



CITY OF SIMI VALLEY

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

QUARTERLY DEVELOPMENT SUMMARY SECOND 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 – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	TP-S-0675	<u>7-Eleven Market</u> Subdivide to create a 0.54-acre parcel	1369 Erringer Road	A & S Engineering 207 West Alameda, #203 Burbank, CA 91502 Attn: Ahmad Ghaderi (818) 842-3644	Status: In Plan Check Planner: Tom Preece (805) 583-6897
	CUP-S-0718	<u>7-Eleven Market</u> Demolish an existing gas station and construct a foodmart with gas station			
2	PD-S-0672-AA#01	<u>7-Eleven Market</u> Convert an existing 2,358-square foot Handimart to 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: Complete Application Planner: Vernon Umetsu (805) 583-6891
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: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
4	SP-S-0007-AMD#24	<u>ALDI</u> Amend the West End Specific Plan to allow grocery stores up to 20,000-square feet and retail uses with 6,000-square foot minimum	425 East Cochran Street	ALDI, INC. 1770 Iowa Avenue, #240 Riverside, CA 92507 Attn: Ryan Macaluso (951) 530-5750	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
5	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: In Plan Check Planner: Lorri Hammer (805) 583-6869
6	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: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869

- All project information is updated through June 30, 2014.
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7	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: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
8	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: Under Construction Planner: Lorri Hammer (805) 583-6869
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: Approved, Unbuilt Planner: Heidi Fischer (805) 583-6867
10	TP-S-0676	<u>Express Car Wash</u> Two-lot subdivision	2401 Tapo Street	Nidal B. Azzi 2264 Birch Glen Avenue, #113 Simi Valley, CA 93063 (805) 279-8099	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
	CUP-S-0758	<u>Express Car Wash</u> Construct a 2,035-sq. ft. self-service carwash			
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 23930 Craftsman Road Calabasas, CA 91302 Attn: Jeff Cooper (818) 223-9009	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
12	CUP-S-0744	<u>Hampton Inn</u> Construct a three-story 103 room hotel	2585 East Cochran Street	Rodney Singh 16027 Ventura Blvd Suite 604 Encino, CA 91436 (310) 629-8866	Status: Incomplete Application Planner: Heidi Fischer (805) 583-6867
13	CUP-S-0766	<u>Kuehner Mobil</u> Allow the rental or leasing of trucks	2340 Kuehner Drive	Khera Khangiura, Inc 2383 Sycamore Drive Simi Valley, CA 93065 Attn: Yuvaraj Vivekanandan (805) 558-9103	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
14	CUP-S-0296-MOD#02	<u>Marie Callender's Driveways</u> Driveway relocation and 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: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
15	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	Greeneway Development, Inc. 29395 Agoura Road, #204 Agoura, CA 91301 Attn: Larry Greene (818) 879-4800	Status: Approved, Unbuilt Planner: Heidi Fischer (805) 583-6867
16	PD-S-0577-MOD#01	<u>Simi 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: Incomplete Application Planner: Sean Gibson (805) 583-6383
17	PD-S-0266-ADJ#02	<u>Simi Valley Chevrolet</u> Facade renovation to an existing auto dealer commercial building	1001 East Cochran Street	Studio IV, Inc. 25691 Atlantic Ocean Dr., B-17 Lake Forest, CA 92630 Attn: Franz Nalezny (949) 598-9544	Status: In Plan Check Planner: Heidi Fischer (805) 583-6867
18	CUP-1832-MOD#05	<u>Simi Valley Hospital ER Expansion</u> Construct a 17,100-sq. ft. addition to the hospital	2975 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Patrick McLaughlin (818) 926-1438	Status: Under Construction Planner: Sean Gibson (805) 583-6383
	CUP-1832-MOD#06	<u>Simi Valley Hospital</u> Reduce setback on Jones Way and construction of equipment enclosures			
20	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: Under Construction Planner: Sean Gibson (805) 583-6383

