

**CHAPTER 3**    **Community Development**

## INTRODUCTION

The Community Development chapter consists of three sections: Land Use and Community Design, Economic Development, and Historic and Cultural Resources. Goals and policies to direct the physical development and economic growth anticipated to occur in the City, as well as to preserve and protect its historic and cultural legacy, are presented in this chapter. Each section is followed by an implementation program that includes the actions, strategies, and processes that 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 that is compatible with the established character of the community and the protection of 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



*Simi Valley's scenic natural landscape*

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.

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 in

Figure LU-1 (Planning Area). The Planning Area comprises all properties located within the existing SOI for Simi Valley, including all properties within the current City limits. Though the lands within the Area of Interest surrounding the City 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 Boundary
-  Area of Interest



Source: Ventura County, 2003  
Date Revised: December 15, 2010  
D21310\_Simi\_Valley\_GP\Planning-Areas.mxd

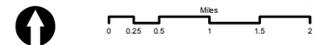


Figure LU-1



## 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 the City’s diverse neighborhoods, business districts, and open spaces. The policies recognize that most of the City 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



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.**<sup>1</sup> Accommodate the densities and intensities of land use development in accordance with the designations and standards of the Simi Valley Municipal Code. Development shall not exceed 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-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*

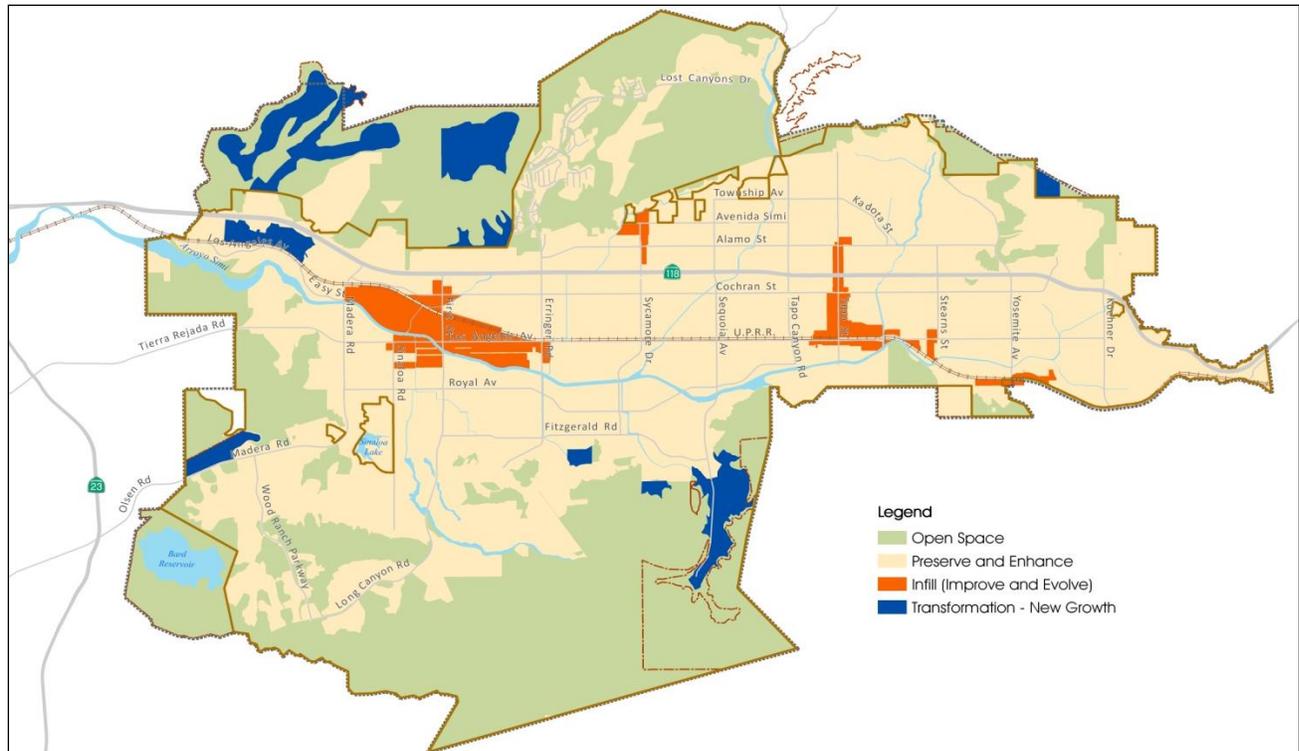
**LU-1.3 Development Priorities.** Prioritize future growth as infill and redevelopment of existing developed areas re-using and, where appropriate, intensifying development of vacant and underutilized properties within the CURB. Allow for growth on the immediate periphery of existing development in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

**LU-1.4 Growth Management.** Manage growth to assure that it does not exceed the limits of Simi Valley’s Measure C, adopted in 2004, by the annual allocation of residential building permits, with priorities for the development of affordable housing. *(Imp A-1, A-2, A-3, LU-5, LU-18)*

**LU-1.5 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)*

<sup>1</sup> 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)



**Growth Diagram.** This diagram identifies the relative amount of change that is anticipated to occur in the City, 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-1.6 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-1.7 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 the City of Simi Valley. (Imp A-1, A-2, A-3, LU-1, LU-13, LU-18)

**LU-1.8 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-1.9 Complementary Land Uses.** Require that existing and future land uses in proposed annexation areas 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 that meets the diverse needs of Simi Valley’s residents, offers a variety of employment opportunities, and allows 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 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-2.3 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-2.4 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-2.5 Community Services.** Provide a diversity of uses and services *Simi Valley Library* supporting 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

## LAND USE AND COMMUNITY DESIGN (LU)

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 elements 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. Provide business park/employment 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)*
- 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, 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)*

