17: Senior Citizen Dwelling Units	<p>Amend the Development Code to remove this use classification or treat these units the same way second dwelling units are treated within one year of adoption of the Housing Element.</p>	<p>This program was completed. The amendment was adopted on January 13, 2014.</p>	<p>This program is not included in the 2013–2021 Housing Element.</p>
Program 18: Extremely Low-Income and Special Needs Housing	<p>Within one year of the adoption of the Housing Element, the City will amend the Development Code to address the following:</p> <ul style="list-style-type: none"> • Transitional Housing: The Development Code will be amended to address the provision of transitional housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone. • Group Homes: State law includes group homes in the definition of residential care homes and requires larger residential care facilities (of seven or more people) to be provided for. Therefore, the City will amend the Development Code to include group homes in the “residential care facility” definition and treat this use the same as residential care facilities for zoning purposes. • Supportive Housing: The Development Code will be amended to address the provision of supportive housing. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and 	<p>During January 2009, the City approved a Reasonable Accommodation Ordinance, which allows disabled persons to submit an application to make improvements that will give them expanded access to housing.</p> <p>The City recently amended the Development Code to address the extremely low-income and special needs housing, including transitional and supportive housing.</p>	<p>This program is included in the 2013-2021 Housing Element.</p>

Table H1-1 Review of Past Accomplishments			
2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
	subject to the same development standards as the same type of housing in that zone.		
Program 19: Lot Consolidation Program	Implement a lot consolidation program that offers incentives for lot consolidation within one year of adoption of the Housing Element.	The Lot Consolidation Incentive and the Revitalization of Obsolete and Underused Properties policies were adopted with the General Plan Update in June 2012.	This program is included in the 2013–2021 Housing Element.
Program 20: Fair Housing Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Area Housing Authority of the County of Ventura).	Continue to contract with the Southern California Housing Rights Center (HRC) to provide fair housing services to residents. Disseminate information to the public on the array of fair housing programs and services provided by HRC. Refer complaints and inquiries to the Southern California Housing Rights Center. Place fair housing brochures at City counters and community locations. Provide a link to the Southern California Housing Rights Center on the City's website. Include public presentations with different community groups in annual fair housing service contracts.	The City maintains a contract with the Housing Rights Center to provide fair housing counseling and referral services to local residents. The Housing Rights Center periodically conducts informational workshops in the community and provides literature to those who attend the workshops. The City also provides fair housing brochures at the public information counter, incorporates the fair housing logo on its housing program brochures, and requires affordable housing developers to provide fair housing information to individual clients.	This program is included in the 2013–2021 Housing Element.

SUMMARY OF ACCOMPLISHMENTS

Table H1-2 Summary of Accomplishment: January 1, 2008–September 1, 2013

	Very Low	Low	Moderate	Above Moderate	Total
<i>Objectives</i>					
Units Constructed	50	250	310	1,820	2,430
Units Rehabilitated	35	35	5	0	75
At-Risk Units Preserved	206	198	0	0	404
First-Time Homebuyer	0	35	40	75	150
Security Deposit	20	10	0	0	30
Housing Choice Vouchers	90	50	0	0	140
Senior Rent Subsidy	80	20	0	0	100
Mobile Home Rent Subsidy	175	0	0	0	175
<i>Accomplishments</i>					
Units Constructed	29	37	119	66	251
Units Rehabilitated	30	27	6	0	63
At-Risk Units Preserved	0	0	0	0	0
First-Time Homebuyer	9	54	2	0	65
Security Deposit	21	0	0	0	21
Housing Choice Vouchers	750	40	0	0	790
Senior Rent Subsidy	40	0	0	0	40
Mobile Home Rent Subsidy	29	0	0	0	29

SOURCE: City of Simi Valley, 2013.

Appendix H2 Public Participation

ORGANIZATIONS INVITED TO WORKSHOPS

Housing Rights Center	Ventura County Rescue Mission
Many Mansions	Sarah's House
Samaritan Center of Simi Valley	Ventura County Jewish Family Service
Turning Point Foundation	Cornerstone Church
Ventura County Area Agency on Aging	NewHeart Four Square Church
Lutheran Social Services of Southern California	New Hope Christian Fellowship
Shop Ahoy	Shepherd of the Valley Lutheran Church
Easter Seals Southern California	St. Rose of Lima
Tri-County GLAD	USA Properties Fund, Inc.
Action Family Counseling	Essex Properties I, LLC
Berylwood Family Resource Center	California Rural Legal Assistance, Inc.
United Way of Ventura County	Ventura County Human Services Agency
Big Brothers Big Sisters (BBSVC)	Mercy Housing, Inc.
Boys and Girls Club of Simi Valley	Peoples Self Help Housing
Child Development Resources	Fairfield Residential
Children's Home Society of California	Dyer Sheehan Group, Inc.
Community Pregnancy Clinic	Ventura County Homeless & Housing Coalition
FOOD Share, Inc.	Western Manufactured Housing Comm. Assoc.
Kids & Families Together	Corporation for Better Housing
Rainbow Connection Family Resource Center	Independent Living Resource Center, Inc.
Salvation Army Simi Valley	PathPoint
Schools on Wheels, Inc.	Highridge Costa Housing Partners, LLC

APPENDIX H2 PUBLIC PARTICIPATION

Simi Valley Family YMCA	CFC Mortgage Bankers
Catholic Charities of Los Angeles, Inc., Ventura County OASIS	America's Lending Group
Building Industries Association of Southern California	Greenback Funding
Long Term Care Services of Ventura County, Inc. Ombudsman Program	LoanSmart, Inc.
Simi Valley Unified School District	The Olson Company
Habitat for Humanity	Hovell & Pilarski Engineering
Tri-Counties Regional Center	KB Homes
Ventura County Behavioral Health	JemStreet Properties
SCANPH	Colton Lee Communities LLC
Conejo Simi Moorpark Association of REALTORS	C R Property Management Co.
Community Action of Ventura County, Inc.	Carlito Construction, Inc.
AMCAL Multi-Housing, Inc.	Women, Infants, and Children (WIC)
Urban Strategies	Sequoia Equities
ARC of Ventura County	Rescue Mission Alliance
Area Housing Authority of Ventura County	Simi Valley Council On Aging
Simi Valley Chamber of Commerce	
Cabrillo Economic Development Corp.	
Interface Children Family Services of Ventura County	

Appendix H3 Residential Capacity Under General Plan 2030

METHODOLOGY

Land Use Distribution

Vacant and underutilized parcels were identified utilizing the data from the Ventura County Assessor's Office, and refined with site visits and staff knowledge. Specifically, underutilized properties are defined as those with improvements older than 30 years of age and improvement-to-land value less than one (improvements are worth less than the land). This improvement-to-land value ratio is frequently used by economists and real estate professionals to identify potential sites for development. This inventory was then refined with site visits and staff input. The majority of the properties identified in this sites inventory are at least 50 years of age, with low-intensity development on larger lots. Many properties have antiquated configuration and facilities that cannot accommodate modern urban uses. Retrofitting some of these properties can often be cost-prohibitive given the low intensity uses on site. Many properties are also impacted by deferred maintenance.

In estimating development capacity in these Opportunity Areas, the City developed a set of guiding assumptions for the distribution of various land uses in these areas. These assumptions are summarized in Table H-42 of the Housing Element. These land use assumptions were developed with extensive community input, particularly with the General Plan Advisory Committee (GPAC), Planning Commission, and City Council. In this inventory, each parcel is first estimated for a buildout capacity based on 80 percent of the maximum allowable density under the scenario of multi-family housing (column labeled "MFR Units") and under the scenario of mixed-use developments (column labeled "MU Units"). Since the density allowed in either land use is identical, the buildout capacity under either scenario on an individual parcel basis is the same. The row entitled "Total Vacant and Underutilized Parcels" represents total units if all vacant and underutilized parcels are redeveloped either 100 percent as multi-family unit or 100 percent as mixed-use units.

However, the City's vision is different for the individual opportunity areas. Therefore, the land use distribution assumptions are applied to these vacant and underutilized properties within individual subareas of the Opportunity Areas, assuming a certain percentage of the vacant and underutilized parcels will be redeveloped as multi-family units, and a certain percentage will be redeveloped as mixed-use units. For example, if all vacant and underutilized parcels in Tapo Street Corridor Subarea A were redeveloped with either multi-family or mixed-use developments, 208 units can be achieved. However, Tapo Street Corridor Subarea A is anticipated for 20 percent multi-family uses and 40 percent for mixed-use developments, with the remaining 40 percent of the acreage being redeveloped without a residential component. Therefore 60 percent of the vacant and underutilized sites in this area is anticipated to be redeveloped with Very High Density residential uses or Mixed Use developments. The estimated capacity in Tapo Street Corridor Subarea A used for the Housing Element is 42 multi-family units (20 percent of the 208-unit maximum capacity) and 83 mixed-use units (40 percent of the 208-unit maximum capacity) for a total of 125 units.

Furthermore, the apportioning of capacity is based on the number of units totaled from individual parcels. That is, the distribution of mixed-use and multi-family units is based on the land use percentage times the number of unit capacity, not based on the aggregated total acreage times the density. This method safeguards the rounding up of partial units and represents a conservative method of estimating capacity.

Average Density Assumption

To calculate the potential number of units that can be accommodated on each parcel in the MU Overlay District, estimates were calculated for a variety of different development scenarios (senior housing, small apartments, large apartments, and townhomes) based on the residential square footage realized by a recent project. Under the senior housing development scenario, all residences were assumed to be one-bedroom units with an approximate gross square footage of 850 square feet (sf) per unit. This gross area was estimated based on apartment size data from a 2008 citywide survey of rental housing units. According to this survey, the average size of a nonsenior market-rate one- to two- bedroom apartment in the City was 839 sf. To produce a conservative estimate, this square footage was rounded up to 850 sf and then inflated again (by approximately 20 percent) to 1,020 sf to account for hallways, lobby, and other common areas. Based on an average gross square footage of 1,020 sf per unit, a maximum density of 42 dwelling units per acre (du/ac) can reasonably be achieved under this development scenario.

Under the small apartment scenario, residences were assumed to be one- to two-bedroom units with an approximate gross square footage of 1,050 sf per unit. This gross area was estimated based on the inflated square footage estimate for senior housing units (1,020 sf per unit discussed above). To produce a conservative estimate, this square footage was rounded up to 1,050 sf and then inflated again (by approximately 20 percent) to 1,260 sf to account for common areas. Based on an average gross square footage of 1,260 sf per unit, a maximum density of 34 du/ac can reasonably be achieved under this development scenario.

Under the large apartment scenario, all residences were assumed to be three-bedroom units with an approximate gross square footage of 1,620 sf per unit. This gross area was estimated based on apartment size data from the citywide survey of rental housing units. According to the survey, the average size of a nonsenior market-rate three-bedroom apartment in the City was just under 1,200 sf. To produce a conservative estimate, this square footage was rounded up to 1,350 sf and then inflated again (by approximately 20 percent) to 1,620 sf to account for common areas. Based on an average gross square footage of 1,620 sf per unit, a maximum density of 26 du/ac can reasonably be achieved under this development scenario.

Under the townhome scenario, all residences were assumed to be three-bedroom townhome units with an approximate gross square footage of 2,460 sf per unit. This gross area was estimated based on a recently approved mixed-use townhome project within the MU Overlay District. In this development, the average size of a townhome unit was 2,040 sf. To produce a conservative estimate, this square footage was rounded up to 2,050 sf and then inflated again (by approximately 20 percent) to 2,460 sf. Based on an average gross square footage of 2,460 sf per unit, a maximum density of 18 du/ac can reasonably be achieved under this development scenario. These density assumptions yield an average density of 30 du/ac. However, to be conservative, future residential development in the MU Overlay District is estimated at 28 du/ac, 80 percent of the maximum density of 35 du/ac permitted.

Table H3-1 Tapo Street Corridor A

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Underutilized Parcels								
2	616016030	Mixed Use	MU Overlay/ CPD	4387 Alamo St.	0.47	13	13	
Auto related commercial, old gasoline station converted into an auto repair shop on a 0.47-acre lot facing main commercial shopping area and adjacent residential.								
33	627002029 627002027 627002028	Mixed Use	MU Overlay/ CPD	4473 Alamo St.	0.48	13	13	
4415 Alamo St.								
4415 Alamo St.								
4487 Alamo St.								
3.27								
91								
91								
Old shopping center with large parking lot. Several vacant commercial tenant spaces.								
<i>Subtotal Underutilized Parcels</i>					6.71	186	186	

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-1 Tapo Street Corridor A

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes	
Vacant Parcels									
31	627002020	Mixed Use	MU Overlay/ CPD	2804 Tapo St.	0.53	14	14		
				Vacant for lease; former gasoline service station. Site is fully remediated, at the intersection of retail and commercial uses, adjacent to another vacant parcel.					
32	627002026	Mixed Use	MU Overlay/ CPD	East side of Tapo St., north of Alamo St.	0.12	3	3		
				Vacant for lease—intersection of retail and commercial uses, adjacent to other vacant parcel site number 31.					
1	616016029	Mixed Use	CPD		0.18	5	5		
<i>Subtotal Vacant Parcels</i>				0.83	22	22			
<i>Total Vacant and Underutilized Parcels</i>				7.54	208	208			
Housing Element Assumptions		Vacant and Underutilized Site Acreage by Anticipated Land Use			Unit Assumptions				
		RVH (20%)		MU (40%)	RVH Units	MU Units	Total Units		
		1.51		3.02	42	83	125		

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Underutilized Parcels								
4	618015119	Mixed Use	MU Overlay/CPD	4374 Eileen St.	0.28	7	7	Commercial building built in 1963
5	618015124	Mixed Use	MU Overlay/CPD	4322 Eileen St.	0.41	11	11	Commercial building (ambulance service) built in 1987
7	618015144	Mixed Use	MU Overlay/CPD	2109 Tapo St.	0.77	21	21	5,272 sf of commercial retail building built in 1980
9	618015146	Mixed Use	MU Overlay/CPD	2139 Tapo St.	2.01	56	56	Commercial retail building built in 1980
11	618015149	Mixed Use	MU Overlay/CPD	2140 Winifred St.	1.01	28	28	Commercial offices built in 1984
13	618015153	Mixed Use	MU Overlay/CPD	2161 Tapo St.	0.56	15	15	Retail commercial built in 1969
15	618015155	Mixed Use	MU Overlay/CPD	2151 Tapo St.	0.56	15	15	Retail commercial built in 1970
16	618015156	Mixed Use	MU Overlay/CPD	2211 Tapo St.	0.41	11	11	Retail commercial
21	618016022	Mixed Use	MU Overlay/CPD	4304 Cochran St.	0.44	12	12	Retail commercial built in 1972
22	618016025	Mixed Use	MU Overlay/CPD	2375 Tapo St.	0.69	19	19	Restaurant built in 1974
23	618016028	Mixed Use	MU Overlay/CPD	4386-4392 Cochran St.	0.28	7	7	Retail commercial built in 1979
24	618016029	Mixed Use	MU Overlay/CPD	2387 Tapo St.	0.52	14	14	Retail commercial built in 1973
25	618016030	Mixed Use	MU Overlay/CPD	2353 Tapo St.	0.32	8	8	Retail commercial built in 1979

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
26	618016031	Mixed Use	MU Overlay/CPD	4332 Cochran St.	1.13	31	31	Retail commercial built in 1972
28	618016033	Mixed Use	MU Overlay/CPD	2355 Tapo St.	1.43	40	40	Retail commercial built in 1989
30	618016035	Mixed Use	MU Overlay/CPD	2321 Tapo St.	0.57	15	15	Retail commercial
The above parcels contain a variety of older commercial and retail stores with large surface parking lots..								
68	644007019	Mixed Used	MU Overlay/CPD	2390 Tapo St.	0.51	14	14	Service station and car wash built in 1992.
70	644007058	Mixed Used	MU Overlay/CPD	2196 Tapo St.	14.49	405	405	
Old shopping center built in 1966 with several vacated stores and marginally performing business.								

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
3	618015108	Mixed Used	MU Overlay/ CPD	4371 Valley Fair St.	0.70	19	19	 <p>Single-story commercial building, adjacent to large parking lot. Across the street from a vacant building, near railroad tracks and other retail uses.</p>
6	618015140	Mixed Use	MU Overlay/ CPD	4385-4395 Valley Fair St.	0.33	9	9	 <p>Single-story commercial building (furniture retail), adjacent to retail and facing Tapo St., Near railroad tracks and other retail uses.</p>

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
8	618015145	Mixed Use	MU Overlay/ CPD	No address Parking lot.	0.41	11	11	
12	618015151	Mixed Use	MU Overlay/ CPD	2149 Tapo St.	0.41	11	11	 Small restaurant built in 1971 located on large parking lot, frontage on Tapo St. among retail uses.

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
14	618015154	Mixed Use	MU Overlay/CPD	4350 Eileen St.	0.70	19	19	
Strip mall built in 1963 with small retail uses on large parking lot.								
18	618016001	Mixed Use	MU Overlay/CPD	2399 Tapo St.	0.36	10	10	
Older gas station built in 1962 at main intersection of Tapo St. and Cochran St. Across from vacant parcel and marginal retail uses.								

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
27	618016032	Mixed Use	MU Overlay/CPD	2311 Tapo St.	1.15	32	32	
Small retail stores built in 1976 with large surface parking lot.								
29	618016034	Mixed Use	MU Overlay/CPD	2381 Tapo St.	0.65	18	18	
Retail strip center with large parking lot built in 1979.								

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
69	644007043	Mixed Use	MU Overlay/ CPD	2058 Tapo St.	0.43	12	12	 <p>Parking lot and building for free clinic and financial services built in 1969.</p>
74	644018001	Mixed Use	MU Overlay/ CPD	4444 Cochran St.	0.83	23	23	 <p>Funeral home built in 1973 on larger lot with abundant parking. Adjacent to residential neighborhood and across from retail.</p>
10	618015148	Mixed Use	MU Overlay/ CPD	2120 Winifred St.	1.01	28	28	
17	618015204	Mixed Use	MU Overlay/ CPD	4364 Valley Fair St.	2.06	57	57	
<i>Subtotal Underutilized Parcels</i>					35.43	978	978	

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-2 Tapo Street Corridor D

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Vacant Parcels								
19	618016012	Mixed Use	MU Overlay/ CPD	2295 Tapo St.	1.05	29	29	
Retail commercial building near Tapo St; built in 1970. Rear portion of the lot adjacent to Winifred St. is vacant.								
20	618016014	Mixed Use	MU Overlay/ CPD	2267 Tapo St	1.58	44	44	
Older retail commercial built in 1966 and vacant land.								
<i>Subtotal Vacant Parcels</i>				2.63	73	73		
<i>Total Vacant and Underutilized Parcels</i>				38.06	1,051	1,051		
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use			Unit Assumptions				
	RVH (20%)		MU (60%)	RVH Units	MU Units	Total Units		
	7.61		22.84	213	639	852		

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Underutilized Parcels								
35	632015103	Mixed Use	MU Overlay/CPD	1577 E. Los Angeles Ave.	1.44	0	40	
U-Haul Rental yard; small building on large lot.								
48	632015207	Mixed Use	MU Overlay/CPD	1555 E. Los Angeles Ave.	0.32	0	8	
Fast food restaurant built in 1971 on large lot.								

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
56	632029445	Mixed Use	MU Overlay/CPD	1723 E. Los Angeles Ave.	0.20	0	5	 <p>Small restaurant built before 1961.</p>
54	632029442	Mixed Use	MU Overlay/CPD	1717 E. Los Angeles Ave.	0.71	0	19	 <p>Auto related commercial/retail building built in 1965 with large parking lot.</p>

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
58	632032004	Mixed Use	MU Overlay/CPD	1495 E. Los Angeles Ave.	0.77	0	21	 <p>McDonald's restaurant built in 1970 on large lot.</p>
59	632032005	Mixed Use	MU Overlay/CPD	1307 E. Los Angeles Ave.	1.03	0	28	 <p>Bank of America built in 1967 on very large lot with a lot of parking spaces.</p>

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
63	632032029	Mixed Use	MU Overlay/CPD	1495 E. Los Angeles Ave.	0.59	0	16	
McDonald's restaurant parking lot.								
67	632032053 632032057 632032059 632032060 632032061 632032062 632032063 632032064	Mixed Use	MU Overlay/CPD	1101 E. Los Angeles Ave.	1.01 1.18 1.00 1.44 1.00 1.09 1.01 17.04 Total = 24.77	0	693	
Old shopping center originally built in 1963. Refurbished multiple times, located near proposed train station								
61	632032024	Mixed Use	MU Overlay/CPD	1475 E. Los Angeles Ave.	1.01	0	28	Bank, built in 1985.
62	632032028	Mixed Use	MU Overlay/CPD	1463 E. Los Angeles Ave.	0.59	0	16	Church, built in 1997.

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
66	632032046	Mixed Use	MU Overlay/CPD	1317 E. Los Angeles Ave.	14.36	0	402	Shopping center with several vacant tenant spaces built in 1991.
60	632032010	Mixed Use	MU Overlay/CPD	1445 E. Los Angeles Ave.	2.15	0	60	Commercial building built in 1979.
64	632032043	Mixed Use	MU Overlay/CPD	1357 E. Los Angeles Ave.	2.62	0	73	Shopping center built in 1991.
65	632032045	Mixed Use	MU Overlay/CPD	1457 E. Los Angeles Ave.	0.78	0	21	Movie theater built in 1994.
The above parcels contain a variety of older commercial and retail stores								
40	632015109	Mixed Use	MU Overlay/CPD	2019 Donville Ave.	0.49	0	13	Batting cage.
45	632015203	Mixed Use	MU Overlay/CPD	1543 E. Los Angeles Ave.	0.35	0	9	Fast food restaurant built in 1971.
46	632015204	Mixed Use	MU Overlay/CPD	1525 E. Los Angeles Ave.	0.59	0	16	Automotive shop built in 1971.
49	632015208	Mixed Use	MU Overlay/CPD	2055 Donville Ave.	0.36	0	10	Car wash built in 1986.

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
50	632015209	Mixed Use	MU Overlay/CPD	2010 Donville Ave.	0.32	0	8	Auto repair shop built in 1995.
51	632015211	Mixed Use	MU Overlay/CPD	2020 Donville Ave.	0.35	0	9	Auto repair shop built in 1995.
52	632015212	Mixed Use	MU Overlay/CPD	2016 Donville Ave.	0.44	0	12	Auto repair shop built in 1996.
36	632015104	Mixed Use	MU Overlay/CPD	1613 E. Los Angeles Ave.	1.23	0	34	Fast food restaurant built in 1978.
37	632015105	Mixed Use	MU Overlay/CPD	1603 E. Los Angeles Ave.	1.70	0	47	Shopping center built in 1987.
38	632015107	Mixed Use	MU Overlay/CPD	2050 Donville Ave.	0.36	0	10	Bar/Club built in 1976.
39	632015108	Mixed Use	MU Overlay/CPD	2001 Donville Ave.	0.45	0	12	Auto repair shop built in 2002.
44	632015116	Mixed Use	MU Overlay/CPD	1557 E. Los Angeles Ave.	0.66	0	18	Fast food restaurant built in 2002.
47	632015206	Mixed Use	MU Overlay/CPD	1515 E. Los Angeles Ave.	0.28	0	7	Auto repair shop built in 1978.
53	632015213	Mixed Use	MU Overlay/CPD	1579 E. Los Angeles Ave.	0.57	0	15	Fast food restaurant built in 1994.
The above parcels contain a variety of older commercial and retail stores.								