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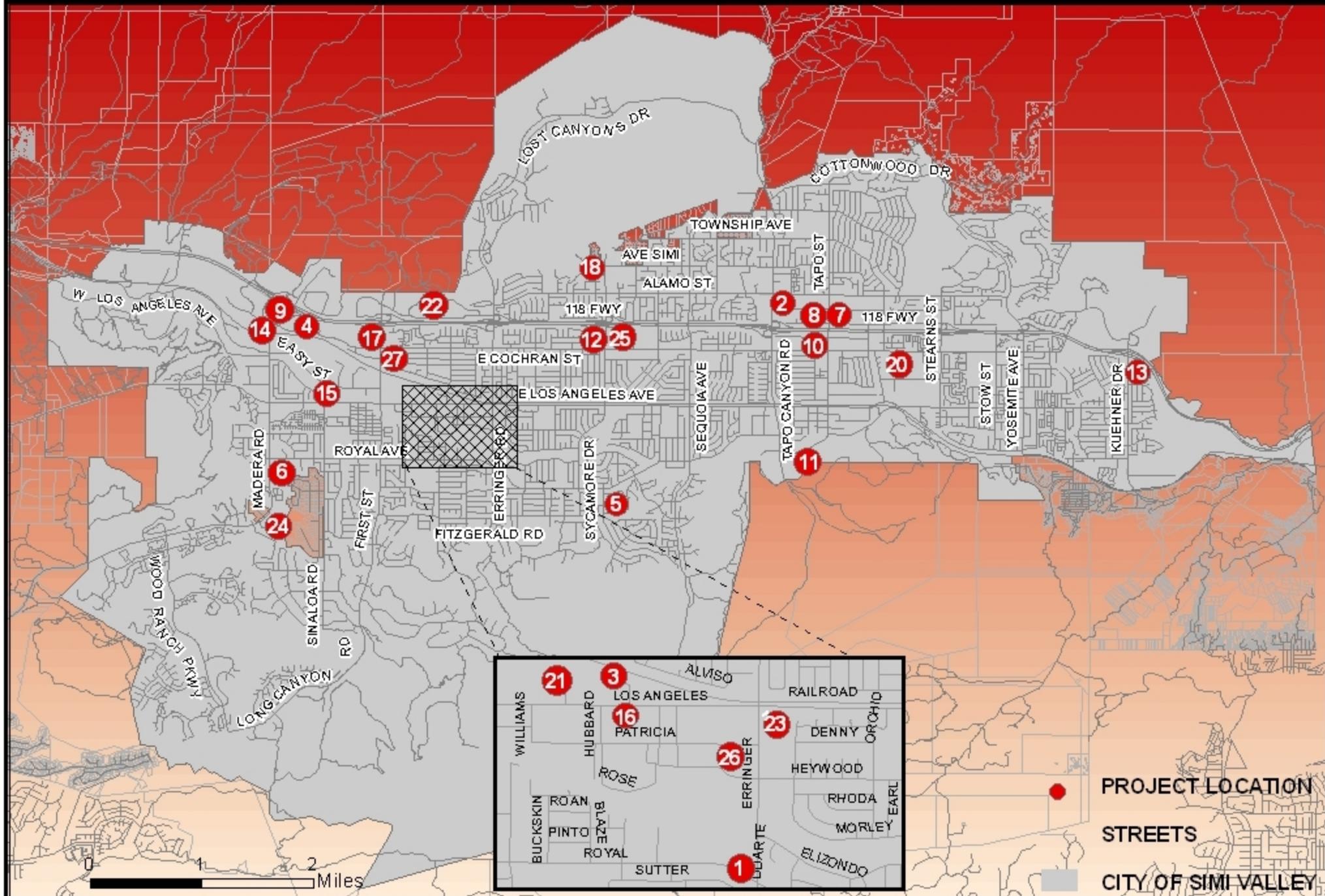
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
21	PD-S-0238-AA#01	<u>Simi Valley Plaza</u> Facade remodel to existing shopping center (main building, theater, pads 2 & 3)	1317-1457 East Los Angeles Avenue	Sam Shakib 16461 Sherman Way, #140 Van Nuys, CA 91406 (818) 385-1777	Status: Under Construction Planner: Christine Silver (805) 583-6363
22	PD-S-0945-AA#02	<u>Simi Valley Town Center Mall</u> Renovation to site, facade (Building 500), parking and landscaping changes	1555 Simi Valley Town Center Way	Architects Orange 144 North Orange Street Orange, CA 92866 Attn: Hugh Rose (714) 639-9860	Status: In Plan Check 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: Incomplete Application 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: Incomplete Application Planner: Lorri Hammer (805) 583-6869
	PD-S-0945-AA#01	<u>Simi Valley Town Center Mall Restaurant Expansion</u> 1,526-sq. ft. expansion for restaurant with loss of seven parking spaces at the Simi Valley Town Center Mall adjacent to Macy's West (Building 300)			Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
23	CUP-S-0764	<u>Simi Village Marketplace</u> Renovation to the commercial shopping center including new drive through coffee house	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: Incomplete Application Planner: Tom Preece (805) 583-6897

