

ORDINANCE NO. 1242

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING A SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT (Z-S-723) TO ALLOW THE EXPANDED USE OF ARTIFICIAL TURF IN THE REQUIRED FRONT YARD LANDSCAPE AREA OF SINGLE-FAMILY PROPERTIES

WHEREAS, the City of Simi Valley initiated a Citywide amendment to the Municipal Code for the purpose of increasing the allowance for artificial turf in the front yards of single-family residences (Z-S-723) ; and

WHEREAS, pursuant to the provisions of Section 15301 of the California Environmental Quality Act, the project qualifies for a Categorical Exemption and the Notice of Exemption was prepared; and

WHEREAS, based upon evidence and testimony at the public hearing of May 20, 2015, and the findings contained in the Planning Commission staff report dated May 20, 2015, the Planning Commission recommended the proposed Municipal Code Text Amendment to increase the allowance to 100 percent for artificial turf in the front yards of single-family residences (Z-S-723), to the City Council for approval.

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

SECTION 1. The project (Z-S-723) is determined to be exempt from the California Environmental Quality Act.

SECTION 2. Based upon evidence and testimony at the public hearing of June 15, 2015 and the staff report dated June 15, 2015, the findings contained in the Planning Commission staff report dated May 20, 2015, and incorporated herein by reference, are hereby adopted.

SECTION 3. The amendments to the Simi Valley Municipal Code as specified in Exhibit A, attached hereto, are hereby approved.

SECTION 4. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 5. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 13th day of July 2015.

Attest:

/s/
Ky Spangler, Deputy Director/City Clerk

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

Approved as to Form:

Approved as to Content:

/s/
Lonnie J. Eldridge, City Attorney

/s/
Eric J. Levitt, City Manager

/s/
Peter Lyons, Director
Department of Environmental Services

SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT

The following amends the landscaping requirements for single-family residential property in SVMC Section 9-33.030.C. Front Yard Landscaping requirements:

9-33.030 - Landscape Requirements

C. Front yard landscaping requirements. For single-family residential areas, a minimum of 50 percent of the square footage of the front yard area between the principal dwelling unit and the front public or private street curb, and between the side property lines must be landscaped with natural plants such as lawns, groundcover, succulents, shrubs, and trees. Mulch may be used as an integral part of all natural plantings. No more than one-half of the landscaped area may consist of decorative features such as boulders, river and lava rock, fountains, ponds, rock riverbeds, and pedestrian bridges, or other features as approved by the Deputy Director/City Planner that are consistent with this section. With a Zoning Clearance, up to ~~three-quarters~~ 100 percent of the landscaped area may be covered by artificial turf that meets the definition and standards in Article 8 (Glossary) ~~with the remaining landscape area covered by natural plants.~~ Artificial turf that does not meet the standards contained in Article 8 (Glossary) is prohibited. ~~Mulch may be used as an integral part of the natural plantings.~~

The public sidewalk and driveway aprons are excluded from the percentage calculation. The driveway leading directly to required parking spaces (e.g., the garage or carport), the 10-foot wide parking strip adjacent to the driveway per Section 9-34.090.B.1, and a maximum four-foot wide pedestrian walkway directly to the front door may exceed 50 percent of the front yard area. Any paving in place prior to September 15, 2005 is exempt from these standards.

D. Parkway landscaping requirement. For single-family residential areas, the parkway must be landscaped. Decorative paving such as brick, stone, turf-block or other pavers may be used in the parkway if it is integrated with the landscape design, as approved by the Deputy Director/City Planner. Monolithic concrete paving may not be used in the parkway except as part of a driveway. With an encroachment permit, artificial turf may not be used in the parkway as approved by the Director of Public Works, consistent with standards and conditions for such artificial turf in the parkway as approved by the City Council.