



NEIGHBORHOOD COUNCIL #1
THURSDAY, DECEMBER 8, 2016, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Tracy Ford
NC #1 Vice Chair	George Apodac
NC #1 Secretary	Bernie Riedel
NC Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Mashburn

1. Call to Order/Welcome/Pledge of Allegiance/Introductions
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. 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 not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation: None
7. New Business
 - a. Review of a request to construct 209 row-townhouses for sale at the southeast corner of Madera Road and Los Angeles Avenue, north of Simi Village Drive
8. Neighborhood Council Coordinator's Report
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. Adjournment: Thursday, January 5, 2017 at 7:30 p.m.

/s/
Mara Malch
Deputy Community Services Director

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/Pledge of Allegiance/Welcome

Chair Tracy Ford called the meeting to order at 7:31 p.m. Secretary Bernie Riedel confirmed that a quorum was present.

Dan Kirk	P	Ro Curry	P
Dennis Lea	P	Jeff Faulwell	E
Joyce Erdman	P	Howard Glober	P
Tracy Ford	P	Vacant	
Bernie Riedel	P	Vacant	
Amanda Weiss	P	Vacant	
George Apodac	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 Ro Curry and seconded by Joyce Erdman to approve the October 6, 2016 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Tom Hartfield, candidate for City Council, expressed his appreciation to the Executive Board members for the time that they dedicate to the Neighborhood Council program. Mr. Hartfield also stated that he previously served on the Executive Board of Neighborhood Council #2.

6. Informational Presentation: None

7. New Business

a. Discussion of Possible Revisions to the City's Flood Damage Prevention Ordinance

Brent Siemer, Deputy Director/Development Services from the Public Works Department, informed the Executive Board about the City's proposed revisions to the Flood Damage Prevention Ordinance. He explained that the purposed revisions are to further decrease the premium amounts for flood insurance. The City has participated in the National Flood Insurance Program since 1991 and if certain measures are incorporated into the Ordinance, approximately 23,000 Simi Valley residents will be able to save 10 percent on their flood insurance premiums.

Questions and comments from the audience and responses:

None.

Questions and comments from the Executive Board and responses:

Does this ordinance apply to storage reservoirs such as the Bard Reservoir?

No, it applies only to flooding issues from precipitation and their effects on homeowner's property.

What specific components is the City adding to the Flood Damage Prevention Ordinance that will cause insurance rates to drop by 10 percent?

It is proposed to add a number of educational programs, among other things, that will qualify the City for the rate decrease.

If a new development is planned for an area within the 100 year flood zone, can it be removed from the zone?

Typically, adding one through two feet of compacted fill to a site will raise the elevation of the property enough to remove it from the flood zone areas.

How often are the flood zones reviewed and updated by the City?

There is no specific review calendar. They were last reviewed in 1995.

It was the consensus of the Executive Board that no recommendation was needed.

- b. Nomination of a representative to the Special Event Support Review Committee

By consensus of the Executive Board, Joyce Erdman was nominated as the Neighborhood Council #1 representative to the Special Event Support Review Committee.

8. Neighborhood Council Coordinator's Report

Emily Habib informed the Executive Board that the next recruitment of the Neighborhood Council Executive Boards will commence in November. There will be seven openings for the Neighborhood Council #1 Executive Board for the term beginning on March 1, 2017. She provided recruitment flyers, brochures and meeting cards. Mrs. Habib also announced that Neighborhood Council #1 may have a meeting on December 8, 2016 and confirmation will be provided as soon as possible.

9. Executive Board Member Comments

Joyce Erdman said that she had not recently spoken Code Enforcement about the damaged wall on the corner of Royal Avenue and Sinaloa Road. However, she noticed evidence indicating that repairs may be forthcoming.

Tracy Ford stated that she has seen a decrease in the accumulation of trash behind the Simi Valley Town Center.

10. Adjournment: Thursday, December 8, 2016, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:20 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s)..... PD-S-1040 and TT5978
Neighborhood Council No..... 1
Tentative Planning Commission Meeting Date..... TBD
Tentative City Council Meeting Date n/a
Case Planner Lorri Hammer

Request:

PD-S-1040 and TT5978, requests by Landsea for the cluster development of 209 row-townhouses and associated improvements with a condominium map for sale purposes at the southeast corner of Madera Road and Los Angeles Avenue, north of Simi Village Drive, known as The Westerly.

