



# CITY OF SIMI VALLEY

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

## QUARTERLY DEVELOPMENT SUMMARY FIRST QUARTER 2014

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 – FIRST QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	CUP-S-0718	<u>7-Eleven Market</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 (818) 842-3644	Status: <b>In Plan Check</b> Planner: Tom Preece (805) 583-6897
	TP-S-0675	<u>7-Eleven Market</u> Subdivide to create .54-acre parcel			Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
2	CUP-S-0765	<u>7-Eleven Market</u> Convert existing Handi Mart Liquor into a 24-hour 7-Eleven Market	2780 Tapo Canyon Road, #B7	Handi Mart 2780 Tapo Canyon Road, #B7 Simi Valley, CA 93063 Attn: Varinder Singh Maan (805) 520-1797	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
3	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
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: Gonzalo Pedroso (805) 552-9474	Status: <b>In Plan Check</b> Planner: Lorri Hammer (805) 583-6869
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
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

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7	PD-S-1013	<u>Clinicas del Camino Real</u> Construct 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: Ilona Scott (805) 988-0912	Status: <b>In Plan Check</b> Planner: Lorri Hammer (805) 583-6869
8	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
9	CUP-S-0758	<u>Express Car Wash</u> Construct a 2,035-sq. ft. self-service carwash	2401 Tapo Street	Nidal Azzi 2264 Birch Glen Avenue, #143 Simi Valley, CA 93063 (805) 279-8099	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
	TP-S-0676	<u>Express Car Wash</u> Two-lot subdivision			Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
10	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 23930 Craftsman Road Calabasas, CA 91302 Attn: Jeff Cooper (818) 223-9009	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
	PD-S-1011-TE#01	<u>Guardian Street Office Building</u> Three-year time extension			Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
11	CUP-S-0744	<u>Hampton Inn</u> Construct a three-story 103 room hotel	2585 East Cochran Street	Rodhey Singh 16027 Ventura Blvd Suite 604 Encino, CA 91436 (310) 629-8866	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
12	SP-S-0029	<u>Hummingbird Nest Ranch</u> Specific Plan to create a Commercial Resort at Hummingbird Nest Ranch	2940 Kuehner Drive	Hummingbird Nest Ranch 2940 Kuehner Drive Simi Valley, CA 93063 (805) 340-2790	Status: <b>Complete Application</b> Planner: Christine Silver (805) 583-6863

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
12	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 (805) 340-2790	Status: <b>Complete Application</b> Planner: Christine Silver (805) 583-6863
	GPA-0083	<u>Hummingbird Nest Ranch</u> General Plan Amendment to change land use from Estate/Open Space to Resort Commercial (New Category)			Status: <b>Complete Application</b> Planner: Christine Silver (805) 583-6863
13	CUP-S-0296-MOD#02	<u>Marie Callender's Driveways</u> Driveway relocation, & re-landscaping eliminating three parking spaces & 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
14	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
15	PD-S-0761-AA#01	<u>Olivios Restaurant</u> Allow Olivios Restaurant to have a wine tasting room and lounge	593 East Los Angeles Avenue	Olivios Restaurant 585 East Los Angeles Avenue Simi Valley, CA 93065 Attn: Moises Martinez (805) 419-3504	Status: <b>Incomplete Application</b> Planner: Christine Silver (805) 583-6863
16	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 Sycamore Drive Simi Valley, CA 93065 Attn: Patrick McLaughlin (818) 926-1438	Status: <b>Under Construction</b> Planner: Sean Gibson (805) 583-6883
	CUP-1832-MOD#05	<u>Simi Valley Hospital ER Expansion</u> Construct a 17,100-sq. ft. addition to the hospital			Status: <b>Under Construction</b> Planner: Sean Gibson (805) 583-6883
17	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) 583-6883