**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-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)*



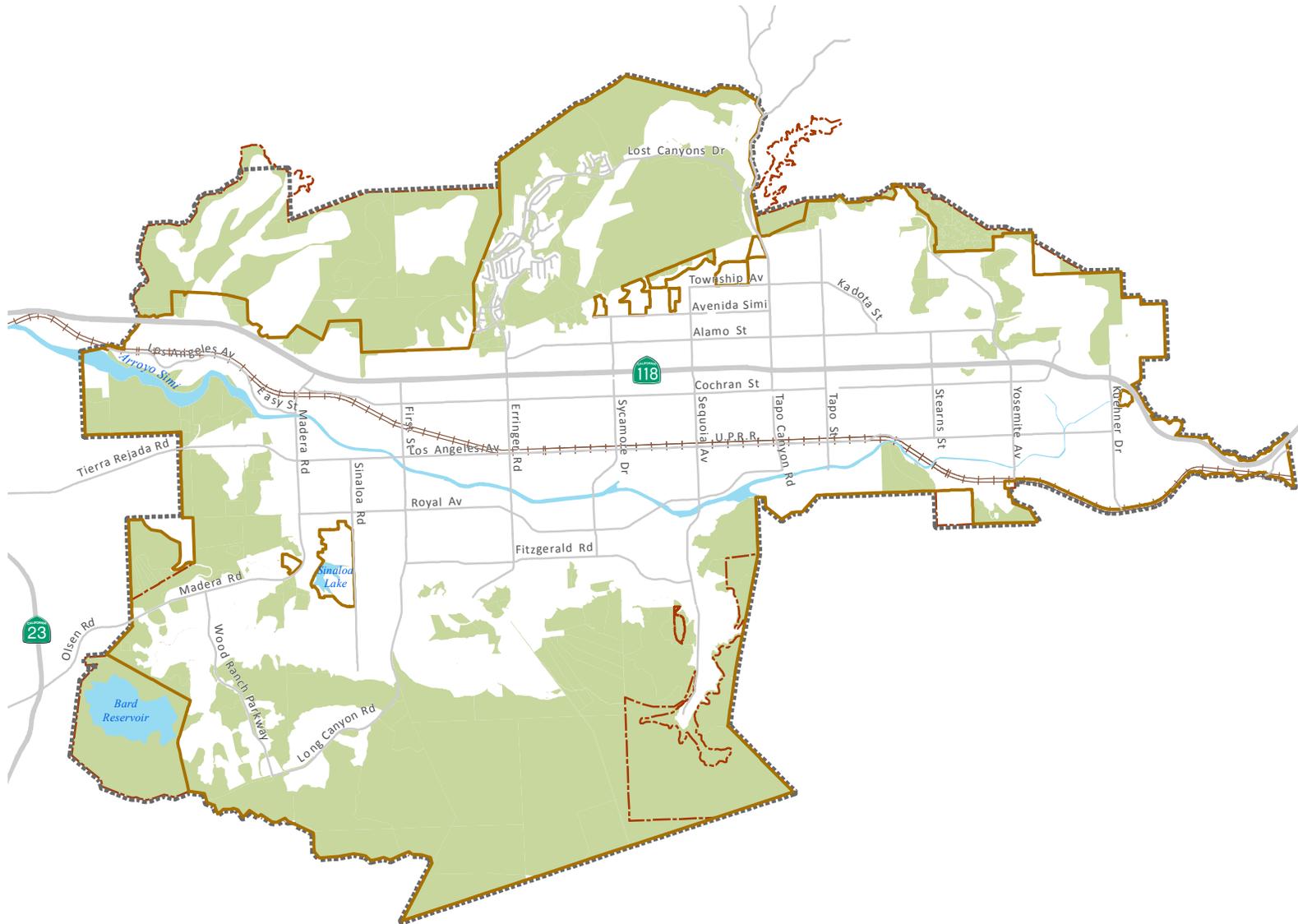
*Hillside development*

**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)*

CITY of SIMI VALLEY  
General Plan Update

Environmental  
Setting



Legend

-  Open Space
-  City Boundary
-  City Urban Restriction Boundary
-  Sphere of Influence
-  Water Body

Source: City of Simi Valley, 2006  
Date Revised: July 13, 2010  
D21310\_Simi\_Valley\_GPI/Environmental Setting.mxd



Figure LU-2



## LAND USE AND COMMUNITY DESIGN (LU)

- 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)*
- LU-4.9 Building Colors in Hillside.** Use earth tones or subdued colors for development in hillside areas with bright hues used only as accents so they will 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, 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 located 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, and landscaped greenbelts. *(Imp A-1, A-2, LU-1, LU-3, LU-4, LU-11, LU-18)*
- LU-5.5 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-5.6 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-5.7 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-5.8 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-5.9 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-5.10 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, where practical. *(Imp A-1, A-2, LU-1, LU-11, LU-18)*
- LU-5.11 Signage.** Regulate signs to balance business interests and aesthetic concerns. *(Imp A-1, A-2, LU-1, LU-11, LU-18)*
- LU-5.12 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)*



Arroyo Simi

## 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 general 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 corridors. The appearance of development along these thoroughways 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)*

**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*)

## 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



*Neighborhood park*

disproportionately affects a particular neighborhood or district to ensure that such uses do not

## LAND USE AND COMMUNITY DESIGN (LU)

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)*

## 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)*



*Single-family residence*

**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)*

**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.** *Community park*

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, work places, 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)*

**GOAL LU-11**

**Neighborhood Urban Form.** Residential development is provided that 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:

## LAND USE AND COMMUNITY DESIGN (LU)

- a. Density should decrease as distance from arterials and commercial shopping increases
- b. Overall density and intensity of development should decrease as the slope increases
- c. 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-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 the use of 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 also 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.** Maintain the City's housing stock as a high priority. *(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 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)*



*Single-family residential neighborhood*

- LU-14.3 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-18)*

## 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:

## LAND USE AND COMMUNITY DESIGN (LU)

- 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*)



*Multi-family residential*

- 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 Occupations.** Accommodate home occupation uses in residential neighborhoods provided that they have 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



*Saint Rose of Lima church*

residential neighborhoods to prevent significant traffic, parking, noise, and other impacts. *(Imp A-1, A-2, LU-2, LU-3, LU-18, NR-2)*

## 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, as long as all health and safety requirements are met. *(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)*

**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, newsracks, 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)*



*Residential streetscape*

**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*)



*Commercial streetscape*

**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*)

## 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/or housing that enable Simi Valley's residents to live close to businesses and employment, reduce automobile use, actively engage and enhance pedestrian activity.

#### 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 the 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:

- 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

## LAND USE AND COMMUNITY DESIGN (LU)

- 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



*Vintage Paseo Senior Apartments*

- 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*)

**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.

### 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, while not unduly 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:



*Business park*

- 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 safe 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 City’s 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, child care, 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 the City’s 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. *(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 so as 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 the City of 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*)