Applicant:

Landsea Holdings Corporation
Gene Strojek, Vice President – Project Management
949 379 5285
gstrojek@landsea.us
7525 Irvine Center Dr., Suite 200, Irvine, CA 92618

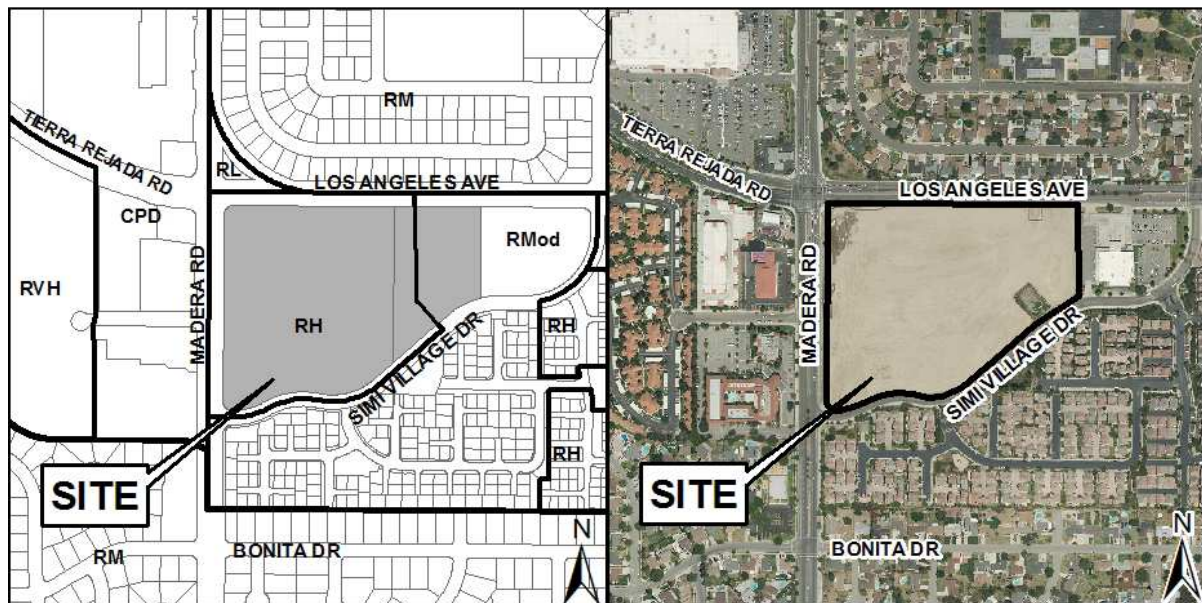
General Plan/Zoning:

Residential High Density/Residential High(RH)

Location:

South east corner of Los Angeles Avenue and Madera Road, north of Simi Village Drive and west of the post office.

Neighborhood Council Project Overview for PD-S-1040/TT5978



I. Project Description

The Westerly project includes 37 multi-family buildings of 3 to 7 attached townhouse condominiums in rows totaling 209 units on 16.82 acres for a density of 12.42 units per acre. The site is zoned and designated for Residential High Density, which allows 10.1 to 20 units per acre. The two-story buildings consist of six plans with three or four bedrooms, and range from 1,405 to 2,179 square feet in size. The units include an attached two car garage with direct access for each unit, and 213 interior and 36 driveway common parking spaces within the site. Additional street parking will be available on the north side of Simi Village Drive between the entrance drives.

The access to the development is from two ungated private roads along the Simi Village Drive. The overall project is open without perimeter walls to provide an openness to the prominent corner. The complex includes a pool with bbqs, tot lot, common open space areas, decorative pavement and common landscaping throughout. The corner of Los Angeles Avenue and Madera Road will be enhanced with a site accessing stairway, walls, landscaping and trellis feature coordinating with the project's heritage design theme. The project will install a traffic signal at Madera Road and Simi Village Drive and includes frontage improvements and landscaping on all sides.

II. Project Design

The applicant has established a heritage design theme for the buildings with two product styles, Cottage and Farmhouse. The styles are exemplified by the use of siding, wood trim, metal awnings, porches, picket fences, brick, shutters, trellis elements, and decorative lighting. Each unit has a low wood-grained vinyl picket fenced front courtyard for their use, accessible from common area sidewalks. The color palette is brown, blue, grey, tan, and rust with strong accent colors. Wood, brick, and decorative drought-tolerant landscaping further articulate the design details.

