



# CITY OF SIMI VALLEY

Department of Environmental Services  
Planning Division  
3855-A Alamo Street  
Simi Valley, CA 93063

## DEVELOPMENT SUMMARY

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.

## THIRD QUARTER 2013

## COMMERCIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	CUP-S-0694	<u>Acosta Auto Repair</u> Construct a 4,800-sq. ft. auto repair center	Donville Avenue, north side of Los Angeles Avenue	The Edifice Group 7127 Canoga Avenue Canoga Park, CA 91303 Attn: Adriana Montano (818) 719-0155	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869
2	CUP-S-0644-MOD#02	<u>Alliance Gas Station</u> Modification to postpone undergrounding requirement for street lighting, poles and right-of-way dedication	5803 East Los Angeles Avenue	Yosemite Service, Inc. 5803 East Los Angeles Avenue Simi Valley, CA 93063 Attn: Siamak Vosogian (805) 526-2061	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
3	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: Gonzalo Pedroso (805) 552-9474	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869
	CUP-S-0713-TE#01	<u>Archangel Michael Coptic Orthodox Church</u> Three-year administrative time extension			Status: <b>Complete Application</b> Planner: Lorri Hammer (805) 583-6869
4	TP-S-0671	<u>Aspen Center</u> Aspen Center two-lot Parcel Map	2750 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Lynn Ludden (805) 955-6702	Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Paul Drury (805) 583-6307
5	CUP-S-0479-MOD#05	<u>Centre Court Shopping Center</u> Convert a soccer field in an existing retail center to a one-story, 10,600-sq. ft. retail building	1308 Madera Road	Sam Menlo Trust 4221 Wilshire Blvd., #210 Los Angeles, CA 90010 Attn: Herbert Horowitz (818) 246-6050	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869

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5	CUP-S-479, MOD#5, TE#1	<u>Centre Court Shopping Center</u> Time extension for conversion of existing soccer field to a retail building	1308 Madera Road	Sam Menlo Trust 4221 Wilshire Blvd., #480 Los Angeles, CA 90010 Attn: Sam Menlo (323) 937-1050	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
6	CUP-S-0687	<u>Church of God</u> Enlarge an existing church by approximately 10,000 sq. ft.	4450 Barnard Street	Pastor Fredy Cordon 2181 Malcolm Street Simi Valley, CA 93065 Attn: Richard Enderson (805) 217-0224	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869
7	TT5866	<u>Clinicas del Camino Real</u> Merge two lots and provide dedication for a 11,052 sq. ft. one-story medical facility	4370 Eve Road	Clinicas del Camino Real, Inc. 200 South Wells Road, #150 Ventura, CA 93004 Attn: Alisha Tipton (805) 659-2752	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Lorri Hammer (805) 583-6869
	PD-S-1013	<u>Clinicas del Camino Real</u> Construct a 11,052-sq. ft. one-story medical facility		Clinicas del Camino Real, Inc. 200 South Wells Road, #150 Ventura, CA 93004 Attn: Ilona Scott (805) 988-0912	Status: <b>In Plan Check</b> Planner: Lorri Hammer (805) 583-6869
8	CUP-S-0718	<u>Convenience Store</u> Demolish an existing gas station and construct a foodmart with gas station	1369 Erringer Road	A & S Engineering 207 West Alameda, #203 Burbank, CA 91502 Attn: Ahmad Ghaderi Ahmad Ghaderi	Status: <b>In Plan Check</b> Planner: Tom Preece (805) 583-6897
9	CUP-S-0500-AA#01	<u>Costco Gas Station Expansion</u> Construct a 5th island expansion at an existing gasoline fueling station	2660 Park Center Drive	Costco Wholesale 9 Corporate Park, #230 Irvine, CA 92606 Attn: Jenifer Murillo (714) 978-5021	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
	CUP-S-0500-MOD#01	<u>Costco propane re-filling station</u> Install a liquid propane gas re-filling station at an existing Costco		Coscto Wholesale 459 Horseshoe Drive, #150 Sterling, VA 20166 Attn: Ebert Obando (703) 430-4330	

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10	CUP-S-0758	<u>Express Car Wash</u> Construct a 2,035 sq. ft. self-service carwash	2401 Tapo Street	Nidel Azzi 2264 Birch Glen Ave #143 Simi Valley, CA 93063 (805) 279-8099	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
11	PD-S-1011	<u>Guardian Street Office Building</u> Construct a 54,311-sq. ft. three-story office building and parking lot	4180 Guardian Street	Guardian Street, LLC 2393 Craftsman Road Calabasas, CA 91302 Attn: Jeff Cooper (818) 223-9009	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
12	CUP-S-0744	<u>Hampton Inn</u> Construct a four-story 107 room hotel	2585 East Cochran Street	Rodney Singh 16027 Ventura Blvd., # 604 Encino, CA 91436 Attn: Rodney Singh (310) 629-8866	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
13	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: <b>Incomplete Application</b> Planner: Christine Silver (805) 583-6863
	SP-S-0029	<u>Hummingbird Nest Ranch</u> Specific Plan to create a Commercial Resort at Hummingbird Nest Ranch			
	GPA-0083	<u>Hummingbird Nest Ranch</u> General Plan Amendment to change land use from Estate/Open Space to Resort Commercial (New Category)			
14	CUP-S-0296-MOD#02	<u>Marie Callender's Driveways</u> Driveway relocation, re-landscaping, eliminating three parking spaces and replacing four trees	20 West Cochran Street	Ahmad Ibrahim 100 Presidential Drive Simi Valley, CA 93065 Attn: Jerry Hovell (805) 522-1900	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869