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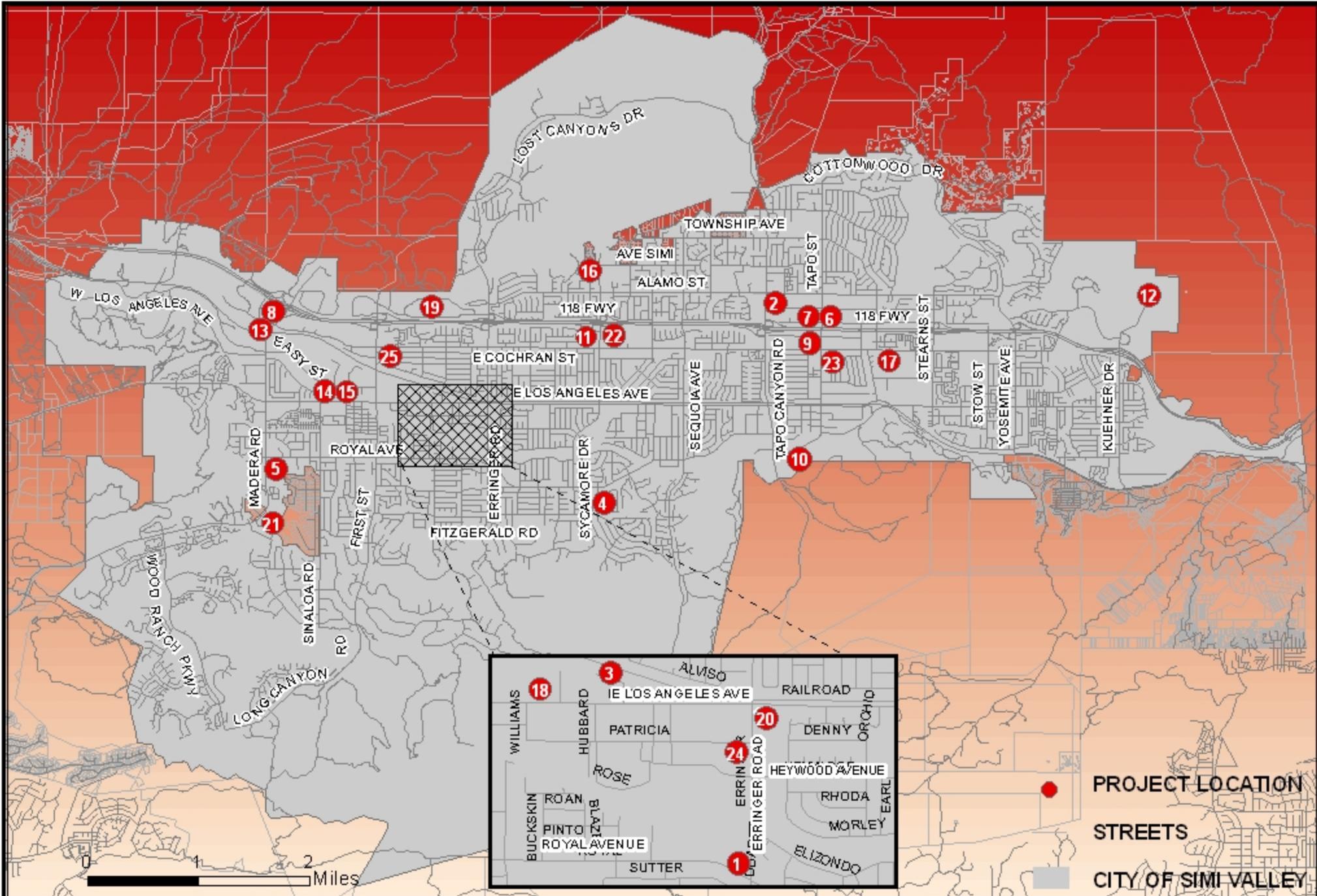
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
18	PD-S-0238-AA#01	<u>Simi Valley Plaza</u> Facade remodel to existing shopping center (main building, theater, pads 2 & 3)	1317-1457 East Los Angeles Ave	Sam Shakib 16461 Sherman Way, Ste. 140 Van Nuys, CA 91406 (818) 385-1777	Status: <b>Under Construction</b> Planner: Christine Silver (805) 583-6863
19	PD-S-0945-MOD#02	<u>Simi Valley Town Center Mall</u> Renovation to site, facades, parking, landscaping, and add a new theater	1555 Simi Valley Town Center Way	Architects Orange 144 North Orange St. Orange, CA 92866 Attn: Hugh Rose (714) 639-9860	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	PD-S-0945-MOD#03	<u>Simi Valley Town Center Mall</u> Modification to regional mall to amend size of grocery stores and amend signage			Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	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			Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	PD-S-0945-AA#01	<u>Simi Valley Town Center Mall Restaurant Expansion</u> 1,526 sq. ft. building expansion for restaurant with loss of seven parking spaces at the Simi Valley Town Center Mall adjacent to Macy's West (Building 300)			Alberta Development Company One Park Plaza, #600 Irvine, CA 92614 Attn: Larry Harden (949) 852-7355
20	CUP-S-0764	<u>Simi Village Marketplace</u> Replace existing commercial building with new coffeeshop building containing a drive-thru lane, and renovate shopping center's facade	Southeast corner of Los Angeles Avenue and Erringer Road	Milan Capital Management , Inc. 888 S Disneyland Drive, #101 Anaheim, CA 92802 Attn: Cory Anttila (714) 687-0000	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
20	PD-S-0659-MOD#01	<u>Simi Village Marketplace</u> Facade remodel, building removal, construct restaurant with drive through lane	Southeast corner of Los Angeles Avenue and Erringer Road	Milan Capital Management, Inc. 888 S Disneyland Drive, #101 Anaheim, CA 92802 Attn: Cory Anttila (714) 687-0000	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
21	CUP-S-0699	<u>Sinaloa Park</u> Create a community park facility with miniature golf and associated uses	980 Madera Road	Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Brian Kurnow (949) 553-1427	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869
22	PD-S-0261-AA#01	<u>Sycamore Square</u> Renovate facade and adjacent planters	2807 - 2645 Cochran Street	RM Designs 2205 First Street, #106 Simi Valley, CA 93065 Attn: Robert Matola (805) 526-3916	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
23	CUP-S-0384-AA#01	<u>Taco Bell Remodel</u> Facade Improvement, 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>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391
24	PD-S-1022	<u>The Gatehouse</u> Allow a contractor's office	1874 Patricia Avenue	Norman Dubois 1874 Patricia Avenue Simi Valley, CA 93065 (805) 526-8509	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
25	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 W. Redondo Beach Blvd. Gardena, CA 90247 Attn: Carlos Viveros (951) 297-0366	Status: <b>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391

