

ROYAL
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ROYAL CORTO SPECIFIC PLAN

ADOPTED BY:

THE CITY COUNCIL OF SIMI VALLEY

CITY COUNCIL ORDINANCE NO. 590

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AMENDED BY:

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THE CITY COUNCIL OF SIMI VALLEY
CITY COUNCIL ORDINANCE NO. 1163

DATED OCTOBER 11, 2010

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I. INTRODUCTION

Simi Valley's General Plan contains various tools and regulations which provide for detail, diversity and flexibility in the City's development process. One of these tools is the specific plan mechanism. It is aimed at providing ongoing detailed policy guidance for larger scale developments. The Royal Corto Specific Plan of Development will assure that, while it develops in separate phases over a period of several years, Royal Corto will remain consistent with the goals and policies of Simi Valley's General Plan.

A. PROJECT SETTING

The Royal Corto site covers 47.3 acres and is located on the south side of Royal Avenue between Appleton Road and the south side of the Arroyo Simi (See Exhibits 1 and 2). The southern portion of the site is located on top of a natural bluff and at roughly the same elevation as the surrounding residential development. The northern portion of the site lies at a lower elevation forming a portion of the mouth of Runkle Canyon (See Exhibit 3).

Most of the site is currently vacant, although several old farm buildings, an uncultivated walnut grove, and several stands of trees currently exist on the site (the majority of which are regrown stumps). The bulk of these trees are concentrated on the lower portion of the site with a stand of eucalyptus near the Arroyo Simi and a stand of mixed species near the old ranch house. (See Exhibit 4.) The latter stand of trees includes mixed fruit trees and pepper trees. Part of the site is currently in use for boarding horses.

An existing single family subdivision abuts the Royal Corto project area to the west. This is a well-established neighborhood which predominantly consists of one story single family homes.

Immediately to the south of Royal Corto site is a small plot of vacant hillside land and beyond that, single family residences. Also abutting the site to the south is Mt. View Elementary School and the currently unused stub of Loveday Street.

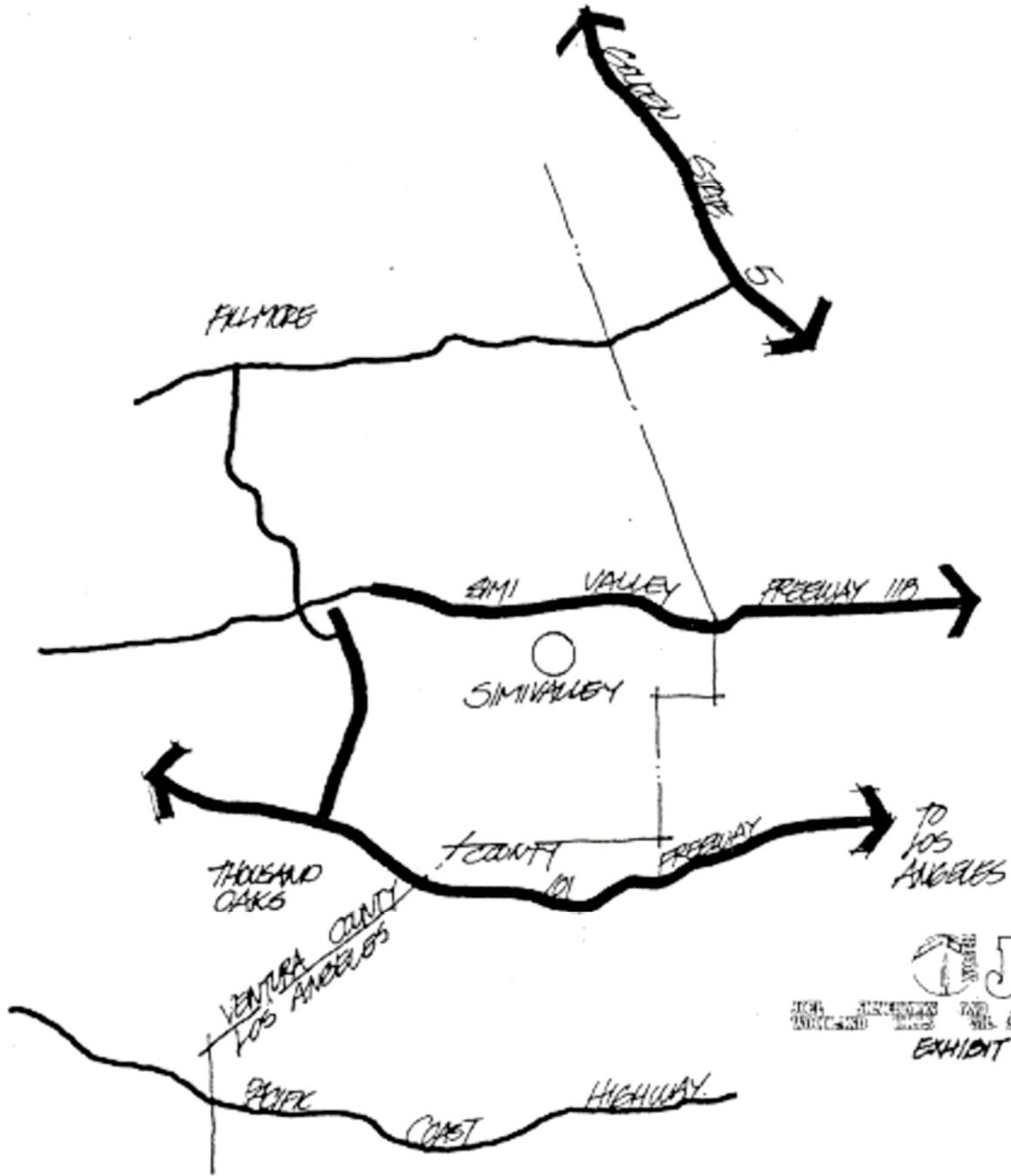
To the north, the Royal Corto site is bordered by Royal Avenue and a large single family subdivision.

The east and southeast boundaries of the project abut undeveloped land known as the Runkle Ranch which is used primarily for grazing. A Specific Plan is currently being prepared for this section of the Runkle Ranch.

Exhibit 3 shows the surrounding land uses.