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23	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: Incomplete Application Planner: Tom Preece (805) 583-6897
24	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: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
25	PD-S-0261-AA#01	<u>Sycamore Square</u> Renovate facade and adjacent planters	2807 - 2645 East Cochran Street	RM Designs 2205 First Street, #106 Simi Valley, CA 93065 Attn: Robert Matola (805) 526-3916	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
26	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
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 W. Redondo Beach Blvd. Gardena, CA 90247 Attn: Carlos Viveros (951) 297-0366	Status: Under Construction Planner: Vernon Umetsu (805) 583-6891

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**COMMERCIAL PROJECT LOCATIONS
 DEVELOPMENT SUMMARY
 SECOND QUARTER 2014**



WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – SECOND QUARTER 2014

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-0066-MOD#01	<u>AT&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: Incomplete Application Planner: Tom Preece (805)583-6897
3	WTP-0043-MOD#01	<u>AT&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: Incomplete Application Planner: Tom Preece (805)583-6897
4	WTP-0044-MOD#01	<u>AT&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 (near 3186 Pawnee Court)	PDC Corporation 765 The City Drive, #470 Orange, CA 92868 (213)305-1970	Status: Incomplete Application Planner: Tom Preece (805)583-6897
5	WTP-0061	<u>AT&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: Incomplete Application Planner: Tom Preece (805)583-6897
6	WTP-0059	<u>AT&T - Tapo Street</u> Upgrade co-location of 12 panel antennas within an existing enclosed roof screen	2450 Tapo Street	Velotera Services Inc. 29319 121st Street East Juniper Hills, CA 93543 Attn: Vance Pomeroy (661)361-5619	Status: Incomplete Application Planner: Tom Preece (805)583-6897
7	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: Incomplete Application Planner: Tom Preece (805)583-6897

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
8	WTP-0068	<u>AT&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 29319 121st Street East Juniper Hills, CA 93543 Attn: Vance Pomeroy (661)361-5619	Status: Incomplete Application Planner: Tom Preece (805)583-6897
9	WTP-0060	<u>AT&T - Walnut Avenue</u> Wireless telecommunication facility within a new bell tower	4307 Walnut Avenue	Velotera Services, Inc. 29319 121st Street East Juniper Hills, CA 93543 Attn: Vance Pomeroy (661)361-5619	Status: Incomplete Application Planner: Tom Preece (805)583-6897
10	WTP-0050-MOD#01	<u>AT&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: Incomplete Application 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: Approved, Unbuilt 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 East Cochran Street	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391
13	WTP-0063-MOD#01	<u>Sprint – 1900 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	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391
14	WTP-0065-MOD#01	<u>Sprint – 4568 Los Angeles Avenue</u> Remove and replace antennas at an existing monopine	4568 East Los Angeles Avenue	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391