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**COMMERCIAL PROJECT LOCATIONS  
DEVELOPMENT SUMMARY  
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## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FIRST QUARTER 2014

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-0066-MOD#01	<u>AT&amp;T - Los Angeles Avenue</u> Remove six antennas and replace with 12 antennas at an existing wireless telecommunication facility	3208 East Los Angeles Avenue	AT&T Mobility 2125 East Katella Avenue, #225 Anaheim, CA 92806 Attn: Susan Chong (949)379-4847	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
3	WTP-0043-MOD#01	<u>AT&amp;T - Mellow Lane</u> Addition of wireless antenna to 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 (213)305-1970	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
4	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 water tank site (near 3186 Pawnee Court)		Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
5	WTP-0061	<u>AT&amp;T - Royal Avenue</u> Wireless telecommunication co-location on an existing monopalm	2503 Royal Avenue	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-0059	<u>AT&amp;T - Tapo Street</u> Upgrade co-location install 12 panel antennas within an existing enclosed roof screen	2450 Tapo Street		Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
7	WTP-0058	<u>AT&amp;T - Tierra Rejada</u> Wireless telecommunication facility within an existing cupola	52 Tierra Rejada		Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
8	WTP-0068	<u>AT&amp;T - Valley Gate Road</u> Wireless telecommunication facility consisting of eight antennas on a 44-foot high eucalyptus tree structure	275 Valley Gate Road	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

