

Tiny Homes and Alternative Housing



Task Force on Homelessness
February 13, 2020

Role of Environmental Services



Hubbard & LA - 1970



Hubbard & LA - 2010

Reviews development proposals for consistency with:

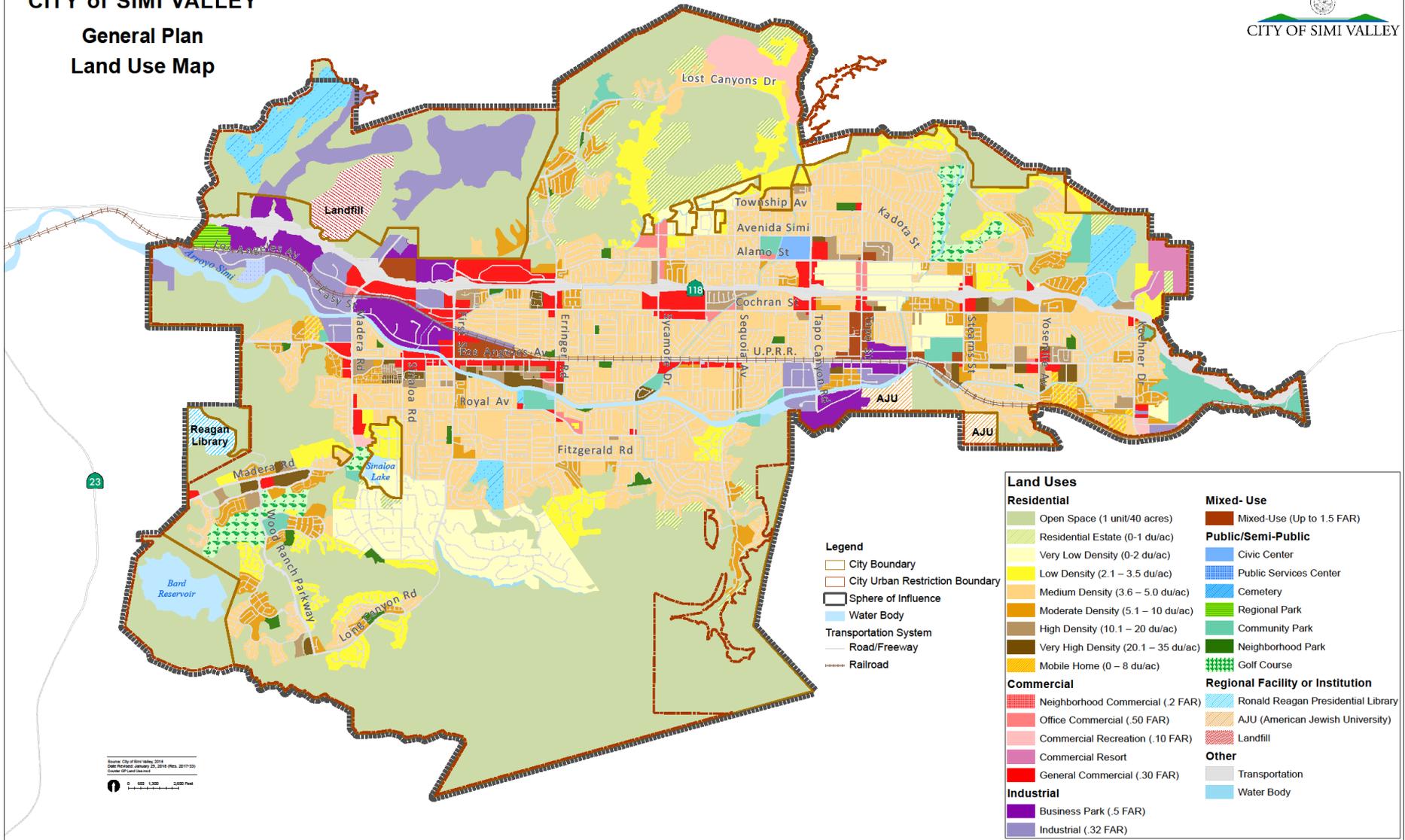
- City's General Plan
- Development Code/State Code
- Design Guidelines

Parking, landscaping and building design standards are evaluated to ensure:

- Adequate onsite parking
- Efficient circulation
- Compatibility between different types of land uses

General Plan Land Use Map

CITY of SIMI VALLEY
 General Plan
 Land Use Map



Legend

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

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

Source: City of Simi Valley 2018
 Date Prepared: January 29, 2019 (Rev. 2017-20)
 Contact: [illegible]

Tiny Homes

- 120 to 300 square feet
- Attached to trailers or building foundation
- Comparable to RVs
- Cost \$30,000 to \$70,000
- Communities can provide communal living
- Provide affordable housing option
- Some cities allow in backyard (Fresno, Ojai, Placer County)



Tiny Homes in Simi Valley

- Zoning Clearance or Building Permit cannot be issued for tiny homes on wheels
- Do not meet California State Building Code (Title 24/25)
- Can be placed Recreation Vehicle Campgrounds



Tiny Homes in Simi Valley

- Zoning Clearance or Building Permit can be issued for ones built on foundations
- Can be placed in backyards like Accessory Dwelling Units (ADUs)

Proposed Community

- Cost to develop site
- Development Review Process
- Potentially house more people with multi-family housing



RV

Campgrounds

- Onsite utility hook-ups provided
- 6 months typical allowed length of stay
- Campgrounds available in Simi Valley and within close proximity
- Recently approved 15-space RV campground



Accessory Dwelling Units (ADUs)

- Dwelling can be attached or detached
- Two allowed on a single-family property
- Allowed within existing Multi-family developments
- City administers over the counter land use clearance and building permits
- Market rate units, no affordability requirements



Group Homes & Lodging Houses

- **Group Homes:**

Licensed facility that provides care and/or services to specific groups or individuals. Can house up to 6 people within residential zones; More than 6 people require a conditional use permit.

- **Lodging House:**

A residence or dwelling, other than a hotel, motel, bed and breakfast, or organizational house. Rooms rented to 3 or more individuals under separate oral or written rental agreements or leases. Owner, agent, or property manager can be in residence.

- **Boarding House:**

A lodging house that provides meals for compensation.



Single Room Occupancy Units (SRO)

- Usually 200 to 350 square feet
- Can provide both private or shared spaces
- Allowed in Simi Valley with a Conditional Use Permit within certain zones
- City staff is working to provide more development standards and guidelines for future developments





Questions?