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15	PD-S-0701-AA#01	<u>McDonalds - Los Angeles Avenue</u> Install second drive-through lane, cash booth, menu boards, and remove five parking spaces and landscaping	1495 East Los Angeles Avenue	McDonald's USA, LLC 3800 Kilroy Airport Way, #200 Long Beach, CA 90806 Attn: Randy Kimoto (562) 753-2001	Status: <b>In Plan Check</b> Planner: Sean Gibson (805) 583-6383
16	PD-S-1002	<u>Medical Office Building</u> Construct an approximately 25,000-sq. ft. three-story medical office building	525 East Los Angeles Avenue	Greenway Development, Inc. 29395 Agoura Road, #204 Agoura, CA 91301 Attn: Larry Greene (818) 879-4800	Status: <b>Approved, Unbuilt</b> Planner: Heidi Fischer (805) 583-6867
17	PD-S-0269 ADJ#1	<u>Popeyes Chicken</u> Remodel Existing restaurant	1883 Erringer Road	Popeyes Chicken 1883 Erringer Road Simi Valley, CA 93065 Attn: Sima Amin (805) 657-1267	Status: <b>Under Construction</b> Planner: Sean Gibson (805) 583-6383
18	TP-S-0667	<u>Retsky</u> Three-lot subdivision	Southwest corner of Erringer Road and Heywood Street	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Lynn Ludden (818) 416-8962	Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Vernon Umetsu (805) 583-6391
19	CUP-S-0731	<u>Simi Valley Chevrolet</u> Expansion of recreational vehicle storage facility at existing car dealership	1001 East Cochran Street	Jeffrey Morris 1001 East Cochran Street Simi Valley, CA 93065 (805) 527-2372	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
	PD-S-0266-ADJ#02	<u>Simi Valley Chevrolet</u> Facade renovation to an existing auto dealer commercial building		Studio IV, Inc. 25691 Atlantic Ocean Dr, B17 Lake Forest, CA 92630 Attn: Franz Nalezny (949) 589-9544	Status: <b>Approved, Unbuilt</b> Planner: Heidi Fischer (805) 583-6867

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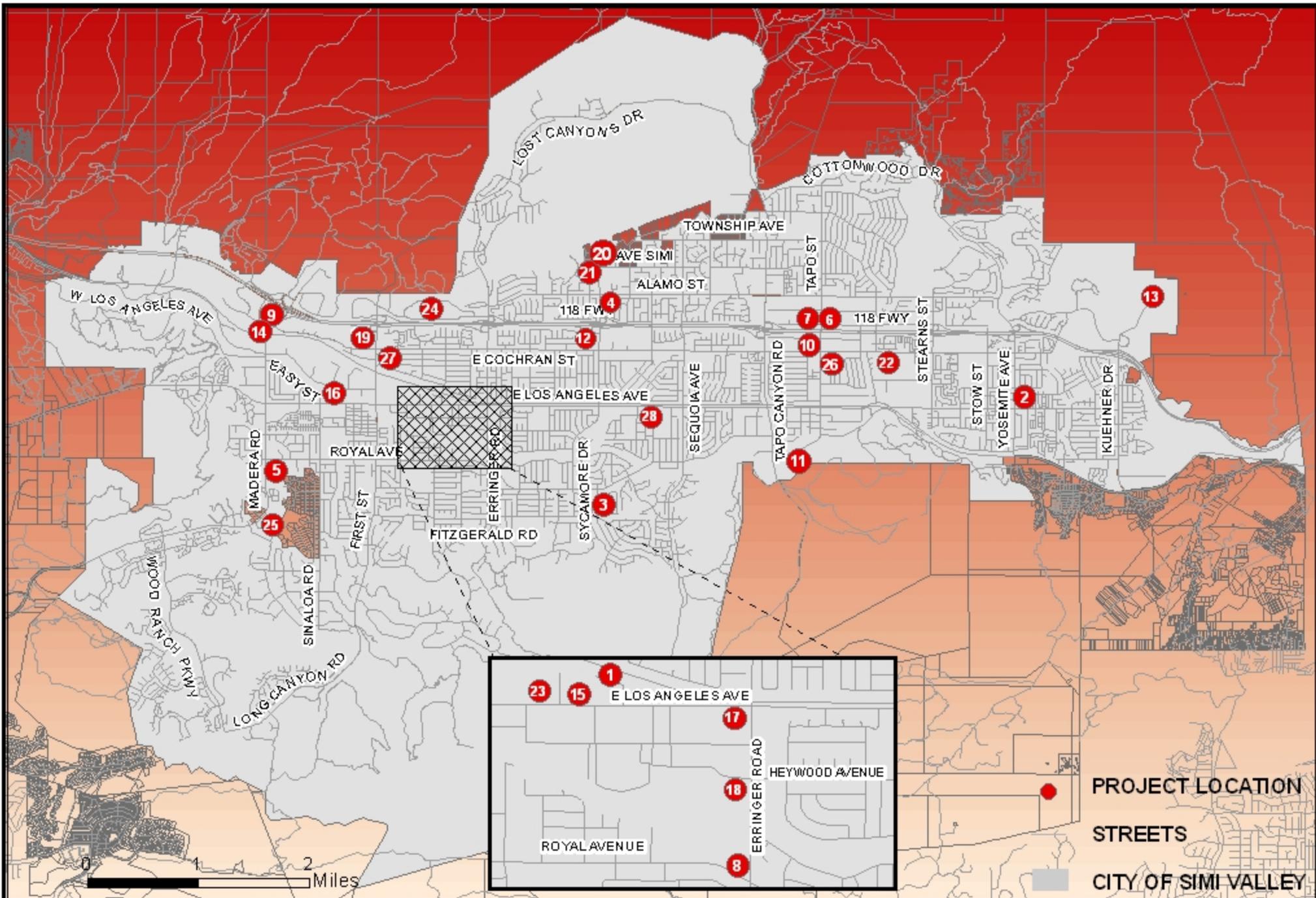
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
20	CUP-2864-AA#01	<u>Simi Valley Hospital</u> Parking lot, landscaping and site improvements	3051 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Lynn Ludden (818) 416-8962	Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
21	CUP-1832-MOD#06	<u>Simi Valley Hospital</u> Reduce Setback on Jones Way and construction of equipment enclosures	2975 Sycamore Drive	Simi Valley Hospital 2975 North Sycamore Drive Simi Valley, CA 93065 Attn: Lynn Ludden (818) 416-8962	Status: <b>Under Construction</b> Planner: Sean Gibson (805) 583-6383
	CUP-1832-MOD#05	<u>Simi Valley Hospital ER Expansion</u> Construct a 17,100-sq. ft. addition to the hospital			
22	CUP-S-0434-MOD#01	<u>Simi Valley Korean Baptist Church</u> Construct a 5,525- sq. ft. 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: <b>Under Construction</b> Planner: Sean Gibson (805) 583-6383
23	PD-S-0238-AA#01	<u>Simi Valley Plaza</u> Facade renovation to existing shopping center (main building, theater, pads 2 & 3)	1317-1457 East Los Angeles Ave	Sam Shakib 16461 Sherman Way, #140 Van Nuys, CA 91406 (818) 385-1777	Status: <b>Under Construction</b> Planner: Christine Silver (805) 583-6863
24	PD-S-0945-MOD#03	<u>Simi Valley Town Center Mall</u> Modification to regional mall to add 55,000-sq. ft. retail pad and signage	1555 Simi Valley Town Center Way	Hugh Rose 144 North Orange Street Orange, CA 92866 (714) 639-9860	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	PD-S-0945-MOD#02	<u>Simi Valley Town Center Mall</u> Renovation to site, facade, parking, landscaping and new theater			