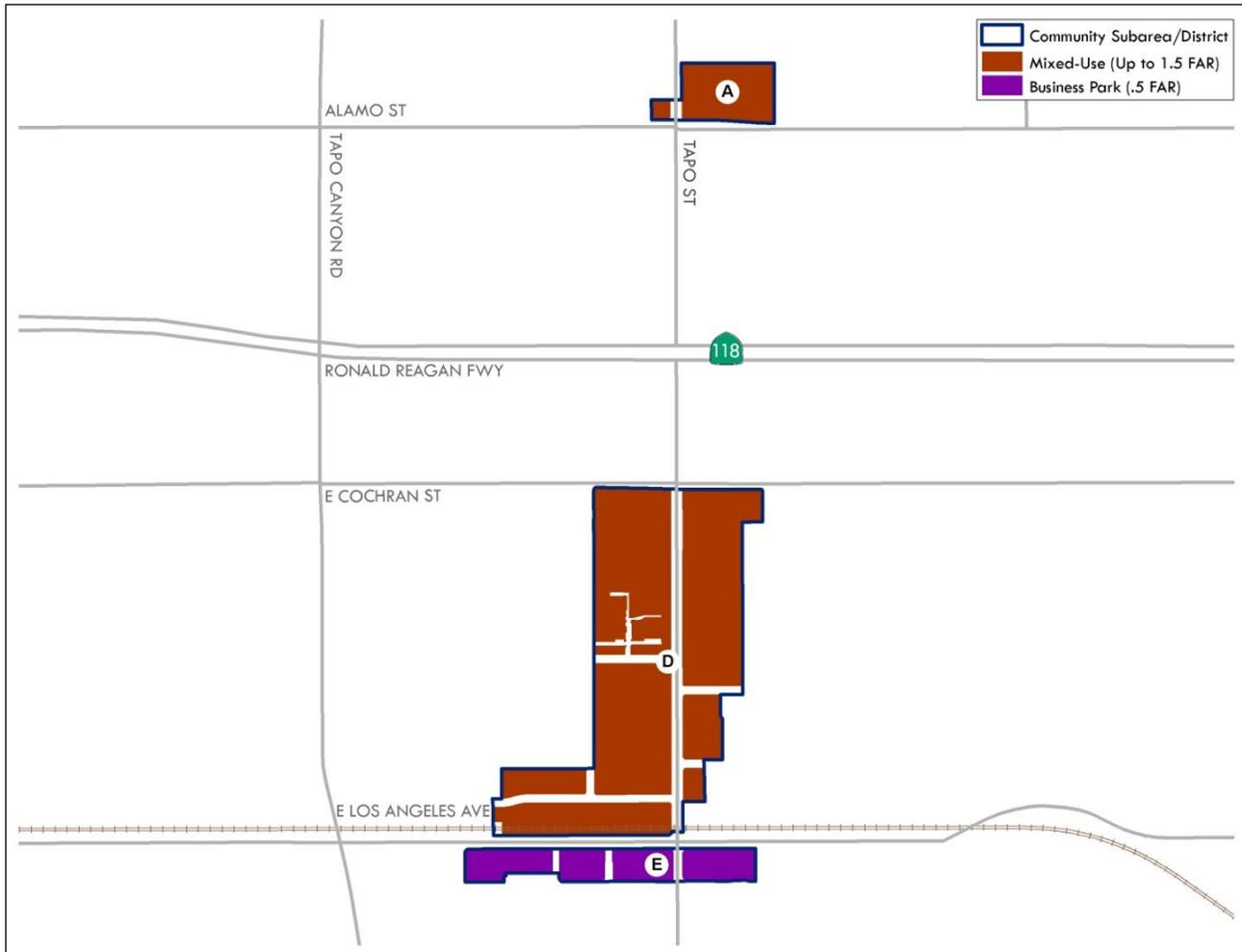


*Protected open space adjacent to development*

## Community Subareas and Districts

A number of residential, commercial, and industrial districts in Simi Valley are characterized by existing conditions, are constrained by their natural setting and/or infrastructure, or offer opportunities that are unique to their specific locations or use. During the General Plan Update process, twelve areas for land use changes were identified. 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 subareas 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:<sup>2</sup>

<sup>2</sup> 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.

## LAND USE AND COMMUNITY DESIGN (LU)

### 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*

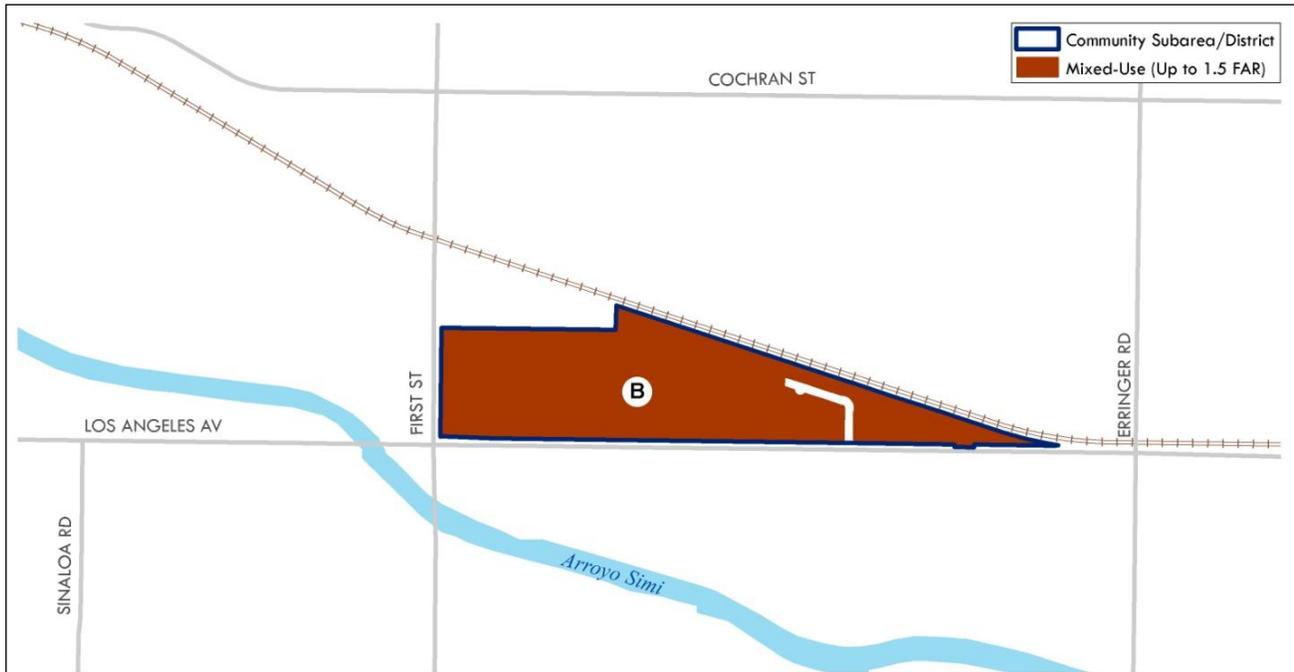
**LU-23.2 Business Park Node.** Promote the infill and enhancement of properties in Area E, south of Los Angeles Avenue, for business park and supporting uses, as the southern anchor of the Tapo Street corridor. (*Imp A-1, A-2, LU-3, LU-15, LU-18*)

**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 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:

- a. 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



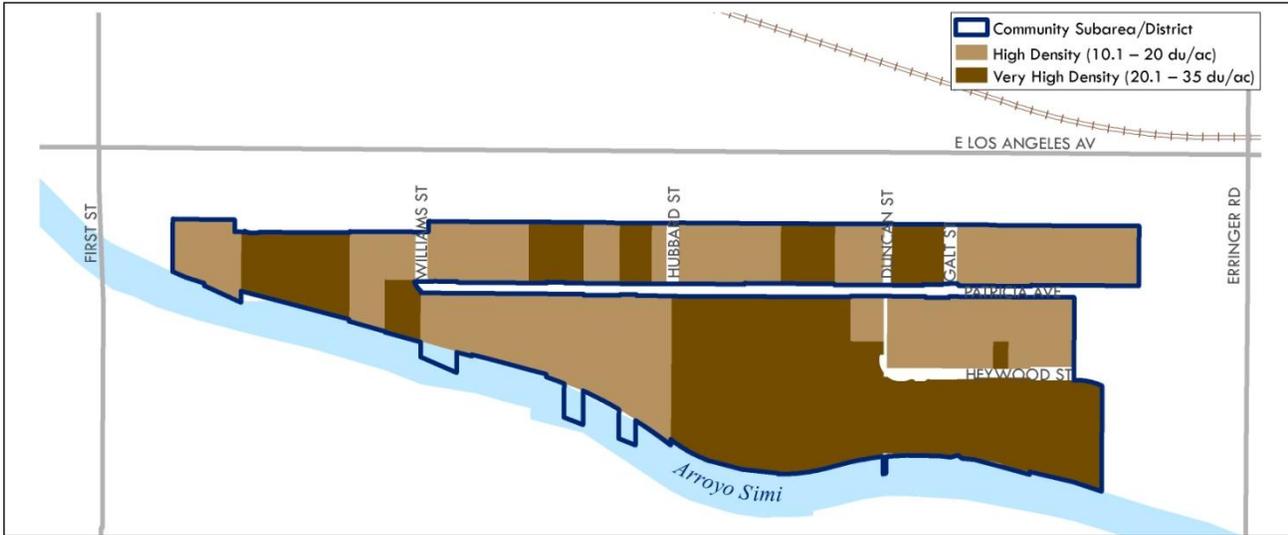
New commercial development



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-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-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*