Neighborhood Council Project Overview for PD-S-1040/TT5978

The site has a fenced pool complex with an equipment building, trellis shade cover, bbq and fire pit area with room to lounge. A tot lot is central to the site with farm-style play equipment, artificial turf and rubberized play surfacing. Three passive open space areas will provide for common space, benches, walking paths, and gathering places, while the landscaping has been designed to eliminate turf and reduce water needs. Each building roof will have solar to provide for the needs of the residents of the community.

The project also includes the completion of a major intersection corner in the City. The Planning Commission will consider the applicant's proposed stairway, walls, enhanced landscaping and trellis feature at the intersection of Los Angeles Avenue and Madera Road and its compatibility with the other intersection corners and expectations for this prominent site.

The project has been designed with homes fronting on Simi Village Drive to activate the streetscape and to allow some on-street parking to be available to residents and guests. The number of homes facing Los Angeles Avenue and Madera Road has been minimized with most homes fronting common streets or green areas within the project. The layout of the site unfortunately results in a number of streets and pavement on both sides of the buildings. However, the applicant has varied the building placements to minimize road segment lengths and spread out the common areas and parking.

The primary entry comes in at the pool complex and has enhanced paving at the entries and cross walk areas. Additional dirt will be imported to complete the final project elevations. Improvement of this site will also improve storm water conveyance and capacity within the area.

III. Project Compatibility

The project has been designed on the lower end of the density allowed within the Residential High zoning district to be more compatible with the project to the south across Simi Village Drive, which is Residential Moderate density. With access on Simi Village Drive, access was avoided on busier Madera Road and Los Angeles Avenues. A signal will be installed at the intersection of Madera Road and Simi Village Drive, making access to Madera Road easier for residents of this project and adjacent projects that use Simi Village Drive while keeping Simi Village Drive as a local collector street. When this project was previously slated for housing, the subterranean aspect of the parking proved unviable and this new design should address the high water table in the area. This project provides a density transition to the commercial uses to the west.

IV. Issues

The project is still under review because final engineering is still being considered by FEMA and the County Watershed Protection District. Therefore, all attached exhibits should be considered as preliminary. While staff does not expect any final refinements to be substantial, design details and minor changes may result once review is complete.

Neighborhood Council Project Overview for PD-S-1040/TT5978

The applicant is also working with SCE to determine how much of the two poles and wires that cross Los Angeles Avenue can be undergrounded as they are anchor poles for the services that are in the rear yards of homes to the north of the project.

These ongoing items will be refined before the project is heard at the Planning Commission. Staff also wants the Planning Commission to consider the overall layout of the project, the dominance of the use of interior streets, the overall level of design and detailing, and the corner feature as a part of their review of the project.

