



CITY OF SIMI VALLEY

Department of Environmental Services
Planning Division
2929 Tapo Canyon Road
Simi Valley, CA 93063

QUARTERLY DEVELOPMENT SUMMARY THIRD QUARTER 2016

This development summary provides a comprehensive list of commercial, wireless telecommunications, industrial and residential projects in review, recently approved, or under construction as of the end of the time period specified below. Projects can be located by using the Map Number in the first column and referring to the maps in the back of the document. This Development Summary is updated quarterly. Inquiries regarding the Development Summary should be directed to the Planning Division at (805) 583-6769.

COMMERCIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	TP-S-0675	<u>7-Eleven Erringer Road</u> Subdivide to create a 0.54-acre parcel	1369 Erringer Road	A & S Engineering 207 West Alameda, #203 Burbank, CA 91502 Attn: Ahmad Ghardei (818) 842-3644	Status: Tentative Parcel Map Approved, Parcel map Unrecorded Planner: Tom Preece (805) 583-6897
2	PD-S-0635-AA#01	<u>American Martial Arts Academy</u> Add an outdoor recreation area and basketball court to a martial arts academy	15 McCoy Place	American Martial Arts Academy 15 McCoy Place Simi Valley, CA 93065 Attn: Konnie Kwak (805) 432-1998	Status: Approved, Out of Compliance Planner: Sean Gibson (805) 583-6383
3	PD-S-0616-AA#02	<u>Applebee's/Smashburger</u> Facade renovation to an existing commercial building with accessibility upgrades and divide the building to create two restaurants	2022 First Street	Architecture Design Collaborative 810 NM Marshall Street, #300 Portland, OR 97209 Attn: Tiffany Davis (949) 267-1660 ext. 204	Status: Under Construction Planner: Donna Rosser (805) 583-6872
4	CUP-S-0713	<u>Archangel Michael Coptic Orthodox Church</u> Construct a 500-seat sanctuary, multi-purpose room, day care center, guest house, and convert existing church to senior center	1122 Appleton Road	Father Markos Hanna 1122 Appleton Road Simi Valley, CA 93065 Attn: Debbie Naves (805) 522-1900	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
	CUP-S-0713-TE#02	<u>Archangel Michael Coptic Orthodox Church</u> Second three-year time extension for construction of a church			Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
5	TP-S-0671	<u>Aspen Center</u> Two-lot subdivision	2750 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Cindy O'Brien (805) 955-6702	Status: Tentative Parcel Map Approved, Parcel map Unrecorded Planner: Stratis Perros (805) 583-6307

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6	CUP-1412-AA#01	<u>AT&T</u> Install natural gas-powered fuel cell and masonry screen wall around equipment	2692 East Los Angeles Avenue	James Zwingman 3700 S. Susan Street, #100 Santa Ana, CA 92704 (949) 400-4560	Status: In Plan Check Planner: Cynthia Sabatini (805) 583-6776
7	PD-S-1037	<u>AutoZone</u> Construct a 6,000-square foot retail store with associated parking	501 East Los Angeles Avenue	Phillip Pecord 123 South Front Street Memphis, TN 38103 (901) 495-8706	Status: In Plan Check Planner: Tom Preece (805) 583-6897
8	CUP-S-0780	<u>Big Brand Tire & Service</u> Modify an existing commercial building and allow operation of a auto/tire center and office tenant	983 East Easy Street	Sean Ngo 20521 Earl Street Torrance, CA 90503 (310) 263-3564	Status: Under Construction Planner: Donna Rosser (805) 583-6872
9	PD-S-0174-MOD#04	<u>Carl's Jr</u> Renovation to an existing drive-through restaurant	2402 Erringer Road	CKE Restaurant Holdings, Inc 19000 MacArthur, #200 Irvine, CA 92612 Attn: Kim Caldwell (949) 296-0433	Status: In Plan Check Planner: Vernon Umetsu (805) 583-6391
10	CUP-S-0479-MOD#05	<u>Centre Court</u> Convert a soccer field in an existing retail center to a one-story, 10,600-square foot retail building	1308 Madera Road	Sam Menlo Trust 4221 Wilshire Blvd., #210 Los Angeles, CA 90010 Attn: Herbert Horowitz (818) 246-6050	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
	CUP-S-0479-MOD#05-TE#02	<u>Centre Court</u> Second three-year time extension for construction of a commercial building		Frank Menlo, Miracle Mile Properties 4221 Wilshire Blvd., #480 Los Angeles, CA 90010 Attn: Lionel Levy (323) 937-1050	Status: Complete Application Planner: Lorri Hammer (805) 583-6869
11	CUP-S-0784	<u>Chick-Fil-A</u> Construct a drive-through at an existing sit down restaurant	2460 Sycamore Drive	Joel Phillips 26429 Castle Lane Murrieta, CA 92563 (951) 205-3886	Status: Incomplete Application Planner: Heidi Fischer (805) 583-6867

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12	CUP-S-0687	<u>Church of God</u> Enlarge an existing church by approximately 10,000 square feet	4450 Barnard Street	Pastor Fredy Cordon 2181 Malcolm Street Simi Valley, CA 93065 Attn: Richard Enderson (805) 217-0224	Status: In Plan Check Planner: Lorri Hammer (805) 583-6869
13	PD-S-0009-AA#01	<u>Coast to Coast</u> Install solar carport structures covering up to 27 parking spaces at an existing commercial parking lot	4277 Valley Fair Street	Peter H. Pham 2116 South Sycamore Street Santa Ana, CA 92707 Attn: Jonathan Caizley (310) 467-9390	Status: Construction Completed Planner: Sean Gibson (805) 583-6383
14	PD-S-0945-AA#04	<u>Coffee House</u> Facade renovation and divide existing bank building into a drive-through coffee house and a retail store	1581 Simi Town Center Way	Walton Simi Investores VI LLC 900 N. Michigan Avenue, #1900 Chicago, IL 60611 Attn: Scott Jones (714) 639-9860	Status: Completed Planner: Lorri Hammer (805) 583-6869
15	CUP-S-0787	<u>Donville Auto Center</u> Reapproval of a CUP to construct a 4,800-square foot auto service center	2031 Donville Avenue	The Edifice Group 24231 Victory Blvd. West Hills, CA 91307 Attn: Jamie Mencia (818) 648-1078	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
16	CUP-2532-MOD#02	<u>First Baptist Church of Simi Valley</u> New parking lot adjacent to existing church in conjunction with a new large residential care facility on an adjacent lot owned by the church	2000 Royal Avenue	First Baptist Church of Simi Valley 2000 Royal Avenue Simi Valley, CA 93065 Attn: Mark Pettit (805) 988-0912	Status: Complete Application Planner: Vernon Umetsu (805) 583-6391
17	CUP-S-0795	<u>Go Minis</u> Outdoor storage of portable moving and storage containers	981 East Easy Street	Michael Lohman 1197 East Los Angeles Avenue, #340 Simi Vallley, CA 93065 (805) 577-0332	Status: Complete Application Planner: Donna Rosser (805) 583-6872

