



# CITY OF SIMI VALLEY

Department of Environmental Services

Planning Division

3855-A Alamo Street  
Simi Valley, CA 93063

## SUMMARY OF RESIDENTIAL DEVELOPMENT

This development summary provides a comprehensive list of 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 map in the back of the document. The Summary of Residential Development is updated quarterly. Inquiries regarding the Development Summary should be directed to the Planning Division at (805) 583-6769.

## FOURTH QUARTER 2009

## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2009

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
R-1	Z-S-0676	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-082	General Plan Amendment from Open Space and Medium Density to Medium Density	401 Talbert Avenue	Fred Madjar P.O. Box 940639 Simi Valley, CA 93094 (805) 490-0311	Status: <b>Incomplete Application</b> Planner: Vernon Umetsu (805) 583-6391
R-2	PD-S-0979	<u>Apricot Simi Development</u> Construct seven townhomes	4453 Apricot Road	Apricot Simi Development 17939 Chatsworth Street, #153 Granada Hills, CA 91344 Attn: Larry Huppert (818) 772-2554	Status: <b>Approved, Unbuilt</b> Planner: Sean Gibson (805) 583-6383
R-3	SP-S-0028	<u>Arroyo Simi Greenway</u> To construct a recreational trail and associated improvements along the Arroyo Simi	Along the Arroyo Simi, from the west end of the City to the east end	City of Simi Valley 2929 Tapo Canyon Road Simi Valley, CA 93063  Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 (805) 584-4420	Status: <b>Complete Application</b> Planner: Tony Stewart (805) 583-6382
	Z-S-0677	<u>Arroyo Simi Greenway</u> To construct a recreational trail and associated improvements along the Arroyo Simi	Along the Arroyo Simi, from the west end of the City to the east end	City of Simi Valley 2929 Tapo Canyon Road Simi Valley, CA 93063  Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 (805) 584-4420	Status: <b>Complete Application</b> Planner: Tony Stewart (805) 583-6382