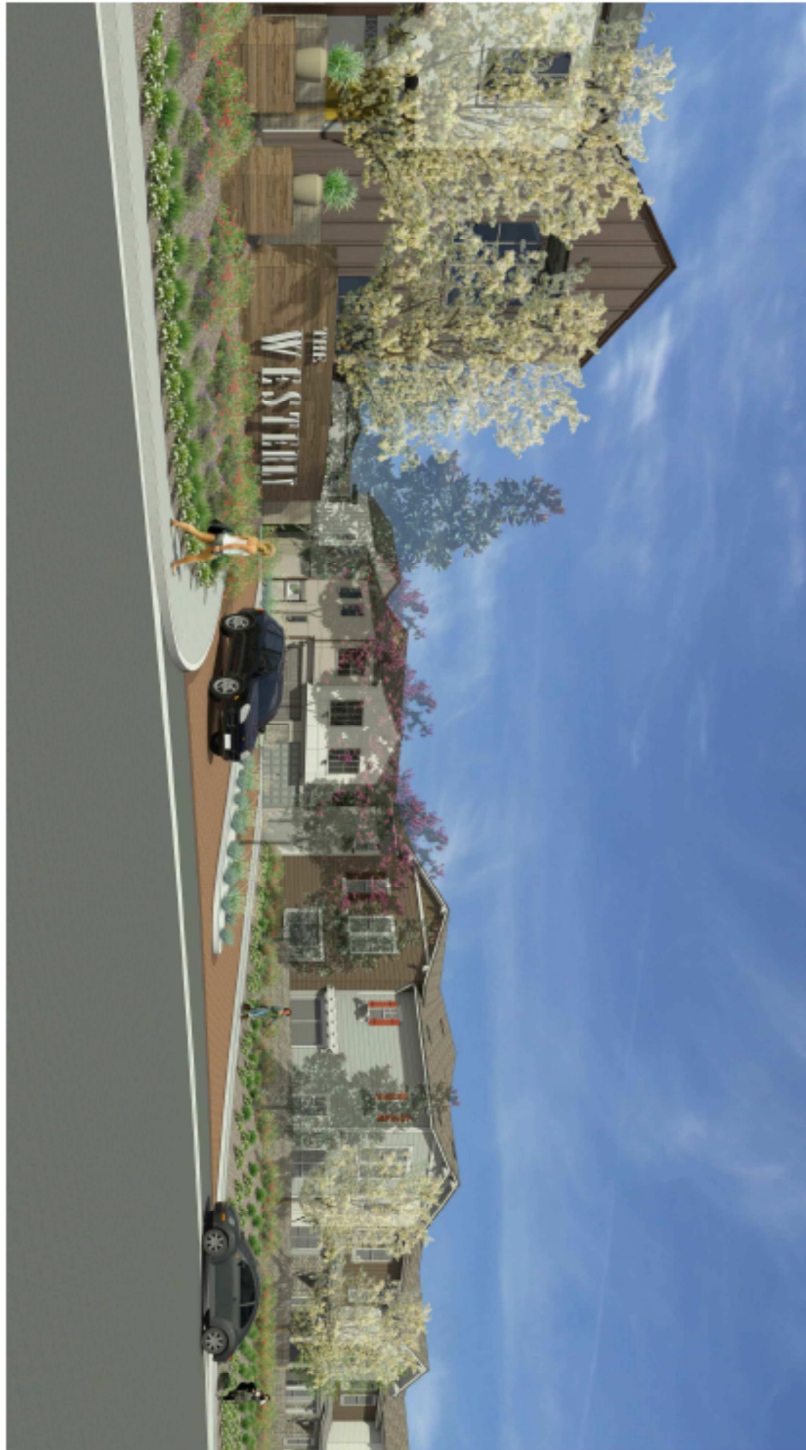
V. Environmental Review

A Mitigated Negative Declaration is being prepared for this project to update the project's design and required CEQA analyses. The units do not include any private outdoor areas that are more than low fenced front courtyards. Therefore, no noise mitigations are required on the exterior of the project and the majority of the project will remain open and unwallled. Building construction measures to achieve interior sound attenuation measures will be provided.

VI. Exhibits

See attached.

Neighborhood Council Project Overview for PD-S-1040/TT5978



THE WESTERLY AT SIMI VALLEY

Landera Holdings Corp.
 7525 Irvine Center Dr., Ste 200
 Irvine, CA 92618
 949.345.8095

PERSPECTIVES

SIMI VILLAGE DR., SIMI VALLEY, CA
 DATE: 07/2016
 11.02.2016
 949.851.2133

KTGY Group, Inc.
 Architecture-Planning
 17911 Von Karman Ave., Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



A6.1

Neighborhood Council Project Overview for PD-S-1040/TT5978



THE WESTERLY AT SIMI VALLEY

Landsea Holdings Corp.
7525 Irvine Center Dr., Ste. 200
Irvine, CA 92618
949.345.8095

PERSPECTIVES

SIMI WILDCR DL, SIMI VALLEY, CA
11/2024
FOR INFORMATION ONLY. SUBJECT TO CHANGES WITHOUT NOTICE.
DELIVERED IN CONCEPT.

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



A6.2

Neighborhood Council Project Overview for PD-S-1040/TT5978



THE WESTERLY AT SIMI VALLEY

Landsea Holdings Corp.
7525 Irvine Center Dr., Ste 200
Irvine, CA 92618
949.345.8095

PERSPECTIVES


SIMI VILLAGE DR., SIMI VALLEY, CA
 DATE OF RENDERING: 08/11/2011
 PREPARED BY: KATY GROUP, INC.
 CLIENT: LANDSEA HOLDINGS CORP.