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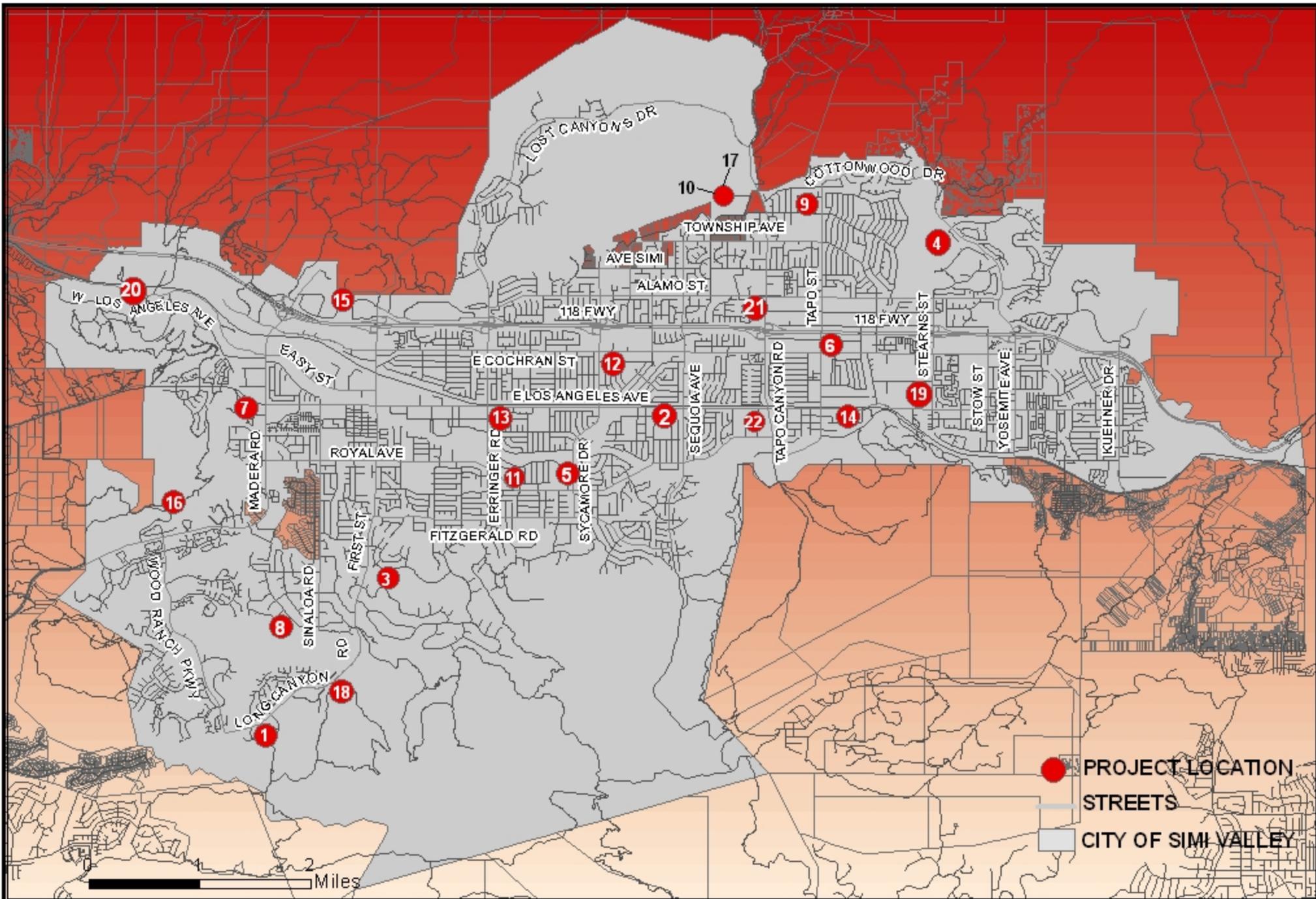
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
9	WTP-0060	<u>AT&amp;T - Walnut Street</u> Wireless telecommunication facility within a new bell tower	4307 Walnut Street	Velotera Services, Inc. 29319 121st Street East Juniper Hills, CA 93543 Attn: Vance Pomeroy (661)361-5619	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
10	WTP-0050-MOD#01	<u>AT&amp;T - Walnut Street</u> Upgrade and replace existing antennas	Walnut Street water tank (near 3801 Walnut Street)	PDC Corporation 765 The City Drive, #470 Orange, CA 92868 (213)305-1970	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
11	WTP-0055	<u>MetroPCS - Royal Avenue</u> Install and operate a 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
12	WTP-0064-MOD#01	<u>Sprint -Cochran Street</u> Replace existing 3G antennas with 4G-LTE antennas	2720 Cochran Street	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
13	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
14	WTP-0065-MOD#01	<u>Sprint - Los Angeles Avenue</u> Remove and replace antennas at an existing monopine	4568 East Los Angeles Avenue		Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
15	W-0006	<u>Sprint - National Way</u> Remove four antennas and replace with three antennas and equipment at an existing water tank	National Way water tank (Near 400 National Way)		Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
16	WTP-0062-MOD#01	<u>Sprint - Presidential Drive</u> Remove and replace three antennas and equipment at an existing water tank site	Presidential Drive water tank (near 1197 Presidential Drive)		Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391

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17	WTP-0067-MOD#01	<u>Sprint – Walnut Street</u> Remove six antennas and replace with three new antennas and equipment at an existing wireless telecommunication facility	Walnut Street water tank (near 3801 Walnut Street)	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
18	WTP-0035	<u>Verizon - Long Canyon Road</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
19	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 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>In Plan Check</b> Planner: Vernon Umetsu (805) 583-6391
20	WTP-0021-MOD#01	<u>Verizon – Quimisa Drive</u> Remove and replace three panel antennas at an existing wireless telecommunication facility	901 Quimisa Drive	Core Communications Group, LLC 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714)319-0370	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
21	WTP-0008-MOD#01	<u>Verizon - Tapo Canyon Road</u> Remove and replace antennas inside an existing rooftop wireless telecommunication facility	2691 Tapo Canyon Road	Core Communications Group, LLC 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714)319-0370	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
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 c/o FMHC 4060 Campus Drive, Suite 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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## INDUSTRIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

