



NEIGHBORHOOD COUNCIL #2
TUESDAY, APRIL 11, 2017, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Interim Chair	Richard Grossman
NC #2 Interim Vice Chair	Corey Marshall
NC #2 Interim Secretary	Kimmy Tharpe
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. 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
 - a. Overview of the Ventura County Animal Services' Coyote Management Plan
7. New Business
 - a. Feedback on Community Participation in a Wildlife Watch Program Supported by the California Department of Fish & Wildlife
 - b. Review of a request to construct a 65-unit, 3 story apartment complex with five affordable units at 1196 Patricia Avenue
 - c. Review of a request to construct a 12-unit, 2 story apartment complex at 1590 Patricia Avenue
 - d. Election of Officers



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: Tuesday, May 9, 2017, 7:30 p.m.

/s/

Anna M. Medina

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/Welcome/Pledge of Allegiance/Introductions

Interim Chair Rick Grossman called the meeting to order at 7:31 p.m. Interim Secretary Kimmy Tharpe confirmed that a quorum was present.

Rachel Donley	P	Medhat Beshai	E
Lesley Greenfield	P	Jim Clement	P
Sara Rosario	E	Rick Grossman	P
Steve Tcherchian	P	Corey Marshall	P
Jayesh Patel	P	Dan McBride	E
Jan Smith	P	Kimmy Tharpe	P
Shawna Smith	A	P=Present; E=Excused; A=Absent	

2. Agenda Review

Item 7b was moved to after Item 5. By consensus of the Executive Board, the agenda was approved as revised.

3. Approval of Minutes

A motion was made by Jan Smith and seconded by Jim Clement to approve the February 15, 2017 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

7b. Nomination of a Representative to the Community Projects Grant (CPG) Review Committee

By consensus of the Executive Board, Jan Smith was nominated as the Neighborhood Council #2 representative.

6. Informational Presentation

a. Amendments to the 2015 Urban Water Management Plan (UWMP) and the Water Conservation Program

Wanda Moyer, Water Conservation Coordinator, gave the presentation. She described the proposed amendments to the 2015 UWMP, which are required by the State to make the City's plans and programs consistent with current State mandates. Revisions are also being made to the City's Water Conservation Program to remain consistent with the UWMP.

The amendment to the UWMP adds a fourth level of water demand reduction. The current three levels require a minimum of 10% reduction in monthly water usage in the event of a State declared drought. This fourth level requires a less than 10% reduction when there is no declared drought and water conservation is voluntary. The Water Conservation

Program will be amended to add a corresponding fourth level of water supply shortage measures that people can take to reduce their water usage. These will also be voluntary and would be in effect when there is no declared drought. These amendments will be reviewed by the City Council on April 3, 2017.

7. New Business

a. Review of proposed revisions to the City's Tree Preservation Ordinance

Lauren Funaiole, Senior Planner from the City's Environmental Services Department made the presentation. She described the pertinent sections of the current Tree Preservation Ordinance, which involve the protection of healthy mature trees on developed commercial, industrial and multi-family properties. If a developer wishes to remove these trees, the value of the removed trees, as determined by an Arborist, is required to be replanted on the site in the form of specimen-size trees. This can be extremely costly, into the hundreds of thousands of dollars.

The proposed revisions would remove developed properties from the definition of protected mature trees. This would allow developers to remove trees and only replace them with the much smaller size of tree required by their landscape plan.

Two alternatives were offered to the Executive Board: recommend that the existing Tree Preservation Ordinance be maintained or that the scope of the Ordinance be reduced.

The following motion was made by Jan Smith and seconded by Kimmy Tharpe:

MOTION: Recommend that the Planning Commission reduce the scope of the Tree Preservation Ordinance.

Executive Board vote:	8 Ayes;	1 No;	0 Abstentions
Audience vote:	1 Aye;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Neighborhood Council Coordinator's Report

Emily Habib welcomed the four new Executive Board members and gave them information on various Neighborhood Council procedures.

9. Executive Board Comments

Rick Grossman informed the Executive Board that the Rotary Club of Simi Sunset's Gator Run was coming up on April 30 and its annual Tea Party would take place on May 7. Executive Board members introduced themselves and spoke about why they joined the Neighborhood Council Executive Board.

10. Adjournment: Tuesday April 11, 2017, 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. PD-S-1047
Neighborhood Council No. 2
Tentative Planning Commission Meeting Date May 17, 2017
Tentative City Council Meeting Date To be determined.
Case Planner Sean Gibson

Request:

A Planned Development Permit to construct a 65-unit, three-story apartment complex with five affordable units, located at 1196 Patricia Avenue.

Applicant:

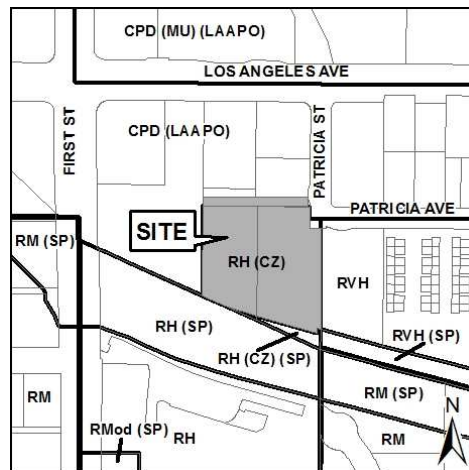
1196 Patricia Avenue Associates, LLC
 143 Triunfo Canyon Road, Suite 225-E
 Westlake Village, CA 91361
 Attn: Chris Itule
 (805) 379-5005

General Plan/Zoning:

High Density Residential/Residential High Density - Conditional Zoning [RH (CZ)]

Location:

1196 Patricia Avenue



Neighborhood Council Project Overview for PD-S-1047

I. Project Description

The applicant proposes to construct a 65-unit apartment complex on a 2.24-acre site located at the southwest corner of Patricia Avenue and Patricia Street. Of the 65 units, five are proposed as affordable units for tenants that qualify under the Very Low Income category. The three-story structure includes 48 two-bedroom units (840-850 square feet) and 17 one-bedroom units (570-615 square feet). The project provides 117 parking spaces, including 23 carport spaces and 94 uncovered spaces. Pursuant to State Density Bonus Law, the site requires 113 parking spaces, inclusive of guest and accessible parking spaces. The applicant will provide one assigned parking space per unit.

Site amenities include gated vehicular access, workout room, media room, conference room, and leasing office. Outdoor amenities include a swimming pool, barbecue area, and gathering spaces located in a central courtyard. One elevator and five stairways are provided for access to the second and third floors. Solar panels are proposed on the building roof.

The applicant will utilize existing perimeter walls on the east and west sides of the property. A new wrought iron fence with access gate is proposed along the south property line adjacent to the Arroyo Simi, and Arroyo Simi Greenway multi-purpose trail. A new masonry wall will be constructed along the north property line. An entryway monument is proposed at the street entrance.

The apartment building is situated at the center of the property, with setbacks from the adjacent property lines of 49 to 60 feet. The applicant is required to improve the property to raise the building out of the flood zone, pursuant to the City's Flood Prevention Ordinance.

The property is zoned Residential High Density (Conditional Zoning), which allows 44 units on the 2.24-acre site. In exchange for providing the five affordable housing units, the applicant is requesting a 44.4% density bonus to allow 21 additional units for a total of 65 units, pursuant to State Law and the City's Density Bonus Ordinance. The applicant will enter into an Affordable Housing agreement to maintain affordable rental rates for a 55-year term. The Agreement requires final approval by the City Council.

II. Project Design

The exterior building design is a "California Contemporary" style with exterior off-white stucco plaster with blue-gray wood (hardi-plank) horizontal siding. The windows will have bronze framing. Most of the exterior-facing windows have either horizontal awnings, or are surrounded by large wall projections. The roof design includes flat roof elements with a parapet to screen the roof equipment and solar panels, and pitched roof features with standing-seam blue-gray metal roofing.

The conceptual landscape plan includes 28, 36-inch box trees, including Strawberry, Honey Locust, Jacaranda, Brisbane Box, Canary Island Pine, London

Neighborhood Council Project Overview for PD-S-1047

Plane, and Elegant Water Gum. The center courtyard includes several planter areas with trees, shrubs and a dry stream bed around the resident amenities.

III. Project Compatibility

The project site is zoned Residential High (RH) Density. The purpose of the RH zone is to provide for areas of more compact multi-family residential developments, such as townhomes, garden apartments, and other multiple unit dwellings. With the proposed Density Bonus, the site density will be 29 units per acre, which is permissible per State Law and the City’s Density Bonus Ordinance, in exchange for affordable housing. With the adjoining Residential Very High Density Zoning to the east and further down Patricia Avenue, as well as being adjacent to commercial uses, the proposed density of this project is compatible to the surrounding area.

The noise study prepared for the project indicates that exposure of the development to off-site noise generation would fall within acceptable levels for exterior noise levels of 63 dBA and interior noise levels of 45 dBA, provided that the units facing the carwash/automotive service center to the west have forced-air mechanical ventilation to allow for closed windows.