A6.3

KATY GROUP, INC.
Architecture-Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
katy.com



Neighborhood Council Project Overview for PD-S-1040/TT5978



DOG BAG STATIONS

PRODUCT ASSEMBLY INSTRUCTIONS - ITEM D006, D022, DOG WASTE STATION


DOGS - DOG WASTE STATION

PARTS LIST:


- Can (1)
- Plug (1)
- Dispenser (1)
- Dispenser Flaps (2)
- 1/2" Hex Head Bolt (1)
- 1/2" Can Liners
- Hardware Pack

ITEM D006 DOG WASTE STATION ASSEMBLY INSTRUCTIONS


1. UNPACK THE DOG WASTE STATION AND CHECK THE PARTS LIST.
2. REMOVE THE DOG WASTE STATION FROM THE BOX AND REMOVE THE PROTECTIVE FILM FROM THE DISPENSER AND THE CAN.
3. INSERT THE DOG WASTE STATION INTO THE HOLE IN THE GROUND. THE DOG WASTE STATION SHOULD BE FLUSH WITH THE GROUND SURFACE.
4. INSERT THE DOG WASTE STATION INTO THE HOLE IN THE GROUND. THE DOG WASTE STATION SHOULD BE FLUSH WITH THE GROUND SURFACE.
5. INSERT THE DOG WASTE STATION INTO THE HOLE IN THE GROUND. THE DOG WASTE STATION SHOULD BE FLUSH WITH THE GROUND SURFACE.
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10. INSERT THE DOG WASTE STATION INTO THE HOLE IN THE GROUND. THE DOG WASTE STATION SHOULD BE FLUSH WITH THE GROUND SURFACE.
11. INSERT THE DOG WASTE STATION INTO THE HOLE IN THE GROUND. THE DOG WASTE STATION SHOULD BE FLUSH WITH THE GROUND SURFACE.
12. INSERT THE DOG WASTE STATION INTO THE HOLE IN THE GROUND. THE DOG WASTE STATION SHOULD BE FLUSH WITH THE GROUND SURFACE.



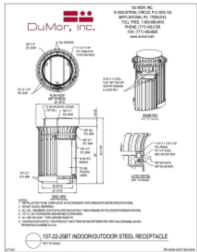
TRASHCANS
COLOR: CHARCOAL



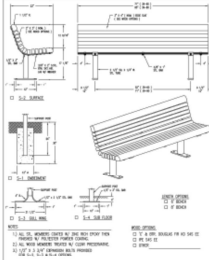
BIKE RACKS
COLOR: CHARCOAL




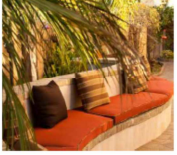

SITE BENCHES
COLOR: CHARCOAL / IPE



107-22-2087 INDOOR/OUTDOOR STEEL RECEPTACLE



BENCH

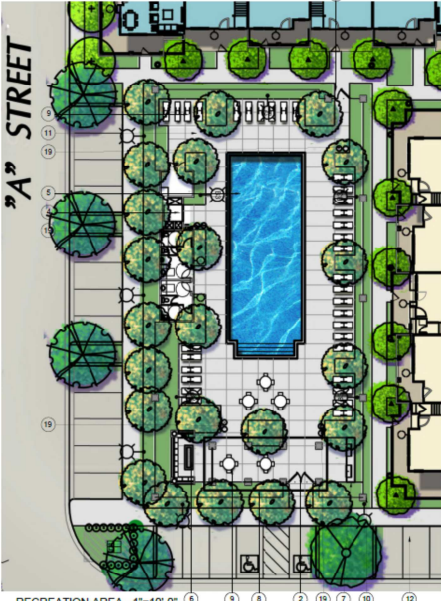




THE WESTERLY © SIMI VALLEY
COMMON AREA ELEMENTS
SIMI VALLEY, CA
LANDSEA HOLDINGS
7325 IRVINE CENTER DRIVE, STE. 200
IRVINE, CA 92618


APN: #631-0-150-085; 631-0-150-100; 631-0-150-000
PD-S-1040 TT5978

**LINEAR FIRE PIT CONCEPT WITH
BUILDING SEATING
POOL AREA SEATING
& DECK SPACE**

SHUMBERGARDNER & PARTNER, INC.
LANDSCAPE ARCHITECTS
DATE: 10/17/16 SHEET 11 OF 19



RECREATION AREA - 1"=10'-0"



TOT LOT AREA - 1"=10'-0"

