



The Enclave

Specific Plan

Prepared for:
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Prepared by:



October 3, 2019

THE ENCLAVE SPECIFIC PLAN

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Chapter 1 – Introduction

1.1 Purpose and Intent of Specific Plan

This Enclave Specific Plan (“Specific Plan”) provides a regulatory framework for the development and use of approximately 12.83 acres of land (the “Specific Plan Area”) located in the City of Simi Valley (the “City”). The Specific Plan Area is generally bounded by Cochran Street to the south, Galena Avenue to the east, SR 118 to the north and commercial and retail uses to the west. This Specific Plan sets forth permitted uses, development standards, design guidelines, and implementation requirements that will govern development within the Specific Plan Area, including the construction and operation of The Enclave Project, which consists of up to 164 residential units and up to 6,000 square feet of commercial/retail space.

As discussed in Section 1.6, below, this Specific Plan is generally consistent with the applicable goals and policies in the City of Simi Valley General Plan.

This Specific Plan is designed with flexibility, considering that changes in the marketplace could result in logical shifts in residential product types and complementary adjustments to commercial design and demand drivers.

1.2 Authority and Format

The California Legislature has established the authority and scope to prepare and implement specific plans. The State requires that each city and county in California prepare and adopt a comprehensive general plan for the physical development of their areas of jurisdiction. To implement the policies described in the general plan, regulating programs are adopted (e.g., zoning ordinances, subdivision ordinances, building and housing codes, etc.). California law authorizes cities with complete general plans to prepare and adopt specific plans (Government Code Sections 65450 – 65457). Local planning agencies or their legislative bodies may designate areas within their jurisdiction as areas for which a specific plan is “necessary or desirable” (Government Code Section 65452).

Specific plans are intended to serve as bridges between the local general plan and the individual development proposal for a specific area. Specific plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, and other regulatory requirements into one document.

This Specific Plan has been adopted through the authority granted to the City of Simi Valley by the California Government Code, Sections 65450 through 65454. This Specific Plan has been prepared in

accordance with the provisions of Sections 65451 and 65452, which stipulates that a specific plan contain text and diagrams specifying the following:

- **Land Use:** The specific plan must specify the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. This discussion is included in Section 3.2, *Land Use Plan Description*, of this Specific Plan.
- **Public Facilities:** The specific plan must show the proposed distribution, location, extent, and intensity of major components of public and private transportation, wastewater, water, drainage, solid waste disposal, energy, and other essential facilities located within the area covered by the plan, and needed to support the land uses described in the plan. This discussion is included in Section 3.3, *Circulation Plan*, and Section 3.4, *Infrastructure Plan*, in this Specific Plan.
- **Development Standards:** The specific plan must include standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. This discussion is contained in Chapter 5, *Development Standards*, in this Specific Plan.
- **Implementation Measures:** The specific plan must include a program of implementation measures, including regulations, programs, and financing measures. A discussion of these topics is included in Chapter 6, *Implementation*, in this Specific Plan.
- **General Plan Consistency:** The specific plan must include a statement of the relationship of the specific plan to the general plan. An analysis of this Specific Plan's consistency with the City's General Plan is contained in Section 1.6, *Conformance with the General Plan*, of this Specific Plan.
- **Optional Contents:** The specific plan may address any other subject that, in the judgment of the planning agency, is necessary or desirable for implementation of the General Plan. Community building, landscape, architectural design guidelines are contained in Chapter 4, *Design Guidelines*, of this Specific Plan.

1.3 Project Setting

The 12.83-acre Specific Plan Area is located within the boundaries of the City. Regional access to the Specific Plan Area is depicted on Exhibit 1.1, *Regional Context Map*, and is accessible via State Route 118 (the 118 freeway). The 118 freeway provides access to the Specific Plan Area from either the Sycamore Drive or Tapo Canyon Road exits, which intersect with Cochran Street.

The Specific Plan Area and its local context are depicted on Exhibit 1.2, *Local Context*. The Specific Plan Area will be accessed from both Cochran Street and Galena Avenue. Pedestrian links from the Specific Plan Area's internal walkways to the adjacent City sidewalks at both Galena Avenue and Cochran Street will be part of the community's overall pedestrian theme. The signalized intersection of Cochran Street

and Galena Avenue has existing pedestrian crosswalks across both streets. Additionally, a second pedestrian crosswalk across Cochran Street is located approximately 320 feet west of the Specific Plan Area. With the ability to link to and use the existing public sidewalks and crosswalks, future residents will have easy walking routes to the surrounding commercial uses, nearby YMCA, and public schools.



Exhibit 1.1 –Regional Context

N.T.S.



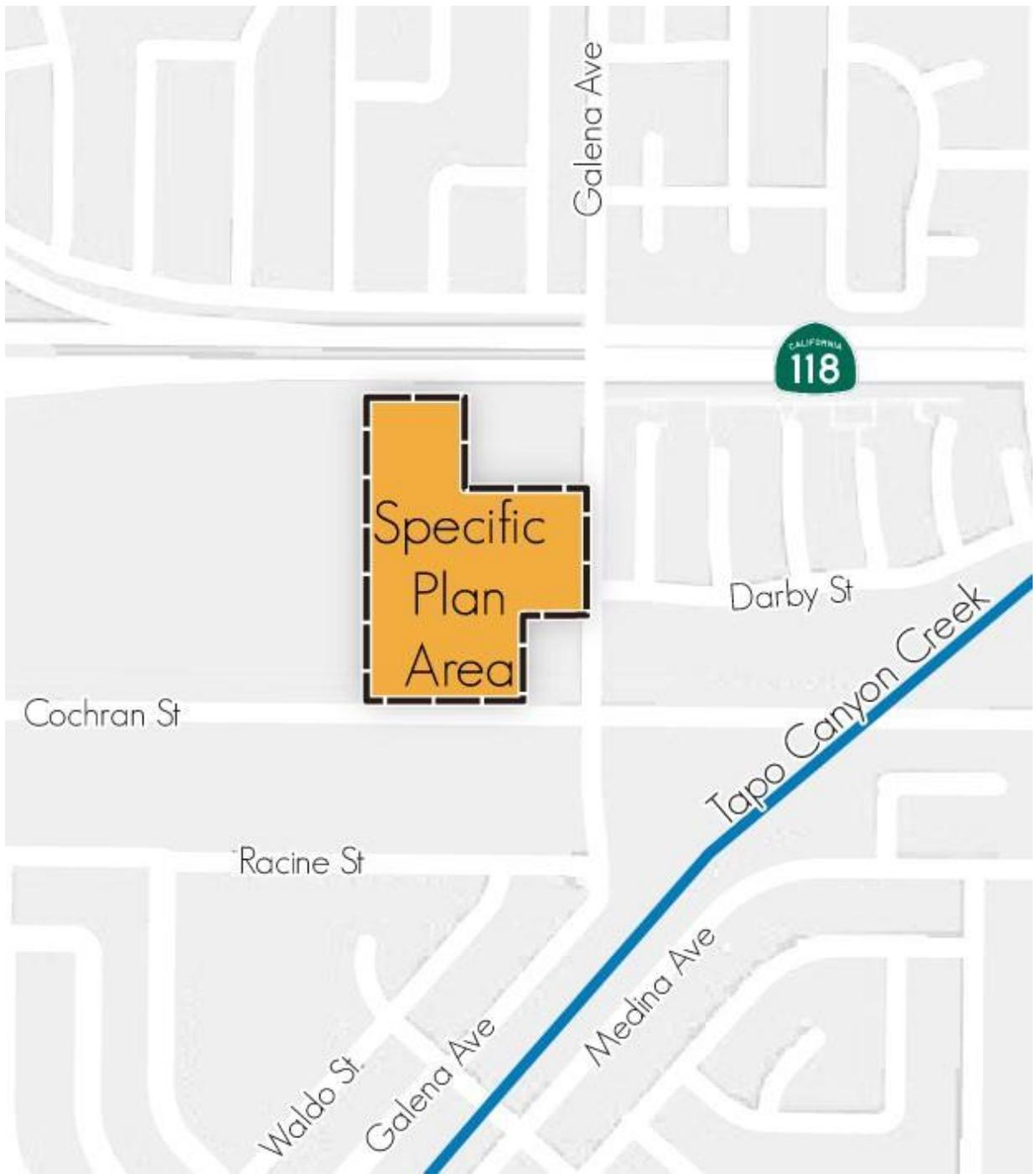


Exhibit 1.2 – Local Context

Scale: 1"= 500'



1.4 Specific Plan Objectives

This Specific Plan includes all of the components required by State law and will serve both a planning function and a regulatory function. It implements the Simi Valley General Plan with respect to the Specific Plan Area. To ensure the successful implementation of the plan, the following objectives have been established:

- Provide a comprehensive land use plan based on planning principles that designate the distribution, location, and extent of the land uses within the Specific Plan Area;
- Enhance the Specific Plan Area through mixed-use development with residential and commercial/retail uses, with decorative landscaping and aesthetically pleasing architectural features that are compatible with the existing commercial land uses to the west and existing residential uses to the east;
- Provide a semi-urban theme utilizing architectural and landscaping elements that blend with, but distinguish the development from the surrounding existing residential and commercial uses;
- Promote the highest and best use of the Specific Plan Area for the community as a whole by allowing the development of a high-quality mixed-use development with a residential density to help support local businesses;
- Introduce more residents into the Specific Plan Area to help support the existing commercial and retail businesses in the local area; and
- Provide unique housing types that will appeal to a variety of residents.

1.5 Initial Redevelopment of Specific Plan Area

This Specific Plan is the result of an intensive planning and design process in order to allow a well-planned infill redevelopment project, consisting of detached and/or attached housing, as well as a commercial component.

The contemplated redevelopment of the Specific Plan Area with the Enclave Project incorporates place-making principles into a well-connected, pedestrian-friendly community containing pocket parks, resident oriented amenities, mixed-use plazas, commercial/retail uses, paseos, and walkways. As permitted by this Specific Plan, the Enclave Project incorporates the following uses, as depicted on Exhibit 1.3, *Land Use Plan*:

- A commercial component, with a maximum floor area of 6,000 square feet for commercial/retail and/or restaurant uses.
- A variety of housing choices, including detached single-family dwellings, live/work dwellings, and attached townhouses/condominiums with a maximum of 164 residential units.
- Open space in the form of pocket parks, resident amenity areas, paseos, and other open spaces.
- Other improvements, such as walkways, streets, and setback areas.

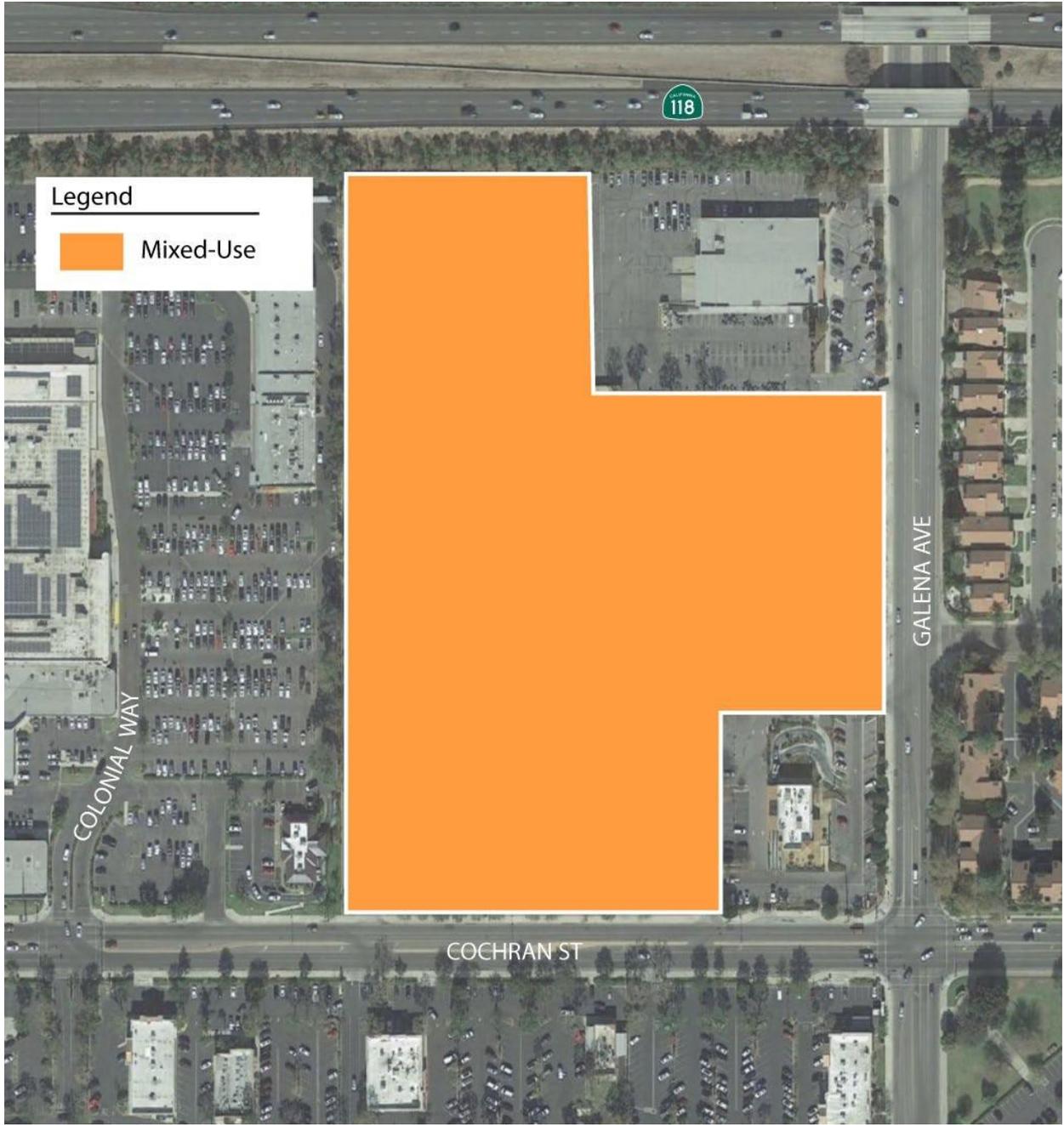


Exhibit 1.3 – Land Use Plan

N.T.S. 