ROYAL CORTO SPECIFIC PLAN

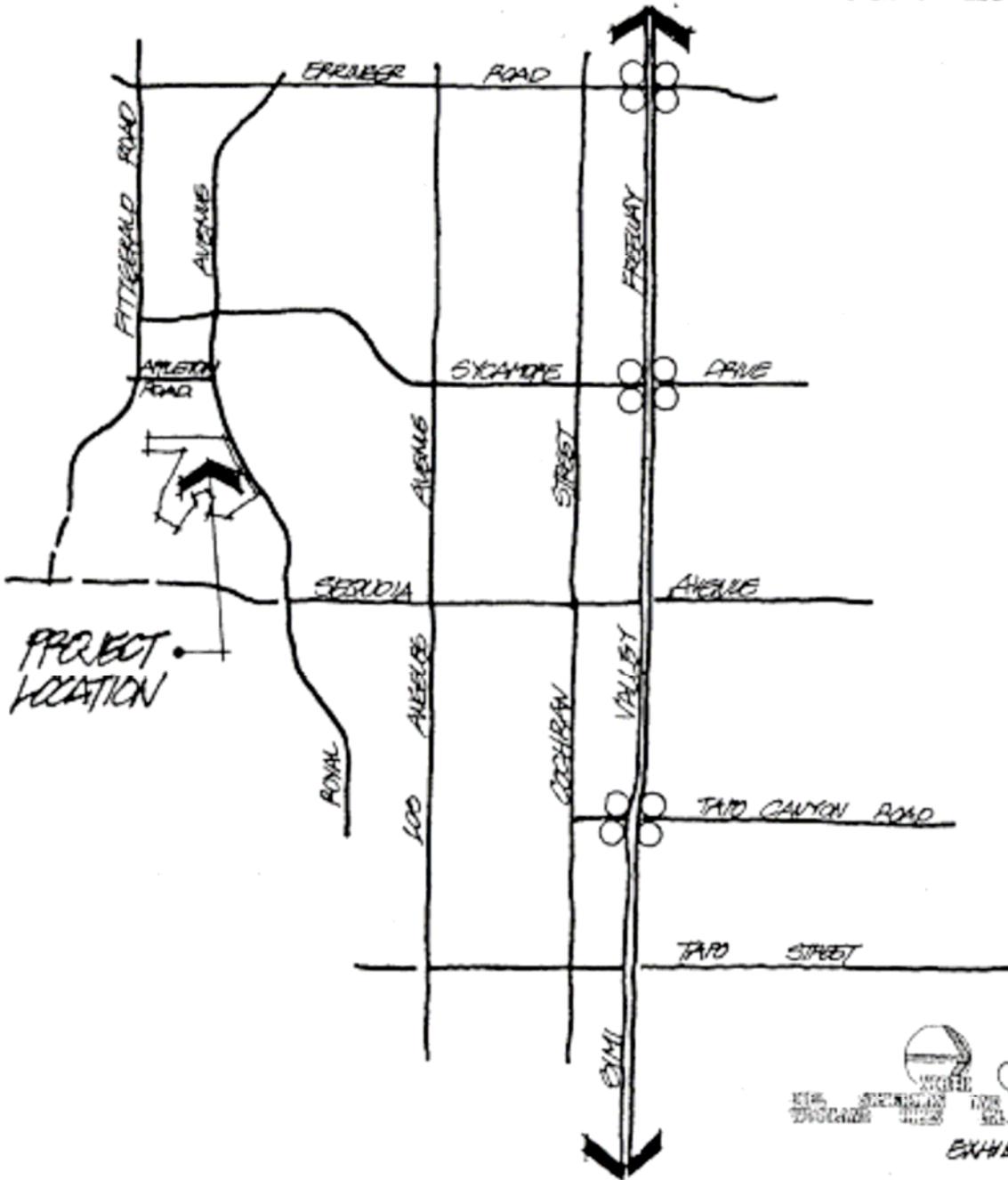
VICINITY



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ROYAL CORTO SPECIFIC PLAN

PROJECT LOCATION



B. PURPOSE AND INTENT

The overall purpose of specific plans is to provide a link between the General Plan with its comprehensive, City-Wide policies, and the precise details of development inherent in zoning and subdivision ordinances. The specific plan details and tailors the broad policy of the General Plan to a specific site with the intent of implementing overall City policy while providing specific guidance in resolving neighborhood issues. The Royal Corto Specific Plan has been prepared and adopted to provide this critical link between the policies of the Simi Valley General Plan and the actual development of the Royal Corto project.

In addition, this Specific Plan is intended to provide comprehensive guidelines for the future development of the Royal Corto neighborhood, while retaining a high degree of development flexibility. This is accomplished through the land use control mechanisms and specific design criteria (e.g. architectural standards, building locations, grading concepts, public service standards, etc.) contained herein. Furthermore, the Royal Corto Specific Plan will ensure that future development on the site will address the particular needs and concerns of existing residents in the surrounding neighborhood.

Overall, this document sets forth the concepts, standards, and implementation procedures necessary to assure a consistently high quality of development in the project area.

C. LEGAL REQUIREMENTS

The legal authority and requirement for this Specific Plan is drawn from three sources:

1. Local governments such as Simi Valley have been authorized to review, adopt and amend specific plans by the State of California as per Government Code Section 65450 et seq.
2. The City of Simi Valley has established specific procedures and findings for the review, adoption and implementation of specific plans in its Specific Plan Ordinance No. 436 (Chapter 7, Title 9 SVMC).
3. The Royal Corto site is designated in the City's General Plan as an area requiring a specific plan.

This Specific Plan has been prepared to meet all requirements and policies mandated through the above sources by way of the designs and text contained or referenced herein. Adoption of the Royal Corto Specific Plan by the City Council of the City of Simi Valley makes the plan the governing document for the development of the site.

II. GOALS AND OBJECTIVES

The goal of the Royal Corto Specific Plan is to implement, in detail, the objectives, policies, and actions of the Simi Valley General Plan as they relate to the 47.3 acres of the Royal Corto site by providing overall guidance for the physical and economic development of the site.

A. COMMUNITY-WIDE OBJECTIVES

Simi Valley's General Plan sets goals, policies, and actions which apply to the community as a whole. On September 27, 1982, the City adopted General Plan Amendment 821-4 in order to aid in implementing these development principles on the Royal Corto site. The adopted basic planning policies for the Royal Corto are as follows:

Designate the 47.3 acre site located adjacent and south of Royal Avenue, approximately 1,000 feet east of Appleton Road as a Specific Plan Area. The ultimate design of the Specific Plan Area is to achieve a sensitivity to and a compatibility with the surrounding neighborhoods through the development of single family detached homes. The total number of dwelling units is not to exceed 208. Development of the 208 units is dependent upon the developer meeting the following guidelines:

1. Twenty-Six units are to be located on the five-acre property on the southeast corner of Royal Avenue and Corto Street. Seven units are to be located on the 3.15-acre property adjacent to Royal Avenue at the northeast corner of the plan area. These unit quantities are exclusive of Density Bonuses approved after July 21, 2010. The remaining 175 units will be located on the balance of the project area.
2. Commercial land uses are not permitted. The Specific Plan will consist of residential uses only.
3. No structures higher than two stories are permitted within the project area. (Tuck-under parking constitutes one story.)
4. Two story units shall be placed away from existing development.
5. Buffer areas shall be provided adjacent to existing residential land uses.
6. Each residential unit shall be developed as a single family detached unit. No attached housing is permitted in the project area.
7. Grading is to be kept to a minimum and is not permitted in slopes that are greater than twenty percent.

8. Grading shall complement the natural terrain.
9. The development criteria which have been established in Chapter III of the General Plan, subsection Project Design, shall be followed. Said standards shall guarantee a design sensitive to the natural terrain and harmonious with adjoining uses.
10. The Specific Plan is to provide for street improvements to include the widening, to four lanes, of Royal Avenue, west of the project site.
11. Storm drain improvements are to be provided as necessary.
12. Loveday Street is to be closed to through traffic.
13. A 20 foot emergency access and pedestrian access to the school are to be provided on Loveday Street.
14. Flood control measures are to be provided to handle the upstream flow of water on the north and southwest side of the project.
15. Healthy and mature trees are to be retained where feasible and as defined in the Heritage and Skyline Tree Preservation Policy.
16. The discretionary aspects of the Hillside Performance Standards are to be discouraged and the standards are to be followed to the strictest letter.
17. On-site grading to fill the approximately 8.15 acres adjacent and south of Royal Avenue is to be limited to the necessary grading for roads and house pads within the development area.

The Royal Corto Specific Plan is designed to implement the applicable General Plan community-wide goals and policies and to carry into fruition the development standards set forth in the 17 specific guidelines stated above for the Royal Corto area.