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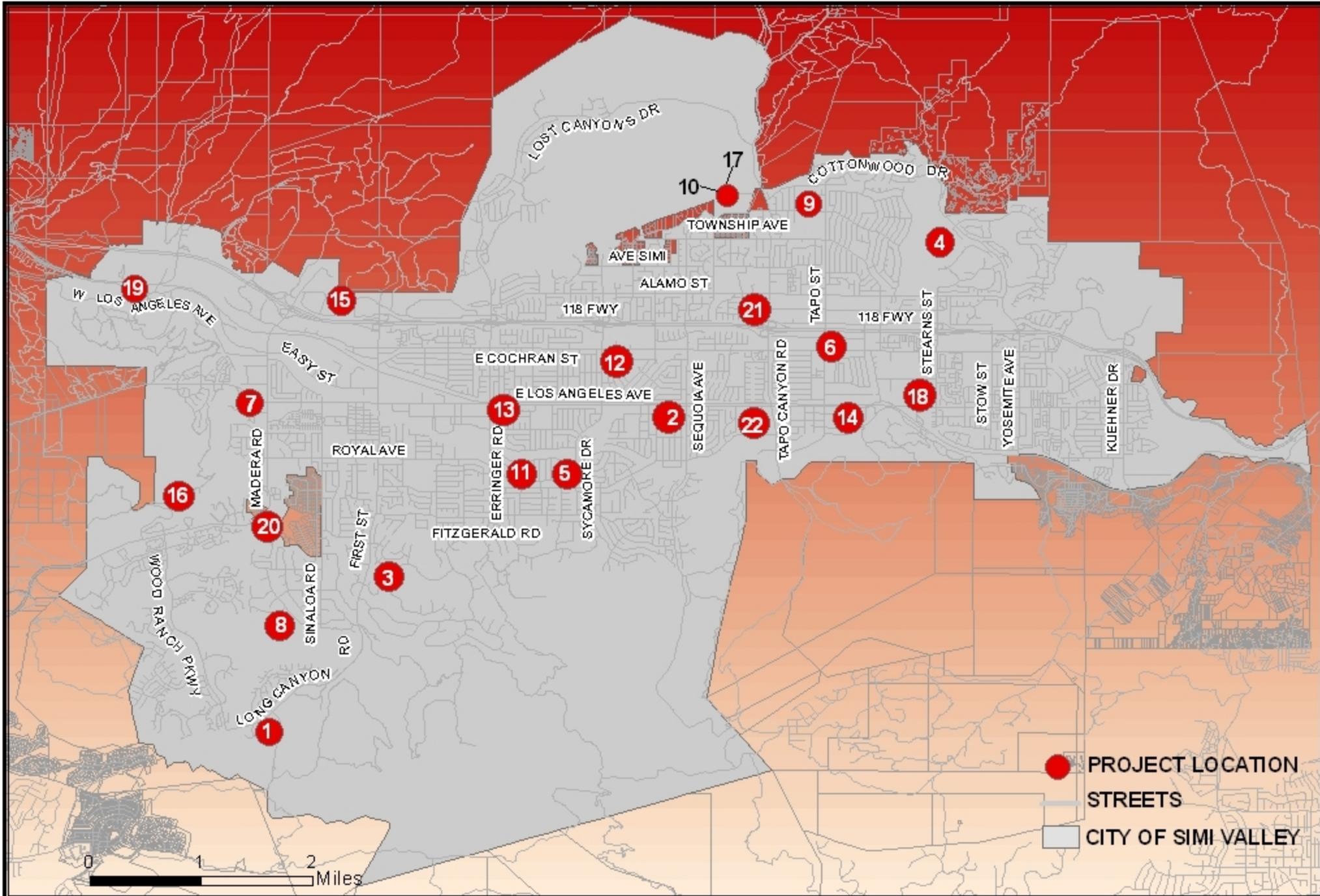
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
15	W-0006	<u>Sprint - National Way</u> Remove four antennas and replace with three antennas and equipment on existing water tank	National Way water tank (near 400 National Way)	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: Incomplete Application 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)	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)259-4765	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391
17	WTP-0067-MOD#01	<u>Sprint - Walnut Avenue</u> Remove six antennas and replace with three new antennas and equipment at an existing wireless telecommunication facility	Walnut Avenue Water Tank (near 3801 Walnut Avenue)	Sprint 3659 Green Road, #214 Cleveland, OH 44122 Attn: Karri Keeble (310)775-7436	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391
18	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: Under Construction Planner: Vernon Umetsu (805)583-6391
19	WTP-0021-MOD#01-ATFD	<u>Verizon - Quimisa</u> Remove and replace three panel antennas at an existing wireless telecommunication facility	901 Quimisa Drive	Core Communications Group 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714)319-0370	Status: Incomplete Application Planner: Sean Gibson (805)583-6383
20	WTP-0069	<u>Verizon – Madera Road</u> Construct a monopalm wireless telecommunication facility at the Sinaloa Golf Course	980 Madera Road	Complete Wireless Consulting 2009 V Street Sacramento, CA 95818 Attn: David Downs (916)217-7513	Status: Incomplete Application Planner: Sean Gibson (805)583-6383
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 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714)319-0370	Status: Approved, Unbuilt Planner: Heidi Fischer (805)583-6867

