



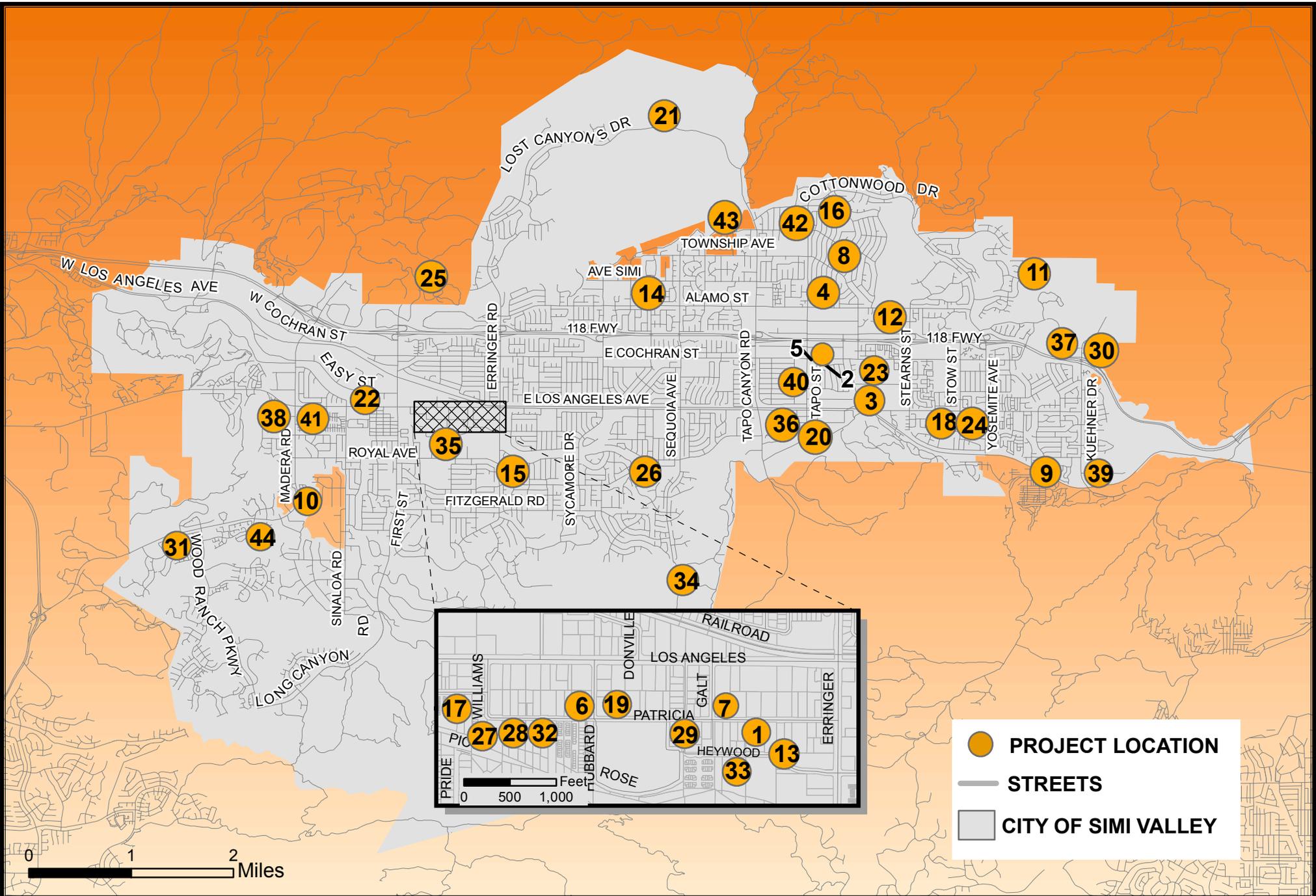
CITY OF SIMI VALLEY

QUARTERLY DEVELOPMENT SUMMARY & MAPS FIRST QUARTER 2017

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

INDEX	PAGE
Residential Projects	2
Commercial Projects	15
Industrial Projects	24
Wireless Facility Projects	28

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



RESIDENTIAL PROJECT LOCATIONS DEVELOPMENT SUMMARY FIRST QUARTER 2017



RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
1	TT5925	<u>1762 Patricia Avenue</u> Subdivide an 0.48-acre lot for a residential development	1762 Patricia Avenue	Bruce Arther and Teresa Jones 4535 Bella Vista Drive Moorpark, CA 93021 Attn: Jerry Hovell (805) 522-1900	Status: Under Construction Planner: Tom Preece (805) 583-6897
	PD-S-1023	<u>1762 Patricia Avenue</u> Construct a six-unit condominium or apartment complex			
2	TT5940	<u>4540 Apricot</u> Subdivide an 0.80-acre lot for a residential development	4540 Apricot Road	4540 Apricot, LLC 5776 Lindero Canyon Rd., #D190 Westlake Village, CA 91362-6428 Attn: Armin Ghari (818) 758-0018	Status: Under Construction Planner: Sean Gibson (805) 583-6383
	PD-S-1029	<u>4540 Apricot</u> Construct a 14-unit townhome (or apartment) complex for 14 ownership lots			
3	TP-S-0666	<u>4822 Leeds Street</u> Subdivide 2.46-acres for four lots with a remainder parcel	4822 Leeds Street	Grady Cramer & Linda Lambourne 4822 Leeds Street Simi Valley, CA 93063 Attn: Debbie Naves (805) 522-1900	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Heidi Fischer (805) 583-6867
4	TP-S-0685	<u>Alamo/Tapo mixed use</u> Parcel consolidation for residential project at the former Belwood Center	2804 Tapo Street; 4415, 4487, 4473 Alamo Street	AMG & Associates, LLC 16633 Ventura Blvd., #1014 Encino, CA 91436 Attn: Amanda Locke (818) 380-2600	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
	PD-S-1045 AHA-R-061	<u>Alamo/Tapo mixed use</u> Construct a Mixed-Use residential project with a 278 apartment complex, 8,000-square foot commercial building, and a minimum 30% affordable housing units with an Affordable Housing Agreement			

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
5	PD-S-1026	<u>Apricot Apartments</u> Construct a 10-unit apartment complex on a 0.57-acre site	4453 Apricot Road	Apricot - Simi Development, LLC 17939 Chatsworth Street, #153 Granada Hills, CA 91344 Attn: Larry Huppert (818) 974-8349	Status: Under Construction Planner: Sean Gibson (805) 583-6383
6	PD-S-1049	<u>Arroyo View Apartments</u> Construct a 6-unit apartment complex with detached carports	1837 Hubbard Street	Scott Peters 30001 Triunfo Drive Agoura Hills, CA 91301 (818) 645-2999	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
7	PD-S-0987	<u>Azad Group</u> Construct three townhomes	1731 Patricia Avenue	Azad Group, LLC 280 California Street, #1 Newton, MA 02458 Attn: Najim Azad (617) 558-4144	Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
	PD-S-1000	<u>Azad Group</u> Construct three townhomes	1701 Patricia Avenue	Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617) 558-4144	
8	PD-S-1048	<u>Belwood Homes</u> Construct 48-single family residences and a detention basin lot on the former Belwood Elementary School site	3050 Kadota Street	Darling Development Group 30770 Russell Ranch Road, #1 Westlake Village, CA 91362 Attn: Richard "Dick" Darling (805) 379-2111	Status: Approved, Unbuilt Planner: Donna Rosser (805) 583-6872
	TT5993	<u>Belwood Homes</u> Subdivide a 11.7-acre lot into 49 lots for 48-single family residences and a detention basin			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Donna Rosser (805) 583-6872

