



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, FEBRUARY 10, 2015, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Robert McLaren
NC #2 Vice Chair	Peter Carrube
NC #2 Secretary	Jacqueline Slade
NC Coordinator	Emily Habib
City Council Liaison	Council Member Keith Mashburn

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Police Liaison Report
6. Public Statements/Comments
This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Executive Board. Statements and comments are limited to no more than five (5) minutes per speaker.
7. Informational Presentation
 - a. Special Olympics Host Town Program
8. Continued Business: None
9. New Business:
 - a. A request to construct a three-story, 62 unit condominium complex on a 4.56 acre lot at the northwest corner of Erringer Road & the Arroyo Simi
 - b. A request to replace an existing freestanding building with a new 3,488 square-foot commercial building, and renovate the existing building facades in the Simi Valley Marketplace (Smart & Final Center) at the southeast corner of Los Angeles Ave and Erringer Road
 - c. Election of Interim Officers



9. Executive Board Comments

This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.

10 Neighborhood Council Coordinator's Report

11. Adjournment: Tuesday, March 10, 2015

/s/
Mark Oyler
Deputy Director/Citizen Services

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance/Introductions

Chair Robert McLaren called the meeting to order at 7:32 p.m. He also confirmed that a quorum was present. Mayor Huber was also in attendance.

Peter Carrube	P	Jacqueline Slade	E
Jim Clement	P	Janelle (Jan) Smith	P
Lesley Greenfield	P	Nick Steinwender	P
Nancy Kidd	P	Vacant	
Robert McLaren	P	Vacant	
Wendy Morley	E	Vacant	
Sara Rosario	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion was made by Jan Smith and seconded by Jim Clement to approve the minutes as presented. The motion passed.

4. Correspondence: None

5. Public Statements/Comments

Mayor Huber came to thank the Executive Board, on behalf of all the City Council members, for all of their hard work and dedication. He assured the members that the City Council members always read the agendas and minutes, and encouraged members to attend the City Council meetings.

Officer Sean Baker reported that there had recently been a significant decline in property crimes across Simi Valley due to members of a gang who had committed the majority of the crimes being incarcerated or moving on to another town. He also cautioned Executive Board members to continue to be careful about leaving things in unlocked vehicles, including garage door remotes. Thieves are stealing these so they can burglarize homes at a later date, which becomes a home invasion that carries stiffer penalties. He also noted that there had been a recent spike in fire hydrant thefts for their metal materials.

Officer Baker announced the upcoming Coffee with a Cop event that will be on January 20th at 3 p.m. at the Simi Valley Public Library.

6. Informational Presentations

a. The City's Youth Council Program

Members of the Youth Council gave an overview of the program. They informed Executive Board members that the Youth Council accepts 8th-12th graders who live in Simi Valley. They invest time in learning and representing concerns of the local youth to the City Council. They promote civic engagement and community involvement for all members. Their big event each year is the Youth Summit. The 14th annual Youth Summit will be held on February 27th. There will be motivational speakers, team building exercises, opportunities for community involvement, and much more.

b. The Police Department's Community Liaison Program

The presenter was unable to attend and the presentation was tentatively rescheduled for the March 10, 2015 meeting.

7. Continued Business: None

8. New Business: None

9. Executive Board Comments

Robert McLaren reported about the Joint Chairs meeting this month. He stated that Mark Oyler informed attendees that the City determined that the Joint Chairs was now subject to the Brown Act. Agendas will be published and minutes will be taken for future meetings.

Mr. McLaren posed the question as to why the westbound off-ramp of the 118 at Sycamore Street had been restriped, eliminating one left turn opportunity. He also expressed concern about a person who holds a sign at the corner of Erringer Road and Cochran Street, and would the fact that they were allowed to sit instead of stand create a precedent. Neighborhood Council Coordinator Emily Habib said that she would look into both matters and report back to the Executive Board.

Jan Smith reported on the Special Event Review Committee meeting.. This committee was tasked with dispersing \$25,000 in funds to help local nonprofit groups. She expressed some disappointment in not being able to give the smaller groups money but was happy with the experience.

Peter Carrube had three announcements: First, he asked the Executive Board for assistance in putting on the For the Troops Annual Dinner, scheduled for February 21. Secondly, he asked for similar assistance at the upcoming Simi Valley Police Foundation Gala, scheduled for March 14. Both events will take place at the Reagan Library. He is also in charge of security for the City's efforts as a Host City for the Special Olympics, which take place in July.

Nancy Kidd informed the Board about the Civil War Days Reenactment over President's Day weekend at the Strathern Historical Park, plus three Victorian Dancing events per month.

10. Neighborhood Council Coordinator's Report

Emily Habib started her first official Neighborhood Council meeting and gave the Executive Board a brief overview of her previous career with the City. Ms. Habib provided an update about the current recruitment. There are five open seats for Neighborhood Council #2 and there are eight applicants.

She informed Executive Board members that the Planning Commission met on Dec 3, 2014 regarding changes proposed at the Simi Valley Town Center. They recommended approval of all components except the drive thru coffee house. However, Eric Levitt, City Manager, recommended approval of the drive thru. The City Council reviewed the project the previous evening and approved all components, including the drive thru coffee house.

11. Adjournment: Tuesday, February 10, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:00 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s).....GPA-0093, Z-S-715, PD-S-1028, and TT5921
Neighborhood Council No. 2
Tentative Planning Commission Meeting Date..... March 4, 2015
Tentative City Council Meeting Date April 13, 2015
Case Planner Vern Umetsu

Request:

The applicant requests a General Plan Amendment (GPA-0093) and Zone Change (Z-S-715) from Commercial Office to High Density Residential, a Planned Development Permit (PD-S-1028), and a Tentative Tract Map (TT5921), to build 62, three-story condominiums on a 4.34 acre lot.