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## RESIDENTIAL DEVELOPMENT SUMMARY – FOURTH QUARTER 2009

Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
R-3	CUP-S-0723	<u>Arroyo Simi Greenway</u> To construct a recreational trail and associated improvements along the Arroyo Simi	Along the Arroyo Simi, from the west end of the City to the east end	City of Simi Valley 2929 Tapo Canyon Road Simi Valley, CA 93063  Rancho Simi Recreation and Park District 1692 Sycamore Drive Simi Valley, CA 93065 (805) 584-4420	Status: <b>Complete Application</b> Planner: Tony Stewart (805) 583-6382
R-4	TP-S-0641	<u>Azad Group</u> Subdivision for three residential lots	Northeast corner of Patricia Avenue and Galt Street	Azad Group, LLC 280 California Street, #1 Newton, MA 02458 Attn: Najim Azad (617) 558-4144	Status: <b>Approved, Unbuilt</b> Planner: Jennifer Santos (805) 583-6870
	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 Azad (617) 558-4144	Status: <b>Approved, Unbuilt</b> Planner: Jennifer Santos (805) 583-6870
	TP-S-0651	<u>Azad Group</u> Subdivision for three residential lots	Northeast corner of Patricia Avenue and Galt Street	Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617) 558-4144	Status: <b>Approved, Unbuilt</b> Planner: Jennifer Santos (805) 583-6870
	PD-S-1000	<u>Azad Group</u> Construct three townhomes	Northeast corner of Patricia Avenue and Galt Street	Bogdan Zelkovic 18822 Vintage Street Northridge, CA 91324 Attn: Najim Azad (617) 558-4144	Status: <b>Approved, Unbuilt</b> Planner: Jennifer Santos (805) 583-6870
R-5	TP-S-0655	<u>Big Sky</u> Subdivision for four residential lots	Big Sky Place and Erringer Road	Kia, LLC 9301 Wilshire Blvd., #315 Beverly Hills, CA 90210 Attn: Colleen Doan (661) 295-3590	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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R-5	PD-S-1010	<u>Big Sky Subdivision</u> Four lot subdivision for custom homes	West of Big Sky Place and East of Erringer Road	Kia, LLC 9301 Wilshire Blvd., #315 Beverly Hills, CA 90210 Attn: Isaac Moradi (310) 858-6955	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
R-6	TT5555	<u>Cabrillo - Katherine Road</u> Subdivision for 26 residential lots	1384 Katherine Road	Cabrillo Economic Development 702 County Square Drive Ventura, CA 93003 Attn: Bernardo Perez (805) 659-3791	Status: <b>Incomplete Application</b> Planner: Julia Ramirez (805) 583-6774
	PD-S-1006	<u>Cabrillo - Katherine Road</u> Construct 26-unit attached townhome complex	1384 Katherine Road	Cabrillo Economic Development 702 County Square Drive Ventura, CA 93003 Attn: Bernardo Perez (805) 659-3791	Status: <b>Incomplete Application</b> Planner: Julia Ramirez (805) 583-6774
R-7	TT5601	<u>Casden</u> Subdivision for 266 residential lots	Southeast corner of Los Angeles Avenue and Madera Road	Casden Properties, LLC 9090 Wilshire Blvd., 3rd Floor Beverly Hills, CA 90211 Attn: Carol Schwartz (310) 385-5052	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
	PD-S-0983	<u>Casden</u> Construct 266 townhomes and condominiums	Southeast corner of Los Angeles Avenue and Madera Road	Casden Properties, LLC 9090 Wilshire Blvd., 3rd Floor Beverly Hills, CA 90211 Attn: Carol Schwartz (310) 385-5052	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
R-8	TT	<u>Good People USA</u> Subdivision for 25 residential lots	1260 and 1270 Patricia Avenue	Good People USA 26314 Western Avenue, #200 Lomita, CA 90717 Attn: Jan Erik Sand (805) 988-4114	Status: <b>Complete Application</b> Planner: Erika Bernath (805) 583-6303
	PD-S-1001	<u>Good People USA</u> Construct 25 townhome units with three affordable units	1260 and 1270 Patricia Avenue	Good People USA 26314 Western Avenue, #200 Lomita, CA 90717 Attn: Michael Morgan (805) 988-4114	Status: <b>Complete Application</b> Planner: Erika Bernath (805) 583-6303

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
R-9	PD-S-0968	<u>Haven at Tapo Street</u> Construct 72 townhomes, 36 senior apartments, and a commercial building	2225 and 2245 Tapo Street	Haven Marketplace Retail, LLC 270 Conejo Ridge Avenue, #205 Thousand Oaks, CA 91361 Attn: David Alpern (805) 496-4211	Status: <b>Under Construction</b> Planner: Tony Stewart (805) 583-6382
	PD-S-0968-ADJ#02	<u>Haven at Tapo Street</u> Replace two townhomes with additional parking for on-site commercial uses	2225 and 2245 Tapo Street	Haven Marketplace Retail, LLC 270 Conejo Ridge Avenue, #205 Thousand Oaks, CA 91361 Attn: David Alpern (805) 496-4211	Status: <b>Incomplete Application</b> Planner: Tony Stewart (805) 583-6382
	PD-S-0969	<u>Haven at Tapo Street</u> Construct 72 townhomes, 36 senior apartments, and a commercial building	2225 and 2245 Tapo Street	Haven Marketplace Retail, LLC 270 Conejo Ridge Avenue, #205 Thousand Oaks, CA 91361 Attn: David Alpern (805) 496-4211	Status: <b>Under Construction</b> Planner: Tony Stewart (805) 583-6382
R-10	TT5585	<u>Humkar</u> Subdivision for 16 residential lots	5496 East Los Angeles Avenue	Mehdi Humkar 290 Hazel Ridge Court Simi Valley, CA 93063 Attn: Dave Brooks (805) 497-4554	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
	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: Dave Brooks (805) 497-4554	Status: <b>Approved, Unbuilt</b> Planner: Tom Preece (805) 583-6897
R-11	TT5411	<u>Kuehner Townhomes</u> Subdivision for 66 residential lots	Northwest corner of Kuehner Drive and 118 Freeway	Palmdale 47th, LLC 1435 Reynolds Court Thousand Oaks, CA 91362 Attn: Jon Friedman (805) 373-2860	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391
	PD-S-0942	<u>Kuehner Townhomes</u> Construct 66 townhomes with seven affordable units	Northwest corner of Kuehner Drive and 118 Freeway	Palmdale 47th, LLC 1435 Reynolds Court Thousand Oaks, CA 91362 Attn: Jon Friedman (805) 373-2860	Status: <b>Approved, Unbuilt</b> Planner: Vernon Umetsu (805) 583-6391