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
9	PD-S-1020 AHA-R-057	<u>Camino Esperanza</u> Construct a 31-unit apartment complex with 30 affordable senior units, age 62+, including five single-story unit buildings, one single-story manager's unit, and a common building with an Affordable Housing Agreement	1384 Katherine Road South	Cabrillo Economic Development 702 County Square Drive Ventura, CA 93003 Attn: Dan Hardy (805) 659-3791	Status: Completed Planner: Heidi Fischer (805) 583-6867
10	TP-S-0665	<u>Capri Lot Subdivision</u> Subdivide a 1.59-acre lot into three parcels	West terminus of Capri Drive	Love Engineering 31915 Rancho California Road, #200-166 Temecula, CA 92591 Attn: Tom Love (951) 440-8149	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Sean Gibson (805) 583-6383
11	CUP-S-0653	<u>Chumash Park</u> New Community park	East side of Flanagan Drive at north end of road	Rancho Simi Rec. & Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Tom Evans (805) 584-4418	Status: Completed Planner: Vernon Umetsu (805) 583-6391
12	TP-S-0682	<u>Cook Parcel Map</u> Subdivide a 1.17-acre parcel into two lots for residential development	Barnard Street west of Stearns Street	Cook Development Company 706 Greenbriar Ave Simi Valley, CA 93065 Attn: Terry Cook (805) 857-0962	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Vernon Umetsu (805) 583-6391
13	PD-S-1033 AHA-O-058	<u>Drona Condominiums</u> Construct an 11-unit condominium complex with two affordable units with an Affordable Housing Agreement	1755 Heywood Street	Manish Drona 160 Forrester Court Simi Valley, CA 93065 (805) 233-2366	Status: Under Construction Planner: Sean Gibson (805) 583-6383
	TT5953	<u>Drona Condominiums</u> Tentative Tract Map for 11 unit condominium project			Status: In Plan Check Planner: Sean Gibson (805) 583-6383
14	PD-S-1042	<u>Emerald Avenue Homes</u> Construct 3 single-family residences on vacant lots	Emerald Avenue, next to and across from 3117 Alamo Street	Raul Gomez 2877 Ivory Avenue Simi Valley, CA 93063 (805) 577-6720	Status: Incomplete Application Planner: Tom Preece (805) 583-6897

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
15	CUP-S-0796	<u>First Baptist Church</u> Large residential care facility	1234 Erringer Road (West of Church)	First Baptist Church of Simi Valley 2000 Royal Avenue Simi Valley, CA 93065 Attn: Mark Pettit (805) 981-4510	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
16	PD-S-1041	<u>Fountain Wood Estates</u> Construct 14-single family residences	West side of Denton Avenue at westerly terminus of Summit Avenue	James Rasmussen 26500 West Agoura Road, #652 Calabasas, CA 91302 (818) 419-1655	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	TT5965	<u>Fountain Wood Estates</u> Vacate right-of-way on north, subdivide 3.90-acres to create 14-single family lots that are served by a private cul-de-sac			
17	TT5865	<u>Good People USA</u> Subdivide 1.64-acres into 26 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, Tract Map Unrecorded Planner: Vernon Umetsu (805) 583-6391
	PD-S-1001 AHA-O-052	<u>Good People USA</u> Construct 26, three-story townhouse units with four affordable units with an Affordable Housing Agreement			Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
18	PD-S-0964 AHA-O-051	<u>Humkar</u> Construct 16 townhomes with three affordable housing units with an Affordable Housing Agreement	5496 East Los Angeles Avenue	George Hafoury 210 North Central Avenue, #101 Glendale, CA 91203 Attn: Dale Ortmann (805) 404-1920	Status: In Plan Check Planner: Tom Preece (805) 583-6897
	TT5585	<u>Humkar</u> Subdivide 1.92-acres into 16 lots for residential development			

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
19	PD-S-1019	<u>Jarel Enterprises</u> Construct a 12-unit condominium complex	1525 and 1529 Patricia Avenue	Ken Stockton Architects 26500 West Agoura Road Calabasas, CA 91302 Attn: Ken Stockton (818) 889-9443	Status: Under Construction Planner: Heidi Fischer (805) 583-6867
	TT5596A	<u>Jarel Enterprises</u> Subdivide 0.93-acres into 12 lots for residential development			
20	PD-S-1007	<u>Landmark at Tapo/Ish</u> Construct a single-family residence on each of the 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: Under Construction Planner: Vernon Umetsu (805) 583-6391
21	TT5734	<u>Lost Canyons</u> Subdivide 1,770-acres for 364 single-family residential lots, recreation commercial lots, and common area lots	3301 Lost Canyons Drive	Lost Canyons, LLC 3301 Lost Canyons Drive Simi Valley, CA 93063 Attn: John McClure (310) 689-7310	Status: Tentative Tract Map Approved, 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
22	CUP-S-0793	<u>Meridian Assisted Living Facility</u> Construct a 3-story assisted living facility	525 East Los Angeles Avenue	Meridian Realty Advisors 3811 Turtle Creek Blvd., #1050 Dallas, TX 752198 Attn: Larry Greene (818) 388-2600	Status: Complete Application Planner: Vernon Umetsu (805) 583-6391
	Z-S-0729	<u>Meridian Assisted Living Facility</u> Allow Large Residential Care Facilities in the Commercial Planned Development (CPD) zone			

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
23	PD-S-1018 AHA-R-054	<u>Mountain View Apartments</u> Construct a 50-unit senior apartment complex with five affordable units with an Affordable Housing Agreement	4862 East Cochran Street	BVC Development Corp. 1522 West 130th Street Gardena, CA 90249 Attn: Turner Smith (310) 532-4121	Status: Under Construction Planner: Lorri Hammer (805) 583-6869
24	TT5982	<u>Nehoray Townhomes</u> Subdivide 0.51-acres for condominium purposes	Southeast of Los Angeles and Stow Street	Farshid Nehoray 12338 Gorham Avenue Los Angeles, CA 90049 Attn: Bobbie Nehoray (310) 571-8822	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
	PD-S-1052	<u>Nehoray Townhomes</u> Construct 8 townhomes			
25	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC PO Box 701 North 44th Street Phoenix, AZ 85008 Attn: Paul Gilbert (480) 429-3000	Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch into the City			
	GPA-0073	<u>North Canyon Ranch</u> Amend General Plan Land Use Designation to Open Space and Medium Residential			
	TT5658	<u>North Canyon Ranch</u> Subdivide into approximately 153 lots for single-family residential development and 28 apartments			
	PD-S-0984	<u>North Canyon Ranch</u> Construct 153 single-family residences and 28 multi-family residences			

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
26	CUP-S-0800	<u>Oakwood Senior Living</u> Construct an 81-unit senior assisted living facility	South side of Royal Avenue, 600 feet East of Corto Street	OSL Properties, LLC 9240 Old Redwood Hwy, #200 Windsor, CA 95492 Attn: Ken Kidd (707) 535-3249	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	SP-S-0008-AMD#02	<u>Oakwood Senior Living</u> Allow a Senior Assisted Living facility in the Residential Low, Royal Corto Specific Plan [RL (SP)] zone			
27	PD-S-1047 AHA-R-080	<u>Patricia Parc</u> Construct a 65-unit apartment complex with five affordable units with an Affordable Housing Agreement	1196 Patricia Avenue	1196 Patricia Ave. Associates, LLC 143 Triunfo Canyon Road, #225-E Westlake Village, CA 91361 Attn: Mark Pettit (805) 988-0912	Status: Complete Application Planner: Sean Gibson (805) 583-6383
28	CUP-S-0661	<u>Patricia Place</u> Construct a 12-unit senior assisted living facility	1350 Patricia Avenue	Walter and Maria Mendez 43 Vista Hermosa Simi Valley, CA 93065 Attn: Gary Harcourt (805) 466-7674	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
29	PD-S-1043	<u>Pepper Tree Place Apartments</u> Construct a 12-unit apartment complex	1590 Patricia Avenue	Jordan Jacob P.O. Box 941868 Simi Valley, CA 93094-1868 (760) 914-3773	Status: Complete Application Planner: Vernon Umetsu (805) 583-6391
30	PD-S-1030	<u>Pinehurst</u> Construct 24 single-family residences	Canyon Oaks Drive at northeast corner of Kuehner Drive and 118 Freeway	Pinehurst, LLC 1000 Dove Street, #300 Newport Beach, CA 93660 Attn: Nelson Chung (949) 660-8988	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
31	PD-S-0449-AA#01	<u>Rancho Corrales Apartments</u> Construct a spa and fire pit at an existing apartment complex	643 Country Club Drive	SRGMF-II Country Club Simi Valley, LLC 18802 Bardeen Avenue Irvine, CA 92612 Attn: Daniel Byrd (949) 243-2519	Status: Under Construction Planner: Donna Rosser (805) 583-6872
32	PD-S-1046	<u>River House</u> Construct 28-unit senior apartment complex	1424 Patricia Avenue	Fabio Malek 4733 Torrance Blvd., #688 Torrance, CA 90503 (310) 918-5455	Status: Incomplete Application Planner: Cynthia Sabatini (805) 583-6776