For compatibility with the neighborhood, the proposed complex is centered in the middle of the project site. This will provide buffering from the existing three-story apartment building to the east, the commercial carwash/automotive center to the west and the commercial office building and fast-food restaurant to the north. The surrounding Land Use and Zoning designations, and use of land are described as follows:

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	High Density Residential	Residential High Density- (RH)	Existing: Contractor’s Office and Storage Proposed: 65 Apartments
North:	General Commercial	Commercial Planned Development - Los Angeles Avenue Planning Overlay [CPD (LAPO)]	Two-story office building, fast food restaurant, and gas station
South:	Arroyo Simi; Residential Very High and Medium Density beyond	Residential High Density - Arroyo Simi Greenway Specific Plan [RH (SP)]; Residential Very High and Medium Density beyond	Arroyo Simi; Apartments and Single-Family Dwellings beyond
East:	Very High Density Residential	Residential Very High Density (RVH)	Multi-Family Dwellings (3-Story Apartment Building)
West:	General Commercial	Commercial Planned Development - Los Angeles Avenue Planning Overlay [CPD (LAPO)]	Car Wash and Automotive Service Center

Neighborhood Council Project Overview for PD-S-1047

The traffic study prepared for the project indicated that the residents will generate approximately an average of 432 daily trips, with 33 vehicle trips during the AM peak hour (7 inbound and 26 outbound) and 40 vehicle trips during the PM peak hour (26 inbound and 14 outbound). This is a 342 trip increase from the existing contractor business. The analysis of existing plus project conditions concluded that traffic associated with the proposed apartment complex will operate within the City's acceptable traffic range of Level-of-Service (LOS) A-B. With the project alone, the traffic levels of service at the intersection of Los Angeles Avenue at Patricia Street will remain at LOS A.

IV. Issues

No issues have been raised by staff.

V. Environmental Review

Based on the application data, the project is anticipated to be categorized as a Class 32 Categorical Exemption, pursuant to the California Environmental Quality Act.

VI. Exhibits

Refer to the attached exhibits.

PROJECT ANALYSIS

ASSESSOR PARCEL NO.: 632-0-091-375 / 632-0-091-396

ZONING: RH (CZ)
GENERAL PLAN: HIGH DENSITY RESIDENTIAL

PARCEL SIZE (COMBINED): GROSS: 102,218.4 S.F. (2.35 Acres)
NET: 56,601.44 S.F. (2.19 Acres)

EXISTING PARCEL SIZE: GROSS: 102,218.4 S.F. (2.35 Acres)
NET: 57,835.4 (2.24 Acres)

TYPE OF CONSTRUCTION: VAN FULLY SPRINKLERED IN ACCORDANCE WITH THE VCFPD ORDINANCE (SYSTEM TO BE PROVIDED UNDER SEPARATE PERMIT)
OWNER IS RESPONSIBLE OF MAINTAINING THE FIRE ALARM SYSTEM REGARDLESS OF VACANCY

OCCUPANCY:	OCC. LD.	OCCUPANTS
R-2	200	89
B	100	13
U	200	22
S	300	4

REQUIRED SETBACKS:
FRONT: 45'
REAR: 20'
SIDE: 15'

MAXIMUM HT.: 40'

20% HEIGHT INCREASE WITH DENSITY BONUS: 45'

PROPOSED BUILDING AREA (CONDITIONED SPACE):
FIRST FLOOR: 16,710 S.F. (1,040 S.F. COMMUNITY SPACE)
SECOND FLOOR: 19,973 S.F. (1,900 S.F. COMMUNITY SPACE)
THIRD FLOOR: 19,303 S.F. (230 S.F. COMMUNITY SPACE)
TOTAL: 55,986 S.F.

PROPOSED BUILDING AREA (UNCONDITIONED SPACE):
FIRST FLOOR: 11,323 S.F. (5,242 S.F. GARAGE) (1,210 S.F. STORAGE) (4,871 S.F. WALKWAYS)
SECOND FLOOR: 6,255 S.F. (862 S.F. STORAGE) (5,393 S.F. WALKWAYS)
THIRD FLOOR: 6,255 S.F. (862 S.F. STORAGE) (5,393 S.F. WALKWAYS)
TOTAL: 23,833 S.F.

NO. OF UNITS:
FIRST FLOOR: 8 - TWO BEDROOM UNITS
13 - ONE BEDROOM UNITS
SECOND FLOOR: 20 - TWO BEDROOM UNITS
2 - ONE BEDROOM UNITS
THIRD FLOOR: 20 - TWO BEDROOM UNITS
2 - ONE BEDROOM UNITS

TOTAL ONE BED UNITS = 17
TOTAL TWO BED UNITS = 48
TOTAL UNITS = 65

UNIT TYPE:
UNIT A: 2 (847 S.F.) TWO BEDROOM UNIT
UNIT B: 5 (615 S.F.) ONE BEDROOM UNIT
UNIT C: 8 (650 S.F.) ONE BEDROOM UNIT
UNIT D: 43 (850 S.F.) TWO BEDROOM UNIT
UNIT E: 2 (840 S.F.) TWO BEDROOM UNIT
UNIT F: 1 (840 S.F. + 62 S.F. STORAGE) TWO BEDROOM UNIT
UNIT G: 4 (570 S.F.) ONE BEDROOM UNIT

TOTAL: 65 UNITS (45% DENSITY BONUS)

COMMUNITY SPACE: 2,170 S.F.
PAVING AREA: 42,739.52 S.F.
LANDSCAPE AREA: 30,222 S.F.

PARKING REQUIRED: 1 SPACE PER UNIT ONE BEDROOM-17
2 SPACES PER TWO BEDROOM-36
113 SPACES TOTAL REQUIRED OF WHICH 5 NEED TO BE ACCESSIBLE SPACES (DENSITY BONUS)

PARKING PROVIDED: 117 SPACES OF WHICH 23 COVERED SPACES (1 ACCESSIBLE) 94 STALLS (5 ACCESSIBLE)

BICYCLE PARKING REQUIRED: 1 PARKING SPACE FOR EVERY 20 CAR SPACES
BICYCLE PARKING PROVIDED: 6 PARKING SPACES AND 4 LOCKERS=10 SPACES

ZONING: CPD (LAPO) - COMMERCIAL PLANNED DEVELOPMENT
GENERAL PLAN: GENERAL COMMERCIAL

ZONING: CPD (LAPO) - COMMERCIAL PLANNED DEVELOPMENT
GENERAL PLAN: GENERAL COMMERCIAL

DENSITY BONUS

SITE AREA = 2.24 ACRES
20 UNITS TO THE ACRE = 45 UNITS
45% DENSITY BONUS = 21 UNITS
TOTAL UNITS ALLOWED = 66 UNITS
TOTAL UNITS PROVIDED = 65 UNITS

11% AFFORDABLE = 5 VERY LOW UNITS
3 UNIT TYPE 'F' - (550 S.F.) ONE BEDROOM UNIT
2 UNIT TYPE 'D' - (850 S.F.) TWO BEDROOM UNIT

STANDARDS PER 9-24.060.B FOR AFFORDABLE RESIDENTIAL PROJECTS:

- THE PROJECT IS AN "IN-FILL PROJECT"
- PHYSICAL SECURITY DEVICES WILL BE INCORPORATED INTO THE DESIGN OF THE PROJECT
- THE PROJECT INTEGRATES ENRICHED LANDSCAPING IN PARKWAYS AND GREENBELTS THROUGHOUT THE SITE
- ROOF MATERIALS CONSIST OF METAL AND BULL-UP ROOFING
- THE PROJECT HAS SEVERAL SUBSTANTIAL RECREATION COMPONENTS AS DETERMINED BY THE COMMISSION
- THE INTERFACE BETWEEN THE PROJECT AND SURROUNDING USES ARE GRADUAL, PROVIDING A COMPATIBLE TRANSITION OF THE PROJECT INTO THE NEIGHBORHOOD
- ALL UNITS IN THE PROJECT ARE SITED TO MAXIMIZE EFFECTIVENESS OF PASSIVE SOLAR FEATURES CONSIDERING SUN ANGLES (SOUTHERN ORIENTATION), WIND DIRECTION AND SHADING DEVICES (DECIDUOUS VEGETATION, EAVE PROJECTIONS, ETC.) AS SHOWN ON A SEPARATE PLAN (SOLAR ACCESS PLAN)

ADDITIONAL DENSITY INCENTIVES

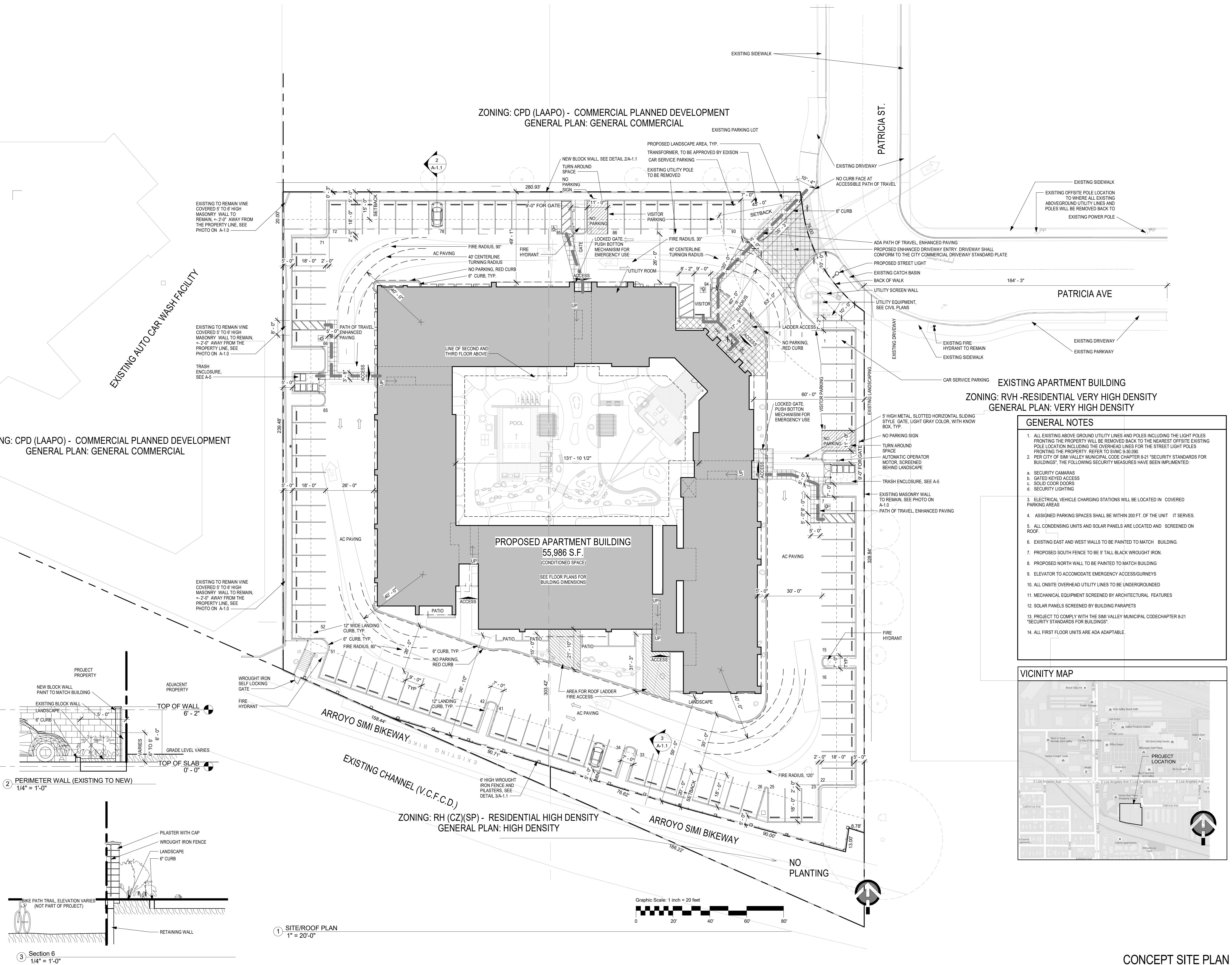
- TREES FOR SHADE ARE PROVIDED
- COMMUNITY ROOM IS MORE THAN 400 S.F.
- TEMPORARY PARKING RESERVED FOR PERSONAL TRANSPORTATION (UBER, LYFT)