This Specific Plan is designed to function as a master-planned community within the City. A variety of housing types and sizes will be offered in order to satisfy the requirements of various individuals and families whose needs may differ depending on age, household size, income, and desired housing type.

This Specific Plan includes guidelines encouraging a unifying landscape theme, as well as a system of walkways and paseos that connect throughout the Specific Plan Area and provides pedestrian connections within the Specific Plan Area, as well as with the greater City pedestrian network. The various land uses, open spaces, and amenities will all be interlinked in the Specific Plan Area by this pedestrian network.

1.6 Conformance with General Plan

Pursuant to California Governmental Code Section 65454, a specific plan must be consistent with the local jurisdiction's general plan. This Specific Plan includes permitted uses, development standards, and guidelines that are consistent with and implement the goals and policies of the City's General Plan.

Concurrently with its adoption of this Specific Plan, the Simi Valley City Council adopted an amendment to the General Plan that changed the land use designation on the City's General Plan Land Use Map for the Specific Plan Area from "General Commercial" to "Mixed-Use", which allows the integration of residential, commercial, retail, office, restaurant and entertainment uses.

Concurrently with its adoption of this Specific Plan, the Simi Valley City Council adopted a corresponding specific plan overlay zoning designation pursuant to which the zoning designation for the Specific Plan Area was changed from "CPD" (Commercial Planned Development) to "CPD (SP)" [Commercial Planned Development (Specific Plan)]. In doing so, the City Council found that this Specific Plan and the corresponding overlay zoning designation is consistent with the applicable purposes, intent goals, policies, programs and land use designations of the General Plan.

With the amendments to the General Plan described above, and based on the consistency analysis below, this Specific Plan is generally consistent with the General Plan.

1.6.1 General Plan Goals & Policies

This Specific Plan is consistent with the applicable policies in the General Plan, which is comprised of chapters that functionally include multiple elements, including Community Development (including Land Use), Housing, Mobility and Infrastructure, Natural Resources, Community Services, and Safety and

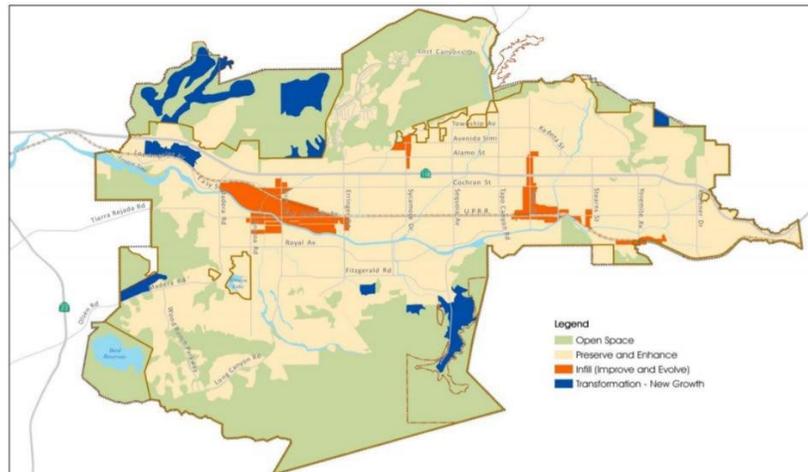
Noise. The general consistency of this Specific Plan with applicable goals and policies in the General Plan is discussed below.

Community Development

Policy LU-1.2: *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.*

Consistency Analysis: The Specific Plan Area is within the CURB and does not contain any agricultural plots or farms, nor is it adjacent to any agriculture uses, so no impacts would result to existing agriculture. The Specific Plan Area does not contain any watersheds, natural open space, habitat, or wildlife. Therefore, the development of the Specific Plan Area will not impact existing agriculture, open space, viewsheds, wildlife, or watershed and this Specific Plan is generally consistent with this policy.

Policy LU-1.3: *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.*



Consistency Analysis: This Specific Plan will facilitate the redevelopment of the underutilized Specific Plan Area, which is a previously developed infill site, with a mix of residential and commercial uses that are compatible with the surrounding land uses. Redevelopment of this underutilized, vacant infill site on the valley floor and within the CURB, meets the above policy and avoids development in more sensitive areas including native sites, open spaces, or hillside areas. Though the Specific Plan Area is located within a “Preserve and Enhance” area shown on the Growth Diagram, the site clearly meets the definition of an “infill project” as set forth in the Simi Valley Municipal Code because it is located on the Valley Floor and its redevelopment is therefore consistent with this policy. The property is also a “vacant and underutilized property(ies) within the CURB” so it’s the Specific Plan falls squarely within this Policy LU-1.3. Preserving and enhancing the existing use is no longer feasible due to changed economic and market conditions, and the Specific Plan Area would be better utilized as an infill site for redevelopment. Therefore, because this Specific Plan proposes to intensify development of this infill, vacant and underutilized property within the CURB, the Project is generally consistent with this policy.

Policy LU 3.1:

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.

Consistency Analysis: The Specific Plan Area is located on the valley floor and does not contain any hillside slopes or drainage corridors. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-3.2:

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.

This Specific Plan allows a mix of uses and is adjacent to numerous existing retail uses. By redeveloping an underutilized site on the valley floor and avoiding development on natural hillsides and major water courses, efficient development on an infill parcel is accomplished. The development of the Specific Plan Area will include interior pedestrian pathways for homeowners and guests with connections to the existing sidewalks on Galena Avenue and

Cochran Street. This provides the ability to walk to amenity areas, open spaces, and on-site commercial/retail uses in addition to nearby retail/commercial stores, which include grocery stores, restaurants, gymnasiums, and retail stores. In addition, schools, parks, and the YMCA are within walking distance, reducing the need for vehicle trips which helps to minimize traffic congestion and its impacts. By reducing traffic trips, air pollution, and greenhouse gas emissions are reduced, which promotes healthier living. The development of the Specific Plan Area will help sustain economic vitality by providing new residents to support the many existing commercial/retail uses nearby. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-3.6: *Encourage the development of buildings whose scale and ground floor elevations and exterior spaces are designed to relate to and encourage pedestrian activity.*

Consistency Analysis: This Specific Plan includes design guidelines relating to future development within the Specific Plan Area, the scale of which will enhance the built environment and promote pedestrian activity. Live/work and commercial/retail uses will be on the ground floor and be located along Cochran Street, and those uses will include landscaped plazas designed to encourage pedestrian activity

Furthermore, the open space areas within the Specific Plan Area will be connected by pedestrian linkages that will promote pedestrian activity. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-3.8: *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.*

Consistency Analysis: This Specific Plan allows for mixed-use development on a relatively large, but irregularly shaped parcel on the valley floor. This Specific Plan allows for a unique mix of uses which would not be able to be accomplished under existing residential or commercial zoning in the City and allows for a cohesive plan that incorporates different residential housing types and commercial uses. The residential architectural design will be integrated across the various product types and the commercial/retail architecture will have a similar theme, so all are integrated together in a cohesive manner in the Specific Plan Area. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-5.8:

Design, locate, and direct lighting and signs so that they do not result in excessive spillover, illumination, and glare for adjacent uses.

Consistency Analysis: This Specific Plan allows various types of exterior lighting, including bollard lights for pedestrian walkways, pole lights for the common areas and streets, and other residential type lighting throughout the Specific Plan Area. The outdoor lighting will provide levels of lighting sufficient to meet safety and orientation needs, but not allow excessive spillover, illumination, and glare for future uses. The 34 existing parking lot pole lights for the current office buildings will be removed, which will reduce excessive spillover, illumination, and glare with respect to adjacent uses. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-5.9:

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.

Consistency Analysis: Future development pursuant to this Specific Plan will include several features intended to reduce impacts from the 118 freeway while also enhancing the appearance of the freeway corridor. Section 5.12 below, establishes a Noise Protection Zone that extends seventy-five feet from the northern boundary of the Specific Plan Area adjacent to the 118 freeway and requires the design of the residences in this zone to incorporate soundproofing that will achieve interior noise levels in living areas of no greater than 45dBA in accordance with the Simi Valley General Plan. Soundproofing elements shall include, but would not be limited to, double paned or laminate windows, acoustically designed doors with gasketed stops, and increased insulation within the exterior walls of living areas. Furthermore, air conditioning to serve all living areas will be provided in every residence within the Noise Protection Zone so that residences can receive fresh air without having to open a window. Future development pursuant to this Specific Plan will also include masonry walls of six to eight feet in height along the western, northern, and eastern boundaries of the Specific Plan Area, including an eight-foot wall at the northern boundary along the 118 freeway.

In addition, implementation of this Specific Plan will require the demolition of the existing six-story building and two ancillary buildings, which will enhance the appearance of the freeway corridor. New buildings within the Specific Plan Area will have a maximum height of 40 feet, which is less than half the height of the existing six-story office building, which is 85.5 feet in height. The Specific

Plan Area at buildout will be more heavily landscaped than the current site, which will help reduce the effects of air pollution and improve the appearance of the site. This Specific Plan will also preserve the landscape buffer north of the Specific Plan Area adjacent to the 118 freeway. The Specific Plan Area will contain a variety of landscape treatments, including tree-lined streets, which further enhance the appearance of the freeway corridor. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-5.11:

Regulate signs to balance business interests and aesthetic concerns.

Consistency Analysis: This Specific Plan permits various residential, retail, restaurant, and commercial uses. The businesses will require signage that will be visible from Cochran Street. The on-site signage will be regulated by Section 5.10, *Signage* of this Specific Plan, which was designed to balance both business interests and aesthetic concerns. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-10.5:

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.

Consistency Analysis: The development of the Specific Plan Area will include sidewalks with landscaped parkways to enhance the site layout and provide for an inviting and connected pedestrian experience. The spine street serving the development will be required to have trees planted on both sides of the street to help create a new street tree canopy where one did not exist previously. With the internal sidewalks connecting to the existing sidewalks on Galena Avenue and Cochran

Street, walking is promoted and the residents of the community will be able to easily walk to the many nearby commercial/retail uses and to schools, parks, and the nearby YMCA. Due to its infill location and attractive retail adjacencies, which include grocery stores, drug stores, gymnasiums, restaurants, and retail stores, residents will not need to drive to these uses, which will reduce traffic trips and congestion. Between the interior sidewalks and enhanced landscaped areas, the development of the Specific Plan Area will provide an enjoyable neighborhood with a mix of uses that promote walking and healthy activities. In addition, the Specific Plan will allow for commercial/retail uses on-site, so that residents may walk to those uses, which may include restaurants with outdoor dining areas. The ability to walk to both on-site and off-site commercial/retail and other desirable destinations will be attractive to a variety of residents. Therefore, this Specific Plan is generally consistent with this policy.