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
55	632029444	Mixed Use	MU Overlay/CPD	E. Los Angeles Ave.	0.12	0	3	
56	632029445	Mixed Use	MU Overlay/CPD	1727 E. Los Angeles Ave.	0.29	0	8	Shopping center built in 1963.
57	632029451	Mixed Use	MU Overlay/CPD	1777 E. Los Angeles Ave.	0.51	0	14	Commercial building built in 1983.
The above parcels contain a variety of older commercial and retail stores.								
<i>Subtotal Underutilized Parcels</i>				60.41	0	1,675		

Vacant Parcels

41	632015111	Mixed Use	MU Overlay/CPD	No address	0.44	0	12	
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APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030

Table H3-3 Los Angeles Avenue B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes			
42	632015114	Mixed Use	MU Overlay/ CPD	2015 Donville Ave.	0.20	0	5				
				Vacant commercial parcel located on northern side of Donville Ave.							
43	632015115	Mixed Use	MU Overlay/ CPD	No address	0.29	0	8				
				Vacant commercial parcel on northern side of Donville Ave.							
<i>Subtotal Vacant Parcels</i>				0.93	0	25					
<i>Total Vacant and Underutilized Parcels</i>				61.34	0	1,700					
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use				Unit Assumptions						
	RVH (0%)		MU (60%)	RVH Units	MU Units	Total Units					
	0		36.80	0	1,020	1,020					

Table H3-4 Old Town B

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Underutilized Parcels								
34	631014010	High Density	RM	1636 Sinaloa Rd.	9.97	119	0	 <p>The Adventist Church has purchased another property north of the Simi Valley Town Center and submitted a development application for that site. The Church plans to sell this property at 1636 Sinaloa Rd. and move to the new site once construction is complete.</p>
<p><i>Subtotal Underutilized Parcels</i> 9.97 119 0</p> <p><i>Total Vacant and Underutilized Parcels</i> 9.97 119 0</p>								
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use			Unit Assumptions				
	RH (100%)	MU (0%)	RH Units		MU Units	Total Units		
	9.97	0	119		0	119		

Table H3-5 Los Angeles Avenue Transit-Oriented Development/Industrial Area C

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Los Angeles Industrial D Underutilized Parcels								
71	644009129	Mixed Use	MU Overlay/LI	5197 E.Los Angeles Ave.	0.51	0	14	
72	644009134	Mixed Use	MU Overlay/LI	5135 E. Los Angeles Ave.	1.01	0	28	
73	644009135	Mixed Use	MU Overlay/LI	5105 E. Los Angeles Ave.	4.80	0	134	 <p>Large shopping center with older grocery store building and other small retail. Structures constructed prior to 1980. 5197 E. Los Angeles Ave. contains a vacant building.</p>
76	644021006	Mixed Use	MU Overlay/LI	5000 E. Los Angeles Ave.	3.55	0	99	
	644021007	Mixed Use	MU Overlay/LI		2.73	0	76	

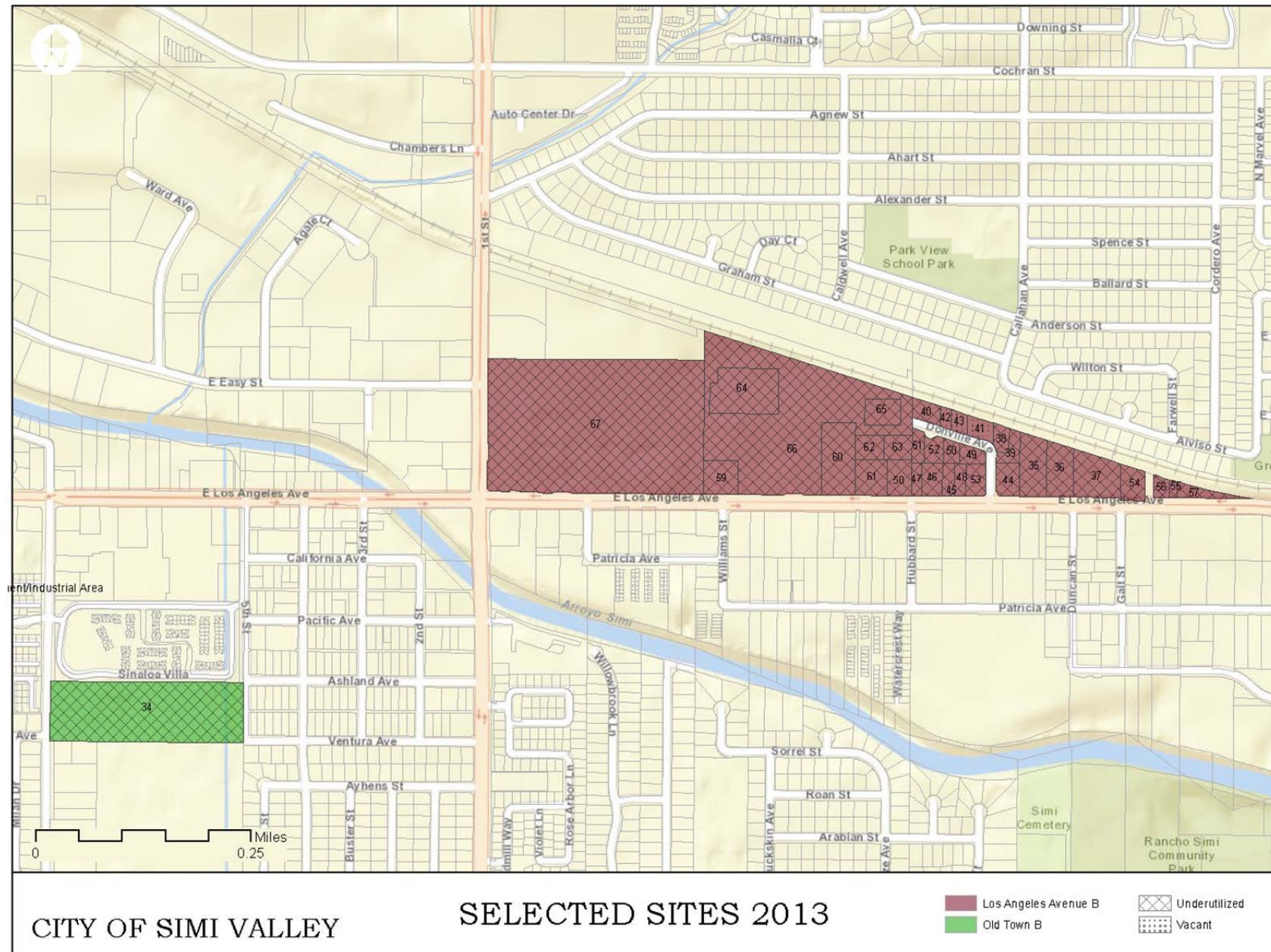
Table H3-5 Los Angeles Avenue Transit-Oriented Development/Industrial Area C

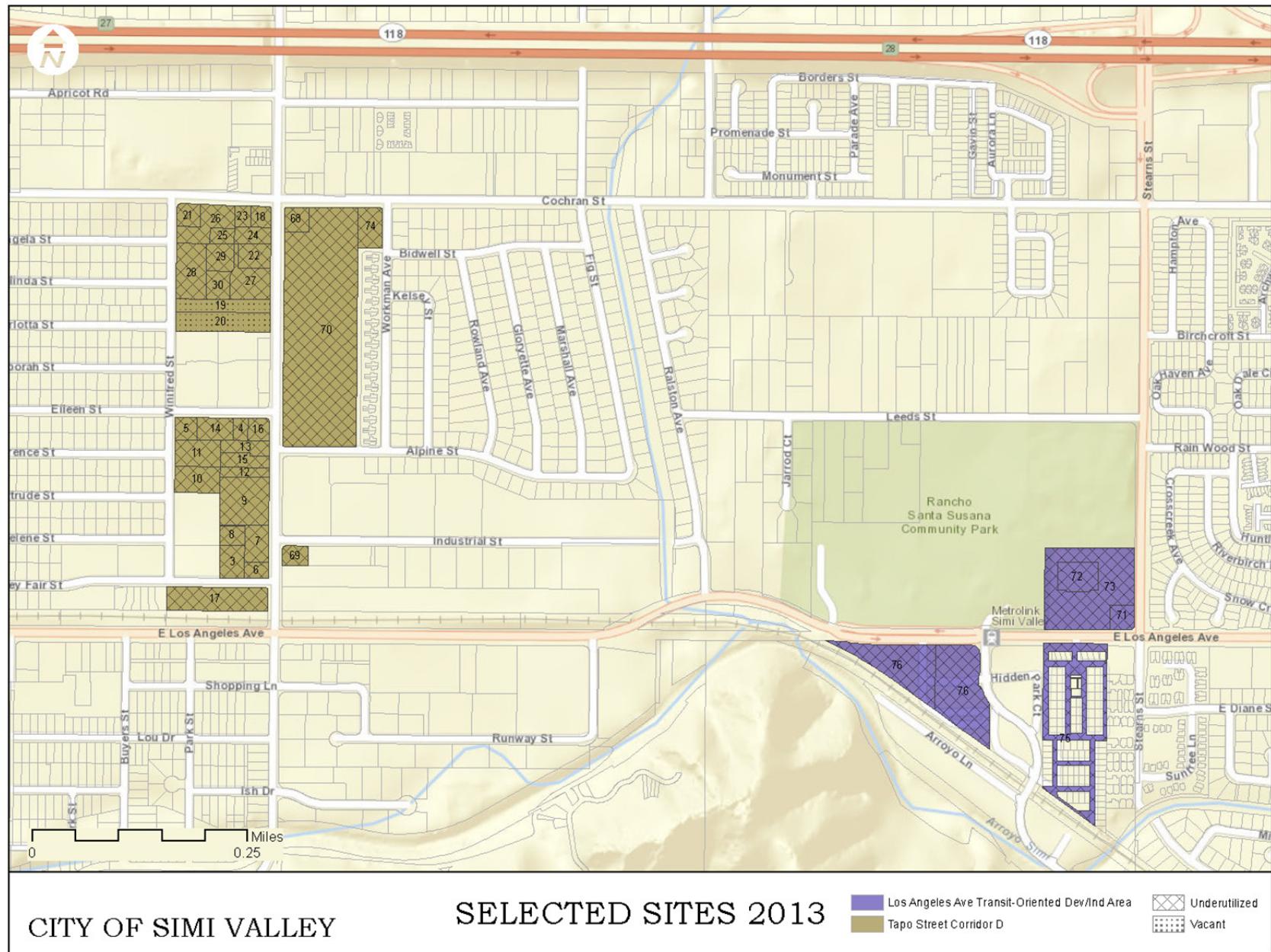
Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
				<i>Subtotal Underutilized Parcels</i>	12.60	0	351	
				<i>Total Vacant and Underutilized Parcels</i>	12.60	0	351	
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use					Unit Assumptions		
	RVH (100%)		MU (0%)		RVH Units	MU Units	Total Units	
	0		12.60		0	351	351	

Table H3-6 Los Angeles Avenue Transit-Oriented Development/Industrial Area D

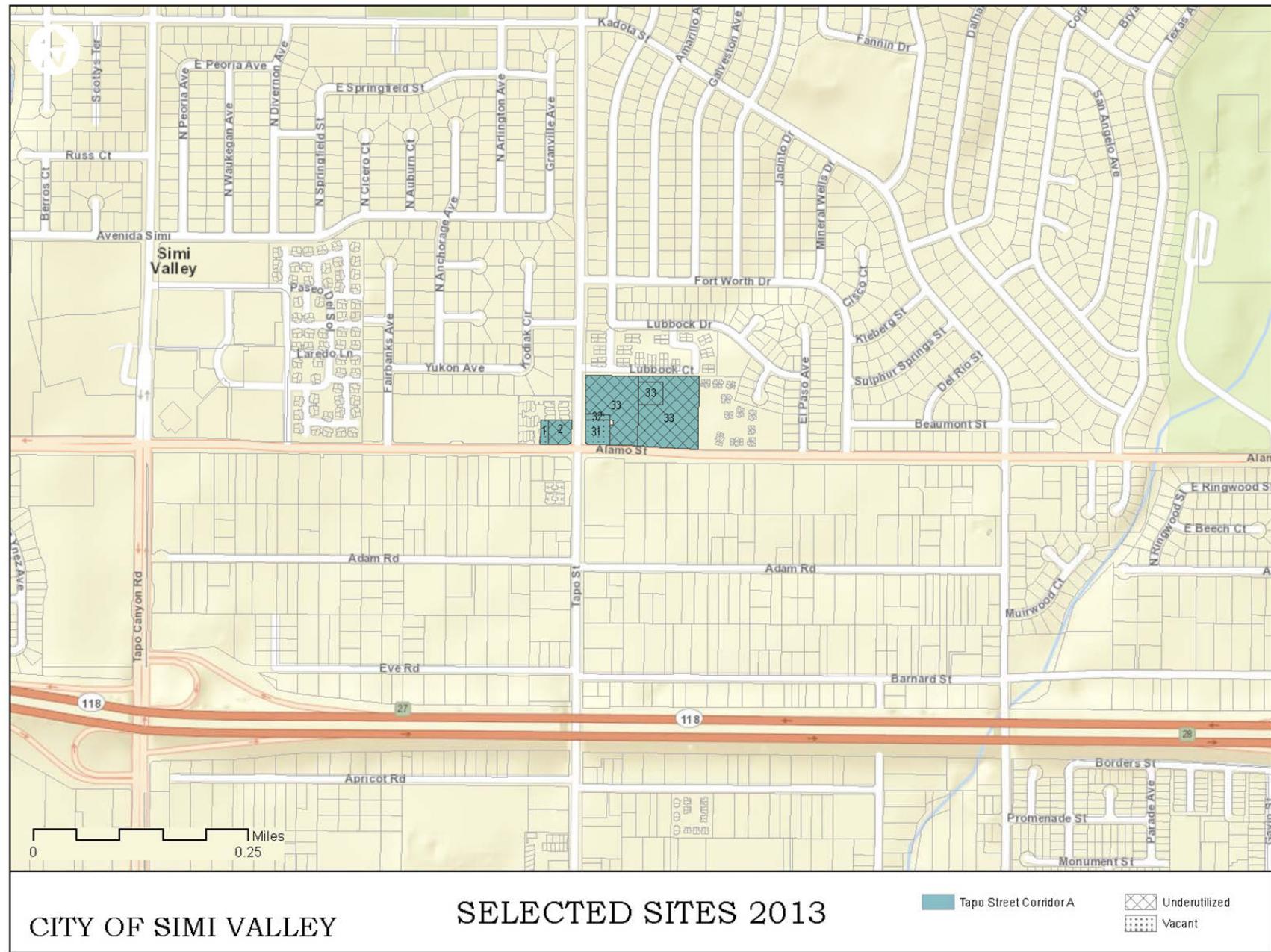
Map ID	APN (Site ID No.)	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Los Angeles Industrial D Underutilized Parcels								
75	644021003	Residential Very High	RVH	5150 E. Los Angeles Ave.	9.22	258	0	Old mobile home park.
				<i>Subtotal Underutilized Parcels</i>	9.22	258	0	
				<i>Total Vacant and Underutilized Parcels</i>	9.22	258	0	
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use					Unit Assumptions		
	RVH (100%)		MU (0%)		RVH Units	MU Units	Total Units	
	9.22		0		258	0	258	

APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030





APPENDIX H3 RESIDENTIAL CAPACITY UNDER GENERAL PLAN 2030



CHAPTER 6 Natural Resources

INTRODUCTION

Nestled in a scenic valley, Simi Valley provides a quality of life that is closely linked to its natural setting, which physically separates the community from adjacent jurisdictions and contributes to its distinct identity. Simi Valley's unique character and quality of life are influenced by its setting, which includes the hillsides, canyons, picturesque sandstone rock outcroppings, and rural lands that surround the community. In addition

to recreational and aesthetic resources, many of these areas provide ecological benefits and valuable plant and animal habitat.



Simi Valley hillside open space

The General Plan's goals, policies, design criteria, and land use densities reflect the dedication of the community to preserving its ridgelines, open space, and tree-studded hillsides as important natural and visual resources. The policies limit the amount and types of development allowed in these

natural areas and guide the character of development that occurs in the hillsides surrounding Simi Valley. Many of these goals and policies are implemented through the City's Hillside Performance Standards and Tree Preservation Ordinance. These policies are further supported by the Simi Valley City Urban Restriction Boundary (CURB), which was established by a vote of the electorate in 1988 to limit urban sprawl and protect the existing agricultural, open-space, view sheds, wildlife, and watershed areas surrounding the community from the impacts of development.

NATURAL RESOURCES (NR)

In recent years, there has been a growing community interest in sustainability. Sustainability is related to the quality of life in a community and whether the economic, social, and environmental systems that make up Simi Valley are maintained in a way that creates a healthy living environment, uses resources wisely, and preserves the way of life for present and future residents. Sustainability comprises an important component of the General Plan policies and programs and is woven throughout all chapters of the General Plan. Sustainable land use practices accommodate population growth in a more efficient manner than expanding the City outward into open space. It involves reinvesting in existing underutilized areas, providing housing close to jobs, promoting transit use and walking, and minimizing urban sprawl, loss of open space, pollution, and traffic congestion. Sustainable design and building practices include incorporating energy efficiency, water conservation, waste minimization, pollution prevention, resource efficient materials, and high standards of indoor environmental quality in all phases of a building's life.

The City of Simi Valley will continue to preserve its environmental resources and is committed to the protection of its water, biological species and habitat, urban forest, air, energy, and scenic amenities. The following goals and policies provide guidance to ensure that future development within the City and its sphere of influence supports this commitment.

Open Space and Natural Features

The unique character of Simi Valley and many aspects of quality of life in the community are influenced by the substantial hillside areas, canyons, open space, and rural and agricultural lands that surround the community. Goals and policies in this section relate to the preservation and maintenance of natural open space areas, including local and regional parks, as shown in Figure NR-1 (Open Space Resources), and the creation and preservation of important wildlife habitat areas and corridors in the areas surrounding the City as shown in Figure NR-2 (Wildlife Habitat and Movement Corridors).

GOAL NR-1

Natural Resource Conservation. Natural resources of importance to the City of Simi Valley and its Planning Area are conserved, enhanced, and protected.

Policies

- NR-1.1 Open Space Preservation and Buffer Zone.** Protect, conserve, and maintain the open space, hillside, and canyon areas that provide a buffer zone around the City's urban form, serve as designated habitat for sensitive species, and provide recreation opportunities for residents and visitors. (*Imp A-1, A-2, LU-8, LU-18, NR-1*)
- NR-1.2 Slope Preservation.** In open space areas, uses requiring grading or other alteration of land shall maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or chemical runoff. (*Imp A-1, A-2, LU-18, NR-3*)
- NR-1.3 Partnerships to Fund Open Space Protection.** Establish partnerships with public and private conservation agencies such as the Rancho Simi Recreation and Park District, Santa Monica Mountains Conservancy, Mountains Recreation and Conservation Authority, and the Nature Conservancy, adjoining cities, and non-governmental organizations to maximize funding for open space land acquisition and preservation opportunities. (*Imp A-1, A-2, LU-8, LU-18, NR-1, NR-13*)
- NR-1.4 Tierra Rejada Greenbelt.** Maintain the Tierra Rejada Greenbelt located to the west of the Simi Valley City limits, which serves as an important visual, biological, and open space resource separating and defining a distinct edge for urbanized development. Additionally, support the County of Ventura efforts to reduce development density within the Greenbelt. (*Imp A-1, A-2, LU-8, LU-18, NR-1, NR-13*)
- NR-1.5 Development Regulations.** Amend the Development Code as necessary to provide effective preservation of open space areas. (*Imp A-1, A-2, LU-7, LU-8, LU-18, NR-1, NR-4*)
- NR-1.6 Open Space for Wildlife Habitat.** Preserve open space in its natural form. Prioritize preservation of open space that can support Sensitive, Endangered, and Protected species, as defined by the county, state, and federal governments, as part of a contiguous system that allows the movement of wildlife from one habitat area to another. (*Imp A-1, A-2, LU-8, LU-18, NR-1*)
- NR-1.7 Tools to Preserve Open Space.** Maximize the protection of open space through the following actions:
 - City land use, development, and zoning regulations
 - Fee-title dedications associated with new private developments

- Mitigation requirements for loss of habitat areas
- Development agreements that maintain open space in private developments
- Establishment of conservation easements
- Easement acquisition that retains open space
- Tax sale, donation, life estate, eminent domain, and leaseback arrangements (*Imp A-1, A-2, LU-1, LU-2, LU-7, LU-8, LU-18, NR-1, NR-2, NR-4, NR-5*)

- NR-1.8 Density Transfer.** In lieu of providing open space, allow concentrated development and limit development to low density residential or low intensity recreational uses for more effective protection of open space and environmental resources. (*Imp A-1, A-2, LU-1, LU-7, LU-18, NR-4, NR-5*)
- NR-1.9 Restoration of Degraded Areas.** Require replanting of vegetation and remediation of associated erosion in conjunction with requested land use approvals in hillside areas. (*Imp A-1, A-2, LU-1, LU-2, LU-18, NR-2, NR-3, NR-5*)
- NR-1.10 Restoration of Landfill Area.** Work with the County of Ventura to ensure that the landfill area in the City's sphere of influence is restored to the most natural state possible upon termination of landfill operations. (*Imp A-1, A-2, LU-18, NR-13*)
- NR-1.11 Arroyo Simi.** Enhance and conserve the Arroyo Simi and its tributaries as a natural resource for scenic and passive recreational enjoyment by the community. (*Imp A-1, A-2, LU-8, LU-18, NR-1, NR-8*)

GOAL NR-2

Vegetation and Habitat Preservation. Plant and wildlife habitat are preserved and enhanced and wildlife movement corridors are protected.

Policies

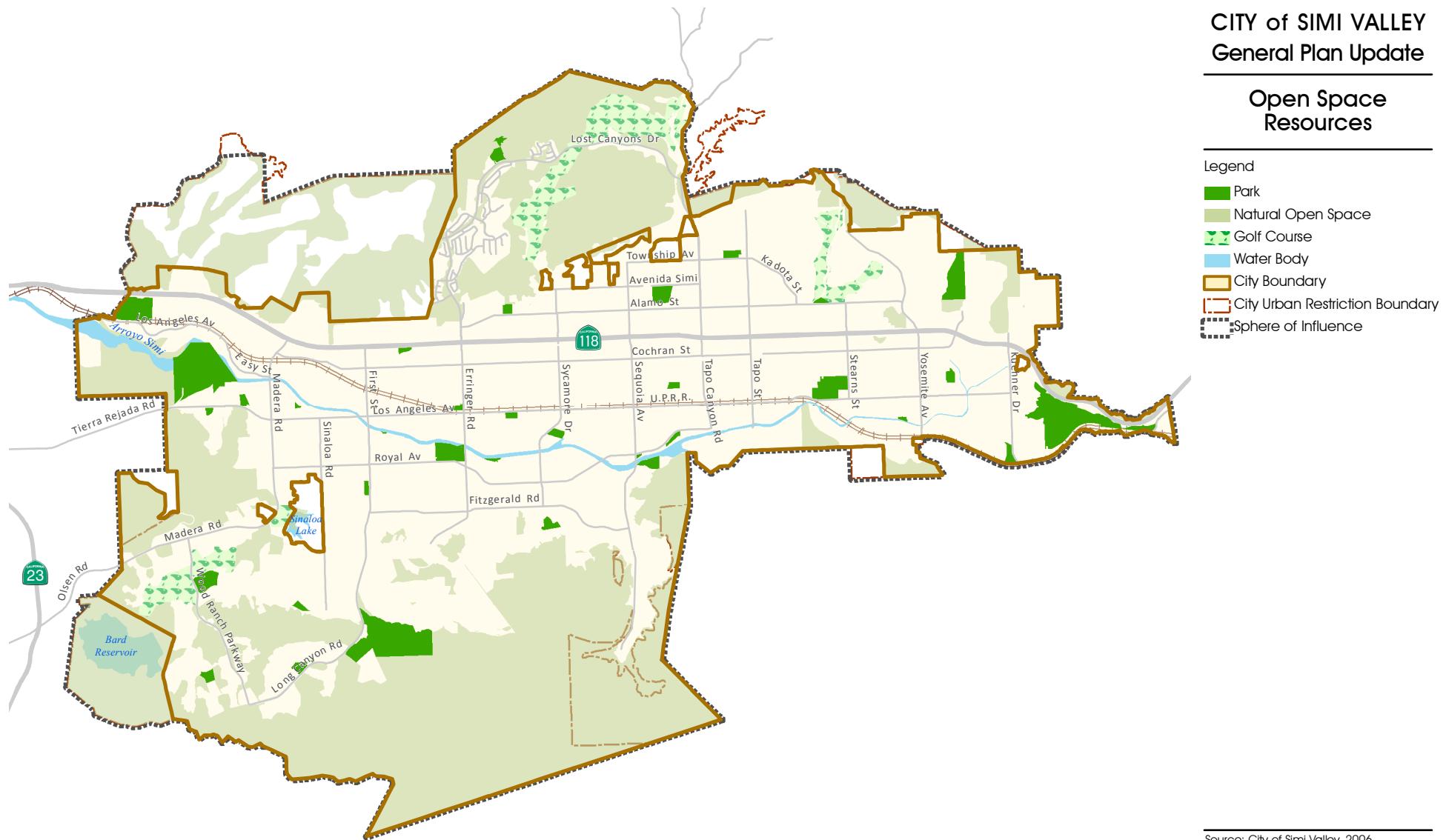
- NR-2.1 Tree Preservation.** Encourage the preservation of trees and native vegetation in development projects. Require that new development utilize creative land planning techniques to preserve any existing healthy, protected trees to the greatest extent possible. (*Imp A-1, A-2, LU-1, LU-7, LU-18, NR-4, NR-5*)
- NR-2.2 Wildlife Crossings.** Require the installation of wildlife crossing structures by developers or as part of public improvement projects. Minimize artificial night lighting in the vicinity of wildlife crossing structures and adjacent wild lands. Install appropriate wildlife fencing and encourage the growth of woody native vegetation leading up to crossing structures to provide cover and direction and to encourage the use of the crossing structures by wildlife. (*Imp A-1, A-2, LU-1, LU-18, NR-5*)



Hillside vegetation

CITY OF SIMI VALLEY General Plan Update

Open Space Resources



Source: City of Simi Valley, 2006
Date Revised: December 10, 2010
D21310_Simi_Valley_GPIOpenSpace_ArroyoSimi.mxd