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
33	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: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
	TT5886	<u>River Run</u> Subdivide 2.31-acres into for residential development			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Tom Preece (805) 583-6897
34	PD-S-0930-MOD#02	<u>Runkle Canyon</u> Approve plot, floor, and building elevation plans for 298 detached single-family houses	Southerly terminus of Sequoia Avenue	KB Home 25152 Springfield Court, #180 Valencia, CA 91355 Attn: Ron Mertzell (661) 219-6956	Status: Under Construction 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			
	PD-S-0930-MOD#01	<u>Runkle Canyon</u> Construct 138 senior condominium units with related improvements			Status: In Plan Check Planner: Tom Preece (805) 583-6897
	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements			
35	CUP-S-0801	<u>Sanchez Daycare</u> Allow a large family day care facility for up to 14 children	1558 Linda Court	Alexandra Sanchez 1559 Linda Court Simi Valley, CA 93065	Status: Incomplete Application Planner: Cynthia Sabatini (805) 583-6776

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
36	Z-S-0732	<u>Sandoval Apartments</u> Zone change from Commercial Planned Development, Business Park Overlay [CPD (BP)] to Residential Very High (RVH) zone	Buyers Street and Shopping Lane	Efrain Sandoval 2480 Fig Street Simi Valley, CA 93063 (805) 433-2417	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
	TP-S-0686	<u>Sandoval Apartments</u> Merge two lots for residential development			
	GPA-0098	<u>Sandoval Apartments</u> Amend General Plan Land Use designation from Business Park to Residential Very High Density			
	PD-S-1050 AHA-R-062	<u>Sandoval Apartments</u> Construct a 10-unit multi-family dwelling with one affordable housing unit with an Affordable Housing Agreement			
37	PD-S-0942	<u>Savannah</u> Construct 66 condominiums	Northwest corner of Kuehner Drive and 118 Freeway	WH Simi 66, LLC 21080 Centre Pointe Parkway, #101 Santa Clarita, CA 91350 Attn: Elisabeth Berg (661) 222-9207	Status: Completed Planner: Vernon Umetsu (805) 583-6391
	PD-S-0942-MOD#01	<u>Savannah</u> Landscaping on Mt. Sinai Drive			Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
38	PD-S-0647-AA#02	<u>Shadow Ridge Apartments</u> Convert gym/laundry building into a theater, remodel leasing office, construct pool cabana, retile all building roofs, and add a mail kiosk to an existing apartment complex	1987 Ridgeway Lane	Todd B. Spiegel Architects 31822 Village Center Drive, #202 Westlake Village, CA 91361 Attn: Todd Spiegel (818) 879-6175	Status: Under Construction Planner: Donna Rosser (805) 583-6872

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
39	PD-S-1044	<u>Smith Road Senior Apartments</u> Construct a 250-unit affordable senior housing complex with an Affordable Housing Agreement pending submittal	Southeast corner Kuehner Avenue and Smith Road	Roshawn Helmandi 8728 Zelzah Avenue Sherwood Forest, CA 91325 (661) 565-4993	Status: Incomplete Application Planner: Tom Preece (805) 583-6897
	GPA-0097	<u>Smith Road Senior Apartments</u> Amend General Plan Land Use Designation from Recreation Commercial to Residential High Density			
	Z-S-0730	<u>Smith Road Senior Apartments</u> Change zoning from Commercial Recreation (CR) to Residential High (RH)			
17	TT5865-TE#01	<u>SMV Patricia</u> Three-year time extension to subdivide a 1.64-acre site for a 26-unit townhome project	1260 and 1270 Patricia Avenue	SMV Patricia, LLC 26314 Western Avenue Lomita, CA 90717 Attn: Charles Rim (310) 539-2460	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	PD-S-1001-TE#01	<u>SMV Patricia</u> Three-year time extension to construct a 26-unit townhome complex			
40	PD-S-0968-ADJ#04	<u>The Market Place</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, need final landscaping to be completed	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

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

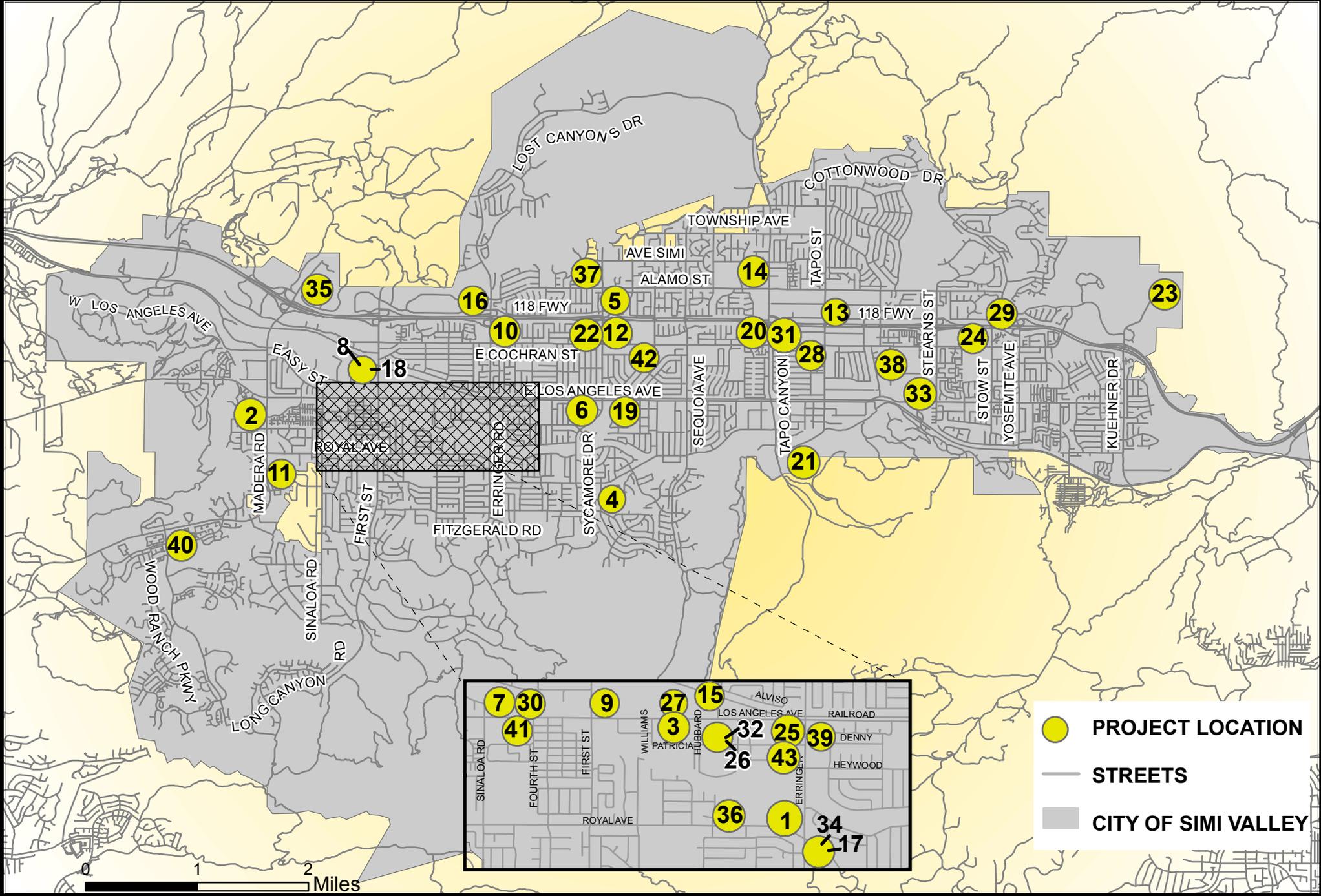
Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
41	TT5978	<u>The Westerly</u> Subdivide 16.82-acres for residential development	Southeast corner of Los Angeles Avenue and Madera Road	Landsea Holdings Corp. 18881 Von Karman Avenue, #1450 Irvine, CA 92612 Attn: Gene Strojek (949) 379-5285	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
	PD-S-1040	<u>The Westerly</u> Construct 211 townhouses / condominiums and associated common area improvements			
42	PD-S-1036	<u>Walnut Glen Homes</u> Construct 18 detached single-family houses	4307 Walnut Street	DR Horton 535 North Brand Blvd., #900 Glendale, CA 91203 Attn: Julie Williams (805) 746-9737	Status: Approved, Unbuilt Planner: Donna Rosser (805) 583-6872
	PD-S-1036-MOD#01	<u>Walnut Glen Homes</u> Modifications to the approved architectural plans for 18-single family residences			Status: In Plan Check Planner: Donna Rosser (805) 583-6872
	TT5960	<u>Walnut Glen Homes</u> Subdivide 4.08-acres into 18 residential lots			Status: Tract Map Approved Planner: Donna Rosser (805) 583-6872
43	Z-S-0712	<u>Walnut 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: Incomplete Application Planner: Sean Gibson (805) 583-6383
	GPA-0092	<u>Walnut Senior Complex</u> Amend General Plan Land Use Designation from Low Density Residential to Moderate Density Residential			
	PD-S-1025	<u>Walnut Senior Complex</u> Construct a 51-unit senior townhome complex			
	TT5916	<u>Walnut Senior Complex</u> Subdivide two lots 12.57-acres for residential development			