Policy 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.*

Consistency Analysis: Development under this Specific Plan will include interior sidewalks that will connect the residential and commercial/retail uses within the community. The interior sidewalks will connect to the existing public sidewalks on Galena Avenue and Cochran Street, providing the ability for the residents and guests to walk to nearby neighborhood commercial centers, parks, schools, work places, and other community activity centers. Development will also include bicycle racks, providing a designated area for bicycle parking for residents while they enjoy the on-site amenities, on-site commercial/retail uses, nearby commercial/retail uses, schools, parks, and the nearby YMCA. A designated bicycle lane is adjacent to the Specific Plan Area on Galena Avenue and connects to other bicycle lanes in the City. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-11.1: *Encourage the siting of residential units to preserve open space and natural resources while maintaining the overall density.*

Consistency Analysis: The Specific Plan Area is located on the valley floor on a previously developed site. Future development within the Specific Plan Area will not impact any open space or natural resource within the City. Therefore, this Specific Plan consistent with this policy.

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

- 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*

Consistency Analysis: The Specific Plan Area is located on the valley floor within an existing urban area on a previously-developed infill site. This Specific Plan allows up to 164 residential units, a residential density that is consistent with the High Density land use designation, which is appropriate given the commercial adjacencies and goal of providing new residents to support the nearby commercial uses. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-12.1: *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.*

Consistency Analysis: The Specific Plan Area is located across the street from an existing residential neighborhood on the east side of Galena Avenue. This Specific Plan contains development standards and design guidelines that ensure future development within the Specific Plan Area respects boundaries defined by natural elements and the nearby residential neighborhood. Development under this Specific Plan, with decorative landscaping and defined architectural features, will be compatible with the adjacent land uses by utilizing compatible colors and materials and residential heights along Galena Avenue. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-12.2: *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.*

Consistency Analysis: The pattern of proposed development is consistent with the general area and immediately surrounding land uses, transitioning from commercial uses to the west to the residential uses to the east across Galena Avenue. Development in the Specific Plan Area will buffer the existing single-family and multi-family uses to the east of the Specific Plan Area from the commercial center to the west. This Specific Plan includes design guidelines for future development within the Specific Plan Area that ensure architectural design is compatible with existing surrounding developments. This Specific Plan contemplates the development of a mix of residential uses and includes three housing types that do not currently exist and/or are not currently being developed in the City: three-story single-family detached homes, single-family clustered homes, and live/work units. This offering of unique product types will strengthen the identity of the future development consistent with the goals and policies of this Specific Plan. The diversity of product types, onsite amenities, and live/work and retail opportunities offered within The Enclave in conjunction with its highly desirable proximity to walkable commercial opportunities will appeal to all types of home buyers both inside and outside of the City. Implementation of this Specific Plan will not impact the residential neighborhoods to the east across Galena Avenue or north on the opposite side

of the 118 freeway because of the separation between the properties. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-19.1: *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 multiuse buildings or located in stand-alone buildings on the project site.*

Consistency Analysis: This Specific Plan creates a mixed-use district that integrates housing with retail, office, entertainment and public uses. Therefore, the Specific Plan is generally consistent with this policy.

Policy LU-19.2: *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.*

Consistency Analysis: This proposed Specific Plan establishes standards for the maximum intensity for both residential and non-residential uses. The range of permitted residential uses within the Specific Plan Area cover a sufficient portion of the site to create a cohesive environment, and the spatial separation of the single-family residential uses from the contemplated commercial/retail uses, which will be located along the Cochran Street frontage, will minimize the impact from those uses on the residential areas and provide a buffer between the residential areas and Cochran Street. The Specific Plan limits the use in the retail area to those that are compatible with residential uses. Also, by allowing live/work units, this Specific Plan includes a logical transition from an active commercial corridor along Cochran to residential uses to the north. This Specific Plan also establishes setbacks from surrounding uses, including the abutting retail and office uses, as well as the major streets. Furthermore, the height of the entire Specific Plan is limited to 3 stories or 40 feet, which is less than the existing development on-site. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU19.3:

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
- b. Uses with outdoor seating, such as restaurants
- c. Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscaping, lighting, and well-designed directional signage
- d. Site landscaping that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions
- e. Buildings oriented toward the street with parking located to the rear of the buildings, underground, or in structures

Consistency Analysis: This Specific Plan includes provisions (specifically in Section 3.3.2, *Pedestrian Circulation*), that identify pedestrian walkways connecting the residential and commercial on-site uses. These paths foster social interactions and connect to the recreational amenities as well as the nearby offsite amenities including the YMCA, Santa Susana High School, restaurants, grocery stores, fitness centers, and numerous other goods and services. This Specific Plan permits restaurant uses with an outdoor dining plaza and allows for outdoor kiosks to enhance and enliven the outdoor realm. The onsite sidewalks and excellent multiple connections to the existing sidewalks on the adjacent public streets promote walking which is a healthy exercise and reduces vehicle trips which reduces greenhouse gas emissions. The Specific Pan encourages landscaping and shade trees to enhance the pedestrian experience and reduce the heat island effect. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-19.4:

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.

Consistency Analysis: This Specific Plan allows for community amenities such as a pool facility, children's playground, community garden, multi-use plaza, and a pocket park. Community amenities will also have seating areas, landscaping, barbeques at some locations and open-space gathering places to encourage social interaction and outdoor activities. The amenities will be placed

throughout the community at various locations convenient for residents and their guests. The on-site landscaping, sidewalks, and circulation system will promote walkability by providing an enjoyable outdoor environment. Therefore, this Specific Plan is generally consistent with this policy.

Policy LU-19.6

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.

Consistency Analysis: This Specific Plan permits live/work units in the Specific Plan Area, which units integrate housing with commercial/retail uses, and Section 5.4.1, below, specifies the permitted uses on the ground floor of live/work units and specific standards for live/work units that assure compatibility between the residential and commercial/retail uses. Therefore, this Specific Plan is generally consistent with this policy.

Natural Resource Element

Policy NR-7.4:

Require that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future addressing such elements as: optimal roof orientation, clear access, adequacy of structural support, and installation of electrical conduit and plumbing.

Consistency Analysis: Future development within the Specific Plan Area will be required to comply with the CalGreen Code, which requires all residential dwelling units to be “pre-plumbed” for solar energy systems. Should solar panels be desired or required, the development of residential buildings developed pursuant to this Specific Plan will be designed to accommodate the installation of roof-top solar panels. Therefore, this Specific Plan is generally consistent with this policy.

Housing Element

Policy HE-1.1:

Provide a wide choice of new housing featuring a range of styles, types, densities, and amenities to accommodate the needs of all socioeconomic segments of the community.

Consistency Analysis: This Specific Plan permits up to 164 residential units with a variety of different housing types, including two- and/or three-story detached single-family dwellings, live/work units, and townhouses/condominiums. Each

housing unit type will provide a variety of floorplans having different configurations and/or sizes. The various housing types and sizes will provide options for many types of home buyers, which will add housing diversity to the existing market. Providing a mix of attached units (townhouses/condominiums) and detached units in a range of sizes helps to differentiate housing types from most of the other homes in the market, which are dominated by single-family homes on larger lots. Generally, the attached dwelling units will have the lowest price points within the Specific Plan Area since the homes are typically smaller in size than detached units.

According to the City's Housing Element, adopted in 2014, 73.1 percent of its housing consists of single-family detached homes. By providing attached dwelling units and small-lot single-family dwellings, this Specific Plan promotes the development of new and different housing for the community. By permitting and promoting a unique and varied mix of product types and sizes and including more varied price points, this Specific Plan is generally consistent with this policy.

Mobility & Infrastructure Element

Policy M-1.4: *Incorporate, where practical, complete streets design elements into projects including sidewalks and other measures to improve pedestrian safety, median and intersection curbing treatments, better bus stop placement, traffic-calming measures, bicycle accommodations, and treatments for disabled travelers to improve safety.*

Consistency Analysis: All uses within the Specific Plan Area will have access to the public sidewalks via internal walkways, providing a safe method for residents and guests to travel in and around the community. In key locations, bulb-outs will be used to provide additional pedestrian space and act as a traffic calming feature. The extended curbs will enhance pedestrian safety by increasing pedestrian visibility, shortening crossing distances, and slowing turning vehicles, and access ramps located at a variety of locations will enhance the safety of disabled pedestrians. This Specific Plan also includes bicycle parking requirements, found in Section 5.9, *Parking Standards*, of this Specific Plan. Therefore, this Specific Plan is generally consistent with this policy.

Policy IU-3.2: *Require that new development and major renovation projects submit an analysis outlining sewer capacity and improvements needed prior to the issuance of building permits.*

Consistency Analysis: In connection with the preparation of this Specific Plan, a sewer capacity analysis was prepared by Fuscoe Engineering dated December 13, 2018 for anticipated future development within the Specific Plan Area. Based on that analysis, the implementation of this Specific Plan will not cause the sewer main in Cochran Street to exceed its design capacity. Therefore, this Specific Plan is generally consistent with this policy.

Policy IU-4.3: *Require developers to prepare project-specific drainage plans for proposed developments that meet integrated water quality, flow reduction, and resources management criteria, as technically feasible; define needed drainage treatment and runoff controls (BMPs) per City standards; and comply with the City's most current National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit and Master Plan of Drainage.*

Consistency Analysis: The drainage system within the Specific Plan Area will consist of BMPs, comply with NPDES standards, and provide underground detention structures capable of storing and infiltrating water. The detention structures, if required, will be sized according to the Ventura County Watershed Protection District criteria. All storm water captured on-site will be treated and filtered according to the 2011 Ventura County Technical Guidance Manual, errata update 2018. Percolation tests have been performed at various locations on the site, indicating that a drywell system can be used to catch and treat on-site run-off. Based on the above, the Specific Plan Area will comply with NPDES requirements and the City's MS4 Permit. Therefore, this Specific Plan is generally consistent with this policy.

Policy IU-6.1: *Require that new development is approved contingent upon its ability to be served with adequate natural gas, electricity, and infrastructure.*

Consistency Analysis: The existing infrastructure is adequate to serve anticipated future development pursuant to this Specific Plan. Will-serve letters have been received from Southern California Edison and Southern California Gas Company. Future development pursuant to this Specific Plan will not require off-site upgrades to the existing infrastructure. Points of service have been

identified and are adjacent to the Specific Plan Area at Galena Avenue and Cochran Street. Therefore, this Specific Plan is generally consistent with this policy.

Policy IU-6.2: *Coordinate with Southern California Edison and the Southern California Gas Company to ensure that adequate electric and natural gas facilities are available to meet the demands of existing and future development and to encourage conservation techniques.*

Consistency Analysis: The existing on-site structures are currently being serviced by Southern California Edison and the Southern California Gas Company. Facility maps show adequate infrastructure for both gas and electrical to service future development pursuant to this Specific Plan. Will-serve letters have been issued for the new development from Southern California Edison and the Southern California Gas Company. Compliance with California Title 24 requirements, which provide measures to reduce the consumption of natural gas and electricity, are part of the regulatory compliance measures for the development of the Specific Plan Area. Therefore, this Specific Plan is generally consistent with this policy.

Policy M-8.7: *Provide all residential, commercial, and industrial areas with efficient and safe access for emergency vehicles and evacuation routes.*

Consistency Analysis: This Specific Plan complies with all applicable provisions within the Ventura County Fire Protection District Fire Apparatus Access Standards. Accordingly, future development within the Specific Plan Area will provide adequate and safe emergency access. The Specific Plan Area is accessible by four access points from public streets, two from Galena Avenue and two from Cochran Street, with a street system throughout the Specific Plan Area that allows for emergency vehicular access, turn-around locations and evacuation routes. The four access points and interconnected internal streets also facilitates evacuation from the Specific Plan Area should that be necessary. Based on the above, this Specific Plan is generally consistent with this policy.

Policy M-10.1: *Provide adequate off-street parking in all new or expanded projects as part of project approval or construction. Require that new development provide adequate, convenient parking for residents, guests, business patrons, and visitors.*

Consistency Analysis: This Specific Plan includes provisions for minimum parking requirements and parking design standards in Section 5.9, *Off-Street Parking*. All single-family residential, townhouses/condominiums and live/work units to be

developed within the Specific Plan Area will be required to provide a minimum of 2.25 spaces per unit (inclusive of residential guest spaces). Parking for non-residential uses will be provided consistent with the applicable parking rates in the SVMC. The parking spaces will be located throughout the Specific Plan Area for the convenience of residents, visitors and customers. Therefore, this Specific Plan is generally consistent with this policy.