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
24	SP-S-0026-AMD#02	<u>Simi Valley Town Center Mall</u> Simi Valley Town Center Mall Specific Plan Amendment to Mall area for site, building, parking, and sign changes	1555 Simi Valley Town Center Way	Hugh Rose 144 North Orange Street Orange, CA 92866 (714) 639-9860	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
25	CUP-S-0699	<u>Sinaloa Park</u> Create a community park facility with a nine hole golf course, three miniature golf courses, and park playgrounds	980 Madera Road	Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Brian Kurnow (805) 553-1427	Status: <b>In Plan Check</b> Planner: Lorri Hammer (805) 583-6869
26	CUP-S-0384-AA#01	<u>Taco Bell Remodel</u> Facade renovation, accessibility upgrades, landscape improvements and new outdoor patio	2360 Tapo Street	Century Fast Foods 10350 Santa Monica Blvd. , #260 Century City, CA 90025 Attn: Gabriela Marks (619) 702-9448	Status: <b>In Plan Check</b> Planner: Vernon Umetsu (805) 583-6391
27	PD-S-0716-AA#01	<u>Toyota Showroom</u> Interior remodel and new exterior lighted front wall to an existing commercial building	2380 First Street	DCH Auto Group 1815 West Redondo Beach Blvd. Gardena, CA 90247 Attn: Carlos Viveros (951) 297-0366	Status: <b>In Plan Check</b> Planner: Vernon Umetsu (805) 583-6391
28	MOD#01 to 2982 East Los Angeles Avenue	<u>Viking Home Sales</u> Reconfigure sales display of manufactured homes	2982 East Los Angeles Avenue	Viking Construction & Dev. 1917 Daily Drive Camarillo, CA 93010 Attn: Stuart Lane (805) 553-9362	Status: <b>Under Construction</b> Planner: Tom Preece (805) 583-6897

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## COMMERCIAL PROJECT LOCATIONS DEVELOPMENT SUMMARY THIRD QUARTER 2013



## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	WTP-0036	<u>AT&amp;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: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
2	WTP-0043-MOD#01	<u>AT&amp;T - Mellow Lane</u> Addition of wireless antenna to existing monopine and ground mounted cabinets at water tank site	Mellow Lane water tank (near 1135 Mellow Lane)	PDC Corporation 765 The City Drive, #470 Orange, CA 92868 Attn: Kathy O'Connor-Phelps (714) 625-5930	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
3	WTP-0044-MOD#01	<u>AT&amp;T - Pawnee Court</u> Upgrade a co-location wireless antenna on an existing monopine and new ground-mounted equipment at water tank site	Pawnee Court water tank (near 3186 Pawnee Court)		Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
4	WTP-0061	<u>AT&amp;T – Royal Avenue</u> Wireless telecommunication on monopalm	2503 Royal Avenue		Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
5	WTP-0059	<u>AT&amp;T – Tapo Street</u> Install 12 panel wireless telecommunication antennas with extension of existing enclosed roof screen	2450 Tapo Street	Velotera Services, Inc. 7431 Lampson Avenue Garden Grove, CA 92841 Attn: Vance Pomeroy (661) 361-5619	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
6	WTP-0058	<u>AT&amp;T - Tierra Rejada</u> Install wireless telecommunication facility within new cupola	52 Tierra Rejada		Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
7	WTP-0060	<u>AT&amp;T – Walnut Avenue</u> Install wireless telecommunication facility within new freestanding church steeple	4307 Walnut Avenue	Velotera Services, Inc. 29319 121st Street East Juniper Hills, CA 93543 Attn: Vance Pomeroy (661) 361-5619	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
8	WTP-0050-MOD#01	<u>AT&amp;T - Walnut Street</u> Upgrade and replace existing antennas	3801 Walnut Street	PDC Corporation 765 The City Drive, #470 Orange, CA 92868 Attn: Kathy O'Connor-Phelps (714) 625-5930	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
9	WTP-0055	<u>MetroPCS - Royal Avenue</u> Wireless telecommunication facility within a modified tower of the existing commercial building	2073 Royal Avenue	MetroPCS California, LLC 2903 Saturn Street, #H Brea, CA 92821 Attn: Alexander Lew (714) 401-2241	Status: <b>Approved, Unbuilt</b> Planner: Christine Silver (805) 583-6863
10	WTP-0053	<u>Metro PCS - Tapo Canyon</u> Wireless telecommunication facility within a modified tower of the existing commercial building	2631 Tapo Canyon Road		Status: <b>Incomplete Application</b> Planner: Christine Silver (805) 583-6863
11	WTP-0064 MOD#01	<u>Sprint - Cochran Street</u> Replace selected existing 3G antennas with 4G-LTE antennas	2720 Cochran Street	Sprint 3659 Green Road, #214 Cleaveland, OH 44122 Attn: Karri Keeble (310) 775-7436	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
12	WTP-0063-MOD#01	<u>Sprint - Los Angeles Avenue</u> Remove six antennas and replace with three new antennas and equipment at an existing wireless telecommunication facility	1900 East Los Angeles Avenue		Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391