Miles
0 0.25 0.5 1 1.5

Figure NR-1

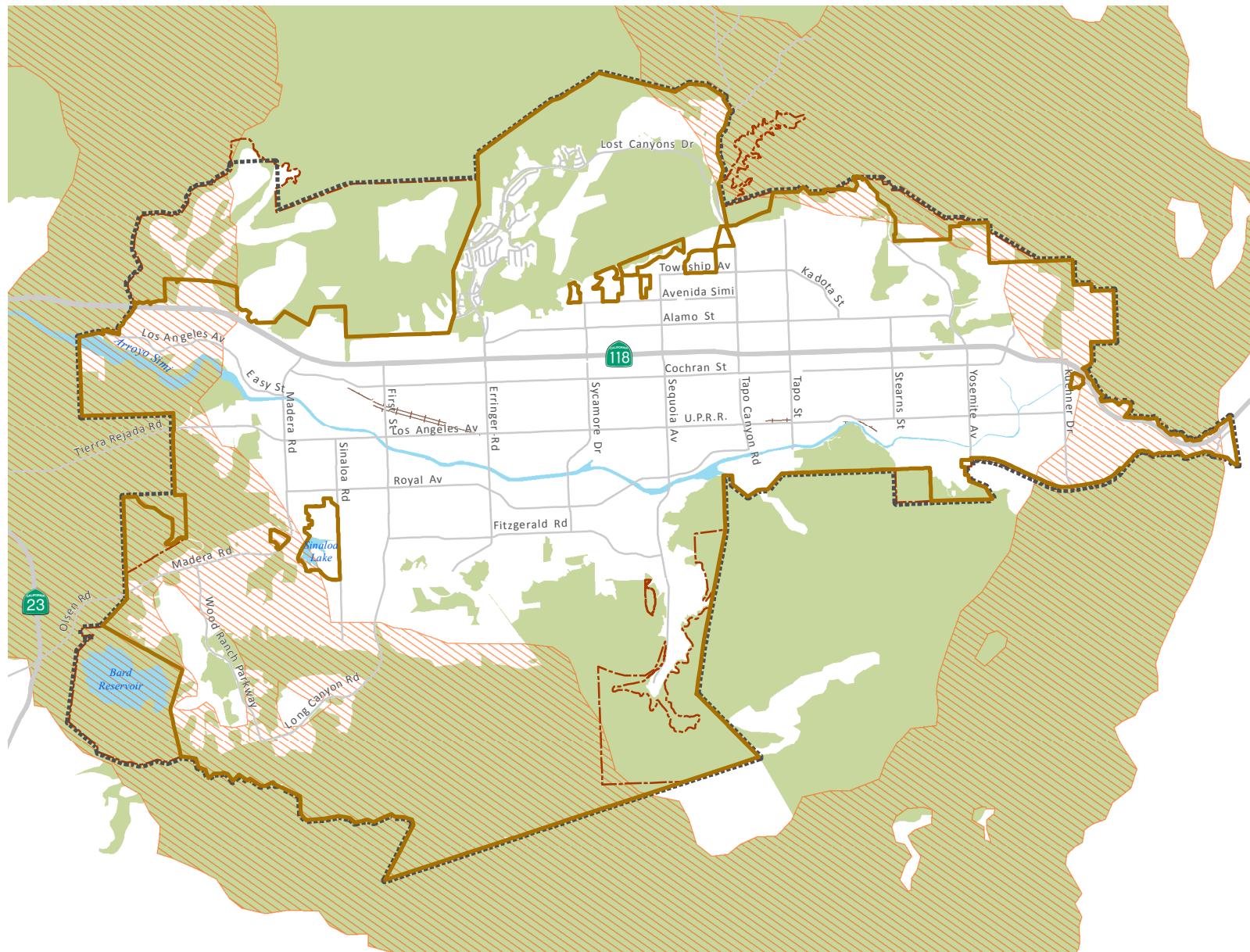


Figure NR-2

- NR-2.3** **Agency Collaboration.** Work with federal, state, and local agencies, such as Santa Monica Mountains Conservancy, Mountains Recreation and Conservation Authority, Rancho Simi Recreation and Park District, National Park Service, and other organizations, for guidance on the restoration of riparian communities and vegetative cover at passageways. (*Imp A-1, A-2, LU-18, NR-13*)
- NR-2.4** **Habitat Connectivity.** Ensure that projects within areas identified as regional wildlife corridors are designed and constructed so as to preserve the ability of wildlife to travel through the region. (*Imp A-1, A-2, LU-7, LU-18, NR-4*)
- NR-2.5** **Wetland and Sensitive Habitat Mitigation.** Conserve wildlife ecosystems, wetlands, and sensitive habitat areas in the following order of protection preference: (1) avoidance; (2) on-site mitigation; and (3) off-site mitigation. Where avoidance is not possible, require provision of replacement habitat through restoration and/or habitat creation to mitigate the loss of wetland and/or sensitive habitat. Off-site replacement habitat should be at a minimum of 5:1 replacement ratio or as recommended by the California Department of Fish and Game. (*Imp A-1, A-2, LU-1, LU-2, LU-7, LU-18, NR-2, NR-4, NR-5*)
- NR-2.6** **Site Assessments.** Require assessment by a qualified professional for development applications that may adversely affect sensitive biological or wetland resources, including occurrences of special-status species, occurrences of sensitive natural communities, and important wildlife areas and movement corridors. Ensure that individual projects incorporate measures to reduce impacts to special-status species, sensitive natural communities, and important wildlife areas and movement corridors according to Simi Valley's environmental review process. (*Imp A-1, A-2, LU-1, LU-2, LU-18, NR-2, NR-5*)
- NR-2.7** **Projects Outside the Valley Floor.** Design projects outside the valley floor to include measures that avoid isolating areas of wildlife habitat from larger habitat areas. (*Imp A-1, A-2, LU-1, LU-2, LU-18, NR-2, NR-5*)
- NR-2.8** **Compatibility of Trails to Habitat.** Require developers or agencies to align or relocate trails to avoid impacting sensitive habitats such as wetlands and areas where endangered species are present. (*Imp A-1, A-2, LU-1, LU-18, NR-5, NR-13*)

Visual Resources

The City of Simi Valley offers a variety of natural and man-made aesthetic resources that are visible to people walking, cycling, or driving through the City. The preservation and maintenance of man-made and natural aesthetic resources are important components of maintaining the quality of life in this community. Goals and policies in this section address view protection, maintenance of natural topography, and reducing the visual impacts of utilities and signs within natural areas.

GOAL NR-3

Visual Resource Protection. Significant visual resources are preserved as important quality-of-life amenities for residents and as assets for recreation and tourism.

Policies

NR-3.1 Maintenance of Natural Topography. Preserve hills, ridgelines, canyons, bluffs, significant rock outcroppings, and open space areas surrounding the City as a visual resource, and locate buildings and utility infrastructure to minimize alteration of natural topography. (*Imp A-1, A-2, LU-2, LU-8, LU-18, NR-1, NR-2*)

NR-3.2 Trails, Recreation Areas, and Viewing Areas. Provide public trails, recreation areas, and viewing areas near significant visual resources where appropriate. (*Imp A-1, A-2, LU-1, LU-18, NR-5*)

NR-3.3 Location and Design of Developments. Require development within visually sensitive areas to minimize impacts to scenic resources and to preserve unique or special visual features, particularly in hillside areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Clustering of development so as to preserve open space vistas and natural features
- Minimal disturbance of topography
- Creation of contiguous open space networks (*Imp A-1, A-2, LU-1, LU-18, NR-5*)



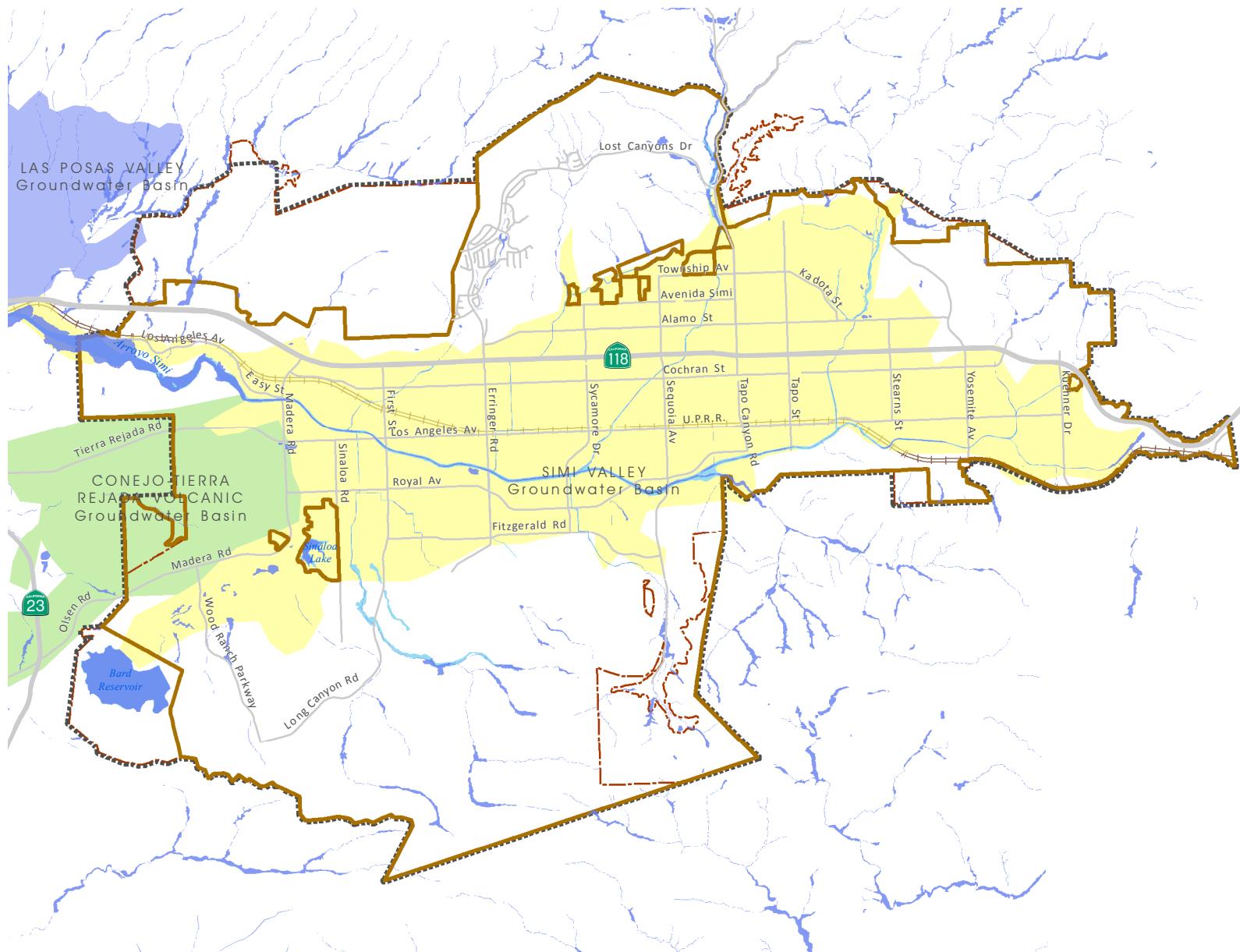
Recreation area

NR-3.4 Collaboration with Local, State, and Federal Agencies. Coordinate with adjacent jurisdictions and state and federal agencies to protect designated scenic resources and corridors that, although beyond the City's land use authority, are important to the welfare of City residents. (*Imp A-1, A-2, LU-18, NR-13*)

NR-3.5 Development Location on Hillsides. Require development to preserve and enhance physical features by being located down and away from ridgelines. (*Imp A-1, A-2, LU-18, NR-3*)

Water Conservation and Water Quality

Clean water is essential to sustain present and future generations, as well as plants and animals that are a part of the ecosystem. Simi Valley is situated within the Calleguas Creek Watershed, which is comprised of several groundwater basins including the Conejo-Tierra Rejada basin, located partly within the City, and an extensive network of wetlands, as depicted in Figure NR-3 (Wetlands and Watersheds). Goals and policies in this section guide development and infrastructure system management practices to conserve existing water resources and protect surface water and groundwater within this basin from degradation by runoff and pollution.



Source: CA Interagency Watershed Map, 1999;
U.S. Fish and Wildlife Service NWI, Jan 2003
Date Revised: December 15, 2010
D21310_Simi_Valley_General_Plan\WatershedWetlands.mxd



Figure NR-3

GOAL NR-4

Water Conservation. Water consumption is minimized through conservation methods and other techniques.

Policies

- NR-4.1** **Water Conservation.** Establish water conservation goals and benchmarks for the next 20-year period. Establish auditing methods to evaluate the extent of success in meeting goals as well as the effectiveness of conservation programs and technology. (*Imp A-1, A-2, LU-18, IU-2, NR-9*)
- NR-4.2** **Public Education.** Establish a comprehensive water conservation program to educate the public, publicize regulations, and provide information regarding incentives. (*Imp A-1, A-2, LU-18, IU-2, NR-9*)
- NR-4.3** **Water Conservation Measures.** Require water conservation measures/devices that limit water usage for all new construction projects and major alterations to existing facilities, including public facilities. These measures should include the use of water-efficient landscaping and irrigation, stormwater capture, efficient appliances and fixtures, and use of “gray water” for irrigation. (*Imp A-1, A-2, LU-7, LU-18, IU-2, NR-4, NR-9*)
- NR-4.4** **Partnerships for Conservation.** Explore partnerships with other public agencies (such as the Simi Valley Unified School District, Rancho Simi Recreation and Park District, and Ventura County Watershed Protection District) to reduce water consumption. (*Imp A-1, A-2, LU-18, NR-13*)
- NR-4.5** **Water Efficient Landscaping.** Require that drought-tolerant landscaping be installed for all private and City landscaping and parkways. (*Imp A-1, A-2, LU-7, LU-18, NR-4*)
- NR-4.6** **Irrigation Timing.** Require that public and private irrigation be done at optimum times of the day, such as early mornings or late afternoon, and use weather sensors to facilitate optimum irrigation. (*Imp A-1, A-2, LU-7, LU-18, NR-4*)
- NR-4.7** **Monitoring System.** Adopt state-of-the-art water monitoring systems to remotely monitor the City’s water usage, leaks, and ruptures. (*Imp A-1, A-2, LU-18, IU-1, NR-12*)
- NR-4.8** **Infrastructure Upgrades.** Continue to upgrade the City’s water infrastructure to minimize water leakage and ensure adequate supply for residents and businesses. (*Imp A-1, A-2, LU-18, IU-1, IU-2, NR-9, NR-12*)
- NR-4.9** **Funding.** Explore methods to provide financial support for water conservation efforts. (*Imp A-1, A-2, LU-18, IU-2, NR-9*)

GOAL NR-5

Watershed Protection. Local watersheds, water bodies, and groundwater resources, including creeks, reservoirs, and rivers, are protected from pollution and degradation.

Policies

- NR-5.1** **Permeable Surfaces.** Limit the percentage of impermeable surface (such as asphalt) for new or renovated public, institutional, residential, and commercial projects. (*Imp A-1, A-2, LU-7, LU-18, IU-6, NR-4, NR-10*)

NR-5.2 Protect Open Space Areas and Water Resources. Conserve undeveloped open space areas and drainage channels for the purpose of protecting water resources in the City's watershed. For new development and post-development runoff, control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit. (*Imp A-1, A-2, LU-8, LU-18, IU-6, NR-1, NR-10*)

NR-5.3 Watershed Education. Implement watershed awareness and water quality educational programs for community organizations, the public, and other appropriate groups. (*Imp A-1, A-2, LU-18, IU-6, NR-10*)

NR-5.4 Removal of Debris. Require that parking lots and public and private streets and alleys be cleaned as frequently as necessary, and in a manner that minimizes noise and water consumption, to remove debris and contaminated residue. (*Imp A-1, A-2, LU-7, LU-18, IU-6, NR-4, NR-10*)

NR-5.5 Arroyo Simi. Restore and protect the Arroyo Simi as a natural resource that contributes to recharge and filtration capability for the watershed. (*Imp A-1, A-2, LU-8, LU-18, NR-1, NR-8*)

GOAL NR-6

Water Quality. There are minimal adverse effects to water quality from the sanitary sewer system.

Policies

NR-6.1 Sewer System Management Plan. Prepare and maintain a Sewer System Management Plan to reflect infrastructure needs and environmental requirements, address emergency spill response and preventive maintenance, establish legal authority, and include pollution mitigation measures. (*Imp A-1, A-2, LU-18, IU-1, IU-5, NR-12*)

NR-6.2 Public Outreach. Prepare and implement a public outreach campaign to communicate to residents and businesses the requirements to limit the amount of fats, oils, pesticides, and toxic chemicals entering the sewer system. (*Imp A-1, A-2, LU-18, IU-6, NR-10*)

NR-6.3 Sewer System Upgrades. Continue to inspect, upgrade, and improve the City's sewer infrastructure to minimize deficiencies and reduce leaks and contamination. (*Imp A-1, A-2, LU-18, IU-1, NR-12*)

NR-6.4 Penalties and Fines. Implement severe fines for dumping hazardous materials into the City's water, sewer, and storm drain systems. (*Imp A-1, A-2, LU-18, IU-6, NR-10*)



Storm drain message

Energy Resources

These goals and policies address plans to reduce greenhouse gases, promote energy conservation, and incorporate sustainable building practices, such as designing, constructing, and operating buildings and landscapes to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource efficient materials, and high standards of indoor environmental quality.

GOAL NR-7

Reliable Energy Resources. Reliable, affordable, and environmentally sensitive energy resources are available for residents and businesses.

Policies

- NR-7.1 Monitor Climate Action Plan (CAP).** Monitor progress toward meeting the emissions reduction targets identified in the City's Climate Action Plan (CAP), which complies with statewide greenhouse gas (GHG) reduction goals as established by AB32. Revise and update the CAP, as necessary. (*Imp A-1, A-2, LU-2, LU-9, LU-18, NR-2, NR-11*)
- NR-7.2 Public Education.** Continue to promote energy conservation measures and options to all residents, businesses, consultants, contractors, etc., through newsletters, brochures, and the City's website. (*Imp A-1, A-2, LU-18, IU-10, NR-6*)
- NR-7.3 Energy Award Program.** Develop an annual energy conservation award program for new sustainable development in the community that demonstrates leadership in energy efficiency and involves innovation in conservation applications. (*Imp A-1, A-2, LU-9, LU-18, IU-10, NR-6, NR-11*)
- NR-7.4 Solar-Ready Buildings.** Require that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future addressing such elements as: optimal roof orientation, clear access, adequacy of structural support, and installation of electrical conduit and plumbing. (*Imp A-1, A-2, LU-7, LU-9, LU-18, NR-4, NR-11*)



Solar panels

GOAL NR-8

Reduced Energy Consumption. Energy consumption is minimized through sustainable building practices and other reduction strategies.

- NR-8.1 Green Building Retrofit.** Promote the retrofitting of existing structures with green building technologies/practices and encourage municipal structures under renovation to be built to a green energy standard such as LEED. (*Imp A-1, A-2, LU-18, NR-7*)

- NR-8.2 Community Education for Green Building Practices.** Create a program to educate and assist residents and businesses in increasing their knowledge and awareness of Green Building Practices to increase energy performance for existing structures. (*Imp A-1, A-2, LU-9, LU-18, IU-2, IU-10, NR-6, NR-7, NR-9, NR-11*)
- NR-8.3 Urban Heat Island Effects.** Seek to reduce the “heat island” effect of developed areas by promoting such features as white roofs, light colored hardscape/paving materials, and shade trees, and by reducing the extent of unshaded areas in parking lots. (*Imp A-1, A-2, LU-2, LU-18, NR-2, NR-7*)
- NR-8.4 Solar Homes Partnership.** Require that projects of five or more housing units participate in the California Energy Commission’s new solar homes partnership, which provides rebates to developers who offer solar power in at least 50% of new units, or a program with similar provisions. (*Imp A-1, A-2, LU-7, LU-18, NR-4*)

Air Quality

Although air quality has improved in the Southern California air basin in which Simi Valley is located over the last two decades, the region continues to experience significant air pollution problems. Both the federal and state governments have established air quality standards and regulations pertaining to a variety of pollutants and emissions. These regulations are administered in Simi Valley by the Ventura County Air Pollution Control District. The following goals and policies balance the City’s management of land use, circulation, and other regulatory actions in consideration of their potential effects on local and regional air quality.

GOAL NR-9

Air Quality. Air Quality in the City and the Simi Valley environs is improved.

- NR-9.1 Regional Cooperation.** Ensure that air quality standards are consistent with the Countywide recommendations of the Ventura County Air Pollution Control District, which are intended to reduce air quality impacts. In addition, cooperate with the Southern California Association of Government’s efforts to implement provisions of the region’s Air Quality Management Plan. (*Imp A-1, A-2, LU-2, LU-18, NR-2, NR-13*)
- NR-9.2 Truck Deliveries.** Encourage local businesses to alter truck delivery schedules for off-peak delivery times. (*Imp A-1, A-2, LU-1, LU-2, LU-18, NR-2, NR-5*)
- NR-9.3 Improved Technology.** Promote and implement state and federal regulations that improve transportation technology, vehicle mileage performance, and cleaner fuels. (*Imp A-1, A-2, LU-7, LU-18, IU-10, NR-4, NR-6*)
- NR-9.4 Contractors.** Require that government contractors minimize greenhouse gas emissions in building construction, operations, etc. For example, contractors can use low or zero-emission vehicles and equipment. (*Imp A-1, A-2, LU-7, LU-18, NR-4, NR-7*)
- NR-9.5 Dust and Particulate Control.** Adopt procedures to regulate and minimize particulate emissions from paved and unpaved roads, parking lots, and building construction activities. (*Imp A-1, A-2, LU-2, LU-18, NR-2*)

NATURAL RESOURCES (NR)

NR-9.6 Construction and Operation. Evaluate development project applications, including for particulate matter, by using the procedures and thresholds established in the most recent version of the Ventura County Air Quality Assessment Guidelines as published by the Ventura County Air Pollution Control District, and ensure that projects incorporate all applicable construction and operation mitigation measures contained therein. (*Imp A-1, A-2, LU-2, LU-18, NR-2, NR-13*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Natural Resource Implementation Program, presented in Table NR-1 (Natural Resource Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table NR-1 Natural Resource Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
NR-1	Open Space Preservation. The City shall continue to protect, conserve, and maintain the open space, hillside, and canyon areas that provide a buffer zone around the City's urban form, serve as designated habitat for sensitive species, and provide recreation opportunities by establishing partnerships with other land management agencies. The City shall maintain the Tierra Rejada Greenbelt and support the County's efforts to reduce development capacity in Greenbelt areas. In addition, the City shall maximize protection of open space through the following: amend the Development Code to provide effective open space preservation; require mitigation for the loss of habitat areas; require development agreements that maintain open space in private developments; establish and acquire conservation easements; accept donations for open space protection; and conserve undeveloped open space and drainage channels for the purpose of protecting water resources in the City's watershed.					●
Implements Which Policy(ies)	LU-3.1~LU-3.3, LU-4.1~LU-4.4, LU-4.6, LU-6.1, LU-7.1, LU-11.1, LU-21.8, LU-22.1, NR-1.1, NR-1.3~NR-1.7, NR-1.11, NR-3.1, NR-5.2, NR-5.5, PR-1.5					
NR-2	Environmental Review. The City shall continue to ensure that all development proposals are reviewed per the requirements of California Environmental Quality Act (CEQA) to ensure that mature trees are preserved; appropriate wildlife crossings are installed; sensitive biological or wetland resources adversely affected by new development are appropriately evaluated, mitigated, and restored; trails impacting sensitive habitats are relocated, when necessary; visual resources are preserved; water resources within the City's watershed are protected; truck deliveries are scheduled for off-peak times; air quality thresholds are updated and potential impacts are analyzed; and particulate emissions are regulated and minimized.					●
Implements Which Policy(ies)	LU-1.5, LU-1.8, LU-3.1, LU-3.2, LU-4.1~LU-4.8, LU-5.1, LU-5.7~LU-5.9, LU-6.1~LU-6.4, LU-7.1, LU-8.4, LU-9.1, LU-9.2, LU-11.1, LU-16.1~LU-16.3, LU-17.6, LU-18.3, LU-21.10, LU-23.4, LU-32.1, NR-1.7, NR-1.9, NR-2.5~NR-2.7, NR-3.1, NR-7.1, NR-8.3, NR-9.1, NR-9.2, NR-9.5, NR-9.6, PR-1.5, PR-1.6, PR-3.8					

Table NR-1 Natural Resource Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
NR-3 Hillside Performance Standards (HPS). The City shall continue to regulate development per the HPS in open space areas to regulate grading and alteration of land, maintain the natural topographic character of the land, allow for density transfer to increase open space areas, and require replanting of graded slopes and restoration of degraded areas.						●
Implements Which Policy(ies)	LU-3.1, LU-3.2, LU-4.1~LU-4.10, LU-6.1, LU-11.1, LU-11.3~LU-11.5, LU-21.11, NR-1.2, NR-1.9, NR-3.5					
NR-4 Simi Valley Municipal Code. The City shall review and update the Development Code to establish requirements for new development proposals, as follows: provide effective preservation of open space areas, habitat movement corridors, and wildlife crossings; require that drought-tolerant landscaping be installed for all private and City landscaping and parkways; establish requirements for irrigation timing; limit the percentage of impermeable surface for development projects; require cleaning of parking lots and streets in a manner that minimizes noise and water consumption; require that all new buildings be constructed to allow for future installation of solar energy systems; require that development projects of five or more housing units participate in the California Energy Commission's new solar homes partnership; require that government contractors minimize greenhouse gas emissions in building construction and operations; and regulate and minimize particulate emissions from roads, parking lots, and building construction activities.		●				
Implements Which Policy(ies)	NR-1.5, NR-1.7, NR-1.8, NR-2.1, NR-2.4, NR-2.5, NR-4.3, NR-4.5, NR-4.6, NR-5.1, NR-5.4, NR-7.4, NR-8.4, NR-9.3, NR-9.4					
NR-5 Development Review Process. The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: avoid isolating areas of wildlife habitat from larger habitat areas in open space areas; provide public trails, recreation areas, and viewing areas near significant visual resources, where appropriate; and require development within visually sensitive areas to minimize impacts to scenic resources.						●
Implements Which Policy(ies)	NR-1.7~NR-1.9, NR-2.1, NR-2.2, NR-2.5~NR-2.8, NR-3.2, NR-3.3, NR-9.2					
NR-6 Energy Conservation and Green Building Education Programs. The City shall continue to promote energy conservation measures and green building practices through various measures and programs, including newsletters, brochures, classes, and the City's website. The City shall promote and implement federal and state regulations that improve transportation technology, vehicle mileage performance, and cleaner fuels. In addition, the City shall develop an annual energy conservation award program for new sustainable development in the community.						●
Implements Which Policy(ies)	IU-6.3~IU-6.8, NR-7.2, NR-7.3, NR-8.2, NR-9.3					

Table NR-1 Natural Resource Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
NR-7 Green Building Program. The City shall continue to promote sustainable building practices for the retrofitting of existing structures and municipal structures to be built to a green energy standard, such as LEED; to educate residents and businesses regarding green building practices; to reduce the “heat island” effect of developed areas by promoting white roofs, light colored paving materials, and shade trees and by reducing the extent of unshaded areas in parking lots; and to require contractors to minimize greenhouse gas (GHG) emissions in building construction and operations.	Implements Which Policy(ies)					
NR-8 Arroyo Simi Greenway Plan. The City shall enhance and conserve the Arroyo Simi as a natural resource for (1) scenic and passive enjoyment by the community by adopting and implementing the Arroyo Simi Greenway Plan and (2) recharge and filtration capability of the community’s watershed.	Implements Which Policy(ies)					
NR-9 Water Conservation Program. The City shall develop and implement a Water Conservation Program, establishing water conservation goals for the next 20-year period; identifying water conservation measures that reduce water use, such as water-efficient landscaping and irrigation, efficient appliances and fixtures, and the use of “gray water” for irrigation; and establishing auditing methods to evaluate the success of the programs. The Program will include programs to educate the public, publicize regulations, and provide information regarding incentives. The City shall seek additional financial assistance for water conservation efforts.	Implements Which Policy(ies)					
NR-10 National Pollutant Discharge Elimination System (NPDES) Permit. The City shall control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City’s National Pollutant Discharge Elimination System (NPDES) Permit; limit the percentage of impermeable surfaces for new or renovated development proposals; implement watershed awareness and water quality education programs for the public, including requirements to limit the amount of fats, oils, pesticides, and toxic chemicals entering the sewer system; implement fines for dumping hazardous materials into the City’s water, sewer, and storm drain systems; and require that parking lots and public and private streets and alleys be cleaned as frequently as necessary to reduce pollutants.	Implements Which Policy(ies)					

Table NR-1 Natural Resource Implementation Program

		2011	2012–2015	2016–2035	Annual	Ongoing
NR-11 Climate Action Plan (CAP). The City shall prepare a CAP to reduce or encourage reductions in greenhouse gas (GHG) emissions from all sectors within the City. The CAP will establish a baseline inventory of GHG emissions and measures to reduce GHG emissions, which will comply with statewide GHG reduction goals as established by AB32 and any subsequent targets. The CAP will be monitored to review progress towards meeting the emission reduction target and revised as appropriate.						
Implements Which Policy(ies)	NR-7.1, NR-7.3, NR-7.4, NR-8.2					
NR-12 Capital Improvement Program (CIP). The City shall continue to prepare and adopt a CIP to eliminate deficiencies in public infrastructure, including the following: continue to upgrade the City's water infrastructure to minimize water leakage and ensure adequate water supply, adopt state-of-the-art water monitoring systems to remotely monitor the City's water usage, leaks, and ruptures; prepare and maintain a Sewer System Management Plan to identify infrastructure needs, address emergency spill response and preventive maintenance, and include pollution mitigation measures; and continue to inspect, upgrade, and improve the City's sewer infrastructure to minimize deficiencies and reduce leaks and contamination.						
Implements Which Policy(ies)	NR-4.7, NR-4.8, NR-6.1, NR-6.3					
NR-13 Interagency Coordination and Partnership. The City shall coordinate with appropriate agencies, such as Santa Monica Mountains Conservancy, Mountains Recreation Conservation Authority, Rancho Simi Recreation and Park District, California State Parks, National Park Service, U.S. Forest Service, adjoining cities, County of Ventura, Simi Valley Unified School District, and the Ventura County Air Pollution Control District regarding issues addressing open space preservation, restoration of the landfill area, restoration of riparian communities and vegetative cover at passageways, wetland and sensitive habitat mitigation, designated scenic resources and corridors, water conservation, and efforts to improve air quality and reduce greenhouse gas emissions.						
Implements Which Policy(ies)	NR-1.3, NR-1.4, NR-1.10, NR-2.3, NR-2.8, NR-3.4, NR-4.4, NR-9.1, NR-9.6					

CHAPTER 7 **Community Services**

INTRODUCTION

The social well-being of a community is nurtured and sustained by access to a full range of services that educate, enrich lives, and meet basic human needs for health, safety, and quality of life. To reach these goals, Simi Valley strives to provide quality educational, recreational, and cultural services through schools, parks, libraries, infrastructure, community centers, and cultural centers and events. Access to education, good jobs, active recreational opportunities, and social programs enhances the City's livability for residents. In addition, a skilled workforce and an engaging cultural environment are important in attracting new industries to the community to keep the City's economy healthy.

