

TITLE 9 - DEVELOPMENT CODE
Title 9 - DEVELOPMENT CODE Simi Valley Municipal Code

Chapter 9-39 Transportation Demand Management

Chapter 9-39 Transportation Demand Management

Sections:

[9-39.010 Purpose of Chapter](#)

[9-39.020 Trip Reduction and Travel Demand Measures](#)

[9-39.030 Monitoring](#)

[9-39.040 Enforcement](#)

Accessed November 8, 2013 at <http://library.municode.com/index.aspx?clientId=16629>

9-39.010 Purpose of Chapter

- A. The Ventura County Transportation Commission (VCTC) is responsible for the preparation of the Congestion Management Program (CMP) for Ventura County. Among the state-mandated elements of the CMP is a Trip Reduction and Travel Demand Management Element that promotes alternative transportation methods (e.g., carpools, vanpools, public transit, bicycles, walking, park-and-ride lots, improvement in the balance between jobs and housing), and other strategies, including flexible work hours, telecommuting, and parking management programs. The VCTC must also determine annually whether the County and the cities within the County are conforming to the CMP, including the requirement to adopt and implement a TDM ordinance to improve both congestion and air quality.
- B. This Chapter is intended to promote trip reduction and travel demand measures in the City of Simi Valley and meet the TDM facilities ordinance adoption requirement as identified in the Ventura County CMP.
- C. The requirements of the Ventura County Air Pollution Control District (APCD) Rule 210 are separate from this Chapter, and are administered by APCD.

(§ 5, Ord. 1085, eff. January 6, 2006)

9-39.020 Trip Reduction and Travel Demand Measures

Before approval of any development project, the project shall be evaluated for compliance with the trip reduction and travel demand measures identified in this Section.

A. Applicability of requirements.

1. This Chapter shall not apply to any of the following. Development projects for which any of the following steps has taken place before the effective date of this Chapter:
 - a. A development application has been deemed "complete" by the City in compliance with State law (Government Code Section 65943);
 - b. A Notice of Preparation for a Draft Environmental Impact Report has been circulated; or
 - c. An application for a Building Permit has been received.
2. This Chapter shall not apply to:
 - a. The leasing of space in an existing approved structure; or

TITLE 9 - DEVELOPMENT CODE

Title 9 - DEVELOPMENT CODE Simi Valley Municipal Code

Chapter 9-39 Transportation Demand Management

- b. Approved tenant improvements.
 3. Any development which does not meet or exceed the applicable employee number threshold identified in Subsection 9-39.020(B)(1), (2), or (3), below on the date the development commences its commercial or public operations shall be exempt from the applicable requirements of this Chapter, recognizing the fact that at some subsequent date, the number of employees in the development may exceed the thresholds.
 4. All facilities and improvements constructed or otherwise required shall be continually maintained in a state of good repair.
- B. Nonresidential development standards.**
1. **Containing 50 or more employees.** Nonresidential developments containing 50 or more full-time employees shall provide all of the following:
 - a. Compliance with the requirements of Subsection 9-34.070(D) (Bicycle parking facilities) shall constitute compliance with this provision.
 - b. A bulletin board, display case, or kiosk displaying transportation information shall be located where the greatest number of employees are likely to see it. Information to be displayed shall include the following:
 - (1) Current maps, routes, and schedules for public transit routes serving the site;
 - (2) Ridesharing promotional material supplied by commuter-oriented organizations;
 - (3) Telephone numbers for referrals on transportation information, including numbers for the regional ridesharing agency (Commuter Computer) and the local bus service provider (Simi Valley Transit and Dial-A-Ride);
 - (4) Bicycle route and facility information, including regional and/or local bicycle maps and bicycle safety information; and
 - (5) A listing of facilities and services available for bicyclists, carpoolers, transit riders, vanpoolers, and pedestrians at the site.
 2. **Containing 100 or more employees.** Nonresidential developments containing 100 or more full-time employees shall comply with Subsection (B)(1), immediately above and shall also provide the following:
 - a. **Preferential parking.** A portion of the total number of required parking spaces shall be reserved for use by potential carpool or vanpool vehicles and shall be located as close as is practical to the employee entrance(s) without displacing accessible parking for the disabled and customer parking needs.
 - b. This preferential carpool/vanpool parking shall be identified on the site plan upon application for a Building Permit.
 - c. A statement that preferential carpool/vanpool spaces for employees are available and a description of the procedure for reserving these spaces shall be displayed at the required transportation information center.
 - (1) Carpool/vanpool parking spaces shall be adequately signed and striped and shall be supplied as employee demand warrants; provided, at least one space for projects of 50,000 to 100,000 square feet and two spaces for projects over 100,000 square feet shall be signed and striped for carpool and vanpool vehicles at all times; and
 - (2) Preferential parking spaces reserved for vanpools shall be accessible to vanpool vehicles.