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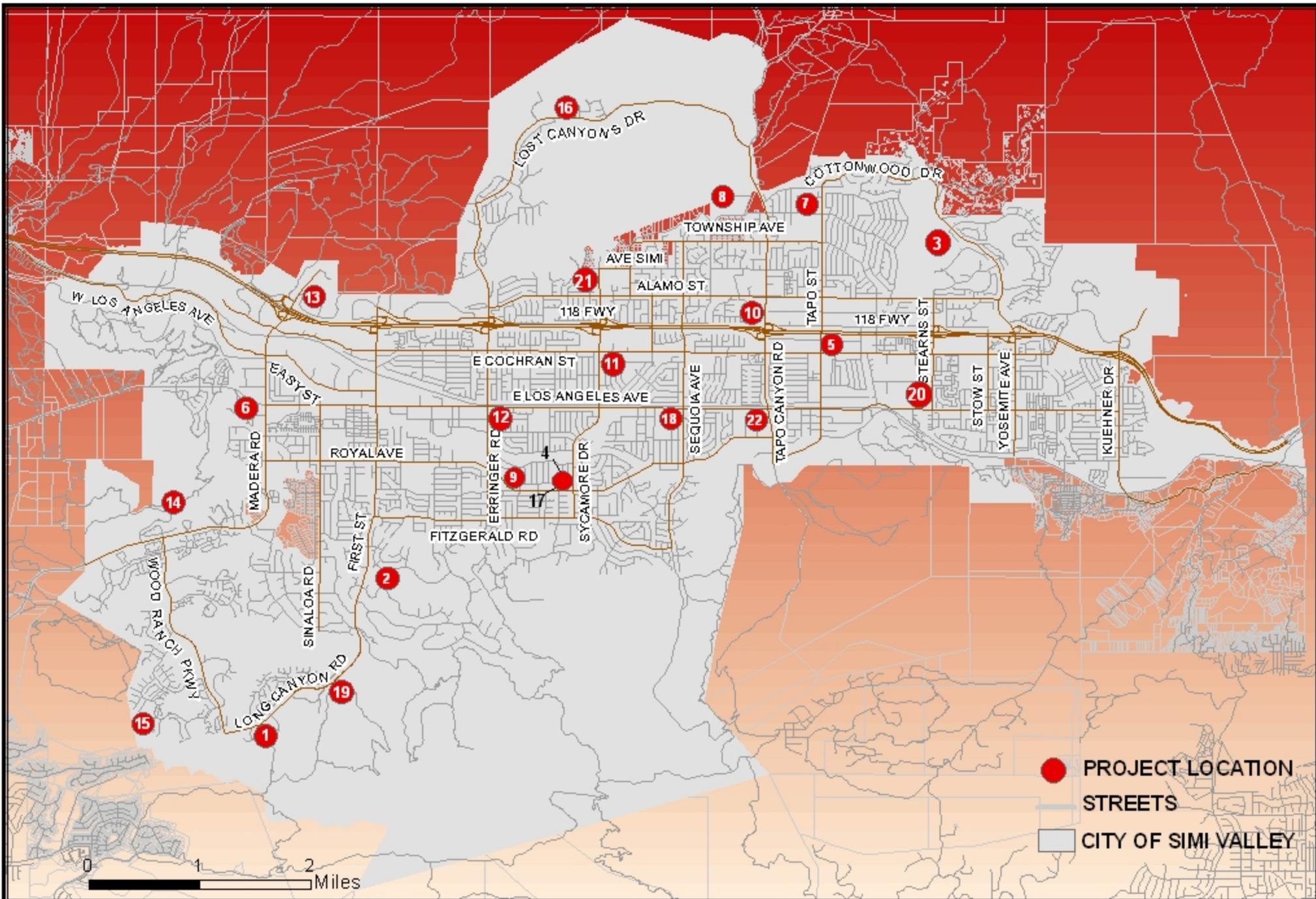
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
13	W-0006	<u>Sprint - National Way</u> Remove four antennas and replace with three new antennas and equipment at an existing water tank	400 National Way (water tank site)	Sprint 3659 Green Road, #214 Cleveland, OH 44122	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
14	WTP-0062-MOD#01	<u>Sprint - Presidential Drive</u> Remove and replace three antennas and equipment at an existing water tank site	1197 Presidential Drive (water tank site)	Attn: Karri Keeble (310) 775-7436	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
15	WTP-0020	<u>T-Mobile – Hornblend Court</u> Wireless telecommunication facility 4' antennas and 6' poles	399-1/2 Hornblend Court	Synergy Development Services 7406 Valjean Avenue Van Nuys, CA 91406 Attn: Walter Gaworecki (949) 923-1778	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
16	WTP-0027	<u>T-Mobile -Lost Canyons Drive</u> Wireless telecommunications facility on a stadium light	2251 1/4 Lost Canyons Drive	Synergy Development Services 887 East Front Street, #A Ventura, CA 93001 Attn: Jesse Gilholm (760) 803-6219	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
17	WTP-0024	<u>T-Mobile -Royal Avenue</u> Monopalm wireless telecommunication facility	2507 Royal Avenue	T-Mobile USA, Inc. 12920 SE 38th Street Bellevue, WA 98006 Attn: Charles Dunn (818) 840-0808	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
18	WTP-0004	<u>T-Mobile - Sequoia Avenue</u> Monopalm wireless telecommunication facility	1951 Sequoia Avenue		Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
19	WTP-0035	<u>Verizon - Long Canyon</u> Wireless telecommunication facility in street right-of-way on a light pole	385 1/2 Long Canyon Road	Verizon Wireless 15505 Sand Canyon Avenue, Bldg. D, 1st Floor Irvine, CA 92618 Attn: Robert Wheaton (248) 416-0451	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391