CONCESSIONS

10% AFFORDABLE (VERY LOW) = 2 CONCESSIONS

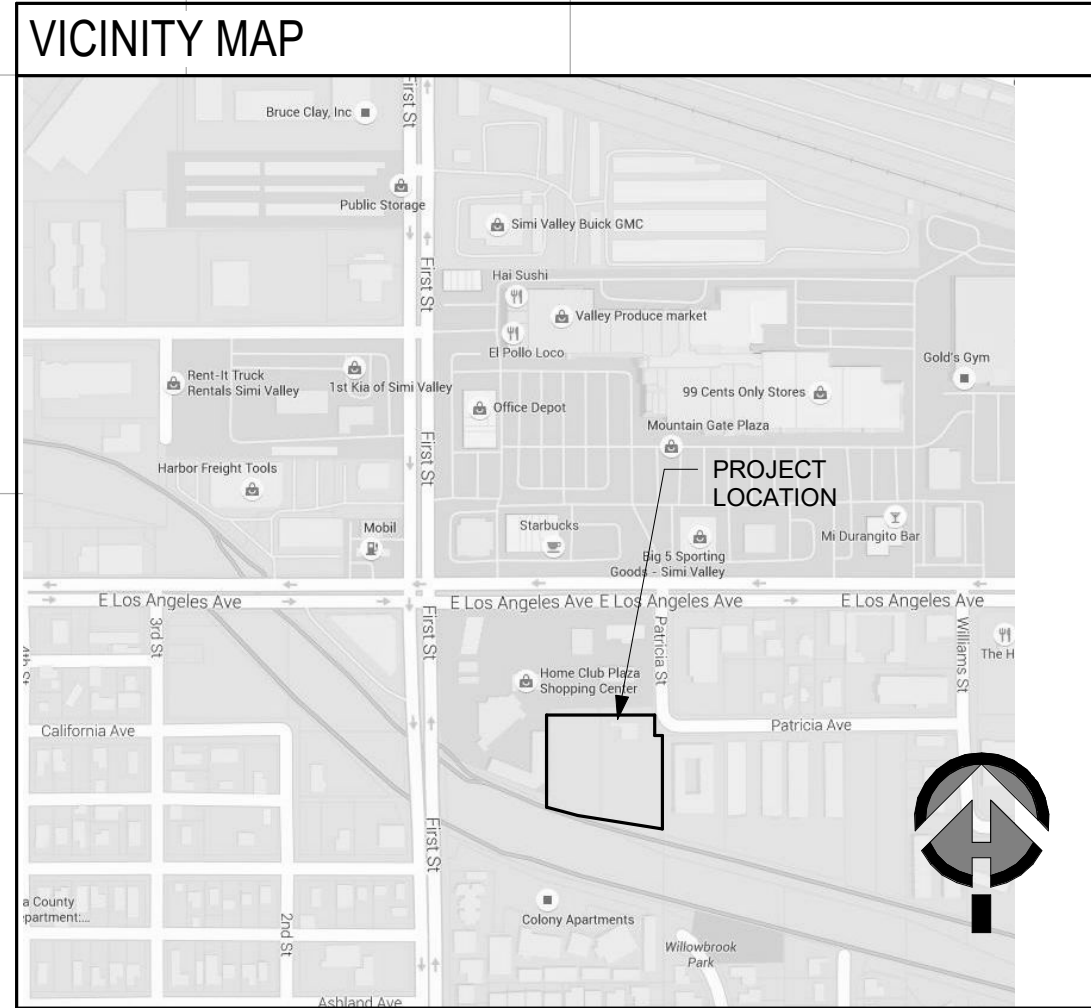
- 40' MAXIMUM HEIGHT REQUIRED - 42'-3" PROVIDED (UP TO 20% HEIGHT INCREASE)

AUTOMATIC CONCESSION REQUEST PARKING WAIVER ON NUMBER OF SPACES AND COVERED PARKING REQUIREMENT.



GENERAL NOTES

- ALL EXISTING ABOVE GROUND UTILITY LINES AND POLES INCLUDING THE LIGHT POLES FRONTING THE PROPERTY WILL BE REMOVED BACK TO THE NEAREST OFFSITE EXISTING POLE LOCATION INCLUDING THE OVERHEAD LINES FOR THE STREET LIGHT POLES FRONTING THE PROPERTY. REFER TO SWAC 9-30.090.
- PER CITY OF SIMI VALLEY MUNICIPAL CODE CHAPTER 8-21 "SECURITY STANDARDS FOR BUILDINGS", THE FOLLOWING SECURITY MEASURES HAVE BEEN IMPLEMENTED:
 - SECURITY CAMERAS
 - GATED KEYED ACCESS
 - SOLID COOR DOORS
 - SECURITY LIGHTING
- ELECTRICAL VEHICLE CHARGING STATIONS WILL BE LOCATED IN COVERED PARKING AREAS
- ASSIGNED PARKING SPACES SHALL BE WITHIN 200 FT. OF THE UNIT IT SERVES.
- ALL CONDENSING UNITS AND SOLAR PANELS ARE LOCATED AND SCREENED ON ROOF.
- EXISTING EAST AND WEST WALLS TO BE PAINTED TO MATCH BUILDING
- PROPOSED SOUTH FENCE TO BE 5 TALL BLACK WROUGHT IRON.
- PROPOSED NORTH WALL TO BE PAINTED TO MATCH BUILDING
- ELEVATOR TO ACCOMMODATE EMERGENCY ACCESS/GURNEYS
- ALL ONSITE OVERHEAD UTILITY LINES TO BE UNDERGROUND
- MECHANICAL EQUIPMENT SCREENED BY ARCHITECTURAL FEATURES
- SOLAR PANELS SCREENED BY BUILDING PARAPETS
- PROJECT TO COMPLY WITH THE SIMI VALLEY MUNICIPAL CODE CHAPTER 8-21 "SECURITY STANDARDS FOR BUILDINGS"
- ALL FIRST FLOOR UNITS ARE ADA ADAPTABLE.



LAUTERBACH & ASSOCIATES
ARCHITECTS
300 MONTGOMERY AVENUE, OAKLAND, CALIFORNIA 94612 | FAX: 925-961-4510 | www.la-arch.com

1196 PATRICIA AVENUE ASSOCIATES, LLC
143 TRINIDAD CANYON RD., STE. 225-E, WESTLAKE VILLAGE, CA 91381
TEL: 805-379-5025

CONCEPT SITE PLAN

A DEVELOPMENT FOR
PATRICIA PARC APARTMENTS
1196 PATRICIA AVE, SIMI VALLEY, CA 91365
APH 632-0-091-375
632-0-091-396

Print Date: 3/27/17 9:41 AM
Proj. No.: 20-160205

A-1.1



1 NORTH
1/8" = 1'-0"



2 ENTRY
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"

KEYNOTES	
1	ROOF: METAL PANEL, SEE SHEET A-5 - EXTERIOR DESIGN ELEMENTS, ROOF EXAMPLE
2	WALL FINISHES: CEMENT PLASTER
3	WALL FINISHES: COMPOSIT WOOD SIDING
4	RAILINGS: TENSION CABLE, NO TOLERANCE
5	WINDOWS: ALUMINUM FRAME, DARK BRONZE FINISH, DUAL GLAZED
6	EXTERIOR DOORS: FLAT SLAB, SOLID CORE, WITH FULL LITE
7	GARAGE DOORS: METAL, SECTIONAL ROLL-UP
8	FENCE/GATE: PAINTED METAL "WROUGHT IRON" STYLE
9	STAIR: METAL STRINGER WITH CAST CONCRETE TREAD/RISER
10	RECESSED LIGHT FIXTURE
11	ALUMINUM TRELLIS/OVERHANG
12	VINE POCKETS
13	STOREFRONT: ALUMINUM FRAME, DARK BRONZE FINISH, DUAL GLAZED
14	METAL FLASHING
15	METAL REVEAL
16	DECORATIVE METAL PANEL
17	EXTERIOR WALL MOUNT LIGHT FIXTURES
18	SCREENED AREA BY PARAPETS TO SCREEN MECHANICAL EQUIPMENT FROM ADJACENT PARCELS AND STREET RIGHT OF WAY
19	NOT USED
20	SOLAR PANELS
21	STORAGE CABINETS
22	8' HIGH METAL, SLOTTED HORIZONTAL SLIDING STYLE GATE, LIGHT GRAY COLOR, WITH KNOW BOX, TYP.