B. NEIGHBORHOOD OBJECTIVES

To a great degree, the Specific Plan development standards of the Simi Valley General Plan express the objectives of the neighborhoods surrounding the Royal Corto site. The prime objective is to achieve a development which is consistent with neighborhood lifestyles and which will not unduly disrupt the already well-developed local living environment. These objectives are enumerated below:

1. Maintain the neighborhood's single family residential living style and avoid the development of attached dwellings and commercial centers.

2. Avoid intrusion of extra traffic into local streets by orienting all automobile traffic toward Royal Avenue.
3. Maintain the privacy of residents abutting the Royal Corto site on west and south through adequate buffer treatment, and by avoiding units with two story profiles close to existing residences.
4. Maintain major natural features as much as possible, including existing slopes over 20 percent and major stands of skyline trees. This should be accomplished through adherence to the Hillside Performance Standards and the Heritage and Skyline Tree Preservation Policy.

The Royal Corto Specific Plan has been prepared to implement as completely as possible the objectives of the local neighborhood.

C. ROYAL CORTO SPECIFIC PLAN OBJECTIVES

The objectives of this Specific Plan are:

1. To implement the provisions of the Simi Valley General Plan and the objectives of the local neighborhood by creating a low profile, single family neighborhood compatible with the existing local neighborhood.
2. To retain in a natural and ungraded state all slopes in excess of twenty percent, and to retain the existing landforms on site to the degree possible. This shall be accomplished in a manner consistent with the non-discretionary provisions of the Hillside Performance Standards.
3. To maintain the suburban image of the Royal Corto neighborhood, especially as it is viewed from Royal Avenue
4. To establish a circulation system which will orient all local Royal Corto traffic to Royal Avenue, and which will maintain pedestrian access for school children to Mt. View Elementary School.
5. To establish an atmosphere which will offer the residents of the Royal Corto neighborhood aesthetically pleasing and functional green belts and natural open areas.
6. To establish a basic utilities and services plan for the phased development of the Royal Corto neighborhood, as well as for improvements of community-wide significance such as the widening of Royal Avenue and the provision of drainage facilities.

7. To establish the detailed framework for the future administration of this Specific Plan while allowing sufficient flexibility in design to meet changing market demands and community needs.

III. THE ROYAL CORTO CONCEPT

This chapter treats the basic design concepts and philosophies which underlie the Royal Corto Specific Plan. It is through implementation of these design concepts and philosophies, and specific criteria contained in the next chapter, that the goals and objectives of the Royal Corto Plan will be achieved. As such, detailed Planned Development and Tentative Tract maps filed subject to this Specific Plan will be evaluated not only in terms of the precise requirements of the Plan, but also in terms of the extent to which these concepts are adhered to and maintained. The standards outlined in Chapter IV are aimed at achieving the basic goals and objectives of the Royal Corto Plan. In the event that precise planning requires deviation from the standards, the deviations shall be weighed in terms of their ability to achieve the ultimate goals of the Plan.

The basic concept of the Royal Corto Specific Plan is to create a residential environment of 208 single family homes appealing to young and growing middle income families (see Exhibit 4). To this end, the community has been developed with the following features:

- A. The Royal Corto Community will be tied together by taking vehicular access off of Royal Avenue at Corto Street.
- B. A consistent architectural theme will be featured throughout the Royal Corto community with special attention given to the importance of conformance and harmony with the local suburban community character. Architectural variations in elevation designs will be incorporated in order to add interest to the visual quality of the development. A common architectural theme and elements will be employed in order to visually integrate the development throughout.
- C. Common landscaping elements along enriched parkways and on man made slopes will be used to develop a cohesive community image.
- D. Natural slopes of more than twenty percent grade will be retained in a natural state (See Exhibit 5, Conceptual Grading Plan).
- E. The community will be low profile in nature, with two-story structures located at least 100 feet from the nearest existing residence. Generous landscape and wall buffering will be provided near existing residences. To the maximum extent feasible, newly constructed homes will not back onto existing single family dwellings.

- F. The approximately five-acre parcel on the southeast corner of Royal Avenue and Corto Street will be developed with a Zoning Designation of Residential Medium Density (RM), and the 3.15 acre property adjacent to Royal Avenue at the northeast corner of the plan area will be developed with a Zoning Designation of Residential Low Density (RL).
- G. Controlled views onto the site will be maintained, especially along Royal Avenue, to avoid the feeling of a walled off community. Deep landscaping buffers and single loaded streets along the western boundary of the site will be encouraged to maintain the privacy of adjacent homes. Pedestrian access will be maintained along Loveday Street to provide safe access to the elementary school.
- H. The basic concept of the circulation system is to provide safe and efficient access to all residences while allowing safe pedestrian circulation in a traditional suburban environment. Corto Street will provide the primary access to the project area with one collector taking traffic to the western half of the site, and a series of local streets serving the eastern half. The local street system has been designed to aid in buffering the new construction from existing homes and open areas. Pedestrian and emergency vehicle access will be provided between Fletcher Street and "A" Street along the currently unused stub of Loveday Street. Other pedestrian accesses to Mt. View Elementary School may be provided from the end of "E" Street and "N" Street.
- I. The Royal Corto Specific Plan has been designed to address the density standards of the General Plan. No more than 208 dwellings will be permitted on the property, exclusive of any density bonuses for an affordable project, and zoning to that extent has been recommended in Chapter VI of this report.

The City Council approved the Royal Corto Specific Plan at the target density for Medium Density Residential of 140 units. A density bonus of 47 units was granted, contingent upon the project meeting all the onsite community benefits of the Specific Plan. An additional 8 units were granted, contingent upon the offsite community benefits (improvements to Royal Avenue) being satisfied.

IV. SPECIFIC PLAN STANDARDS

This chapter outlines in detail the standards which will guide the future development of Royal Corto. The major elements of design include land use patterns, circulation, public facilities, housing types, architectural design, landscaping, open space, and energy conservation.

A. LAND USE AND HOUSING TYPES

Royal Corto is intended to be developed as a community of detached single family homes on individual lots. Average gross density on the 47.3 acre parcel will not exceed 4.39 units per acre overall. These will be clustered into two residential areas located to the east and west of Corto Street. The steep slopes located in the center of the project area shall be preserved in a natural state. This distribution is shown on Exhibit 5.

This Specific Plan allows only single family detached housing units. Attached dwellings will not be constructed. The maximum building height shall be no greater than two stories, and not to exceed 30 feet, although minimal architectural projections and details such as chimneys of greater than 30 feet above finished grade may be allowed subject to the Planned Development Review Process.

Precise side yard and setback requirements will be shown on the Planned Development Permit map.

B. CIRCULATION

The Royal Corto Specific Plan circulation system consists of both vehicular and pedestrian elements. These two elements will provide for movement within the development and link the community with the City as a whole. Generally, the Royal Corto circulation system will be developed as shown on Exhibit 6. Precise alignments and final dimensions will be indentified on the Tentative Tract maps, or as determined by the Department of Public Works during the Planned Development Review Process.

1. Vehicular Circulation - Within Royal Corto, a hierarchy of streets will be established as follows (See Exhibit 6).
 - a. Arterial - This street right of way (Royal Avenue) will be 84 feet wide with a curb width of 64 feet and an enriched parkway of 2 to 5 feet minimum with an on street bike lane. Improvements to continue 300 feet west to match existing street improvements.
 - b. Collector - This street right of way (Corto Street) will be a minimum of 60 feet wide, with a curb to curb width of 40 feet. Corto Street will act as a public collector street. It will run through the center of the Royal Corto project and will be designed to extend into the rest of the Runkle Ranch area. Primary vehicular access to all lots in Royal Corto will be taken from Corto Street, except for the 3.15 acre property at the north east corner of the project area, which may take primary access from Royal Avenue.