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20	WTP-0056-MOD#01	<u>Verizon - Los Angeles Avenue</u> Install six new antennas inside an existing roof-top tower and add a new cabinet on the rooftop within an existing screened area	5135 East Los Angeles Avenue	Verizon Wireless 28562 Oso Parkway, D233 Rancho Santa Margarita, CA 92688 Attn: Tod Petty (714) 292-6542	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
21	WTP-0049-MOD#01	<u>Verizon - Sycamore Drive</u> Upgrade three wireless panel antennas at an existing wireless telecommunication facility	2925 Sycamore Drive	Verizon Wireless 15505 Sand Canyon Avenue, Bldg. D, 1st Floor Irvine, CA 92618 Attn: Shannon Vitale (714) 514-1640	Status: <b>In Plan Check</b> Planner: Vernon Umetsu (805) 583-6391
22	WTP-0054-MOD#01	<u>Verizon - Tapo Canyon Road</u> Upgrade six panel antennas at an existing wireless telecommunication facility	1757-1/2 Tapo Canyon Road	Verizon Wireless 4060 Campus Drive, #200 Newport Beach, CA 92660 Attn: Arvin Norouzi (818) 653-1393	Status: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391

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**WIRELESS TELECOMMUNICATIONS PROJECT LOCATIONS  
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THIRD QUARTER 2013**



## INDUSTRIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

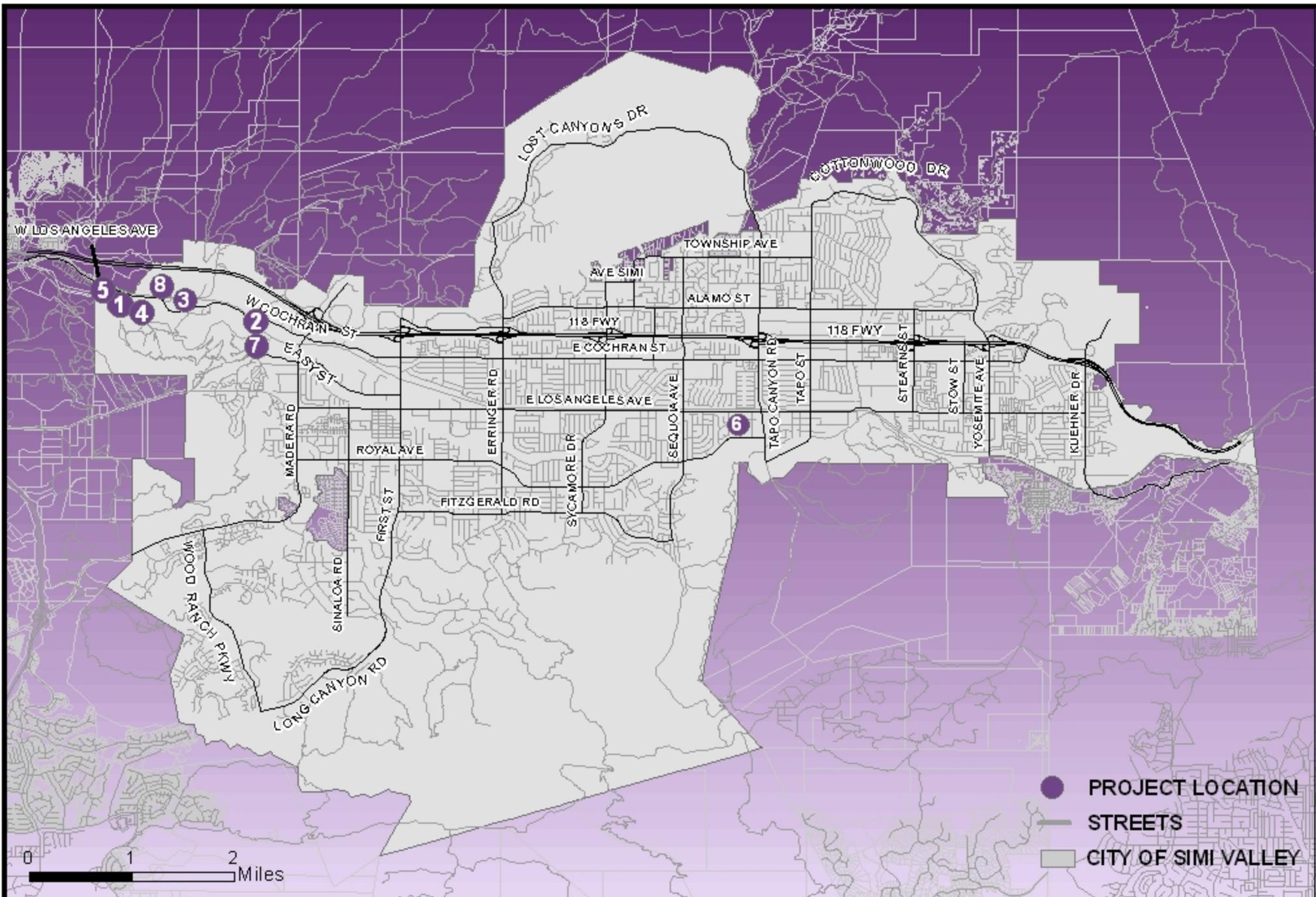
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1	CUP-S-0591-MOD#01	<u>All Valleys RV Storage</u> Modify an existing recreational vehicle storage yard on the south portion of the lot	850 West Los Angeles Avenue	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Don Duncan (805) 579-6172	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
2	AA#02 to 195 W Los Angeles Ave	<u>CNG Station Expansion</u> Install 38 CNG fueling dispensers	195 West Los Angeles Avenue	Steven Arnold 19860 S. La Grange Road, #203 Mokena, IL 60448 (630) 470-8110	Status: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391
3	CUP-S-0664	<u>Donley RV Storage</u> Construct recreational vehicle storage lot, including RV retail part sales, rental, and repair service uses	North side of Los Angeles Avenue, approximately 1,300 feet east of Quimisa Avenue	Bill Donley 4792 Golf Course Drive Westlake Village, CA 91362 (818) 421-3575	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
4	CUP-S-0686	<u>Iron's Contractors Storage</u> Allow continuation of contractor's storage yard/caretaker residence and expand storage yard to south, across Alamos Creek	744 West Los Angeles Avenue	Irons Investment Group, LLC 3127 Ocean Park Blvd. Santa Monica, CA 90405 Attn: Jerry Irons (310) 980-9175	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
5	TP-S-0653	<u>Larry Ready Storage</u> Subdivide property into parcels for auto wrecking yard, towing service yard, and recreational vehicle/contractor's storage yard uses	890 and 900 West Los Angeles Avenue	Lawrence Ready 18959 Parthenia Street Northridge, CA 91324 Attn: Ron Coons (805) 527-1859	Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Vernon Umetsu (805) 583-6391
	CUP-S-0615	<u>Larry Ready Storage</u> Construct contractor storage yard and recreational vehicle storage yard			Status: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391
6	PD-S-0507-AA#01	<u>Meggitt</u> Construct a 3,740-sq. ft. storage mezzanine and 1,516-sq. ft. covered outdoor manufacturing area	1785 Voyager Avenue	Ware Malcomb 10 Edelman Irvine, CA 92618 Attn: Charles Minyard (949) 660-9128	Status: <b>Under Construction</b> Planner: Paul Drury (805) 583-6307