A	EXTERIOR PLASTER OMEGA PRODUCTS - COLOR 18 (PAINTED SHERWIN WILLIAMS MISTY)
B	EXTERIOR SIDING HARDIE-PLANK "EVENING BLUE"
C	DOORS SHERWIN WILLIAMS "BLUE CHIP" SW6959
D	METAL ROOF AMERICAN BUILDING PRODUCTS "BLUE GRAY"
E	RAILING AND MISC METALS FRAZEE COLOR LIFE "BOUNDARY" CL 3177N
F	EXTERIOR PLASTER OMEGA PRODUCTS - COLOR 18 (PAINTED SHERWIN WILLIAMS SAMOVAR SILVER)



1 SOUTH
1/8" = 1'-0"

KEYNOTES	
1	ROOF: METAL PANEL. SEE SHEET A-5 - EXTERIOR DESIGN ELEMENTS, ROOF EXAMPLE
2	WALL FINISHES: CEMENT PLASTER
3	WALL FINISHES: COMPOSIT WOOD SIDING
4	RAILINGS : TENSION CABLE, NO TOLERANCE
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6	EXTERIOR DOORS: FLAT SLAB, SOLID CORE, WITH FULL LITE
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10	RECESSED LIGHT FIXTURE
11	ALUMINUM TRELLIS/OVERHANG
12	VINE POCKETS
13	STOREFRONT: ALUMINUM FRAME, DARK BRONZE FINISH, DUAL GLAZED
14	METAL FLASHING
15	METAL REVEAL
16	DECORATIVE METAL PANEL
17	EXTERIOR WALL MOUNT LIGHT FIXTURES
18	SCREENED AREA BY PARAPETS TO SCREEN MECHANICAL EQUIPMENT FROM ADJACENT PARCELS AND STREET RIGHT OF WAY
19	NOT USED
20	SOLAR PANELS
21	STORAGE CABINETS
22	5' HIGH METAL, SLOTTED HORIZONTAL SLIDING STYLE GATE, LIGHT GRAY COLOR, WITH KNOW BOX, TYP.



2 WEST
1/8" = 1'-0"

A	EXTERIOR PLASTER OMEGA PRODUCTS - COLOR 18 (MISTY)
B	EXTERIOR SIDING HARDIE-PLANK "EVENING BLUE"
C	DOORS SHERWIN WILLIAMS "BLUE CHIP" SW6959
D	METAL ROOF AMERICAN BUILDING PRODUCTS "BLUE GRAY"
E	RAILING AND MISC METALS FRAZEE COLOR LIFE "BOUNDARY" CL 3177N
A	EXTERIOR PLASTER OMEGA PRODUCTS - COLOR 18 (SAMOVAR SILVER)

BUILDING ELEVATIONS - COLOR

A DEVELOPMENT FOR
PATRICIA PARC APARTMENTS
1196 PATRICIA AVE, SIMI VALLEY, CA 93065
AP# 632-0-091-375
632-0-091-356

CONCEPTUAL PLANT LIST

BOTANICAL NAME	COMMON NAME	WUCOLS	CANOPY SIZE	SIZE	QTY
<i>Arbutus 'Marina'</i>	Strawberry Tree	M	30' Diam	36" box	1
<i>Gleditsia t. inermis</i>	Thornless Honey Locust	L	25-35' Diam	36" box	3
<i>Jacaranda mimosifolia</i>	Jacaranda	M	15-30' Diam	36" box	2
<i>Lophostemon confertus</i>	Brisbane Box	M	25' Diam	36" box	4
<i>Pinus canariensis</i>	Canary Island Pine	M	20-35' Diam	36" box	9
<i>Platanus x 'Columbia'</i>	London Plane	M	30-40' Diam	36" box	7
<i>Tristania laurina 'Elegant'</i>	Elegant Water Gum	M	30' Diam	36" box	2

SHRUBS, PERENNIALS, & GROUND COVER

<i>Aeonium sp.</i>	Aeonium	L	
<i>Agapanthus sp.</i>	Lily of the Nile	M	
<i>Anigozanthos sp.</i>	Kangaroo Paw	M	
<i>Arctostaphylos 'Howard McMinn'</i>	Manzanita	L	
<i>Bouteloua g. 'Blonde Ambition'</i>	Blonde Ambition Gramma	L	
<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush	L	
<i>Carex praegracilis</i>	Berkeley Sedge	M	
<i>Carissa m. 'Tuttie'</i>	Natal Plum	M	
<i>Ceanothus sp.</i>	Ceanothus	L	
<i>Cercis occidentalis</i>	Western Redbud	L	
<i>Cistus 'Sunset'</i>	Rockrose	L	
<i>Civlia miniata</i>	Kaffir Lily	L	
<i>Cordyline sp.</i>	Grass Tree	L	
<i>Cotoneaster dammeri 'Lowfast'</i>	Prostrate Cotoneaster	L	
<i>Dianella sp.</i>	Dianella	M	
<i>Dietes 'John's Runner'</i>	Fortnight Lily	L	
<i>Duranta erecta</i>	Sky Flower	M	
<i>Eriogonum karwinskianus</i>	Santa Barbara Daisy	L	
<i>Fragaria chiloensis</i>	Beach Strawberry	M	
<i>Laurus nobilis 'Saratoga'</i>	Bay Laurel	L	
<i>Leucophyllum frutescens</i>	Barometer Bush	L	
<i>Lygeum spartum</i>	False Esparto Grass	L	
<i>Salvia sp.</i>	Sage	L	
<i>Myoporum sp.</i>	Myoporum	L	
<i>Myrsine africana</i>	African Box	L	
<i>Nandina 'Gulf Stream'</i>	Heavenly Bamboo	L	
<i>Nepeta x 'faassennii'</i>	Catmint	M	
<i>Osmantus fragrans</i>	Sweet Olive	M	
<i>Pittosporum tobira 'Variegata'</i>	Variegated Tobira	M	
<i>Polygala fruticosa</i>	Butterfly Pea Shrub	M	
<i>Prunus ilicifolia</i>	Catalina Cherry	VL	
<i>Rhaphiolepis u. 'Minor'</i>	Dwarf Yescido Hawthorn	L	
<i>Tibouchina urvilleana</i>	Princess Flower	M	
<i>Trachelospermum asiaticum</i>	Star Jasmine	M	
<i>Festuca sp.</i>	Ornamental Fescue	L	
<i>Muhlenbergia sp.</i>	Deer Grass	L	

DRY CREEK

<i>Epilobium canum</i>	California Fuchsia	VL	
<i>Eriogonum sp.</i>	California Buckwheat	VL	
<i>Salvia spathacea</i>	Hummingbird Sage	L	
<i>Fragaria chiloensis</i>	Beach Strawberry	M	
<i>Juncus patens 'Elk Blue'</i>	California Gray Rush	L	
<i>Mahonia repens</i>	Creeping Mahonia	L	
<i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	L	
<i>Carex praegracilis</i>	California Field Sedge	M	
<i>Mimulus aurantiacus</i>	Sticky Monkey Flower	VL	
<i>Eschscholtzia californica</i>	California Poppy	VL	
<i>Achillea sp.</i>	Yarrow	L	