LEGEND

1. ENHANCED PEDESTRIAN PAVING - STAMPED, COLORED ASPHALT. COLORS: SAN DIEGO BUFF, BROWN SUIDE.
2. PRIMARY PEDESTRIAN ENTRY GATE - REFER TO ELEVATION SHEET 4.
3. SECONDARY PEDESTRIAN ENTRY GATE - REFER TO ELEVATION SHEET 4.
4. RESTROOM BUILDING W/ SHOWERS & POOL EQUIPMENT ROOM BY ARCHITECT.
5. REC AREA POOL (20' W X 85').
6. OVERHEAD STRUCTURE W/ 10' W X 10' SEATING - REFER TO ELEVATION SHEET 4.
7. BBQ COUNTER - REFER TO ELEVATION SHEET 4.
8. OVERHEAD STRUCTURE - REFER TO ELEVATION SHEET 4.
9. DECK FURNITURE (DINING TABLES & LOUNGE CHAIRS) - SEE SHEET 11.
10. TUBULAR STEEL POOL SAFETY FENCE WITH BRICK PLASTERS.
11. COLORED CONCRETE PAVING W/ SAND FINISH.
12. VEHICULAR PARKING STALL.
13. TOT LOT TRACTOR STRUCTURE W/ RUBBERIZED PLAY SURFACE - SEE SHEET 13.
14. TOT LOT FOR KIDS 5'-2' YEARS OLD W/ RUBBERIZED PLAY SURFACE - SEE SHEET 13.
15. TRASH RECEPTACLE AND DOG WASTE STATION - SEE SHEET 11.
16. BENCH PLANTING - SEE SHEET 11.
17. ACCENT DROUGHT TOLERANT SHRUB & GROUNDCOVER PLANTING - REFER TO IMAGES ON SHEETS 14-16.
18. BIKE RACK - SEE SHEET 11.
19. TRASH RECEPTACLE - SEE SHEET 11. POOL AREA TO CONTAIN GREEN WASTE, RECYCLE AND TRASH RECEPTACLES.

THE WESTERLY © SIMI VALLEY
REC AREA & TOT LOT ENLARGEMENT PLANS
SIMI VALLEY, CA
LANDSEA HOLDINGS
7325 IRVINE CENTER DRIVE, STE. 200
IRVINE, CA 92618

APN: #631-0-150-085; 631-0-150-100; 631-0-150-000
PD-S-1040 TT5978

NORTH

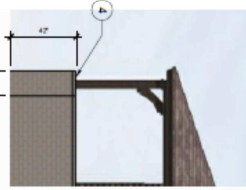
SCALE: 1"=10'-0"

SHUMBERGARDNER & PARTNER, INC.
LANDSCAPE ARCHITECTS
DATE: 10/17/16 SHEET 2 OF 19

Neighborhood Council Project Overview for PD-S-1040/TT5978



COTTAGE ELEVATION
BLDG. A - SCHEMATIC 3



ENLARGEMENT OF PLANTER AT POST LOCATION

- LEGEND**
- 1. 48" HIGH BRICK COURTYARD WALL W/ BRICK CAP BRICK TO MATCH ARCHITECTURE. SEE SHEET 12.
 - 2. WHITE VINYL PICKET PEDESTRIAN GATE. SEE SHEET 12.
 - 3. 48" HIGH WHITE VINYL PICKET COURTYARD FENCE. SEE SHEET 12.
 - 4. 18"x18" BRICK SQUARE PLANTER AT ARCHITECTURAL POST LOCATION.



FARMHOUSE ELEVATION
BLDG. D - SCHEMATIC 3

THE WESTERLY @ SIMI VALLEY COURTYARD ELEVATIONS SIMI VALLEY, CA

LANDSEA HOLDINGS
7323 IRVINE CENTER DRIVE, STE. 200
IRVINE, CA 92618

APN: 8531-0-15C-085 831-0-15C-100 831-0-15C-500
PC-D-1000 TT5978

SLAMBERG JOHNSON & PARTNER, INC.
ARCHITECTS
DATE: 3/07/16 SH: 8 OF 19

Neighborhood Council Project Overview for PD-S-1040/TT5978



COTTAGE ELEVATION

BLDG. E - SCHEME 2

LEGEND

1. 42" HIGH BRICK COURTYARD WALL W/ BRICK CAP BRICK TO MATCH ARCHITECTURE SEE SHEET 12.
2. WHITE VINYL POCKET PESTERIAN GATE SEE SHEET 12.
3. 18" X 18" BRICK SQUARE PILLAR AT ARCHITECTURAL FOOT LOCATION
4. 18" X 18" BRICK SQUARE PILLAR AT ARCHITECTURAL FOOT LOCATION



FARMHOUSE ELEVATION

BLDG. D - SCHEME 2

THE WESTERLY @ SIMI VALLEY

COURTYARD ELEVATIONS

SIMI VALLEY, CA

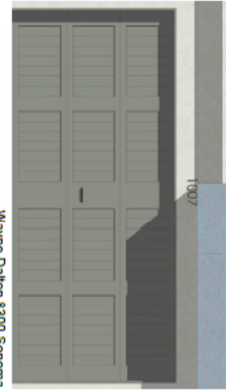
LANDSEA HOLDINGS
7525 IRVINE CENTER DRIVE, STE. 200
IRVINE, CA 92618