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## INDUSTRIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
7	CUP-S-0757	<u>Premier RV and Boat Storage</u> Allow an indoor recreational vehicle and boat storage facility	131 West Easy Street	Premier RV and Boat Storage 131 West Easy Street Simi Valley, CA 93065 Attn: Jeff Shelton (805)813-9888	Status: <b>Complete Application</b> Planner: Sean Gibson (805) 583-6383
8	TT5875	<u>West Simi Business Center</u> Merge two lots for industrial development	903 Quimisa Drive	C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 Attn: Dean Rasmussen (805)581-2275	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Vernon Umetsu (805) 583-6391
	PD-S-0997	<u>West Simi Business Center</u> Construct a 167,417-sq. ft. multi-tenant industrial park			Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	PD-S-0977	<u>1744 Patricia Avenue</u> Construct four townhomes	1744 Patricia Avenue	Mark Linsley 2888 Helm Street Simi Valley, CA 93065	Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
2	PD-S-1023	<u>1762 Patricia Avenue</u> Construct a six-unit apartment complex	1762 Patricia Avenue	Bruce Arthur and Teresa Denise Jones 4535 Bella Vista Drive Moorpark, CA 93021 Attn: Jerry Hovell (805) 522-1900	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
3	PD-S-0979	<u>Apricot Simi Development</u> Construct seven townhomes	4453 Apricot Road	Apricot Simi Dev., LLC 17939 Chatsworth Street, #153 Granada Hills, CA 91344 Attn: Larry Huppert (818) 772-2554	Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
4	SP-S-0028	<u>Arroyo Simi Greenway</u> Specific Plan to establish the design standards for the construction of a recreational trail and associated improvements along the Arroyo Simi Greenway project area	Along the Arroyo Simi, from the west end of the City to the east end	City of Simi Valley 2929 Tapo Canyon Road Simi Valley, CA 93063 (805) 583-6863 -----	Status: <b>Complete Application</b> Planner: Christine Silver (805) 583-6863
	CUP-S-0723	<u>Arroyo Simi Greenway</u> Construct a recreational trail and associated improvements along the Arroyo Simi		Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 (805) 584-4420	
5	PD-S-0987	<u>Azad Group</u> Construct three townhomes	Northeast corner of Patricia Avenue and Galt Street	Azad Group, LLC 280 California Street, #1 Newton, MA 02458 Attn: Najim M. Azad (617) 558-4144	Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
5	PD-S-1000	<u>Azad Group</u> Construct three townhomes	Northeast corner of Patricia Avenue and Galt Street	Bogdan Zekjovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617) 558-4144	Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307
6	TP-S-0655	<u>Big Sky</u> Subdivide one parcel into four residential parcels	Big Sky Place and Erringer Road	Kia, LLC 9301 Wilshire Blvd., #315 Beverly Hills, CA 90210 Attn: Colleen Doan (661) 295-3590	Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Lorri Hammer (805) 583-6869
7	PD-S-0983	<u>Cerberus (formerly Casden)</u> Construct 266 townhomes and condominiums	Southeast corner of Los Angeles Avenue and Madera Road	Ravello Holdings, Inc. 11812 San Vicente Blvd., #300 Los Angeles, CA 90049 Attn: Bill Meyers (646) 885-3608	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
	TT5601	<u>Cerberus (formerly Casden)</u> Subdivide 16.28 acres into 266 lots for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897
	GPA-0090	<u>Cerberus (formerly Casden)</u> Amend land use designation from Residential High Density to Residential Very High and Moderate densities		Ravello Holdings, Inc. 11812 San Vicente Blvd., #300 Los Angeles, CA 90049 Attn: Derek Baak (310) 466-2700	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
8	PD-S-1018	<u>Cochran Apartments</u> Construct a 36-unit apartment complex with an Affordable Housing Agreement	4862 East Cochran Street	Ibrahim Family Enterprises 18554 Brymer Street Porter Ranch, CA 91326 Attn: Michael Roletti (818) 599-6479	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
9	PD-S-0527-AA#01	<u>Creekside Apartments</u> Exterior improvements to parking layout, landscaping and gated entries	1550 Patricia Avenue	VTBS Architects 1738 Berkeley Street Santa Monica, CA 90404 Attn: Mark Lehmann (310) 394-0273	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
10	PD-S-1001	<u>Good People USA</u> Construct 26, three-story townhome units with four affordable units, including a reduced front setback (from 34 ft. to 23 ft.) and two fewer parking spaces	1260 and 1270 Patricia Avenue	Good People USA 26314 Western Avenue, #200 Lomita, CA 90717 Attn: Michael Morgan (805) 988-4114	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
11	TP-S-0654	<u>Holt Residence</u> Tentative parcel map for single-family residence	702 Greenbriar Avenue	Jacob Holt 702 Greenbriar Avenue Simi Valley, CA 93065 (805) 657-0142	Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Lorri Hammer (805) 583-6869
12	PD-S-0964	<u>Humkar</u> Construct 16 townhomes	5496 East Los Angeles Avenue	Mehdi Humkar 290 Hazel Ridge Court Simi Valley, CA 93063 Attn: Dale Ortmann (805) 404-1920	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
	TT5585	<u>Humkar</u> Subdivide 1.92 acres into 16 lots for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897
13	PD-S-1019	<u>Jarel Enterprises, Inc.</u> Construct 12 condominiums	1525 Patricia Avenue	Ken Stockton Architects 26500 West Agoura Road Calabasas, CA 91302 Attn: Ken Stockton (818) 889-9443	Status: <b>Approved, Unbuilt</b> Planner: Heidi Fischer (805) 583-6867
	TT5596A	<u>Jarel Enterprises, Inc.</u> Subdivide 0.93 acres into 12 lots for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Heidi Fischer (805) 583-6867
14	PD-S-0976	<u>JMA Apartment Complex</u> Construct a three-unit apartment complex	4424 Apricot Road	JMA Construction Group 6143 Hope Street Simi Valley, CA 93063 Attn: Michael Jones (805) 579-9980	Status: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
15	PD-S-1020	<u>Katherine Road South</u> Construct a 31-unit apartment complex including five single-story unit buildings, a manager's unit, and a common building	1384 Katherine Road	Cabrillo Economic Development 702 County Square Drive Ventura, CA 93003 Attn: Dan Hardy (805) 659-3791	Status: <b>Approved, Unbuilt</b> Planner: Heidi Fischer (805) 583-6867
16	PD-S-1024	<u>Kuehner Apartments</u> Construct a six-unit apartment complex	Northwest corner of Kuehner Drive and Los Angeles Avenue	Jerry Jacob 33344 Pacific Coast Highway Malibu, CA 90265 (760) 937-3187	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
17	TT5411	<u>Kuehner Townhomes</u> Subdivide 10.19 acres into 66 lots for residential development	Northwest corner of Kuehner Drive and 118 Freeway	WH Simi 66, LLC 21080 Centre Pointe Pkwy, #101 Santa Clarita, CA 91350 Attn: Elisabeth Berg (661) 222-9207	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Vernon Umetsu (805) 583-6391
	PD-S-0942	<u>Kuehner Townhomes</u> Construct 66 condominiums (7 affordable units)			Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
18	PD-S-1007	<u>Landmark at Tapo/Ish</u> Construct a new house on each of three existing lots	Southwest corner of Tapo Street and Ish Drive	Landmark Homes, LLC 744 Calle Punta Thousand Oaks, CA 91360 Attn: David Satterlee (805) 222-5363	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869
	PD-S-1007-TE#01	<u>Landmark at Tapo/Ish</u> Three year administrative time extension			Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
19	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: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
19	TT5734	<u>Lost Canyons</u> Subdivide 1,770 acres for 364 single-family residential lots, recreation commercial lots, and common area lots	3301 Lost Canyons Drive	Lost Canyons, LLC 3301 Lost Canyons Drive Simi Valley, CA 93063 Attn: John McClure (310) 689-7310	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897
20	GPA-0082	<u>Madjar</u> General Plan Amendment from Open Space and Medium Density to Medium Density only	401 Talbert Avenue	Fred Madjar P.O. Box 940639 Simi Valley, CA 93094 (805) 490-0311	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
	Z-S-0676	<u>Madjar</u> Zone change from Residential Estate (RE) and Residential Medium (RM) to Residential Medium (RM) only			
21	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC 4800 N. Scottsdale Road, #6000 Scottsdale, AZ 85251 Attn: Elaine Freeman (805) 527-8786	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
21	TT5658	<u>North Canyon Ranch</u> Subdivision to create approximately 125 lots for residential development	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC 4800 N. Scottsdale Road, #6000 Scottsdale, AZ 85251 Attn: Manuel Mancha (909) 213-8460	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	GPA-0073	<u>North Canyon Ranch</u> Amend land use designation to Open Space and Medium Residential Density			
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)			
	PD-S-0984	<u>North Canyon Ranch</u> Construct 122 single-family residences			

