

ORDINANCE NO. 1187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY REGARDING A CITY-INITIATED SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT (Z-S-690) REGARDING USE OF ARTIFICIAL TURF IN THE FRONT YARDS OF SINGLE FAMILY RESIDENCES

WHEREAS, the City of Simi Valley has initiated a Citywide amendment to the Municipal Code (Z-S-690) for the purpose of allowing the use of artificial turf in the front yards of single-family residences; and

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

WHEREAS, based upon evidence and testimony at the public hearing of January 25, 2012, and the findings contained in the Planning Commission staff report dated January 25, 2012, the Planning Commission recommended the proposed Municipal Code Text Amendment (Z-S-690), to allow artificial turf in the front yards of single-family residences, to the City Council for approval of Z-S-690.

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

SECTION 1. Based upon evidence and testimony at the public hearing of February 27, 2012, the findings contained in the Planning Commission staff report dated January 25, 2012, and incorporated herein by reference, are hereby adopted.

SECTION 2. The amendments to the Simi Valley Municipal Code as specified in Exhibit A, attached hereto, are hereby approved.

SECTION 3. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City and, if applicable, to be posted in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 4. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 26th day of March 2012.

Attest:

/s/
Wendy K. Green
Assistant City Clerk

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

Approved as to Form:

Approved as to Content:

/s/
Marjorie Baxter, Interim City Attorney

/s/
Mike Sedell, City Manager

/s/
Peter Lyons, Director
Department of Environmental Services

SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENTS

The following amends the front yard landscaping requirements for single-family residences of SVMC Sections 9-33.030.C and 9-80.020.A:

9-33.030 - Landscape Requirements

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

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

- D. Parkway landscaping requirement.** For single-family residential areas, the parkway must be landscaped. Decorative paving such as brick, stone, turf-block or other pavers may be used in the parkway if it is integrated with the landscape design, as approved by the Deputy Director/City Planner. Monolithic concrete paving may not be used in the parkway except as part of a driveway. Artificial turf may not be used in the parkway.

9-80.020 - Definitions of Specialized Terms and Phrases

As used in this Development Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. Definitions, "A."

Artificial Turf. A synthetically derived, natural grass substitute that may be used as a decorative feature in the front yards of a single-family residence. To be used in the front yard, artificial turf must meet minimum standards for materials, installation, and maintenance. Artificial turf standards include:

- a. Materials.** Artificial turf must have a minimum eight-year no-fade warranty as issued by the manufacturer; be cut-pile infill and made from lead-free polypropylene, polyethylene, or a blend of such fibers on a permeable backing; and, have a minimum blade length (pile height) of 1.25 inches, or as determined by the Deputy Director/City Planner as manufacturing processes are updated. Nylon-based or plastic grass blades are not permitted. The use of indoor/outdoor carpeting and artificial shrubs, flowers, trees, and vines instead of natural plantings is prohibited. Infill medium must consist of ground rubber, rubber coated sand, or other approved mixtures, and must be brushed into the fibers of the artificial turf.
- b. Installation.** Artificial turf must be installed per all manufacturer's requirements and must include removal of all existing plant material and top three inches of soil in the installation area; placement of filter fabric or synthetic porous material over compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage; and, the area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property. Artificial turf areas must be sufficiently drained to live planting areas to provide complete infiltration of runoff. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
- c. Maintenance.** Artificial turf must be maintained in a green, fadeless condition; free of weeds, stains, debris, tears, holes, depressions, ruts, odors, and looseness at edges and seams. Damaged or worn areas in the artificial turf surface must be repaired or removed and replaced in a manner that results in consistent appearance with the existing artificial turf. The artificial turf surface must be replaced once it is unable to be maintained as required. Vehicle parking on artificial turf is prohibited.