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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
R-12	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>Incomplete Application</b> Planner: Jennifer Santos (805) 583-6870
R-13	Z-S-0634	<u>Lost Canyons Golf Club</u> Change zone to Open Space (OS), Residential Low (RL), and Residential Medium Density (RM)	3301 Lost Canyons Drive	Lost Canyons, LLC 3301 Lost Canyons Drive Simi Valley, CA 93063 Attn: John McClure (310) 689-7310	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
	SP-S-0013-AMD#06	<u>Lost Canyons Golf Club</u> Amend the Whiteface Specific Plan - portions of Dry Canyon and Tapo Canyon, for 364 single-family residences with private golf course	3301 Lost Canyons Drive	Lost Canyons, LLC 3301 Lost Canyons Drive Simi Valley, CA 93063 Attn: John McClure (310) 689-7310	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
	GPA-0077	<u>Lost Canyons Golf Club</u> Amend General Plan Appendix B and land use designation to Open Space, Residential Low Density, and Residential Medium Density	3301 Lost Canyons Drive	Lost Canyons, LLC 3301 Lost Canyons Drive Simi Valley, CA 93063 Attn: John McClure (310) 689-7310	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
R-14	CUP-S-0655	<u>Madison Gardens Assisted Living</u> Assisted living center	3008 North School Street	Gary Heathcote 3396 Willow Lane, #200 Westlake, CA 91361 (805) 497-4700	Status: <b>Approved, Unbuilt</b> Planner: Erika Bernath (805) 583-6303
R-15	CUP-S-0724	<u>Miller Residence</u> Allow eight cows in the Limited Animal Overlay Zone	1660 Meander Drive	Randy & Margaret Miller P.O. Box 940370 Simi Valley, CA 93094 (805) 526-2290	Status: <b>Complete Application</b> Planner: Lorri Hammer (805) 583-6869
R-16	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: Irma Tucker (661) 775-4010	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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R-16	GPA-0073	<u>North Canyon Ranch</u> Amend the General Plan land use designation to Open Space and Medium Residential	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC 4800 N. Scottsdale Road, #6000 Scottsdale, AZ 85251 Attn: Irma Tucker (661) 775-4010	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium Density (RM) and Open Space (OS)	North side of Falcon Street, 200 feet west of Erringer Road	SVJV Partners, LLC 4800 N. Scottsdale Road, #6000 Scottsdale, AZ 85251 Attn: Irma Tucker (661) 775-4010	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
	TT5568	<u>North Canyon Ranch</u> Subdivision for 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: Irma Tucker (661) 775-4010	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869
R-17	TT5848	<u>Royal &amp; Corto</u> Subdivision for 43 residential lots	Southeast corner of Royal Avenue and Corto Street	Royal & Corto, LLC 2800 28th Street, #206 Santa Monica, CA 90405 Attn: Steve Roberts (310) 399-9555	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
	Z-S-0675	<u>Royal &amp; Corto</u> Zone change from Residential Medium [RM (SP)] to Residential Moderate [RMod (SP)]	Southeast corner of Royal Avenue and Corto Street	Royal & Corto, LLC 2800 28th Street, #206 Santa Monica, CA 90405 Attn: Steve Roberts (310) 399-9555	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
	SP-S-0008-AMD-#01	<u>Royal &amp; Corto</u> Specific Plan Amendment to allow revisions to development standards and change land uses	Southeast corner of Royal Avenue and Corto Street	Royal & Corto, LLC 2800 28th Street, #206 Santa Monica, CA 90405 Attn: Steve Roberts (310) 399-9555	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
	GPA-081	<u>Royal &amp; Corto</u> General Plan Amendment from Medium to Moderate Density Residential	Southeast corner of Royal Avenue and Corto Street	Royal & Corto, LLC 2800 28th Street, #206 Santa Monica, CA 90405 Attn: Steve Roberts (310) 399-9555	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383