Applicant:

City Ventures Home Building, LLC
Attn. Bill McReynolds, Vice President of Development
1900 Quail Street
Newport Beach, CA 92660
(562) 230-9874

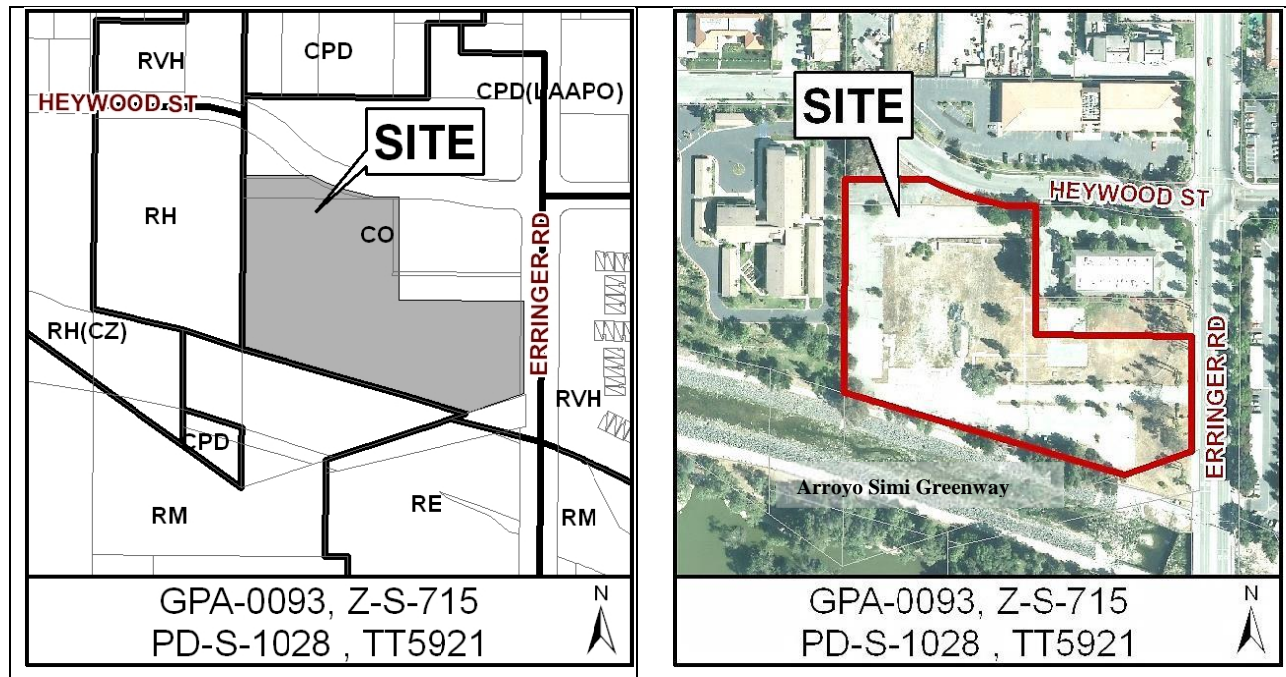
General Plan/Zoning:

Existing: Office Commercial/CO (Commercial Office District)
Proposed Residential High/RH (Residential High Density)

Location:

1575 Erringer Road, which is the old Simi Valley Hospital site, at the northwest corner of Erringer Road and the Arroyo Simi.

Neighborhood Council Project Overview for GPA-0093, Z-S-715, PD-S-1028, and TT5921



Project Description

The applicant requests approval of:

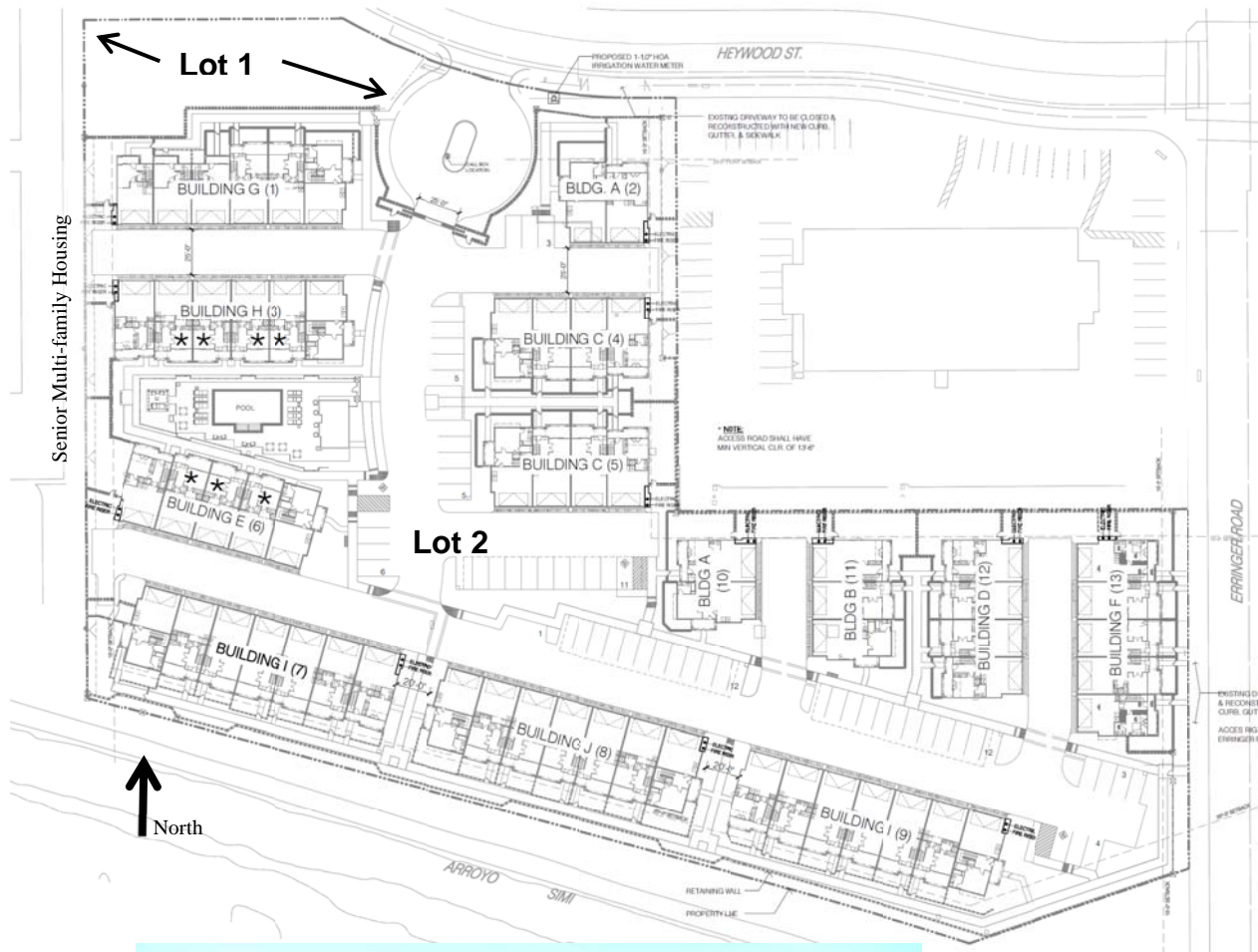
1. A Tentative Tract (subdivision) Map to: i) create 62, residential condominiums on Lot 2, and ii) create Lot 1, that is an area currently used for required parking by an office building across Heywood Street.
2. A General Plan Amendment and a Zone Change from Commercial Office, to High Density Residential, for the 4.34 Lot 2, which would allow the development of multi-family housing, instead of offices. This change would not affect Lot 1, which would continue to be used for commercial office parking; and
3. A Planned Development Permit for the project design (refer to the site plan on the next page).