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22	WTP-0054-MOD#01	<u>Verizon Tapo Canyon</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: Under Construction Planner: Vernon Umetsu (805)583-6391

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**WIRELESS TELECOMMUNICATIONS PROJECT LOCATIONS
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INDUSTRIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
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: Incomplete Application Planner: Vernon Umetsu (805)583-6891
2	CUP-S-0768	<u>California Almond Butter</u> Food warehousing and manufacturing of California Almond Butter (no roasting of almonds)	4439 Ish Drive	Nut Butter Concepts, LLC 4439 Ish Drive Simi Valley, CA 93063 Attn: Sarine Sahatjian (559)430-9461	Status: Complete Application Planner: Donna Rosser (805)583-6872
3	CUP-S-0767	<u>CJS Woodworking</u> Allow a 3,300-sq. ft. woodworking and cabinet manufacturing business in the Automotive Industrial (AI) Zone within the West End Specific Plan (WESP)	743 East Cochran Street, #B	CJS Woodworking 743 East Cochran Street, #B Simi Valley, CA 93065 Attn: Charles Sheridan (818)585-4880	Status: Incomplete Application Planner: Donna Rosser (805)583-6872
4	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: Approved, Unbuilt Planner: Vernon Umetsu (805)583-6891
5	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: Tentative Parcel Map Approved, Final Parcel Map Unrecorded Planner: Tom Preece (805)583-6897
6	TP-S-0653	<u>Larry Ready Storage</u> Subdivide property into wrecking yard, towing service yard, and recreational vehicle/contractor's storage yard	890 and 900 West Los Angeles Avenue	Lawrence Ready 18959 Parthenia Street Northridge, CA 91324 Attn: Ron Coons (805)527-1859	Status: Tentative Parcel Map Approved, Final Parcel Map Unrecorded Planner: Vernon Umetsu (805)583-6891

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INDUSTRIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

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6	CUP-S-0615	<u>Larry Ready Storage</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: Under Construction Planner: Vernon Umetsu (805)583-6891
7	CUP-S-0763	<u>New Hope Christian Fellowship</u> Allow a 11,350-sq. ft. 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: Complete Application Planner: Tom Preece (805)583-6897
8	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: Approved, Unbuilt Planner: Sean Gibson (805)583-6383
9	CUP-S-0769	<u>Send Rover on Over</u> Allow a dog day care, training and boarding facility	310 East Easy Street	Send Rover on Over, Inc. 2486 Knightwood Court Simi Valley, CA 93063 Attn: Valeri Stallings (805)650-3294	Status: Incomplete Application Planner: Donna Rosser (805)583-6872
10	PD-S-0997	<u>West Simi Business Center</u> Construct a 167,417-sq. ft. multi-tenant industrial park	903 Quimisa Drive	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)583-6891
11	SP-S-0007-AMD#23	<u>Younan Properties</u> West End Specific Plan Map Amendment to change zoning from Light Industrial to Business Park	2900 Madera Road	2900 Madera Road, LLC 5959 Topanga Canyon Blvd., #200 Woodland Hills, CA 91367 Attn: Denise Davis (818)703-9600	Status: Incomplete Application Planner: Sean Gibson (805)583-6383
	GPA-0094	<u>Younan Properties</u> General Plan Land Use change from Industrial to Business Park			