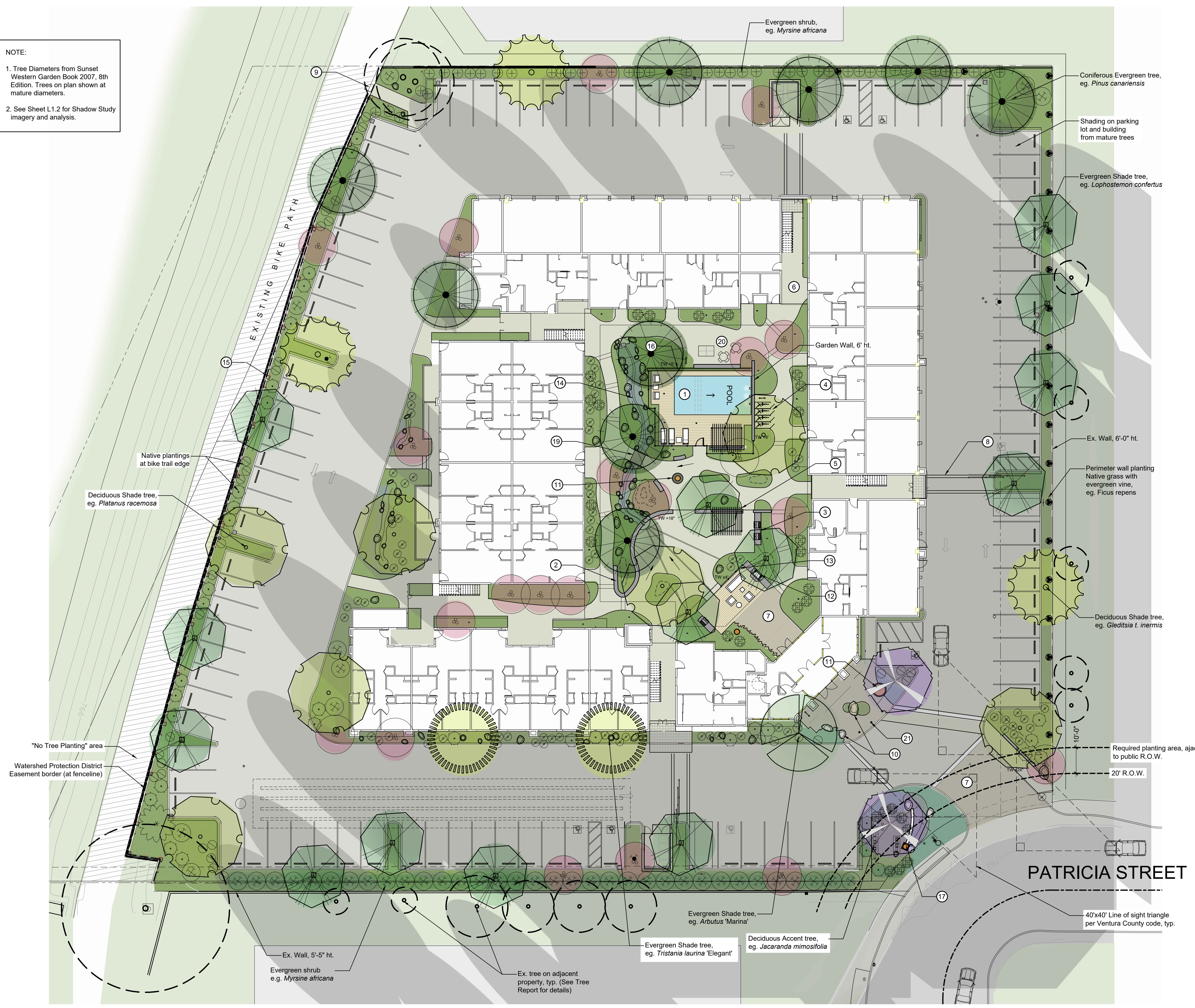
SUCCULENTS

<i>Agave sp.</i>	Agave	L	
<i>Bulbine frutescens</i>	Orange Stalked Bulbine	L	
<i>Aloe sp.</i>	NCN	L	
<i>Aeonium sp.</i>	Aeonium	L	

VINES

<i>Cissus striata</i>	Miniature Grape Ivy	M	
<i>Distictis laxiflora</i>	Vanilla Trumpet Vine	M	
<i>Ficus repens</i>	Creeping Fig	M	
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	M	
<i>Jasminum Tortuosum</i>	Twisted Jasmine	M	

NOTE:
1. Tree Diameters from Sunset Western Garden Book 2007, 8th Edition. Trees on plan shown at mature diameters.
2. See Sheet L1.2 for Shadow Study imagery and analysis.



SITE IMPROVEMENT LEGEND

#	DESCRIPTION	MATERIALS / NOTES
1	Pool	"Baja Shell" sloped, accessible pool entry, max 4' depth, wall fountain
2	Seawall	Natural grey concrete with medium sand float finish
3	BBQ Counter	Concrete counter on split face block base
4	Bike Parking	Black metal loops, model TBD
5	Overhead Structure	Black Aluminum trellis
6	Concrete Paving	Integral color TBD, light sand float finish
7	Unit Pavers	Permeable concrete pavers
8	Concrete banding	Natural grey concrete with medium sand float finish
9	Bike Path Access	Pedestrian egress gate
10	Seat Stones	Angular native stones, approx. 2'x2'x4"
11	Decorative Feature	TBD
12	Fireplace	Masonry fireplace, gas fire
13	Decorative Screen	OutDeco 2'x4" panel, model TBD
14	Dry Stream	Native stones with gravel infiltration
15	Fence with Plasters	See Architect's Plans
16	Green Screen	Metal screen with vine, 5' ht.
17	Monument Sign	TBD
18	Planters	24"x24", model TBD
19	Bridge	Concrete slab with curb rail both sides, enhanced color and finish
20	Games Area	Concrete game tables, models TBD
21	Bollard	Bollard light, model TBD

DESIGN INTENT

The landscape design at Patricia Parc Apartments presents a great opportunity to create great outdoor experiences and enhance the surrounding urban context. An Asian sensibility and sense of calm informs the design. Groves of trees, a dry stream, and meandering paths bring a bit of nature into the internal urban space. The entry design includes enhanced paving, attractive signage and a welcoming plaza. New perimeter treatments will engage the public path and provide separation from neighboring properties.

The planting design will emphasize the use of tough, well adapted, low maintenance, sustainable, and native plants for a low water use and low input landscape. Trees are placed to provide shade, scale with buildings and define outdoor spaces. Plants are selected to provide a variety of texture, form and color.

Permeable paving is proposed, as well as dry streams to add permeability and stormwater infiltration for the site. It is intended for rainwater to provide a significant amount of water for the plants through site infiltration. Irrigation will be required on a limited basis and will exceed the low water use requirements of MWELO (AB 1881).

Utilities to be screened with 15 gallon plants spaced to fill in within one (1) year after planting.

IRRIGATION STATEMENT

The irrigation system will meet the requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, as required for residential projects over 5,000 s.f. in area.

This plan will comply with the requirements of the City of Simi Valley Municipal Code and State Water Conservation Ordinances.

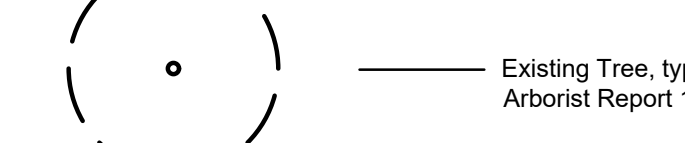
[Signature]

TREE MITIGATION

This plan will comply with the requirements of the Tree Report (Nov 18, 2016) prepared by L.A. Johnny for this project, and Tree Mitigation outlined therein.

Arborist Report Estimated Tree Value:	\$ 35,600
Value of protected trees to remain:	\$ 4,000
Compensation for removed trees:	\$ 31,600

(40) 24" boxed trees upsized to 36" box, at \$ 800 difference per tree = \$ 32,000.



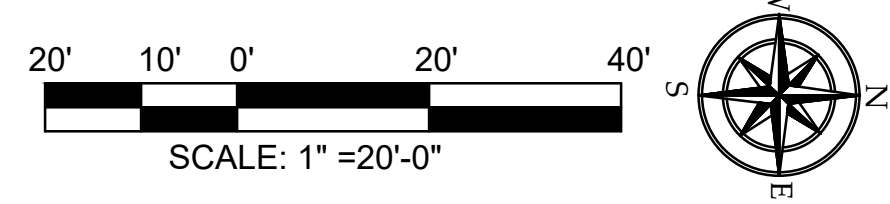
TYPICAL SECOND FLOOR PLANTERS AT UNIT ENTRIES

(6) 5'x2'x2'H Rectangular fiberglass planters. Old Town Fiberglass model R1602424, color TBD.

SECOND FLOOR PLANTS LIST

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<i>Lygeum spartum</i>	False Esparto Grass	1 gal	L
<i>Echeveria 'Perle von Nurnburg'</i>	Echeveria	1 gal	L
<i>Myrsine africana</i>	African Box	5 gal	L
<i>Dianella tasmanica 'Variegata'</i>	White Striped Flax Lily	1 gal	M
<i>Portulacaria prostrata</i>	Dwarf Elephant Food	1 gal	L
<i>Cistanthe 'Jazz Time'</i>	Rock Purslane	1 gal	L

CONCEPTUAL LANDSCAPE PLAN



BRODERSEN ASSOCIATES
Landscape Architecture / Horticulture / Documentation
422 E. Main Street, Ventura, CA 93001
Tel: 805.201.5614
brodersenassoc@gmail.com
CA#4880



These drawings, including all related design details, specifications, and information are and shall remain the sole property of Brodersen Associates and are to be used only for the specific project and shall not be copied, disclosed to others or used without the expressed written consent of Brodersen Associates.

PATRICIA PARC APARTMENTS
1196 Patricia Ave.,
Simi Valley, CA 93065

16.30
11/22/16
12/06/16
1/08/17
2/21/17
Drawn by: RS, BM
Checked by: BB
Sheet: L1.1
16 of 17 sheets
CONCEPTUAL LANDSCAPE PLAN

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SHADOW STUDY



December 21, 1pm shadows

43,582 SF Total Parking Area
 25,090 SF Parking Area Shaded
 Result: 57.5% of parking area shaded
 Note: Shade Study area calculations are approximated from Sunset Western Garden Book mature tree canopy size and Sketchup software.