The proposed residential project has 62, three-story condominiums in 13 buildings, on the 4.34 acre Lot 1 (a density of 14.3 units per acre). This is less than the 86 units that would be allowed in the Residential High Density zone (20 units per acre). Project parking is provided with two garage spaces attached to each unit (124 spaces), and 62, uncovered spaces on the project site. The proposed 186 parking spaces meets the City's required 3 parking spaces per unit. Landscaping and walkways comprise 39 percent of the residential Lot 1. Lot 2 would keep its existing commercial General Plan designation and Zoning, and will continue to provide required parking for the medical office building across Heywood Street. Lot 1 and Lot 2 are shown in the Site Plan exhibits and in the site plan below.

Neighborhood Council Project Overview for GPA-0093, Z-S-715, PD-S-1028, and TT5921

I. Project Design

The applicant proposes 62 condominium residences in 13 buildings. The buildings are three-stories high and vary in size from a two-unit building along Heywood Street, to seven-unit buildings along the Arroyo Simi. The buildings are setback 37 feet from Heywood Street, over 20 feet from Erringer Road and the Arroyo Simi, and a minimum 15 feet from adjacent properties. Additional visual separation between project buildings is provided by a minimum 20-foot setback between buildings. All project improvements along the south property line have been set back sufficiently to preserve the trees on the Arroyo Simi Greenway, as evaluated by the project arborist, and the City's consulting arborist (see Exhibit Site Plans and photograph below).



Neighborhood Council Project Overview for GPA-0093, Z-S-715, PD-S-1028, and TT5921

Building architecture is considered a Spanish-colonial design with arched first floor porches, stucco walls, curved roof tiles, and iron window and railing details. Each unit will have at least three bedrooms; an attached, two-car garage; and a covered porch with a front yard area. Between energy conserving features and solar panels, units will typically have near zero electric bills. Solar panels would cover approximately 20-percent of the south-facing roofs.

II. Project Compatibility

The proposed multi-family development is bordered by senior apartments on the west; Heywood Street, with an office development beyond to the north, an adjacent office building on the northeast; Erringer Road, with multi-family residences beyond to the east; and the Arroyo Simi with Rancho Simi Park beyond to the south. The proposed three story residential buildings are similar in height to the three-story, senior apartments to the west, and the proposed setbacks of 37 feet on Heywood Street and 16 feet on Erringer Road, meets or exceeds the respective City setback standards of 37 feet and 10 feet along these street frontages.

The project will be compatible with the Arroyo Greenway Trail in that improvements have been set back to preserve the 20 to 50-foot high adjacent trees and the 38-foot high buildings will also plant on-site trees along this perimeter. Office buildings and residences to the north and east will be buffered by new streetscape trees and Heywood Street and Erringer Road respectively. In addition, the proposed residential development is not anticipated to generate noise, traffic, light and glare, infrastructure requirements or public service requirements that would make it incompatible with these surrounding uses, based on the draft (environmental) Initial Study, and multi-family developments have not generated complaints from adjacent office uses.

III. Issues

No issues are anticipated by staff, pending completion of its review.