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
22	TT5443	<u>Patricia Townhomes</u> Subdivide into 10 lots for residential development	1590 Patricia Avenue	Paramjit S. Cheema 1567 Hidden Ranch Drive Simi Valley, CA 93063 Attn: Jimmy Juneja (909) 228-1556	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897
	PD-S-953	<u>Patricia Townhomes</u> Construct 10 townhomes			Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
23	TT5886	<u>River Run</u> Subdivide 2.31 acres into 40 lots for residential development	1748 Heywood Street	STG Community Three, LLC 2201 Dupont Drive, #300 Irvine, CA 92612 Attn: Brandon Roth (949) 833-1554	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Paul Drury (805) 583-6307
	PD-S-0965-MOD#01	<u>River Run</u> Construct 40 townhomes			Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307
24	PD-S-0930	<u>Runkle Canyon</u> Construct 298 single-family residences, 25 custom single-family homes, and 138 senior housing units	Southern terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 27240 Turnberry Lane, #100 Valencia, CA 91355 Attn: Eric Hoffman (301) 893-7342	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
24	PD-S-0930-MOD#01	<u>Runkle Canyon</u> Construct 138 senior dwelling units with related improvements	Southerly terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 27240 Turnberry Lane, #100 Valencia, CA 91355 Attn: Eric Hoffman (310) 893-7342	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements			Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