The following goals and policies provide guidance to ensure that future development within the City and its Planning Area supports the City's commitment to high quality community services, including parks and recreational services and facilities, and other public services such as libraries, cultural facilities, and community education.

PARKS AND RECREATION (PR)

Park and Recreational Facilities

Parks and open space are important elements in Simi Valley, contributing to residents' quality of life and a healthy population. The Rancho Simi Recreation and Park District (RSRPD), an independent special district, is responsible for the acquisition, development, and maintenance of parkland and open space within its jurisdiction, which includes the entire City of Simi Valley in addition to lands beyond the City's boundaries. Parks and recreational facilities serve as focal points of neighborhood identity and activity. Parklands also

help to sustain natural environmental resources by providing landscapes that absorb greenhouse gases, produce oxygen, and filter pollutants to the groundwater basin.



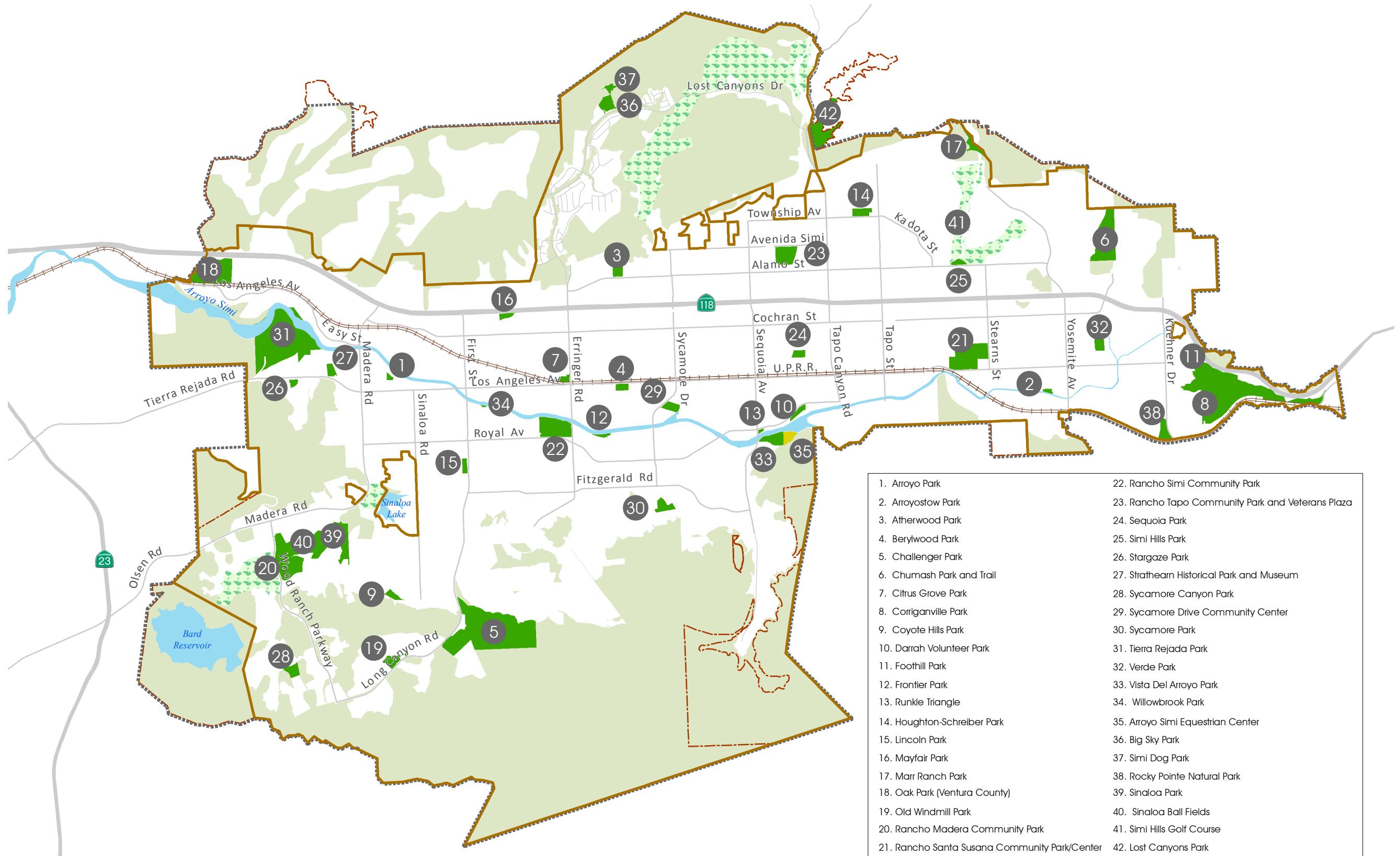
Rancho Madera Community Park

As depicted in Figure PR-1 (Parks/Recreation Facilities), Simi Valley residents are offered a comprehensive system of parks, golf courses, trails, and outdoor amenities that are heavily used. In addition, the City

maintains a broad spectrum of cultural and recreational facilities including the Cultural Arts Center and a state-of-the-art Senior Center. Goals and policies in this section address the broad range of recreation resources available to Simi Valley residents including parklands, recreational facilities and programs, and trails. Simi Valley's extensive trail system, depicted in Figure PR-2 (Trails) indicates existing and future trails, designed to accommodate both pedestrians and equestrians for the enjoyment of the City's rich natural setting.

CITY OF SIMI VALLEY General Plan Update

Parks/ Recreation Facilities



Source: City of Simi Valley, 2007; PBS&J, 2009
Date Revised: September 30, 2011
D21310_Simi_Valley_GP|Parks_Recreation.mxd



Miles
0 0.25 0.5

Figure PR-1

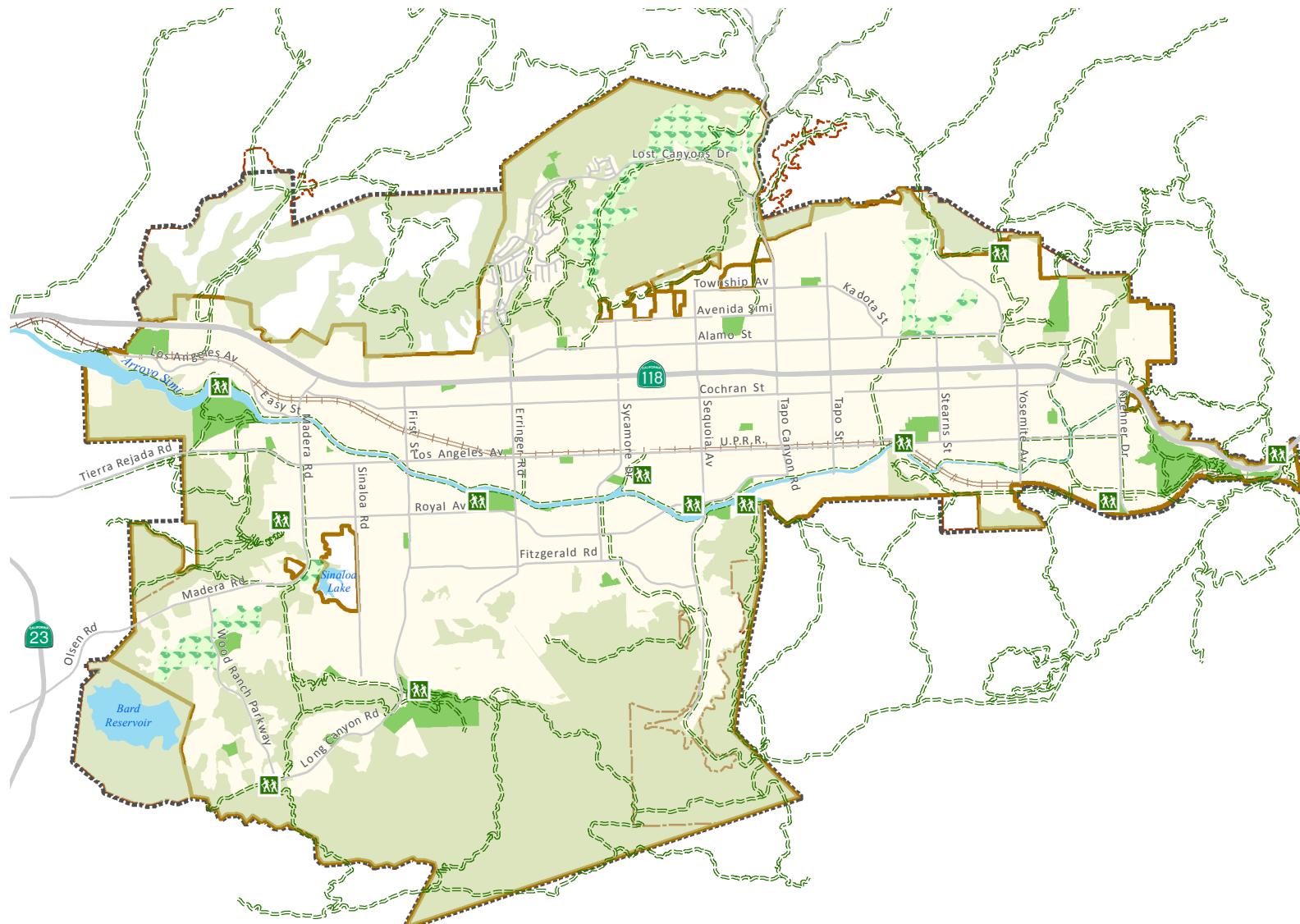
CITY OF SIMI VALLEY General Plan Update

Trails

Legend

-  Trailhead
-  Hiking/Equestrian Trail*
-  Park
-  Open Space
-  Golf Course
-  City Boundary
-  City Urban Restriction Boundary
-  Sphere of Influence

*Trail locations are conceptual.
Actual design to be determined
during project review.



Source: City of Simi Valley, 2010
Date Revised: December 15, 2010
D21310_Simi_Valley_GP\trails.mxd



0 0.25 0.5 Miles 1 1.5

Figure PR-2

GOAL PR-1

Parks and Recreation Facilities. Parks, recreation, and community facilities that enhance community livability and contribute to public health are available to serve the diverse recreational needs of residents and visitors.

Policies

- PR-1.1 Park and Recreation System.** Support RSRPD in its efforts to develop, operate, and maintain a system of parks, recreational facilities (i.e., swimming pools, golf courses, ball courts, etc.), and open space areas throughout Simi Valley that provide opportunities for both passive and active recreation and leisure activities. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-1.2 Location of Facilities.** Work with RSRPD to ensure that parks and recreational facilities are well dispersed throughout the community and include opportunities for all residents regardless of income. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-1.3 Service Levels.** Encourage RSRPD to provide two acres of neighborhood parks and three acres of community parks per 1,000 residents. Strive to provide park facilities so that all residents live within 2 miles of a community park and ½ mile of a neighborhood park. (*Imp A-1, A-2, LU-18, PR-1, PR-2, PR-3, PR-5*)
- PR-1.4 Park Zone.** Work with RSRPD to develop and implement a new zoning district to designate existing and future parks in the City. (*Imp A-1, A-2, LU-18, PR-1, PR-3*)
- PR-1.5 Conservation of Natural and Historical Assets.** Support, encourage, and participate in enhancing community aesthetics by conserving natural assets such as mature trees, fragile animal habitats, endangered species, and historically significant sites, as part of park and facilities development. (*Imp A-1, A-2, LU-18, NR-1, NR-2, PR-1*)
- PR-1.6 Arrangements with Private and Public Entities.** Seek to make expanses of open space, natural parks, or other recreational areas, which may be owned and/or controlled by private parties or other agencies, available for public use by entering into mutually beneficial agreements for the operation of such areas. (*Imp A-1, A-2, LU-18, NR-2, PR-1, PR-2*)
- PR-1.7 On-Site Facilities.** Require large-scale business parks or office development projects to provide recreational amenities and gathering places, when deemed appropriate. (*Imp A-1, A-2, LU-18, PR-2*)
- PR-1.8 Shared Facilities.** Work cooperatively with RSRPD and Simi Valley Unified School District (SVUSD) to allow or facilitate the use of school facilities for recreational use by youth and adult sport leagues and the general public. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-1.9 Revenue Generating Recreational Facilities.** Work with RSRPD to develop recreational amenities such as miniature golf courses and quality food concessions to generate additional revenue which will help support, improve, and expand recreational opportunities in the community. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-1.10 Private Commercial Recreational Facilities.** Encourage private commercial recreational facilities such as ice rinks, bowling alleys, indoor or outdoor skateboard parks, Frisbee golf and paintball

facilities, and bow and arrow ranges to maintain, upgrade, and preserve facilities to help meet recreational interests of residents, workforce, and visitors. (*Imp A-1, A-2, LU-18, PR-2*)

PR-1.11 Youth Facilities. Work with RSRPD to plan and design parks to incorporate adequate facilities for youth to ensure safe and active gathering places for their recreation. (*Imp A-1, A-2, LU-18, PR-1*)

PR-1.12 Recycled Water. Encourage RSRPD to utilize recycled water for irrigating landscaping at new and existing parks and golf courses, when infrastructure is available to do so. (*Imp A-1, A-2, LU-18, IU-4, PR-1*)

PR-1.13 Arroyo Simi Greenway Recreational Amenities. Provide for the development of new parks and the expansion of existing parks, including rest areas and other amenities, as part of the Arroyo Simi Greenway system to link these resources to provide recreation, pedestrian, and visual amenities. (*Imp A-1, A-2, LU-18, PR-4*)

PR-1.14 Arroyo Simi Greenway Educational Amenities. Encourage the incorporation of kiosks, interpretive signage, and public art at strategic locations along the Arroyo Simi Greenway. Examples of educational topics include watershed and water quality, Native American and cultural history, and native habitat. (*Imp A-1, A-2, LU-18, NR-8, PR-4*)

PR-1.15 Complementary Design. Ensure that the design and aesthetics of all parks, recreation, and community centers is compatible with existing adjoining uses. (*Imp A-1, A-2, LU-18, PR-2*)

PR-1.16 Small Public Places for Infill Areas.

Require new development to provide small plazas, pocket parks, civic spaces, and other gathering places that are available to the public, particularly in infill areas, in addition to Quimby Act requirements. (*Imp A-1, A-2, LU-3, LU-16, LU-18, PR-3*)

PR-1.17 Park Safety. Coordinate security between RSRPD and the Simi Valley Police Department as a means to impede vandalism and other illegal activities. (*Imp A-1, A-2, LU-18, PR-1*)

PR-1.18 Accessible Facilities. Encourage RSRPD to renovate recreational facilities to achieve accessible standards as specified in state and federal laws such as the Americans with Disabilities Act (ADA). (*Imp A-1, A-2, LU-18, PR-1*)



Park amenities

PARKS AND RECREATION (PR)

- PR-1.19 Funding.** Work with RSRPD to fund the costs of acquisition and development of parks and recreation facilities through land dedication, Quimby Act funds, federal and state grants, in lieu fees, development impact fees, and other funding sources, as appropriate. (*Imp A-1, A-2, LU-14, LU-18, ED-6, ED-8, PR-1, PR-5*)
- PR-1.20 Development Agreements.** Provide incentives and enter into development agreements with developers to contribute financing for parks and other amenities for infill and mixed-use areas. (*Imp A-1, A-2, LU-14, LU-18, ED-6, ED-8, PR-2, PR-5*)
- PR-1.21 Multiple Tools.** Work with RSRPD to leverage a broad range of federal, state, and local funding and economic development tools to ensure high-quality development, maintenance, and programming for Simi Valley's parks and recreation system. (*Imp A-1, A-2, LU-18, ED-8, PR-1*)
- PR-1.22 Joint Use.** Encourage RSRPD to enter into agreements and joint partnerships with other agencies, where feasible, to expand recreational opportunities. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-1.23 Land Lease and License Agreements.** Encourage RSRPD to enter into agreements with private and/or quasi-public companies (i.e., utilities) to serve the public and generate revenue for the development and maintenance of parks and recreational facilities. (*Imp A-1, A-2, LU-18, PR-1*)

Park and Recreational Programs

GOAL PR-2

Recreational and Leisure Programs. Recreational programs and services are provided that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and positive relationships.

- PR-2.1 Quality of Life.** Promote healthy lifestyles, recreational, and leisure activities, and programs for the entire family, including youth and senior populations, as important considerations for recreational programs and amenities. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-2.2 Variety of Services.** Encourage RSRPD to provide a wide range of recreation opportunities designed to enrich the lives of all residents including passive, active, individual, team, and organized recreational activities. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-2.3 Programs for All Residents.** Encourage RSRPD to accommodate special needs individuals and groups as part of the provision of recreational programs. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-2.4 Senior and Youth Programs.** Work with RSRPD to provide services and programs which meet social, recreational, and health needs for the senior and youth population. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-2.5 Recreation Programs to Meet Needs.** Support existing and future recreation programs and services to ensure that programmed activities are meeting community needs. (*Imp A-1, A-2, LU-18, PR-1*)
- PR-2.6 User Fees.** Support RSRPD in the collection of user fees from participants of recreation classes, activities, programs, sport leagues, and facility rentals to help offset the cost of providing park and recreation services and facilities. (*Imp A-1, A-2, LU-18, PR-1*)

Trails

GOAL PR-3

Accessible and Connected Trail System. An interconnected and accessible trail system is available to provide connections to community facilities, recreational areas, public and private schools, regional trails, canyons, hills, and open space to provide an important recreational opportunity throughout Simi Valley.

- PR-3.1 Multi-Use Trails.** Provide multi-purpose trails with sufficient width to accommodate visitors desiring access to nature to travel using various options (e.g., on foot, on bike, on horseback, with dogs on leashes, etc.), when travel options are compatible and are environmentally sustainable, and offer a variety of experiences/challenge levels as appropriate. (*Imp A-1, A-2, LU-18, PR-6*)
- PR-3.2 Integrated Trail System.** Continue to link the community's trails system with neighboring trail systems and the Arroyo Simi Greenway to create an integrated trail system throughout the community as identified on the Trail System Map. (*Imp A-1, A-2, LU-18, PR-6*)
- PR-3.3 Private Development of Trails.** Require the dedication and construction of trails, accessible to the public, for projects proposed in open space areas, along the Arroyo Simi Greenway and its tributaries, and other areas identified on the Trail System Map. (*Imp A-1, A-2, LU-18, PR-2, PR-6*)
- PR-3.4 Trail Size.** Develop trails with sufficient width to accommodate multiple uses while minimizing environmental impacts. (*Imp A-1, A-2, LU-18, PR-6*)
- PR-3.5 Physical Accessibility.** Design trails and other visitor facilities to be accessible for people with disabilities, when feasible. (*Imp A-1, A-2, LU-18, PR-6*)
- PR-3.6 Trailheads.** Provide trailheads that can include parking, restrooms, directional signage, shade, water, and convenient access to trails. (*Imp A-1, A-2, LU-18, PR-6*)
- PR-3.7 Alternate Transportation Modes.** Provide facilities and services (e.g., bike racks, co-location of trailheads and transit stops, etc.) that encourage the use of bicycles and work with other agencies to encourage and facilitate transit travel to trails, including the Arroyo Simi Greenway. (*Imp A-1, A-2, LU-18, M-10, PR-6*)
- PR-3.8 Sustainable Trails.** Consider and implement sustainable, best practices for the location and design of trails including the use of long-lasting natural materials and permeable surfaces; reduction or avoidance of chemicals; construction that follows natural terrain and minimizes intrusion on natural habitat; prevention of run-off into habitat or streams to minimize erosion; and care in scheduling maintenance activities to minimize disturbance of nesting and breeding of sensitive species. (*Imp A-1, A-2, LU-18, NR-2, NR-7, PR-6*)



Arroyo Simi Trail

- PR-3.9 Education Amenities.** Install in appropriate locations educational and interpretive signs and kiosks to enhance public understanding of the history of the area, natural resources, and the need for maintenance and enhancement of trails and open space areas. (*Imp A-1, A-2, LU-18, PR-6*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Parks and Recreation Implementation Program, presented in Table PR-1 (Parks and Recreation Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table PR-1 Parks and Recreation Implementation Program		2011	2012-2015	2016-2035	Annual	Ongoing
PR-1 Interagency Coordination and Partnership. The City shall coordinate with appropriate agencies, such as Rancho Simi Recreation and Park District, Simi Valley Unified School District, and the Simi Valley Police Department regarding issues addressing parks, recreation facilities, and open space; joint use of shared facilities; natural and historical assets preservation; facilities for youth and seniors; park safety; funding for parks and recreation facilities; accessibility of parks; and recreational and leisure programs to meet the needs of the community.	Implements Which Policy(ies)	PR-1.1~PR-1.6, PR-1.8, PR-1.9, PR-1.11, PR-1.12, PR-1.17~PR-1.19, PR-1.21~PR-1.23, PR-2.1~PR-2.6				●
PR-2 Development Review Process. The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: provide recreational amenities and gathering places for large-scale business parks and office developments; encourage private commercial recreational facilities to meet community needs; and ensure compatibility of parks and recreation facilities with adjacent uses.	Implements Which Policy(ies)	PR-1.3, PR-1.6, PR-1.7, PR-1.10, PR-1.15, PR-1.20, PR-3.3				●
PR-3 Simi Valley Municipal Code. The City shall update the Development Code to establish a new Park zoning district, to establish development standards for existing and future parks in the City; to require new development proposals to provide public places for infill areas.	Implements Which Policy(ies)	PR-1.3, PR-1.4, PR-1.16				●
PR-4 Arroyo Simi Greenway Plan. The City shall consider the expansion of existing parks, including rest areas and other amenities, as part of the Arroyo Simi Greenway system to link these resources to other recreation, pedestrian, and visual amenities; encourage the incorporation of educational amenities.	Implements Which Policy(ies)	PR-1.13, PR-1.14				●

Table PR-1 Parks and Recreation Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
PR-5 Development Impact Fees. The City shall require that new development proposals provide fees or enter into development agreements to contribute financing for parks and other amenities.						●
Implements Which Policy(ies)	PR-1.3, PR-1.19, PR-1.20					
PR-6 Open Space/Trail Program. The City shall continue to encourage and support an interconnected and accessible trail system throughout the community and surrounding open space areas as an important recreational amenity.						●
Implements Which Policy(ies)	PR-3.1~PR-3.9					

COMMUNITY SERVICES (CS)

Community services and cultural arts such as libraries, schools, museums, human service programs, and performing arts are essential to maintaining an educated, informed, caring, and culturally enriched community. These services provide the building blocks for the kind of neighborhoods and communities that are key to this General Plan. A challenge to sustaining a high quality of life in Simi Valley is being able to balance providing these key services in locations that enhance the community's access to them and minimize adverse impacts to the community from their operation. Refer to Figure CS-1 (Community Facilities), for the general location of key public service facilities in Simi Valley.