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18	PD-S-1035	<u>Green Acres Meats</u> Construct a restaurant approximately 3,000 square feet	2982 East Los Angeles Avenue	RM Designs 2205 First Street, #106 Simi Valley, CA 93065 Attn: Robert Matola (805) 526-3916	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
19	CUP-S-0790	<u>Griffin Plaza</u> Construct a new drive-through restaurant	Northwest corner of Tapo Canyon Road and Cochran Street	Richard Niec 24005 Ventura Blvd. Calabassas, CA 91302 Attn: Richard Niec Richard Niec	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	TP-S-0684	<u>Griffin Plaza</u> Subdivide to create commercial lots			
	Z-S-0727	<u>Griffin Plaza</u> Allow Residential Care Facility in the Commerical Planned Development (CPD) zone			
	PD-S-0344-MOD#2	<u>Griffin Plaza</u> Shopping center renovation			
	CUP-S-0797	<u>Griffin Plaza</u> Two-story, Large Residential Care Facility on a 2.9 acre portion of the existing retail center			
20	PD-S-1011	<u>Guardian Street Office Building</u> Construct a 54,311-square foot three-story office building and parking lot	4180 Guardian Street	Guardian Street, LLC 23930 Craftsman Road Calabassas, CA 91302 Attn: Jeff Cooper (818) 223-9009	Status: Project on hold Planner: Tom Preece (805) 583-6897
21	CUP-S-0744	<u>Hampton Inn</u> Construct a three-story 103 room hotel	2585 East Cochran Street	Rodney Singh 16027 Ventura Blvd., #604 Encino, CA 91436 (310) 629-8866	Status: Approved, Unbuilt Planner: Stratis Perros (805) 583-6307
22	CUP-S-0739	<u>Hummingbird Nest Ranch</u> Allow a commercial resort with a conference center, hotel and spa	2940 Kuehner Drive	Hummingbird Nest Ranch 2940 Kuehner Drive Simi Valley, CA 93063 Attn: Dean Kunicki (805) 340-2790	Status: In Plan Check Planner: Sean Gibson (805) 583-6383

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23	PD-S-0577-AA#01	<u>Internet Cafe</u> Operate an internet cafe consisting of internet use, printing and copying services	1522 East Los Angeles Avenue	Saad Faour 12462 Marva Avenue Granada Hills, CA 91344 (818) 389-5651	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
24	PD-S-0192-AA#01	<u>LA/Erringer Center</u> Facade renovation to an existing commercial building	1925 Erringer Road	Robert William Co., LLC PO Box 1025 Santa Paula, CA 93061 Attn: Maria Martinez (805) 525-6400	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
25	PD-S-0577-MOD#01	<u>LA Plaza</u> Facade renovation and parking/landscaping reconfiguration to an existing shopping center	1512-1534 East Los Angeles Avenue	Mark Smith 1792 Callens Road Ventura, CA 93003 (805) 218-1262	Status: Under Construction Planner: Sean Gibson (805) 583-6383
26	CUP-S-0296-MOD#02	<u>Marie Callender's</u> Driveway relocation, landscaping and eliminating three parking spaces	20 West Cochran Street	Ahmad Ibrahim 100 Presidential Drive Simi Valley, CA 93065 Attn: Jerry Hovell (805) 522-1900	Status: Project on hold Planner: Lorri Hammer (805) 583-6869
27	PD-S-0701-AA#02	<u>McDonald's – Los Angeles Avenue</u> Renovation of an existing restaurant	1495 East Los Angeles Avenue	Pedro McCracken Design Group 38 Executive Park, #310 Irvine, CA 92614 Attn: Mario Tutino (949) 430-7017	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
28	PD-S-0180-AA#02	<u>McDonald's – Tapo Street</u> Renovation of an existing restaurant	2375 Tapo Street	DC Expediting, Inc 1301 West 2nd Street, #207 Los Angeles, CA 90026 Attn: Damian Catalan (626) 433-3898	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872

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29	CUP-S-0392-AA#01	<u>McDonald's - Yosemite Avenue</u> Modify single-lane drive-through to create two ordering lanes at an existing restaurant	2605 Yosemite Avenue	Core States Group 3401 Centrelake Drive Ontario, CA 91761 Attn: Alejandro Gonzalez (909) 467-8910	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
	CUP-S-0392-AA#02	<u>McDonald's – Yosemite Avenue</u> Facade renovations to include updated roof design, new trellis and canopies, and updated paint color and finish		DC Expediting, Inc 1301 West 2nd Street, #207 Los Angeles, CA 90026 Attn: Damian Catalan (626) 433-3898	Status: Complete Application Planner: Donna Rosser (805) 583-6872
30	TT5786	<u>Medical Office Building</u> Merge two lots for a medical office building	525 East Los Angeles Avenue	Greeneway Development, Inc. 29395 Agoura Road, #204 Agoura, CA 91301 Attn: Larry Greene (818) 879-4800	Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Heidi Fischer (805) 583-6867
	PD-S-1002	<u>Medical Office Building</u> Construct an approximately 25,400-square foot three-story medical office building			Status: Approved, Unbuilt Planner: Heidi Fischer (805) 583-6867
31	Z-S-0729	<u>Meridian Assisted Living Facility</u> Allow a large Residential Care Facility in the Commerical Planned Development (CPD) zone	525 East Los Angeles Avenue	Meridian Realty Advisors 3811 Turtle Creek Blvd., #1050 Dallas, TX 752198 Attn: Larry Greene (818) 388-2600	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	CUP-S-0793	<u>Meridian Assisted Living Facility</u> Construct a 3-story assisted living facility			

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32	PD-0684-AA#01	<u>Mobil Gas</u> Remodel an existing gas station by enclosing 165 square feet (garage bays) for a cashier area and a 238-square foot walk-in cooler addition	2500 Tapo Canyon Road	Kam's Canyon Mobil Service Center 2500 Tapo Canyon Road Simi Valley, CA 93063 Attn: JR Beard (805) 540-5240	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
33	TP-S-0683	<u>NAI Capital Commercial</u> Subdivide 4.33-acres to create 3 lot parcel map	Southwest corner of Erringer and Simi Town Center Way	NAI Capital Commercial 2555 Townsgate Road, #320 Westlake Village, CA 91361 Attn: Gary Seaton (805) 558-0499	Status: Complete Application Planner: Sean Gibson (805) 583-6383
34	CUP-S-0800	<u>Oakwood Senior Living</u> Construct an 81-unit senior assisted living facility	South side of Royal Avenue, 600 feet East of Corto Street	OSL Properties, LLC 9240 Old Redwood Hwy, #200 Windsor, CA 95492 Attn: Ken Kidd (707) 535-3249	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	SP-S-0008-AMD#02	<u>Oakwood Senior Living</u> Royal Corto Specific Plan Amendment to allow a Senior Assisted Living facility in the Residential Low, Royal Corto Specific Plan [RL(SP)] zone			
35	PD-S-0640-AA#01	<u>Park Animal Hospital</u> Facade renovation to add an elevator to an existing commercial building	4288 East Los Angeles Avenue	Angela Gomez 4180 Carlotta St Simi Valley, CA 93063 (805) 523-5068	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
36	PD-S-0526-AA#01	<u>Rancho Santa Susana Park Phase 4</u> Construct soccer fields, volleyball fields, basketball fields, concession stand, restroom, picnic shelters, storage building, parking and landscaping at an existing park	5005 East Los Angeles Avenue	Rancho Simi Recreation & Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Tom Evans (805) 584-4424	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
37	Z-S-0728	<u>Rising Realty</u> Zone Change from BP(SP) to MU (SP) (New Mixed Use Specific Plan Zoning)	400 National Way	MK RRP 400 National Way, LLC 523 West 6th Street, #600 Los Angeles, CA 90014 Attn: Tyson Strutzenberg (213) 550-4852	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
	GPA-0096	<u>Rising Realty</u> General Plan Amendment from Business Park to Mixed Use			
	SP-S-0007-AMD#25	<u>Rising Realty</u> Change the West End Specific Plan to add Mixed Use designation and change site from Business Park to Mixed Use			
38	PD-S-0413-AA#01	<u>Simi Escape</u> Allow a 1,064-square foot puzzle indoor recreation land use in an existing commercial building	1830 Cochran Street	Simi Escape 2235 First Street, #103 Simi Valley, CA 93065 Attn: Daniel Oh (818) 618-1004	Status: Approved, Unbuilt Planner: Donna Rosser (805) 583-6872
39	PD-S-0599-AA#01	<u>Simi Valley Ford</u> Facade renovation to an existing auto dealer commercial building	2440 First Street	Flex Designs 422 S. Pasadena Avenue, #A Pasadena, CA 91105 Attn: Adam Dunn (626) 766-9497	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
40	CUP-1832-MOD#05	<u>Simi Valley Hospital ER Expansion</u> Construct a 17,100-square foot addition to the hospital	2975 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Cindy O'Brien (805) 955-6703	Status: Under Construction Planner: Sean Gibson (805) 583-6383
41	CUP-S-0434-MOD#01	<u>Simi Valley Korean Baptist Church</u> Construct a 5,525-square foot sanctuary addition to an existing church	4868 East Cochran Street	S. V. Korean Baptist Church 4868 East Cochran Street Simi Valley, CA 93063 Attn: Daniel Ban (805) 582-1102	Status: Under Construction Planner: Sean Gibson (805) 583-6383