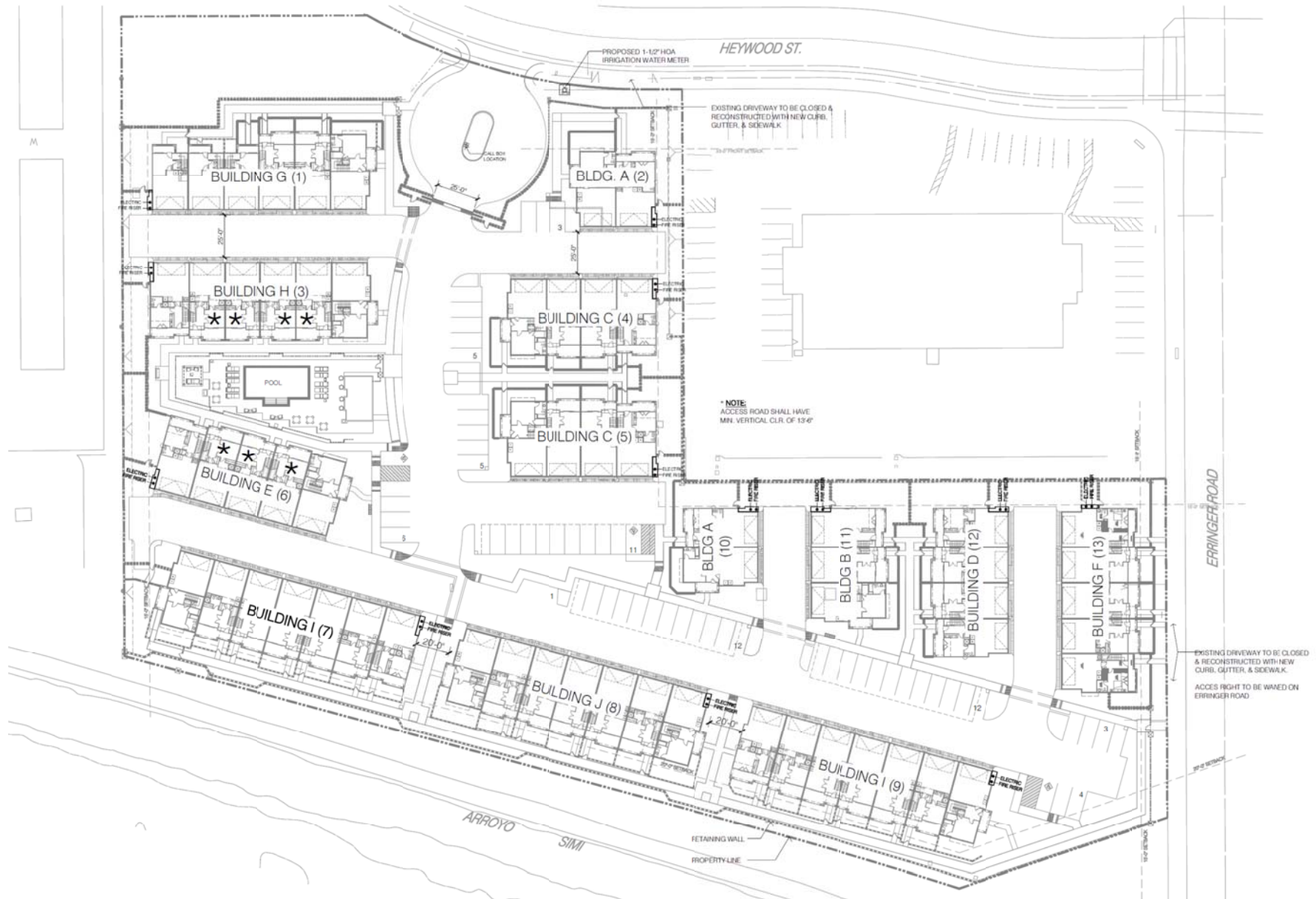
IV. Environmental Review

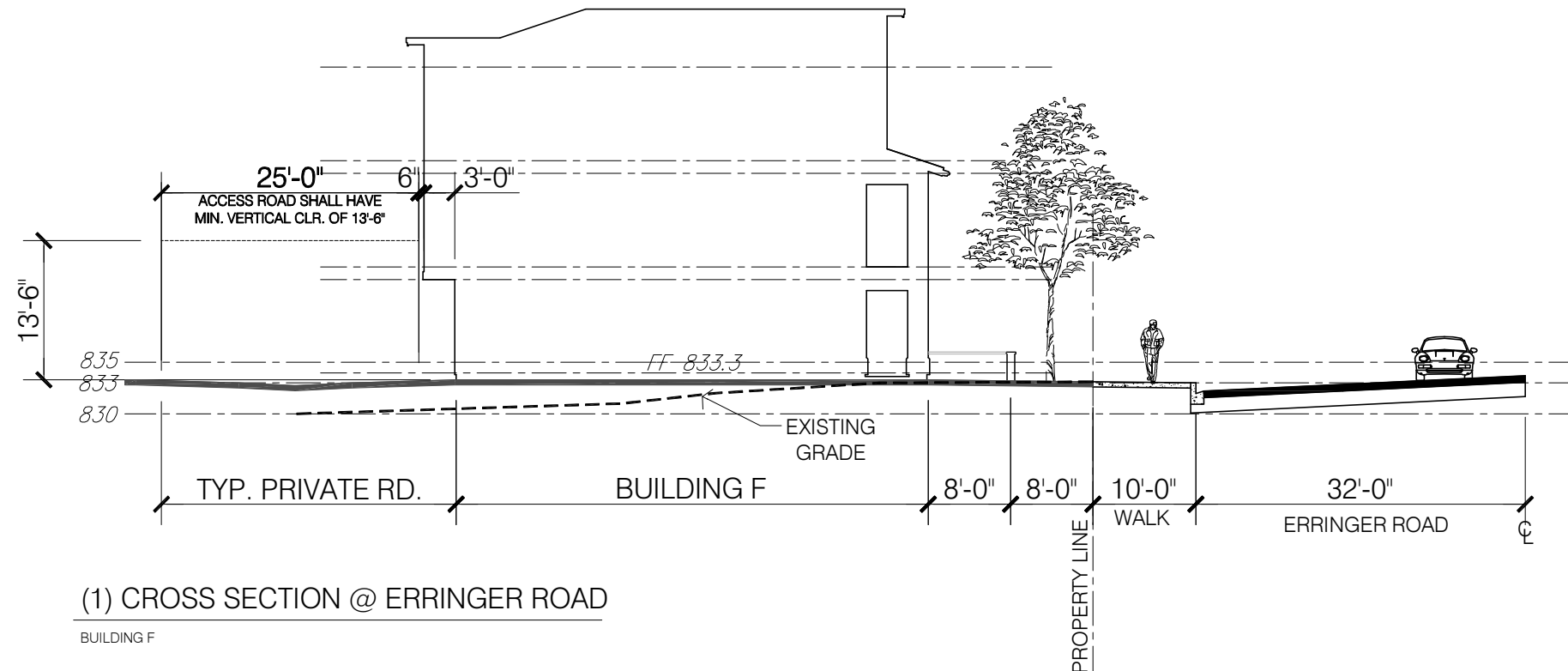
It is anticipated that a Mitigated Negative Declaration would be prepared for the project.

V. Exhibits

Project site plan, building elevations, and landscape exhibits are attached.