Safety & Noise Element

Policy S-4.7: *Support and encourage the use defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of new development and rehabilitation projects.*

Consistency Analysis: Future development pursuant to this Specific Plan must comply with the City's Security Ordinance requirements for illumination in accordance with Chapter 8-21 of the SVMC. Perimeter walls and fencing will be constructed around the Specific Plan Area (except for Cochran Street), as well as any swimming pool facility to enhance safety and security. Additionally, residential units within the Specific Plan Area will provide "eyes-on-the-street" and open spaces, thereby further enhancing security. Therefore, this Specific Plan is generally consistent with this policy.

Policy S-5.3: *Require geotechnical investigations for applicable improvements to determine the potential for ground rupture, ground shaking, landslides, and liquefaction impacts due to seismic events, as well as expansive soils and subsidence problems, on sites where these hazards are potentially present.*

Consistency Analysis: A Geotechnical Evaluation dated January 16, 2019 was completed by GeoConcepts Inc. with regard to the Specific Plan Area. The report was based on a review of pertinent records and field explorations and demonstrates that the Specific Plan Area would not be subject to ground rupture because no known active faults have been mapped/documentated within the Specific Plan Area. The soils are not expansive and are not expected to adversely impact future development within the Specific Plan Area and the report concluded that the Specific Plan Area is suitable for the type and amount of development permitted by this Specific Plan. While the Specific Plan Area, like most others in Southern California, will experience ground shaking during an earthquake, it is suitable for development if the regulatory requirements and recommendations of the geotechnical report are followed. Findings in the report concluded the Specific Plan Area is not located within a liquefaction or earthquake-induced landslide hazard zone and should not experience subsidence given the type of on-site soils and geotechnical recommendations in

the report. The report concludes that with the implementation of regulatory requirements and recommendations in the geotechnical report that development within the Specific Plan Area is feasible. Therefore, this Specific Plan is generally consistent with this policy.

Policy S-6.3: *Continue to assess the water pressure for fire suppression and evaluate and implement feasible solutions.*

Consistency Analysis: This Specific Plan requires water fire flow in conformance with minimum fire flow requirements. All new structures will be required to meet the applicable provisions of the Uniform Fire Code and the Specific Plan Area will be developed with the infrastructure necessary to meet fire flow requirements (i.e. appropriate water pipe sizes as well as fire hydrants where required). Water service will be provided by the Golden State Water Company, which has indicated it has adequate facilities, pressure and capacity to serve the Specific Plan Area. Additionally, the Specific Plan Area will have a “looped” water system that connects to existing services within Cochran Street and Galena Avenue. The two connection points and adequate waterline sizes will ensure adequate flow and water pressure for fire suppression. Where required, the residential homes and the non-residential uses will have National Fire Protection Association (NFPA)-rated fire sprinklers incorporated into the construction to help with fire suppression. Therefore, this Specific Plan is consistent with this policy.

Policy S-7.2: *Fire Department Review. Continue review by the Ventura County Fire Protection District of all proposed structures and developments within the community to mitigate potential wildland fire loss and damage. (Imp A-1, A-2, LU-18, S-2, S-5, S-7*

Any proposed development to be constructed within The Specific Plan Area will require Ventura County Fire Protection District (VCRPD) review to confirm compliance with VCFPD’s standards and guidelines as well as state fire codes. Therefore, the Specific Plan is generally consistent with this policy.

Policy S-7.8: *Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by their construction.*

Consistency Analysis: The developer(s) of the Specific Plan Areas will pay all applicable development impact fees required for implementation of the project to Ventura County Fire Protection District. Therefore, this Specific Plan is generally consistent with this policy.

Policy S-8.6: *Ensure that new development is properly located and designed to avoid flooding, and require upgrades and improvements of the existing storm drain system for on-site retention to handle the increased runoff generated from the development site.*

Consistency Analysis: In connection with future development within the Specific Plan Area, this Specific Plan and applicable regulations require appropriate hydrologic mitigation, including on-site detention and/or infiltration of stormwater runoff, which would minimize runoff and other impacts in this regard.

Upon full build-out of the Specific Plan Area, runoff into the existing 36-inch culvert at the southwest portion of the Specific Plan Area will not exceed required maximum flows. Therefore, there is no potential for increased runoff velocities in downstream facilities and this Specific Plan is therefore generally consistent with this policy.

Policy N-1.3: *Require, whenever physically possible, new mixed-use developments to locate loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development, and apply physical construction standards.*

Consistency Analysis: This Specific Plan includes development standards and design guidelines that, among other things, generally require the placement for all parking stalls, driveways, trash enclosures, mechanical equipment, and other noise sources away from residential structures. All trash will be stored on each individual residential lot so no centralized trash enclosures will be required (except for the amenity areas), and the commercial/retail uses will have the trash locations away from residential uses and screened by an enclosure. The non-residential development permitted under this Specific Plan is oriented towards Cochran Street, which feeds many existing commercial uses adjacent to and abutting the Specific Plan Area. By buffering the primary residential uses from Cochran Street, the noise-producing uses located at the southern edge of the Specific Plan Area will not substantially impact residents living in the Specific Plan Area. Therefore, this Specific Plan is generally consistent with this policy.

Policy N-1.4: *Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources.*

Consistency Analysis: The primary existing and anticipated noise source in the Specific Plan Area is vehicular traffic on the 118 freeway. To address this noise source, this Specific Plan establishes a Noise Protection Zone in the northern

seventy-five (75) feet of the Specific Plan Area adjacent to the 118 freeway. This Noise Protection Zone requires the design of residences within this zone to incorporate soundproofing that will achieve interior noise levels in living areas of no greater than 45 dBA. Soundproofing elements shall include, but would not be limited to, double-paned or laminate windows, acoustically designed doors with gasketed stops, and increased insulation within the exterior walls of living areas. Furthermore, air conditioning to serve all living areas will be provided in every residence within the Noise Protection Zone so that residences can receive fresh air without having to open a window. Future development pursuant to this Specific Plan will also include solid walls of six to eight feet in height along the western, northern, and eastern boundaries of the Specific Plan Area, including an eight-foot wall at the northern boundary along the 118 freeway. These noise-attenuating features will provide adequate sound insulation and protection from existing and anticipated noise sources. Therefore, this Specific Plan is generally consistent with this policy.

Chapter 2 – Planning Context

2.1 Relationship to City of Simi Valley General Plan and Zoning Code

State law requires this Specific Plan to be consistent with the applicable goals and policies contained in the City's General Plan. As described and analyzed in Section 1.6, above, this Specific Plan is generally consistent with the applicable goals and policies of the General Plan. This Specific Plan serves as the zoning for the Specific Plan Area.

2.1.1 General Plan Land Use

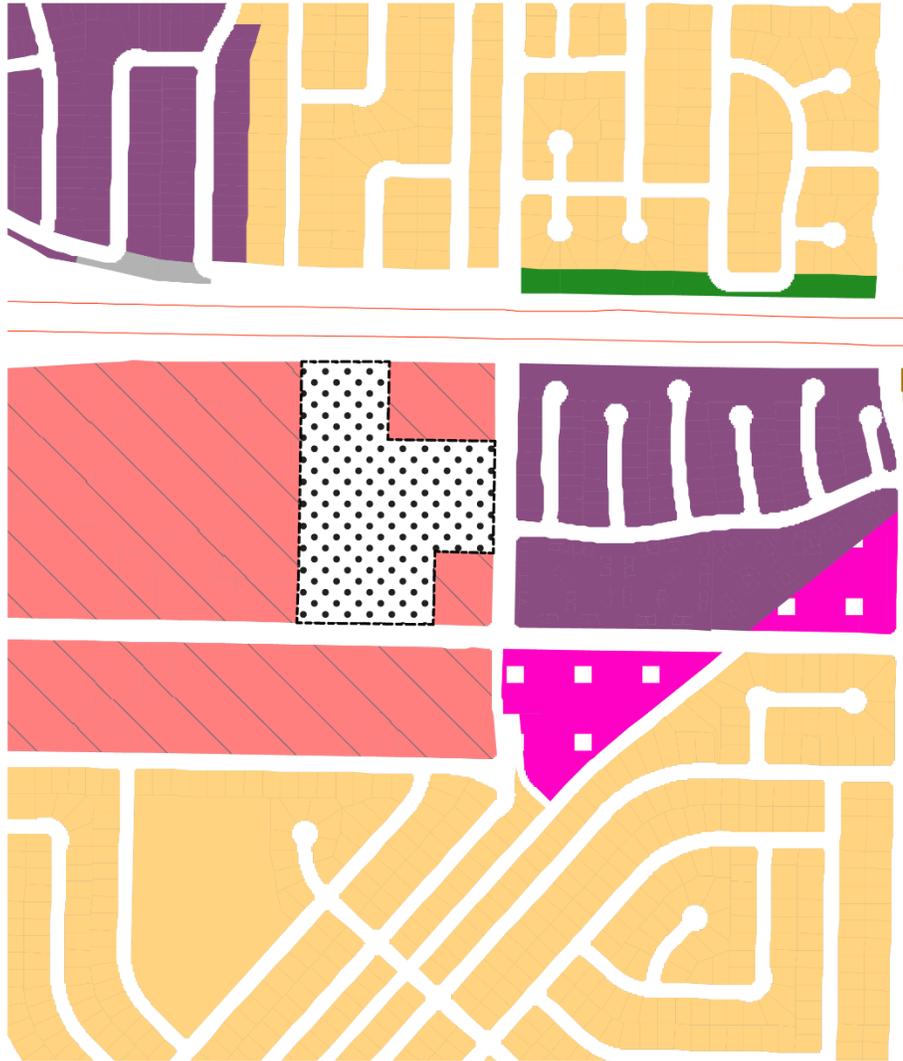
Concurrently with its adoption of this Specific Plan, the Simi Valley City Council adopted an amendment to the General Plan that changed the land use designation on the City's General Plan Land Use Map for the Specific Plan Area from "General Commercial" to "Mixed-Use", which allows the integration of residential, commercial, retail, office, restaurant, and entertainment uses.

2.1.2 Zoning

Concurrently with its adoption of this Specific Plan, the Simi Valley City Council adopted a corresponding specific plan overlay zoning designation pursuant to which the zoning designation for the Specific Plan Area was changed from "CPD" (Commercial Planned Development) to "CPD(SP)" [Commercial Planned Development (Specific Plan)]. In doing so, the City Council found that this Specific Plan and the corresponding overlay zoning designation is consistent with the applicable purposes, intent goals, policies, programs, and land use designations of the General Plan.

The SVMC provides that the standards of any base zone, in this case CPD, may be modified with the addition of a Specific Plan (SP) overlay designation. Once formally adopted, a specific plan may impose zoning or development standards that are more or less restrictive than those specified by the SVMC. In instances where both the SVMC and the Specific Plan discuss a matter, the requirements specified in the Specific Plan shall supersede those identified in the SVMC.

In connection with the adoption of the SP overlay designation, the City's Zoning Map will be revised to describe the Specific Plan Area as "The Enclave Specific Plan", as depicted on Exhibit 2.1, *Specific Plan Zoning for Specific Plan Area*.



- | | |
|--|--|
|  Commercial Office |  Residential Medium Density |
|  Commercial Planned Development |  Residential Moderate Density |
|  Freeway |  The Enclave Specific Plan CPD (SP) |
|  Open Space | |

Exhibit 2.1 – Proposed Zoning

N.T.S.



2.2 Existing Conditions

The Specific Plan Area consists of approximately 12.83 acres of land. The site is currently developed with an underutilized six-story office building and two ancillary buildings totaling approximately 271,000 square feet and their associated surface parking fields. However, the design of the buildings is obsolete and they have been vacant since approximately 2013.

2.3 Surrounding Land Uses

There are a number of different land uses that are near or adjacent to the Specific Plan Area:

- Various commercial/retail uses zoned Commercial Planned Development, including grocery stores, fitness facilities, banks, drug stores, restaurants, and other neighborhood serving uses located nearby to the west and south.
- Single-family detached and attached residential homes in a Residential Moderate zone located east of the Specific Plan Area across Galena Avenue.
- State Route 118 runs along the northerly boundary of the Specific Plan Area with residential land uses north of the 118 freeway, consisting of single-family detached residential homes in a Residential Medium Density zone.
- The United States Postal Service Office zoned CPD bordering the northeast boundary of the Specific Plan Area.
- A McDonald's restaurant located adjacent to the southeast portion of the Specific Plan Area zoned CPD.