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

RESIDENTIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/ Location	Applicant	Status
44	VTT5943	<u>Wood Ranch Planning Unit 12</u> Subdivide 4.94-acres for residential development	222 East Country Club Drive	Benchmark Communities 27200 Tourney Road Valencia, CA 91355 Attn: Toni Tucker (661) 414-1447	Status: In Plan Check Planner: Tom Preece (805) 583-6897
	PD-S-1031	<u>Wood Ranch Planning Unit 12</u> Construct 37 attached single-family townhomes			Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



COMMERCIAL PROJECT LOCATIONS DEVELOPMENT SUMMARY FIRST QUARTER 2017



COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	TP-S-0675	<u>7-Eleven Store</u> Subdivide to create a 0.54-acre parcel	1369 Erringer Road	Platinum Energy 30343 Canwood Street, # 200 Agoura Hills, CA 91301 Attn: Ahmad Ghaderi (818) 842-3644	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
2	PD-S-0635-AA#01	<u>American Martial Arts Academy</u> Add an outdoor recreation area and basketball court to an existing martial arts academy	15 McCoy Place	American Martial Arts Academy 15 McCoy Place Simi Valley, CA 93065 Attn: Konnie Kwak (805) 432-1998	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
3	CUP-S-0497-AA#01	<u>Arby's Restaurant</u> Facade renovation to an existing drive through restaurant	1408 East Los Angeles Avenue	MarLu Investment Group Maritime Drive, #100 Elk Grove, CA 95758 Attn: Chris Boyer (916) 705-2673	Status: Completed Planner: Donna Rosser (805) 583-6872
4	CUP-S-0713	<u>Archangel Michael Coptic Orthodox Church</u> Construct a 500-seat sanctuary, multi-purpose room, day care center, guest house, and convert existing church to senior center	1122 Appleton Road	Father Markos Hanna 1122 Appleton Road Simi Valley, CA 93065 Attn: Debbie Naves (805) 522-1900	Status: Under Construction Planner: Lorri Hammer (805) 583-6869
	CUP-S-0713-TE#02	<u>Archangel Michael Coptic Orthodox Church</u> Second three-year time extension for construction of a church			Status: Incomplete Application Planner: Lorri Hammer (805) 583-6869
5	TP-S-0671	<u>Aspen Center</u> Aspen Center two-lot subdivision	2750 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Cindy O'Brien (805) 955-6702	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Stratis Perros (805) 583-6307

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
6	CUP-1412-AA#01	<u>AT&T Natural Gas Fuel Cell</u> Install a natural gas-powered fuel cell and masonry screen wall around equipment	2692 East Los Angeles Avenue	James Zwingman 3700 South Susan Street, #100 Santa Ana, CA 92704 (949) 400-4560	Status: Completed Planner: Cynthia Sabatini (805) 583-6776
7	PD-S-1037	<u>AutoZone</u> Construct a 6,000-square foot retail store with associated parking	501 East Los Angeles Avenue	Phillip Pecord 123 South Front Street Memphis, TN 38103 (901) 495-8706	Status: In Plan Check Planner: Tom Preece (805) 583-6897
8	CUP-S-0780	<u>Big Brand Tire & Service</u> Modify an existing commercial building and allow operation of an auto/tire center and office tenant	983 East Easy Street	Sean Ngo 20521 Earl Street Torrance, CA 90503 (310) 263-3564	Status: Completed Planner: Donna Rosser (805) 583-6872
9	PD-S-0616-AA#02	<u>Black Bear Diner/ Smashburger</u> Facade renovation and division of an existing commercial building to create two sit-down restaurants	2022 First Street	Architecture Design Collaborative 810 NM Marshall Street, #300 Portland, OR 97209 Attn: Tiffany Davis (949) 267-1660 ext. 204	Status: Completed Planner: Donna Rosser (805) 583-6872
10	PD-S-0174-MOD#04	<u>Carl's Jr</u> Facade renovation to existing restaurant with drive-through restaurant	2402 Erringer Road	CKE Restaurant Holdings, Inc 19000 MacArthur, #200 Irvine, CA 92612 Attn: Kim Caldwell (949) 296-0433	Status: In Plan Check Planner: Vernon Umetsu (805) 583-6391
11	CUP-S-0479-MOD#05	<u>Centre Court</u> Convert a soccer field in an existing retail center to a one-story, 10,600-square foot retail building	1308 Madera Road	Sam Menlo Trust 4221 Wilshire Blvd., #210 Los Angeles, CA 90010 Attn: Herbert Horowitz (818) 246-6050	Status: In Plan Check Planner: Lorri Hammer (805) 583-6869
12	CUP-S-0784	<u>Chick-Fil-A</u> Construct a drive-through at an existing sit down restaurant	2460 Sycamore Drive	Joel Phillips 26429 Castle Lane Murrieta, CA 92563 (951) 205-3886	Status: Incomplete Application Planner: Heidi Fischer (805) 583-6867