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
42	PD-S-0659-AA#01	<u>Simi Valley Marketplace</u> Facade renovation to an existing commercial building	1900 East Los Angeles Avenue	Daniel Untarya 31446 Agoura Road, #118 Westlake Village, CA 91361 (805) 813-5464	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
43	PD-S-0659-MOD#01	<u>Simi Valley Marketplace</u> Facade renovations, building removal and construction of a 3,883-square foot commercial building	Southeast corner of Los Angeles Avenue and Erringer Road	Milan Capital Management Inc. 888 S Disneyland Drive, #101 Anaheim, CA 92802 Attn: Cory Anttila Cory Anttila	Status: Under Construction Planner: Tom Preece (805) 583-6897
44	CUP-S-0802	<u>Simi Valley Pre-Owned</u> Allow operation of a used car lot in an existing commercial building	983 East Easy Street	Simi Valley GMC 2100 First Simi Valley, CA 93065 Attn: Phil Isbell (805) 582-6100	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
45	PD-S-0945-AA#03	<u>Simi Valley Town Center Mall</u> 3,000 square foot expansion and partial facade remodel at the southwest corner of Building 600	1555 Simi Town Center Way	Architects Orange 144 North Orange Street Orange, CA 92866 Attn: Hugh Rose (714) 639-9860	Status: Under Construction Planner: Lorri Hammer (805) 583-6869
46	PD-S-0449-MOD#13	<u>Starbucks</u> Construct a 3,365-square foot building for a 2,185-square foot coffee shop with drive-thru and 1,180-square foot retail store	599 Country Club Drive	Wood Ranch Center, LLC 15490 Ventura Blvd., #200 Sherman Oaks, CA 91403 Attn: Albert Cohen (310) 666-2800	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
47	PD-S-0352-AA#03	<u>Stater Brothers</u> Removal of trees and grass in parking lot	660 East Los Angeles Avenue	Stater Brothers 301 South Tippecanoe Avenue Sna Bernardino, CA 92408 Attn: Scott Limbacher (909) 733-5005	Status: Complete Application Planner: Donna Rosser (805) 583-6872
48	TP-S-0680	<u>Sycamore Village Plaza</u> Create two new parcels in an existing shopping center	2986 to 2888 East Cochran Street	FAF Investment Company P.O. Box 166 Cayucos, CA 93430 Attn: Gerald Hovell (805) 522-1900	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Donna Rosser (805) 583-6872

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49	PD-S-1022	<u>The GateKeeper</u> Allow a contractor's office	1874 Patricia Avenue	Norman Dubois 1874 Patricia Avenue Simi Valley, CA 93065 (805) 526-8509	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869

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WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	WTP-0036	<u>AT&T - Long Canyon Road</u> Wireless telecommunication facility in street right-of-way	In median of Long Canyon Road, 350 feet east of Twisted Oak Drive	AT&T Mobility 12900 Park Plaza Drive Cerritos, CA 90703 Attn: Kyle Sutherland (510) 910-0937	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
2	WTP-0058	<u>AT&T - Tierra Rejada</u> Wireless telecommunication facility within an existing cupola	52 Tierra Rejada	Velotera Services, Inc. 7431 Lampson Avenue Garden Grove, CA 92841 Attn: Vance Pomeroy (661) 361-5619	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
3	WTP-0063-MOD#01	<u>Sprint - Los Angeles Avenue</u> Remove six antennas and replace with three new antennas and equipment	1900 East Los Angeles Avenue	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310) 775-7436	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
4	WTP-0065-MOD#01	<u>Sprint - Los Angeles Avenue</u> Remove and replace antennas at an existing mono-pine	4568 East Los Angeles Avenue		Status: In Plan Check Planner: Vernon Umetsu (805) 583-6391
5	WTP-0039-MOD#01	<u>Verizon - Alamo Street</u> Modify an existing equipment penthouse and increase height of penthouse to accommodate upgraded antennas	3695 Alamo Street	Norman MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 (949) 235-8812	Status: Under Construction Planner: Sean Gibson (805) 583-6383
6	WTP-0051-MOD#01	<u>Verizon -Fitzgerald</u> 6409 Modification to an existing facility-radome atop light fixture	West side of First Street and South of Catlin Drive	Verizon Wireless 15505 Sand Canyon Ave Irvine, CA 92628 Attn: Argineh Mailian (714) 904-9331	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
7	WTP-0040-MOD#02	<u>Verizon - 1350 Los Angeles Avenue</u> Modification of wireless facility on rooftop within existing parapet wall	1350 East Los Angeles Avenue	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: In Plan Check Planner: Sean Gibson (805) 583-6383

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WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – THIRD QUARTER 2016