In Simi Valley, the Simi Valley Unified School District (SVUSD) is responsible for providing the majority of primary and secondary education for Simi Valley residents. Additional educational facilities in the City include a number of private and parochial schools operated by religious organizations or other private entities. Additionally, the City contracts with the Ventura County Library Service Agency to provide library service to Simi Valley residents from the Simi Valley Library located in the Civic Center.

Though state law does not require that General Plans address these community services, goals and policies in this section address Simi Valley's commitment to continue efforts to support community service needs, including high quality education, library, and cultural arts programs for the anticipated growth of its population. These goals and policies further address human service programs which include improving health, living a balanced and productive life, and preventing homelessness. The City of Simi Valley, the private sector, and private and non-profit partners will continue to provide the tools and resources that focus on individual, family, and community improvements that respond to service needs identified by Simi Valley residents.

GOAL CS-1

Human Service Needs. A broad range of community services and programs are provided to meet the social and human needs of residents and enrich daily living in the community.

- CS-1.1 Agency Collaboration.** Collaborate with the County, community-based agencies, non-profit groups, and public and private schools to develop service programs that are responsive to the needs of all ages and socio-economic groups. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-1.2 Location of Community Services.** Encourage the development of community and social services "under one roof" to save on costs, avoid duplication of services, and provide greater convenience for residents. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-1.3 Services Provided by Other Agencies.** Support service programs provided by the County, nonprofit groups, and other agencies. Encourage these groups in the expansion, maintenance, and coordination of services. (*Imp A-1, A-2, LU-18, CS-1*)

- CS-1.4 Senior and Youth Services.** Support the provision and expansion of services, programs, and facilities to meet the needs of seniors and youth in Simi Valley. (*Imp A-1, A-2, LU-18, CS-2, CS-3*)



Simi Valley Senior Center

- CS-1.5 Health and Mental Health Services.** Support existing and future health and mental health services and programs, emergency shelters, and transitional housing provided by the County, the City, and other private or non-profit agencies or groups, to serve the needs of residents. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-1.6 Homeless Services.** Support public and nonprofit agencies in securing funding for and the development and provision of homeless services, programs, emergency shelters, and transitional housing. (*Imp A-1, A-2, LU-18, CS-4*)
- CS-1.7 Emergency Weather Centers.** Support the provision of emergency warming and cooling centers as needed. (*Imp A-1, A-2, LU-18, CS-4*)
- CS-1.8 Community Services and Volunteer Opportunities.** Work with public and non-profit agencies and service providers to publicize, promote, and coordinate volunteer opportunities for community services and programs. (*Imp A-1, A-2, LU-18, CS-1*)

Arts and Culture

Goals and policies in this section support the establishment and maintenance of a diversity of cultural facilities and amenities in Simi Valley. The City is home to the Ronald Reagan Presidential Library and Museum, the Simi Valley Cultural Arts Center, Strathearn Historical Park and Museum, and a number of other historic and cultural resources. Art and cultural programs, exhibitions, performances, and similar events provide opportunities for the attendance, participation, and appreciation of residents and visitors. The inclusion of visual arts opportunities broadens the exposure and awareness of City residents and visitors to enhance and enrich Simi Valley's cultural environment and quality of life. Historical Resources are addressed in the Community Development Chapter.

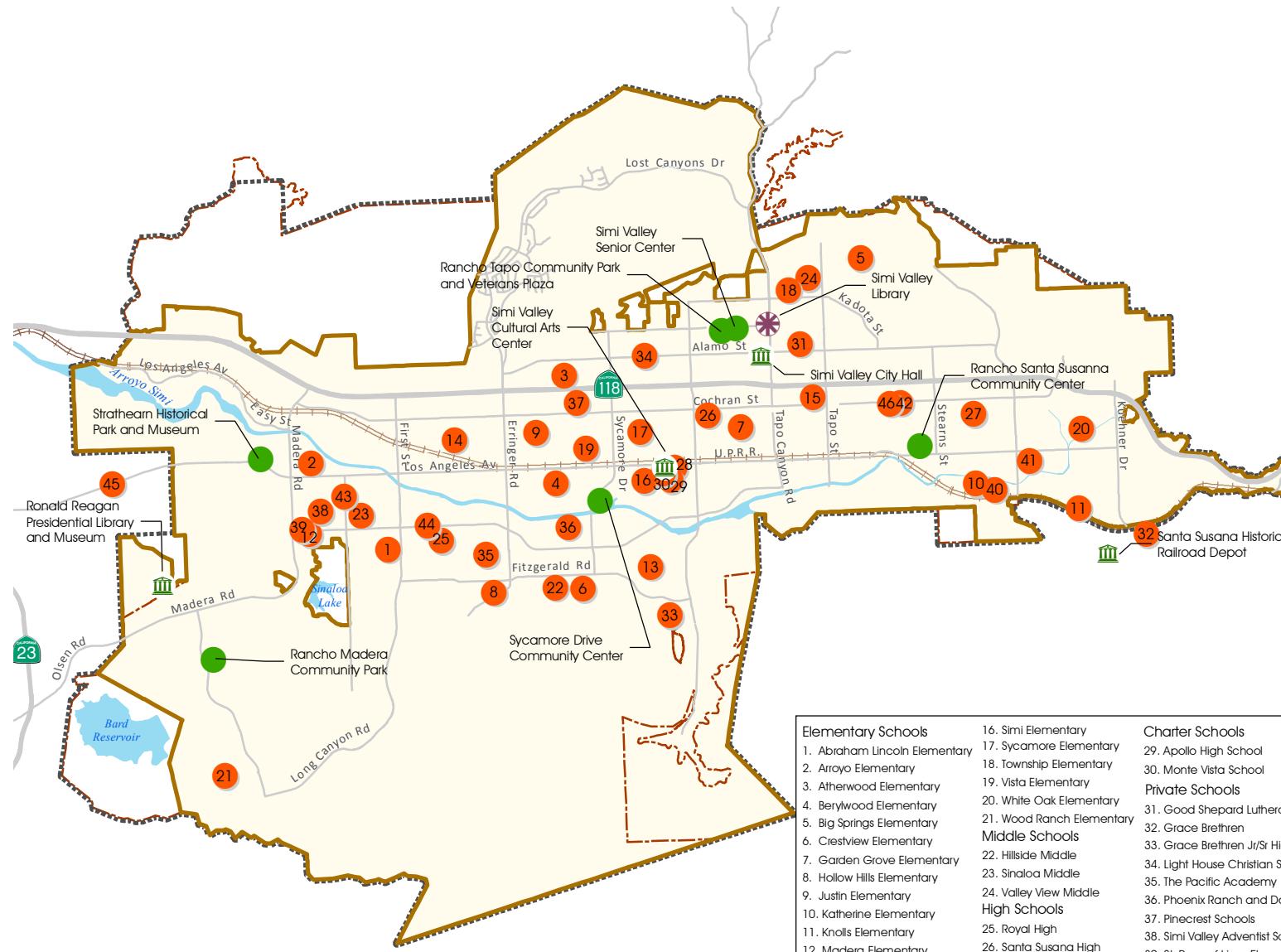
GOAL CS-2

Facilities and Programs. A diversity of arts and cultural facilities and programs are available for people of all ages to enrich the community and enhance the quality of life for residents.

- CS-2.1 Arts and Cultural Partnerships.** Encourage partnerships among arts and cultural groups, educational facilities, community organizations, and the private sector to develop arts and cultural educational activities and programming for all ages. (*Imp A-1, A-2, LU-18, CS-5*)

CITY OF SIMI VALLEY General Plan Update

Community Facilities



Elementary Schools	Middle Schools	High Schools	Charter Schools	Private Schools
1. Abraham Lincoln Elementary	16. Simi Elementary	29. Apollo High School	31. Good Shepard Lutheran	
2. Arroyo Elementary	17. Sycamore Elementary	30. Monte Vista School	32. Grace Brethren	
3. Atherwood Elementary	18. Township Elementary	33. Grace Brethren Jr/Sr High School	34. Light House Christian School	
4. Beryllwood Elementary	19. Vista Elementary	35. The Pacific Academy	36. Phoenix Ranch and Day Camp	
5. Big Springs Elementary	20. White Oak Elementary	37. Pinecrest Schools	38. Simi Valley Adventist School	
6. Crestview Elementary	21. Wood Ranch Elementary	39. St. Rose of Lima Elementary	40. Valley Bible Academy	
7. Garden Grove Elementary	22. Hillside Middle	41. Valley View Middle		
8. Hollow Hills Elementary	23. Sinaloa Middle	42. Santa Susana High		
9. Justin Elementary	24. Valley View Middle	43. Simi Valley High		
10. Katherine Elementary	25. Royal High	44. Adult Schools		
11. Knolls Elementary	26. Santa Susana High	45. Simi Valley Adult School		
12. Madera Elementary	27. Simi Valley High			
13. Mountain View Elementary	28. Simi Valley Adult School			
14. Park View Elementary				
15. Santa Susana Elementary				

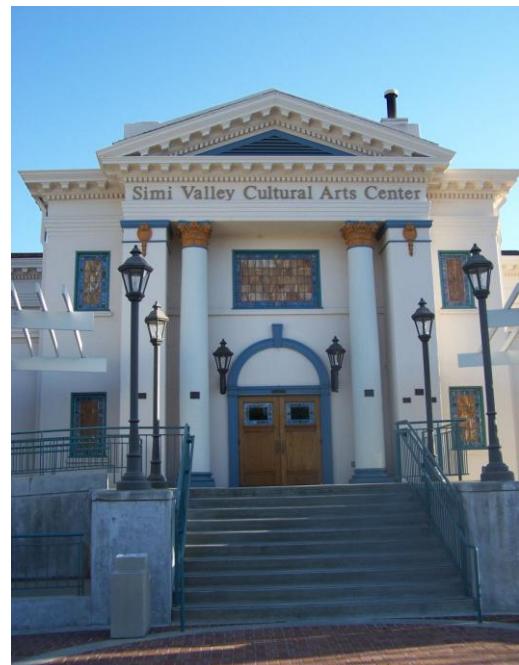
Source: Ventura County, 2003
Date Revised: September 30, 2011
D2130_Simi_Valley_GP\Community Facilities.mxd

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Figure CS-1

COMMUNITY SERVICES (CS)

- CS-2.2** **Public Art.** Support the donation, installation, and display of public art and the incorporation of display space in new public facilities and key recreational areas such as along the Arroyo Simi Greenway. (*Imp A-1, A-2, LU-18, CS-5*)
- CS-2.3** **Simi Valley Cultural Arts Center.** Support the continuation and expansion of events, performances, and art shows occurring at the Simi Valley Cultural Arts Center. (*Imp A-1, A-2, LU-18, CS-5*)
- CS-2.4** **Events and Programs.** Support festivals, seminars, workshops, concerts, and community cultural programs. (*Imp A-1, A-2, LU-18, CS-5*)
- CS-2.5** **Simi Valley Cultural Arts Center Foundation.** Support the mission and activities of the Simi Valley Cultural Arts Center Foundation. (*Imp A-1, A-2, LU-18, CS-5*)
- CS-2.6** **Cultural Tourism.** Promote cultural tourism in Simi Valley to attract visitors and tourists interested in cultural events, such as promotion of the Ronald Reagan Presidential Library and Museum, Simi Valley Cultural Arts Center, Corriganville Park, and Strathearn Historical Park and Museum. (*Imp A-1, A-2, LU-18, CS-5*)
- CS-2.7** **Cooperative Partnerships.** Work cooperatively with RSRPD, SVUSD, and community groups including the Simi Valley Cultural Arts Center Foundation to support art programs and cultural facilities located in Simi Valley. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-2.8** **Strathearn Historical Park and Museum.** Encourage relocation of historical structures threatened with demolition to the Strathearn Historical Park and Museum and support activities, events, and historical programs occurring at the Strathearn Historical Park and Museum. (*Imp A-1, A-2, LU-18, CS-1*)



Simi Valley Cultural Arts Center

Community Education

Goals and policies in this section provide for the development of schools commensurate with population growth that are accessible from every neighborhood. Opportunities for life-long learning are encouraged, enabling Simi Valley residents to obtain skills to meet the needs of evolving business sectors. Schools are encouraged to be located and designed to serve as a key component of neighborhood identity and activity.

GOAL CS-3

Community Education. High-quality and equitably distributed educational facilities are available that provide an education for the children and youth of Simi Valley as well as life-long learning opportunities for all residents.

- CS-3.1** **Provision of Schools.** Work with the SVUSD to provide school sites and upgrade existing facilities that serve the needs of the community. (*Imp A-1, A-2, LU-18, CS-1*)

- CS-3.2 New School Sites.** Assist SVUSD to find appropriate sites for new or expanded school facilities within infill development opportunities in the community. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-3.3 Joint-Use.** Work with SVUSD and RSRPD to explore opportunities for joint-use that integrates uses for recreation, cultural, and non-school-related activities at new and existing facilities. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-3.4 Multi-Use Facilities.** Work with SVUSD to provide and design creative multi-use facilities that integrate schools with community rooms, parks, public libraries, and City services, such as police facilities, as part of one multi-use development. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-3.5 Continuing and Adult Education.** Encourage and support the development, expansion, and upgrade of adult education facilities and continuing educational programs in order for residents to obtain workforce skills to meet the needs of the business community. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-3.6 Support for Community Colleges.** Support the activities of nearby community colleges to provide continuing education programs, career development, and academic courses to Simi Valley residents. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-3.7 Youth Workforce.** Encourage and support programs to develop the youth workforce to meet the needs of the business community and prepare youth for the future. (*Imp A-1, A-2, LU-18, CS-3*)

Libraries

Goals and policies in this section provide for the continuation of library services and the provision of facilities commensurate with population growth. Not only do libraries serve as a repository for books, music, and other resources, they also can serve as gathering places for readings and other community activities.

GOAL CS-4

Library Services and Facilities. Library facilities are provided that enhance Simi Valley's quality of life and create opportunities for self-learning and cultural and academic enrichment.

- CS-4.1 Library Services.** Continue to support Ventura County in the provision of library services and programs to meet the needs of residents. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-4.2 Joint Use Facilities.** Encourage libraries to be sited and consolidated with other community facilities such as civic centers, community centers, and educational facilities. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-4.3 Satellite Libraries.** Develop new freestanding "satellite libraries" or shared library facilities with area schools, at new community centers, or within private development in order to supplement services offered at the Simi Valley Library. (*Imp A-1, A-2, LU-18, CS-1*)



Simi Valley Library

COMMUNITY SERVICES (CS)

- CS-4.4** **Facility Usage.** Encourage the use of library facilities, including the Ronald Reagan Presidential Library, as additional venues for community events and programs. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-4.5** **Multi-Functional Facilities.** Support the use of the Simi Valley Library, the Ronald Reagan Presidential Library, and other new facilities to serve as multi-functional facilities, cultural centers, and gathering places. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-4.6** **Technology and Access.** Encourage the use of computers and the internet to digitally access library resources, multi-media, and other information. (*Imp A-1, A-2, LU-18, CS-1*)
- CS-4.7** **Alternative Service Delivery.** Work with Ventura County and other agencies, as necessary, to explore alternative models to deliver library services to Simi Valley residents, in situations when Ventura County cannot provide the level and/or type of services desired by the City, and the means to fund payment of these services. (*Imp A-1, A-2, LU-18, CS-1*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Community Services Implementation Program, presented in Table CS-1 (Community Services Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table CS-1 Community Services Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
CS-1	Interagency Coordination and Partnership. The City shall coordinate with appropriate agencies, such as the County of Ventura, nonprofit groups, community-based agencies, public and private schools, Rancho Simi Recreation and Park District, and Simi Valley Unified School District regarding the following: provide service programs and venues that are responsive to the needs of the community; coordinate services and provide services “under one roof”; pursue funding for various community service needs; provide health and mental health services; establish a central location to advertise community services and programs and to publicize volunteer opportunities; encourage partnerships to develop arts and cultural activities; support art programs and cultural facilities located in the community; support community education; provide library services and facilities within the community, and encourage relocation of historical structures threatened with demolition to the Strathearn Historical Park and Museum.					●
Implements Which Policy(ies)	CS-1.1~CS-1.3, CS-1.5, CS-1.8, CS-2.7, CS-2.8, CS-3.1~CS-3.6, CS-4.1~CS-4.7					
CS-2	Senior Citizens Programs. The City shall support and coordinate with other agencies for the provision of programs and services for senior citizens in the community, including the Simi Valley Senior Center; senior nutrition programs; Council On Aging, an advisory body to the City Council on issues affecting seniors; the Lifeline Program providing emergency response for seniors; Brown Bag Program; and other special events and fundraisers.					●
Implements Which Policy(ies)	CS-1.4					

Table CS-1 Community Services Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
CS-3 Youth Programs. The City shall support and coordinate with other agencies for the provision of programs and services for youth in the community, including developing the youth workforce; providing support and referral for youth and their families with issues related to truancy, substance abuse, runaways, peer pressure, and personal crises; and the Youth Council, an advisory body to the City Council on issues affecting youth.						●
Implements Which Policy(ies)	CS-1.4, CS-3.7					
CS-4 Homeless Programs. The City shall support and coordinate with other agencies for the provision of programs and services for persons in the community, including homeless persons. This shall include providing information and referrals to local programs and nonprofit resources regarding a wide variety of needs, such as landlord/tenant issues, homeless services, and other social services and support to the Task Force on Homelessness, an advisory body to the City Council on issues related to homelessness. Where feasible, the City shall encourage development of new or expanded homeless services and programs, emergency weather centers, and transitional housing.						●
Implements Which Policy(ies)	CS-1.6, CS-1.7					
CS-5 Public Art and Cultural Tourism Programs. The City shall support public art in new public facilities and key recreational areas, such as the Arroyo Simi Greenway; support the continuation and expansion of events at the Simi Valley Cultural Arts Center; support the mission and activities of the Simi Valley Cultural Arts Center Foundation; support festivals, seminars, workshops, concerts, and community cultural programs; and promote cultural tourism in the community to attract visitors.			●			
Implements Which Policy(ies)	CS-2.1~CS-2.6					

CHAPTER 8 Safety and Noise

INTRODUCTION

The built and natural environments of Simi Valley contain several hazards that require special consideration and treatment in the land use planning process. Protection from the risks of natural and man-made hazards, including crime, is essential in establishing a sense of well-being for residents and an important consideration in attracting new businesses, residents, and visitors to the City. State law requires that the General Plan specifically identify areas in the community subject to hazards and include appropriate actions to minimize these hazards.

Goals and policies in this section are designed to reduce hazards from floods, seismic activity, wildland and urban fires, hazardous materials, and climate change. They also facilitate effective disaster preparedness, ensure timely emergency response and



Fire Station 44, Wood Ranch

evacuation, and prioritize ongoing coordination with emergency response agencies. Finally, the Noise Element ensures residents and visitors will be protected from excessive noise.

COMMUNITY SAFETY (S)

Emergency Preparedness

All municipalities are required to prepare for natural and human-made disasters. Simi Valley falls under the purview of the Ventura County Emergency Operations Plan that is designed to coordinate regional response to emergency situations and resources (Ventura County 2021). It outlines the mutual aid agreements and contacts, logistics, and other important components of emergency response, including the identification of areas that may need further consideration in terms of evacuation. Ventura County's Hazard Mitigation Plan (HMP) is a multi-jurisdictional effort overseen by the Ventura County Sheriff's Office of Emergency Services in coordination with over 20 Planning Partners, including the City of Simi Valley. The City's mutual aid partners include: the Federal Emergency Management Agency (FEMA), State of California (Master Mutual Aid agreement and Emergency Managers Mutual Aid), Ventura County and cities in Ventura County such as Thousand Oaks, Ventura, Oxnard, Santa Paula, and others (Unified Disaster Agreement, Optional Area Agreement, California Building and Safety Mutual Aid Agreement), Law Enforcement Mutual Aid Region 1A which includes police forces from the mutual aid cities and counties (Region 1A Mutual Aid Operation Plan), Ventura County Law Enforcement Agencies (Ventura County Law Enforcement Mutual Aid), California Cities and Counties (California Building and Safety Mutual Aid Agreement), Southern California Cities and Counties (Public Works Mutual Aid).

The HMP for the County of Ventura is developed in accordance with the Disaster Mitigation Act of 2000 and follows FEMA's 2011 Local Hazard Mitigation Plan guidance. The HMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The HMP is being updated with expected publication in 2022.

Pursuant to State law, safety elements must indicate evacuation routes that would be used in the event of an emergency. In Simi Valley, 22 areas have been identified as having only a single access road, as illustrated in Figure S-1. These areas pose additional logistics challenges when coordinating disaster response. The major evacuation routes in Simi Valley include SR-118 and the major arterial roads (e.g., Los Angeles Avenue, Cochran Street, Tapo Canyon Road, Sequoia Avenue, First Street, Madera Road). Local disaster response will continue to be coordinated under the Simi Valley Office of Emergency Services, which develops, implements, and maintains programs to prepare Simi Valley for natural, manmade, or technological disasters. Among other measures, these include VC Alert, a high-speed emergency notification system used to deliver critical messages about local emergencies and other community news. The Office of Emergency Services historically maintained the City's Multi-hazard Functional Plan, which addresses planned responses to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The Emergency Operations Plan is being updated with expected publication in 2022.

The following goals and policies guide emergency preparedness, response, and recovery efforts in Simi Valley:

GOAL S-1

Emergency Response. Effective emergency preparedness and rapid response to natural or human-induced disasters are provided that minimize the loss of life, damage to property, and disruptions in the delivery of vital public and private services during and following disaster.

Policies

- S-1.1 Hazard Mitigation Plan and NIMS Plan.** Combine planning efforts with Ventura County to update the Ventura County Hazard Mitigation Plan and National Incident Management System Plan (HMP/NIMS) planning documents and formally adopt and routinely implement the strategies in the HMP/NIMS Plan. (*ImpA-1, A-2, LU-18, S-1*)
- S-1.2 NIMS Compliance.** Maintain compliance with the Federal Emergency Management Agency NIMS, which is a template for the management of incidents to reduce the loss of life and property and harm to the environment. (*Imp A-1, A-2, LU-18, S-1*)
- S-1.3 Consistent and Current Emergency Response Plans.** Develop and maintain consistent, comprehensive, and up-to-date plans and regulations, including the General Plan and the Multi-Hazard Mitigation Plan, to prepare for and respond to disasters. (*Imp A-1, A-2, LU-18, S-1*)

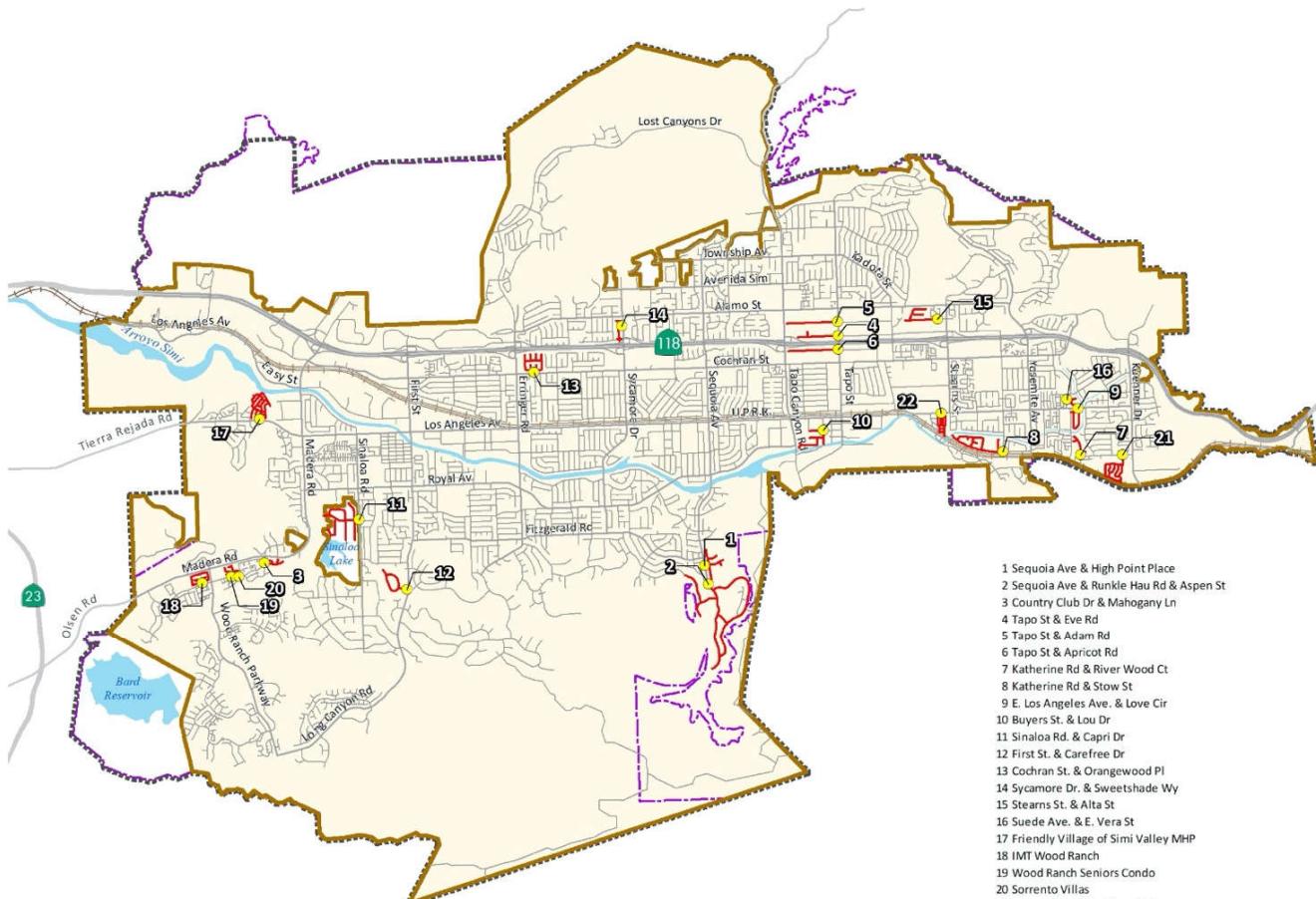


CITY of SIMI VALLEY General Plan Update

Single Entry/Exit Neighborhoods

Legend

- Exit Entry Point
- Single Exit Entry Street
- City Boundary
- City Urban Restriction Boundary
- Sphere of Influence