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
13	CUP-S-0687	<u>Church of God</u> Enlarge an existing church by approximately 10,000 square feet	4450 Barnard Street	Pastor Fredy Cordon 2181 Malcolm Street Simi Valley, CA 93065 Attn: Richard Enderson (805) 217-0224	Status: Under Construction Planner: Lorri Hammer (805) 583-6869
14	CUP-S-0486-AA#01	<u>Civic Center Plaza</u> Facade renovation to change paint colors, awnings, tile, trim, and veneer at Civic Center Plaza Shopping Center	2619-2795 Tapo Canyon Road	NCNA Enterprises 1901 Avenue of the Stars, #855 Los Angeles, CA 90067 Attn: Nicole Breuklander (310) 557-0777	Status: Under Construction Planner: Heidi Fischer (805) 583-6867
15	CUP-S-0787	<u>Donville Auto Center</u> Construct a 4,800-square foot auto service center	2031 Donville Avenue	The Edifice Group 24231 Victory Blvd. West Hills, CA 91307 Attn: Jamie Mencia (818) 648-1078	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
16	TP-S-0683	<u>Erringer/Simi Town Center Way</u> Three-lot subdivision	Southwest corner of Erringer Road and Simi Town Center Way	NAI Capital Commercial 2555 Townsgate Rd., #320 Westlake Village, CA 91361 Attn: Gary Seaton (805) 558-0499	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Sean Gibson (805) 583-6383
17	CUP-2532-MOD#02	<u>First Baptist Church of Simi Valley</u> Construct a new parking lot adjacent to existing church with adjacent landscaping in conjunction with a new large residential care facility on an adjacent lot owned by the church	2000 Royal Avenue	First Baptist Church of Simi Valley 2000 Royal Avenue Simi Valley, CA 93065 Attn: Mark Pettit (805) 988-0912	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
18	CUP-S-0795	<u>Go Minis</u> Operate an outdoor storage yard of portable moving and storage containers	981 East Easy Street	Michael Lohman 1197 East Los Angeles Avenue, #340 Simi Vallley, CA 93065 (805) 577-0332	Status: Under Construction Planner: Donna Rosser (805) 583-6872

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
19	PD-S-1035	<u>Green Acres Meats</u> Construct an approximately 3,000-square foot restaurant	Southwest corner of Los Angeles Avenue and Deodora Street	RM Designs 2205 First Street, #106 Simi Valley, CA 93065 Attn: Robert Matola (805) 526-3916	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
20	TP-S-0684	<u>Griffin Plaza</u> Subdivide to create commercial lots	Northwest corner of Tapo Canyon Road and Cochran Street	Griffin Fine Living, LLC 24005 Ventura Blvd. Calabasas, CA 91302 Attn: Richard Niec (818) 436-5100	Status: Complete Application Planner: Vernon Umetsu (805) 583-6391
	Z-S-0727	<u>Griffin Plaza</u> Zone text amendment to allow a Residential Care Facility in the Commercial Planned Development (CPD) zone			
	PD-S-0344-MOD#2	<u>Griffin Plaza</u> Shopping center remodel			
	CUP-S-0797	<u>Griffin Plaza</u> Two-story, Large Residential Care Facility on a 2.9-acre portion of the existing retail center			
	CUP-S-0790	<u>Griffin Plaza</u> Construct a new drive-through restaurant			
21	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
	PD-S-1011-TE#02	<u>Guardian Street Office Building</u> Five-year time extension for an approved office development			Status: Incomplete Application Planner: Tom Preece (805) 583-6897

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
22	CUP-S-0744	<u>Hampton Inn</u> Construct a three-story 103 room hotel	2585 East Cochran Street	Rodney Singh 16027 Ventura Blvd., #604 Encino, CA 91436 (310) 629-8866	Status: Approved, Unbuilt Planner: Stratis Perros (805) 583-6307
23	CUP-S-0739	<u>Hummingbird Nest Ranch</u> Allow a commercial resort with a conference center, hotel and spa	2940 Kuehner Drive	Hummingbird Nest Ranch 2940 Kuehner Drive Simi Valley, CA 93063 Attn: Craig Bennett (310) 408-1405	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
24	PD-S-0563-AA#01	<u>Indian Oaks Dog Park</u> Create a community dog park for Indian Oaks Apartment Complex	5505 Cochran Street	Ranscapes, Inc. P. O. Box 50580 Irvine, CA 92619 Attn: Joel Conchas (949) 878-1423	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
25	PD-S-0577-MOD#01	<u>LA Plaza</u> Facade renovation and parking/landscaping reconfiguration to an existing shopping center	1512-1534 East Los Angeles Avenue	Mark Smith 1792 Callens Road Ventura, CA 93003 (805) 218-1262	Status: Completed Planner: Sean Gibson (805) 583-6383
26	PD-S-0192-AA#01	<u>LA/Erringer Center</u> Facade renovation to an existing retail center	1925 Erringer Road	Robert William Company, LLC PO Box 1025 Santa Paula, CA 93061 Attn: Maria Martinez (805) 525-6400	Status: In Plan Check Planner: Tom Preece (805) 583-6897
27	PD-S-0701-AA#02	<u>McDonald's Restaurant</u> Facade renovation of an existing restaurant building	1495 East Los Angeles Avenue	PM Design Group, Inc 38 Executive Park, #310 Irvine, CA 92614 Attn: Mario Tutino (949) 430-7017	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
28	PD-S-0180-AA#02	<u>McDonald's on Tapo Street</u> Facade renovation of an existing restaurant building	2375 Tapo Street	DC Expediting, Inc. 1301 West 2nd Street, #207 Los Angeles, CA 90026 Attn: Damian Catalan (626) 433-3898	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872
29	CUP-S-0392-AA#01	<u>McDonald's - Yosemite</u> Modify single-lane drive-through to create two ordering lanes at an existing restaurant	2605 Yosemite Avenue	Core States Group 3401 Centrelake Drive Ontario, CA 91761 Attn: Alejandro Gonzalez (909) 467-8910	Status: Under Construction Planner: Donna Rosser (805) 583-6872

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
29	CUP-S-0392-AA#02	<u>McDonalds -Yosemite</u> Facade renovation of an existing restaurant building	2605 Yosemite Avenue	DC Expediting, Inc. 1301 West 2nd Street, #207 Los Angeles, CA 90026 Attn: Damian Catalan (626) 433-3898	Status: Under Construction Planner: Donna Rosser (805) 583-6872
30	PD-S-1002	<u>Medical Office Building</u> Construct an approximately 25,000-square foot 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
	TT5786	<u>Medical Office Building</u> Merge two lots for construction of medical office building			Status: Tentative Tract Map Approved, Tract Map Unrecorded Planner: Heidi Fischer (805) 583-6867
	TT5786-TE#01	<u>Medical Office Building</u> Three-year time extension of TT5786			Status: Approved Planner: Heidi Fischer (805) 583-6867
31	PD-0684-AA#01	<u>Mobil Gas</u> Remodel an existing gas station by enclosing 165 square feet (garage bays) and a 238- square feet addition for a walk-in cooler	2500 Tapo Canyon Road	Kam's Canyon Mobil 2500 Tapo Canyon Road Simi Valley, CA 93063 Attn: JR Beard (805) 540-5240	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
32	PD-S-0577-AA#02	<u>Predigament</u> Operate an indoor entertainment business consisting of puzzle escape rooms	1518 East Los Angeles Avenue	Joshua Nitschke 3989 Lecont Court Simi Valley, CA 93063 (805) 236-2337	Status: In Plan Check Planner: Donna Rosser (805) 583-6872
33	PD-S-0526-MOD#02	<u>Rancho Santa Susana Park</u> Construct Phase 4: construct soccer fields, volleyball courts, basketball courts, concession stand, restroom, picnic shelters, storage building, parking and landscaping at an existing park	5005 East Los Angeles Avenue	Rancho Simi Recreation & Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Tom Evans (805) 584-4424	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