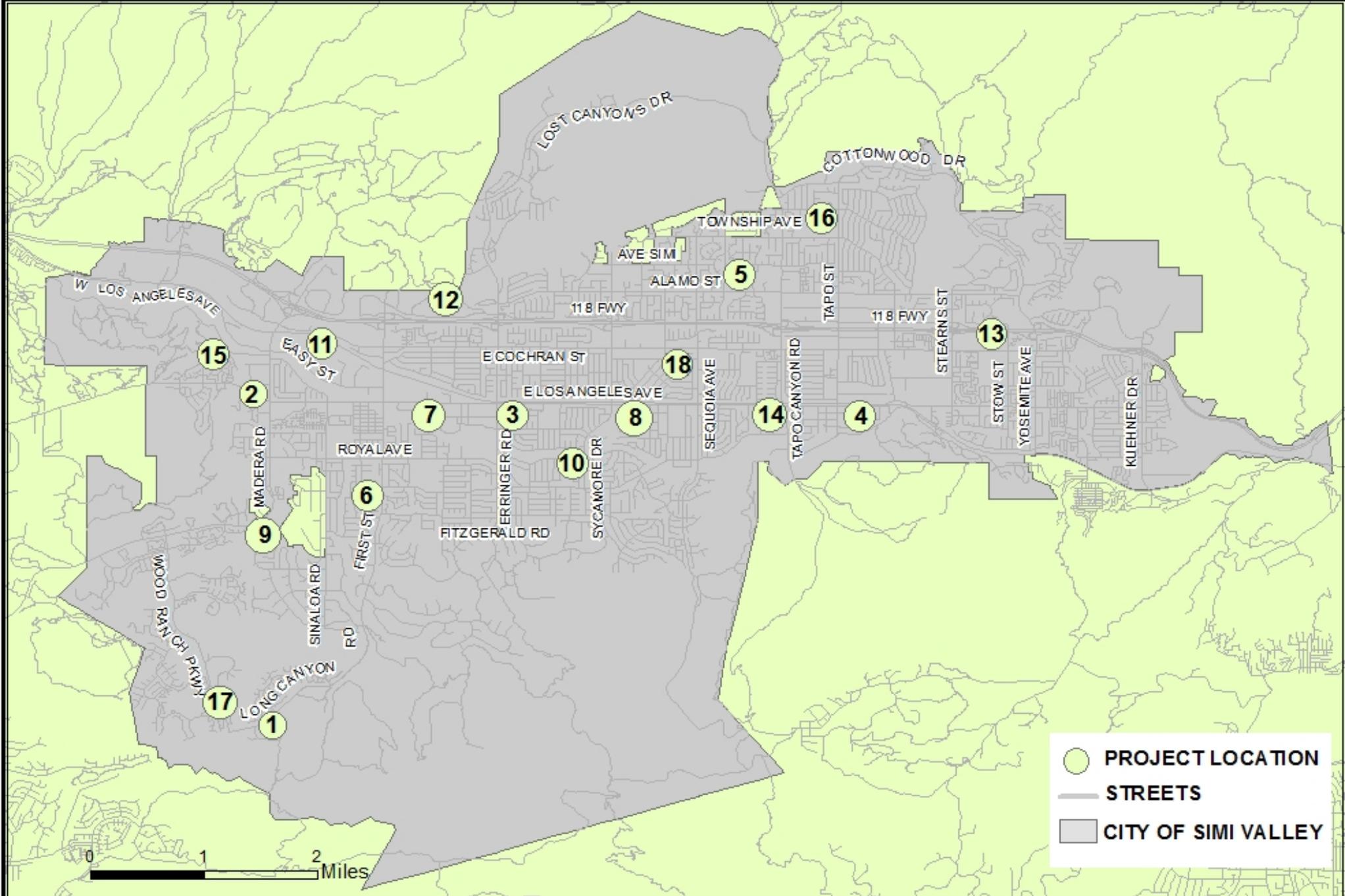
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
8	WTP-0083	<u>Verizon – 2820 Los Angeles Avenue</u> Construct a wireless telecommunication facility on rooftop of an existing building and ground-mounted equipment cabinet	2820 East Los Angeles Avenue	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
9	WTP-0069	<u>Verizon - Madera Road</u> Install a monopine wireless telecommunication facility at the Sinaloa Golf Course	980 Madera Road (Sinaloa Golf Course)		Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
10	WTP-0072-MOD#02	<u>Verizon - Royal Avenue</u> Modification to existing facility to add LTE antennas	2507 Royal Avenue	Core Development Services 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714) 319-0370	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
11	WTP-0082-MOD#01	<u>Verizon - Shasta Way</u> Modification to an existing wireless telecommunication facility	2360 Shasta Way		
12	WTP-0084	<u>Verizon - Simi Town Center</u> New wireless telecommunication facility within extensions of building parapets	1263 Simi Town Center Way	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
13	WTP-0037-MOD#01	<u>Verizon – Stow Street</u> Site upgrade to add faux chimney extensions	2525 Stow Street	Core Development Services 2749 Saturn Street Brea, CA 92821 (714) 729-8404	Status: Under Construction Planner: Sean Gibson (805) 583-6383
14	WTP-0054-MOD#02	<u>Verizon - Tapo Canyon Road</u> Antenna upgrade to an existing site	1757 Tapo Canyon Road (Bank of America)	Norman MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 (949) 235-8812	Status: Under Construction Planner: Sean Gibson (805) 583-6383
15	WTP-0079	<u>Verizon - Tierra Rejada Park</u> Install a 45 foot tall mono-eucalyptus unmanned wireless telecommunication facility	Northeast corner of Stargaze Place and Algonquin Drive (Tierra Rejada Park District property)	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Complete Application Planner: Sean Gibson (805) 583-6383

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16	WTP-0075-MOD#01	<u>Verizon – Township Avenue</u> Replace existing antennas in mono-cypress with larger antennas that will continue to be completely screened within the existing structure	4369 Township Avenue	Core Development Services 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714) 319-0370	Status: Under Construction Planner: Sean Gibson (805) 583-6383
17	WTP-0076	<u>Verizon - Wood Ranch Parkway</u> Install a wireless telecommuincation facility on two light poles in the public right-of-way	Intersection of Wood Ranch Parkway and Sycamore Grove Street/Circle Knoll Drive	Delta Groups Engineering 22362 McGaw Avenue Irvine, CA 92614 Attn: Miguel Samayoa (949) 622-0333	Status: Under Construction Planner: Sean Gibson (805) 583-6383
18	WTP-0085-MOD#1	<u>YMCA - Flagpole</u> Upgrade of existing antennas within an existing flagpole to LTE and upgrade equipment on the YMCA building roof	3200 Cochran Avenue	SBA Communications Corp Attn Jacob Hamilton 2215 SE 37th Avenue Portland, OR 97214 Attn: Jacob Hamilton (619) 341-9208	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391

- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



**WIRELESS TELECOMMUNICATIONS PROJECT LOCATIONS
 DEVELOPMENT SUMMARY
 THIRD QUARTER 2016**



INDUSTRIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	TP-S-0681	<u>161 West Cochran Street</u> Four-lot subdivision to accommodate a 141,018 square foot four-building industrial complex	161 West Cochran Street	Overton Moore Properties 19300 Hamilton Avenue, #200 Gardena, CA 90248 Attn: Michael Johnson (310) 354-2460	Status: Under Construction Planner: Sean Gibson (805) 583-6383
	PD-S-1038	<u>161 West Cochran Street</u> 141,018 square foot, four-building industrial complex			
2	PD-S-1034	<u>Adams Bennett Concrete Batch Plant</u> Ready-Mix and Precast Concrete products facility with related sand, gravel, portland cement and concrete mixtures storage with periodic recycling of concrete along with material deliveries into and out of facility	400 West Los Angeles Avenue	Adams Bennett Investments P.O. Box 3600 Corona, CA 92878-3600 Attn: Dean Kunicki (805) 340-2790	Status: In Plan Check Planner: Cynthia Sabatini (805) 583-6776
3	CUP-S-0591-MOD#01	<u>All Valleys RV Storage</u> Expand existing recreational vehicle storage yard on the south portion of the lot	850 West Los Angeles Avenue	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Don Duncan (805) 579-6172	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
4	CUP-S-0615	<u>Larry Ready Storage Yard</u> Construct contractor storage yard and recreational vehicle storage yard	890 and 900 West Los Angeles Avenue	Lawrence Ready 18959 Parthenia Street Northridge, CA 91324 Attn: Ron Coons (805) 527-1859	Status: Construction Completed Planner: Vernon Umetsu (805) 583-6391
	CUP-S-0289-MOD#03	<u>Larry Ready Storage Yard</u> Convert existing auto wrecking storage yard into a contractor storage yard	900 West Los Angeles Avenue		
5	TP-S-0621	<u>Peppertree Business Park</u> Subdivision of 20.74-acres into four industrial lots	Southwest corner of Tapo Canyon Road and Guardian Way	La Canada Flintridge Dev. 749 Foothill Blvd. #200 La Canada, CA 91011 (818) 790-2828	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Sean Gibson (805) 583-6383