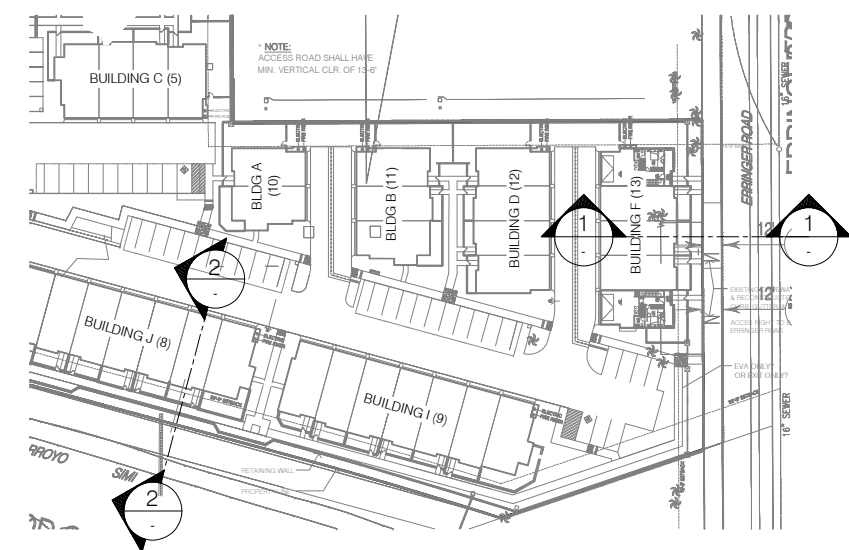
Clearer but lighter





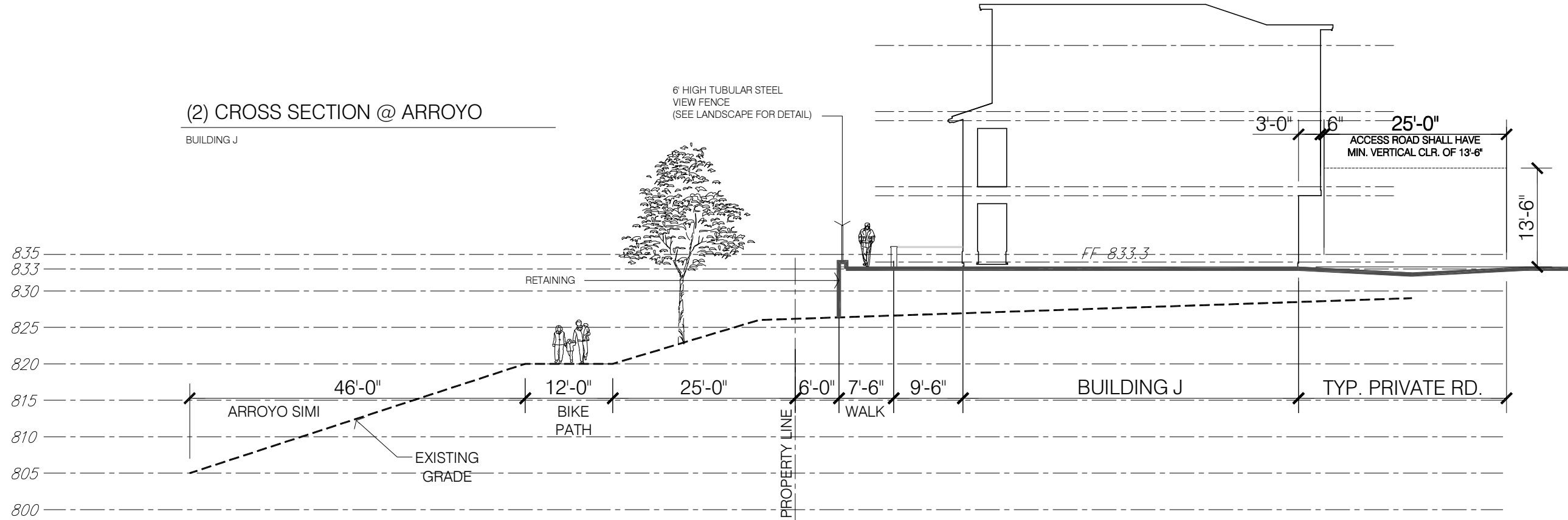
(1) CROSS SECTION @ ERRINGER ROAD

BUILDING F



KEY PLAN

N.T.S.



(2) CROSS SECTION @ ARROYO

BUILDING J

SIMI VALLEY
CITY VENTURES
APN# 632-0-050-385
1850 HEYWOOD STREET, SIMI VALLEY, CA 93065



SITE CROSS-SECTIONS

A3.3

SCALE: 1/8" = 1'-0"
DATE: 10/10/2014
PROJECT: 317017.00

ELEVATION NOTES

- MATERIALS**
1. CONCRETE 'S' TILE
 2. STUCCO BODY W/ SIMILAR TRIM
 3. DECORATIVE SHUTTERS
 4. CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR
 5. METAL DETAILING & RAILING
 6. WOOD DETAILING - CORBELS, WINDOW BOXES, TRELLIS



FRONT ELEVATION

BUILDING A

RIGHT ELEVATION

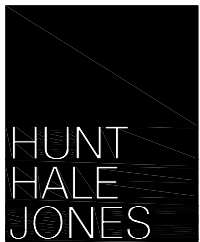
BUILDING A

SIMI VALLEY

CITY VENTURES

APN# 632-0-050-385

1850 HEYWOOD STREET, SIMI VALLEY, CA 93065



BUILDING ELEVATIONS - BLDG A

A5.1



SCALE: 3/16" = 1'-0"

DATE: 10/10/2014

PROJECT: 317017.00



SIMI VALLEY

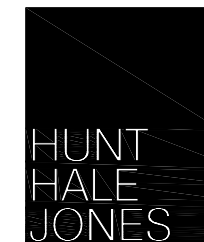
CITY VENTURES

APN# 632-0-050-385

1850 HEYWOOD STREET, SIMI VALLEY, CA 93065



City Ventures



BUILDING ELEVATIONS - BLDG A

A5.2

SCALE: 3/16" = 1'-0"

DATE: 10/10/2014

PROJECT: 317017.00



ELEVATION NOTES

MATERIALS

1. CONCRETE 'S' TILE
2. STUCCO BODY W/ SIMILAR TRIM
3. DECORATIVE SHUTTERS
4. CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR
5. METAL DETAILING & RAILING
6. WOOD DETAILING - CORBELS, WINDOW BOXES, TRELIS



FRONT ELEVATION

BUILDING I

SIMI VALLEY

CITY VENTURES

APN# 632-0-050-385

1850 HEYWOOD STREET, SIMI VALLEY, CA 93065



City Ventures



BUILDING ELEVATIONS - BLDG I

A13.1

SCALE: 3/16" = 1'-0"

DATE: 10/10/2014

PROJECT: 317017.00



ELEVATION NOTES

MATERIALS

1. CONCRETE 'S' TILE
2. STUCCO BODY W/ SIMILAR TRIM
3. DECORATIVE SHUTTERS
4. CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR
5. METAL DETAILING & RAILING
6. WOOD DETAILING - CORBELS, WINDOW BOXES, TRELLIS



REAR ELEVATION

BUILDING I

SIMI VALLEY

CITY VENTURES

APN# 632-0-050-385

1850 HEYWOOD STREET, SIMI VALLEY, CA 93065



City Ventures



BUILDING ELEVATIONS - BLDG I

A13.2

SCALE: 3/16" = 1'-0"

DATE: 10/10/2014

PROJECT: 317017.00





CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No. PD-S-659 MOD#1
 Neighborhood Council No. 2
 Tentative Planning Commission Meeting Date..... March 4, 2015
 Case Planner Tom Preece

Request:

Consider a Planned Development Permit Modification (PD-S-659 MOD#1) to remove the existing west restaurant building and allow construction of a new 3,488 square-foot commercial building, modify a portion of the west parking area, and renovate the existing commercial building facades within the Simi Valley Marketplace (Smart & Final) Shopping Center.