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

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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: Approved, Unbuilt Planner: Sean Gibson (805)583-6383
2	TT5925	<u>1762 Patricia Avenue</u> Subdivide 0.41 acres for six unit residential development	1762 Patricia Avenue	Bruce Arther & Teresa Jones 4535 Bella Vista Drive Moorpark, CA 93021 Attn: Jerry Hovell (805)522-1900	Status: Incomplete Application Planner: Tom Preece (805)583-6897
	PD-S-1023	<u>1762 Patricia Avenue</u> Construct a six-unit condominium or apartment complex			
3	PD-S-1029	<u>4540 Apricot Road</u> Construct 14 townhomes (or apartments) on .80 acre site	4540 Apricot Road	4540 Apricot, LLC 5776 Lindero Canyon Rd., #D190 Westlake Village, CA 91362 Attn: Atri Alimo (818)758-0018	Status: Incomplete Application Planner: Sean Gibson (805)583-6383
	TT5940	<u>4540 Apricot Road</u> Subdivide .80 acres for 14 unit residential development			
4	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: Apricot - Simi Development, LLC (818)974-8349	Status: Incomplete Application Planner: Sean Gibson (805)583-6383
	PD-S-0979	<u>Apricot Townhomes</u> Construct seven townhomes			Status: Approved, Unbuilt Planner: Sean Gibson (805)583-6383
5	TP-S-0677	<u>Apricot - Garcia</u> Create three condo lots on a 0.25-acre lot	4424 Apricot Road	Jose Garcia 1105 Walnut Drive Oxnard, CA 93036 Attn: Jose Garcia (805)766-5634	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
5	PD-S-0976	<u>Apricot - JMA</u> Construct a three-unit apartment complex	4424 Apricot Road	JMA Construction Group 6143 Hope Street Simi Valley, CA 93063 (805)579-9980	Status: Under Construction Planner: Vernon Umetsu (805)583-6391
6	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 Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 (805)584-4420	Status: Complete Application 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			
	CUP-S-0723	<u>Arroyo Simi Greenway</u> Construct a recreational trail and associated improvements along the Arroyo Simi			
7	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: Tentative Parcel Map Approved, Final Parcel Map Unrecorded Planner: Paul Drury (805)583-6307
	PD-S-0987	<u>Azad Group</u> Construct three townhomes			Status: Approved, Unbuilt Planner: Paul Drury (805)583-6307

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
7	TP-S-0651	<u>Azad Group</u> Subdivide into three lots for residential development	Northeast corner of Patricia Avenue and Galt Street	Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617)558-4144	Status: Tentative Parcel Map Approved, Final Parcel Map Unrecorded Planner: Paul Drury (805)583-6307
	PD-S-1000	<u>Azad Group</u> Construct three townhomes			Status: Approved, Unbuilt Planner: Paul Drury (805)583-6307
8	Z-S-0715	<u>City Ventures</u> Zone change from CO (Commercial Office) to RH (Residential High) density	Southwest corner of Erringer Road and Heywood Street	CV Communities, LLC 1900 Quail Street Newport Beach, CA 92660 Attn: Bill McReynolds (562)258-7555	Status: Incomplete Application Planner: Vernon Umetsu (805)583-6391
	GPA-0093	<u>City Ventures</u> Amend land use designation from Office Commercial to Residential High Density			
	TT5921	<u>City Ventures</u> Subdivide 4.55 acres for 62 townhome condominiums			
	PD-S-1028	<u>City Ventures</u> Construct 62 townhome condominiums			
9	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: Complete Application Planner: Lorri Hammer (805)583-6869
10	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: Under Construction Planner: Sean Gibson (805)583-6383
11	TT5865	<u>Good People USA</u> Subdivide 1.64 acres into 25 units for residential development	1260 and 1270 Patricia Avenue	Good People USA 26314 Western Avenue, #200 Lomita, CA 90717 Attn: Michael Morgan (805)988-4114	Status: Tentative Tract Map Approved, Final Tract Map Unrecorded Planner: Vernon Umetsu (805)583-6391

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
11	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') & 2 less parking spaces	1260 and 1270 Patricia Avenue	Good People USA 26314 Western Avenue, #200 Lomita, CA 90717 Attn: Micahel Morgan (805)988-4114	Status: Approved, Unbuilt Planner: Vernon Umetsu (805)583-6391
12	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: Approved, Unbuilt Planner: Lorri Hammer (805)583-6869
13	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: Approved, Unbuilt Planner: Tom Preece (805)583-6897
14	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
15	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: In Plan Check Planner: Heidi Fischer (805)583-6867
	TT5596A	<u>Jarel Enterprises, Inc.</u> Subdivide 0.93 acres into 12 lots for residential development			Status: Tentative Tract Map Approved, Final Tract Map Unrecorded Planner: Heidi Fischer (805)583-6867
16	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 area building	1384 Katherine Road	Cabrillo Economic Development 702 County Square Drive Ventura, CA 93003 Attn: Dan Hardy (805)659-3791	Status: In Plan Check Planner: Heidi Fischer (805)583-6867