2.4 Existing Topography

The Specific Plan Area 's existing terrain slopes gently from the north at elevations of approximately 959 feet above mean sea level to approximately 948 feet above mean sea level in the southern portion of the site along Cochran Street.

Chapter 3 – Plan Elements

3.1 Purpose and Intent

This Chapter contains a discussion regarding the various land use elements for this Specific Plan, including the following:

- Land Use Plan
- Circulation Plan
- Infrastructure and Utility Plan.

Each plan works individually and together to establish an overall framework for the project area, ensuring that this Specific Plan will result in a high-quality, cohesive mixed-use development. The purpose of the Specific Plan is to provide the framework for the planning and development of the Specific Plan Area, and to serve as a flexible planning tool that provides a more detailed level of planning than currently provided within the General Plan.

3.2 Land Use Plan Description

This Specific Plan permits the redevelopment of the Specific Plan Area with an infill project with a mix of residential and commercial/retail uses, including a maximum of 164 residential dwellings units and a maximum of 6,000 square feet of commercial and retail uses. It also requires open space that can be provided in the form of pocket parks, residential amenities, plazas, and other open spaces, including paseos and walkways. Residential dwelling units will be connected to common areas that include decorative landscaping and pedestrian walks, as well as common open spaces that include pocket parks, resident amenity areas, paseos, and other open spaces. Parking will be distributed throughout the community and at the commercial/retail uses.

Development under this Specific Plan may include both attached and detached residential homes located in a new community, with pedestrian and vehicular access from Cochran Street and Galena Avenue. The Specific Plan Area will be landscaped with walkways for leisurely strolls and connectivity to the on-site amenities, nearby retail uses, schools, and community amenities. Recreational amenities may include a swimming pool, children’s play area, or restroom facilities for the enjoyment of the residents. Smaller passive open spaces such as a community garden and small pocket parks may also be provided. While not located within the Specific Plan Area, the numerous adjacent retailers and restaurants serve as an attractive walkable community amenity providing a wide range of resident needs without having to get into a vehicle.

This Specific Plan permits a variety of residential and commercial/retail uses as described below.

3.2.1 Residential Uses

As discussed in Section 5.4, *Permitted Uses*, both single-family and multi-family residential uses, including both detached and attached residential units, are permitted in the Specific Plan Area, together with ancillary uses typically found within residential neighborhoods. As discussed in Section 3.2.3, *Land Use Standards*, and Section 5.7, *Development Standards*, a maximum of 164 residential units are permitted in the Specific Plan Area.

A range of housing types are permitted in order to satisfy the needs of various types of buyers and household sizes at a range of sizes and price points. The types of housing include, but are not limited to:

- Two- or three-story single-family detached homes;
- Two- or three story attached townhouses or condominiums;
- Two- or three-story multi-family units; and
- Live/work units.

Live/work units will be two- or three-story buildings where the ground floor may to be used for low-intensity commercial uses.

Additional housing types and designs are permitted, provided the housing type is consistent with the development standards in Chapter 5, *Development Standards*.

3.2.2 Commercial/Retail Uses

As described in Section 5.4, *Permitted Uses*, a variety of commercial/retail uses are permitted within the Specific Plan Area. As discussed in Section 3.2.3, *Land Use Standards*, and Section 5.7, *Development Standards*, a maximum of 6,000 square feet of commercial/retail uses are permitted in the Specific Plan Area. Any commercial/retail building developed in the Specific Plan Area shall have frontage along Cochran Street.

3.2.3 Land Use Standards

- A. A residential density of 10.1-20 dwelling units per acre (consistent with the High Density land use designation in the General Plan) shall be permitted for the residential uses allowed in the Specific Plan Area and a maximum floor area ratio 0.30 (consistent with the General Commercial land use designation in the General Plan) shall be permitted for the contemplated non-residential building(s) developed in the Specific Plan Area.
- B. Notwithstanding Section 3.2.3.A, above, a maximum of 164 residential units shall be permitted in the Specific Plan Area.
- C. Notwithstanding Section 3.2.3.A, above, a maximum of 6,000 square feet of commercial/retail uses shall be permitted in the Specific Plan Area (excluding the commercial/retail floor area in the live/work units).
- D. A maximum of eight (8) live/work units shall be permitted in the Specific Plan Area. Live/Work

units may include low-intensity commercial/retail uses on the ground floor combined with residential uses above. The square footage of ground-floor commercial/retail uses in these live/work units shall not count against the maximum 6,000 square feet of commercial/retail uses permitted in the Specific Plan Area.

- E. As described in Section 5.7, *Development Standards*, there is no minimum lot size for a commercial or retail center with one, two or more tenants.

- F. Design guidelines for development in the Specific Plan Area are set forth in Chapter 4, *Design Guidelines*, Development Standards for development in the Specific Plan Area are set forth in Chapter 5, *Development Standards*.

3.3 Circulation Plan

3.3.1 Vehicles

All internal streets and drives within the site will be accessible from each of the four access points on Cochran Street or Galena Avenue. Parking is dispersed throughout, and emergency access is provided by each of the four driveway locations and by the internal street system.



Exhibit 3.1 – Circulation

N.T.S.



The Specific Plan Area will include the following private streets:

3.3.2.1 Private Streets, Motor courts and Drive Aisles

The on-site circulation system within the Specific Plan Area will be privately owned and maintained by the one or more owner’s associations and will consist of private streets, commercial drive aisles on any commercial/retail parcels and motor courts. Motor courts will extend off internal private streets and provide access to individual residential unit garages. The standards for each circulation component are as follows:

A) Private Streets

Private Streets	Minimum Improved Width	Parking
Two-Way Traffic	24 feet	No Parking Permitted
Two-Way Traffic	32 feet	Parking Permitted on (1) Side
Two-Way Traffic	36 feet	Parking Permitted on (2) Sides

B) Motor courts shall have a minimum improved width of 20 feet.

C) Commercial drive aisles shall have a minimum improved width of 20 feet.

3.3.2 Pedestrian Circulation

Pedestrian circulation has been addressed as part of this Specific Plan. The walkways within the Specific Plan Area will connect residential buildings to commercial buildings and to the existing public sidewalks located on Cochran Street and Galena Avenue. These paths will facilitate social interactions and interconnect residents to the community amenities and the commercial/retail shops, streets, and restaurants within a short walk.

The sidewalks within the Specific Plan Area and along the abutting public streets allow for easy and direct access to the Ventura County Transportation Commission (VCTC) and Simi Valley Transit (SVT) bus station located at the corner of Galena Avenue and Cochran Street. This station is currently served by VCTC bus routes 72 through 73x and 77, which provide direct transit connections to the Simi Valley Town Center, Moorpark College, Moorpark, and Thousand Oaks. The Simi Valley Transit system operates on a fixed-route system. This station is currently served by bus route B, which provides service around the entire City.

3.4 Infrastructure Plan

3.4.1 Water

Water service for the Specific Plan Area will continue to be provided by Golden State Water Company through connections to the existing lines on-site and/or the lines under the surrounding streets. Other than improvements to connect to the existing water lines in Galena Avenue and Cochran Street, there are no required off-site improvements to water lines (see Exhibit 3.2, *Water Plan*).



Exhibit 3.2 –Water Plan

N.T.S.

3.4.2 Sanitary Sewer

The sewer system for the Specific Plan Area will continue to be serviced by the City. Sanitary sewer lines to implement the redevelopment of the Specific Plan Area will connect to the existing sewer lines within Cochran Street. Other than improvements to provide connections to main sewer lines, there are no required off-site improvements (see Exhibit 3.3, *Sewer Plan*). A sewer capacity study was performed to verify sufficient sewer capacity.



3.4.3 Stormwater Drainage

The Specific Plan Area will be serviced by connecting to the existing 36-inch culvert located at the southwesterly corner of the Specific Plan Area. All on-site drainage will either infiltrate on-site or flow to this location. There are no required off-site improvements with regard to stormwater drainage (see Exhibit 3.4, *Drainage Plan*).



3.4.4 Electricity

Electrical service for the Specific Plan Area will continue to be provided by Southern California Edison Company (SCE) through connections to the existing lines on-site or within the surrounding rights-of-way.

3.4.5 Natural Gas

Natural gas service for the Specific Plan Area will continue to be provided by Southern California Gas Company (SCG) through connections to the existing lines on-site or within the surrounding rights-of-way.

3.4.6 Cable, Telephone, and Internet

Cable, telephone, and internet services within the City are currently provided by AT&T and/or Spectrum.

3.4.7 Solid Waste

The City currently contracts with a private solid waste hauler to collect and dispose of the solid waste/refuse generated within the City. Solid waste/refuse collected in the City will be transported to an appropriate landfill.

3.5 Grading Plan

Currently, the Specific Plan Area consists of a gently sloping parking lot with a vacant, former six-story office building and ancillary buildings. As part of the redevelopment of the Specific Plan Area, all existing structures on the site will be demolished, the existing parking lot will be removed, and the site will be re-graded to accommodate a new site plan.

Chapter 4 – Design Guidelines

The following design guidelines have been established for guidance regarding the redevelopment of the Specific Plan Area and apply to overall design as well as each of the individual land uses. As set forth in Section 6.1 and due to the unique nature of this mixed-use community, the design guidelines in this Chapter shall supersede and replace, with respect to the Specific Plan Area, all standards and guidelines contained in the SVMC, the Citywide Design Guidelines (adopted March 2000), and Residential Design Guidelines (adopted April 9, 2001), as the same may be amended or replaced in the future.

These guidelines provide a flexible framework that guides the aesthetic direction of the development process. These guidelines are not intended to specify every design aspect of the development, but rather guide professional planners, engineers, landscape architects, architects, and designers in the application of their expertise to ensure a resulting cohesive high-quality design that contributes positively to the overall character of the project vicinity. All development within the Specific Plan Area shall substantially conform with the purpose and intent of the design guidelines below.

4.1 Architectural Guidelines

The architectural concept for the redevelopment of the Specific Plan Area is to emphasize geometric massings, clean lines, and simplicity.

Development within the Specific Plan Area should incorporate the aesthetic of these architectural precedents through the application of details such as stucco walls, light colors, hipped roofs, grouped windows, minimalist facades, and simple, geometric massings. The use of high-quality materials and finishes is encouraged to elevate the overall design aesthetic, and distinguish development within the Specific Plan Area as having a strong sense of place. The guidelines in the following sections are intended to promote a cohesive design within the Specific Plan Area, but not to mandate a precise design.

4.1.1 Massing

Development of the Specific Plan Area will include multiple structure types with differing uses and intensities, as described in Section 3.2, *Land Use Plan Description*, and Section 5.4, *Permitted Uses*. This variety in product types and buildings will enhance the diversity and visual interest. The following are guidelines to create building massings for these building types that encourage visual interest and consistency throughout the Specific Plan Area:

- Building forms should utilize simple, geometric forms.
- A combination of heights, forms and elements are encouraged to create variety in building height and differentiation.

- Building elevations facing public streets should incorporate additional architectural details and/or varied wall planes to minimize expansive, unbroken wall planes.
- Offset forms may include vertical breaks or horizontal breaks or appropriate changes in materials or colors.
- Variations in building height between different housing types to reduce visual monotony.
- Variations in floorplans to promote differing elevations and visual interest.

4.1.2 Roofing

It is encouraged that the roofing style throughout the Specific Plan Area be compatible with the massing and architectural style of the buildings in order to contribute to the cohesive character of the project area. The following features are suggested to ensure visual interest and variation between building types:

- Flat or relatively low-pitched hipped roofs.
- Variations in roof ridgeline height to reduce visual monotony.
- Minor variations in roof color that occur between buildings to break up visual monotony and help distinguish individual buildings.

4.1.3 Colors and Materials

The selection and application of architecturally appropriate colors and materials is important in creating visually interesting and aesthetically cohesive neighborhoods. A variety of colors and materials shall be permitted within the Specific Plan Area. The following suggestions regarding color and materials may be employed to enhance visual interest and variation between uses and building types:

- Light and airy body colors with emphasis on simplicity of design and clean building massings.
- Accent colors that highlight design elements and massing features, and are a logical contrast against the body color without dramatic conflict in hue or saturation.
- Complementary or contrasting materials.