Applicant:

Kamus + Keller Interiors & Architecture
 31416 Agoura Road, Suite 118
 Westlake Village, CA 91361
 Cory Anttila, (805) 583-5935

Property Owner

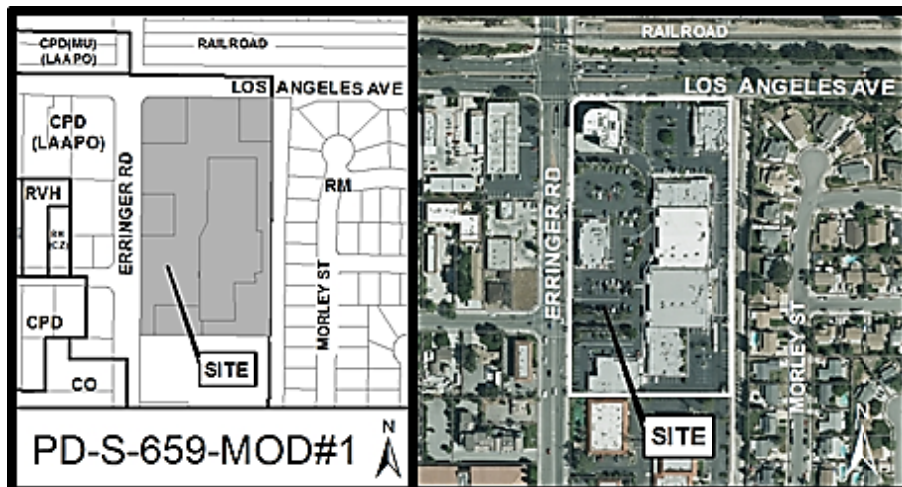
Milan Capital Management
 888 S. Disneyland Drive, Suite 101
 Anaheim, CA 92802
 Landon Wright, (949) 687-3060 x103

General Plan/Zoning:

General Commercial/Commercial Planned Development (Los Angeles Avenue Planning Area Overlay) [CPD (LAAPO)]

Location:

Southeast corner of Los Angeles Avenue and Erringer Road.



Neighborhood Council Project Overview for PD-S-659 MOD#1

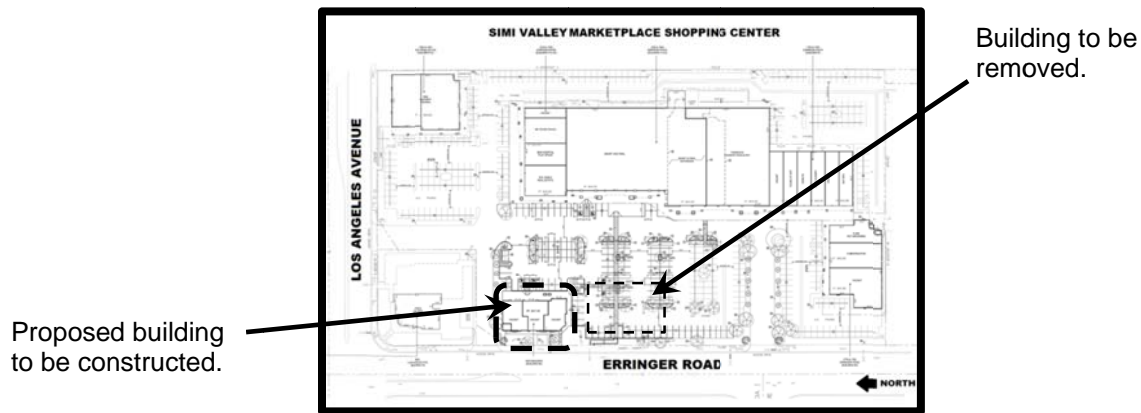
I. Project Description

The applicant proposes to construct a new commercial building upon removing the existing vacant freestanding restaurant building, modify the west parking area to facilitate the proposed new building, and renovate the exterior facades of the existing buildings within the shopping center. The 96,475 square-foot shopping center currently contains a one-story commercial building with the Smart & Final Grocery and the Theresa's Country Feed & Pet store, the three-story office building at the street corner, the one-story office building at the northeast corner adjacent to Los Angeles Avenue, and the one-story vacant restaurant building and a retail building along Erringer Road.

II. Project Design

The proposed improvements are intended to rehabilitate the existing shopping center as discussed below.

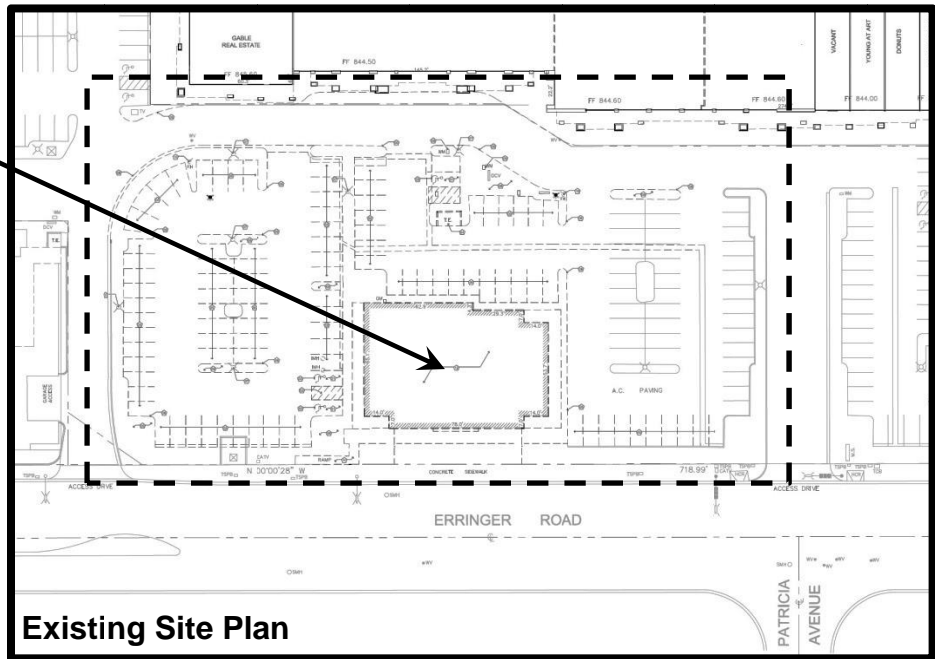
- a. The proposed one-story 3,488 square-foot freestanding commercial building will be situated northerly of the removed restaurant building. It will contain three tenant suites with storefront entries on its east side. The building is designed to commensurate with the architectural style and detailing for the proposed façade renovation design for the center's one-story buildings as discussed subsection c.