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INDUSTRIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

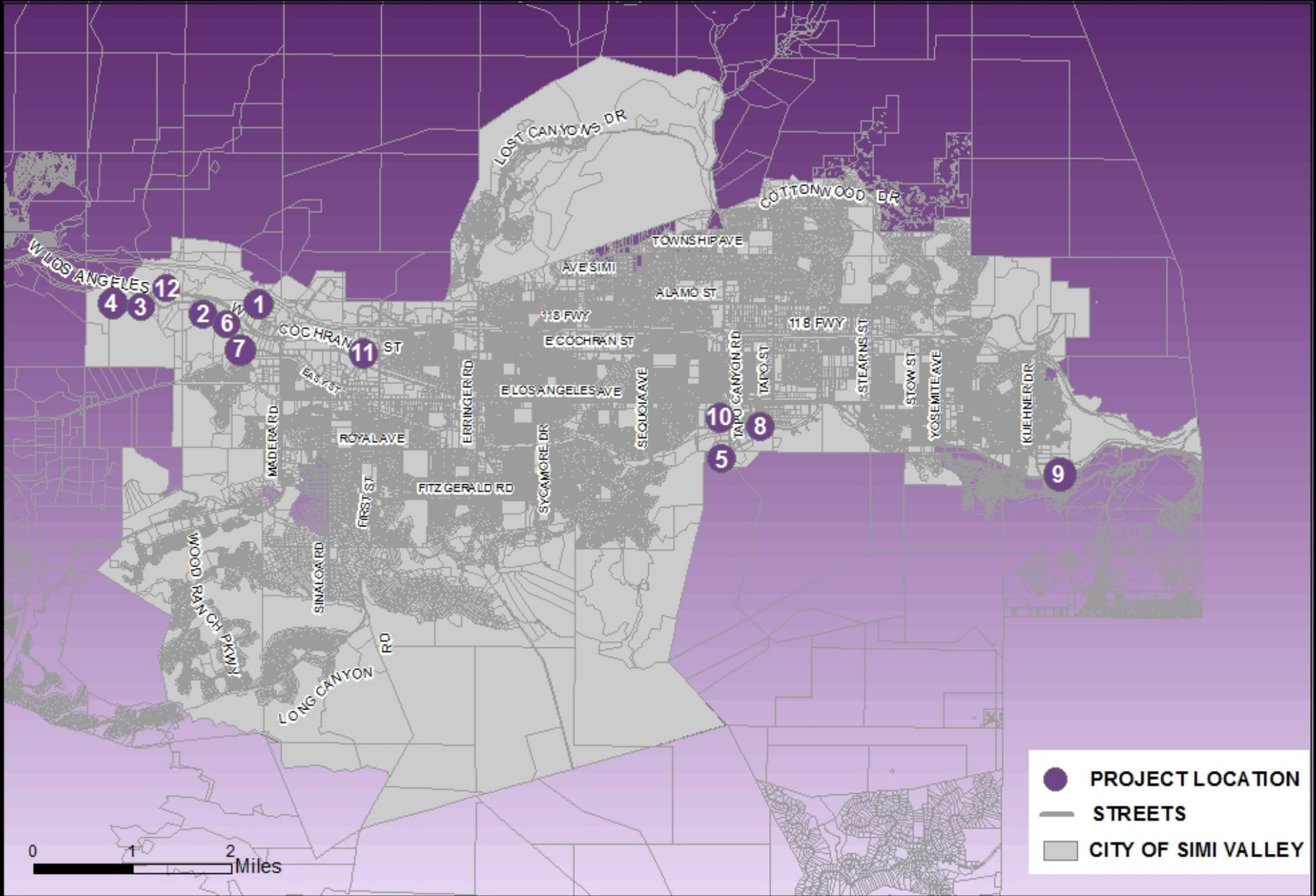
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
6	CUP-S-0778	<u>Pre-con Recycling</u> Construct and operate a concrete recycling and concrete product storage yard	240 West Los Angeles Avenue	Pre-Con Products 240 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Spencer Daly (805) 630-0713	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
7	CUP-S-0757	<u>Premier RV and Boat Storage</u> Allow an indoor recreational vehicle and boat storage facility inside an existing industrial building	131 West Easy Street	Premier RV and Boat Storage 131 West Easy Street Simi Valley, CA 93065 Attn: Jeff Shelton (805) 813-9888	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
8	CUP-S-0785	<u>Rancho Simi Recreation and Park District</u> Utilize the site and building as park headquarters and recreation use	4201 Guardian Street	Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Wayne Nakaoka (805) 584-4424	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
9	PD-S-1039	<u>Smith Road Movie Studio</u> Construct a movie studio backlot and Master Plan for future movie studio building	Vacant lot west of 6800 Smith Road	Allied Realty Partners, LLC 500 South Sepulveda Blvd., #600 Los Angeles, CA 90049 Attn: Brian Gordon (818) 522-6631	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
10	CUP-S-0799	<u>Smokin Barrel Shooting Range and Guns</u> Operate an indoor shooting range with accessory gun sales	1775 Surveyor Avenue	Link Ahlers 1775 Surveyor Avenue Simi Valley, CA 93063 (805) 583-3774	Status: Approved Planner: Sean Gibson (805) 583-6383
11	PD-0481-MOD#02	<u>The Gas Company</u> Construct a storage yard with a storage structure, shade structure, and trash enclosure	977 Chambers Lane	The Gas Company P.O. Box 30777 Los Angeles, CA 90030-077 Attn: Stephen Hilario (805) 681-7902	Status: Under Construction Planner: Donna Rosser (805) 583-6872

- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

INDUSTRIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
12	TT5875-TE#1	<u>West Simi Business Center</u> Two year time extension for a lot merger and condominium tentative tract map	903 Quimisa Drive	C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 Attn: Eric Rasmussen (818) 518-6932	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	TT5875	<u>West Simi Business Center</u> Merge two lots for industrial development and condo map		C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 Attn: Dean Rasmussen (805) 581-2275	Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Vernon Umetsu (805) 583-6391
	PD-S-0997	<u>West Simi Business Center</u> Construct a 167,417-square foot multi-tenant industrial park		C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 Attn: Dean Rasmussen (805) 581-2275	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
	PD-S-0997-MOD#1	<u>West Simi Business Center</u> Increase site elevation by over 10 feet, revise the required tree replacement, and revise the oak woodland mitigation		C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 Attn: Eric Rasmussen (818) 518-6932	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391