- c. Local Streets - These streets will provide direct access to the bulk of the residential lots. Their secondary role will be to help buffer adjacent land uses along the eastern periphery of the site. These local streets (see Exhibit 6) will have a minimum right of way of 49 feet with a curb to curb width of 36 feet, with the exception that short cul-de-sac streets may have widths reduced to 45 feet. All local streets will have sidewalks on at least one side, and on both sides where dwellings are proposed on both sides of the street.
2. Pedestrian Circulation - The pedestrian circulation system is designed to run parallel with the vehicular circulation system. The collectors and arterials will be buffered from adjacent walkways by landscaped parkway strips. The prime purposes of the pedestrian circulation system will be to conduct pedestrians to destinations such as to neighbors, the City-wide pedestrian system, and the nearby elementary school.

Pedestrian links will be provided from the Royal Corto site to Mountain View Elementary School in three separate locations. The main pedestrian link will be provided from the southern terminus of "B" Street. As illustrated in Exhibit 6, this access route will be developed as a pedestrian pathway, with appropriate landscaping and turf blocks to mark its beginning and end. This pathway will also be available for emergency vehicle access. Two other pathways will also be improved, and a path starting at the terminus of "N" Street will link with the school upon development of the adjacent Runkle Ranch property.

3. Parking - Two enclosed covered parking spaces shall be provided for each unit. Required parking shall be provided onsite and will be developed in accordance with City standards.
4. Public Transportation - A bus stop will be provided at the intersection of Corto Street and Royal Avenue. The stop will be designed to City standards.
5. Entrances - The entrance to Royal Corto has been placed directly opposite Corto Street in order to avoid traffic conflicts along Royal Avenue. Details on the entryway design are included in the Landscaping Section.
6. Offsite Street Improvements - In accordance with City standards, Royal Avenue will be widened to four lanes from the bridge at the Arroyo Simi to 200 feet west of the project site. This will substantially increase intersection capacity at this location.

C. PUBLIC FACILITIES AND UTILITIES

The development of public services is described in Exhibit 7.

1. Sewer - Sewer facilities will comply with the requirements of the Simi Valley County Sanitation District.
2. Water - Water service will meet all the requirements of the Southern California Water Company.
3. Storm Drains And Flood Control - The site will be graded so that all drainage from the developed area is collected onsite. Onsite storm drains will be constructed in phases in accordance with Department of Public Works requirements. A master storm drain will convey the runoff down "A" and Corto Streets to Royal Avenue and then to the Arroyo Simi (See Exhibit 7). On the western edge of the property the undeveloped slope west of "A" Street will drain through an existing drainage easement.
4. PUBLIC AND UTILITY SERVICES - The electric, telephone, gas and cable will meet the requirements of Southern California Edison, Southern California Gas Company, Pacific Telephone and Telegraph Company, Group W Cable and any other necessary utility services. Solid waste disposal services shall comply with the requirements of any agency or company providing solid waste removal services. Emergency services and police protection shall comply with the requirements of the City of Simi Valley.

D. ARCHITECTURAL DESIGN

During the Planned Development Process a consistent architectural theme for the community will be set by establishing a general style of architecture. This style will be enforced by architectural standards in the use of colors, materials, architectural accents, projection, roofing materials, roof pitches and fencing. Variety within the general style will be accomplished by subtle changes in form, color and materials within the parameters of the established architectural standards. In the interior lots some variety will be provided by use of one- and two-story houses and different floor plans. Various compatible colors will also provide variety as will a mixture of siding and roof materials. The development will be restricted to one- and two-story detached single family dwellings where any tuck-under parking will be counted as a separate story. Future additions, including second story additions by the homeowner will be allowed under a minor modification of the Planned Development Permit. Any application for such modification shall include an evaluation of the addition's compliance with the specific Plan and the Adopted Residential Planned Development (RPD) Permit. Second story additions would not be allowed adjacent to existing residential development.

E. LANDSCAPING

The conceptual landscape design is shown on Exhibit 4. Five Major landscape elements will be incorporated into the development as follows:

1. Streetscape - The landscape plan incorporates a hierarchy of planting intended to accent each thoroughfare appropriately in terms of function.
 - a. Royal Avenue - Royal Avenue, as an arterial, will be improved with an enhanced parkway with a landscaped meandering pathway. The wall treatment along portions of Royal Avenue will allow for random landscape pockets. Planting along the parkway shall be a mixture of 15 gallon and 24 inch box deciduous and evergreen trees grouped in informal clusters with a live ground cover.
 - b. Corto Street - Parkway along Corto Street will be planted with a mix of evergreen and deciduous trees clustered in an informal planting with a live ground cover. The trees along Corto Street will be of a 15 gallon size.
 - c. Local Streets - The local streets will be planted in a formal manner with a consistent 15 gallon street tree species. One tree will be planted per lot.
2. Manmade Slopes - Manmade slopes will be planted with drought-resistant materials as approved by the City.
3. Natural Slopes - Slopes of greater than twenty percent will be maintained in their natural condition (See Exhibit 8). Minimal remedial landscaping will be allowed as required to enhance public safety. These slopes will be retained in private ownership with perpetual open space easements over them and will be included in the fallback maintenance district to ensure their continued maintenance. There will be no construction other than landscaping allowed on the natural slopes.
4. Perimeter Treatment - Perimeter treatment in Royal Corto will take two forms as follows:
 - a. Buffering at Western Boundary - The western boundary of the project will be screened from existing residential development through the use of an informal planting of a mixture of 15 gallon and 24 inch box sized trees. In addition, no units will back directly onto adjacent properties for most of the distance of the western boundary. This will maximize the privacy of nearby residents.

- b. Wall Treatment along Royal Avenue - Typical wall treatments along Royal Avenue west of Corto Street will consist of a six foot stucco block wall with periodic accent openings of wrought iron or similar material. The wall will contain landscaped notches in order to break up its visual impact. A five to six foot wide landscaped meandering walkway will be provided along Royal Avenue.
5. Community Entryway - The main entryway to Royal Corto will be marked by an entry monument designed to reflect the overall architectural theme. Landscaping here will be rich and will emphasize form, foliage and color in order to provide attractive detail and relief to the entrance to Royal Corto.
6. Maintenance - The 100 foot buffer at the western boundary, the landscaped parkway along portions of Royal Avenue west of Corto Street, and the west side of Corto Street between Royal Avenue and "L" Street shall be maintained by City landscape Maintenance District No. 1. All other landscaped and natural areas shall be maintained by the property owner with provisions for the City to set up a fallback landscape maintenance district.

F. ENERGY CONSERVATION

The energy and resource conservation guidelines shall be implemented with any construction in Royal Corto. These should be minimum criteria with more extensive passive and active techniques being encouraged consistent with other standards contained herein and with State requirements.

1. Building Orientation - As practicable and feasible, buildings should be oriented with major exposures and openings to the south. Buildings should be sited so that no other building blocks adequate access to the sun, consistent with State requirements.
2. Landscaping - Deciduous trees will be used heavily in the landscaping treatment of the area. These trees should be placed so that they provide for summer shading, but do not block the winter sun.
3. Architecture - At a minimum, all Title 24 insulation and energy consumption requirements shall be met. Additionally, the design of buildings should include the following:
 - a. At least one major roof element should slant southward or southeastward for ease of efficiently mounting solar panels.
 - b. The project will fully comply with all Title 24 requirements.

