



# CITY OF SIMI VALLEY

Department of Environmental Services  
Planning Division  
2929 Tapo Canyon Road  
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.

## FOURTH QUARTER 2013

## COMMERCIAL DEVELOPMENT SUMMARY – FOURTH 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 Ave. 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>In Plan Check</b> Planner: Lorri Hammer (805) 583-6869
4	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
5	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
6	CUP-S-0718	<u>Circle K</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

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## COMMERCIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
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-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	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	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
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 2393 Craftsman Road Calabasas, CA 91302 Attn: Jeff Cooper (818) 223-9009	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
11	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 (310) 629-8866	Status: <b>Incomplete Application</b> Planner: Heidi Fischer (805) 583-6867

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
12	GPA-0083	<u>Hummingbird Nest Ranch</u> General Plan Amendment to change land use from Estate/Open Space to Resort Commercial (New Category)	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
	CUP-S-0739	<u>Hummingbird Nest Ranch</u> Allow a commercial resort with a conference center, hotel and spa			Status: <b>Complete 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			Status: <b>Incomplete 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 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
14	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
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: <b>Approved, Unbuilt</b> Planner: Heidi Fischer (805) 583-6867

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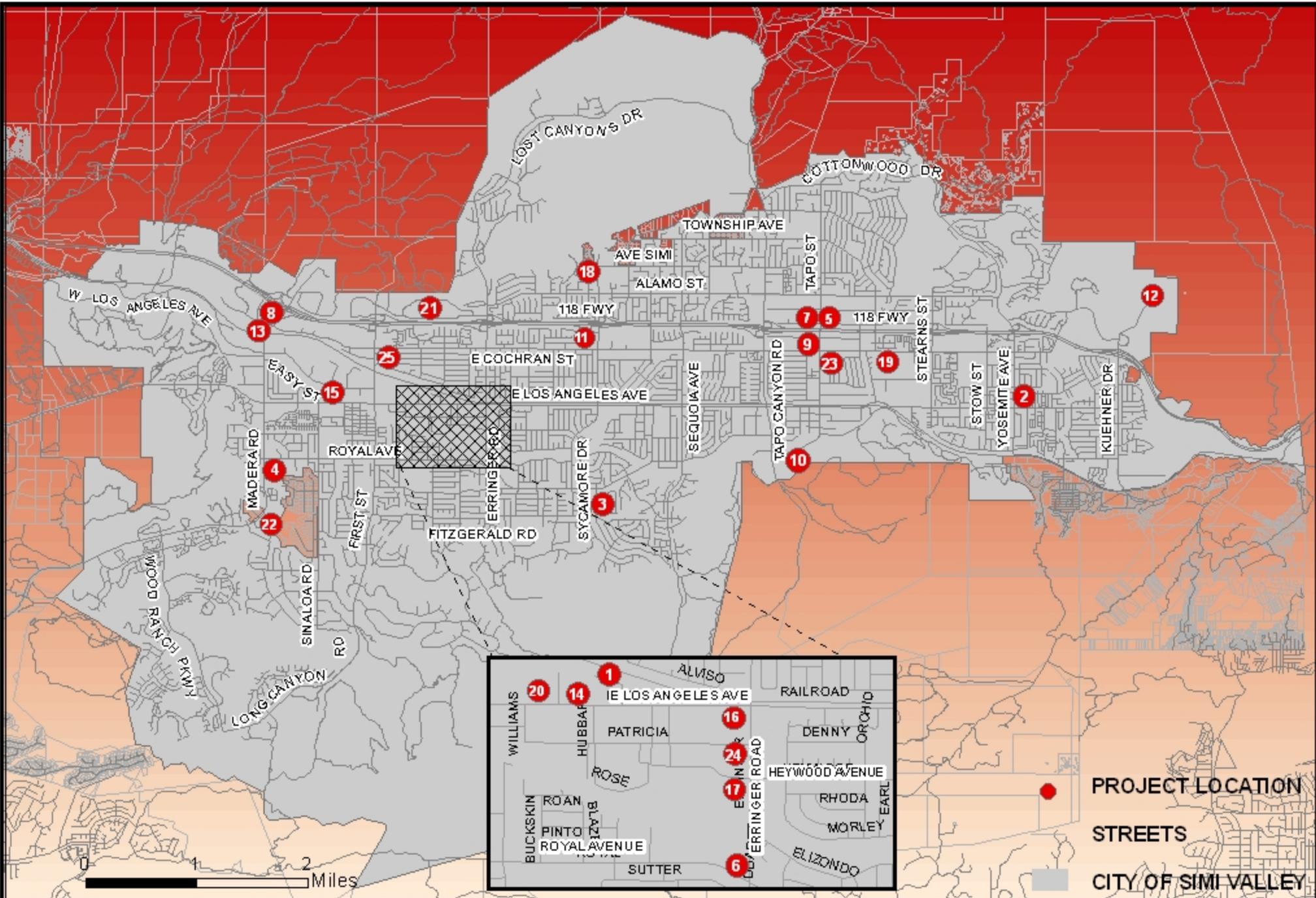
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
16	PD-S-0269-ADJ#1	<u>Popeyes Chicken</u> Remodel existing restaurant	1883 Erringer Road	Popeyes Chicken 1883 Erringer Road Simi Valley, CA 93065 Attn: Sima Amin (805) 657-1267	Status: <b>Under Construction</b> Planner: Sean Gibson (805) 583-6383
17	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
18	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) 583-6383
	CUP-1832-MOD#05	<u>Simi Valley Hospital ER Expansion</u> Construct a 17,100-sq. ft. addition to the hospital			
19	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
20	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: <b>Under Construction</b> Planner: Christine Silver (805) 583-6863
21	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	Architects Orange 144 North Orange Street Orange, CA 92866 Attn: Hugh Rose (714) 639-9860	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
21	PD-S-0945-MOD#03	<u>Simi Valley Town Center Mall</u> Modification to regional mall to add 55,000-sq. ft. retail pad, modify parking, and add signage	1555 Simi Valley Town Center Way	Architects Orange 144 North Orange Street Orange, CA 92866 Attn: Hugh Rose (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, facades, parking, landscaping, and new theater			
22	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: Wayne Nakaoka (805) 584-4400	Status: <b>Approved, Unbuilt</b> Planner: Lorri Hammer (805) 583-6869
23	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
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  
FOURTH QUARTER 2013**



# WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FOURTH 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 antennas 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 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> Wirless telecommunication facility on monopalm	2503 Royal Avenue	Velotera Services, Inc. 7431 Lampson Avenue Garden Grove, CA 92841 Attn: Vance Pomercy (661) 361-5619	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 antennas with extension of existing enclosed roof screen	2450 Tapo Street		
6	WTP-0058	<u>AT&amp;T – Tierra Rejada</u> Wireless telecommunication facility within an existing cupola	52 Tierra Rejada		
7	WTP-0060	<u>AT&amp;T – Walnut Avenue</u> Install wireless telecommunicaiton facility within new freestanding church steeple	4307 Walnut Avenue		

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## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

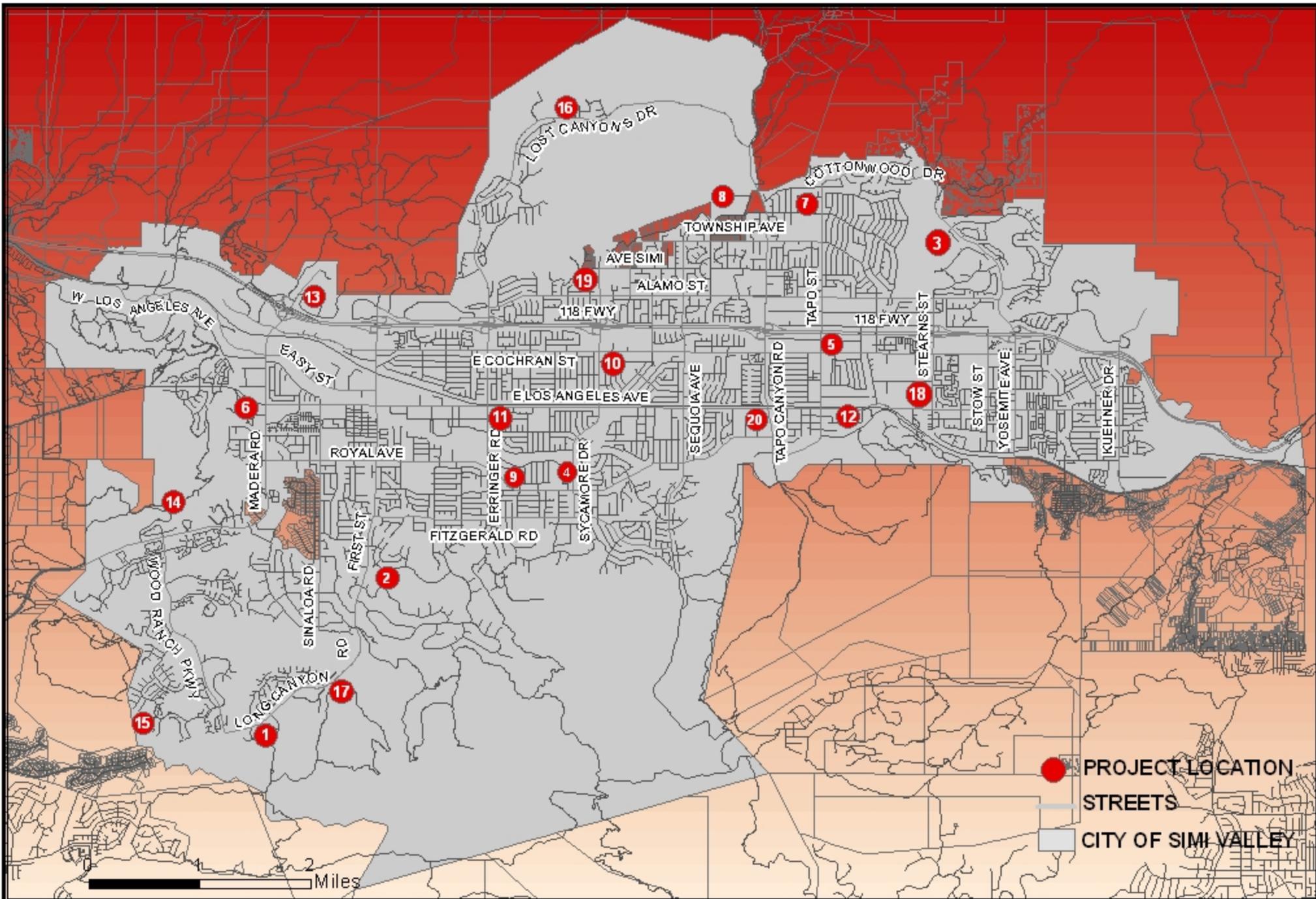
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
8	WTP-0050-MOD#01	<u>AT&amp;T - Walnut Street</u> Upgrade and replace existing antennas	3801 Walnut Street	PDC Corporation 765 The City Drive, #470 Orange, CA 92868 Attn: Kathy O'Connor-Phelps (714) 625-5930	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
9	WTP-0055	<u>MetroPCS - Royal Avenue</u> 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
10	WTP-0064-MOD#01	<u>Sprint –Cochran Street</u> Replace existing 3G antennas with 4G-LTE antennas	2720 Cochran Street		Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
11	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		
12	WTP-0065-MOD#01	<u>Sprint - Los Angeles Avenue</u> Remove and replace antennas at an existing monopine	4568 East Los Angeles Avenue		
13	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)		
14	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)		

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## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
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, Inc. 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 telecommunication facility on a stadium light	2251 1/4 Lost Canyons Drive	Synergy Development Services, Inc. 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-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>In Plan Check</b> 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 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
19	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 Irvine, CA 92618 Attn: Shannon Vitale (714) 514-1640	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
20	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 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  
DEVELOPMENT SUMMARY  
THIRD QUARTER 2013**



## INDUSTRIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

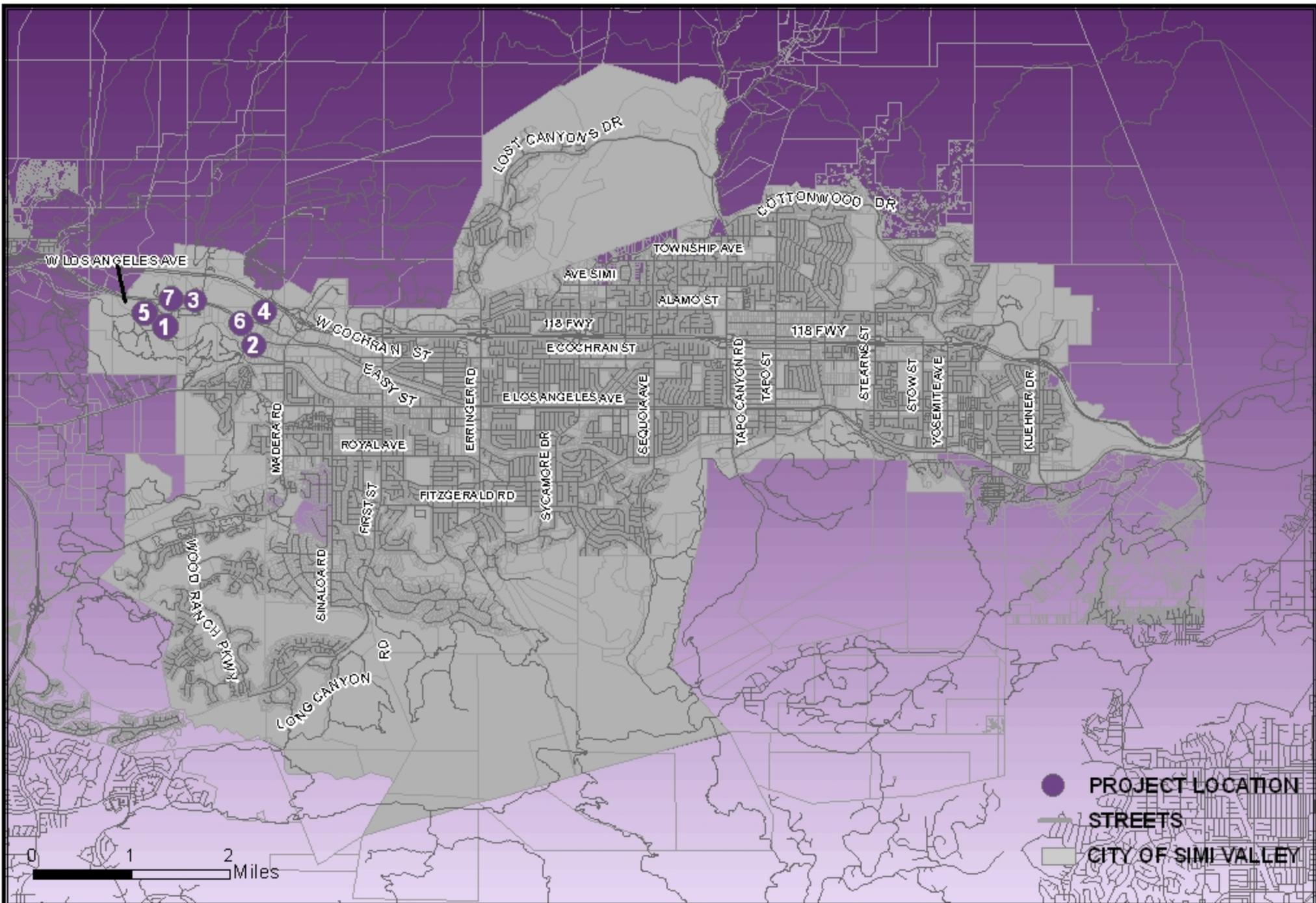
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	CUP-S-0591-MOD#01	<u>All Valleys RV Storage</u> Modify an existing recreational vehicle storage yard on the south portion of the lot	850 West Los Angeles Avenue	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Don Duncan (805) 579-6172	Status: <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>Incomplete Application</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, Unbuilt</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-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