- 1 Sequoia Ave & High Point Place
- 2 Sequoia Ave & Runkle Hau Rd & Aspen St
- 3 Country Club Dr & Mahogany Ln
- 4 Tapo St & Eve Rd
- 5 Tapo St & Adam Rd
- 6 Tapo St & Apricot Rd
- 7 Katherine Rd & River Wood Ct
- 8 Katherine Rd & Stow St
- 9 E. Los Angeles Ave. & Love Cir
- 10 Buyers St. & Lou Dr
- 11 Sinaloa Rd. & Capri Dr
- 12 First St. & Carefree Dr
- 13 Cochran St. & Orangewood Pl
- 14 Sycamore Dr. & Sweetshade Wy
- 15 Stearns St. & Alta St
- 16 Suede Ave. & E. Vera St
- 17 Friendly Village of Simi Valley MHP
- 18 IMT Wood Ranch
- 19 Wood Ranch Seniors Condo
- 20 Sorrento Villas
- 21 Susana Wood Prestige MHP
- 22 Tradewinds MHP

Source: Ventura County, 2003;
City of Simi Valley 2021
Date Revised: December 15, 2010
single entry exit neighborhoods.mxd

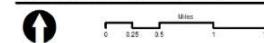


Figure S-1

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- S-1.4** **Disaster Skills Training.** Enhance the capabilities of the City's first responders to effectively function in disasters, including the City's Disaster Service Worker Team, Police Department, and City employees. (*Imp A-1, A-2, LU-18, S-1, S-2*)
- S-1.5** **Data and Information Tracking.** Maintain an up-to-date Geographic Information System (GIS) database that tracks new development and structures in hazard areas to enhance the City's capability to assess and respond to emergency incidents. (*Imp A-1, A-2, LU-18, S-1*)
- S-1.6** **Evacuation Planning.** Coordinate evacuation planning, including evacuation routes, among emergency responders including the Ventura County Fire Protection District, Sheriff's Department, the California Highway Patrol, and law enforcement agencies in other local jurisdictions. (*Imp A-1, A-2, LU-18, S-1, S-5*)
- S-1.7** **Evacuation Routes.** Focus increased attention on City evacuation plans on areas where inadequate emergency response access and/or inadequate evacuation routes exist, including residential neighborhoods with a single entry/exit point as illustrated in Figure S-1, and vulnerable populations, such as senior housing facilities and schools, and others without access to a personal vehicle. (*Imp A-1, A-2, LU-18, S-1, S-3, S-6*)
- S-1.8** **Evacuation Event Signal Timing.** Evacuation event signal timing should be periodically reviewed and updated to provide additional evacuation capacity. Incorporate Caltrans in the City's emergency operations center protocol to develop emergency evacuation signal timing for freeway on and off-ramps. (*Imp A-1, A-2, LU-18, S-1, S-3*)
- S-1.9** **Community Information and Education.** Provide community awareness information and education about potential health, natural, and human-caused hazards in Simi Valley and how to responsibly prepare for or mitigate them. Ensure all materials are available in Spanish and other languages as requested by community members. Increase outreach to communities in areas with single entry/exit roadways as illustrated in Figure S-1. (*Imp A-1, A-2, LU-18, IU-2, S-1*)
- S-1.10** **Identify At-Risk Populations.** Identify isolated seniors, persons with chronic health problems, children, and others who may need assistance in natural disasters such as fires, earthquakes, or floods, and maintain a mitigation plan or plans as appropriate for various at-risk groups, including public outreach, coordination of volunteer groups, and dissemination of information among partner organizations. In particular, determine if these at-risk populations exist in areas identified on Figure S-1 and inform emergency partners. (*Imp A-1, A-2, LU-18, IU-2, S-1*)
- S-1.11** **Post-Disaster Response.** Plan for the continued functioning of critical facilities following a major disaster to help prevent major problems during post-disaster response, such as evacuations, rescues, large numbers of injuries, and major cleanup operations. (*Imp A-1, A-2, LU-18, S-1, S-3*)
- S-1.12** **Funding Programs.** Pursue funding for programs related to preparedness, training, mitigation, and response for catastrophic events. (*Imp A-1, A-2, LU-18, S-1*)

GOAL S-2

Interjurisdictional Cooperation. Established agreements and coordination protocols are maintained that support cooperative training, preparation, and response activities from federal, state, and regional agencies during and after catastrophic events.

Policies

- S-2.1 **Mutual Aid Agreements.** Continue to participate in mutual-aid agreements to ensure adequate resources, facilities, and other support for emergency response with the existing and future mutual aid partners (*Imp A-1, A-2, LU-18, S-3*)
- S-2.2 **Intergovernmental Partnership.** Maintain ongoing partnerships with federal, state, county, and local governmental agencies to identify and implement disaster mitigation actions, including information sharing. (*Imp A-1, A-2, LU-18, S-3*)
- S-2.3 **Emergency and Disaster Exercises.** Invite Ventura County, Los Angeles County, and other jurisdictions and private organizations (e.g., non-profits, faith-based groups) to participate in emergency and disaster-preparedness exercises to periodically test operational and emergency plans. (*Imp A-1, A-2, LU-18, S-3, S-4, S-6*)

GOAL S-3

Public Awareness. The community is well informed regarding appropriate disaster preparation strategies and response protocols for actions before, during, and after catastrophic events.

Policy

- S-3.1 **Educational Outreach.** Sponsor and support education programs to increase awareness regarding disaster preparedness protocols and procedures and disaster risk reduction strategies to all segments of the community, including local officials, residents, businesses, property owners, and others who have interests in the City. Ensure all materials and training are available in Spanish and distributed online, in public facilities, and through public service announcements. (*[EJ] Imp A-1, A-2, LU-18, S-3, S-6*)

Police Services, Crime Prevention, and Protection

GOAL S-4

Police Services, Crime Prevention, and Protection. Quality police services are provided that protect the long-term safety and well-being of Simi Valley residents, businesses, and visitors from criminal activities.

Policies

- S-4.1 Response Time Standards.** Achieve and maintain appropriate response times for all call priority levels to provide responsive police services for the safety of residents and visitors. (*Imp A-1, A-2, LU-18, S-5*)
- S-4.2 Staffing Standards.** Maintain optimum staffing levels for both sworn police officers and civilian support staff to provide quality police services to the community. (*Imp A-1, A-2, LU-18, S-5*)
- S-4.3 Cooperation with Other Agencies.** Continue to work with the California Highway Patrol, the Ventura County Sheriff's Department, and neighboring law enforcement agencies for the provision of emergency services and to provide backup police assistance in emergency situations. (*Imp A-1, A-2, LU-18, S-5*)
- S-4.4 Community Education and Awareness.** Continue to be responsive to crime trends by informing and educating the community through the Neighborhood Watch and Business Watch programs and the Business Alert and Citizen Alert systems, and by facilitating educational programs that address personal safety awareness in English and Spanish. (*Imp A-1, A-2, LU-18, S-3, S-5, S-6*)
- S-4.5 Communication with the Community.** Maintain a dialogue with the community to improve relationships and customer service, and continually explore innovative means to communicate with the public on police services, including with under-served communities with higher risk for exposure to crime. ([EJ]. (*Imp A-1, A-2, LU-18, S-3, S-4, S-5, S-6*)
- S-4.6 Technology.** Ensure changes and upgrades in equipment and policing activities keep pace with changing technologies. (*Imp A-1, A-2, LU-18, S-5*)
- S-4.7 Crime Prevention through Design.** Support and encourage the use of defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of new development and rehabilitation projects. (*Imp A-1, A-2, LU-18, S-5, S-7*)
- S-4.8 Development Review.** Review new development and rehabilitation projects for security measures as part of the development review process. (*Imp A-1, A-2, LU-18, S-5, S-7*)



Emergency crew working on an incident
Community Emergency Response Team (CERT) training and public outreach

Geologic and Seismic Hazards

Simi Valley is in a seismically active area close to several major regional fault systems, including the Simi-Santa Rosa fault that traverses the northern portion of the city, as shown in Figure S-1 (Seismic and Geologic Hazards). The City has established a fault hazard zone and prohibits structures on fault traces in this zone. Hazards associated with seismic activity include the potential for liquefaction and landslides. Areas susceptible to liquefaction include those within river channels and flood plain deposits, such as the Arroyo Simi, and are generally in the western and eastern portions of Simi Valley, as shown in Figure S-2.

Landslides are also associated with seismic activity, though other factors may influence their occurrence, including the slope, moisture content of the soil, and the composition of the soils and subsurface geology. Fortunately, most of the developed portions of Simi Valley are relatively flat and not subject to landslide hazards. However, the foothills of the Santa Susana Mountains to the north, and the Simi Hills and Santa Monica Mountains to the south, include landslide hazard zones. All development in these areas must have geotechnical investigations completed prior to construction and applicable building codes must be implemented to minimize potential loss of life and damage to property from primary and secondary seismic hazards. Essential structures and services should be situated outside high-risk areas to enable faster response after an earthquake. Additional efforts to mitigate geologic and seismic hazards are included below.

GOAL S-5

Geologic and Seismic Hazards. Adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards are minimized.

Policies

- S-5.1 Review Safety Standards.** Regularly review and enforce all seismic and geologic safety standards, including the Building Code, in site design and building construction methods. (*Imp A-1, A-2, LU-18, S-7*)
- S-5.2 Building Codes.** Adopt building codes that include design and construction features that provide protection for new and renovated structures in hazard areas. (*Imp A-1, A-2, LU-18, S-7*)
- S-5.3 Geotechnical Investigations.** Require geotechnical investigations for applicable improvements to determine the potential for ground rupture, groundshaking, landslides, and liquefaction impacts due to seismic events, and to assess for expansive soils and subsidence problems. The report shall specify construction methods to protect existing and future residences and commercial properties from identified hazards. (*Imp A-1, A-2, LU-18, S-7*)
- S-5.4 Critical Facilities.** Encourage the upgrade, retrofitting, and/or possible relocation of all existing critical facilities (e.g., schools, police stations, fire stations, and medical facilities) and other public facilities that do not meet current building code standards and are located within geologic hazard areas. (*Imp A-1, A-2, LU-18, S-7*)

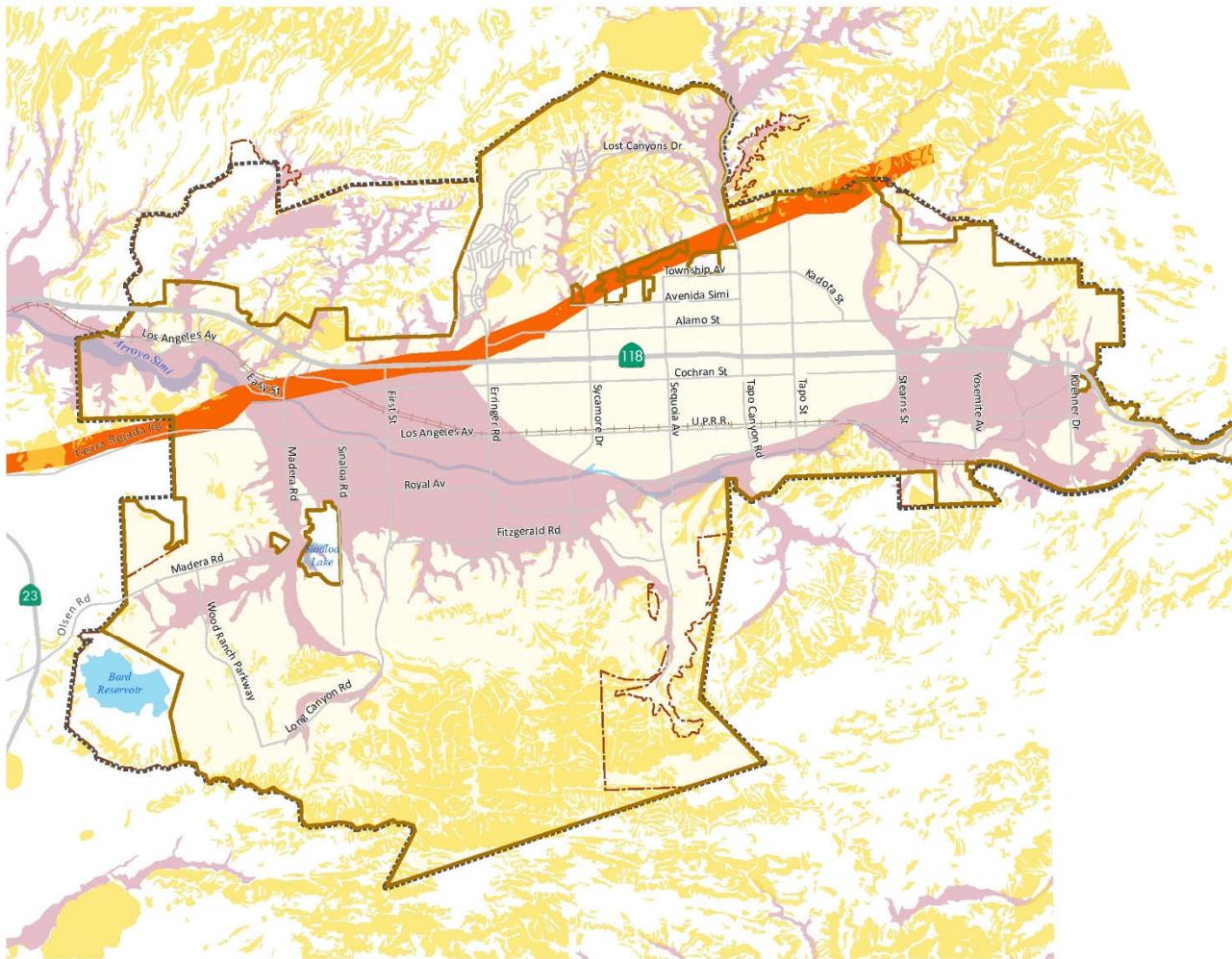


**CITY OF SIMI VALLEY
General Plan Update**

**Seismic and
Geologic Hazards**

Legend

- Earthquake Induced Landslide Hazard
- Simi/Santa Rosa Earthquake Fault Hazard Zone
- Earthquake Induced Liquefaction Hazard
- City Boundary
- City Urban Restriction Boundary
- Sphere of Influence



Source: Ventura County, 2003
Date Revised: December 15, 2010
seismic_geologic_hazards.mxd



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miles

Figure S-2

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- S-5.5 Tilt-Up Structures.** Encourage the upgrade and retrofit of tilt-up structures that do not meet current building code standards and are located within geologic hazard areas. (*Imp A-1, A-2, LU-18, S-7*)
- S-5.6 Damage Prevention and Control.** Develop a comprehensive approach to reducing the possibility of damage and losses due to earthquakes. (*Imp A-1, A-2, LU-18, S-7*)
- S-5.7 Data and Analysis.** Develop and maintain an up-to-date database of critical City assets and periodically assess their vulnerability to geologic hazards (e.g., data on construction type, occupancy rating, seismic reinforcements, etc.). (*Imp A-1, A-2, LU-18, S-7, S-19*)
- S-5.8 Resilient Infrastructure.** Require that new public utilities, communication infrastructure, and transportation facilities be located, designed, and constructed in a manner that minimizes risk and maximizes functionality during and after an earthquake and to minimize environmental and safety impacts on existing and future residents. (*Imp A-1, A-2, LU-18, S-7, S-13*)
- S-5.9 Intergovernmental Coordination.** Establish and maintain cooperative relationships with federal, state, and local government agencies and special districts to promote information and resource sharing. (*Imp A-1, A-2, LU-18, S-4*)
- S-5.10 Public Education and Partnerships.** Partner with other agencies and organizations to provide public education programs about potential geologic hazards in Simi Valley, and proper emergency preparation and response strategies before, during, and after geologic occurrences, ensuring all materials are available in English and Spanish and that public meetings accommodate persons with unique requirements (language, hearing, access, etc.). ([EJ]*Imp A-1, A-2, LU-18, S-3, S-6*)
- S-5.11 Funding Programs.** Pursue federal and state programs to provide training, education, and mitigation activities for protection against seismic activity. (*Imp A-1, A-2, LU-18*)

Fire Services

Fire is a natural occurrence and is influenced by several factors including fuel sources, topography, and weather. While no part of Simi Valley is located within a Fire Hazard area, the potential for fire is a problem in the urban fringe and hillside areas that surround the valley floor, as shown in Figure S-2 (Fire Hazard). Goals and policies in this section provide for coordinated fire prevention, protection, and emergency medical services that serve all areas of Simi Valley in support of residents and businesses for urban or wildland fires.

GOAL S-6

Fire and Emergency Services. Coordinated fire protection and emergency medical services are provided to ensure residents and businesses are prepared for health, natural, and human-caused hazards and can respond quickly and effectively to maintain a safe and healthy community.

Policies

- S-6.1 Ventura County Fire Protection District, Emergency Medical Services Agency, and Simi Valley Hospital Coordination.** Continue to work with and support the Ventura County Fire Protection District, Emergency Medical Services (EMS) Agency, and Simi Valley Hospital about planning, communicating, and providing adequate personnel, equipment, facility, and infrastructure to

maintain a high level of fire and emergency response services in Simi Valley. (*Imp A-1, A-2, LU-18, S-2, S-4, S-9*)

- S-6.2** **Emergency Response.** Periodically evaluate emergency response to Citywide disasters to determine if service improvements are needed. (*Imp A-1, A-2, LU-18, S-1, S-2, S-3*)
- S-6.3** **Personnel Training.** City shall coordinate with regional and State agencies to ensure adequate and ongoing training on latest best practices for emergency response. (*Imp A-1, A-2, LU-18, S-9, S-2*)
- S-6.4** **Adequate Infrastructure.** Continue to assess the water pressure for fire suppression and evaluate and implement feasible solutions. (*Imp A-1, A-2, LU-18, IU-2, S-7*)
- S-6.5** **Water Supply.** Continue to work with Ventura County Waterworks District 8 to update the Urban Water Management Plan for Simi Valley to assess and ensure long-term integrity of water supply to the city for fire suppression. (*Imp A-1, A-2, LU-18, IU-2*)

Urban and Wildland Fire Hazards

Fire is a natural occurrence and is influenced by fuel sources, topography, and weather. Wildfires that burn exclusively in uninhabited natural areas generally pose a low risk to life or property, although smoke from these fires can cause respiratory problems for people living nearby. Fires that occur along the wildland-urban interface are more hazardous for people and property as they can spread into urbanized areas. As recent wildfire occurrences attest, Ventura County and Simi Valley have a high risk for exposure to wildfire hazards. According to the California Department of Forestry and Fire Protection (CAL FIRE), areas along SR-118 and surrounding Simi Valley in all directions are within a Very High Fire Hazard Severity Zone (CAL FIRE 2021). As illustrated in Figure S-3 (Fire Hazard), the greatest potential for fire occurs at the urban fringe and in the hillside areas that surround the valley floor. The areas along Simi Valley's western boundary with Moorpark and its southern boundary with Thousand Oaks are also mapped as within a Very High Fire Hazard Severity Zone (Figure S-3, Fire Hazards). Development in these areas includes commercial and light industrial uses along the SR 118 corridor with residential development closer to the open space areas. This figure further depicts critical facilities like fire stations, police stations, and other structures, in the Very High Fire Hazard Severity Zone.

Simi Valley is considered a "Community at Risk" based on data from the U.S. Forest Service (USFS), and populated areas in the city have, on average, greater risk of being affected by wildfire than 64 percent of communities in California (USFS 2021). Furthermore, the risk is considered highest at the urban edges, which abut natural open spaces (wildland/urban interface). Developed areas along and near SR118 and closer to the city boundaries with Moorpark and Thousand Oaks are at average to above average risk for wildfire. Recent wildfires near Simi Valley are listed in Table S-1, Historic Wildfires near Simi Valley, which also indicates their proximity to the city.

Table S-1 Historic Wildfires Near Simi Valley

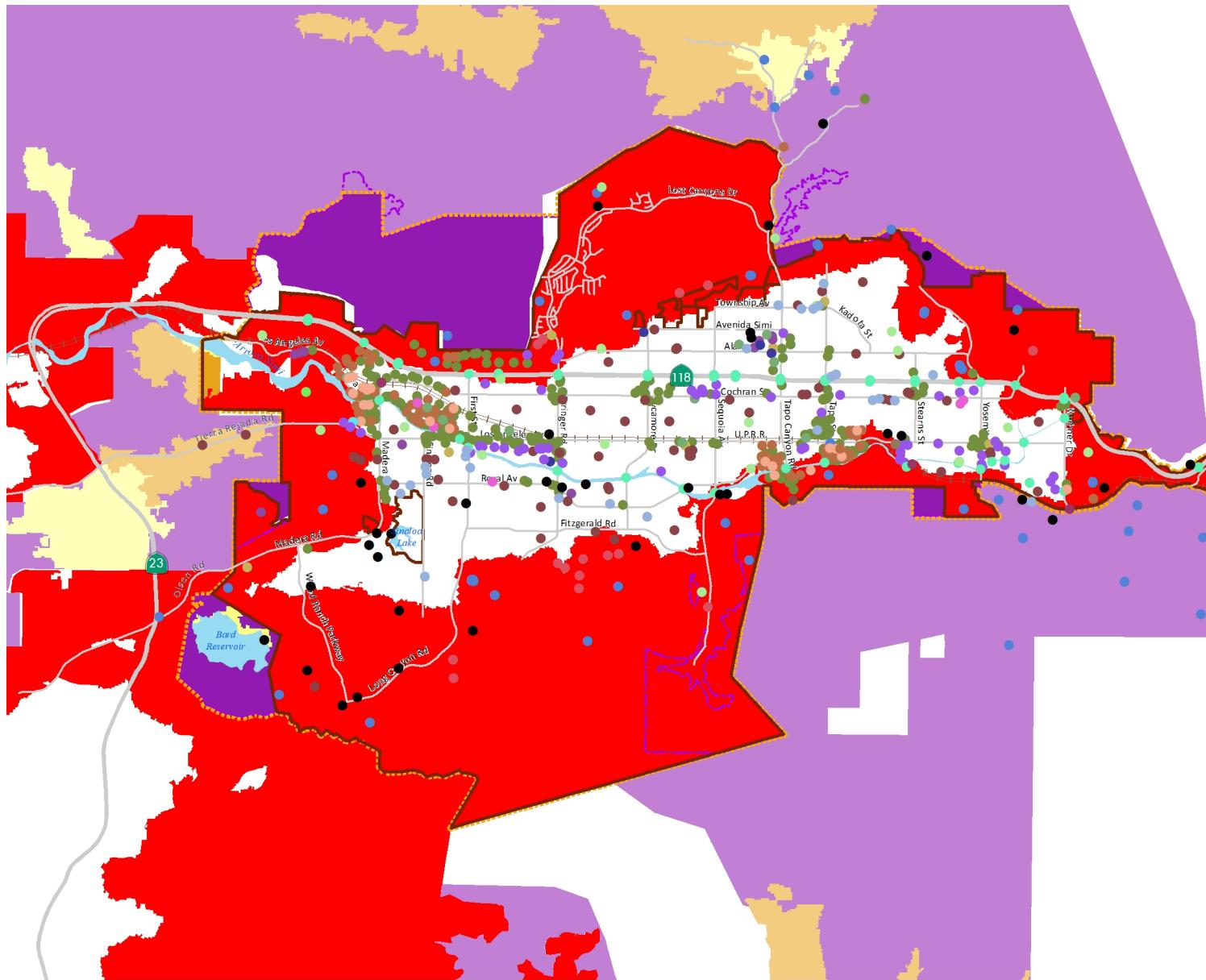
Wildfire	Date	Distance from Simi Valley
Thomas Fire A 281,983-acre fire that burned through northern Ventura County and Santa Barbara County, destroying 1,063 structures and resulting in mudslides the following winter. Considered one of the top 20 most destructive fires in the state.	December 2017	27.1 miles northeast to 33 miles northwest
Guiberson Fire A 17,500-acre wildfire that burned in Guiberson County in the western Santa Susana Mountains between Fillmore and Moorpark in Ventura County.	September 2009	18 miles northwest
Woolsey Fire A 96,949-acre fire that destroyed 1,643 structures and prompted the evacuation of over 295,000 people. The fire ignited in an industrial complex in the Santa Susan Mountains above Simi Valley.	November 2018	11.8 miles southeast
Simi Fire A 108,204-acre fire burned in the Simi Hills and southeastern Simi Valley, destroying 37 residences and 278 outbuildings. This fire began as a spot fire but quickly spread toward the city due to Santa Ana wind conditions, threatening and destroying structures in the eastern area of Simi Valley.	October 2003	Directly adjacent to and within the city
Painted Cave Fire A 5,000-acre wildfire in the Santa Ynez Mountains that burned into the city of Santa Barbara. This arson fire was started at the intersection of San Marcos Pass Road and Painted Cave Road that destroyed 427 buildings and resulted in two deaths.	June 1990	69 miles northwest
Matilija Fire A 220,000-acre fire that occurred in 1932 but did not burn any structures. This fire occurred in the part of Los Padres National Forest that occurs in Ventura County.	Autumn 1932	50 miles northwest
Source: CALFIRE 2021		

Utility companies in California have begun to address their contributions to wildfire risk by reducing vegetation near vulnerable powerlines, evaluating old infrastructure, and implementing Public Safety Power Shutoffs (PSPS). These PSPSs are conducted by local energy providers such as Southern California Edison when dry, hot weather combines with strong, erratic wind patterns, including Santa Ana wind conditions, to produce a high probability of downed power lines that can induce devastating fires. The PSPSs are an attempt to minimize fires caused by downed power lines and equipment in communities across southern California.

Through AB 2140 (2006), the State encourages jurisdictions to coordinate with community fire protection planning and implementation efforts and through this offers access to additional fire hazard relief aid by means of grants. The Ventura Regional Fire Safe Council collaborates with nonprofits, government, academic and business partners toward prevention, recovery, and resilience efforts. Goals and policies in this section provide for coordinated fire prevention, protection, and emergency medical services, including evacuation plans, that serve all areas of Simi Valley in support of residents and businesses for urban or wildland fires.