TITLE 9 - DEVELOPMENT CODE

Title 9 - DEVELOPMENT CODE Simi Valley Municipal Code

Chapter 9-39 Transportation Demand Management

3. **Containing 150 or more employees.** Nonresidential developments containing 150 or more full-time employees shall comply with Subsections (B)(1) and (B)(2), above, and shall also provide the following:
 - a. If determined necessary by the City to mitigate development impacts, bus stop improvements (e.g., benches, shelters, and turnouts) shall be provided.
 - b. The location of the bus stops and structure entrances shall be planned and designed to provide safe and efficient pedestrian access.
 - c. Initial determinations of bus stop improvements shall be made by the City's Transit Administrator as identified in [Section 9-50.060\(C\)](#) (Development Advisory Committee Meeting).
- C. **Residential development standards.** Residential developments of 500 dwelling units or more shall ensure that the development's design incorporates uses that would reduce home-based vehicle trips and vehicle miles traveled, provided:
 1. The provision of these uses complies with Chapter 9-08 (Residential and Open Space Zoning Districts); and
 2. The provision of these uses within the development would not result in a duplication of any uses which may already be planned or in existence within a one-quarter mile radius of the perimeter of the development.
- D. **Pedestrian and bicycle access.** All projects to which any of the foregoing provisions of this Chapter apply shall also be subject to demonstrating safe and convenient access and circulation for pedestrians and bicyclists as determined by a review of the project by the Commission and/or the Council.

(§ 5, Ord. 1085, eff. January 6, 2006)

9-39.030 Monitoring

All development to which any of the provisions of this Chapter are applicable shall be subject to the following measures for the monitoring of compliance with this Chapter:

- A. **Nonresidential development.**
 1. Compliance with all applicable provisions of this Chapter shall be demonstrated through the submittal of appropriate site plans before project approval;
 2. Compliance with all applicable provisions of this Chapter shall be demonstrated through the submittal of appropriate construction plans before the issuance of a Building Permit; and
 3. Compliance with all applicable provisions of this Chapter shall be demonstrated through construction of the development in compliance with approved plans before the issuance of a Certificate of Occupancy.
- B. **Residential development.**
 1. Compliance with all applicable provisions of this Chapter shall be demonstrated through the submittal of appropriate site plans before project approval;
 2. Compliance with all applicable provisions of this Chapter shall be demonstrated through the submittal of appropriate construction plans before the issuance of a Building Permit; and

TITLE 9 - DEVELOPMENT CODE

Title 9 - DEVELOPMENT CODE Simi Valley Municipal Code

Chapter 9-39 Transportation Demand Management

3. Compliance with all applicable provisions of this Chapter shall be demonstrated through construction of the development in compliance with approved plans before the final inspection.

(§ 5, Ord. 1085, eff. January 6, 2006)

9-39.040 Enforcement

All enforcement procedures and applicable penalties shall be in compliance with the provisions of [Chapter 9-78](#) (Enforcement).

(§ 5, Ord. 1085, eff. January 6, 2006)

[Article 4 - Standards for Specific Land Uses](#)

TITLE 9 - DEVELOPMENT CODE
Title 9 - DEVELOPMENT CODE Simi Valley Municipal Code
Chapter 9-39 - Transportation Demand Management

Article 4 Standards for Specific Land Uses

Article 4 Standards for Specific Land Uses