- c. On south facing walls of buildings, deep overhangs, awnings, or other shade devices should be provided to afford summer shading.
- d. Mission clay tile or lightweight concrete tile only (precludes asphaltic roof material).

V. SPECIFIC PLAN CONSISTENCY

The Royal Corto Specific Plan has been prepared and adopted in such a manner as to conform with all governing public policy documents, including the General Plan, the City's Specific Plan Ordinance, and the State of California Specific Plan Law (Government Code Sec. 65450 et seq.). This chapter summarizes the manner in which the Royal Corto Specific Plan meets these requirements.

A. STATE OF CALIFORNIA SPECIFIC PLAN LAW

This law sets general requirements and procedures for the preparation and adoption of specific plans. The Royal Corto Specific Plan conforms to the requirements of State law in that 1) the location, intensity and regulation of land uses has been allowed for; 2) transportation and circulation facilities have been located and standards for their development have been outlined; 3) standards for population density, intensity of building, and the provision of public facilities and services have been set forth; 4) standards for the conservation of natural resources have been established as appropriate; and 5) adequate open space has been provided for.

The procedure for the continuing implementation of this Specific Plan also meets State criteria and mandated procedures through both the provisions of the Zoning ordinance and of this Specific Plan (Chapter VI).

B. CITY OF SIMI VALLEY SPECIFIC PLAN ORDINANCES

This Specific Plan has been drafted to meet all requirements of the City of Simi Valley Specific Plan Ordinance as of the date of adoption of this Specific Plan. The text, graphics and maps contained herein address all content requirements of the ordinance primarily in Chapters II, III, and IV. Chapter VI sets forth the procedures for implementing this Specific Plan.

C. CONSISTENCY WITH SPECIFIC PLAN GUIDELINES

The City of Simi Valley General Plan designates the area covered by the 47.3 acres at the mouth of the Runkle Canyon immediately south of Royal Avenue as a site for which a specific plan is required prior to development. In so doing, the General Plan establishes several purposes to be accomplished by the specific plan (see Chapter I). The Royal Corto Specific Plan meets these purposes in the following manner:

- 1. The number of dwelling units proposed will not exceed 208, exclusive of density bonuses approved after July 21, 2010.

The City Council approved the Royal Corto Specific Plan at the target density for Medium Density Residential of 140 units. A density bonus of 47 units was granted, contingent upon the project meeting all the onsite community benefits of the Specific Plan. An additional 8 units were granted, contingent upon the offsite community benefits (improvements to Royal Avenue) being satisfied.

2. The Royal Corto Specific Plan is composed entirely of single family detached residential dwellings. The Specific Plan allows only single family detached housing.
3. The maximum height limit will be two stories above finished lot grade, including all parking. Two story units will maintain a minimum distance of 100-feet from existing residential units.
4. Existing residential land uses have been buffered from the Royal Corto Specific Plan Area through a combination of single loaded streets, grade differentials, enhanced landscaping, and appropriate wall treatments.
5. Grading has been minimized to the maximum extent consistent with other requirements of the General Plan and non-discretionary elements of the Hillside Performance Standards. The twenty percent slope areas will be retained in a natural state. The grading concepts contained in this Plan call for contour grading and variable slope angles consistent with the Hillside Performance Standards. The majority of manufactured slopes will be retained in an open space easement and will be maintained by the Landscape Maintenance District #1.
6. All development criteria of the General Plan, including Project Design, will be followed. The design guidelines of the Specific Plan will ensure a harmonious relationship between new development and existing development.
7. The circulation standards of the Specific Plan call for the improvement of Royal Avenue to four lanes west of the Royal Corto project site.
8. Loveday Street will be closed to vehicular traffic, but will be developed with sidewalks to allow pedestrian access to the elementary school.
9. To the maximum feasible extent, skyline trees have been preserved on-site either in open areas or along enriched parkways. Similarly the plan adheres to the non-discretionary elements of the Hillside

Performance Standards. This includes the clustering of units away from significant natural slope areas.

D. CONSISTENCY WITH THE ELEMENTS OF THE GENERAL PLAN

1. Land Use Element - The Royal Corto Specific Plan implements the policies of the Land Use Element in the following manner:
 - a. The densities and types of units proposed reflect those established in the General Plan. Gross densities are 4.39 units per acre. Units will be exclusively single family detached housing.
 - b. Interrelationships with other land uses have been respected and both visual and vehicular buffering has been provided as needed.
 - c. Building sites have been clustered away from sensitive slope areas to maximize community open space and to minimize the impact of future development in the natural surroundings.
 - d. A low suburban profile has been maintained throughout the project.
2. Community Design Element - The Royal Corto Specific Plan has been designed to put into practice the policies of the Community Design Element.
 - a. Building sites have been located to provide as cost-effective a plan as possible, given site and other constraints.
 - b. Vistas and views of and from the project have been respected through landscaping and design standards which will avoid a walled-in appearance.
 - c. Neighborhood identity will be maximized through architecture and landscaping while providing a pleasing entryway to the larger portions of the Runkle Ranch.
3. Open Space and Conservation Element - The Royal Corto Specific Plan has been prepared to maximize community wide open space through the preservation of steep natural slopes of more than twenty percent.
4. Circulation and Scenic Highways Element - Implementation of the Royal Corto Specific Plan will be a major step toward achieving the ultimate improvement of Royal Avenue in the project vicinity,

and in providing adequate access to the remainder of the Runkle Ranch.

5. Recreation Element - The Royal Corto Specific Plan is oriented entirely toward single family development and therefore does not provide any organized, on-site recreational opportunities such as club houses and recreation centers. As the project builds out, however, contributions will be made to the Rancho Simi Recreation and Park District as required.
6. Safety and Seismic Safety Element - Although a geological investigation of the Royal Corto site has been made, and its recommendations have been incorporated into this report, an updated hydro-geology report shall be prepared and reviewed and approved by the Planning Commission during the review of any Planned Development Permit and/or tract map for the Specific Plan area. The soils and geologic investigation found no evidence of instability or other geologic hazards on the site. The report also recommended erosion control measures to be undertaken during and after constructions.

The Specific Plan area will have two major vehicular access points. The one from Royal Avenue will be the prime access. The second, through the upper Runkle Ranch (when developed) will be the secondary access to the project. There will be an emergency extension available along Loveday Street. Temporary supplemental access will be available parallel to the eastern property line (See Exhibit 11).

Proposed flood control improvements will protect the project area from flood damage during a 100-year storm and will add significantly to community-wide flood protection.

7. Noise Element - The major source of noise for Royal Corto will be from traffic along Royal Avenue. Where necessary, double-paned windows and insulation will be employed to reduce noise levels to Noise Element standards.
8. Housing Element - The housing provided in the Royal Corto Specific Plan will primarily meet the needs of young middle-income families.

VI. PLAN IMPLEMENTATION

This chapter treats the manner in which the development of Royal Corto will be phased and administered over the period of construction and beyond. In general terms, the provisions of the Specific Plan will be implemented through the normal administrative and development review procedures contained in the City of Simi Valley Zoning Ordinance and Subdivision Ordinance.

A. ZONING

The Royal Corto site reflects the single family residential land uses proposed herein. The site allows only 208 dwelling units, exclusive of density bonuses approved after July 21, 2010.

B. PERMITTED USES AND DEVELOPMENT STANDARDS

1. Permitted Uses - Uses permitted on the project site shall be those permitted in the Residential Planned Development zone of the Simi Valley Municipal Code. Also permitted will be the following uses unless otherwise restricted by subsequent applicable CC&R's.