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
17	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: Tentative Parcel Map Approved, Final Parcel Map Unrecorded Planner: Lorri Hammer (805)583-6869
18	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: Approved, Unbuilt Planner: Sean Gibson (805)583-6383
19	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: Approved, Unbuilt Planner: Vernon Umetsu (805)583-6391
20	SP-S-0013-AMD#07	<u>Lost Canyons</u> Specific Plan Amendment From Open Space to Residential Low Density	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, Final Tract Map Unrecorded Planner: Tom Preece (805)583-6897
	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			Status: Approved, Unbuilt Planner: Tom Preece (805)583-6897
21	PD-S-1027	<u>Madera Village</u> Construct 154 detached single-family houses, 35 attached 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: Incomplete Application Planner: Lorri Hammer (805)583-6869

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
21	GPA-0090	<u>Madera Village</u> Amend General Plan Land Use designation from Residential High Density to Residential Moderate Density	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: Incomplete Application Planner: Lorri Hammer (805)583-6869
	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			
	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			
22	GPA-0073	<u>North Canyon Ranch</u> Amend General Plan land use designation to Open Space and Medium Residential	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 (780)429-3000	Status: Incomplete Application Planner: Lorri Hammer (805)583-6869
	TT5658	<u>North Canyon Ranch</u> Subdivision to create approximately 125 lots for residential development			
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)			
	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch into the City			

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
22	PD-S-0984	<u>North Canyon Ranch</u> Construct 122 single-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 (780)429-3000	Status: Incomplete Application Planner: Lorri Hammer (805)583-6869
23	TP-S-0673	<u>Oak Road</u> Subdivide 2.31 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: Complete Application Planner: Tom Preece (805)583-6897
24	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: Tentative Tract Map approved, Final Tract Map Unrecorded Planner: Paul Drury (805)583-6307
	PD-S-0965-MOD#01	<u>River Run</u> Construct 40 townhomes			Status: Approved, Unbuilt Planner: Paul Drury (805)583-6307
25	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements	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: Incomplete Application 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: In Plan Check Planner: Tom Preece (805)583-6897
	TT5364	<u>Runkle Canyon</u> Subdivide for residential development			Status: Tentative Tract Map Approved, Final Tract Map Unrecorded Planner: Tom Preece (805)583-6897

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
25	PD-S-0930-MOD#01	<u>Runkle Canyon</u> Construct 138 senior condominium units with related improvements	Southerly terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 25152 Springfield Court, #180 Valencia, CA 91355 Attn: Ron Mertz (661)219-6880	Status: Approved, Unbuilt Planner: Tom Preece (805)583-6897
26	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: In Plan Check Planner: Vernon Umetsu (805)583-6391
27	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 Prkwy,#101 Santa Clarita, CA 91350 Attn: Elisabeth Berg (661)222-9207	Status: In Plan Check Planner: Vernon Umetsu (805)583-6391
	PD-S-0942-MOD#01	<u>Savannah</u> Revise the building architecture and landscape plan previously approved			
	TT5411	<u>Savannah</u> Subdivide 10.19 acres into 66 lots for residential development			Status: Tentative Tract Map Approved, Final Tract Map Unrecorded Planner: Vernon Umetsu (805)583-6391
28	CUP-S-0685	<u>Seventh Day Adventist Church – North Canyon Ranch</u> Allow a church, school and retirement facility	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: Incomplete Application Planner: Lorri Hammer (805)583-6869
29	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