CONCEPT IMAGERY



1 Baja Shelf Pool Entry



1 Pool Wall Scuppers



14 Dry Stream



11 Decorative Feature



17 Monument Sign



5 Overhead Structure



1 Pool scuppers with planting



12 Fireplace & Seating concept



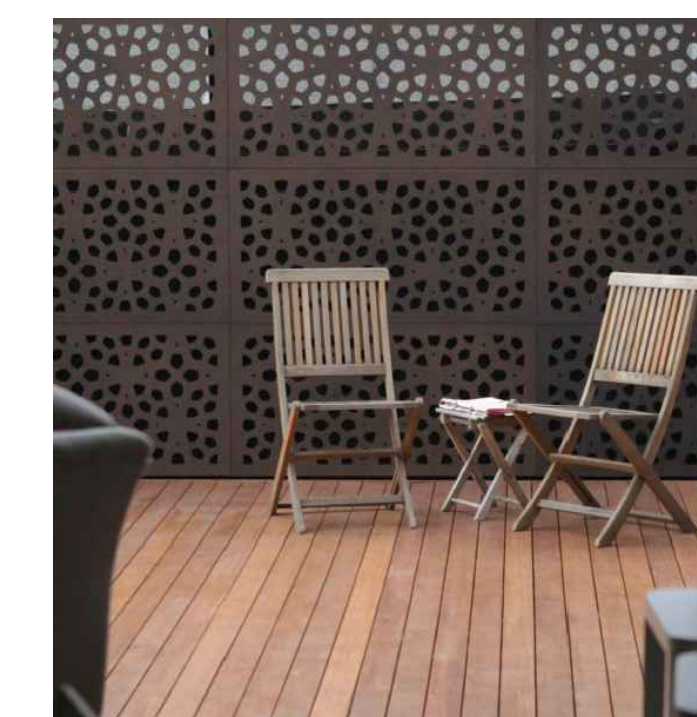
12 Fireplace & Seating concept



20 Games Area - Ping Pong table



11 Decorative Feature



13 Decorative Screen

SITE IMPROVEMENT LEGEND

#	DESCRIPTION	MATERIALS / NOTES
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BRODERSEN ASSOCIATES

Landscape Architecture / Horticulture / Documentation
 422 E. Main Street, Ventura, CA 93001
 Tel: 805.201.5614
 Project: patricia@brodersen.com
 CA#44890



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PATRICIA PARC APARTMENTS
 1196 Patricia Ave.
 Simi Valley, CA 93065

Sheet **16.30**

09.22.16	Conceptual Plan Submittal
12.06.16	Conceptual Plan Resubmittal
2.08.17	Conceptual Plan Resubmittal
2.21.17	Conceptual Plan Submittal

Drawn by: RL, BM
 Checked by: BB

Sheet **L1.2**
 Of X Sheets

CONCEPT IMAGERY

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CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-1043
 Neighborhood Council No. 2
 Tentative Planning Commission Meeting Date.....May 17, 2017
 Tentative City Council Meeting Date Not Applicable
 Case Planner Vern Umetsu

Request:

Approve a Planned Development Permit to build a two story, 12-unit apartment building (PD-S-1043)

Applicant:

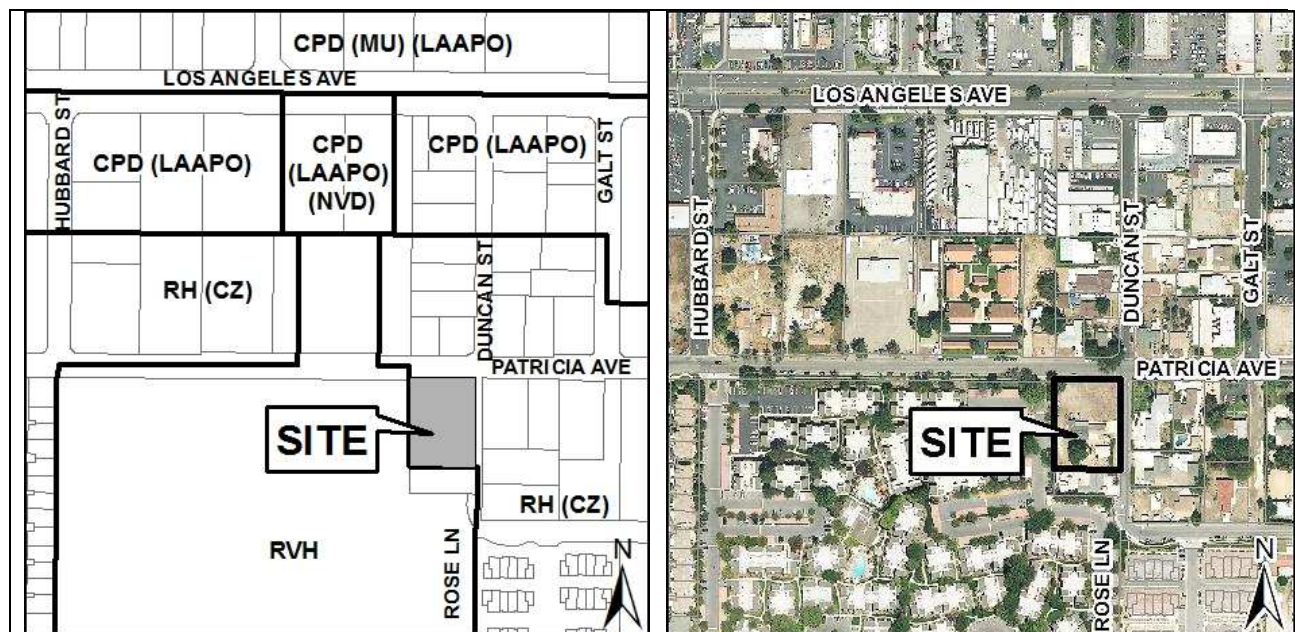
Jordan Jacob
P.O. Box 941868
Simi Valley, CA 93094-1868

General Plan/Zoning:

High Density Residential/RH (Residential High Density (maximum 20 residences per acre))

Location:

1590 Patricia Avenue

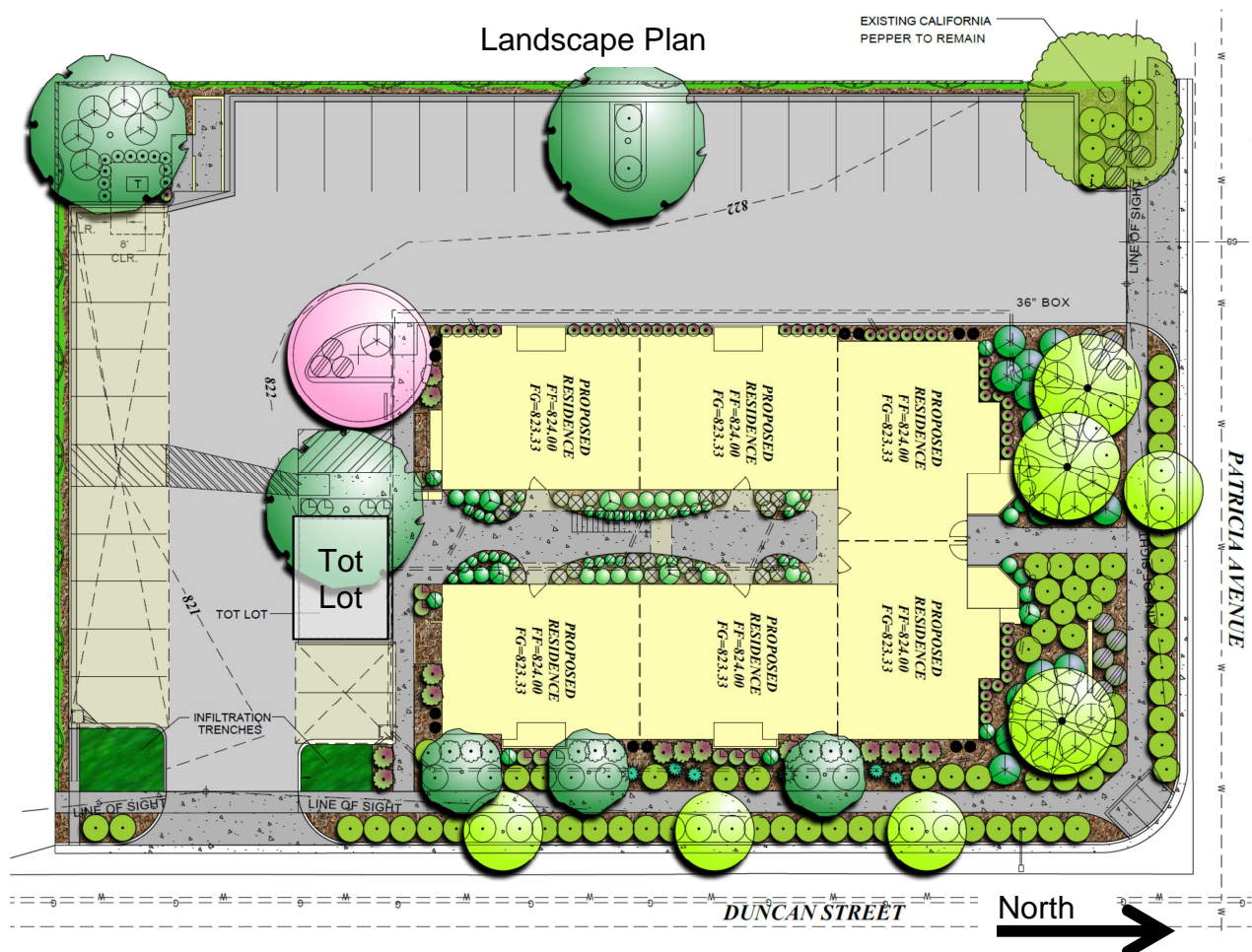


Neighborhood Council Project Overview for [insert project number]

I. Project Description

The applicant, Jordan Jacob, requests approval of a Planned Development Permit to build a new, two-story apartment building with 12-residences. The project is proposed on a 0.625-acre (27,212 sq. ft.) vacant lot that previously had one house. Lot size will be reduced by the applicant, dedicating 15 feet of right-of-way width along Duncan Street, and 5 feet of right-of-way width along Patricia Avenue.

The twelve apartments would be one-story flats, with six units on the first floor and six units on the second floor. Each unit will have two bedrooms in approximately 1,030 square feet, one covered carport parking space, and one uncovered parking space. The facility will also have six guest parking spaces and a tot lot. Two trees in the center of the lot, with a replacement value of \$16,250, will be removed. Fourteen trees with a minimum value of \$16,250, would be provided on-site per the Landscape Plan. A mature California Pepper tree at the north driveway will be preserved.



II. Project Design

The proposed project has parking along the south and west, with driveways on Patricia Avenue and Duncan Street, with the building sited in the northeast corner. A six-foot high masonry wall will run along the common property lines on the south and west, with an S-tile-roofed carport on the south. Street frontages will have curbs, landscaped parkways and sidewalks (refer to site plan above).