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**INDUSTRIAL PROJECT LOCATIONS
 DEVELOPMENT SUMMARY
 THIRD QUARTER 2016**



RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
1	TT5925	<u>1762 Patricia Avenue</u> Subdivide for townhomes/ condominiums	1762 Patricia Avenue	Bruce Arthur and Teresa Jones 4535 Bella Vista Drive Moorpark, CA 93021 Attn: Jerry Hovell (805) 522-1900	Status: In Plan Check Planner: Tom Preece (805) 583-6897
	PD-S-1023	<u>1762 Patricia Avenue</u> Construct a six-unit condominium or apartment complex			
2	PD-S-1029	<u>4540 Apricot</u> Construct a 14-unit townhome or apartment complex for 14 ownership lots	4540 Apricot Road	4540 Apricot, LLC 5776 Lindero Canyon Road, #D190 Westlake Village, CA 91362-6428 Attn: Armin Ghari (818) 758-0018	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
	TT5940	<u>4540 Apricot</u> Subdivide 0.80-acres into 14 lots			
3	TP-S-0666	<u>4822 Leeds Street</u> Subdivide into four lots with a remainder parcel	4822 Leeds Street	Grady Cramer and Linda Lambourne 4822 Leeds Street Simi Valley, CA 93063 Attn: Debbie Naves (805) 522-1900	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Heidi Fischer (805) 583-6867
4	PD-S-1045	<u>Alamo/Tapo Mixed use</u> Construct a 326-unit apartment complex, 8,000- square foot commercial building, and a minimum 30% affordable housing units	2804 Tapo Street; 4415, 4487, 4473 Alamo Street	AMG & Associates LLC 16633 Ventura Blvd., #1014 Encino, CA 91436 Attn: Amanda Locke (818) 380-2600	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
5	PD-S-1026	<u>Apricot Apartment</u> Construct a 10-unit apartment complex on 0.57-acre site	4453 Apricot Road	Apricot - Simi Development, LLC 17939 Chatsworth Street, #153 Granada Hills, CA 91344 Attn: Larry Huppert (818) 974-8349	Status: Under Construction Planner: Sean Gibson (805) 583-6383

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
6	PD-S-1049	<u>Arroyo View Apartments</u> Construct a 6-unit apartment complex with detached carports	1837 Hubbard Street	Scott Peters 30001 Triunfo Drive Agoura Hills, CA 91301 (818) 645-2999	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
7	PD-S-0987	<u>Azad Group</u> Construct three townhomes	1731 Patricia Avenue	Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617) 558-4144	Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
	PD-S-1000	<u>Azad Group</u> Construct three townhomes	1701 Patricia Avenue		
8	TT5993	<u>Bellwood Homes</u> Subdivide an 11.7-acre lot into 49 lots for 48-single family residences and a retention lot	3050 Kadota Street	Darling Development Group 30770 Russell Ranch Road, #1 Westlake Village, CA 91362 Attn: Dick Darling (805) 379-2111	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
	PD-S-1048	<u>Bellwood Homes</u> Construct 48-single family residences and one retention basin			
9	PD-S-1020 AHA-R-057	<u>Camino Esperanza</u> Construct a 31-unit apartment complex with 30 affordable senior units, age 62+, including five single-story unit buildings, one single-story manager's unit, and a common building with Affordable Housing Agreement	1384 Katherine Road South	Cabrillo Economic Development 702 County Square Drive Ventura, CA 93003 Attn: Dan Hardy (805) 659-3791	Status: Under Construction Planner: Heidi Fischer (805) 583-6867
10	TP-S-0665	<u>Capri Lot Subdivision</u> Subdivide one parcel into three parcels	West terminus of Capri Drive	Love Engineering 31915 Rancho California Road, #200-166 Temecula, CA 92591 Attn: Tom Love (951) 440-8149	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Sean Gibson (805) 583-6383

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
11	CUP-S-0653	<u>Chumash Park</u> New Community park	East side of Flanagan Drive at north end of road	Rancho Simi Rec. & Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Tom Evans (805) 584-4418	Status: In Plan Check Planner: Vernon Umetsu (805) 583-6391
12	TP-S-0682	<u>Cook Parcel Map</u> Reapproval of TP-S-670 for a two-lot subdivision	Barnard Street west of Stearns Street	Cook Development Company 706 Greenbriar Avenue Simi Valley, CA 93065 Attn: Terry Cook (805) 857-0962	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Vernon Umetsu (805) 583-6391
13	PD-S-1042	<u>Emerald Avenue Homes</u> Construct 3 single-family residences on vacant lots	Emerald Avenue, next to and across from 3117 Alamo Street	Raul Gomez 2877 Ivory Avenue Simi Valley, CA 93063 (805) 577-6720	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
14	CUP-S-0796	<u>First Baptist Church</u> Large residential care facility	1234 Erringer Road (West of Church)	First Baptist Church of Simi Valley 2000 Royal Avenue Simi Valley, CA 93065 Attn: Mark Pettit (805) 981-4510	Status: Complete Application Planner: Vernon Umetsu (805) 583-6391
15	TT5965	<u>Fountain Wood Estates</u> Vacate right-of-way to the north, Subdivide 3.90-acres to create 14-single family lots with a private cul-de-sac	West side of Denton Avenue at westerly terminus of Summit Avenue	James Rasmussen 26500 West Agoura Road, #652 Calabasas, CA 91302 (818) 419-1655	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	PD-S-1041	<u>Fountain Wood Estates</u> Construct 14-single family residences on 3.90 acres			

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
16	TT5865	<u>Good People USA</u> Subdivide 1.6- acres into 25 units for residential development	1260 and 1270 Patricia Avenue	Good People USA/SMV PATRICIA 26314 Western Avenue, #200 Lomita, CA 90717 Attn: Michael Morgan (805)988-4114	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
	PD-S-1001	<u>Good People USA</u> Construct 26, 3-story townhome units with four affordable units, concessions include reduced front setback (from 34' to 23') and two less parking spaces			
17	PD-S-0964 AHA-O-051	<u>Humkar</u> Construct 16 townhomes with 3 affordable housing units with Affordable Housing Agreement	5496 East Los Angeles Avenue	Mehdi Humkar 290 Hazel Ridge Court Simi Valley, CA 93063 Attn: Dale Ortmann (805) 404-1920	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
	TT5585	<u>Humkar</u> Subdivide into 16 lots for residential development			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Tom Preece (805) 583-6897
18	PD-S-0974	<u>Huppert</u> Construct five single-family residences	1055 Fourth Street	Larry Huppert 17939 Chatsworth Street, #153 Granada Hills, CA 91344 (818) 974-8351	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
	TT5510	<u>Huppert</u> Subdivide into five lots for residential development			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Sean Gibson (805) 583-6383