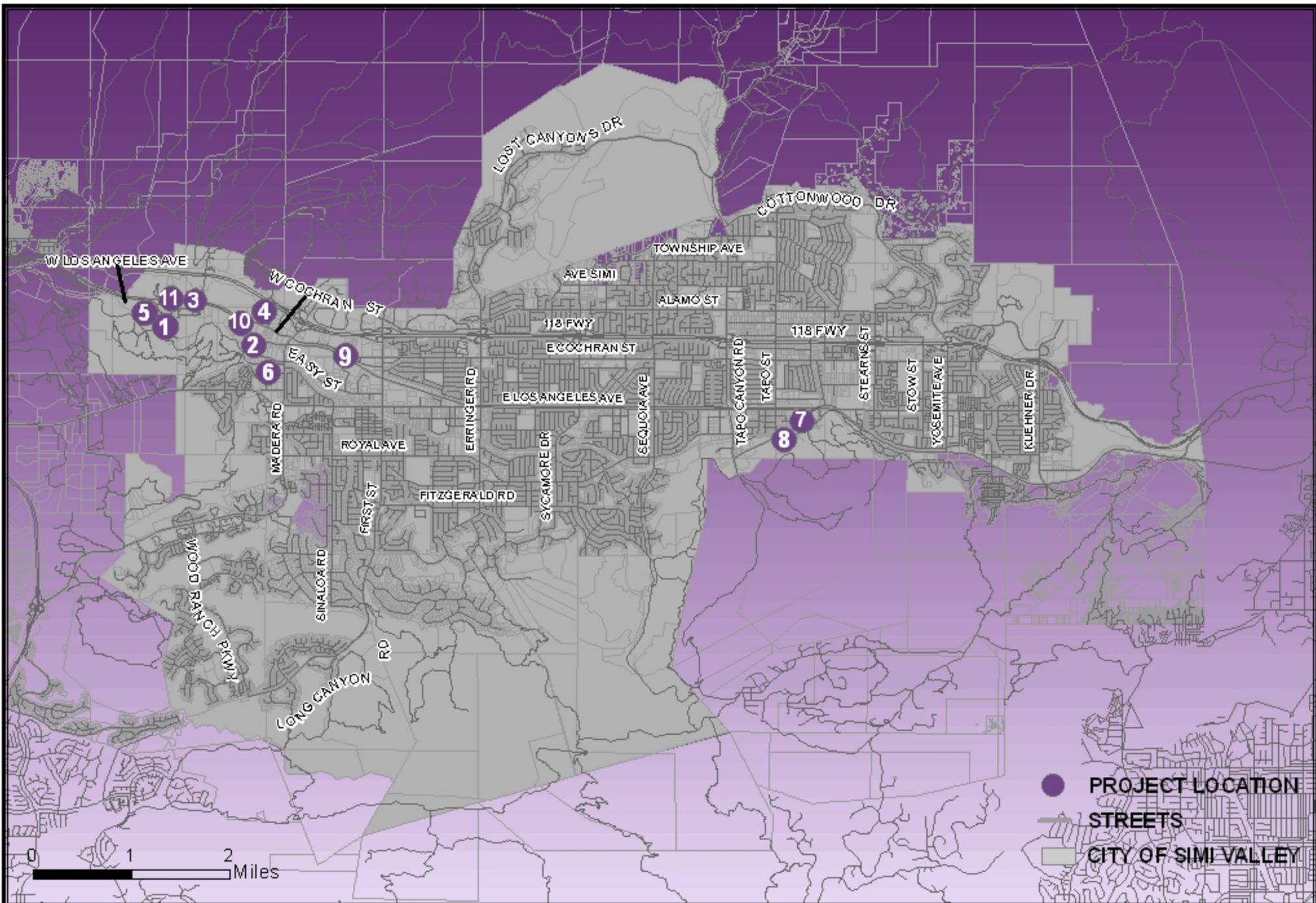
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1	CUP-S-0591-MOD#01	<u>All Valleys RV Storage</u> Modify an existing recreational vehicle storage yard on the south portion of the lot	850 West Los Angeles Avenue	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Don 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	TP-S-0674	<u>Hirose Electric USA, Inc</u> Subdivide 7.52 acre lot into two parcels	2688 Westhills Court	Hirose Electric USA ,Inc 2688 Westhills Court Simi Valley, CA 93065 Attn: Javier Nunez (805)306-2014	Status: <b>Approved, Unrecorded</b> Planner: Tom Preece (805) 583-6897
5	TP-S-0653	<u>Larry Ready Storage</u> Subdivide property into 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>Approved, 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	CUP-S-0761	<u>Logistics Latinamerica</u> Allow coffee roasting and wholesale of coffee in the Light Industrial (LI) Zone	51 Moreland Road	Global Direct Trade 1197-C East Los Angeles Avenue, #254 Simi Valley, CA 93065 Attn: Rocky Rhodes (818)347-1378	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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7	CUP-S-0763	<u>New Hope Christian Fellowship</u> Allow a 11,350-square foot church, including shared parking by hours with other tenant	4555 Runway Street	New Hope Christian Fellowship 2350 Shasta Way Simi Valley, CA 93065 Attn: John Amstutz (805)404-2466	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
8	CUP-S-0760	<u>Newcastle Motors Auto Body</u> Allow an auto body shop within an existing building in the General Industrial (GI) Zone	4460 Ish Drive	Cosme Torres 1117 Agnew Street Simi Valley, CA 93065 (805)584-2282	Status: <b>In Plan Check</b> Planner: Tom Preece (805) 583-6897
9	CUP-S-0762	<u>Premier Interior Development, Inc.</u> Allow an interior remodeling contractor in the Auto Industrial zone within the West End Specific Plan [AI(SP)]	771 Chambers Lane	Premier Interior Dev., Inc. 771 Chambers Lane, #300 Simi Valley, CA 93065 Attn: Richard D. Parkinson (818)775-0701	Status: <b>Incomplete Application</b> Planner: Donna Rosser (805) 583-6872
10	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>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
11	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>Approved, Unrecorded</b> Planner: Vernon Umetsu (805) 583-6891
	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) 583-6891