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

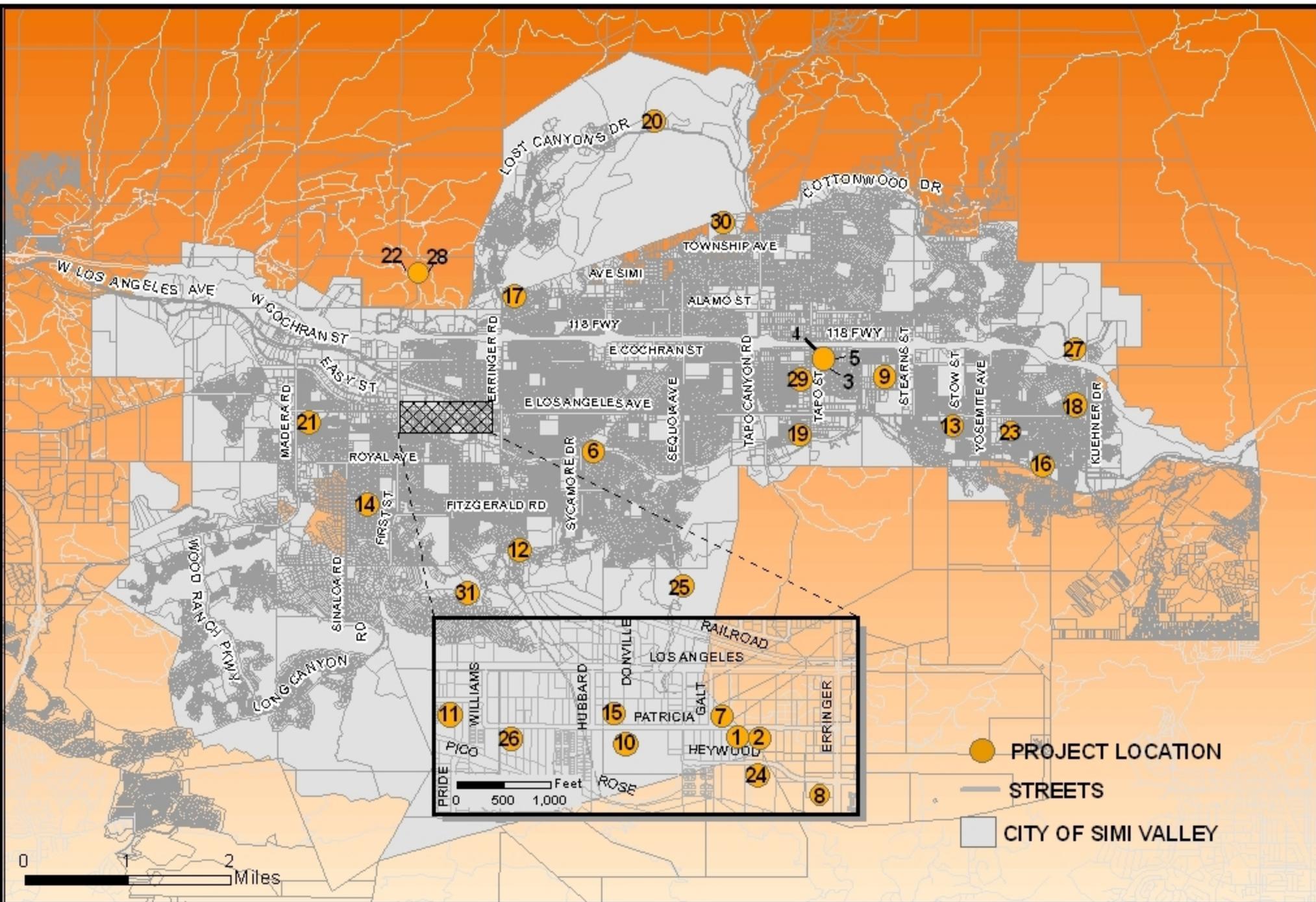
Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
29	PD-S-0968-ADJ#04	<u>The MarketPlace</u> Amend the design of interior townhome buildings B, D, G, and J to add a third floor bonus room and deck, and reduce the size of the approved third floor bonus room in buildings 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)732-0359	Status: Under Construction Planner: Vernon Umetsu (805)583-6391
	PD-S-0969	<u>TheMarket Place</u> Construct 72 townhomes, 36 senior apartments, and a commercial building			
30	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			
	PD-S-1025	<u>Walnut Street Senior Complex</u> Construct a 51-unit senior townhome complex			
	TT5916	<u>Walnut Street Senior Complex</u> Subdivide two lots to create 51 lots for residential development			

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RESIDENTIAL DEVELOPMENT SUMMARY – SECOND QUARTER 2014

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
31	CUP-S-0759	<u>Wildlife Care of Ventura County</u> Allow a wild animal rehabilitation facility on a residential 0.45 acre property located in the L - Overlay	352 Genial Court	Wildlife Care of Ventura County P. O. Box 941476 Simi Valley, CA 93065 Attn: Anna Reams (805)428-7105	Status: Complete Application Planner: Vernon Umetsu (805)583-6391
	Z-S-0710	<u>Wildlife Care of Ventura County</u> Allow a wild animal rehabilitation facility in the Limited (L) Animal Overlay			

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**RESIDENTIAL PROJECT LOCATIONS
DEVELOPMENT SUMMARY
SECOND QUARTER 2014**