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7	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, Unbuilt</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			

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**INDUSTRIAL PROJECT LOCATIONS  
DEVELOPMENT SUMMARY  
FOURTH QUARTER 2013**



## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH 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 St., #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 (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			
	CUP-S-0723	<u>Arroyo Simi Greenway</u> Construct a recreational trail and associated improvements along the Arroyo Simi			

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

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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
	TP-S-0641	<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
	TP-S-0651	<u>Azad Group</u> Subdivide into three lots for residential development		Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 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-1000	<u>Azad Group</u> Construct three townhomes		Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307	
6	PD-S-0983	<u>Cerberus</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</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</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 900049 Attn: Derek Baak (310) 466-2700	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
7	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

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
8	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>In Plan Check</b> Planner: Sean Gibson (805) 583-6383
9	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: <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
10	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
11	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
12	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

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
13	PD-S-1019	<u>Jarel Enterprises</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</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 - 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
15	PD-S-1020	<u>Katherine Road South</u> Construct a 31-unit apartment complex including five single-story 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	TP-S-0655	<u>Kia, LLC</u> Subdivide one parcel 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
17	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
18	PD-S-0942	<u>Kuehner Townhomes</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>Under Construction</b> Planner: Vernon Umetsu (805) 583-6391
	TT5411	<u>Kuehner Townhomes</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

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
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: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
20	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 1100 Glendon Avenue, #1700 Los Angeles, CA 90024 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			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Tom Preece (805) 583-6897
21	Z-S-0676	<u>Madjar</u> Zone change from Residential Estate (RE) and Residential Medium (RM) to Residential Medium (RM)	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
	GPA-0082	<u>Madjar</u> General Plan Amendment from Open Space and Medium Density to Medium Density			
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 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

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
22	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 General Plan 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)			
	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch			
23	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
24	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
25	PD-S-0965-MOD#01	<u>River Run</u> Construct 40 townhomes	1748 Heywood Street	STG Community Three, LLC 2201 Dupont Drive, #300 Irvine, CA 92612 Attn: Brandon Roth (949) 833-1554	Status: <b>Approved, Unbuilt</b> Planner: Paul Drury (805) 583-6307
	TT5886	<u>River Run</u> Subdivide 2.31 acres into 40 units for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Paul Drury (805) 583-6307

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
26	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
	TT5364	<u>Runkle Canyon</u> Subdivide for residential development			Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> 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: <b>Under Construction</b> Planner: Tom Preece (805) 583-6897
27	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
28	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 Adventist P.O. Box 969 Glendale, CA 91209 Attn: David Fillips (530) 470-0836	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
29	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
30	PD-S-0982	<u>Simi-37</u> Construct 37 townhomes	Southeast corner of Los Angeles Avenue and Simi Village Drive	Trumark Homes 450 Newport Center Drive, #300 Newport Beach, CA 92260 Attn: Randy Maples (949) 999-9807	Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