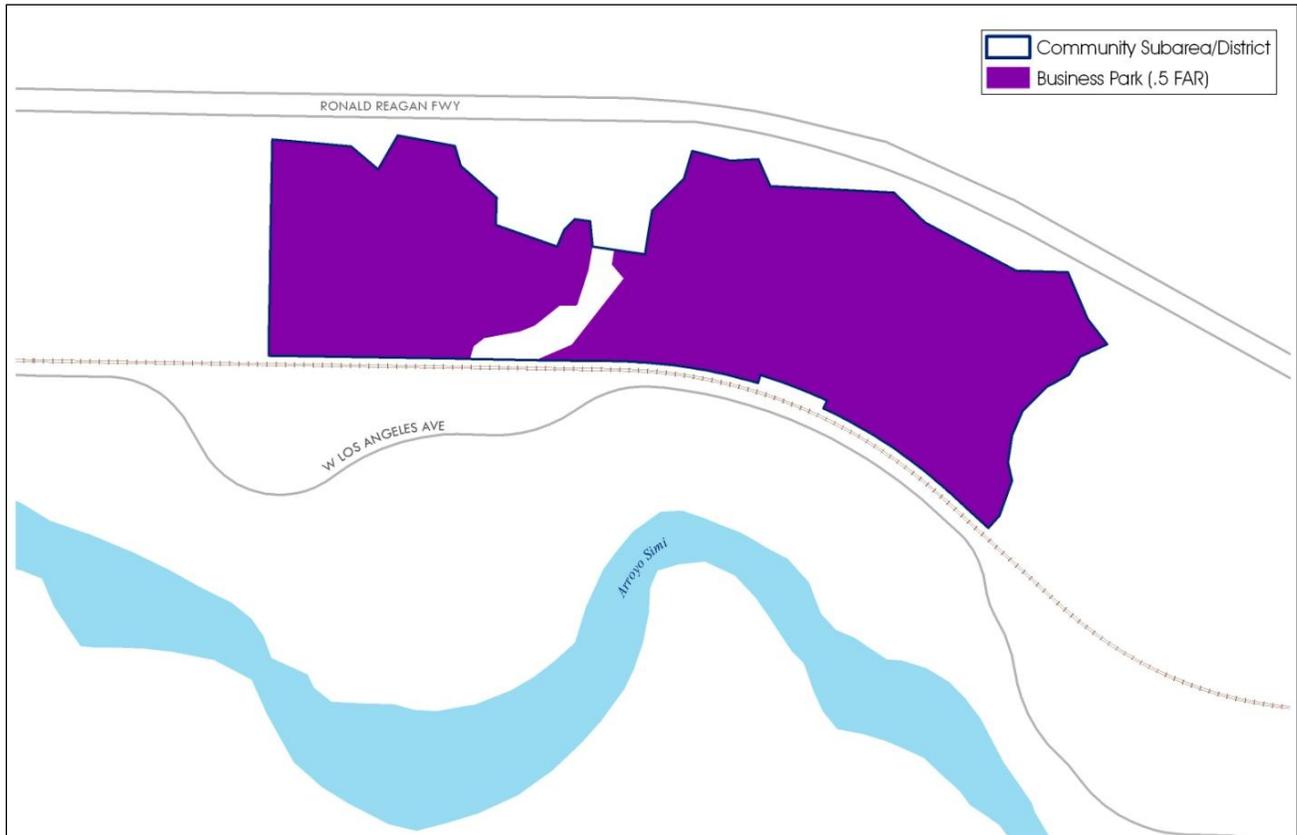
**LU-25.2 Relationship to the Arroyo Simi.** Encourage multi-family housing development located along the Arroyo Simi to be oriented to take advantage of views and access to the Arroyo Simi, and to incorporate landscaped open spaces along its length. “Backdoor” uses such as carports and storage areas 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 amount 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*)

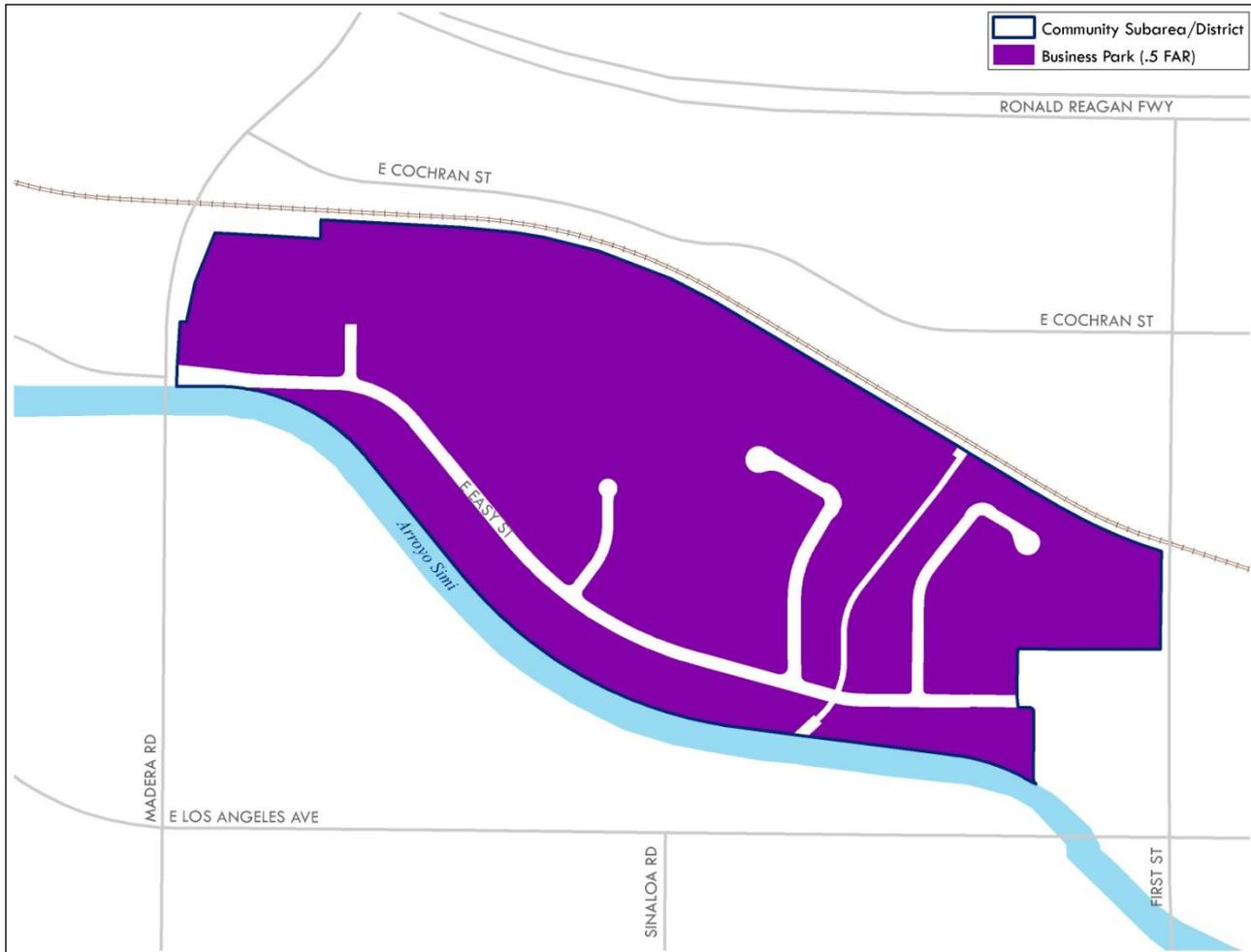


Existing development



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*)