- Home Occupations.
- Temporary carnivals, rodeos, fairs and similar activities pursuant to the Simi Valley Zoning Ordinance.
- Household pets, not to exceed four (4) dogs and/or cats of four months of age or older.
- Signs, pursuant to the Sign Ordinance of the City of Simi Valley Municipal Code.

2. Uses Requiring a Conditional Use Permit - The following uses may be permitted subject to the provision of a Major Modification of the Planned Development Permit pursuant to General Provisions section of the Simi Valley Municipal Code:

Churches Day Nurseries Schools

3. Development Standards - Setback, lot coverage, lot size, building height, exterior lighting, landscaping, trash storage, grading and drainage, walls and fences, architectural design, exterior colors and materials, and parking standards shall comply with the residential requirements of the City of Simi Valley Municipal Code unless otherwise modified by this Specific Plan.

4. The approximately 5 acre property at the southeast corner of Royal Avenue and Corto Street, within Phase 4 on Exhibit 11 shall comply with the following development standards:

For Cluster Developments:

- a. The minimum lot size shall be 4,000 square feet.
- b. The units shall provide, adjacent to the garage, a minimum 18-foot wide by 20-foot long paved area for two uncovered parking spaces. Up to 30 percent of the units may have a 9-foot wide by 20-foot long paved area for one uncovered parking space.
- c. A minimum of one guest parking space per two dwelling units shall be provided.
- d. Uncovered parking in rear yards may be allowed on a paved surface when the garage and private driveway take access from the rear yard via an internal project driveway.

C. PLANNED DEVELOPMENT PERMITS

All development subject to this Specific Plan shall be issued a Planned Development Permit pursuant to the General Provisions section of the Simi Valley Municipal Code. The Planned Development Permit will be employed to set precise development standards for each project, precise conditions of approval, and to review consistency with the provisions of this Specific Plan. Development permits may be approved by the Planning Director.

D. AMENDMENTS TO THE SPECIFIC PLAN

Amendments to this Specific Plan shall be classified as either major amendments or minor amendments.

Major amendments shall be in accordance with the provisions of the California Government Code, Sec. 65500 through 65507. A major amendment shall be required if any of the following occur:

1. A change in land use;
2. A change in the intensity or character of development;
3. An increase in number of dwelling units above 208, exclusive of density bonuses approved after July 21, 2010; or

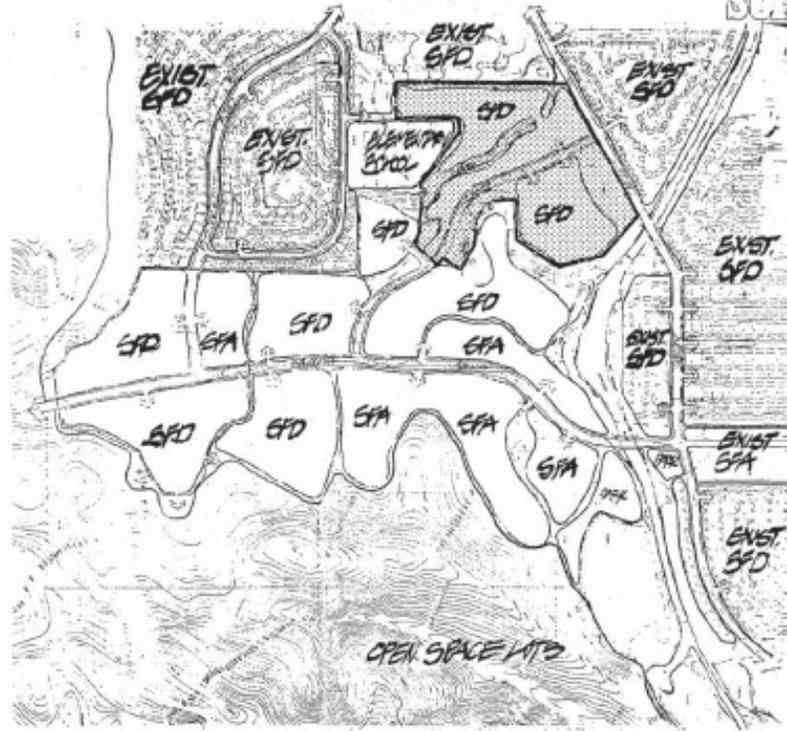
4. A change in any other provision, purpose or standard of this Specific Plan which would significantly alter the basic intent and concepts of this Specific Plan.

Minor amendments shall be those which, in the opinion of the Community Development Director do not meet the above criteria. Such amendments shall be approved by the Director and appended to this Specific Plan.

E. DEVELOPMENT PHASING

Royal Corto will be developed in four phases as outlined in Exhibit 11 commencing with full improvements of Corto Street to "I" Street and Royal Avenue and the residential areas east of Corto with the exception of the large lots along Royal Avenue. The second phase will encompass the construction of all improvements along the remainder of Corto Street and the construction of all remaining dwelling access from Corto Street. Also included in Phase Two will be the improvement of Corto Street east of "L" Street and the construction of adjoining dwellings. The third phase will encompass the improvement of all remaining areas in the upper portion of Royal Corto including the access to Loveday Street. Phase Four will complete the project with the development of the large lots located along Royal Avenue. Corto Street will be dedicated to the City and the design approved prior to recordation of first subdivision map in the Specific Plan area.