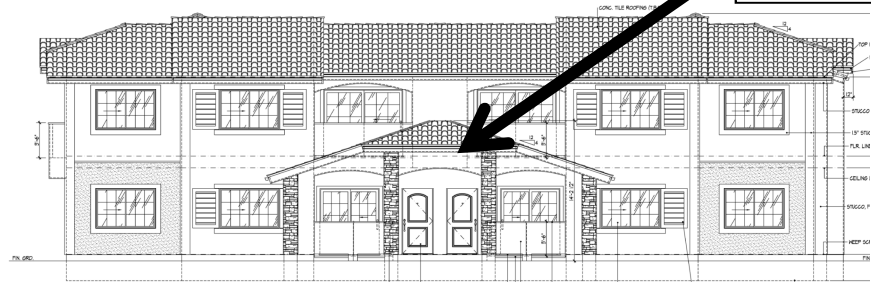
Neighborhood Council Project Overview for [insert project number]

The proposed building is U-shaped with an 18-foot wide central courtyard/corridor for apartment access, and walkways above to second floor units. The building has a curved S-tile roof. On Patricia Avenue, the building will be set back 20 feet from the sidewalk to open porches with masonry columns. On Duncan Street, the building will be setback 10 feet from the sidewalk to stucco walls with different color segments, recessed, patios/balconies, and stucco-framed windows. An 18-ft. by 24-ft. tot lot is located at the entry to the central courtyard/corridor.

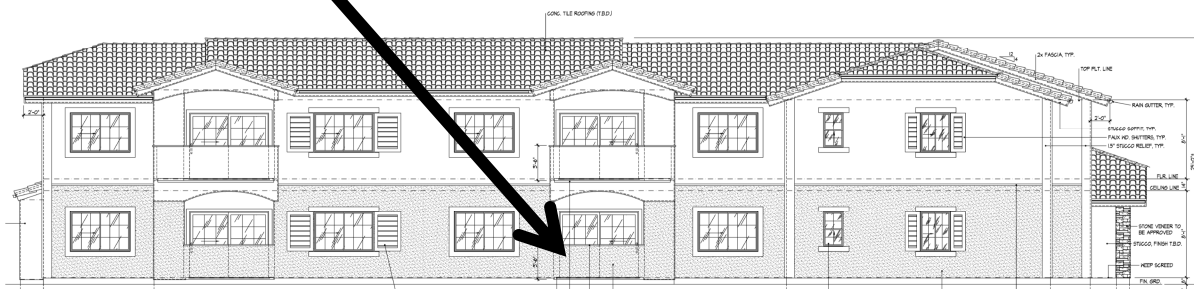


Inset First Floor Patio and Second Floor Balcony (1 of 2)

Porch Feature



Patricia Avenue Elevation



Duncan Street Elevation

Neighborhood Council Project Overview for [insert project number]

III. Project Compatibility

The proposed project is surrounded by the following land use designations and uses (refer to the air photograph on Page 1).

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Residential High Density	RH (Residential High Density)	Vacant
North:	Residential High Density	RH	Two houses across Patricia Ave.
South:	Residential Very High Density	RVH (Residential Very High Density)	A house. Proposed building is setback over 70 feet from the property line.
East:	Residential High Density	RH	Two houses across Duncan St.
West:	Residential Very High Density	RVH	Apartments

The project would be compatible with its surroundings in that:

1. The proposed two-story high building is compatible with the two-story apartments to the west;
2. The proposed building is set back over 70 feet from the closest house on the south, with other houses located across Patricia Avenue and Duncan Street; and
3. A double row of medium stature trees would be planted along both street frontages (i.e., on both sides of the sidewalk) and substantial shrubs would be planted along the site's street frontages that will soften the building wall (refer to the Landscape Plan on page 2).

IV. Issues

Staff review is on-going. Building setback, parking, and landscaping requirements have been met.

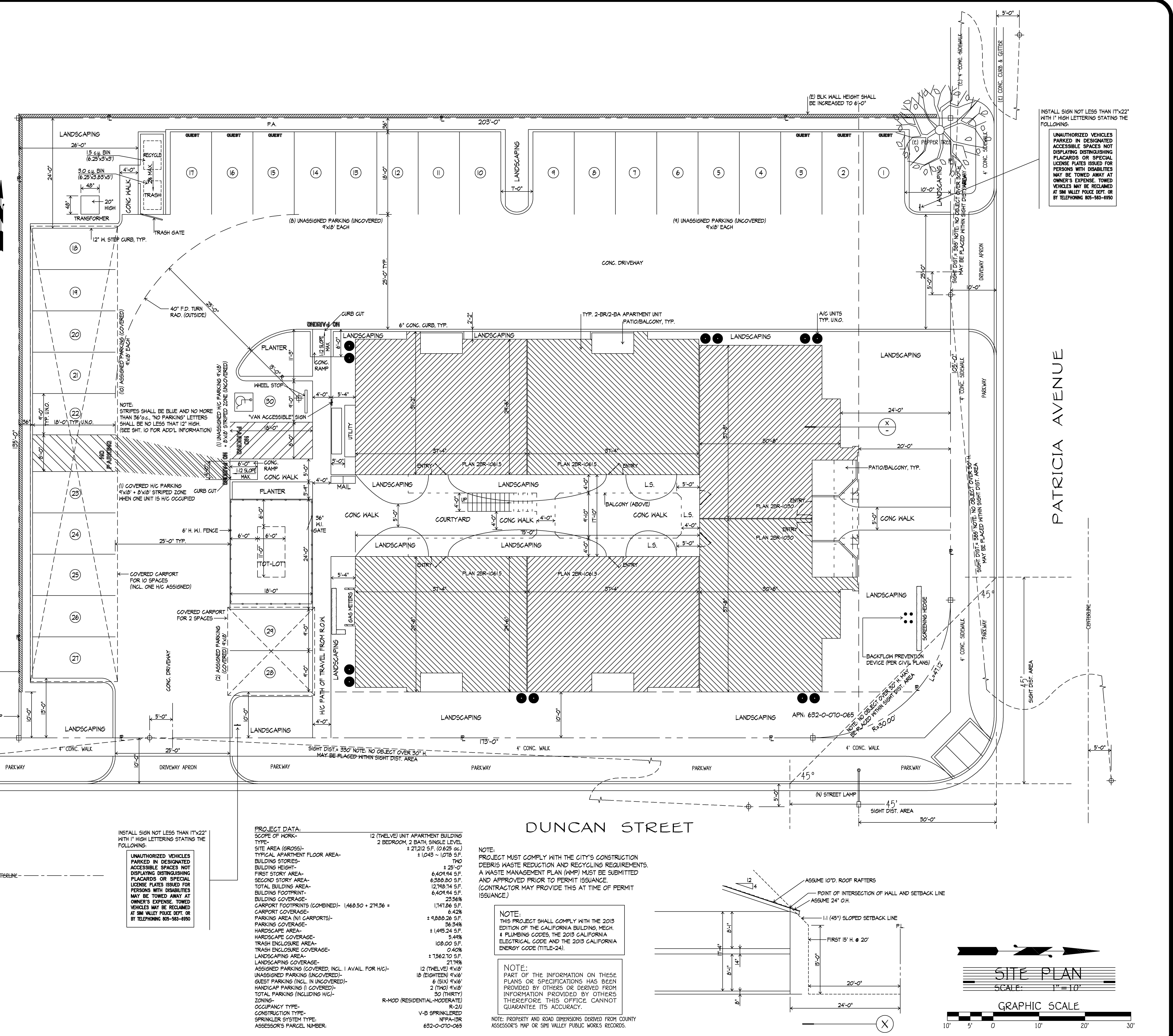
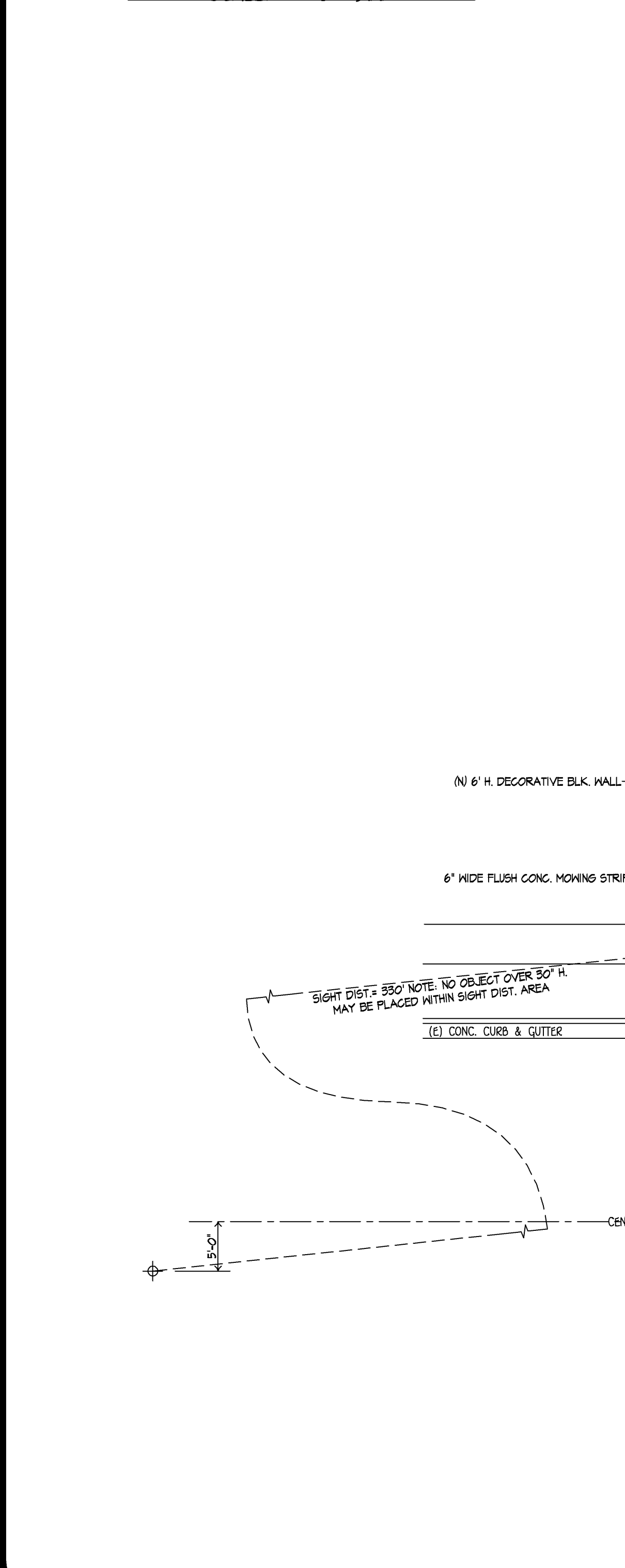
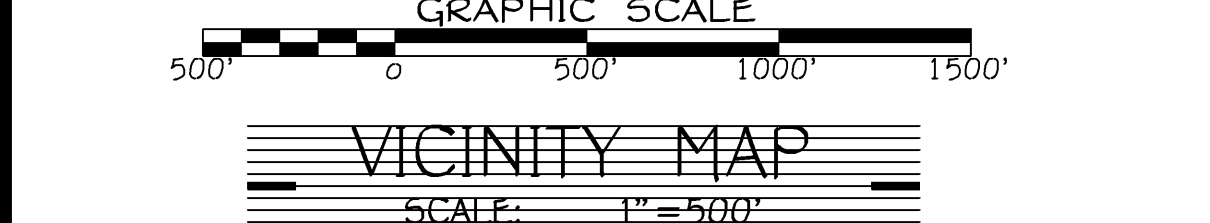
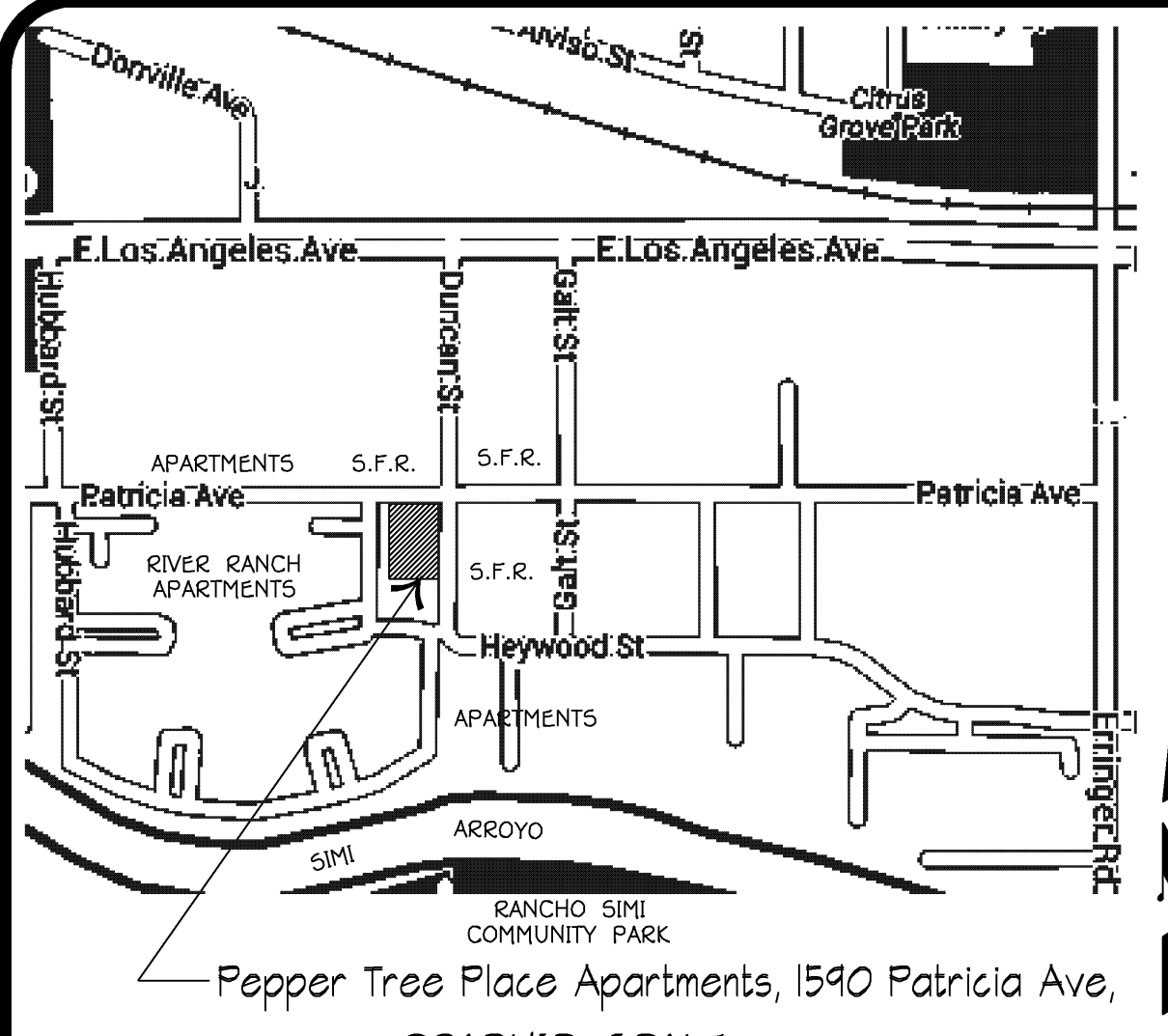
V. Environmental Review