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
19	PD-S-1019	<u>Jarel Enterprises Inc.</u> Construct 12-unit condominium complex	1525 and 1529 Patricia Avenue	Ken Stockton Architects 26500 West Agoura Road Calabasas, CA 91302 Attn: Ken Stockton (818) 889-9443	Status: Under Construction Planner: Heidi Fischer (805) 583-6867
	TT5596A	<u>Jarel Enterprises, Inc.</u> Subdivide 0.93-acres into 12 lots for residential development			
20	PD-S-1007	<u>Landmark at Tapo/Ish</u> Construct a single-family residence on each of three existing lots	Southwest corner of Tapo Street and Ish Drive	Landmark Homes 744 Calle Punta Thousand Oaks, CA 91360 Attn: David Satterlee (805) 222-5363	Status: In Plan check Planner: Vernon Umetsu (805) 583-6391
21	PD-S-1021	<u>Lost Canyons</u> Master Planned Development to grade for 364 single family lots, construct infrastructure, streets, and common area improvements, convert from public to private golf course, and related uses	3301 Lost Canyons Drive	Lost Canyons, LLC 3301 Lost Canyons Drive Simi Valley, CA 93063 Attn: John McClure (310) 689-7310	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
	TT5734	<u>Lost Canyons</u> Subdivide 1,770 acres for 364 single-family residential lots, recreation commercial lots, and common area lots			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Tom Preece (805) 583-6897
22	PD-S-1018 AHA-R-054	<u>Mountain View Apartments</u> Construct a 50-unit senior affordable apartment complex with an Affordable Housing Agreement	4862 East Cochran Street	BVC Development Corp. 1522 West 130th Street Gardena, CA 90249 Attn: Gilly Rojany (805)416-0019	Status: Under Construction Planner: Lorri Hammer (805) 583-6869

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
23	PD-S-0984	<u>North Canyon Ranch</u> Construct 153 single-family residences and 28 multi-family residences	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC PO Box 701 North 44th Street Phoenix, AZ 85008 Attn: Paul Gilbert (480)429-3000	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch			
	TT5658	<u>North Canyon Ranch</u> Subdivision of approximately 153 lots for single-family residential development and 28 apartments			
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)			
	GPA-0073	<u>North Canyon Ranch</u> Amend Land Use Designation to Open Space and Medium Residential			
24	PD-S-1047	<u>Patricia Parc</u> Construct a 65-unit apartment complex with 4 affordable units	1196 Patricia Avenue	Carol Louise Sherman Warni P.O. Box 176 Kimberly, ID 83341 Attn: Mark Pettit (805) 988-0912	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
25	CUP-S-0661	<u>Patricia Place</u> Construct 12-unit senior assisted living facility	1350 Patricia Avenue	Walter and Maria Mendez 43 Vista Hermosa Simi Valley, CA 93065 Attn: Gary Harcourt (805) 466-7674	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
26	PD-S-1043	<u>Pepper Tree Place Apartments</u> Construct a 12-unit apartment complex	1590 Patricia Avenue	Jordan Jacob P.O. Box 941868 Simi Valley, CA 93094-1868 (760) 914-3773	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
27	PD-S-1030	<u>Pinehurst</u> Construct 24 single-family residences	Canyon Oaks Drive at northeast corner of Kuehner Drive and 118 Freeway	Pinehurst, LLC 1000 Dove Street, #300 Newport Beach, CA 93660 Attn: Nelson Chung (949) 660-8988	Status: Complete Application Planner: Vernon Umetsu (805) 583-6391
28	PD-S-0449-AA#01	<u>Rancho Corrales Apartments</u> Construct a spa and fire pit at an existing apartment complex	643 Country Club Drive	SRGMF-II Country Club Simi Valley, LLC 18802 Bardeen Avenue Irvine, CA 92612 Attn: Daniel Byrd (949) 243-2519	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
29	PD-S-1046	<u>River House</u> Construct 28 Senior Apartments	1424 Patricia Avenue	Fabio Malek 4733 Torrance Blvd., #688 Torrance, CA 90503 (310) 918-5455	Status: Incomplete Application Planner: Cynthia Sabatini (805) 583-6776
30	PD-S-0965-MOD#01-TE#01	<u>River Run</u> Allow an administrative one-time 3-year time extension for an approved 40-unit townhome project	1748 Heywood Street	STG Community Three, LLC 2201 Dupont Drive, #300 Irvine, CA 92612 Attn: Brandon Roth (949) 833-1554	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
	PD-S-0965-MOD#01	<u>River Run</u> Construct 40 townhomes			Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
	TT5886	<u>River Run</u> Subdivide 2.31-acres into 40 units for residential development			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Tom Preece (805) 583-6897

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
30	TT5886-TE#01	<u>River Run</u> Allow an administrative one-time 3-year time extension for an approved condominium subdivision	1748 Heywood Street	STG Community Three, LLC 2201 Dupont Drive, #300 Irvine, CA 92612 Attn: Brandon Roth (949) 833-1554	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
31	PD-S-0930-MOD#02	<u>Runkle Canyon</u> Approve plot, floor, and building elevation plans for 298 detached single-family houses	Southerly terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 25152 Springfield Court, #180 Valencia, CA 91355 Attn: Ron Mertzell (661)219-6880	Status: Under Construction Planner: Tom Preece (805) 583-6897
	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements			Status: In Plan Check Planner: Tom Preece (805) 583-6897
	PD-S-0930	<u>Runkle Canyon</u> Construct 298 single-family residences, 25 custom single-family homes, and 138 senior housing units			Status: Under Construction Planner: Tom Preece (805) 583-6897
	PD-S-0930-MOD#01 AHA-O-47	<u>Runkle Canyon</u> Construct 138 senior condominium units with related improvements with 62 affordable housing units with Affordable Housing Agreement			Status: In Plan Check Planner: Tom Preece (805) 583-6897
32	CUP-S-0801	<u>Sanchez Daycare</u> Allow a large family day care facility for up to 14 children	1558 Linda Court	Alexandra Sanchez 1559 Linda Court Simi Valley, CA 93065	Status: Incomplete Application Planner: Cynthia Sabatini (805) 583-6776

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
33	PD-S-0942	<u>Savannah</u> Construct 66 condominiums	Northwest corner of Kuehner Drive and 118 Freeway	WH Simi Valley 66 LLC 21080 Centre Pointe Parkway, #101 Santa Clarita, CA 91350 Attn: Elisabeth Berg (925) 580-4382	Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
	PD-S-0942-MOD#01	<u>Savannah</u> Revise the building architecture and landscape plan for a previously approved project			
34	PD-S-0647-AA#02	<u>Shadow Ridge Apartments</u> Convert gym/laundry building into a theater, remodel leasing office, construct a pool cabana, re-tile all building roofs, and add a mail kiosk to an existing apartment complex	1987 Ridgegate Lane	Todd B. Spiegel Architects 31822 Village Center Drive, #202 Westlake Village, CA 91361 Attn: Todd Spiegel (818) 879-6175	Status: Under Construction Planner: Donna Rosser (805) 583-6872
35	Z-S-0730	<u>Smith Road Senior Apartments</u> Change zoning from Commercial Recreation (CR) to Residential High (RH) density	Southeast corner Kuehner Avenue and Smith Road	Roshawn Helmandi 8728 Zelzah Avenue Sherwood Forest, CA 91325 (661) 565-4993	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
	PD-S-1044	<u>Smith Road Senior Apartments</u> Construct a 250-unit affordable senior housing complex			
	GPA-0097	<u>Smith Road Senior Apartments</u> Amend Land Use Designation from Recreation Commercial to Residential High Density			
36	PD-S-0982	<u>Stratus</u> Construct 37 multi-family townhomes	Southeast corner of Los Angeles Avenue and Simi Village Drive	DR Horton 535 N. Brand Blvd., #900 Glendale, CA 91203 Attn: Julie Williams (818) 334-1930	Status: Completed Planner: Sean Gibson (805) 583-6383