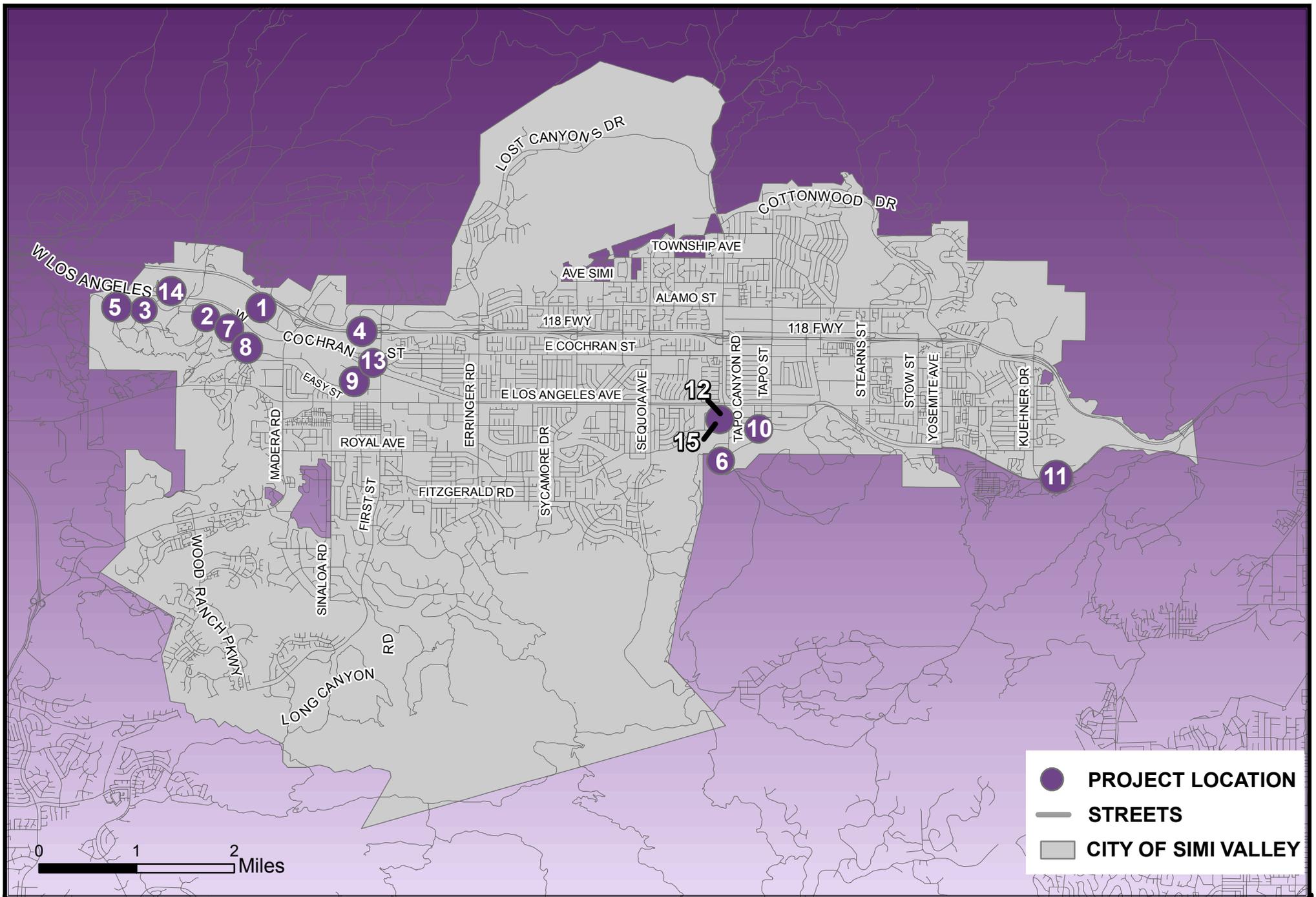
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
34	CUP-S-0186-MOD#02	<u>Religious Facility Project</u> Construct a 874-square foot kitchen and restroom addition to an existing religious facility	1206 Erringer Road	Al-Rassol Masjid, Inc. 1206 Erringer Road Simi Valley, CA 93065 Attn: Robert Matola (805) 526-3916	Status: Incomplete Application Planner: Heidi Fischer (805) 583-6867
35	Z-S-0728	<u>Rising Realty</u> Zone Change from Business Park, West End Specific Plan [BP (SP)] to Mixed Use, West End Specific Plan [MU (SP)] (New Mixed Use Specific Plan Zoning)	400 National Way	MK RRP 400 National Way LLC 523 West 6 th Street, #600 Los Angeles, CA 90014 Attn: Tyson Strutzenberg (213) 550-4852	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
	GPA-0096	<u>Rising Realty</u> Amend General Plan Land Use Designation from Business Park to Mixed Use			
	SP-S-0007-AMD#25	<u>Rising Realty</u> Amend the West End Specific Plan to add Mixed Use designation and to change zone from Business Park to Mixed Use			
	TP-S-0687	<u>Rising Realty</u> Subdivide a 43.55-acre site into three parcels for development			
36	TP-S-0688	<u>Royal Plaza</u> Two-Lot Parcel Map to make separate parcel for gas station/market	1695 Royal Avenue	Peter Gray - David R. Gray Inc. 621 Via Alondra, Suite 609 Camarillo, CA 93012 Attn: Peter Gray (805) 987-3945	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
37	CUP-1832-MOD#06	<u>Simi Valley Hospital</u> Modification and Variance for reduced setback and to construct equipment enclosures	2975 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Cindy O'brien (805) 955-6703	Status: Under Construction Planner: Sean Gibson (805) 583-6383

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

COMMERCIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
37	CUP-1832-MOD#05	<u>Simi Valley Hospital ER Expansion</u> Construct a 17,100-square foot addition to the hospital	2975 Sycamore Drive	Simi Valley Hospital 2975 Sycamore Drive Simi Valley, CA 93065 Attn: Cindy O'Brien (805) 955-6703	Status: Under Construction Planner: Sean Gibson (805) 583-6383
38	CUP-S-0434-MOD#01	<u>Simi Valley Korean Baptist Church</u> Construct a 5,525- square foot sanctuary addition to an existing church	4868 East Cochran Street	S. V. Korean Baptist Church 4868 East Cochran Street Simi Valley, CA 93063 Attn: Daniel Ban (805) 582-1102	Status: Under Construction Planner: Sean Gibson (805) 583-6383
39	PD-S-0659-AA#01	<u>Simi Valley Marketplace</u> Renovation to an existing commercial building by adding a new canopy, stucco, and paint; and staircase removal	1900 East Los Angeles Avenue	Daniel Untarya 31446 Agoura Road, #118 Westlake Village, CA 91361 (805) 813-5464	Status: Approved, Unbuilt Planner: Donna Rosser (805) 583-6872
40	PD-S-0449-MOD#13	<u>Starbucks</u> Construct a 3,365 square foot building for a 2,185-square foot coffee shop with drive-through and 1,180-square foot retail store	599 Country Club Drive	Wood Ranch Center, LLC 15490 Ventura Blvd., #200 Sherman Oaks, CA 91403 Attn: Albert Cohen (310) 666-2800	Status: Under Construction Planner: Sean Gibson (805) 583-6383
41	PD-S-0352-AA#03	<u>Stater Brothers</u> Upgrade existing shopping center landscaping in the parking lot	660 East Los Angeles Avenue	Stater Brothers 301 South Tippecanoe Avenue Sna Bernardino, CA 92408 Attn: Scott Limbacher (909) 733-5005	Status: Complete Application Planner: Donna Rosser (805) 583-6872
42	TP-S-0680	<u>Sycamore Village Plaza</u> Create two new parcels in an existing shopping center	2986 to 2888 East Cochran Street	FAF Investment Company, c/o Larry Fishman P.O. Box 166 Cayucos, CA 93430 Attn: Gerald Hovell (805) 522-1900	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Donna Rosser (805) 583-6872
43	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