ROYAL CORE'S SPECIFIC PLAN SURROUNDING LAND USE



SFD SINGLE FAMILY DETACHED
SFA SINGLE FAMILY ATTACHED

SCALE: 1" = 100'
 DATE: 12/15/04
 BY: JSA
 CHECKED: JSA

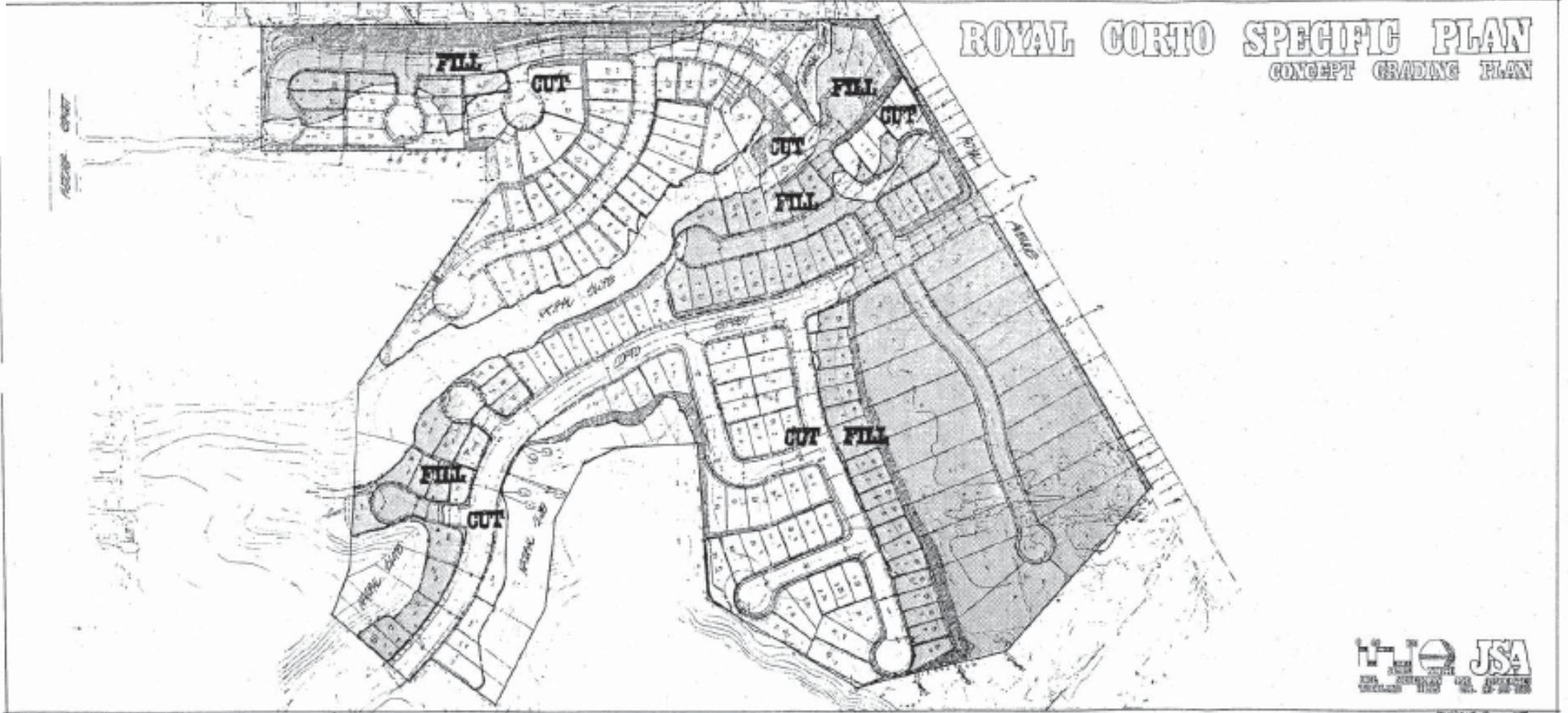


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EXHIBIT # 9

ROYAL CORTO SPECIFIC PLAN

CONCEPT GRADING PLAN

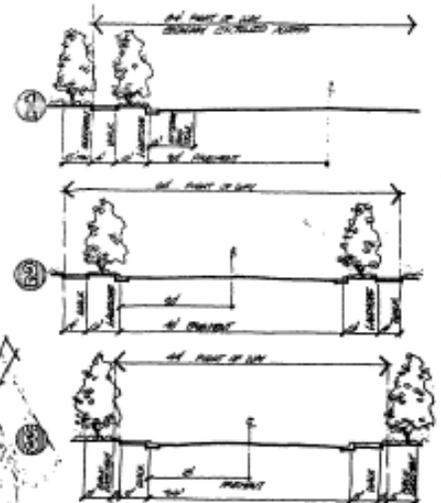
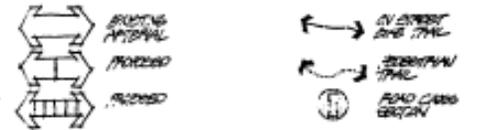


HJO JSA
ENGINEERS & ARCHITECTS

Sheet # 0

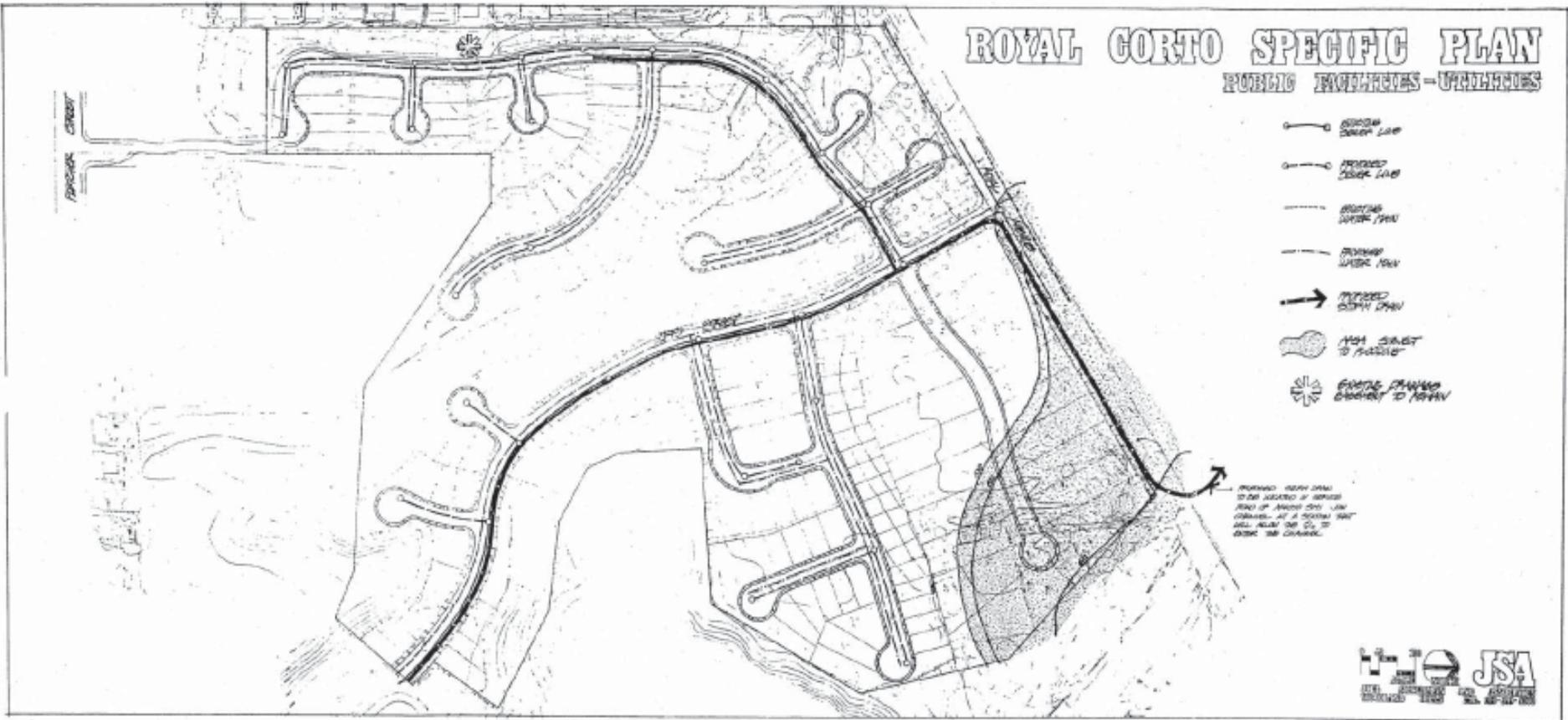
Notes:
 1. Use of this plan and the circulation plan is subject to the approval of the City of San Francisco.