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
37	PD-S-1033 AHA-058	<u>Sunset Vine Condominiums</u> Construct an 11-unit condominium complex with two affordable housing units with Affordable Housing Agreement	1755 Heywood Street	Manish Drona 160 Forrester Court Simi Valley, CA 93065 Attn: Manish Drona (805) 233-2366	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
	TT5953	<u>Sunset Vine Condominiums</u> Subdivide 0.35-acres into 11-unit condominium project			
38	PD-S-0968	<u>The Market Place</u> Construct 72 townhomes, 36 senior apartments, and a commercial building	2225 and 2245 Tapo Street	Standard Pacific Homes 757 Nile River Drive Oxnard, CA 93036 Attn: Ken Melvin (805) 981-4823	Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
	PD-S-0969	<u>The Market Place</u> Construct 72 townhomes, 36 senior apartments, and a commercial building			
39	TT5978	<u>The Westerly</u> Subdivision for 207 attached townhomes/condominiums	Southeast corner of Los Angeles Avenue and Madera Road	Landsea Holdings Corp 18881 Von Karman Avenue, #1450 Irvine, CA 92612 Attn: Gene Strojek (949) 379-5285	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
	PD-S-1040	<u>The Westerly</u> 207 townhomes/condominiums and associated common area improvements			

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RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

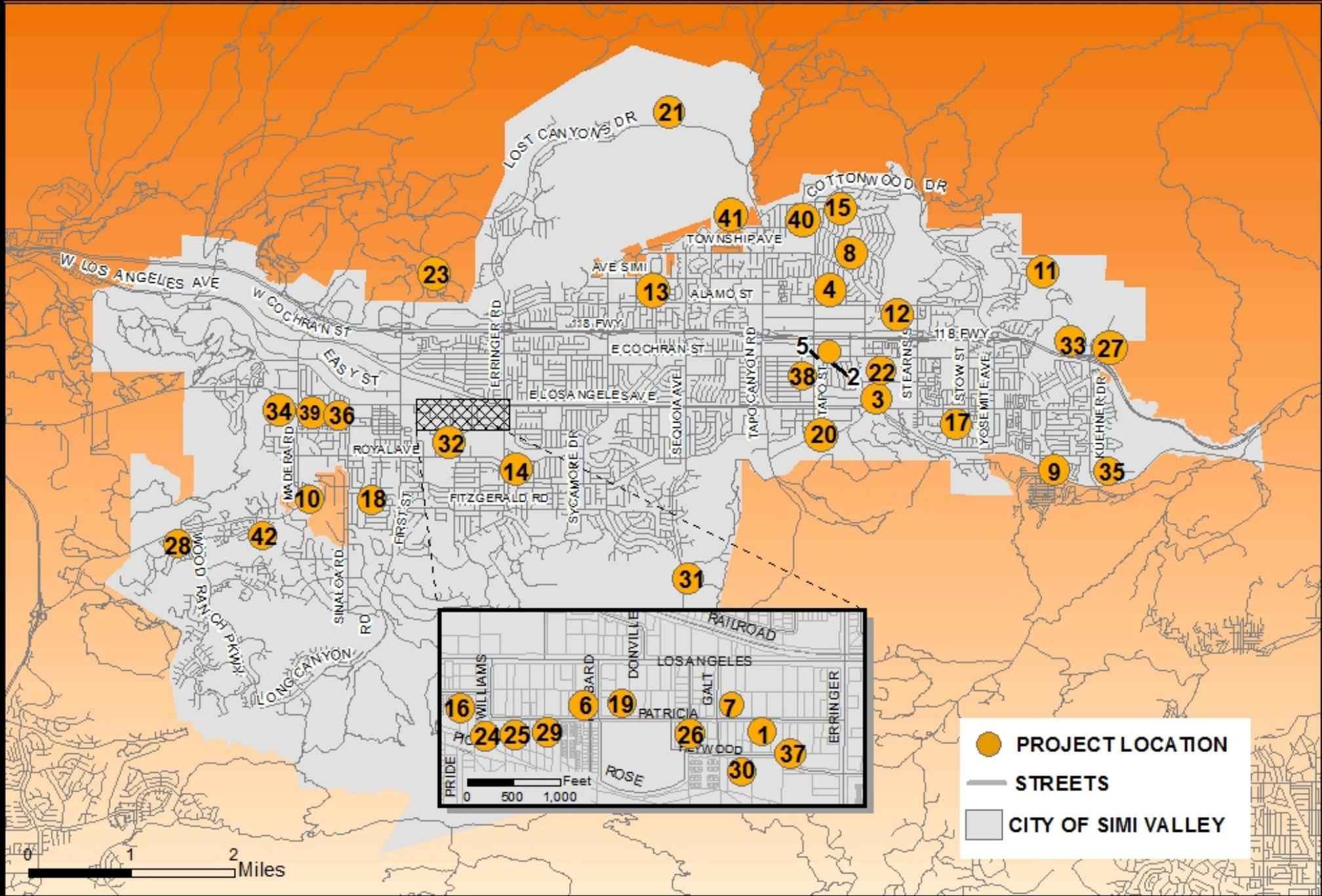
Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
40	PD-S-1036	<u>Walnut Glen Homes</u> Construct 18 detached single-family houses	4307 Walnut Street	DR Horton 535 North Brand Blvd., #900 Glendale, CA 91203 Attn: Julie Williams (805) 746-9737	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
	PD-S-1036-MOD#01	<u>Walnut Glen Homes</u> Modifications to the approved architectural plans for 18-single family residences			Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
	TT5960	<u>Walnut Glen Homes</u> Subdivide 4.08-acres into 18 residential lots			Status: In Plan Check Planner: Donna Rosser (805) 583-6872
41	Z-S-0712	<u>Walnut Street Senior Complex</u> Zone Change from Residential Low (RL) to Residential Moderate (Rmod) density	North side of Walnut Street, between Lemon Drive and Cole Avenue	Kingdom Builders 5400 Tech Circle Moorpark, CA 93021 Attn: Samantha Kim (213) 706-0063	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
	GPA-0092	<u>Walnut Street Senior Complex</u> Amend Land Use Designation from Low Density Residential to Moderate Density Residential			
	TT5916	<u>Walnut Street Senior Complex</u> Subdivide two lots to create 51 residential units			
	PD-S-1025	<u>Walnut Street Senior Complex</u> Construct a 51-unit senior townhome complex			

- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2016

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
42	PD-S-1031	<u>Wood Ranch - Planning Unit 12</u> Construct 37 attached single-family townhomes	222 East Country Club Drive	Benchmark Communities 27200 Tourney Road Valencia, CA 91355 Attn: Mike Harding (661) 414-1422	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
	VTT5943	<u>Wood Ranch - Planning Unit 12</u> Subdivide property of condominium subdivision with 37 attached single-family townhomes			Status: In Plan Check Planner: Tom Preece (805) 583-6897

- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



RESIDENTIAL PROJECT LOCATIONS DEVELOPMENT SUMMARY THIRD QUARTER 2016