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



INDUSTRIAL PROJECT LOCATIONS FIRST QUARTER 2017



INDUSTRIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	TP-S-0681	<u>161 West Cochran Street</u> Four-parcel subdivision to accommodate a 141,018 square foot four-building industrial complex	161 West Cochran Street	Overton Moore Properties 19300 Hamilton Avenue, #200 Gardena, CA 90248 Attn: Michael Johnson (310) 354-2460	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
	PD-S-1038	<u>161 West Cochran Street</u> Construct a 141,018 square foot, four-building industrial complex			Status: Under Construction Planner: Sean Gibson (805) 583-6383
2	PD-S-1034	<u>Adams Bennett Concrete Batch Plant</u> Ready-Mix and Precast Concrete products facility with related sand, gravel, portland cement and concrete mixtures storage with periodic recycling of concrete along with material deliveries into and out of area facility	400 West Los Angeles Avenue	Adams Bennett Investments P.O. Box 3600 Corona, CA 92878-3600 Attn: Dean Kunicki (805) 340-2790	Status: In Plan Check Planner: Cynthia Sabatini (805) 583-6776
3	CUP-S-0591-MOD#01	<u>All Valleys RV Storage</u> Expand existing recreational vehicle storage yard on the south portion of the lot	850 West Los Angeles Avenue	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Don Duncan (805) 579-6172	Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
4	CUP-S-0805	<u>J & F Builders, Inc</u> Allow a foundation, contractor office and warehouse in an existing industrial building	667 East Cochran Street, #102	J & F Builders, Inc. 667 East Cochran Street, #102 Simi Valley, CA 93065 Attn: Tina Ramirez (805) 304-5815	Status: Incomplete Application Planner: Donna Rosser (805) 583-6872

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

INDUSTRIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

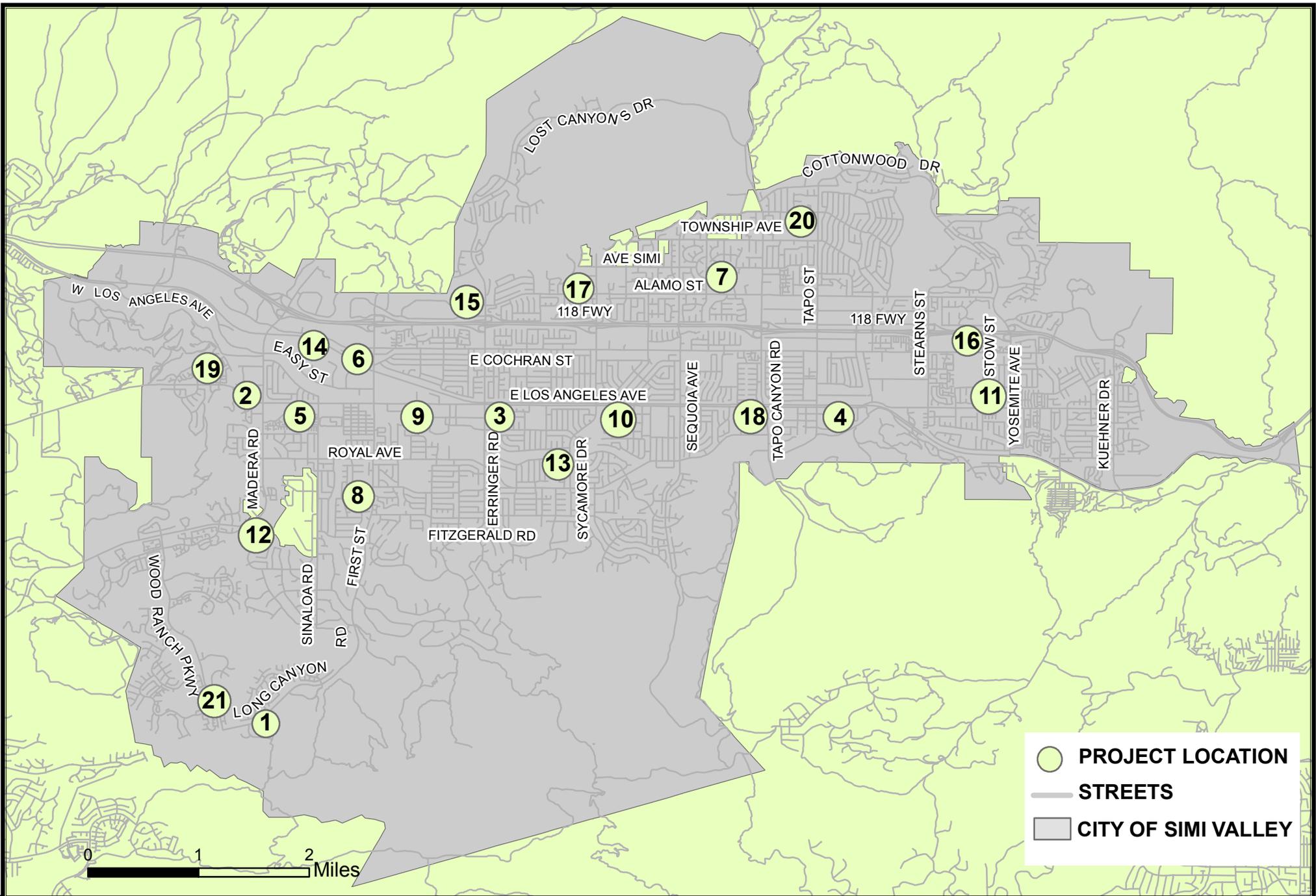
Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
5	CUP-S-0615	<u>Larry Ready Storage</u> Construct a contractor storage yard and recreational vehicle storage yard	890 and 900 West Los Angeles Avenue	Lawrence Ready 18959 Parthenia Street Northridge, CA 91324 Attn: Ron Coons (805) 527-1859	Status: Under Construction Planner: Vernon Umetsu (805) 583-6391
	CUP-S-0289-MOD#03	<u>Larry Ready Storage Yard</u> Convert existing auto wrecking storage yard into a contractor storage yard	900 West Los Angeles Avenue		Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
6	TP-S-0621	<u>Peppertree Business Park</u> Subdivision of 20.74-acres into four industrial lots	Southwest corner of Tapo Canyon Road and Guardian Way	La Canada Flintridge Dev. 749 Foothill Blvd., #200 La Canada Flintridge, CA 91011 (818) 790-2828	Status: Tentative Parcel Map Approved, Parcel Map Unrecorded Planner: Sean Gibson (805) 583-6383
7	CUP-S-0778	<u>Pre-con Recycling</u> Construct and operate a concrete recycling and concrete product storage yard	240 West Los Angeles Avenue	Pre-Con Products 240 West Los Angeles Avenue Simi Valley, CA 93065 Attn: Spencer Daly (805) 630-0713	Status: 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 inside an existing industrial building	131 West Easy Street	Premier RV and Boat Storage 131 West Easy Street Simi Valley, CA 93065 Attn: Jeff Shelton (805) 813-9888	Status: In Plan Check Planner: Sean Gibson (805) 583-6383
9	PD-S-0754-AA#01	<u>Premium Quality Lighting</u> Add 5 window openings upstairs for new offices in existing industrial building	2285 Ward Avenue	P.Q.L., INC. 2285 Ward Avenue Simi Valley, CA 93065 Attn: Andy Sreden (805) 431-5858	Status: Approved, Unbuilt Planner: Donna Rosser (805) 583-6872
10	CUP-S-0785	<u>Rancho Simi Recreation and Park District</u> Utilize the site and building as park headquarters and recreational use	4201 Guardian Street	Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 Attn: Wayne Nakaoka (805) 584-4424	Status: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