Neighborhood Council Project Overview for PD-S-659 MOD#1

- b. A portion of the west parking lot is proposed to be modified to accommodate the new building, including the reconfiguration of locations for the driveways and parking spaces. The reconfigured parking area will contain a row of parking spaces adjacent to the Smart & Final Grocery store entry and will increase by 10 spaces. The proposed site improvements also include handicap parking spaces and an accessible path of travel for pedestrians from Erringer Road. The parking area improvements will also result in the relocation of 5 mature Palms to planters on the site. A total of 5 mature trees (Carrotwood, Indian Laurel Fig, & 3 Nichol's Willowleaf Peppermint trees) will be removed and replaced with 48-inch boxed trees that are equal to the value of the removed trees. In addition, a new trash enclosure is proposed to serve the new building.

Building to be removed.



Existing Site Plan

West parking area to be modified.

Proposed trash enclosure.

Proposed building to be constructed.



Proposed Site Plan

Neighborhood Council Project Overview for PD-S-659 MOD#1

- c. The proposed façade renovation will modify the existing one-story buildings by replacing the solid metal/wood trellis roofs with new flat trellis covers at the colonnade and along the facades of the one-story buildings. The tile wainscoting at the colonnade columns will be replaced with stone veneer. The towers at the Smart & Final Grocery and Theresa's Feed & Pet store entries will be reconfigured with an arched façade and new decorative windows. A gable roof will be added on the pet store's entry tower and hip roof on the tower located north of the grocery tower entry. A red-blend s-shape concrete roofing tile is proposed. The proposed new freestanding building is designed to reflect the proposed facade architectural style.

All of the existing buildings in the center will be repainted, including the three-story building at the street corner. The colors will consist of: beige (Pale Beach), green (Green Scene), orange (Coyote), red (Cedar Grove), and brown (Big Stone Beach) for the stucco walls, arched wall panels, and colonnade. An off-white (Navajo White) is proposed for the parapet cornices, wall, and column trim.

All of the proposed improvements have been designed consistent with the standards as set forth by the Simi Valley Municipal Code or Development Code, including the required minimum 20-foot setback from the property line along Erringer Road for the new building, 25-foot driveway widths, 9-foot x 18-foot parking space size, and screening of discard bins with a trash enclosure structure.

III. Project Compatibility

The subject property is located adjacent to multi-tenant retail centers, and an office building to the west of Erringer Road, a multi-tenant commercial building to the south, single-family residences to west of the drainage channel, and railroad tracks to the north of Los Angeles Avenue. The proposed changes, including removal of the vacant restaurant building and construction of a new commercial building, the reconfigured west parking area, and facade renovation of the existing buildings do not affect the interface with the existing adjacent commercial, restaurant, office, and residential uses.

Architecturally, the proposed gable and hip roofs for the towers, trellis roofs at the colonnade with column stone veneer wainscoting, arched stucco wall panels, parapet cornices, and exterior colors will enhance the appearance of the shopping center's buildings. The design blends with the variety of architectural styles of the adjacent commercial, restaurant, and office buildings. These proposed building improvements will revitalize the shopping center with an enhanced modern architectural style.

The proposed parking area improvements comply with the minimum code standards for to safely convey vehicles along two-way driveways at 25-foot minimum widths to parking spaces at a minimum 9-foot x 18-foot length as well as pedestrians along a designated accessible walkway from the center's main building to Erringer Road. The propose improvements must comply with the California Building Code to ensure protection of the public health, safety, and welfare.

Neighborhood Council Project Overview for PD-S-659 MOD#1

Based upon the above, the proposed architectural and site changes are consistent with General Plan Land Use Element Policy 17.3 (Revitalization), which states that "Promote the redevelopment of older commercial areas, allowing upgrades with exceptions from current Development Code standards as deemed necessary to achieve an economically feasible project that benefits the community, as long as all health and safety requirements are met."

IV. Issues

No issues have been identified.

V. Environmental Review

The project is Categorical Exempt in that it will not have potential for a significant effect upon the environment.

VI. Exhibits

Refer to attached Building Renderings as an example of the proposed color palette. The Conceptual Landscape Plan is also attached to depict the proposed modified parking area and new building location.

SIMI VALLEY MARKETPLACE SHOPPING CENTER

(Located at southeast corner of Los Angeles Avenue and Erringer Road)





A BUILDING 'O' & 'N3' PERSPECTIVE
NTS



B BUILDING 'C' PERSPECTIVE
NTS



C BUILDING 'D' PERSPECTIVE
NTS



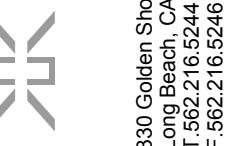
D BUILDING 'P' PERSPECTIVE
NTS

GENERAL NOTES

1. PAINT COLORS BY DUNN EDWARDS (PT)
2. STONE VENEER BY CULTURED STONE
3. CORNICE BY EDON CORP. (CO)
4. PREFAB COLUMNS BY EDON CORP. (CO)
5. STOREFRONT PAINT (SPT) BY PPG
6. ROOF TILE BY EAGLE ROOFING PRODUCTS (RTI)
7. EAST AND SOUTH ELEVATIONS LACK SIGNIFICANT DECORATIVE CHANGES. STUCCO FACADES WILL BE POWER WASHED AND PAINTED FIELD COLOR PT#4 DE6132 BIG STONE BEACH.
8. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED PER SVMC SECTION 9-30.030.A2. LOCATION OF EQUIPMENT WILL BE ADDRESSED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.