4.1.4 Building Details

Detailing of buildings plays an important role in in defining the exterior architectural character of a building. Special consideration should be given to the placement, forms, design, and detailing of windows, doors, eaves, and other architectural elements in the Specific Plan Area. The following suggestions provide guidance and examples for the application of these details:

- Windows that are balanced and proportioned to the building itself.
- Ample-sized windows should be used to emphasize the connection between indoor and outdoor spaces, and to employ the use of natural light within a space.
- Building entries may be emphasized or defined using accent features and colors that are consistent with the overall architectural themes.

4.1.5 Intentionally Omitted

4.1.6 Accessory Uses and Structures

Any ancillary structure within the Specific Plan Area should be consistent in style, color, materials, and overall design. These structures should complement the primary buildings in the Specific Plan Area.

All trash will be stored on each individual resident lot, so no centralized trash enclosures will be required, except for the amenity areas. The central trash locations for commercial/retail uses will be located an appropriate distance from residences and screened by enclosures.

4.1.7 Lighting

The lighting for redevelopment in the Specific Plan Area should comply with the applicable current SVMC standards for design, lighting direction, and glare. Exterior lighting direction and intensity should be planned for night-time mobility and safety within the Specific Plan Area.

4.2 Landscape Design Guidelines

Landscape is an important aspect of redeveloping the Specific Plan Area, in that its function is to provide the community with an aesthetically pleasing environment. The mixed-use development's landscape is a distinguishing factor that helps to define the character of the development. The following is a list of functional guidelines with regard to landscape areas:

- A licensed landscape architect shall be employed to prepare the landscape and hardscape plan.
- Enriched landscaping screening through the use of trees and shrubs along the 118 freeway and Galena Avenue frontages.
- Six-foot high perimeter walls constructed of masonry along the western boundary of the Specific Plan Area where it abuts an existing commercial property.
- An eight-foot masonry wall along the northern property line to buffer the Specific Plan Area from the 118 freeway.
- Drought tolerant landscaping and native species of plants should be a part of the landscape design.

The development's landscape theme should create harmony between the gardens of both individual residences and the community. Turf will be utilized to give a green ribbon effect as a border for pedestrian walkways along with masses of shrubs consisting of various colors and textures to provide interesting visual patterns. Shrubs will define spaces and soften building foundations along the

walkways and private streets. Vines will be located intermittently to soften and add complexity to the surface texture and color of private yard walls. Streets bulb outs for tree planting and softer street scene will be included on the main spine street(s).

Trees will be planted to provide shade where necessary and establish a complimentary design theme, as well as enhancing parking areas and creating a sense of place. Wherever sufficient space is provided for larger root expanses, species that can develop into large shade trees will be specified and planted.

Private yard areas will be landscaped by each individual homeowner. Although individuality will occur, homeowners will be encouraged to utilize trees from a common list to be provided by the applicable governing HOA.

4.2.1 Irrigation

The Specific Plan Area will have an irrigation system serving all HOA-maintained areas. The system will be automated with precipitation sprinklers nozzled to minimize water waste. Private yards will be irrigated and maintained by each individual homeowner.

Chapter 5 – Permitted Uses and Development Standards

5.1 General Provisions

The regulations contained in this chapter are intended to regulate development within the Specific Plan Area, including future additions and remodels. This chapter establishes and lists the permitted uses and physical development standards for development within the Specific Plan Area. The uses and standards for development contained in this Chapter supersede those in the Simi Valley Municipal Code (SVMC).

5.2 Definitions

The definitions of words, phrases, titles, and terms used in this Specific Plan and not otherwise defined herein shall be the same as provided in the SVMC, Chapter 9-80.

5.3 Allowable Development

Consistent with the Mixed-Use General Plan land use designation:

- a. A residential density of 10.1-20 dwelling units per acre (consistent with the High Density land use designation in the General Plan) shall be permitted for the residential uses allowed in the Specific Plan Area and a maximum floor area ratio 0.30 (consistent with the General Commercial land use designation in the General Plan) shall be permitted for the contemplated non-residential building(s) developed in the Specific Plan Area;
- b. Notwithstanding Section 5.3.A, above, a maximum of 164 residential dwelling units including a maximum of eight (8) live/work units, shall be permitted in the Specific Plan Area; and
- c. Notwithstanding Section 5.3.A, above, a maximum of 6,000 square feet of commercial/retail uses (excluding the commercial portion of any live/work unit) shall be permitted in the Specific Plan Area.

5.4 Permitted Uses

This section sets forth the uses permitted in the Specific Plan Area. The permitted uses are listed on Table 5.1, *Permitted Uses*. Other uses not specifically listed in this Table may be permitted by the City's Environmental Services Director if the proposed uses are generally consistent with the purpose and intent of this Specific Plan.

Table 5.1 – Permitted Uses

Land Use
RESIDENTIAL USES
Accessory dwelling unit
Accessory residential uses and structures
Condominiums
Home occupations
Junior accessory dwelling unit
Multi-family dwellings, including apartments, townhouse, duplexes, triplexes, fourplexes and senior citizen multi-family housing
Live/work dwellings
Open space, recreational uses and facilities, community facilities, parking, garages
Single-family dwellings
COMMERCIAL/RETAIL USES
Laundries, dry cleaning, tailoring, alterations
Health and fitness facilities
Indoor entertainment and recreation facilities
Museums, art, or photography galleries
Studios for art, dance, fitness, music, photography, etc.
Accessory retail uses and structures
Motorcycle, scooter, watercraft, or bicycle sales (all indoor)
Auto parts sales, without installation
Bookstores, magazine stores, newsstands
Building material and hardware stores, all indoor

Drinking places
Drug stores, pharmacies
Food stores or markets, without extended hours
General retail
General sales
Gift and souvenir shops
Liquor, wine, or beer stores
Restaurants – Table service or counter order with or without: 1) alcoholic beverage sales 2) take-out 3) entertainment
Tobacco and cigar stores and stands
Alcoholic beverage tasting rooms with or without carry out sales and with or without any beverage manufacturing equipment or facilities
Banks (including ATMs), insurance, real estate, and financial services
ATMs
Business support services
Offices – Accessory
Offices – All
Service retail
Accessory services
Food hall or food court
Sales or food kiosks
Food trucks
Maintenance and repair services
Personal services
Massage, acupuncture, physical therapy
Medical or dental clinics and offices

Walk-in/urgent care clinics
Pets, pet supplies, and grooming
Cell phone, computer, or electronic stores
Bakeries and bagel shops
Coffee and/or tea shops
Desserts, ice cream, yogurt, cakes, cookies, custard, gelato, etc.
Postal store, mail service, packaging
Outdoor dining or gathering plazas
Package delivery, pick-up, or return
General merchandise sale or display
Pool and Recreation Facilities
Gardens, Open Spaces, and Plazas
Any other uses that are generally consistent with the Simi Valley General Plan and SVMC allowed pursuant to a conditional use permit approved by the Planning Commission in accordance with Section 9-52.070 of the SVMC, as the same may be amended or replaced.

5.4.1 Live/Work Dwellings

The following requirements apply to live/work units:

1. The entire ground-floor area (excluding the garage area) may be used for commercial/retail uses. There are no minimum square footages for the live or work areas.
2. Only the occupant(s) of the subject premises plus up to three additional employees per unit may be employed in the work activity. The occupant(s) of the subject premises may lease the ground floor space to a non-homeowner tenant, provided the number of employees involved in the work activity does not exceed three and the other provisions of this Section are met.
3. The parking requirement for a live/work unit is set forth in Section 5.9, *Parking Standards*.
4. Permitted uses within the ground floor of a live/work unit shall be limited to the following:
 - Financial, legal, insurance, accounting, or real estate services
 - Business support services

- Offices (including but not limited to accessory, business and service, construction contractors, professional, production, processing, and practitioners' offices)
 - Art studio
 - Dance studio
 - Health studio
 - Book or magazine stores
 - Gift or souvenir shops
 - Small family daycare
 - Personal services, including hair and nail salons
 - Photography studio
 - Repair services
 - Mailing/packaging services
 - Professional services such as graphic or website design, architecture studios, landscape architects
 - Realtors and real estate agents
 - Graphic design, marketing, and advertising
 - Computer programming, IT services, social media, technical, and programming training or support.
5. The entire live/work unit shall be constructed in accordance with for residential occupancy standards.
6. Each live/work unit is permitted to have up to two (2) signs for identification purposes only. One sign, up to ten (10) square feet in area, with a height not exceeding one (1) foot, may hang from or be attached to the unit along the street frontage or paseo/linear court frontage. This sign may be on the side or front of the building. A second sign, a wall sign up to two (2) square feet in area, may be attached to the wall near the entrance or on the customer entrance door. In no case may signs be placed in the windows of the unit.

5.4.2 Accessory Tasting Facilities

Accessory beer, wine, or distilled spirit tastings are permitted for any restaurant, bar or store selling alcohol for off-site consumption (e.g. wine store), or alcoholic beverage manufacturing facility. All such uses described within this section shall have an active, valid license from the California Department of Alcoholic Beverage Control (ABC) Board, as applicable.

5.4.3 Outdoor Vendors/Food Trucks

Up to three (3) outdoor vendors (e.g., kiosks and food trucks) are considered accessory and do not count towards the maximum floor area allowed for commercial/retail uses within the Specific Plan Area. These

three (3) outdoor vendors do not require additional parking, provided each outdoor vendor does not exceed 100 square feet and are not enclosed within a permanent building. Any outdoor vendor in excess of 100 square feet or excess of three (3) such uses shall count towards the maximum floor area allowed for commercial/retail uses within the Specific Plan Area and shall be parked per the provisions of Section 5.9, *Parking Standards*. Tents and other shade structures may be permitted for all outdoor vendors and the commercial/retail uses; however, such elements shall be decorative and consistent with the architectural theme for development in the Specific Plan Area. Tents and shade structures shall not exceed twenty (20) square feet in size per outdoor vendor and have no time limitations as to their use.

5.5 Temporary Permitted Uses

The following temporary uses shall be permitted within the Specific Plan Area:

1. Temporary sales or leasing offices.
2. Temporary construction offices, staging and storage areas for equipment, materials, supplies, and vehicles.
3. Temporary construction, sales or leasing offices/trailers and restrooms.
4. Signs relating to the sale, lease, or other disposition of real property and/or construction. These signs must be temporary in nature, and they must conform to the provisions of Section 9-37.070 of the SVMC.
5. Model homes (temporary real estate office). The developer may construct one or more model home complexes. Any units and/or garages may be utilized on a temporary basis as a real estate, construction, or leasing office. Any building pad or lot may be paved and used for sales office, model, and/or construction parking. The temporary use of the model units/recreation center shall be subject to all of the following conditions.
 - a. The model building and private community pool/recreation facility must meet all applicable development standards in this Specific Plan.
 - b. Permanent occupancy of the model units shall not be permitted prior to the recordation of a final tract map for the Specific Plan Area or the relevant portion thereof. The garage of each model unit shall be restored to a two-car garage prior to permanent occupancy of the home by a resident.
 - c. Subsequent to the recordation of the applicable final map, any model unit may be sold and occupied as a residence.

- d. Temporary permitted uses, such as limited sidewalk sales or displays, and other temporary uses permitted subject to the provisions of 9-52.080.D – *Allowed Temporary Uses*, of the SVMC.

5.6 Building Setbacks from Boundaries of Specific Plan Area

Minimum building setbacks are established to provide for attractive landscaping and as a buffer from vehicular/ pedestrian traffic and buildings. The required minimum building setbacks from the boundaries of the Specific Plan Area are depicted in Exhibit 5.1, *Setback Diagram*. In addition:

- All landscape, hardscape, below-grade and above-grade utilities such as backflow preventers, transformers, meter boxes or pedestals, junction or pull boxes, EV charging stations, and the like are exempt from the setback requirements in this section.
- Allowable encroachments described in Section 5.8, *Allowable Encroachments*, are exempt from the setback requirements in this Section.