INDUSTRIAL DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
11	PD-S-1039	<u>Smith Road Movie Studio</u> Construct a movie studio backlot and Master Plan for future movie studio building	Vacant lot west of 6800 Smith Road	Allied Realty Partners, LLC 500 S. Sepulveda Blvd., #600 Los Angeles, CA 90049 Attn: Brian Gordon (818) 522-6631	Status: Approved, Unbuilt Planner: Lorri Hammer (805) 583-6869
12	CUP-S-0799	<u>Smokin Barrel Shooting Range and Guns</u> Operate an indoor shooting range with accessory gun sales	1775 Surveyor Avenue	Link Ahlers 1775 Surveyor Avenue Simi Valley, CA 93063 (805) 583-3774	Status: Under Construction Planner: Sean Gibson (805) 583-6383
13	PD-0481-MOD#02	<u>The Gas Company</u> Construct a storage yard with a storage structure, shade structure, and trash enclosure	977 Chambers Lane	Southern California Gas P.O. Box 30777 Los Angeles, CA 90030-077 Attn: Stephen Hilario (805) 681-7902	Status: Completed Planner: Donna Rosser (805) 583-6872
14	PD-S-0997-MOD#1	<u>West Simi Business Center</u> Construct a 167,417 square foot multi-tenant business park and increase site elevation by a minimum 10 feet, revise the required tree replacement value, and revise the oak woodland mitigation	903 Quimisa Drive	C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 Attn: Eric Rasmussen (818) 518-6932	Status: Incomplete Application Planner: Vernon Umetsu (805) 583-6391
	TT5875-TE#1	<u>West Simi Business Center</u> Two year time extension for a two-lot merger and condominium tentative tract map			
15	PD-S-1051	<u>XEBEC</u> Construct a 56,306-square foot industrial building	Southwest corner of Tapo Canyon Road and East Los Angeles Avenue	Tapo Canyon XC, LLC 3010 Old Ranch Parkway, #470 Seal Beach, CA 90740 Attn: Shean Kim (510) 381-1611	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



**WIRELESS TELECOMMUNICATIONS PROJECT LOCATIONS
 DEVELOPMENT SUMMARY
 FIRST QUARTER 2017**



WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
1	WTP-0036	<u>AT & T - Long Canyon Road</u> New wireless telecommunication facility in street right-of-way	In median of Long Canyon Road, 350' east of Twisted Oak Drive	AT & T Mobility 12900 Park Plaza Drive Cerritos, CA 90703 Attn: Kyle Sutherland (510) 910-0937	Status: Expired Planner: Tom Preece (805) 583-6897
2	WTP-0058	<u>AT&T - Tierra Rejada</u> New wireless telecommunication facility within an existing cupola	52 Tierra Rejada	Velotera Services, Inc. 7431 Lampson Avenue Garden Grove, CA 92841 Attn: Vance Pomeroy (661) 361-5619	Status: Approved, Unbuilt Planner: Tom Preece (805) 583-6897
3	WTP-0063-MOD#01	<u>Sprint – 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: Approved, Unbuilt Planner: Vernon Umetsu (805) 583-6391
4	WTP-0065-MOD#01	<u>Sprint – 4568 Los Angeles Avenue</u> Remove and replace antennas at an existing monopine	4568 East Los Angeles Avenue		
5	WTP-0087	<u>T-Mobile –Sinaloa Raod</u> Installation of wireless node to an aerial fiber optic strand	Right-of-way next to 1879 Sinaloa Road	Crown Castle 300 Spectrum Center Drive, #1200 Irvine, CA 92618 Attn: Scott Longhurst (310) 493-1278	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
6	WTP-0073	<u>The Gas Company</u> Install microwave antenna on the rooftop of an existing building extending screenwall	977 Chambers Lane	JTD Consulting, Inc. 1837 California Avenue Corona, CA 92881 Attn: Richard Hindman (951) 371-4900	Status: Completed Planner: Vernon Umetsu (805) 583-6391

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
7	WTP-0039-MOD#01	<u>Verizon - Alamo Street</u> Modify an existing wireless telecommunications facility within an equipment penthouse and increase height of penthouse to accommodate upgraded antennas	3695 Alamo Street	Norman MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 (949) 235-8812	Status: Under Construction Planner: Sean Gibson (805) 583-6383
8	WTP-0051-MOD#02	<u>Verizon - Fitzgerald</u> Modify an existing wireless telecommunications facility radome on light pole in right-of-way	West side of First Street and South of Catlin Drive	Verizon Wireless 15505 Sand Canyon Ave Irvine, CA 92628 Attn: Argineh Mailian (714)9 04-9331	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
9	WTP-0040-MOD#02	<u>Verizon - 1350 Los Angeles Avenue</u> Modify an existing wireless telecommunications facility on rooftop behind existing parapet wall	1350 East Los Angeles Avenue	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Under Construction Planner: Sean Gibson (805) 583-6383
10	WTP-0083	<u>Verizon - 2820 Los Angeles Avenue</u> Construct a wireless telecommunications facility on the rooftop of an existing building and ground-mounted equipment cabinet	2820 East Los Angeles Avenue		Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
11	WTP-0086	<u>Verizon - 5775 Los Angeles Avenue</u> Construct a wireless telecommunications facility consisting of a 60 foot tall mono-pine	5775 East Los Angeles Avenue	Stella Shih for Verizon 1745 West Orangewood Avenue, #103 Orange, CA 92868 Attn: Stella Shih (714) 396-0459	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383
12	WTP-0069	<u>Verizon - Madera Road</u> Construct a mono-pine wireless telecommunications facility at the Sinaloa Golf Course	980 Madera Road	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Incomplete Application Planner: Sean Gibson (805) 583-6383

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
13	WTP-0072-MOD #02	<u>Veriozon – Royal Avenue</u> Modify an existing wireless telecommunications facility to add LTE antennas	2507 Royal Avenue	Core Development Services 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714) 319-0370	Status: Under Construction Planner: Sean Gibson (805) 583-6383
14	WTP-0082-MOD#01	<u>Verizon - Shasta Way</u> Modify an existing wireless telecommunications facility	2350 Shasta Way		
15	WTP-0084	<u>Verizon - Simi Town Center</u> Construct a new wireless telecommunications facility within extensions of an existing commercial buildings parapet walls	1263 Simi Town Center Way	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Complete Application Planner: Sean Gibson (805) 583-6383
16	WTP-0037-MOD#01	<u>Verizon – Stow Street</u> Modify an existing wireless telecommunications facility site inside faux chimney extensions	2525 Stow Street	Core Development Services 2749 Saturn Street Brea, CA 92821 (714) 729-8404	Status: Completed Planner: Sean Gibson (805) 583-6383
17	WTP-0049-MOD#03	<u>Verizon Sycamore</u> 6409 modification to an existing rooftop wireless telecommunications facility	2925 Sycamore Drive	Verizon Wireless 15505 Sand Canyon Avenue Irvine, CA 92628 Attn: Argineh Mailian (714) 904-9331	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
18	WTP-0054-MOD#02	<u>Verizon - Tapo Canyon Road</u> Modify an existing wireless telecommunications facilities antennas at the Bank of America	1757 Tapo Canyon Road	Norman MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 (949) 235-8812	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
19	WTP-0079	<u>Verizon - Tierra Rejada Park</u> Construct a 45 foot tall mono-eucalyptus wireless telecommunications facility	Northeast corner of Stargaze Place and Algonquin Drive (Tierra Rejada Park District property)	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 Attn: Jerry Ambrose (805) 637-7407	Status: Complete Application Planner: Sean Gibson (805) 583-6383

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY – FIRST QUARTER 2017

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
20	WTP-0075-MOD#01	<u>Verizon – Township Avenue</u> Remove and replace upgraded antennas on existing mono-cypress completely screened within the existing structure	4369 Township Avenue	Core Development Services 2749 Saturn Street Brea, CA 92821 Attn: Christine Song (714) 319-0370	Status: Approved, Unbuilt Planner: Sean Gibson (805) 583-6383
21	WTP-0076	<u>Verizon - Wood Ranch Parkway</u> Construct a wireless telecommuincations facility on two light poles in public right-of-way	Intersection of Wood Ranch Parkway and Sycamore Grove Street/Circle Knoll Drive	Delta Groups Engineering 22362 McGaw Avenue Irvine, CA 92614 Attn: Miguel Samayoa (949) 622-0333	Status: Under Construction Planner: Sean Gibson (805) 583-6383

- All project information is updated through March 31, 2017.
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.