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

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	TT5925	<u>1762 Patricia Avenue</u> Subdivide .41 acres for six residential development	1762 Patricia Avenue	Bruce Arther and Teresa 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
	PD-S-1023	<u>1762 Patricia Avenue</u> Construct a six-unit condominium or apartment complex			Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867
3	PD-S-1026	<u>Apricot Apartments</u> Construct a 10-unit affordable apartment complex on .57 acre site	4453 Apricot Road	Apricot Simi Development, LLC 18017 Chatsworth Street, #153 Granada Hills, CA 91344 Attn: Larry Huppert (818)974-8349	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
	PD-S-0979	<u>Apricot Townhomes</u> Construct seven townhomes	4453 Apricot Road	Apricot Simi Development, 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	Z-S-0677	<u>Arroyo Simi Greenway</u> Zone change to apply the Specific Plan Overlay zoning designation to the properties within the Arroyo Simi Greenway project area	Along the entire Arroyo Simi, Citywide	City of Simi Valley 2929 Tapo Canyon Road Simi Valley, CA 93063 Attn: Christine Silver (805)583-6863	Status: <b>Complete Application</b> Planner: Christine Silver (805) 583-6863
	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			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

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

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5	TP-S-0641	<u>Azad Group</u> Subdivide into three lots for residential development	Northeast corner of Patricia Avenue and Galt Street	Azad Group, LLC 280 California Street, #1 Newton, MA 02458 Attn: Najim Azad (617)558-4144	Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Paul Drury (805) 583-6307
	PD-S-0987	<u>Azad Group</u> Construct three townhomes			Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307
	PD-S-1000	<u>Azad Group</u> Construct three townhomes		Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617)558-4144	Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307
	TP-S-0651	<u>Azad Group</u> Subdivide into three lots for residential development			Status: <b>Tentative Parcel Map Approved, Final Parcel Map Unrecorded</b> Planner: Paul Drury (805) 583-6307
6	PD-S-1018	<u>Cochran Apartments</u> Construct a 50-unit senior apartment complex with an Affordable Housing Agreement	4862 East Cochran Street	Ibrahim Family Enterprises LLC 18554 Brymer Street Porter Ranch, CA 91326 Attn: Michael Roletti (818)599-6479	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
7	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>Under Construction</b> Planner: Sean Gibson (805) 583-6383
8	TT5865	<u>Good People USA</u> Subdivide 1.64 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: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Paul Drury (805) 583-6307
	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			Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
9	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
10	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
11	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: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
12	PD-S-1019	<u>Jarel Enterprises, Inc.</u> Construct 12-unit 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
13	PD-S-0976	<u>JMA - Apricot</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
14	PD-S-1020	<u>Katherine Road South</u> Construct a 31-unit apartment complex including five single-story buildings, a single -story 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