CITY of SIMI VALLEY General Plan Update

Fire Hazard



- Legend**
- City Boundary
 - City Urban Restriction Boundary
 - Sphere of Influence
 - Fire Hazard Severity Zone**
 - Local Responsibility Area**
 - Very High
 - State Responsibility Area**
 - Very High
 - High
 - Moderate
 - Critical Facilities**
 - Uncategorized
 - Overpass
 - Park/Golf Course
 - Church
 - Commercial
 - Debris/Detention Basin
 - First Responders
 - Government
 - Historical
 - Industrial
 - Medical
 - Natural Area
 - Rail Bridge/Overpass
 - Recreation/Trail
 - Religious
 - Residential
 - School
 - Transportation
 - Utility
 - Vacant

Source: CA Dept. Fire & Forest Protection, 2020
Date Revised: October 20, 2021
[D21310_Simi_Valley_GPIFire_Hazards.mxd](#)



0 0.25 0.5 1 1.5 Miles

Figure S-3

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GOAL S-7

Fire Protection. People and property in Simi Valley are protected from urban and wildfires.

Policies

- S-7.1 Intergovernmental Coordination.** Cooperate with the Ventura County Fire Protection District in adopting applicable aspects of its Strategic Fire Plan and periodically evaluating services and service criteria to ensure that Simi Valley continues to receive adequate fire protection, prevention services, and information-sharing protocols. (*Imp A-1, A-2, LU-18, S-4, S-9*)
- S-7.2 New Residential Development in Fire Hazard Areas.** When feasible, avoid development in Very High Fire Hazard Severity Zones. When not avoidable, require new residential development, including additions to existing structures, in or adjacent to fire hazard areas to minimize hazards to life and property by using fire preventive site design and building materials, offering adequate access and egress, using fire-safe landscaping materials, and incorporating defensible space and other fire suppression techniques. (*Imp A-1, A-2, LU-18, S-9*)
- S-7.3 Fire Department Review.** Continue review by the Ventura County Fire Protection District of all proposed new and redeveloped structures and developments and non-conforming uses in the community to mitigate potential wildland fire loss and damage in alignment with current version of the Ventura County Fire Protection District Strategic Plan. (*Imp A-1, A-2, LU-18, S-1, S-2, S-7, S-9*)
- S-7.4 New Public Facilities in Fire Hazard Areas.** Situate new public facilities away from very high fire hazard zones and high fire risk areas, in alignment with the County's Hazard Mitigation Plan (*Imp S-7, S-9*).
- S-7.5 Emergency Facilities.** Require new development and subdivisions to include appropriate emergency facilities and infrastructure to assist and support wildfire suppression. (*Imp A-1, A-2, LU-18, S-3, S-7, S-8, S-11*)
- S-7.6 Emergency Evacuation Routes.** Ensure existing and new development throughout the city, including in wildland/urban interface areas, have adequate access to existing and future evacuation routes, and provide maps of these routes to the public. (*Imp A-1, A-2, LU-18, S-7, S-9, S-11*)
- S-7.7 Fire Hazard Preparedness.** Minimize exposure to fire hazards through proactive code enforcement, public education programs in coordination with the Ventura Regional Fire Safe Council, use of modern fire prevention measures, quick and safe access for emergency equipment and evacuation, and emergency management preparation. (*Imp A-1, A-2, LU-18, S-1, S-2, S-6, S-7, S-11*)
- S-7.8 Fire Inspection.** Work with the Ventura County Fire Protection District to ensure an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings. (*Imp A-1, A-2, LU-18, S-7, S-9*)
- S-7.9 Fire Protection Systems.** Encourage existing commercial and multiple-unit residential uses to install fire protection systems, as required by the State building and fire codes for new development, and encourage the installation and use of automatic sprinkler systems in existing structures. (*Imp A-1, A-2, LU-18, S-7*)
- S-7.10 Fuel Modification.** Ensure that existing and new development complies with fuel modification requirements of the Ventura County Fire Protection District, as applicable, and require fuel

mitigation plans and education programs in coordination with the Ventura Regional Fire Safe Council for any development adjacent to open space or wildland areas. (*Imp A-1, A-2, LU-18, S-9, S-10*)

- S-7.11 Fuel Modification Maintenance.** Develop a fuel modification program in alignment with the Ventura County Fire Protection District Strategic Plan that includes maintenance of a fire break between open space areas within the city limits and sphere of influence and the developed areas of the city. (*Imp A-1, A-2, LU-18, S-10*)
- S-7.12 Post-Fire Debris Flow.** Develop and implement a comprehensive approach to mitigate damage and loss due to post-fire debris flow. (*Imp A-1, A-2, LU-18, S-10*)
- S-7.13 Public Education.** Promote public education of residents regarding site design, landscaping, location of materials, and brush landscaping and/or clearance in wildland/urban interface areas to prevent and reduce fire hazards, ensuring educational materials and public meetings include English and Spanish language materials and sign language translators in coordination with the Ventura Regional Fire Safe Council. (*[EJ] Imp A-1, A-2, LU-18, S-3, S-6*)
- S-7.14 Emergency Evacuation Information.** Develop and disseminate broadly public information regarding evacuation routes, fire safety, and low risk fire safety areas and/or emergency shelters. (*Imp A-1, A-2, LU-18, S-1*)
- S-7.15 Funding.** Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by their construction. (*Imp A-1, A-2, LU-14, LU-18, ED-8, S-1*)

Flood Hazards

Simi Valley is in the Calleguas Creek Watershed in southeastern Ventura County, which ultimately drains to the Pacific Ocean. This watershed includes the Arroyo Simi and its tributaries, which expose developed areas on the valley floor to flooding as shown in Figure S-4 (Flood Hazards). The control measures put in place by the City to mitigate potential damage and destruction from flooding include the following.

GOAL S-8

Flood Hazard Protection. Residents, workers, and visitors are protected from flood hazards.

Policies

- S-8.1 Floodplain Requirements.** Regulate new development and protect existing development within flood prone areas in accordance with City, State, and federal building codes. Follow federal requirements to reduce damage and loss due to flooding and to maintain the City's eligibility under the National Flood Insurance Program (NFIP). (*Imp A-1, A-2, LU-18, S-7, S-8, S-13*)
- S-8.2 Flood Insurance.** Request assistance from State and federal agencies, as necessary, to enable the City to maintain compliance with NFIP requirements. (*Imp A-1, A-2, LU-18, S-4, S-13*)
- S-8.3 Flood Prevention Design.** Require that new development incorporate sufficient measures to mitigate flood hazards, including the design of on-site drainage systems linking with Citywide storm drainage, gradation of the site so that runoff does not impact adjacent properties or structures on the site, and elevation of any structures above the localized flooding elevation. (*Imp A-1, A-2, LU-18, S-7, S-13, S-14*)

COMMUNITY SAFETY (S)

- S-8.4 Critical Facilities.** Prohibit the location of critical facilities in areas subject to significant inundation during any flood event unless the facility can be adequately protected from inundation and provide for updating of critical facilities in these areas when practical. (*Imp A-1, A-2, LU-18, S-8, S-13, S-14*)
- S-8.5 Facility Use or Storage of Hazardous Materials.** Require that all facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood zones comply with applicable standards of elevation, anchoring, and flood proofing, and that hazardous materials be stored in watertight containers. (*Imp A-1, A-2, LU-18, S-7, S-8, S-13*)
- S-8.6 New Development.** Ensure that new development is properly located and designed to avoid the effects of flooding and require upgrades and improvements of the existing storm drain system for on-site retention to handle the increased runoff generated from the development site. (*Imp A-1, A-2, LU-18, S-8, S-13*)
- S-8.7 Preservation of Flood Plains.** Require preservation of flood plains as open space, when practical, as the preferred alternative to development or channelization in project environmental impact reports. (*Imp A-1, A-2, LU-8, LU-18, S-7, S-8, S-13*)
- S-8.8 Dam Failure Warning Plan.** Maintain the City's Dam Failure Response Plan to alert affected residents, businesses, and government agencies in potential hazard areas. (*Imp A-1, A-2, LU-18, S-1, S-8, S-13*)



CITY of SIMI VALLEY General Plan Update

Flood Hazards

Legend

High Risk Areas

- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone A99
- City Boundary
- Sphere of Influence
- City Urban Restriction Boundary

HIGH RISK AREAS

Zone A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or baseflow elevations are shown within these zones.

Zone AE

The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Zone AH

Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Zone AO

River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.

Zone A99

Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

MODERATE TO LOW RISK AREAS

Zone 0.2% Annual Chance Flood

Areas with a 0.2% annual chance flooding.

Source: FEMA, June 2021
Date Revised: August 23, 2021
D21310_Simi_Valley_GPIFlood Hazards.mxd

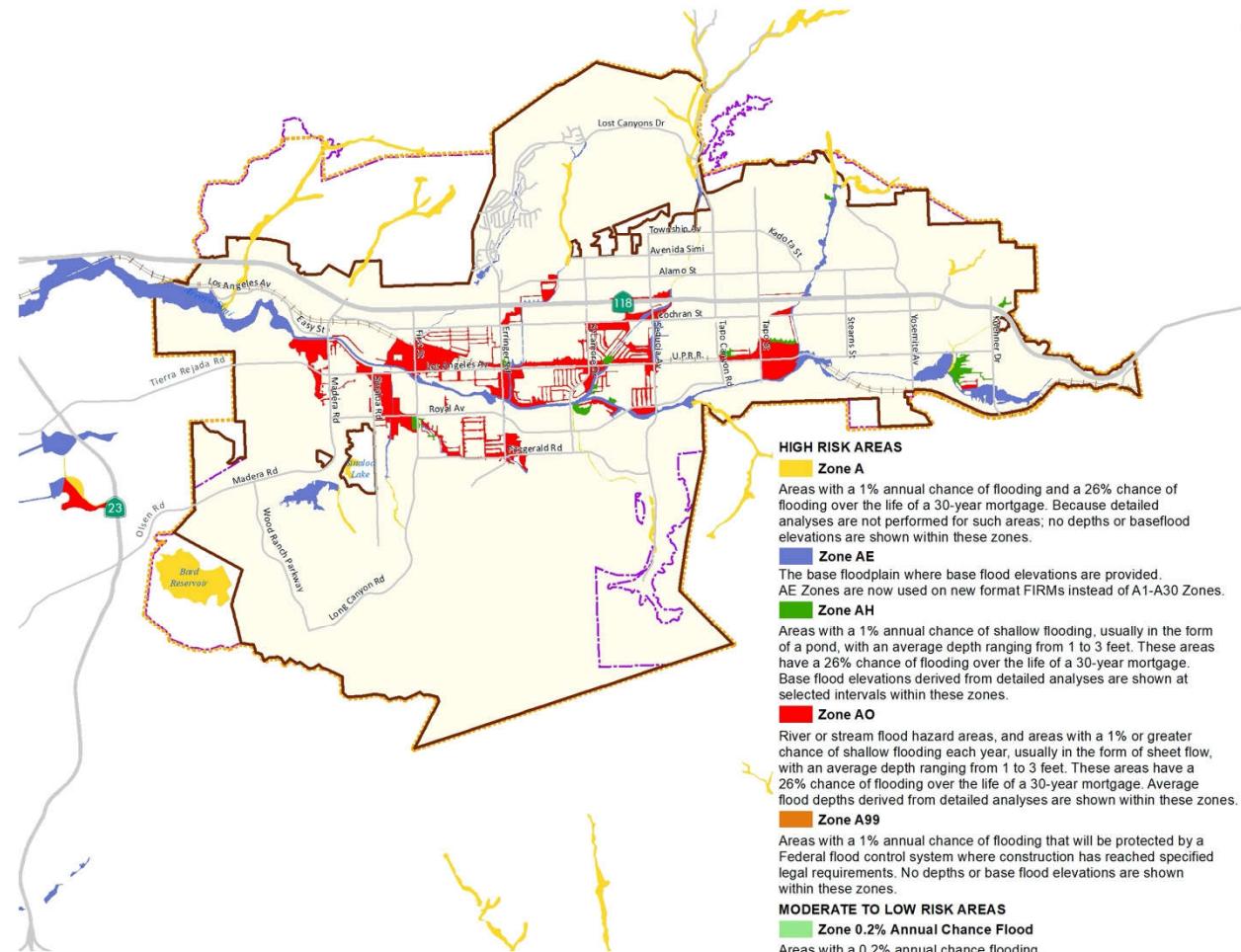
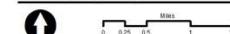


Figure S-4

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Climate Change

According to modeled projections, provided by the State of California's Cal-Adapt Tool, Simi Valley should anticipate an increase in heat-related hazard risks due to climate change. Average maximum and minimum temperatures are predicted to increase 3 degrees Fahrenheit (°F) to 5°F by mid-century. The number of days in which the temperature exceeds 97.2°F will increase on average from three days per year to 13 to 17 days per year by mid-century. Under this context, the air and land in Simi Valley will become drier, and the probability will increase for life-threatening extreme heat events to occur.

Average annual precipitation is not predicted to change substantially through the end of the century. There is significant uncertainty in the variability of precipitation, but according to Cal-Adapt, it is likely that precipitation will be delivered in more intense storms and within a shorter season. "Exceptional Droughts" (those classified as D4 by the National Drought Mitigation Center) have happened most recently in 2016 and 2021. An increase in the variability of precipitation will likely lead to a greater number of impactful drought events in the future which will have an impact on vegetation in the city in its built and natural environment.

Numerous wildfires have occurred in Ventura County over the past 50 years. Future projections using statistical models indicate that wildfire risk to Simi Valley will increase by mid-century compared to current risk. Wildfires in the region are influenced by many factors: a dry and warm Mediterranean climate with periodic episodes of Santa Ana winds and droughts, the type and spatial distribution of vegetation (along with dead/ dry vegetation caused by pests), varying topography, large urban-wildland interfaces, past fire suppression attempts, and human activities. Across southern California, the overall anticipated burned area is projected to increase over 60 percent for Santa Ana Wind-based fires and over 75 percent for non-Santa Ana Wind-based fires.

More information on the community's vulnerability to climate change is provided in Appendix B.

GOAL S-9

Emergency Preparedness Methods. The City's emergency management tools effectively prepare for anticipated climate change risks and include measures to assist the most climate vulnerable groups in the community, including renters, seniors, individuals with disabilities, youth, and outdoor workers.

Policies

- S-9.1 Identify Heat-Vulnerable Populations.** Establish partnerships between emergency responders and Ventura County Department of Public Health to identify and establish protocols for reaching vulnerable populations in need of access to cooling centers or personal cooling resources. (*Imp S-4, S-14*)
- S-9.2 Heat Emergency Contingency Planning.** Coordinate with Ventura County Department of Public Health to establish and map cooling centers in locations accessible to vulnerable populations and establish standardized temperature triggers for when they will be opened. (*Imp S-1, S-4, S-7, S-14*)
- S-9.3 Air Quality Emergency Preparation.** Partner with the Ventura County Health Department to develop and enhance disaster and emergency early warning systems to incorporate objective data and information for potential health threats such as heat-illness, and illnesses complicated by low air quality. (*Imp S-1, S-4, S-7, S-14*)

NOISE (N)

- S-9.4** **Evacuation Procedures for Mobility-limited Individuals.** Coordinate with the Simi Valley Police Department and Ventura County Fire Department to establish clear evacuation procedures for individuals with limited mobility. (*Imp S-1, S-3, S-4, S-5*)

GOAL S-10

Land Management Practices. The City implements land management practices to anticipate wildfire and extreme heat risks and to effectively maintain a healthy ecosystem in public open spaces, parks, rights-of-way, and public facilities to reduce wildfire risk and the effects of extreme heat, while maintaining Simi Valley's natural aesthetic.

Policies

- S-10.1 Heat Mitigation in Recreational Areas.** Incorporate shading and usability of resources on hot days when designing or improving trails, parks, and recreation areas.
- S-10.2 Maintain Natural Spaces.** Protect large, continuous greenspaces wherever possible for greater cooling magnitude and extent. Include a mix of drought tolerant vegetation in developed parks to provide the greatest cooling benefits.
- S-10.3 Drought-Tolerant Green Infrastructure.** Promote and expand the use of drought-tolerant green infrastructure, including street trees, and landscaped areas, as part of cooling strategies in public and private spaces. (*Imp S-14*)
- S-10.4 Climate Factors in Conservation Planning.** Incorporate climate change projections in future conservation plans and land use plans, including research and monitoring plans. (*Imp S-7, S-14, S-14*)

GOAL S-11

Local Infrastructure, Facilities, and Structures. The built environment is adapted to a warmer and drier climate with increased fire risk, particularly in the wildland-urban interface, including public infrastructure, facilities, and structures and private development, to effectively prepare for anticipated climate risks.

Policies

- S-11.1 Structural Hardening.** Encourage homeowners, vendors, and contractors to harden structures against wildfire risk, particularly in the wildland-urban interface, through the use of strategies for new construction, retrofitting existing structures, and maintenance (e.g., cleaning leaves, avoid storing flammable materials below decks). (*Imp S-14*)
- S-11.2 Home Weatherization.** Encourage weatherized homes that employ a holistic "healthy homes" model to address severe weather protection, energy efficiency, indoor air improvements, and other housing improvements. (*Imp S-14*)
- S-11.3 Backup Power at Emergency Centers.** Establish backup power and water resources at emergency centers, and cooling centers in case of power outages. (*Imp S-14*)
- S-11.4 Energy Efficiency Improvements in Public Facilities.** Implement weatherization upgrades to community facilities that include energy efficiency and indoor air standards. (*Imp S-14*)

- S-11.5 Heat Mitigation for Transit Facilities.** Coordinate with regional transit providers to increase shading and heat-mitigating materials on pedestrian walkways and transit stops (*Imp S-14*)
- S-11.6 Hardening Above-Ground Power Lines.** Work cooperatively with utilities to harden vulnerable overhead power lines against winds. (*Imp S-14*)
- S-11.7 Climate Change Factors in Capital Planning.** Incorporate consideration of climate change impacts as part of infrastructure planning and operation. Identify capital improvement programs that should consider climate adaptation priorities. (*Imp S-7, S-14, S-15*)
- S-11.8 Climate Change Factors in Transportation Corridors.** Support prioritization of shading, drinking water, and permeable paving on multi-use transportation corridors based on urban heat island mapping and analysis. (*Imp S-7, S-13, S-14*)

Hazardous Materials

The use, manufacture, production, transportation, storage, treatment, disposal, and clean-up of hazardous materials and hazardous wastes presents a potential threat to the health and safety of those who use the materials and those who could be affected by improper or accidental release or disposal. Hazardous materials include all toxic, flammable, combustible, corrosive, poisonous, and radioactive substances with the potential to cause harm to the public or the environment. Common sources include soil and groundwater contamination from industrial and commercial activities, chemical contamination from industrial processors (e.g., dry cleaners), and air emissions from industrial land uses.

GOAL S-12

Hazardous Materials. Residents, visitors, property, and the natural environment in Simi Valley are protected by the safe and regulated use, storage, and/or transport of hazardous materials.

Policies

- S-12.1 Interjurisdictional Coordination.** Continue to carry out inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures for Simi Valley. (*Imp A-1, A-2, LU-18, -15, S-16*)
- S-12.2 Educate Residents/Businesses.** Educate residents and businesses regarding methods to reduce or eliminate the use of hazardous materials, including the disposal of household hazardous materials, including medications, batteries, e-waste, biomedical waste, etc., and the use of safer nontoxic equivalents. (*Imp A-1, A-2, LU-18, S-6*)
- S-12.3 Emergency Response.** Maintain and enhance the City's first responders' ability to respond to hazardous materials incidents and releases safely and effectively. (*Imp A-1, A-2, LU-18, S-1*)
- S-12.4 Hazardous Materials Regulation.** Work with relevant agencies regarding enforcement of applicable laws requiring all users, producers, disposers, and transporters of hazardous materials and wastes to clearly identify the materials they store, use, produce, dispose, or transport, and to notify the appropriate City, County, State, and federal agencies in the event of a violation. (*Imp A-1, A-2, LU-18, S-3, S-15*)
- S-12.5 Known Areas of Contamination.** Require proponents of projects in known areas of contamination from oil operations or other uses to perform comprehensive soil and groundwater contamination

NOISE (N)

assessments, in accordance with applicable standards. If contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development through a cleanup program under the supervision of the Ventura County Environmental Health Division, Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination). (*Imp A-1, A-2, LU-18, S-8, S-16*)

- S-12.6 Siting of Sensitive Uses.** Develop and implement strict land use controls, performance standards, and structure design standards for uses that generate, use, or store hazardous materials, including development setbacks from sensitive uses such as residential homes, schools, hospitals, daycare and eldercare facilities, high density population facilities (such as movie theaters, auditoriums, museums), and other sensitive uses. (*Imp A-1, A-2, LU-18, S-7, S-8, S-16*)
- S-12.7 Phase I Site Assessment.** Require Phase I site assessments for new development proposed on land that may be contaminated with hazardous materials or waste, including commercial shopping centers where residential development is allowed. (*Imp A-1, A-2, LU-18, S-7, S-16, S-16*)
- S-12.8 Hazardous Waste Collection.** Conduct frequent and convenient household hazardous waste collection events. (*Imp A-1, A-2, LU-18, S-16*)
- S-12.9 Water Supply and Air Protection.** Work with public agencies and private organizations to prevent the introduction and spread of hazardous materials in the air and the water supply. (*[EJ] Imp A-1, A-2, LU-18*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Safety Implementation Program, presented in Table S-2 (Safety Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table S-2 Safety Implementation Program		2022	2022-2023	2022-2035	Annual	Ongoing
S-1	Multi-Hazard Mitigation Plan. The City shall formally adopt and continue to participate in the update to the Ventura County Hazard Mitigation Plan (HMP). Once adopted, the City shall implement the HMP and maintain compliance with the Federal Emergency Management Agency National Incident Management System (NIMS) to prevent and address disasters. The City shall maintain consistency between the Multi-Hazard Mitigation Plan and the City's General Plan; providing disaster skills training annually to refresh key staff on processes and procedures for streamlined, coordinated implementation; tracking new development in hazard areas; coordinating evacuation planning; planning for post-disaster response; and pursuing funding.					●
Implements Which Policy(ies)	S-1.1~S-1.12, S-6.2, S-7.3, S-7.7, S-7.10~S.7.13, S-7.15, S-8.8, S-9.2~S-9.4, S-12.3					
S-2	Personnel Training. The City shall coordinate with County and State agencies to ensure new and existing staff receive training on the most up-to-date practices for fire prevention and suppression, including in extreme wildfire conditions.					●
Implements Which Policy(ies)	S-1.4, S-6.1~S-6.3, S-7.3, S-7.7					
S-3	Emergency Access and Evacuation Routes. The City shall identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios to provide adequate access for emergency response vehicles and personnel, and residents and workers. Once assessed, the City shall create a plan to mitigate shortfalls that includes public outreach.		●			
Implements Which Policy(ies)	S-1.7, S-1.8, S-1.11 S-2.3, S-3.1, S-4.4, S-4.5, S-5.10, S-6.2, S-7.5, S-7.12, S-9.4, S-12.4					

Table S-2 Safety Implementation Program

		2022	2022-2023	2022-2035	Annual	Ongoing
S-4	Interagency Coordination and Partnership. The City shall coordinate with appropriate agencies, such as federal, state, and local governmental agencies; Ventura County and Los Angeles County; California Highway Patrol; Ventura County Sheriff's Department; Ventura County Fire Protection District; Ventura County Environmental Health Division; Department of Toxic Substances Control; and the Regional Water Quality Control Board regarding issues addressing mutual aid agreements and disaster mitigation actions. The City shall also partner with the Ventura Regional Fire Safe Council on action, education, and resiliency planning for Simi Valley. This shall include preparing a list and updating annually to identify cooperative agencies and non-government partners, along with contact information and general responsibilities. Partnership shall include information sharing, and emergency and disaster exercises; providing emergency services and backup police assistance; designing and delivering public education programs about potential geologic and wildfire hazards in the community, proper emergency preparation, and response strategies; pursuing funding for training, education, and mitigation activities for protection against seismic and wildfire activities; maintaining a high level of fire and emergency services in Simi Valley; providing a fire inspection program to reduce fire hazards, including from wildfire; complying with National Flood Insurance Program requirements; conducting inspections, providing emergency response, and enforcing hazardous materials and waste compliance procedures; and enforcing hazardous materials regulations.					●
	Implements Which Policy(ies)	S-2.1~S-2.3, S-4.3, S-4.5, S-5.9, S-6.1 S-7.1, S-8.2, S-9.1~S-9.4, S-7.10~S.7-13				
S-5	Police Services. The City shall continue to provide quality police services for the community including achieving and maintaining appropriate response times; maintaining appropriate staffing levels; providing community education regarding personal safety awareness; communicating with the community; evaluating emergency response to citywide disasters to determine if service improvements are needed; upgrading equipment with regard to changing technologies; and responding to hazardous materials incidents and releases.					●
	Implements Which Policy(ies)	S-1.4, S-1.6, S-4.1~S-4.8, S-9.4				
S-6	Public Education Programs. The City shall continue to provide public education programs to increase awareness of disaster preparedness protocols, procedures, and risk reduction strategies for the community; crime trends and personal safety awareness; potential geologic hazards, proper emergency preparation, and response strategies; fire hazard prevention and reduction strategies, including site design, landscaping, location of materials, and brush landscaping; wildfire and other hazardous event evacuation procedures; and methods to reduce or eliminate the use of hazardous materials, including the disposal of hazardous materials.					●
	Implements Which Policy(ies)	S-1.7, S-2.3, S-3.1, S-4.4, S-4.5, S-5.10, S-7.7, S-7.12, S-7.13, S-12.2				