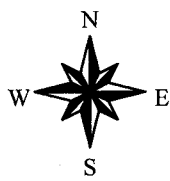
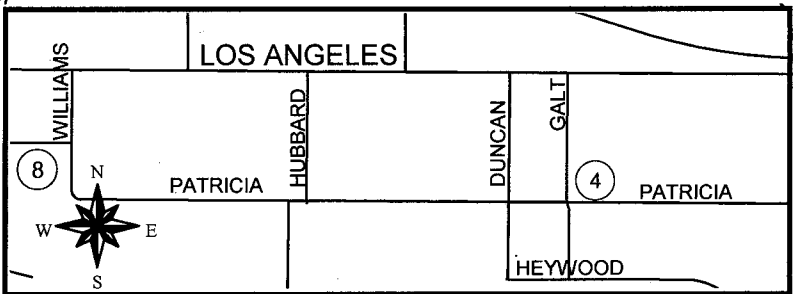
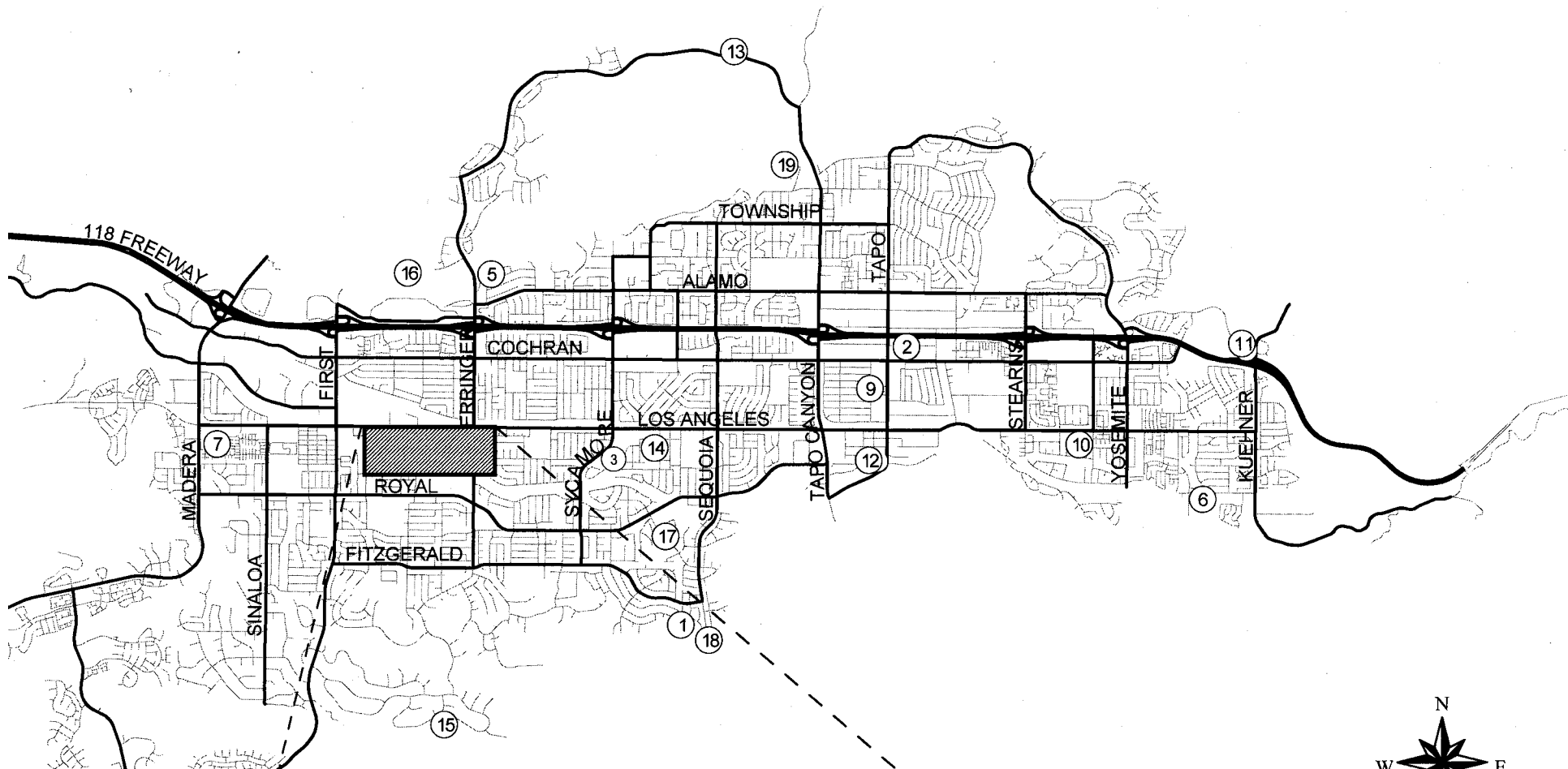
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Map Number	Case Number	Project Name/Description	Address/Location	Applicant	Status
R-17	PD-S-1012	<u>Royal &amp; Corto</u> Construct 43 single-family residences	Southeast corner of Royal Avenue and Corto Street	Royal & Corto, LLC 2800 28th Street, #206 Santa Monica, CA 90405 Attn: Steve Roberts (310) 399-9555	Status: <b>Incomplete Application</b> Planner: Sean Gibson (805) 583-6383
R-18	TT5364	<u>Runkle Canyon</u> Subdivision for residential development	Southern terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 27240 Turnberry Lane, #100 Valencia, CA 91355 Attn: Charles Heffernan (661) 219-6879	Status: <b>In PCSI</b> Planner: Tom Preece (805) 583-6897
	PD-S-0930	<u>Runkle Canyon</u> Construct 25 custom single-family detached homes, 298 single-family residences, and 138 senior housing units	Southern terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 27240 Turnberry Lane, #100 Valencia, CA 91355 Attn: Charles Heffernan (661) 219-6879	Status: <b>In PCSI</b> Planner: Tom Preece (805) 583-6897
	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: Charles Heffernan (661) 219-6879	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements	Southerly terminus of Sequoia Avenue	KB Homes Greater L.A., Inc. 27240 Turnberry Lane, #100 Valencia, CA 91355 Attn: Charles Heffernan (661) 219-6879	Status: <b>Incomplete Application</b> Planner: Tom Preece (805) 583-6897
R-19	TP-S-0659	<u>Tarpley Residence</u> Divide one parcel into two	3755 Lightning Ridge Way	Anthony Tarpley 3755 Lightning Ridge Way Simi Valley, CA 93063 (805) 583-3219	Status: <b>Incomplete Application</b> Planner: Lorri Hammer (805) 583-6869

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**CITY OF SIMI VALLEY**  
**Residential Project Locations**  
**Fourth Quarter 2009**