## LAND USE AND COMMUNITY DESIGN (LU)



Existing business park

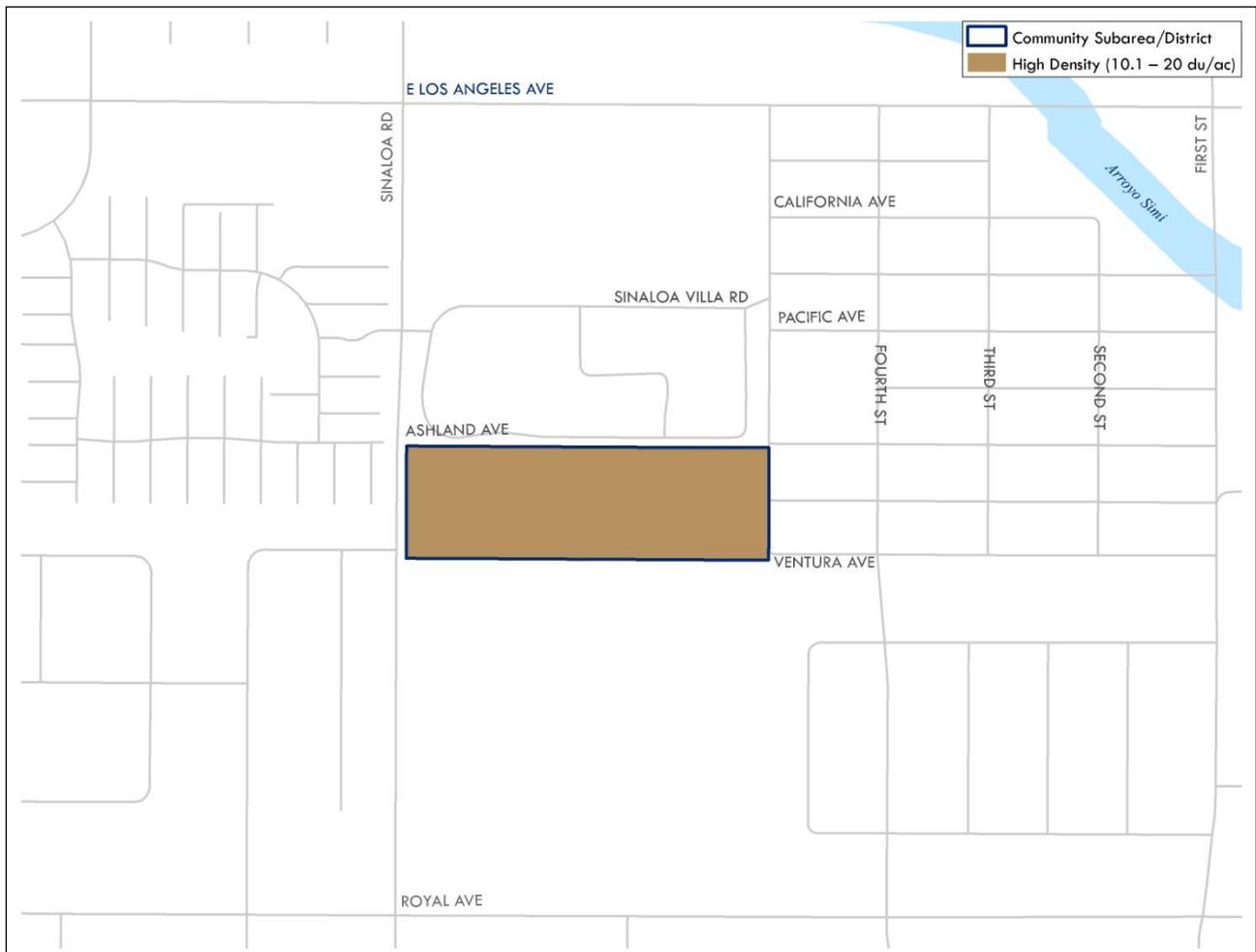


New business park development

**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-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)*

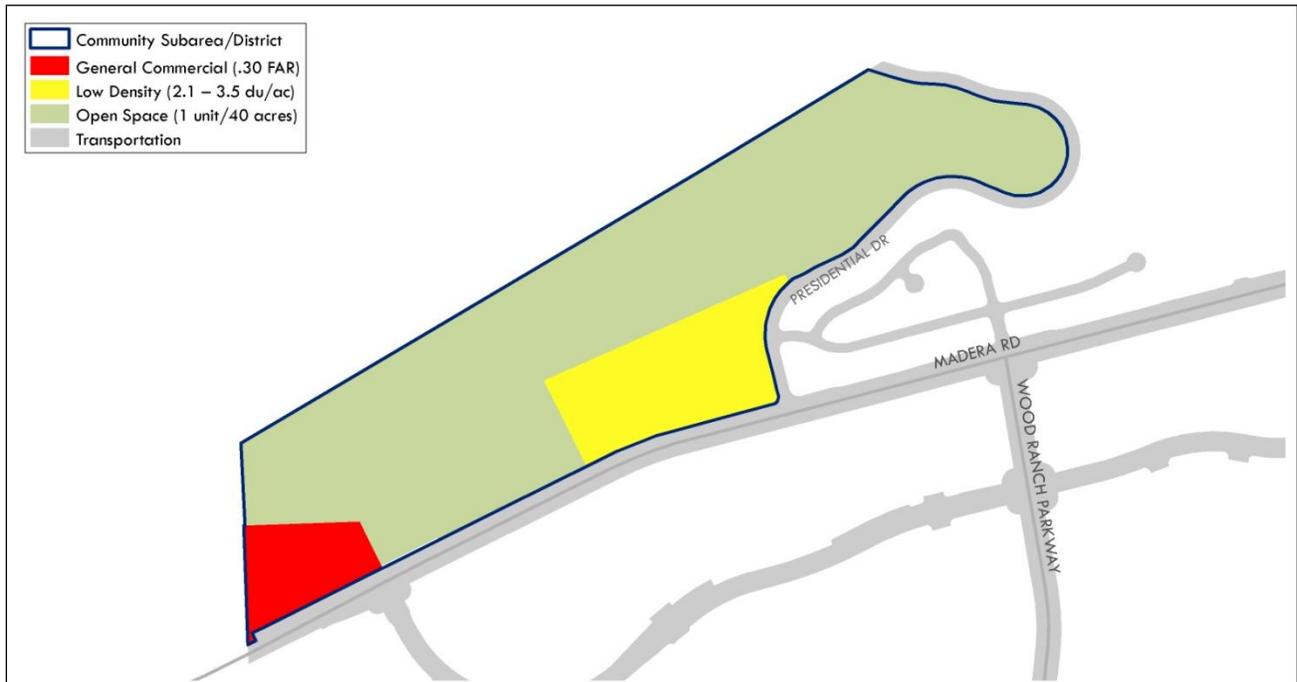
**LU-28.3 Compatibility with Single-Family Residential Uses.**