Table S-2 Safety Implementation Program

		2022	2022-2023	2022-2035	Annual	Ongoing
S-7	Development Review Process. The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: support and encourage the use of defensible space requirements as stipulated in the Ventura County Fire Protection District Strategic Plan in the design of new development and rehabilitation projects; include crime prevention review of new development and rehabilitation projects; review and enforce all seismic and geologic safety standards; adopt building codes that provide protection for new and renovated structures in hazard areas; require geotechnical investigations be submitted; encourage the upgrade, retrofitting, and/or relocation of critical facilities located in Very High Fire Hazard Protection Zones (See Figure S-2) and geologic hazard areas; encourage the upgrade and retrofit of tilt-up structures located in geologic hazard areas; reduce the possibility of damages and losses due to earthquakes; continue review of projects by Ventura County Fire Protection District to mitigate potential wildland fire losses and damages, including in new and redeveloped projects, where non-conforming uses are in place, and for roadways adjacent to and within new development; ensure that fuel modification requirements are addressed; and ensure that new developments pay a pro-rata share for increase fire protection. The City shall ensure that new public facilities undergo similar design review, including site selection that places any new public facilities outside of Very High Fire Hazard Protection Zones (See Figure S-2).					●
	Implements Which Policy(ies)	S-4.7, S-4.8, S-5.1~S-5.8, S-6.4, S-7.3~S-7.9, S-8.1, S-8.3, S-8.5, S-8.7, S-9.2, S-9.3, S-10.4, S-11.7, S-11.8, S-12.6, S-12.7				
S-8	Simi Valley Municipal Code. The City shall review and update the Development Code to establish requirements for new development proposals, as follows: adopt building codes that provide protection for new and renovated structures in hazard areas, including Very High Fire Hazard Zones (See Figure S-2); require installation of fire protection systems in new commercial and multiple-unit residential development projects; require that new development incorporates sufficient measures to mitigate wildfire and flood hazards; amend SVMC Development Code (Section 9-30.030(c) and Section 9-72.020) to adopt the vegetation management hazard mitigation in the Ventura County Fire Protection District Strategic Plan as applicable to new, redeveloped, and non-conforming development; prohibit location of critical facilities within areas mapped as Very High Fire Hazard Zones or those subject to inundation during any flood event unless the areas can be protected; provide for updating of critical facilities in flood hazard areas; require that facilities storing or using hazardous materials within flood zones comply with storage requirements; ensure that new development is located outside of flood hazard areas; require upgrades and improvements to storm drain systems for on-site retention; require preservation of flood plains as open space, when practical; require soil and groundwater contamination assessments in known areas of contamination; develop and implement land use controls and standards for uses that generate, use, or store hazardous materials. The City shall also update the Municipal Code to reflect current CAL FIRE wildfire hazard severity zone mapping.				●	
	Implements Which Policy(ies)	LU-19.6, S-7.5, S-8.1, S-8.4~S-8.8, S-12.5, S-12.6,				

Table S-2 Safety Implementation Program

		2022	2022-2023	2022-2035	Annual	Ongoing
S-9 Fire Protection Services. The City shall continue to contract for quality fire protection services with the Ventura County Fire Protection District, including prevention services, information sharing, and fire inspection services; evaluate emergency response to Citywide disasters to determine if service improvements are needed; and assess the water pressure for fire suppression.						●
Implements Which Policy(ies)	S-6.1, S-6.3, S-7.1.1~S-7.4, S-7.6~ S-7.8. S-7.10					
S-10 Post-Fire Debris Flow. The City shall develop and implement a comprehensive approach to mitigate damage and loss due to post-fire debris flow.						●
Implements Which Policy(ies)	S-7.12					
S-11 Fire Hazard Protection. The City shall continue to ensure the community is protected from fire hazards through the following: develop and disseminate a comprehensive fire protection and evacuation plan for the public that includes emergency warning system enrollment, information about evacuation routes, safe areas, and shelters, and other educational materials.		●				●
Implements Which Policy(ies)	S-7.5~ S-7.7					
S-12 Fuel Modification. The City shall implement a fuel modification program that includes maintenance requirements, particularly of the fire break between open space and developed areas, plan submittal, and approval process and enforcement.		●				●
Implements Which Policy(ies)	S-7.5~ S-7.7					
S-13 Flood Hazard Protection. The City shall continue to ensure the community is protected from flood hazards through the following: regulate new development and protect existing development within flood prone areas; maintain the City's eligibility under the National Flood Insurance Program (NFIP); and maintain the City's Dam Failure Response Plan to alert the community located in potential hazard areas.						●
Implements Which Policy(ies)	S-5.8, S-8.1~ S-8.8					
S-14 Climate Change Protection. The City shall continue to ensure the community is protected from the effects of climate change by incorporating the climate change policies into its Local Hazard Mitigation Plan Update, Emergency Operations Plan, and other relevant planning documents.						●
Implements Which Policy(ies)	S-9.1~S-9.3, S-10.4, S-11.7, S-11.8					
S-15 Building Code Amendment for Climate Stressors. The City shall amend the local building code to account for additional climate change-induced stressors on buildings, such as including flood proofing for intermittent inundation, building materials to reduce the impacts of high heat days, and fireproofing in preparation for increased wildfire risk.		●				●
Implements Which Policy(ies)	S-8.3, S-8.4, S-10.3, S-10.4, S-11.1~S-11.8					

Table S-2 Safety Implementation Program

		2022	2022-2023	2022-2035	Annual	Ongoing
S-16 Hazardous Materials. The City shall continue to provide inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures in the community. The City shall continue to work with relevant agencies regarding enforcement of hazardous materials regulations and continue to conduct household hazardous waste collection events.						●
Implements Which Policy(ies)	S-12.1, S-12.4~S-12.8					
S-17 Phase I ESA for New Development. The City shall update the zoning code to require a Phase I Environmental Site Assessment on sites that have had commercial or industrial zoning and have been rezoned to include mixed-use development. The City shall update the development permitting process to include Phase I ESAs on sites where zoning designations have changed to include residential development as part of a mixed use.						●
Implements Which Policy(ies)	S-12.1, S-12.7					
S-18 City Asset Database. The City shall develop and maintain a database of critical City assets and periodically assess their vulnerability to geologic hazards.						●
Implements Which Policy(ies)	S-5.7					

NOISE

The urban environment contains a variety of noise sources that can affect the way people live and work. Some types of noise are only short-term irritants, like the pounding of a jackhammer or the whirring rattle of a lawnmower. Generally, these noise sources can be controlled through City noise regulations, such as a noise ordinance. However, other noises, such as freeway noise, may be permanent fixtures in the community. The information provided herein identifies noise sources, noise sensitive land uses, and noise compatibility standards. The goals and policies in this section of the General Plan are designed to include noise control in the planning process to maintain compatible land uses with acceptable environmental noise levels to protect Simi Valley residents from excessive noise.

Community Noise Contours

As with most urban and suburban environments, the primary noise sources in Simi Valley are mobile sources such as vehicle traffic, train pass-bys, and other transportation-related noises. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Imposed on this background noise is the sound from individual local sources. These can vary from an occasional train passing to virtually continuous noise from traffic on a major highway.

Several quantitative indicators are commonly used to gauge the likelihood that environmental noise would have an adverse effect on a community. These indicators consider that the most disruptive aspects of noise are strongly associated with the average acoustical energy content of the sound over the time it occurs and/or with the time of day when the sound occurs. The indicators used in this General Plan are defined as follows:

- L_{eq} , the equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this indicator is not affected by whether the noise occurs during the day or the night.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 10 dBA “weight” added to noise during the hours of 10:00 PM to 7:00 AM, and a 5 dBA “weight” added during the hours of 7:00 PM to 10:00 PM to account for increased noise sensitivity in the evening and nighttime.



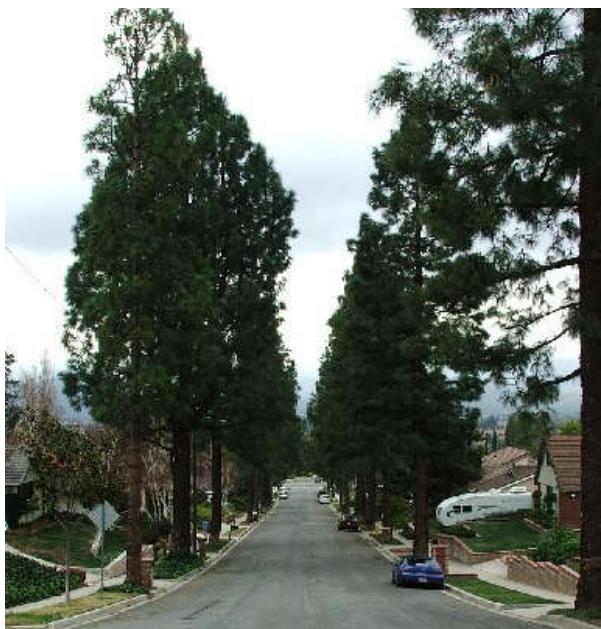
Railway through Simi Valley



SR-118 Freeway through Simi Valley



Railway next to residential development



Peaceful and quiet neighborhood

In general, there are three distinct noise sources in the community: the Ronald Reagan Freeway (State Route 118), major and minor arterial roads, and the Union Pacific Railroad lines that provide freight and passenger rail service, in addition to various stationary sources such as heating, ventilation, and air conditioning units.

Noise contours for the major noise sources in Simi Valley were developed for existing conditions and future conditions. Existing noise contours were determined from 2006 traffic data and are expressed in terms of the CNEL as shown in Figure N-1 (Existing Noise Contours). Future noise conditions for roadways are presented for the 2030 period derived from projected traffic levels for that year to reflect anticipated buildup of the General Plan and are shown in Figure N-2 (Future Noise Contours). Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation. The contours shown on the maps are the 60, 65, and 70 dB CNEL noise levels.

The noise contours represent the maximum possible traffic noise levels at locations within them (i.e., they do not account for building placement or traffic speeds, nor the attenuating effects of walls, structures, and terrain features that might intervene between the roads and any location of interest) and should be used as a guide for land use planning. The 60 dB CNEL contour is the noise level for which noise considerations should be included when

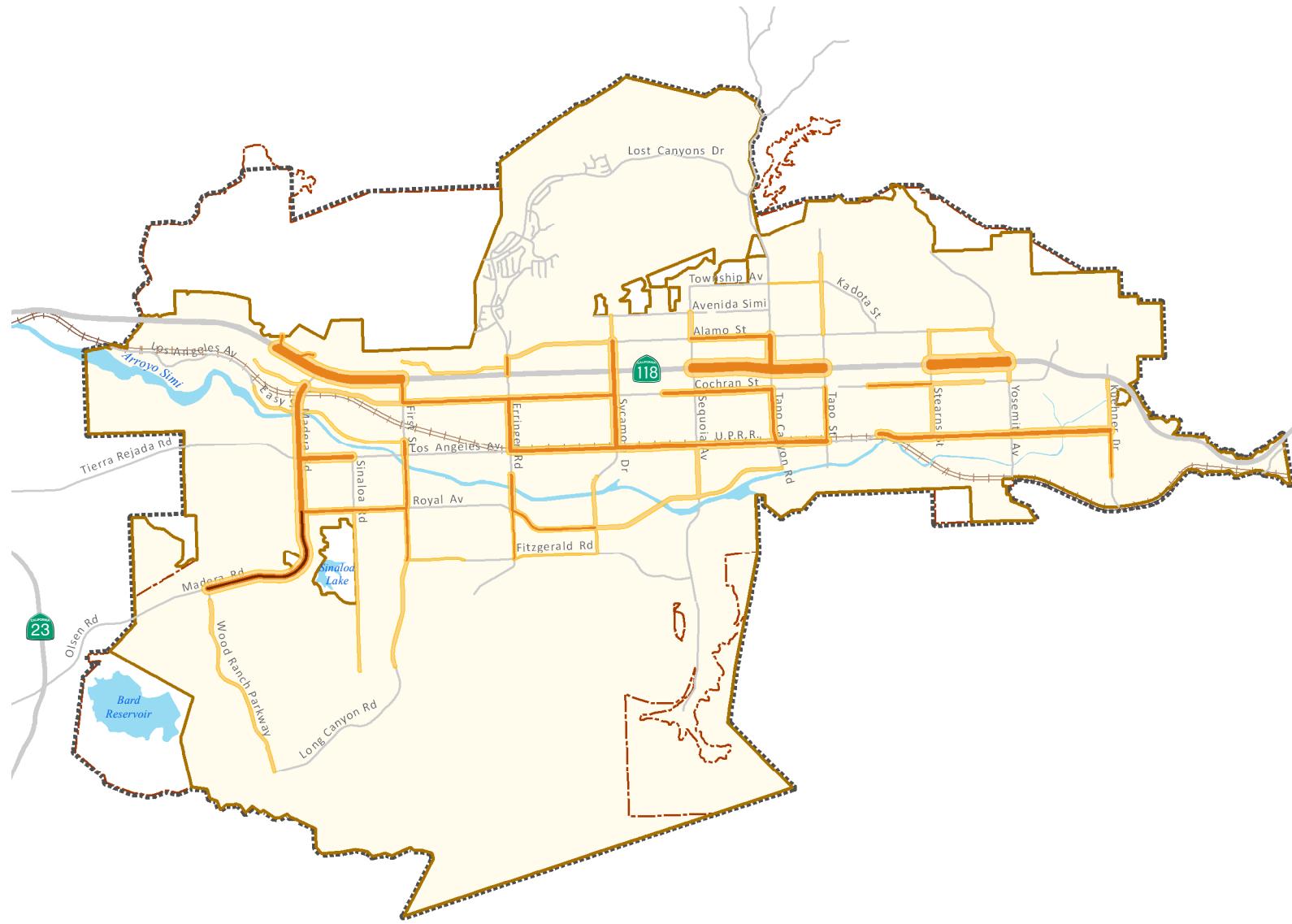
making land use policy decisions that affect existing and proposed noise-sensitive developments. The 65 dB CNEL contour describes the area for which new noise sensitive developments will be permitted only if appropriate mitigation measures are included such that the standards in this section are achieved.

Noise and Land Use Compatibility

Noise exposure criteria should be incorporated into land use planning to reduce future noise and land use incompatibilities. Simi Valley has a number of educational facilities, hospitals, convalescent homes, day care operations, and other facilities that are considered noise-sensitive. However, the primary noise-sensitive uses within the City are residential land uses. The noise exposure of these sensitive uses varies from low in quiet residential areas, to high, in areas adjacent to the SR-118 Freeway. Considering noise sources as part of the planning process is achieved by specifying acceptable noise exposure ranges for various land uses throughout the City. Table N-1 (Land Use Compatibility for Community Noise Sources) presents criteria used to assess the compatibility of proposed land uses with the noise environment.

CITY OF SIMI VALLEY General Plan Update

Existing Noise Contours



Source: PBS&J, 2009
Date Revised: December 15, 2010
D21310_Simi_Valley_GPNoise_Contours.mxd



Miles
0 0.25 0.5 1 1.5

Figure N-1

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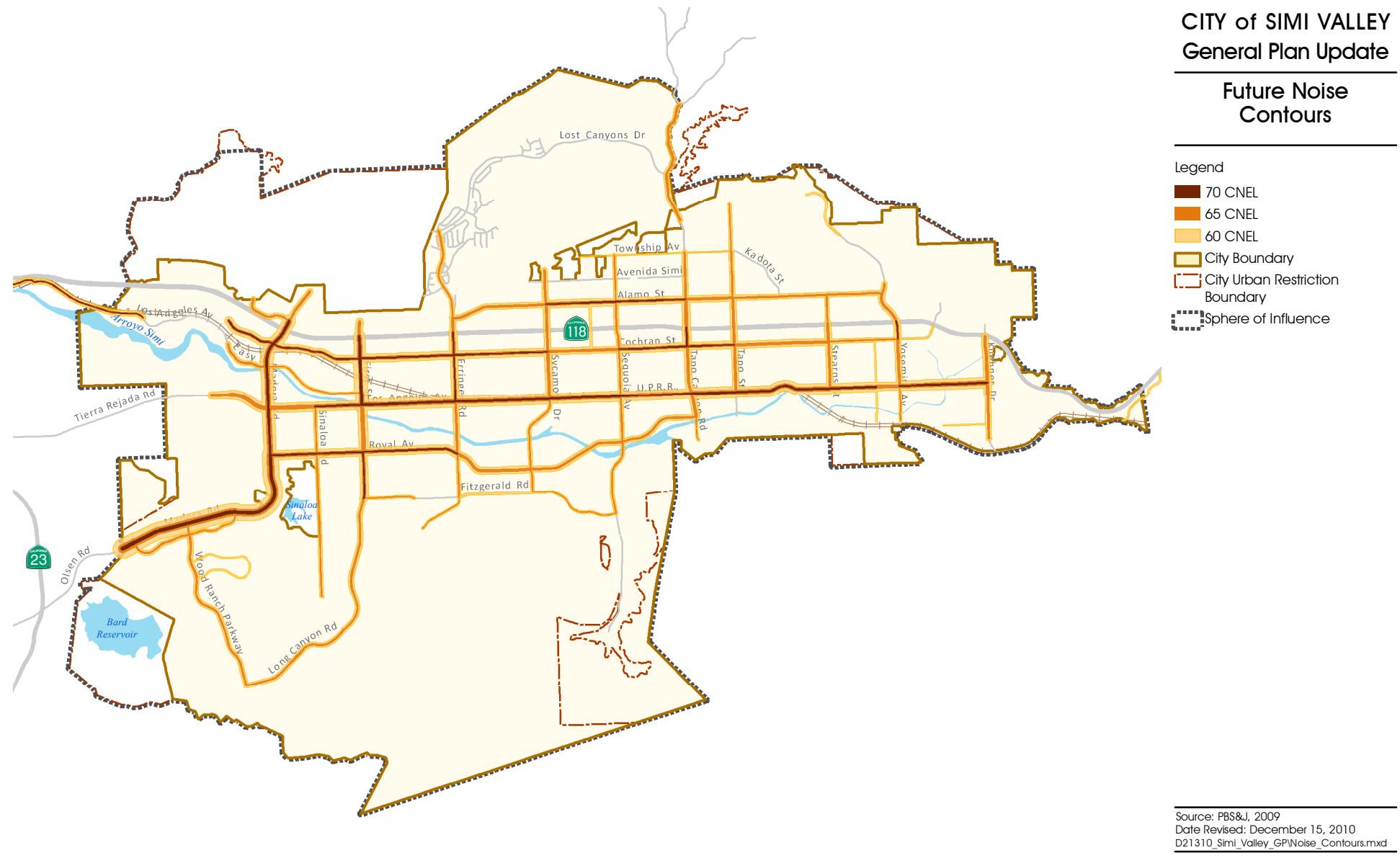


Figure N-2

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NOISE (N)

Table N-1 Land Use Compatibility for Community Noise Sources

Land Use Category	Noise Exposure (dBA, CNEL)							
	55 75		60 75		65 80		70	
	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray
Residential—Low-Density Single Family, Duplex, Mobile Homes	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray
Residential—Multiple-Family	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray
Transient Lodging—Motels, Hotels	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray
Institutional—Schools, Libraries, Churches, Hospitals, Nursing Homes	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray	Light Gray	Medium Gray
Performance Venues—Auditoriums, Concert Halls, Amphitheatres	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray
Outdoor Sports Activities—Sports Arena, Outdoor Spectator Sports	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray	Medium Gray
Outdoor Recreation—Playgrounds, Neighborhood Parks	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Outdoor Recreation/Activities—Golf Courses, Riding Stables, Water Recreation, Cemeteries	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Office Buildings—Business Commercial and Professional	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Industrial—Manufacturing, Utilities, Agriculture	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray

SOURCE: 2002 General Plan Guidelines, State Office of Planning and Research

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but closed windows and fresh air supply or air conditioning will normally suffice.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

In addition to the Land Use Compatibility Matrix, the City's interior and exterior noise standards are identified in Table N-2 (Interior and Exterior Noise Standards), which represents specific noise standards for interior and exterior noise areas that are considered acceptable based on noise levels generated by adjacent mobile sources, such as automobiles, trucks, and trains. The Simi Valley Noise Ordinance governs noise from



Residential adjacent to commercial

non-transportation sources and does not specify maximum noise levels, but identifies various noise generators, such as construction equipment amplification and mechanical devices, and provides certain restrictions on these generators.

Table N-2 Interior and Exterior Noise Standards

Land Use Categories		CNEL (LDN)	
Categories	Uses	Interior ^a	Exterior ^b
Residential	Single Family, Duplex, Multiple Family	45 ^c	63
	Mobile Home	45 ^d	63 ^d
Commercial/Institutional	Hotel, Motel, Transient Lodging	45	
	Hospitals, School Classroom	45	—
	Church, Library	45	

SOURCE: Simi Valley General Plan, 1988

a. Includes bathrooms, toilets, closets, corridors

b. Limited to the following:

- Private yard of single-family residence
- Multi-family private patio or balcony that is served by a means of exit from inside the dwelling
- Mobile home park

c. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

d. Exterior noise level should be such that interior noise level will not exceed 45 CNEL.

GOAL N-1

Land Use Compatibility. Land use conflicts between various noise sources and other human activities are minimized.

Policies

N-1.1 Noise Standards. Require noise attenuation for all development where the projected exterior and interior noise levels exceed those shown in Table N-1 (Interior and Exterior Noise Standards), to the extent feasible. (*Imp A-1, A-2, LU-18, N-1*)

N-1.2 Noise between Adjacent Uses. Require that mixed-use and multi-family residential developments demonstrate that the design of the structure will adequately isolate noise between adjacent uses (orientation, window insulation, common wall separation, common floor/ceilings separation, etc.). (*Imp A-1, A-2, LU-18, N-1, N-2*)

NOISE (N)

- N-1.3** **Mixed-Use Development Standards.** Require, whenever physically possible, new mixed-use developments to locate loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development, and apply physical construction standards (equipment, construction standards) to reduce noise between uses. (*Imp A-1, A-2, LU-18, N-1*)
- N-1.4** **Noise Attenuation Measures.** Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources. (*Imp A-1, A-2, LU-18, N-2*)
- N-1.5** **Sensitive Receptors.** Incorporate ambient noise level considerations into land use decisions involving schools, hospitals, and similar noise-sensitive uses. (*Imp A-1, A-2, LU-18, N-2*)

Mobile Noise Sources

GOAL N-2

Sensitive Receptors. Motor vehicle traffic and railroad noise impacts on sensitive noise receptors are minimized.

Policies

- N-2.1** **State Motor Vehicle Noise Standards.** Encourage the enforcement of state motor vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and Simi Valley Police Department. (*Imp A-1, A-2, LU-18, N-3*)
- N-2.2** **Roadway Noise Sensitivity Measures.** Ensure the employment of noise attenuation measures in the design of roadway improvement projects consistent with funding capability. Support efforts by the California Department of Transportation and others to provide for acoustical protection of existing noise-sensitive land uses affected by these projects. (*Imp A-1, A-2, LU-18, N-3*)
- N-2.3** **Noise Attenuation along Major Arterials and Railroad Tracks.** Require the use of walls and berms in the design of residential and other noise-sensitive land uses that are adjacent to the 118 Freeway, major arterials, and railroad tracks. (*Imp A-1, A-2, LU-18, N-1*)
- N-2.4** **Noise Studies for New Development.** Require the preparation of noise studies, as deemed necessary by the Department of Environmental Services, for new development (especially residential projects) along the freeway corridor, major thoroughfares, and railroad tracks to ensure that adequate sound attenuation from these noise sources is provided. (*Imp A-1, A-2, LU-18, N-2*)

Stationary Noise Sources

GOAL N-3

Stationary Noise. Non-transportation-related noise impacts on sensitive receptors are minimized.

Policies

N-3.1 Protection from Stationary Noise Sources.

Sources. Continue to enforce interior and exterior noise standards to ensure that sensitive noise receptors are not exposed to excessive noise levels from stationary noise sources, such as machinery, equipment, fans, and air conditioning equipment. (*Imp A-1, A-2, LU-12, LU-18*)



Metrolink train station

N-3.2 Regulation of Sound-Amplifying Equipment.

Equipment. Continue to regulate the use of sound-amplifying equipment. (*Imp A-1, A-2, LU-18, N-1*)

N-3.3 Enforcement of Hours of Construction Activity.

Construction Activity. Continue to enforce restrictions on hours of construction activity so as to minimize the impacts of noise and vibration from the use of trucks, heavy drilling equipment, and other heavy machinery to adjacent uses, particularly in residential areas. (*Imp A-1, A-2, LU-18, N-1*)

Implementation Program

Each General Plan policy is correlated with one or more implementation measure. The Noise Implementation Program, presented in Table N-3 (Noise Implementation Program), describes the measures or actions to be taken by the City to carry out the goals and policies defined in this section.

Table N-3 Noise Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
N-1 Simi Valley Municipal Code. The City shall review and update the Development Code to establish requirements for new development proposals, as follows: require noise attenuation for all development where the noise levels exceed established standards; require that mixed-use and multi-family residential developments mitigate noise impacts between adjacent uses; require development standards for new mixed-use developments to locate noise sources away from residential portions of the development; require the use of walls and berms for residential projects adjacent to the 118 Freeway and major arterials; enforce interior and exterior noise standards; regulate the use of sound amplifying equipment; and enforce restrictions on hours of construction activity.						
Implements Which Policy(ies)	LU-19.6, N-1.1~N-1.3, N-2.3, N-3.2, N-3.3					

NOISE (N)

Table N-3 Noise Implementation Program		2011	2012–2015	2016–2035	Annual	Ongoing
	Implements Which Policy(ies)					
N-2	Environmental Review. The City shall continue to ensure that all development proposals are reviewed per the requirements of California Environmental Quality Act (CEQA) to ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources; incorporate ambient noise level considerations into land use decisions involving noise sensitive uses; and require the preparation of noise studies for new development.					●
	Implements Which Policy(ies)	N-1.2, N-1.4, N-1.5, N-2.4				
N-3	Interagency Coordination and Partnership. The City shall coordinate with appropriate agencies, such as California Highway Patrol and Caltrans, to enforce state vehicle noise standards and to coordinate roadway design and improvements.					●
	Implements Which Policy(ies)	N-2.1, N-2.2				