ROYAL CORTO SPECIFIC PLAN CIRCULATION



BRIST 40

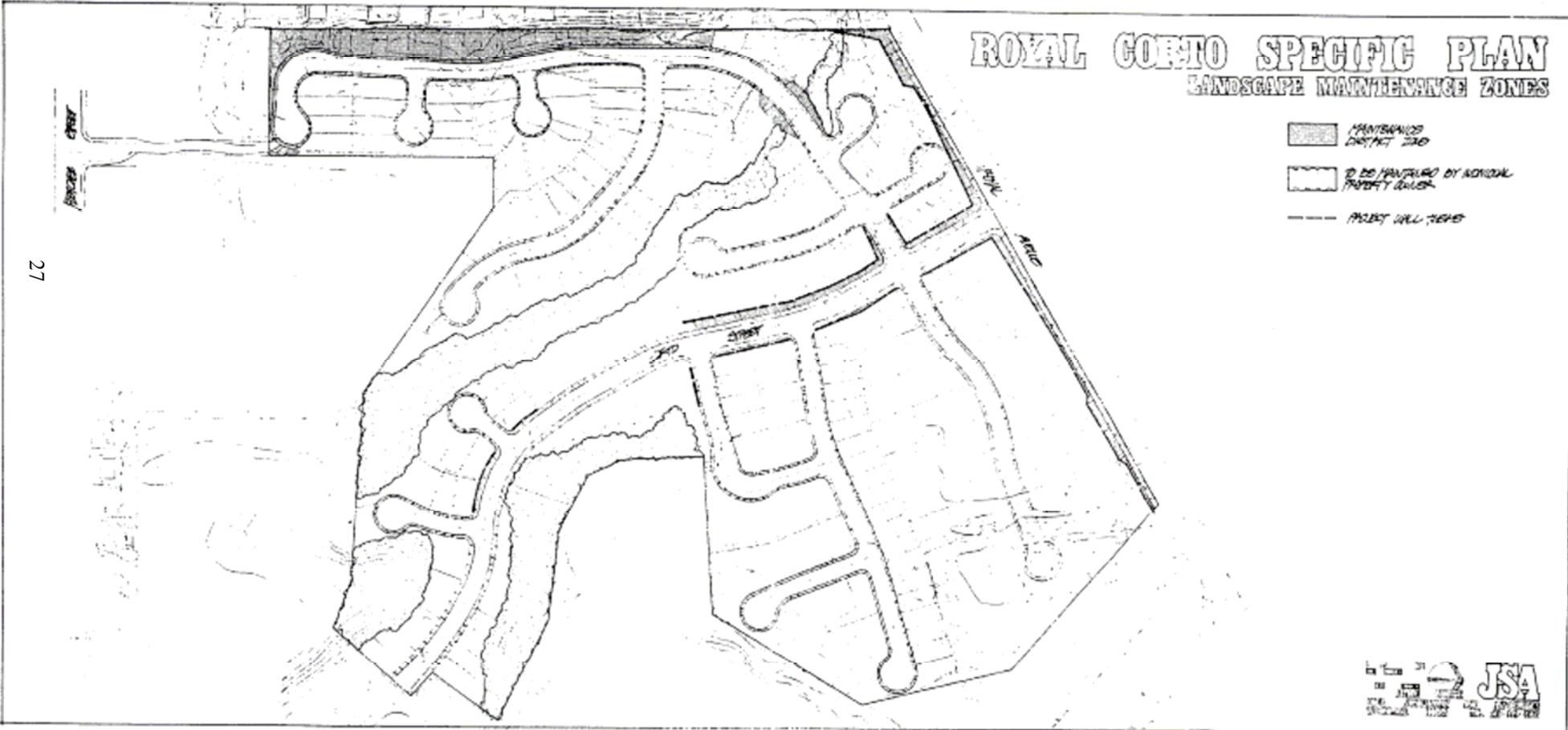
Revision Dated July 24, 1996
 (Amended by ADI-S-687 to SP-S-8)



ROYAL CORSO SPECIFIC PLAN

LANDSCAPE MAINTENANCE ZONES

-  MAINTENANCE DISTRICT ZONE
-  TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNER
-  PROJECT WALL HEIGHT



2/28/00

Revision Dated July 24, 1996
 (Amended by ADI-S-687 to SP-S-8)

ROYAL CORTO SPECIFIC PLAN DEVELOPMENT CROSS SECTIONS

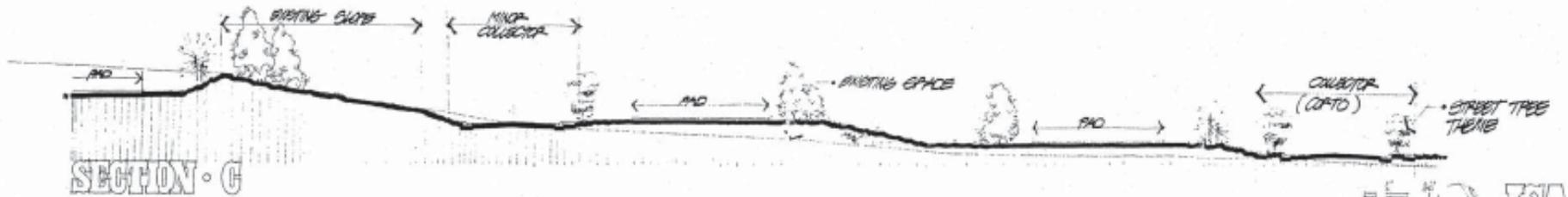
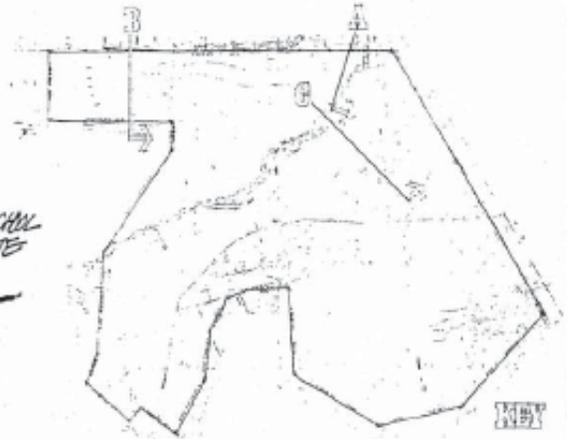
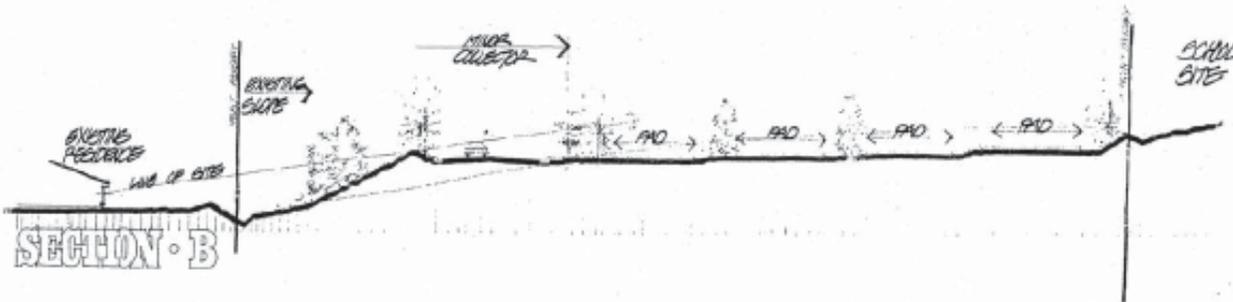
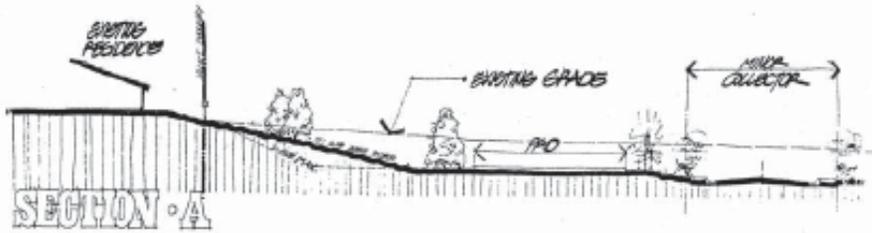


EXHIBIT #9