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-3, LU-4, LU-18)*



*Existing residential uses*

## 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*)

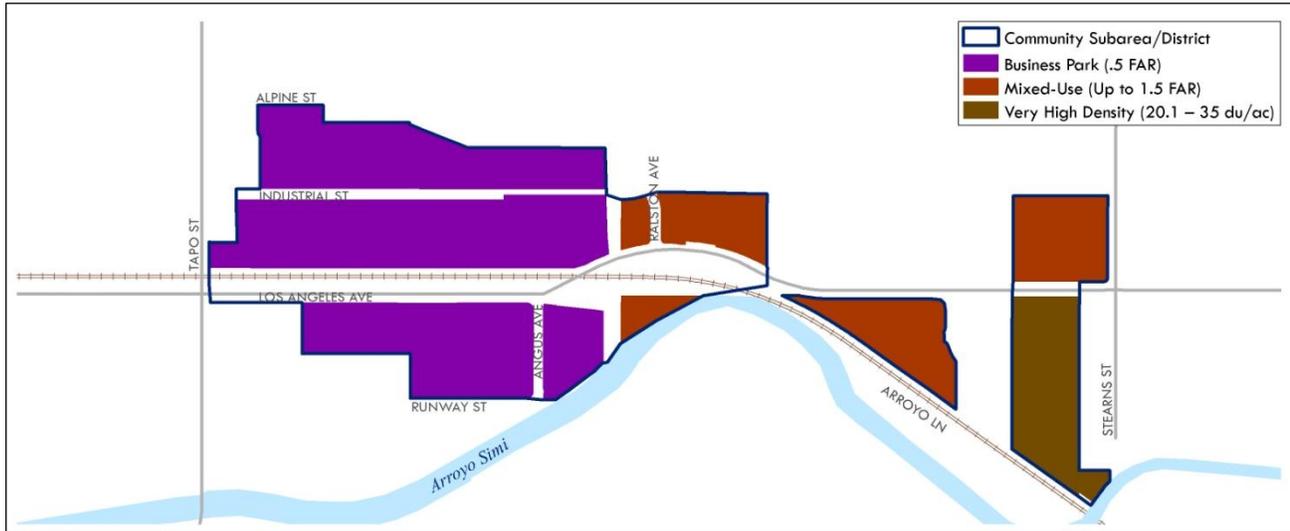


Existing facility



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-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)*

## LAND USE AND COMMUNITY DESIGN (LU)

**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-3, LU-9, LU-10, LU-18)*



*Existing train station*

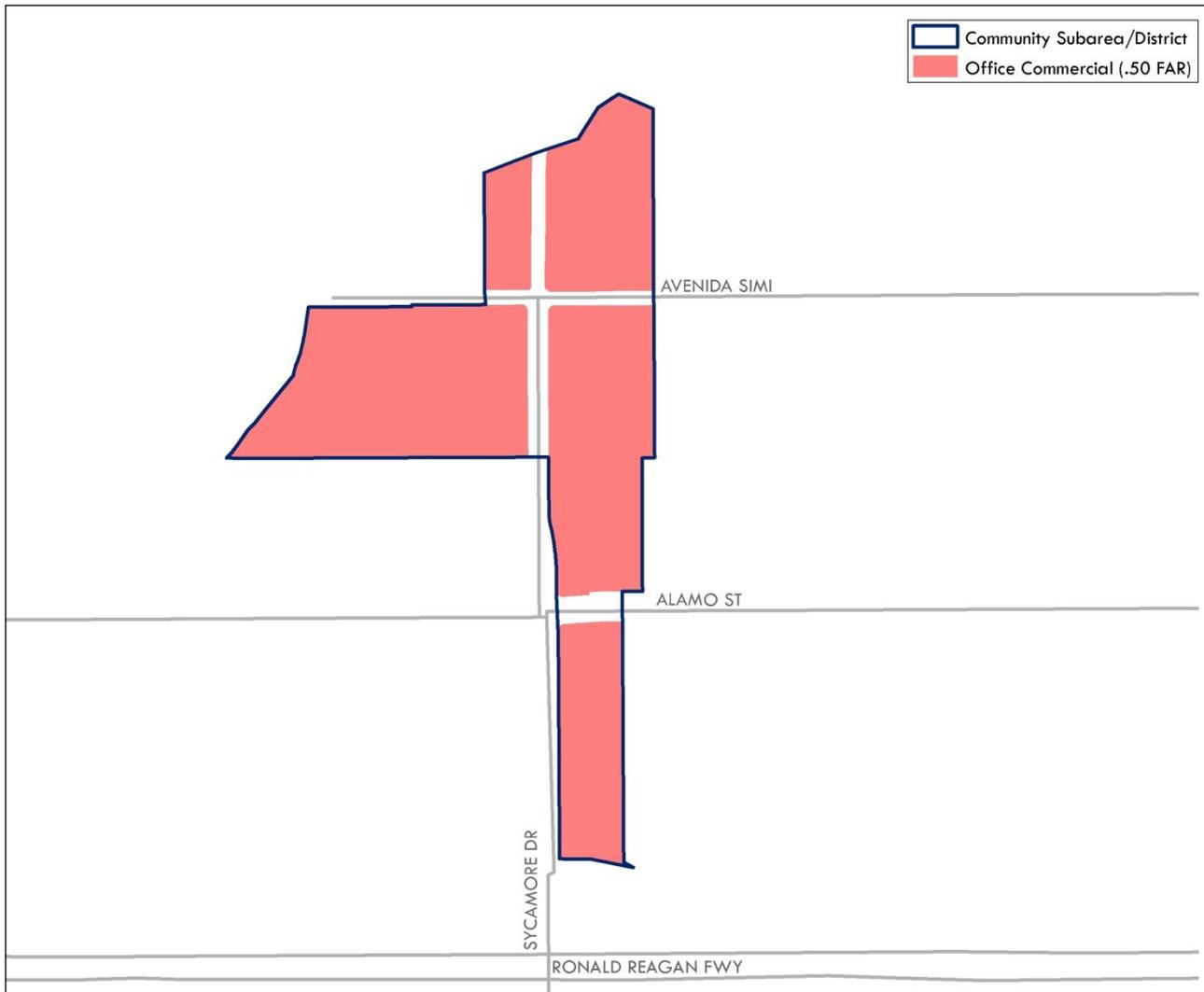


*New mixed-use development*



*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*)

## LAND USE AND COMMUNITY DESIGN (LU)



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 in order 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 in order 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

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

<b>Table LU-1 General Plan/Zoning Consistency Matrix</b>	
<b>Land Use Designation</b>	<b>Compatible Zoning Districts</b>
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

<b>Table LU-2 Zoning Districts</b>	
<b>Zoning District Abbreviations</b>	<b>Zoning District</b>
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
<b>Overlay Zones:</b>	
(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 so as 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 in order to achieve both affordable housing and to minimize hillside grading is intended, especially within larger developments and

## LAND USE AND COMMUNITY DESIGN (LU)

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.

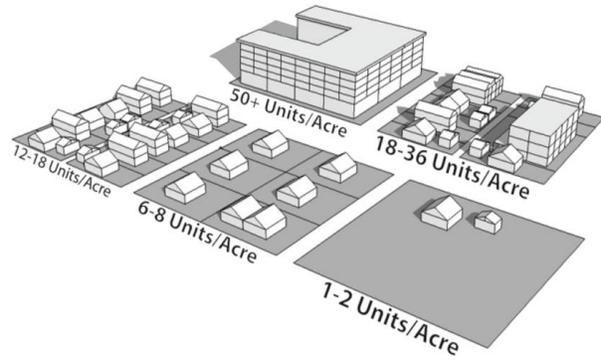
## DESCRIPTION OF PERMITTED DENSITY RANGES

### 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 that are 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.<sup>3</sup>

- 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

<sup>3</sup> 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.

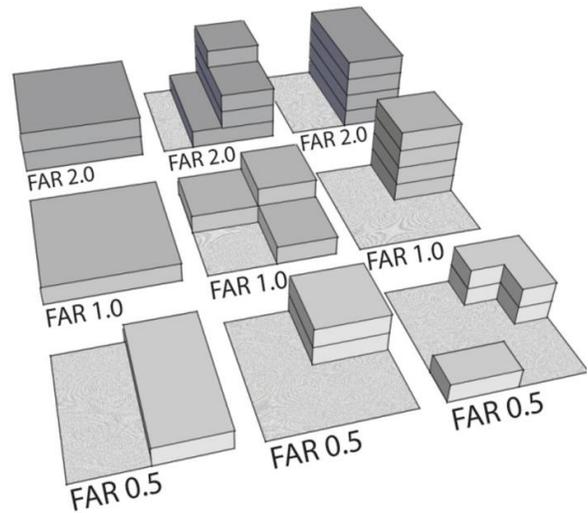
## LAND USE AND COMMUNITY DESIGN (LU)

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.