APN: 8531-00-0005; 831-0-150-100; 831-0-150-500

PG-0-000 07/25/19

SUMNERSONNENBY & PARTNER, INC.
LAND DEVELOPMENT ARCHITECTS
15000 SERRANO AVENUE
DATE: 06/17/19 SHEET 00-079

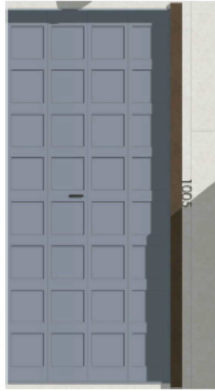
Neighborhood Council Project Overview for PD-S-1040/TT5978



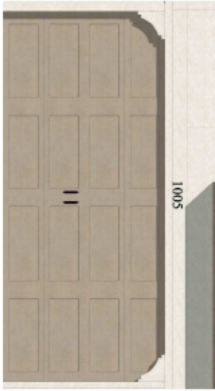
Wayne Dalton 8300 Sonoma



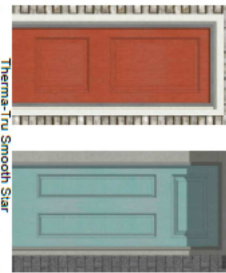
Wayne Dalton 8300 Sonoma Ranch



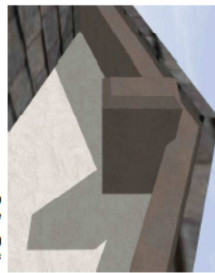
Wayne Dalton 8300 Colonial



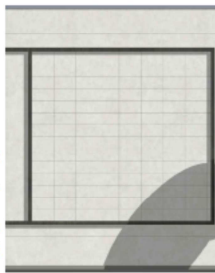
Wayne Dalton 8300 Ranch



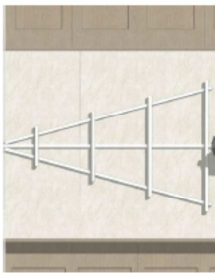
Therma-Tu Smooth Star 2-panel (Cottage)
Farmhouse



Rafter Tails



Farmhouse Lattice



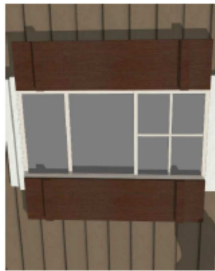
Cottage Lattice



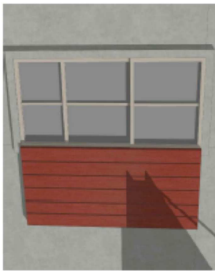
Roof Vents (to match roof color)



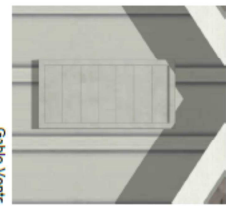
Decorative Pot Shelf



Cottage Shutters



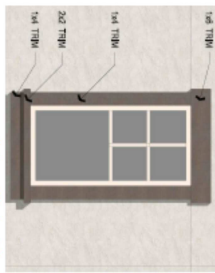
Farmhouse Shutters



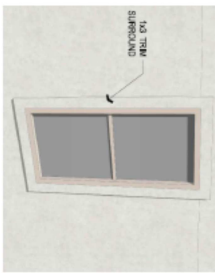
Gable Vents



Address Details



Cottage Window Trim



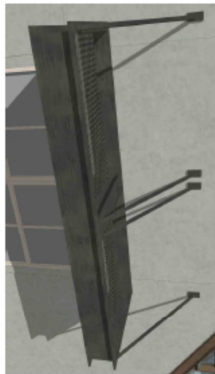
Farmhouse Window Trim



Kichler Seaside 8023 BLK/ZRN (To use frosted glass)



Kichler Salisbury 9039 BLK/ZRN (To use frosted glass)



Decorative Metal Awning



Decorative Wood Awning

THE WESTERLY AT SIMI VALLEY

Landsea Holdings Corp.
7525 Irvine Center Dr., Ste 200
Irvine, CA 92618
949.345.8095

DETAILS

SIMI VILLAGE DR., SIMI VALLEY, CA
KITCHER LIGHTING
KITCHER LIGHTING

AD8.0

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Neighborhood Council Project Overview for PD-S-1040/TT5978