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
15	TP-S-0655	<u>KIA, LLC</u> Subdivide 5.23 acres into four parcels for residential development	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
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>Complete Application</b> Planner: Sean Gibson (805) 583-6383
17	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 744 Calle Punta Thousand Oaks, CA 91360 Attn: David Satterlee (805)222-5363	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
18	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
	TT5734	<u>Lost Canyons</u> Subdivide 1,770 acres for 364 single-family residential lots, recreation commercial lots, and common area lots			
19	Z-S-0714	<u>Madera Village</u> Zone change from Residential High (RH) to Residential High [RH (SP)] and Residential Moderate [RMod (SP)] within the Madera Village Specific Plan	Southeast corner of Los Angeles Avenue and Madera Road	Ravello Holdings, Inc. 11812 San Vicente Blvd., #300 Los Angeles, CA 90049 Attn: Derek Baak (310)466-2700	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
19	PD-S-1027	<u>Madera Village</u> Construct 154 detached and attached single-family houses, 35 senior condominiums, and common area improvements	Southeast corner of Los Angeles Avenue and Madera Road	Ravello Holdings, Inc. 11812 San Vicente Blvd., #300 Los Angeles, CA 90049 Attn: Derek Baak (310)466-2700	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	GPA-0090	<u>Madera Village</u> Amend General Plan Land Use designation from Residential High Density to Residential Moderate Density			
	SP-S-0030	<u>Madera Village</u> Specific Plan to create Madera Village development of 154 detached single-family houses and 35 attached senior condominiums			
	TT (Number to be assigned)	<u>Madera Village</u> Subdivide 16.28 acres for residential development			
20	GPA-0082	<u>Madjar</u> Amend General Plan Land Use designation from Open Space and Medium Density to Medium Density	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)			
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 P.O. Box 701 North 44th Street Phoenix, AZ 85008 Attn: Paul Gilbert (780)429-3000	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
21	GPA-0073	<u>North Canyon Ranch</u> Amend General Plan land use designation to Open Space and Medium Residential Density	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC P.O. Box 701 North 44th Street Phoenix, AZ 85008 Attn: Paul Gilbert (480)429-3000	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	PD-S-0984	<u>North Canyon Ranch</u> Construct 122 single-family residences			
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)			
	TT5658	<u>North Canyon Ranch</u> Subdivision to create approximately 125 lots for residential development			
22	TP-S-0673	<u>Oak Road</u> Subdivide .75 acres into three lots for residential development	1801 Oak Road	Community Rebuild Asset Holdings, LLC 10990 Wilshire Blvd., #440 Los Angeles, CA 90024 Attn: Jerry Hovell (805)522-1900	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
23	TT5886	<u>River Run</u> Subdivide 2.31 acres into 40 units 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	TT5364	<u>Runkle Canyon</u> Subdivide for residential development	Southern terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 29152 Springfield Court #180 Valencia, CA 91355 Attn: Ron Wertzel (661)219-6880	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
24	PD-S-0930	<u>Runkle Canyon</u> Construct 298 single-family residences, 25 custom single-family homes, and 138 senior housing units	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: <b>Under Construction</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
	PD-S-0930-MOD#01	<u>Runkle Canyon</u> Construct 138 senior condominium units with related improvements			Status: <b>Approved, Unbuilt</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>In Plan Check</b> Planner: Vernon Umetsu (805) 583-6391
26	PD-S-0942	<u>Savannah</u> Construct 66 condominiums (seven affordable)	Northwest corner of Kuehner Drive and 118 Freeway	WH Simi 66, LLC 21080 Centre Pointe Parkway Street, #101 Santa Clarita, CA 91350 Attn: Elisabeth Berg (661)222-9207	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
	PD-S-0942-MOD#01	<u>Savannah</u> Revise the building architecture and landscape plan for previously approved unbuilt project			
	TT5411	<u>Savannah</u> Subdivide 10.19 acres into 66 lots for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Vernon Umetsu (805) 583-6391
27	CUP-S-0685	<u>Seventh Day Adventist Church</u> Allow a church, school and retirement facility at North Cnyon Ranch	North of First Street and west of Falcon Street	Southern Calif. Assoc. of Seventh-Day Adventist 21225 Pine Needle Lane Nevada City, CA 95959 Attn: David Fillips (530)470-0836	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