### 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 in reference to the service area, and the presence of traffic on arterial streets, freeways, or

railway 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)

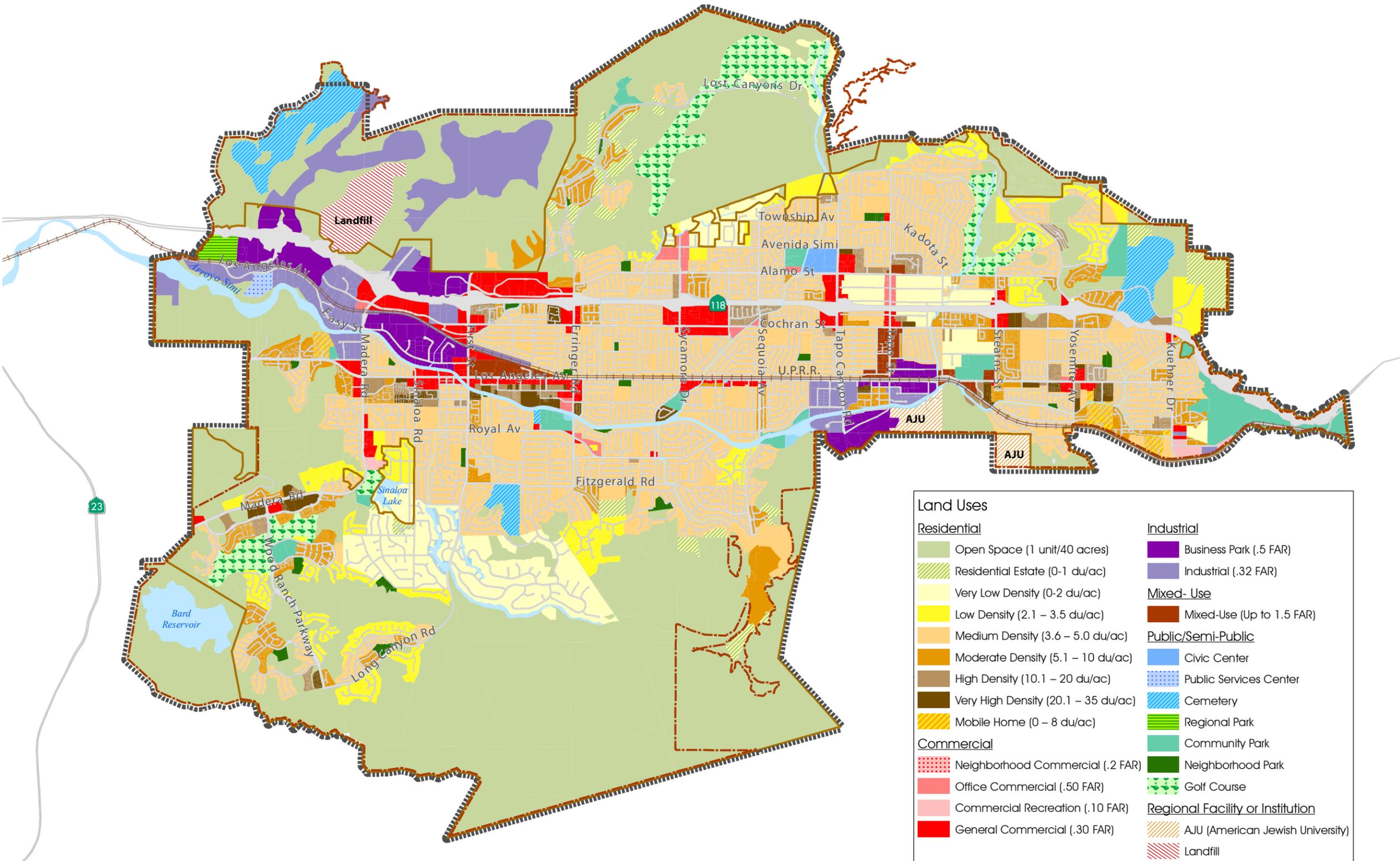
**PURPOSE:** Provide for the unique multi-purpose American Jewish University, which provides educational, open space, recreation, conference, and retreat uses within its campus and land holdings.

## 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,

CITY of SIMI VALLEY  
General Plan Update

Land Use Map



- Legend
-  City Boundary
  -  City Urban Restriction Boundary
  -  Sphere of Influence
  -  Water Body
  - Transportation System
    -  Road/Freeway
    -  Railroad

Land Uses	
<b>Residential</b>	
	Open Space (1 unit/40 acres)
	Residential Estate (0-1 du/ac)
	Very Low Density (0-2 du/ac)
	Low Density (2.1 – 3.5 du/ac)
	Medium Density (3.6 – 5.0 du/ac)
	Moderate Density (5.1 – 10 du/ac)
	High Density (10.1 – 20 du/ac)
	Very High Density (20.1 – 35 du/ac)
	Mobile Home (0 – 8 du/ac)
<b>Commercial</b>	
	Neighborhood Commercial (.2 FAR)
	Office Commercial (.50 FAR)
	Commercial Recreation (.10 FAR)
	General Commercial (.30 FAR)
<b>Industrial</b>	
	Business Park (.5 FAR)
	Industrial (.32 FAR)
<b>Mixed-Use</b>	
	Mixed-Use (Up to 1.5 FAR)
<b>Public/Semi-Public</b>	
	Civic Center
	Public Services Center
	Cemetery
	Regional Park
	Community Park
	Neighborhood Park
	Golf Course
<b>Regional Facility or Institution</b>	
	AJU (American Jewish University)
	Landfill

Source: City of Simi Valley, 2010; Atkins, 2010  
Date Revised: August 27, 2012  
D21310\_Simi\_Valley\_GPIProposed\_GPrmxd



Figure LU-3



## LAND USE AND COMMUNITY DESIGN (LU)

commercial, office, business park, and industrial land uses. The amount of development permissible is based on the development capacity analyzed in the General Plan Environmental Impact Report, and any development that exceeds these limits may be subject to additional environmental review.

If the City builds 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.