SHRUBS



BACCHARIS SP.
COYOTE BRUSH



CLANONIA SPECIOSA
ROCK PURSHANE



CALLISTEMON VITTEI
NEW ZEALAND FLAX



CANTONIA SP.
CALIFORNIA LILAC



GRISIS SP.
ROSEMOOR



LAMBOLA SP.
LAMBEN



ECOPHYLLUM INFLORIS
TEJAL SAGE



AFRICANA
AFRICAN BOWWOOD



WRITING GUMMERS
WRITILE



NANAKIA COMPOSITA
HEAVENLY PARSONS



PHORADENDRUM
NEW ZEALAND FLAX



PARACALYPSA SP.
INDIAN HAWTHORN



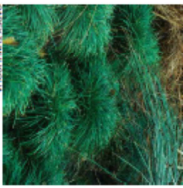
ROMANIANUS SPECIOSUS
ROSEMARY



SALVIA SP.
SAGE



NYCIBIA
NON



GRASSES



GRASSES



GRASSES



GRASSES



GRASSES

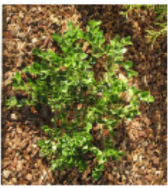


GRASSES



GRASSES

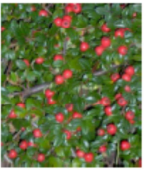
GROUNDCOVERS:



GRASSES



GRASSES



GRASSES

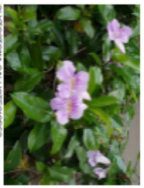


GRASSES



GRASSES

VINES:



GRASSES



GRASSES



GRASSES



GRASSES



GRASSES

THE WESTERLY @ SIMI VALLEY PRELIMINARY GRASSES, GROUNDCOVER & VINE IMAGES

SIMI VALLEY, CA
LANDSEA HOLDINGS
7525 RIVINE CENTER DRIVE, STE 200
RIVINE, CA 92618

APR: 8631-0-150-036; 831-0-150-102; 831-0-150-800
PO-0-000 71378

SHAWSON PARTNERS, INC.
4400 CENTRAL EXPRESSWAY
SANTA ANA, CALIFORNIA 92705
DATE: 9/29/16 SHEET 18 OF 18

Neighborhood Council Project Overview for PD-S-1040/TT5978

MEDIAN PLANTING



ALOE SPICATA
ENRICHED PARKWAY PLANTING



ALOE MOLLISSA
YELLOW FLOWERS



RED SPIDER PLANT
RED FLOWERS



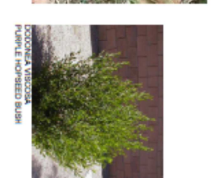
GREEN PLANT
RED FLOWERS



PURPLE FLOWERING PLANT



GREEN PLANT WITH LONG LEAVES



GREEN PLANT WITH YELLOW FLOWERS



GREEN PLANT WITH SMALL FLOWERS



RED BERRY PLANT



GREEN PLANT WITH YELLOW FLOWERS



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



PURPLE FLOWERING PLANT



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



RED BERRY PLANT



PURPLE FLOWERING PLANT



PINK FLOWERING PLANT



RED FLOWERING PLANT



GREEN PLANT WITH YELLOW FLOWERS



PURPLE FLOWERING PLANT



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



PINK FLOWERING PLANT



GREEN PLANT WITH YELLOW FLOWERS



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



GREEN PLANT WITH YELLOW FLOWERS



GREEN PLANT WITH LONG LEAVES



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



PINK FLOWERING PLANT



GREEN PLANT WITH YELLOW FLOWERS



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



GREEN PLANT WITH YELLOW FLOWERS



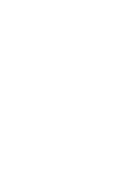
GREEN PLANT WITH LONG LEAVES



GREEN PLANT WITH LONG LEAVES



RED FLOWERING PLANT



PINK FLOWERING PLANT

THE WESTERLY @ SIMI VALLEY PRELIMINARY SHRUB IMAGES

SIMI VALLEY, CA
LANDSEA HOLDINGS
7525 RIVINE CENTER DRIVE, STE. 200
RIVINE, CA 92618

APN: 831-0-150-006, 831-0-150-007, 831-0-150-008
PO BOX 173713

SUNNUS SAWYER & PARTNERS, INC.
 400 WEST GARDEN ROAD, SUITE 200
 ANAHEIM, CA 92805
 DATE: 9/29/18 SHEET 15 OF 18