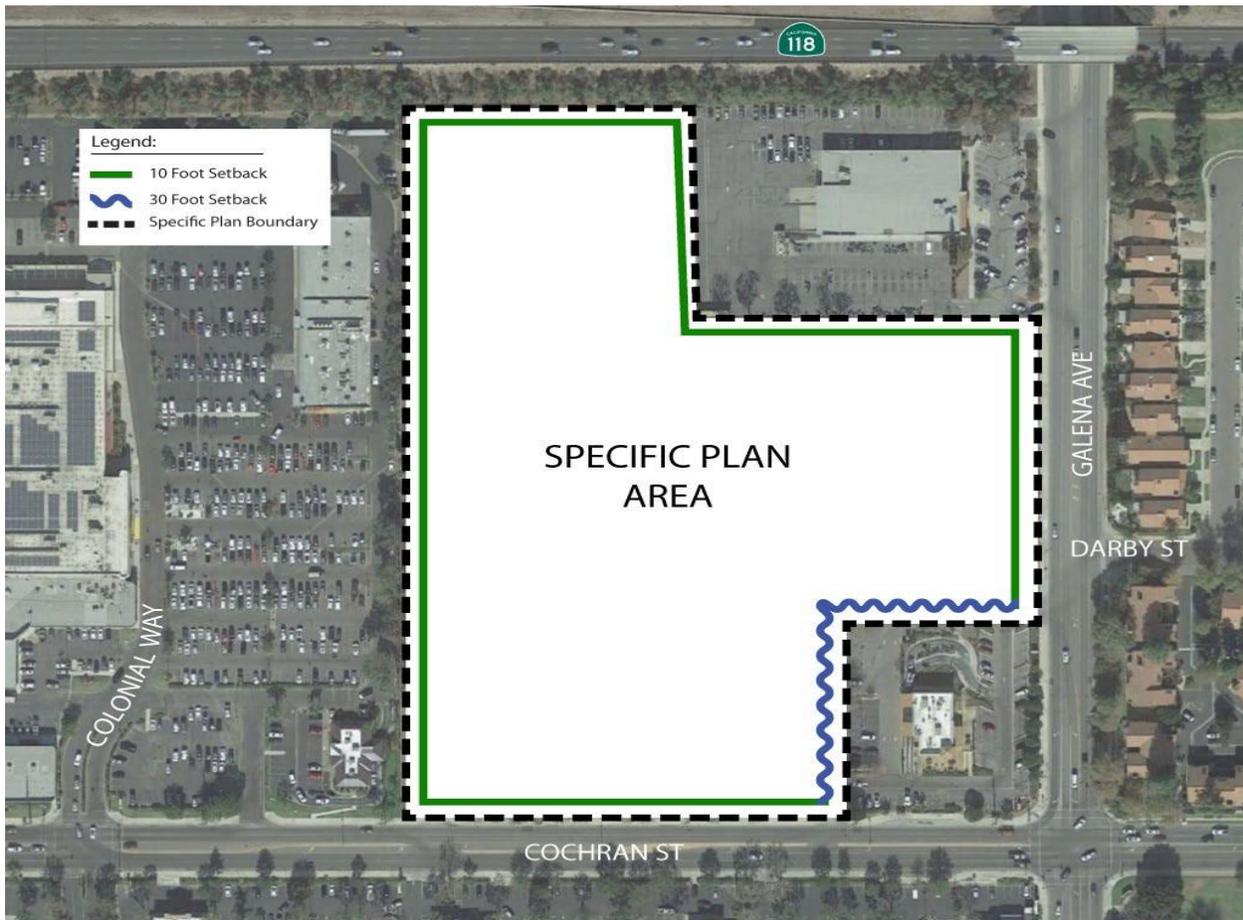


Exhibit 5.1 – Setback Diagram

N.T.S.



5.7 Development Standards

The primary development standards for the Specific Plan Area are set forth in Table 5.2, below. The limitations on floor area only apply to non-residential uses and exclude the work area of the live/work units.

Table 5.2 –Development Standards		
Standard	Residential Uses	Non-Residential Uses
Maximum Density/Intensity	164 units	6,000 square feet
Maximum FAR	No maximum	0.30
Maximum Building/Lot Coverage	No maximum	No maximum
Minimum Lot Depth	No minimum	No minimum
Minimum Lot Width	No minimum	No minimum
Minimum Lot Size	No minimum	1 tenant – No minimum 2 or more tenants –No minimum
Minimum Landscape Coverage	10%	10%
Minimum Building to Building Separation*	6 feet	6 feet
Minimum Garage Separation (Between Opposing Garages)*	28 feet	28 feet
Minimum Building Setback – Front	No minimum	No minimum
Minimum Building Setback - Side	No minimum	No minimum
Minimum Building Setback – Rear	No minimum	No minimum
Maximum Height	40 feet/3 stories	40 feet/3 stories
Maximum Stories – Galena Avenue Frontage (within 50 feet of the right-of-way)	2 stories	N/A
Trash Enclosure	N/A	1 Enclosure Minimum

* Excludes encroachments described in Section 5.8, *Allowable Encroachments*.

5.7.1 Open Space Requirements

This Specific Plan includes common and private open space requirements for residential uses as described below. There is no common or private open space requirement for commercial/retail or live/work uses within the Specific Plan Area.

5.7.1.1 Common Open Space

This Specific Plan permits and encourages common open space elements to provide active and passive recreational opportunities for residents of the Specific Plan Area. Common open space shall be provided at the rate of 100 square feet per residential dwelling unit. Common open spaces must be used for the common enjoyment of residents. These may be passive areas such as a grass/landscape area with sidewalks, walkways, benches, or active areas with pool, spas, playgrounds, splash pads, and/or sports courts. All common open spaces shall be privately maintained and shall not be dedicated to the City.

5.7.1.2 Private Open Space

Except for live/work units, each dwelling unit shall include a minimum of 50 square feet of private open space. These may be in the form of covered or uncovered front, rear or side yards, balcony or patio area. All such private open space areas shall have a five-foot minimum dimension.

5.7.2 Landscape Requirements

- A. A 10-foot landscaped setback area is required for the portion of the Specific Plan Area adjacent to Cochran Street and Galena Avenue. The only improvements permitted in this area are driveway entrances, parking areas, sidewalks, landscape, hardscape, walls, signage, utilities, and other encroachments identified in Section 5.8, *Allowable Encroachments*.
- B. In commercial parking lots, an island shall be provided at the end of each parking row, and at intervals of every 15 parking spaces on average within each row. Each landscape island at the commercial/retail shall be a minimum of 3 feet wide, including a 6-inch landing/curb area when located adjacent to parking.
- C. With the exception of driveways and walkways, the front yards shall be landscaped for all single-family residential dwellings (not including live/work units).

5.8 Allowable Encroachments

An encroachment is a permitted projection, feature or element which is allowed to occur within any setback or building separation area. In all cases, all encroachments shall comply with the California Building Code (CBC), as adopted by the City, as well as other applicable safety codes and regulations. The permitted encroachments are discussed below.

- A. To provide articulation for massing, the habitable space of a dwelling unit may encroach up to 12 inches into a required setback or separation, provided that no more than 50 percent of the total elevation encroaches.
- B. Uncovered first floor porches and platforms, covered porches, trellis, upper-floor balconies, and fire escapes may encroach up to 3 feet into all required setbacks and building separations.
- C. ADA accessible ramps (which may include a trellis or other architectural feature that is integrated into the building) may encroach up to five (5) feet into any required setback or building separation.
- D. Stairways, cornices, eaves, belt courses, sills, buttresses, bay windows, greenhouse windows or other architectural features may encroach up to 30 inches into all setbacks and building separations.
- E. Permitted attached fireplace and/or chimney structures may encroach up to 30 inches into all setbacks and building separations. Permitted stand-alone fireplaces shall be considered a detached accessory structure.
- F. Planting boxes or masonry planters not exceeding 42 inches in height may encroach up to 30 inches into all setbacks and building separations.
- G. Awnings, lighting fixtures, and canopies may encroach up to three (3) feet into all required setbacks and building separations.
- H. Monumentation, signage, streets, drives, motor courts, parking lots or parking spaces, open space, patio slabs, landscape, hardscape, guard railings, walkways, detention/retention basins and vaults, backflow devices, transformers, utility vaults, junction or pull boxes, meter boxes or pedestals, other utility facilities and similar structures, walls, and fences may encroach into any setback or building separation, subject to all applicable Ventura County Fire Protection District (VCFPD) regulations.

5.9 Parking Requirements

5.9.1 Vehicular Parking Requirements and Standards

- A. The number of required vehicular parking spaces for residential and non-residential uses within the Specific Plan Area shall be as follows:
 - 1. Single-Family Dwellings : Two (2) parking spaces per unit within an enclosed garage, plus

- 0.25 guest parking space per unit, which may be located (a) on private driveways, private streets and/or common parking areas (including a parking structure) within the Specific Plan Area or (b) as specified in Section 5.9.C, below.
2. Multi-Family Dwellings (except as otherwise provided in subsections A.3, A.4 and A.5, below): Two (2) parking spaces per unit, plus 0.25 guest parking space per unit, which may be located (a) on private streets and/or common parking areas within the Specific Plan Area or (b) as specified in Section 5.9.C, below.
 3. Townhouses: Two (2) parking spaces per unit within an enclosed garage, plus 0.25 guest parking space per unit, which may be located (a) on private streets and/or common parking areas within the Specific Plan Area or (b) as specified in Section 5.9.C, below.
 4. Condominiums: Two (2) parking spaces per unit, plus 0.25 guest parking space per unit, which may be located (a) on private streets and/or common parking areas within the Specific Plan Area or (b) as specified in Section 5.9.C, below.
 5. Live/Work Units: Two (2) parking spaces per live/work unit, plus 0.50 guest parking space per unit, which may be located on (a) private streets and/or common parking areas within the Specific Plan Area or (b) as specified in Section 5.9.C, below.
 6. Non-residential Uses: The number of required parking spaces for any non-residential use within the Specific Plan Area (excluding the commercial space within the live/work units) shall be as set forth in Chapter 9-34.060 (Parking Space Requirements) of the current SVMC.
- B. Tandem parking is permitted to satisfy residential parking requirements. A parking space on a driveway may count as a guest space.
 - C. Residential guest parking and non-residential parking may be provided on a non-exclusive basis on any parcel of land adjacent to the Specific Plan Area.
 - D. All parking requirements in this Section 5.9 are applicable to any future additions, remodels, expansions, intensifications of use and alterations with respect to all uses.
 - E. No recreational vehicle parking spaces are required in any portion of the Specific Plan Area with respect to any use.

5.9.2 Bike Parking

Bicycle parking (bicycle racks) shall be provided in an amount equal to five (5) percent of the commercial parking spaces (2 spaces minimum). A minimum of one (1) bicycle space per 20 dwelling units shall be provided.

5.9.3 Additional Parking Requirements

All parking shall be governed by the requirements below:

- A. Open parking spaces shall have a minimum width of 8 feet and a minimum length of 18 feet. Overhangs may be included in these required dimensions, pursuant to subparagraph F, below.
- B. All parallel parking spaces shall have a minimum width of 8 feet and a minimum length of 20 feet.
- C. Parking spaces within a residential garage shall have a minimum clear width of 9 feet and a minimum clear length of 18 feet.
- D. Two-way drive aisles, streets, and motor courts shall have a minimum improved width of 20 feet.
- E. Open parking space dimensions may be reduced by up to two (2) feet if the overhang of the reduced spaces is utilized as additional landscaping or is located over a sidewalk.
- F. All designated fire access ways shall comply with VCFPD requirements.
- G. The material of the driveways and private drives within the Specific Plan Area may consist of concrete, pavers, grass-crete, asphalt, or other material acceptable to the City. Driveways leading to a single-family residence shall not consist of asphalt.
- H. Loading zones are allowed, but are not required for commercial uses.

5.9.4 EV Parking Spaces

For new non-residential parking lots within the Specific Plan Area with 10 or more parking spaces, four (4) percent of the parking spaces shall be reserved for EV charging spaces.

5.10 Signage

- A. Up to four project entry monument signs are permitted within the Specific Plan Area – two along Galena Avenue and two along Cochran Street. These monument signs may have a maximum sign area of 24 square feet and may have a maximum height of five (5) feet. These signs must be located next to a vehicular or pedestrian entrance into the Specific Plan Area and be located within fifteen (15) feet of the property line. These signs may be internally illuminated without exposed raceways, reverse halo-lit, or externally lit.
- B. Multiple commercial tenant building-mounted signs are permitted within the Specific Plan Area, provided that each tenant may only have a maximum of one sign per elevation. Each sign may have up to 1.5 square feet of area for each linear foot of tenant space. No single sign shall exceed 75 square feet. No sign may exceed the roofline of the building. These signs may be internally illuminated without exposed raceways, reverse halo-lit, or externally lit.
- C. In addition to the commercial tenant building-mounted signs described above, one (1) commercial monument sign is permitted with a maximum sign area of 60 square feet and a maximum height of six (6) feet. This sign shall be placed a maximum of ten (10) feet from the property line along Cochran Street. This sign may have multiple tenants identified and may be internally illuminated without exposed raceways, reverse halo-lit, or externally lit.
- D. All other signage within the Specific Plan Area shall conform to the applicable current provisions in Chapter 9-37 (Signs) of the SVMC.