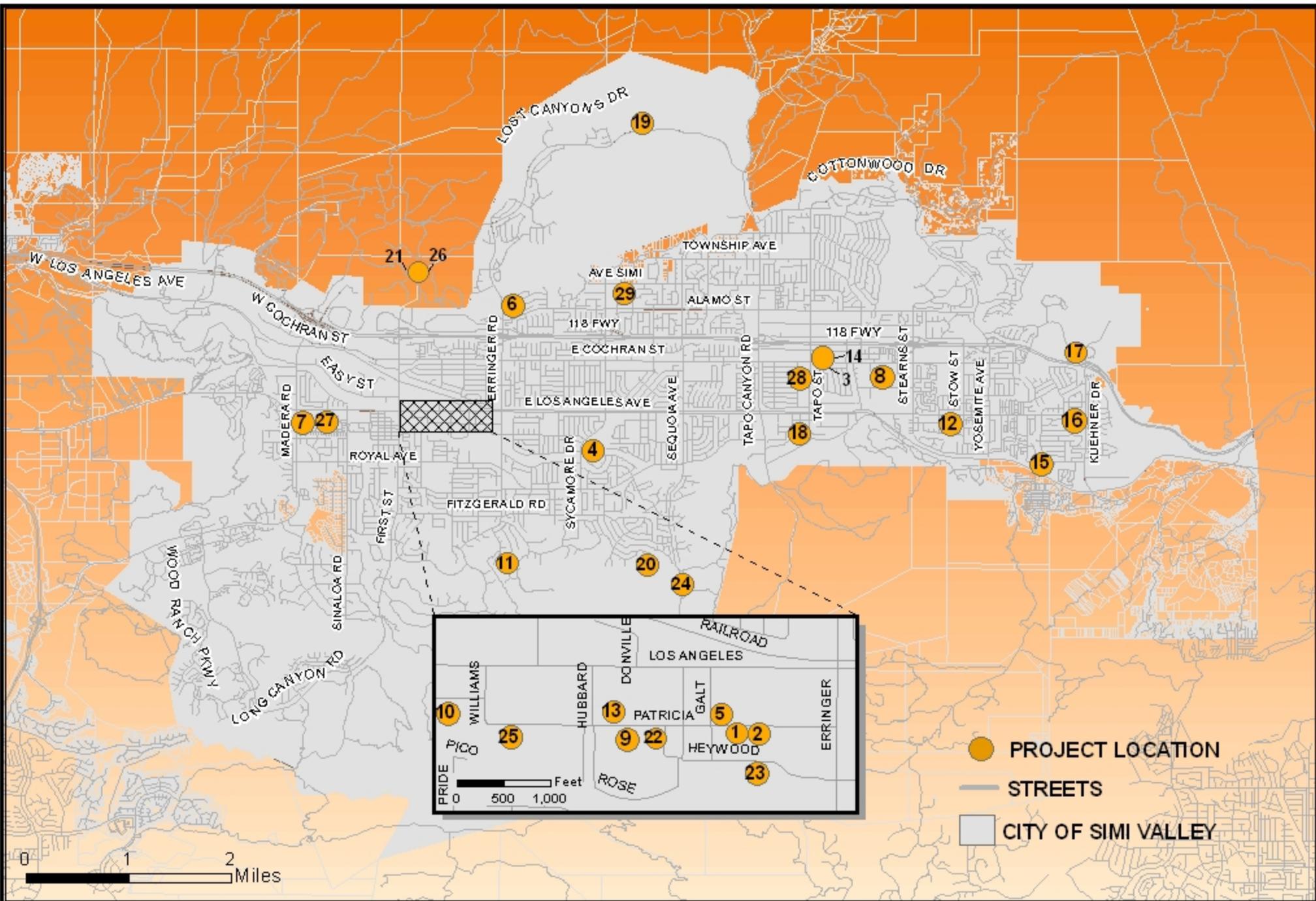
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
24	TT5364	<u>Runkle Canyon</u> Subdivide for residential development	Southerly terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 27240 Turnberry Lane, #100 Valencia, CA 91355 Attn: Eric Hoffman (310) 893-7342	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897
25	PD-S-1017	<u>Sage View Apartments</u> Construct an eight-unit apartment complex	1378 Patricia Avenue	Scott Peters 30001 Triunfo Drive Agoura, CA 91301 (818) 865-9560	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
26	CUP-S-0685	<u>Seventh Day Adventist Church</u> Allow a church, school, and retirement facility at North Canyon Ranch	North of First Street and west of Falcon Street	Southern Calif. Assoc. of Seventh-day Adventists P.O. Box 969 Glendale, CA 91209 Attn: David Fillips (530) 470-0836	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
27	TT5600	<u>Simi-37</u> Subdivide 3.11 acres into 37 lots for residential development	Southeast corner of Los Angeles Avenue and Simi Village Drive	Trumark Companies 9911 Irvine Center Drive, #150 Irvine, CA 92618 (949) 788-1990	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Sean Gibson (805) 583-6383
	PD-S-0982	<u>Simi-37</u> Construct 37 townhomes			Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
28	PD-S-0968	<u>The MarketPlace</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: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391

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## RESIDENTIAL DEVELOPMENT SUMMARY – THIRD QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
28	PD-S-0968-ADJ#04	<u>The MarketPlace</u> Amend the design of interior townhome buildings B, D, G, and J to add a third floor bonus room and deck, and reduce the size of the approved third floor bonus room in buildings C, H, and I to provide a deck	2225 and 2245 Tapo Street	Standard Pacific Homes 757 Nile River Drive Oxnard, CA 93036 Attn: Ken Melvin (805) 981-4823	Status: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391
	PD-S-0969	<u>The MarketPlace</u> Construct 72 townhomes, 36 senior apartments, and a commercial building			
29	PD-S-1014	<u>Vista Del Verde</u> Construct 20-single family residences	Southwest corner of Avenida Simi and Reservoir Drive	Quantum Development 536 Terraine Avenue Long Beach, CA Attn: Michael Johnson (949) 433-5127	Status: <b>Under Construction</b> Planner: Heidi Fischer (805) 583-6867
	PD-S-1014-MOD#01	<u>Vista Del Verde</u> Revise building elevations and footprints for 20 approved single-family residences		Richmond American Homes 5171 California Avenue, #120 Irvine, CA 92617 Attn: Edgar Gomez (714) 613-3073	

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**RESIDENTIAL PROJECT LOCATIONS  
DEVELOPMENT SUMMARY  
THIRD QUARTER 2013**