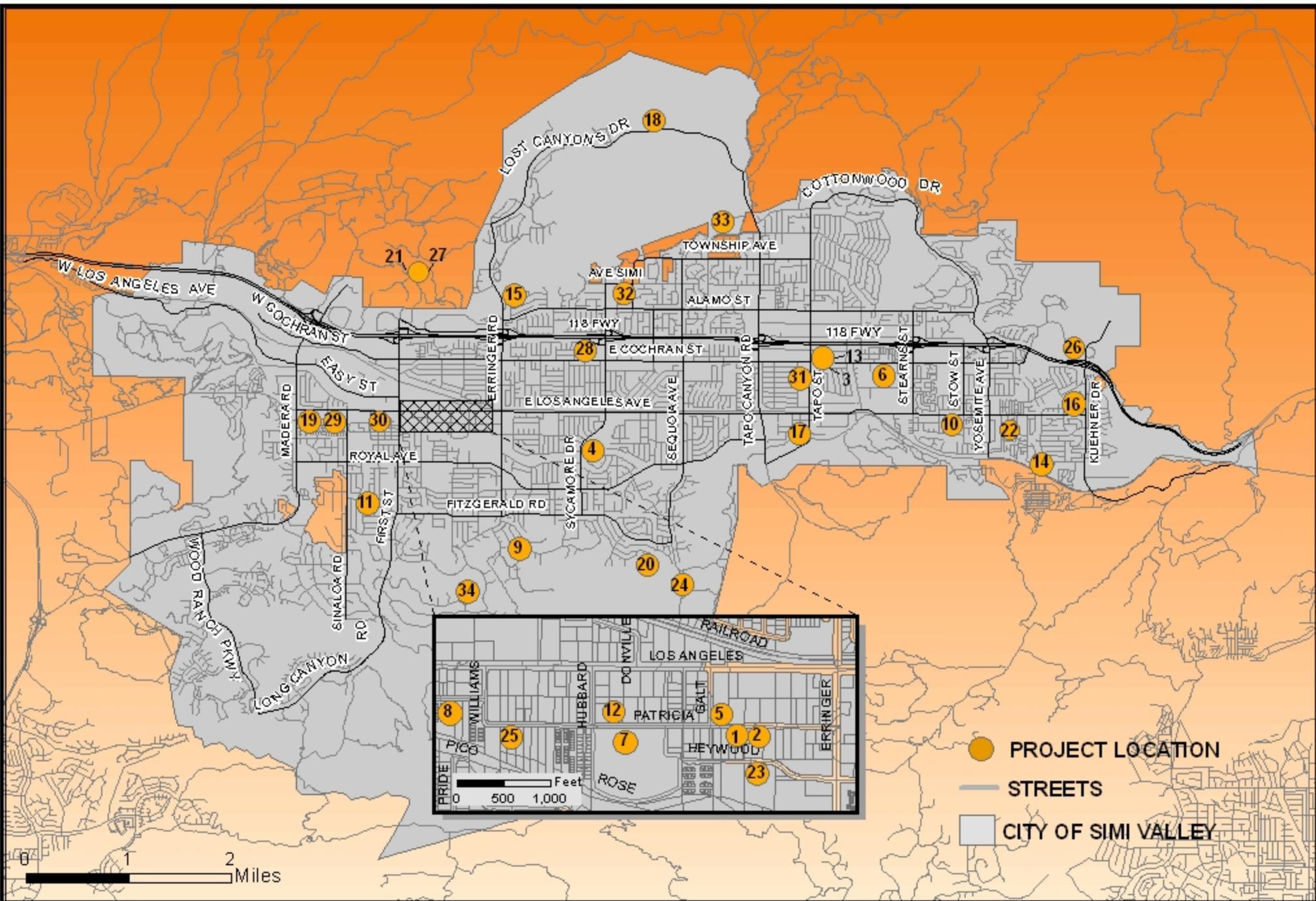
Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
28	CUP-S-0639	<u>Simi Valley Assisted Living</u> Construct a 92-bed residential care facility	North side of Cochran Street, west of Sycamore Drive	Cochran Investment Company 10866 Wilshire Blvd., #225 Los Angeles, CA 90024 Attn: Michael Weyrick (310)255-8461	Status: <b>Approved, Unbuilt</b> Planner: Heidi Fischer (805) 583-6867
29	PD-S-0982	<u>Simi-37</u> Construct 37 multi-family townhomes	Southeast corner of Los Angeles Avenue and Simi Village Drive	Trumark Companies 450 Newport Center Drive, #300 Newport Beach, CA 92660 Attn: Randy Maples (949)999-9807	Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
	TT5600	<u>Simi-37</u> Subdivide 3.11 acres into 37 lots for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Sean Gibson (805) 583-6383
30	PD-S-0123-MOD#01	<u>Studio 12 Apartments</u> Renovate 12 apartment buildings, new driveway, new elevations, and new landscaping	911-991 Ventura Avenue and 910-990 Ashland Avenue	Mark Sellers 2815 Townsgate Road, #200 Westlake Village, CA 91361 (805)418-1914	Status: <b>Incomplete Application</b> Planner: Paul Drury (805) 583-6307
31	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
	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			
	PD-S-0969	<u>TheMarketPlace</u> Construct 72 townhomes, 36 senior apartments, and a commercial building			

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## RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2014

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32	PD-S-1014	<u>Vista Del Verde</u> Construct 20-single family residences	Southwest corner of Avenida Simi and Reservoir	Richmond American Homes 5171 California Avenue, #120 Irvine, CA 92617 Attn: Edgar Gomez (714)613-3073	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			
33	Z-S-0712	<u>Walnut Avenue Senior Complex</u> Zone Change from Residential Low (RL) to Residential Moderate (Rmod)	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: <b>Incomplete Application</b> Planner: Sean Gibson
	GPA-0092	<u>Walnut Avenue 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 lots for residential development			
	PD-S-1025	<u>Walnut Street Senior Complex</u> Construct a 51-unit Senior Townhome complex			
34	Z-S-0710	<u>Wildlife Care of Ventura County</u> Zoning text amendment to allow a wild animal rehabilitation facility in the Limited (L) Animal Overlay	352 Genial Court	Wildlife Care of Ventura County P. O. Box 941476 Simi Valley, CA 93065 Attn: Anna Reams (805)428-7105	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
	CUP-S-0759	<u>Wildlife Care of Ventura County</u> To allow a wild animal rehabilitation facility on a 0.45 acre residential property			

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## RESIDENTIAL PROJECT LOCATIONS DEVELOPMENT SUMMARY FIRST QUARTER 2014