5.11 Fences and Walls

Residential dwelling units should normally include minimum 5-foot-high private yard fences or walls for privacy. Units may have low walls and gates at patios or entrances and full-sized fencing at side and rear yards. Fences may consist of masonry, vinyl fencing, or wood fencing. Walls abutting the freeway right-of-way shall consist of masonry or other materials and be permitted to be up to twelve (12) feet in height. In addition to the perimeter walls, there may be some low retaining walls of varying heights (but all less than five feet tall) within the Specific Plan Area that will be constructed with masonry block. For safety, a minimum five-foot-high fence will enclose any pool area. Other acceptable fence and wall materials include, but are not limited to, wrought iron, tubular steel, PVC, vinyl fencing, and wood fencing. In no case shall chain link or barbed wire fencing be allowed (with the exception of temporary construction fences). All fences and walls may also have pilasters, posts, or columns that are no more than twelve (12) inches above the fence line.

5.12 Noise Protection Zone

The Specific Plan Area includes a Noise Protection Zone that extends seventy-five (75) feet from the northern boundary of the Specific Plan Area adjacent to the 118 freeway. Residential development within the Noise Protection Zone requires special consideration of construction materials and design. These special standards are meant to provide enhanced acoustic protection for residents of dwellings closest to the 118 freeway.

Residential development within the Noise Protection Zone shall incorporate building techniques to reduce noise levels. The design of exterior walls, windows, doors, and other building elements should enhance protection from freeway-generated noise. Soundproofing shall be provided for dwelling units within the Noise Protection Zone. The amount and type of wall and window soundproofing shall be sufficient to maintain a maximum interior noise level in living areas no greater than 45 dBA. The design of residences located within the Noise Protection Zone shall include window and wall assemblies that meet a minimum combined Sound Transmission Class (STC) rating of 33.

Soundproofing measures within the Noise Protection Zone shall include the following:

- Where windows face the freeway double-paned or laminate windows;
- Acoustically designed doors with gasketed stops;
- Increased insulation within the exterior walls of living areas;
- Air conditioning to serve all living areas;
- Eight-foot-high masonry wall along the northern boundary of the Specific Plan Area adjacent to the 118 freeway;
- Tempered or laminate glass panels above patio walls; and
- Landscape buffer on the northern property line.

In addition, homebuyers shall receive disclosures regarding the proximity of the 118 freeway and potential noise impacts from the 118 freeway.

Chapter 6 - Implementation

6.1 General Provisions

The City shall administer the provisions of this Specific Plan in accordance with the California Government Code and the City's General Plan and other applicable City and State laws and regulations. The development provisions, regulations, standards, specifications, and guidelines in this Specific Plan (including, but not limited to, density, height, setbacks, separations, lot size, uses, parking requirements, sign requirements, and landscaping) shall supersede and prevail over any conflicting or similar provision in the SVMC or adopted design guidelines as they may exist now or be amended or replaced in the future. Without limiting the generality of the foregoing, the development provisions, regulations, standards, specifications, and guidelines in this Specific Plan shall prevail over and supersede all provisions in the following sections of the SVMC, as such provisions may be amended or replaced in the future: including, without limitation, Residential and Open Space District Land Uses and Permit Requirements (SVMC 9-24.030), Residential and Open Space District General Development Standards (SVMC 9-24.040), Residential and Open Space District Use Limitations and Operational Standards (SVMC 9-24.060), Commercial, Industrial, Business Park Overlay, and Mixed-Use Overlay District Land Uses and Permit Requirements (SVMC 9-26.030), Commercial and Industrial District General Development Standards (SVMC 9-26.040), Commercial and Industrial District Height Limit Exceptions (SVMC 9-26.050), Commercial Operational Standards and Use Limitations (SVMC 9-26.060), Freeway Combining (FC) Overlay District (SVMC 9-28.040), Development/Design Considerations (SVMC 9-30.030), and Dimensional Requirements (SVMC 9-34.080), the Citywide Design Guidelines, the Residential Design Guidelines, and the Landscape Design Guidelines, as they currently exist or may be amended or replaced in the future. Where this Specific Plan is silent on a matter that is not within the scope of any of the provisions of the SVMC specified in the preceding sentence, the applicable provisions, regulations, standards, specifications, and guidelines of the current SVMC shall apply, limited in each applicable instance as appropriate.

6.1.1 Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within this Specific Plan is undefined, unclear, or vague, then the Environmental Services Director shall make a determination as to its meaning and intent.

6.1.2 Severability

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or

portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions, or any future amendments or additions thereto may be declared invalid or unconstitutional.

6.1.3 Implementing Development Process Approvals

Implementation of this Specific Plan shall be carried out by the applicant or developer's preparation, filing, and processing of applications for land use or planned development permits, tentative tract maps, tentative parcel maps, and other approvals, if and to the extent necessary, pursuant to the SVMC. No development shall occur nor building permits be issued within the Specific Plan Area, until the proposed development is reviewed by the City's Planning Division and found to be consistent with this Specific Plan. Projects that are found to be consistent with this Specific Plan will be deemed consistent with the City's General Plan, as this Specific Plan is consistent with the General Plan.

6.1.4 Maintenance of Common Areas

The applicable homeowner's and/or commercial owner's association shall maintain the applicable common areas, amenities, facilities, landscaping, irrigation equipment, streets, drives, and motor courts in all common areas in a clean, sanitary, and attractive condition. The individual homeowners shall each maintain the landscaping and irrigation equipment in their respective exclusive use and/or private yard areas, in a clean, sanitary, and attractive condition. All commercial areas shall be maintained by the owner of the commercial property or any applicable commercial owner's association.

6.1.5 Specific Plan Area Boundaries and Legal Description

The Specific Plan Area boundaries and acreages contained in this Specific Plan are based on existing legal lots and survey mapping by a licensed surveyor. The legal description of the Specific Plan Area is set forth in Exhibit A attached hereto. Minor adjustments, if any, to the Specific Plan Area boundary are allowed, but shall not increase the maximum dwelling unit density.

6.2 Enforcement of Development Regulations

This Specific Plan shall be enforced consistent with the prevailing City procedures to enforce the zoning and subdivision provisions in the SVMC. The City shall enforce the development standards, regulations, requirements, and guidelines set forth herein.

6.3 Project Phasing

It is anticipated that the Specific Plan Area infrastructure may be completed in phases as will the construction of the residential and commercial/retail development in the Specific Plan Area in accordance with the development approvals.

Project development will include all of the on-site infrastructure improvements necessary to service the Specific Plan Area, including, but not limited to:

- Grading of the Specific Plan Area;
- Backbone water distribution lines and related infrastructure;
- Backbone sewer distribution lines and related infrastructure;
- Backbone storm water lines and related infrastructure;
- Other backbone utility services (e.g., electricity, cable television, telephone, etc.);
- Improvements associated with the on-site streets and private drives; and
- Other improvements ancillary to mixed-use development.

6.4 Financing

Several types of financing strategies and tools are available for financing master planned developments such as this Specific Plan. It is anticipated that the Specific Plan Area will be developed using a variety of these strategies and tools, which could include, but are not limited to, the strategies discussed in Sections 6.4.1 through 6.4.5, below.

6.4.1 Impact Fees and Exactions

Impact fees are another tool for paying for new development.

6.4.2 Developer Funding

In certain instances, funding for on-site facilities may be tied directly to this Specific Plan. The developer may be required to pay a fair share portion of a facility as a condition to a project approval. On-site local streets, utility connections from the main trunk lines and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrently with the development.

6.4.3 Infrastructure Financing

- A. The onsite storm drain and flood control systems shall be funded and constructed by the developer.
- B. The backbone water facilities and infrastructure shall be owned, operated, and serviced by the Golden State Water Company. Golden State Water Company may have separate fees for the water system.
- C. The backbone sewer facilities and infrastructure shall be owned and operated by the City. The fair share cost associated with designing and constructing the sewer system shall be borne by the developer.

- D. Telephone, electricity, gas lines, and cable television lines shall be installed and maintained by the developer and/or the appropriate utility companies.

6.5 Specific Plan Modifications and Amendments

In accordance with the California Government Code Section 65453, specific plans shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. In accordance with the California Government Code Section 65454, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

6.5.1 Minor Modifications to the Specific Plan

Minor modifications to this Specific Plan shall be approved by the Environmental Services Director, provided that such minor modification is generally consistent with the intent of this Specific Plan and is not detrimental to the public health, safety, and welfare.

“Minor modifications” to this Specific Plan include, but are not limited to:

- A. Slight modifications to the Specific Plan Area boundaries that respond to more accurate or recent data or actual on-site conditions.
- B. Changes to the circulation plan to accommodate actual conditions on-site, or modifications to ingress and egress locations, or to respond to new information that was not available at the time this Specific Plan was adopted, as amended.
- C. Changes to the design or dimensions of the streets, drive aisles or motor courts, provided that the drives have adequate capacity to handle the anticipated volumes of traffic.
- D. Allowing land uses that are similar to or compatible with permitted land uses.
- E. Modifications to the sewer, water, and/or drainage plans.
- F. Minor modifications to the architectural or landscape design guidelines.
- G. Any modifications to project phasing.
- H. Notwithstanding anything to the contrary in this Section 6.5.1, a deviation of up to ten percent (10%) of any development standard or requirement.

6.5.2 Specific Plan Amendments

Modifications to this Specific Plan which are not considered “minor modifications” as set forth in Section 6.5.1 above shall require a Specific Plan amendment pursuant to this Section 6.5.2.

- A. The developer, builder, property owner, or designee shall have the authority to initiate an amendment to this Specific Plan at any time, and no authorization by City staff, the Planning Commission, or the City Council shall be required or necessary.
- B. A Specific Plan amendment shall not require a concurrent amendment of the General Plan unless the proposed Specific Plan amendment would be inconsistent with the General Plan without such General Plan amendment.
- C. All Specific Plan amendments shall be subject to the requirements of CEQA and any related and applicable City guidelines if and to the extent environmental review under CEQA is required.
- D. The Planning Commission shall hold a public hearing on the proposed amendment of the Specific Plan.
- E. The Planning Commission shall review all proposed amendments to the Specific Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to recommend that the City Council adopt, adopt with modification or disapprove the proposed Specific Plan amendment.
- F. The City Council shall review the Planning Commission’s recommendation. Upon the close of the required public hearing, the City Council shall act by resolution or ordinance to adopt, adopt with modification or disapprove the proposed Specific Plan amendment.
- G. Prior to approving or conditionally approving any Specific Plan amendment, the City Council must find that the amendment:
 - 1. Is generally consistent with the General Plan;
 - 2. Is generally consistent with the purpose and intent of this Specific Plan; and
 - 3. Results in development of desirable character.

6.6 Appeal of Decisions by Environmental Service Director

Any decision or determination by the Environmental Services Director pursuant to this Specific Plan shall be in writing and may be appealed to the Planning Commission, and any decision of the Planning

Commission, which shall be in writing, may be appealed to the City Council, in accordance with the appeal procedures set forth in Section 9-76.060 of the SVMC, as the same may be amended or replaced.

APPENDIX A

SPECIFIC PLAN AREA LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 37, PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL, OIL, OIL RIGHTS, MINERALS AND MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS AND MINERALS BY WHATSOEVER NAME KNOWN, WHETHER METALLIC OR NON-METALLIC THAT MAY BE WITHIN OR UNDER THE PROPERTY ABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL AND GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE REAL PROPERTY ABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE REAL PROPERTY HEREINABOVE DESCRIBED, AS RESERVED BY BERYLWOOD-SIMI COMPANY, A CORPORATION, IN THE DEED RECORDED JUNE 1, 1966 AS DOCUMENT NO. 28174 IN BOOK 2995, PAGE 186 OF OFFICIAL RECORDS.

PARCEL B:

EASEMENTS FOR PARKING AND TO CONDUCT STORM WATERS THROUGH, OVER, ACROSS AND UNDER THE WEST 60 FEET OF PARCEL 2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 37, PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS DESCRIBED IN "AMENDED AND RESTATED RESERVATIONS AND RESTRICTIVE COVENANTS FARMERS OFFICE PARK" RECORDED DECEMBER 7, 2009 AS INSTRUMENT NO. 20091207-00196754-0 OF OFFICIAL RECORDS, SUBJECT TO THE TERMS AND PROVISIONS PROVIDED THEREIN.

APN: 611-0-044-205