<b>Table LU-3 Potential Development Population and Employment</b>		
<b>Land Use</b>	<b>Dwelling Units</b>	<b>Population<sup>a</sup></b>
Residential	53,669	163,690
<b>Land Use</b>	<b>Square Feet</b>	<b>Employment<sup>b</sup></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
<b>Total Employment</b>		<b>70,095</b>

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		2011	2012-2015	2016-2035	Annual	Ongoing
<b>LU-1 Development Review Process.</b> 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; paying fair share costs for new development; 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; locating 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-1.5~LU-1.9, LU-2.1~LU-2.5, LU-3.1~LU-3.7, LU-4.1~LU-4.9, LU-5.1~LU-5.11, LU-6.1~LU-6.3, LU-6.5, LU-7.1, LU-7.2, LU-8.1~LU-8.4, 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-14.3, LU-15.1~LU-15.4, LU-17.1, LU-17.2, LU-17.3~LU-17.6, LU-18.1~LU-18.6, LU-19.2~LU-19.4, LU-19.6, LU-20.2, LU-20.4~LU-20.7, LU-21.1, LU-21.2, LU-21.6, LU-21.7, LU-22.1, LU-22.2, LU-23.1, LU-23.4, LU-23.5, LU-24.1, LU-25.2, LU-26.1, LU-26.2, LU-27.3, LU-30.3, LU-30.4, 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					●
<b>LU-2 Environmental Review.</b> 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-1.5, 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, 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					

Table LU-4 Land Use and Community Design Implementation Program		2011	2012-2015	2016-2035	Annual	Ongoing
<p><b>LU-3 Simi Valley Municipal Code.</b> 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.</p>						
Implements Which Policy(ies)	<p>LU-1.1, LU-2.1~LU-2.4, 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-14.3, 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</p>					●
<p><b>LU-4 Specific Plans.</b> The City shall continue to implement adopted specific plans and shall require and implement new specific plans for the following areas:</p> <ul style="list-style-type: none"> <li>a. Los Angeles Avenue/First Street corridor</li> <li>b. Old Town</li> <li>c. Ronald Reagan Presidential Library Visitor Area</li> <li>d. Simi Valley Hospital/Sycamore Drive corridor</li> <li>e. Commercial or industrial development in hillside areas</li> </ul>						●
Implements Which Policy(ies)	<p>LU-2.1~LU-2.5, 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-14.3, 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</p>					●
<p><b>LU-5 Managed Growth Plan.</b> The City shall continue to implement the City's Managed Growth Plan through the Residential Building Permit Allocation System to reduce air pollution, protect the hillsides, promote affordable housing, and ensure that population limits do not exceed the growth limits in the City's Managed Growth Plan (Measure C), adopted in 2004.</p>						●
Implements Which Policy(ies)	<p>LU-1.1, LU-1.4, LU-2.1, LU-3.1, LU-3.2, LU-14.2, ED-3.1</p>					●
<p><b>LU-6 Citywide Urban Restriction Boundary (CURB).</b> 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.</p>						●
Implements Which Policy(ies)	<p>LU-1.2, LU-1.3, LU-3.2, LU-22.1, LU-22.2</p>					●

Table LU-4 Land Use and Community Design Implementation Program		2011	2012-2015	2016-2035	Annual	Ongoing
<p><b>LU-7 Hillside Performance Standards (HPS).</b> 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.</p>						●
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					
<p><b>LU-8 Open Space Preservation.</b> The City shall continue to require development agreements and conservation easements to preserve open space, as necessary. In addition, other tools, such as greenbelt agreements, easement acquisition, donations, and leaseback arrangements shall be used to preserve open space, when appropriate.</p>						●
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					
<p><b>LU-9 Climate Action Plan (CAP).</b> 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.</p>						●
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					
<p><b>LU-10 Infill Strategy.</b> 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 the City has not exceeded the General Plan limits for residential units and maximum square footages for commercial, industrial, and other uses.</p>		●			●	
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-14.3, 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					
<p><b>LU-11 Design Guidelines.</b> 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.</p>						●
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-5.5, LU-5.9~LU-5.11, 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-14.3, 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					

Table LU-4 Land Use and Community Design Implementation Program		2011	2012-2015	2016-2035	Annual	Ongoing
<p><b>LU-12 Code Enforcement.</b> 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.</p>						●
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					
<p><b>LU-13 Interagency Coordination and Partnership.</b> 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.</p>						●
Implements Which Policy(ies)	LU-1.5, LU-1.7, LU-1.8, LU-2.5, 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					
<p><b>LU-14 Fair Share Costs of Development.</b> 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).</p>						●
Implements Which Policy(ies)	LU-1.6, 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					
<p><b>LU-15 Business Park Overlay Zoning District.</b> The City shall amend the Development Code to include a Business Park Overlay zoning district, land uses and permit requirements, and development standards.</p>		●				
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					
<p><b>LU-16 Mixed-Use Overlay Zoning District.</b> The City shall amend the Development Code to include a Mixed-Use Overlay zoning district, land uses and permit requirements, and development standards.</p>		●				
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					
<p><b>LU-17 Area of Interest Activities.</b> 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.</p>						●
Implements Which Policy(ies)	LU-1.8, LU-1.9, LU-3.1, LU-5.12, LU-22.1, LU-22.2					

Table LU-4 Land Use and Community Design Implementation Program		2011	2012-2015	2016-2035	Annual	Ongoing
<p><b>LU-18 General Plan Consistency Program.</b> 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.</p>						●
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 the City'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)*

- 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*

## ECONOMIC DEVELOPMENT (ED)

**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)*

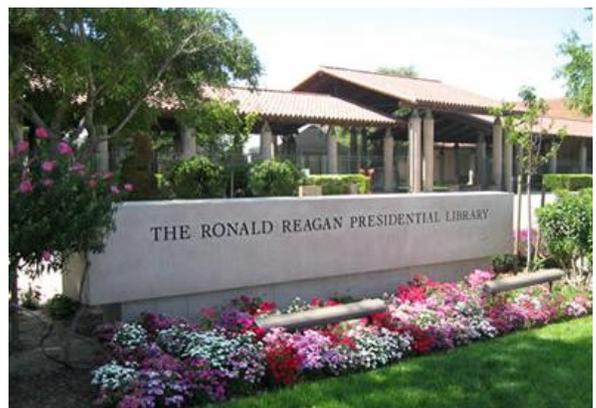
### GOAL ED-5

**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*

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
<b>ED-1 Development Permit Process Assistance.</b> 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					
<b>ED-2 Façade Renovation Programs.</b> 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					
<b>ED-3 Promotion of Tourism.</b> 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 within the City, including lodging, dining, shopping, and entertainment establishments.						●
Implements Which Policy(ies)	LU-29.1, ED-1.4, ED-5.1					
<b>ED-4 Shop Simi Valley First Program.</b> 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
<b>ED-5 Public Facilities Financing and Phasing Plan.</b> 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					
<b>ED-6 Fiscal Performance Monitoring and Analysis Program.</b> 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					
<b>ED-7 Economic Development Financing.</b> 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					
<b>ED-8 Business Retention and Attraction.</b> 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



*Strathearn Park historic Simi Store*

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 City’s rich heritage by residents and visitors alike and importantly, differentiates Simi Valley as unique from all other communities.

## 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

## HISTORIC AND CULTURAL RESOURCES (HR)

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)*

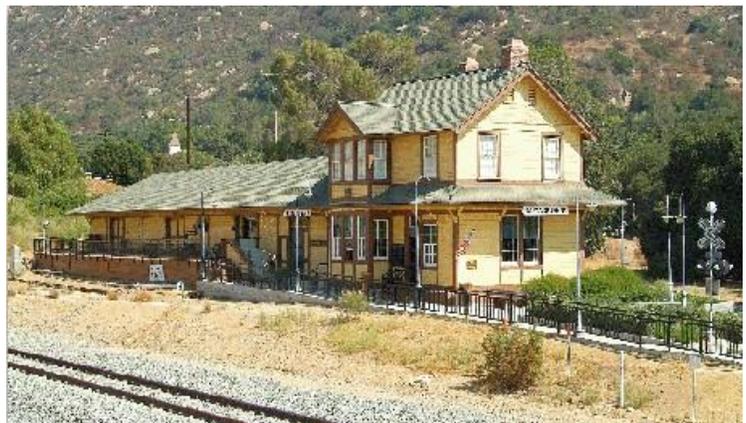
### GOAL HR-2

**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 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
<b>HR-1 Cultural Heritage Ordinance.</b> 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					
<b>HR-2 Interagency Coordination and Partnership.</b> 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					