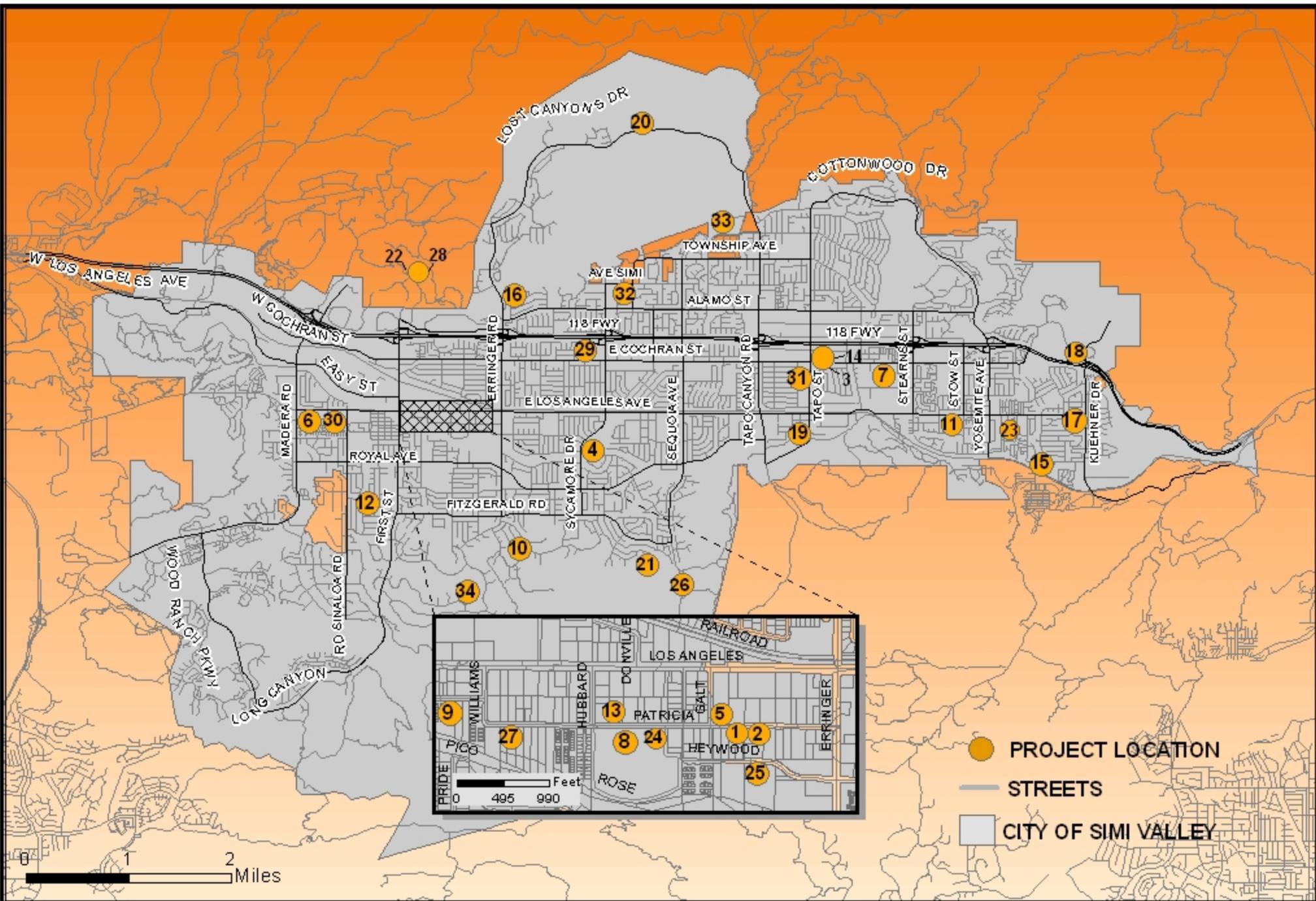
Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
30	TT5600	<u>Simi-37</u> Subdivide 3.11 acres into 37 lots for residential development	Southeast corner of Los Angeles Avenue and Simi Village Drive	Trumark Homes 450 Newport Center Drive, #300 Newport Beach, CA 92260 Attn: Randy Maples (949) 999-9807	Status: <b>Tentative Tract Map Approved, Final Tract Map Unrecorded</b> Planner: Sean Gibson (805) 583-6383
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			
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	GPA-0092	<u>Walnut Avenue Senior Complex</u> Amend Land Use Designation from Low Density Residential to Moderate Density Residential	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 (805) 583-6383

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2013

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
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 (805) 583-6383
	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			
34	CUP-S-0759	<u>Wildlife Care of Ventura County</u> Allow a wild animal rehabilitation facility on a 0.45 acre residential property	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
	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			

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