NEW FINISHES

- | | |
|-------|---|
| PT#1 | DE5152 CEDAR GROVE |
| PT#2 | DE6371 BLACK JACK |
| PT#3 | DE6199 PALE BEACH |
| PT#4 | DE6132 BIG STONE BEACH |
| PT#5 | DE6251 GREEN SCENE |
| PT#6 | DE5249 COYOTE |
| CO | DEC772 NAVAJO WHITE |
| ST#1 | STONE VENEER |
| RT#1 | BLEND 545 & 502 |
| SPT#1 | CORAFLO ADS AD3BIO43N
BLACKJACK SATIN FOR EXTRUDED
ALUMINUM STOREFRONT SYSTEM |
| E | EXISTING |



LANDMARK DESIGN

Landscape Architecture

275 E. HILLCREST DR. SUITE 170
 THOUSAND OAKS, CA 91360
 Ph 805.494.8155 Fx 805.494.9061
 LICENSE NUMBER 2962
 WWW.LANDMARKDESIGN.COM

STAMP



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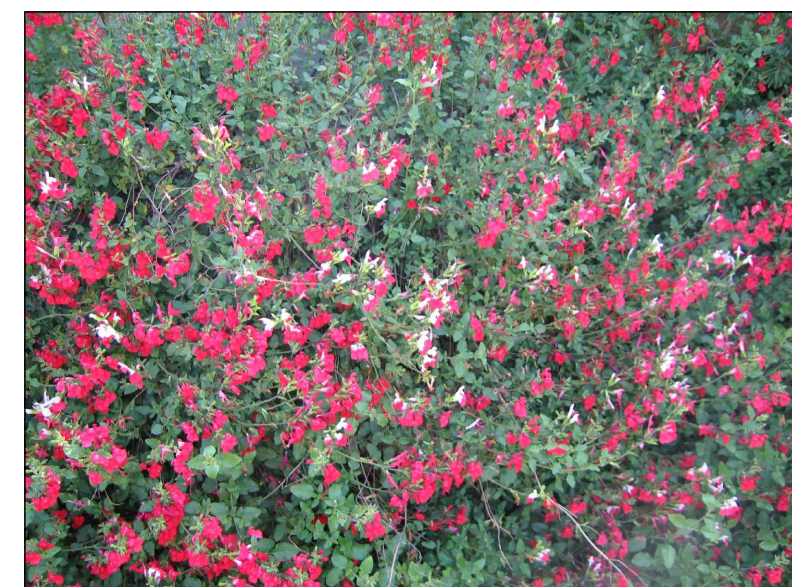
LAGERSTROEMIA x 'TUSCARORA'
 CRAPE MYRTLE



LIQUIDAMBAR ROTUNDILOBA
 SWEET GUM
 (SHOWN WITH FALL COLOR)



GEVILLIA LANIGERA 'COASTAL GEM'
 GREVILLEA



SALVIA M. 'HOTLIPS'
 'HOT LIPS' AUTUMN SAGE



ROSMARINUS O. 'PROSTRATA'
 DWARF ROSEMARY



PRUNUS CAROLINIANA 'COMPACTA'
 HEDGE TO SCREEN ABOVE GROUND
 UTILITIES AND TRASH ENCLOSURE



CAREX FLACCA 'BLUE'
 BLUE SEDGE



SESLERIA CAERULEA
 BLUE MOOR GRASS



DISTICTUS BUCCINATORIA
 BLOOD RED TRUMPET VINE
 VINE ON TRELLIS ON NORTH AND
 WEST ELEVATIONS OF NEW
 FREE-STANDING BUILDING

EXISTING PALM TO BE
 TRANSPLANTED TO THIS
 LOCATION
 SCREEN TRASH ENCLOSURE
 WITH HEDGE
 EXISTING PALM TO BE
 TRANSPLANTED TO THIS
 LOCATION
 EXISTING PALMS TO BE
 TRANSPLANTED TO THESE
 LOCATIONS

PROVIDE TRUMPET VINE ON
 WALL TRELLIS

NEW BUILDING
 (BUILDING N6)

SCREEN ALL ABOVE GROUND
 UTILITIES WITH HEDGE

EXISTING PALMS TO BE
 TRANSPLANTED

ERRINGER ROAD

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	EXISTING TREE TO REMAIN			17
	EXISTING PALM TO REMAIN			24
	EXISTING TREE TO BE REMOVED	TO BE REMOVED		18
	LAGERSTROEMIA X 'TUSCARORA' / CRAPE MYRTLE CORAL PINK	24" BOX	9-10' X 3-4'	4
	LAGERSTROEMIA X 'TUSCARORA' / CRAPE MYRTLE CORAL PINK	48" BOX	14-16' X 7-8'	1
	LIQUIDAMBAR ROTUNDILOBA / SWEET GUM	24" BOX	9-11' X 3-4'	9
	LIQUIDAMBAR ROTUNDILOBA / SWEET GUM	48" BOX	14-16' X 7-8'	4
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	DISTICTUS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GAL	3	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	DROUGHT TOLERANT PLANTINGS	NEW LANDSCAPE		4,873 SF
	EXISTING PLANTING	EXISTING TO REMAIN		7,166 SF
	SCREENING SHRUB / SHRUB TO SCREEN UTILITIES	5 GAL	36" o.c.	203 SF

TREE MITIGATION

		DIFFERENCE IN COST	EXTENSION
M1	UPSIZING 4- LIQUIDAMBAR ROTUNDILOBA FROM 24" BOX TO 48" BOX	\$1,350.00	\$5,400.00
M2	UPSIZING 1- LAGERSTROEMIA 'TUSCARORA' FROM 24" BOX TO 48" BOX	\$1,350.00	\$1,350.00
	TOTAL		\$6,750.00
	TREE MITIGATION VALUE FROM TREE REPORT:		\$6,150.00

CLIENT

MILAN CAPITAL MANAGEMENT
 888 S. DISNEYLAND DR. SUITE 101
 ANAHEIM, CA 92802

PROJECT

SIMI VALLEY MARKETPLACE
 RENOVATION
 ERRINGER AVE. AT LOS ANGELES AVE
 SIMI VALLEY, CA

PROJECT NUMBER

56301

DATE

12/16/14

REVISIONS

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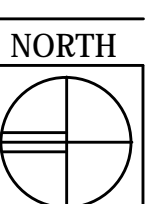
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SHEET TITLE

LANDSCAPE
 CONCEPT
 PLAN

SCALE

1" = 20'-0"



SHEET NUMBER

L-0