Environmental review is on-going. Public Works Department staff review shows no significant traffic or drainage issues. The Tree Report has been verified by City staff.

VI. Exhibits

Project exhibits are attached.

REDUCED PROJECT EXHIBITS
Planned Development Permit PD-S-1043



INSTALL SIGN NOT LESS THAN 17"x22" WITH 1" HIGH LETTERING STATING THE FOLLOWING:
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT SIMI VALLEY POLICE DEPT. OR BY TELEPHONING 805-583-6990

INSTALL SIGN NOT LESS THAN 17"x22" WITH 1" HIGH LETTERING STATING THE FOLLOWING:
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT SIMI VALLEY POLICE DEPT. OR BY TELEPHONING 805-583-6990

PROJECT DATA:

SCOPE OF WORK-TYPE:	12 (TWELVE) UNIT APARTMENT BUILDING
SITE AREA (GROSS):	2 BEDROOM, 2 BATH, SINGLE LEVEL
TYPICAL APARTMENT FLOOR AREA-BUILDING STORIES:	± 2720 S.F. (10,825 sq.)
BUILDING HEIGHT:	± 1049 ~ 1078 S.F.
FIRST STORY AREA:	± 25'-0"
SECOND STORY AREA:	6,409.84 S.F.
TOTAL BUILDING AREA-BUILDING FOOTPRINT:	6,389.80 S.F.
BUILDING COVERAGE:	12,198.74 S.F.
CARPORIT FOOTPRINTS (COMBINED):	6,409.84 S.F.
CARPORIT COVERAGE:	23.56%
PARKING AREA (N) CARPORTS:	1,141.26 S.F.
PARKING COVERAGE:	6.42%
HARDSCAPE AREA:	± 9,888.26 S.F.
TRASH ENCLOSURE AREA:	36.54%
TRASH ENCLOSURE COVERAGE:	1,445.24 S.F.
LANDSCAPE COVERAGE:	5.49%
LANDSCAPE COVERAGE:	108.00 S.F.
LANDSCAPE COVERAGE:	0.40%
LANDSCAPE COVERAGE:	± 1562.10 S.F.
LANDSCAPE COVERAGE:	21.19%
ASSIGNED PARKING (COVERED INCL. 1 AVAIL. FOR H/C):	12 (TWELVE) 4'x10'
UNASSIGNED PARKING (UNCOVERED):	16 (SIXTEEN) 4'x10'
GUEST PARKING (INCL. IN UNCOVERED):	6 (SIX) 4'x10'
HANDICAP PARKING (I COVERED):	2 (TWO) 4'x10'
TOTAL PARKING (INCLUDING H/C):	30 (THIRTY)
ZONING:	R-MOD (RESIDENTIAL-MODERATE)
OCCUPANCY TYPE:	R-2U
CONSTRUCTION TYPE:	V-B SPRINKLERED
SPRINKLER SYSTEM TYPE:	NFA-13R
ASSESSOR'S PARCEL NUMBER:	652-0-070-065

NOTE: PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION DEBRIS WASTE REDUCTION AND RECYCLING REQUIREMENTS. A WASTE MANAGEMENT PLAN (WMP) MUST BE SUBMITTED AND APPROVED PRIOR TO PERMIT ISSUANCE. (CONTRACTOR MAY PROVIDE THIS AT TIME OF PERMIT ISSUANCE.)

NOTE: THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING, MECH. & PLUMBING CODES, THE 2013 CALIFORNIA ELECTRICAL CODE AND THE 2013 CALIFORNIA ENERGY CODE (TITLE-24).

NOTE: PART OF THE INFORMATION ON THESE PLANS OR SPECIFICATIONS HAS BEEN PROVIDED BY OTHERS OR DERIVED FROM INFORMATION PROVIDED BY OTHERS THEREFORE THIS OFFICE CANNOT GUARANTEE ITS ACCURACY.

NOTE: PROPERTY AND ROAD DIMENSIONS DERIVED FROM COUNTY ASSESSOR'S MAP OR SIMI VALLEY PUBLIC WORKS RECORDS.

REVISIONS	BY

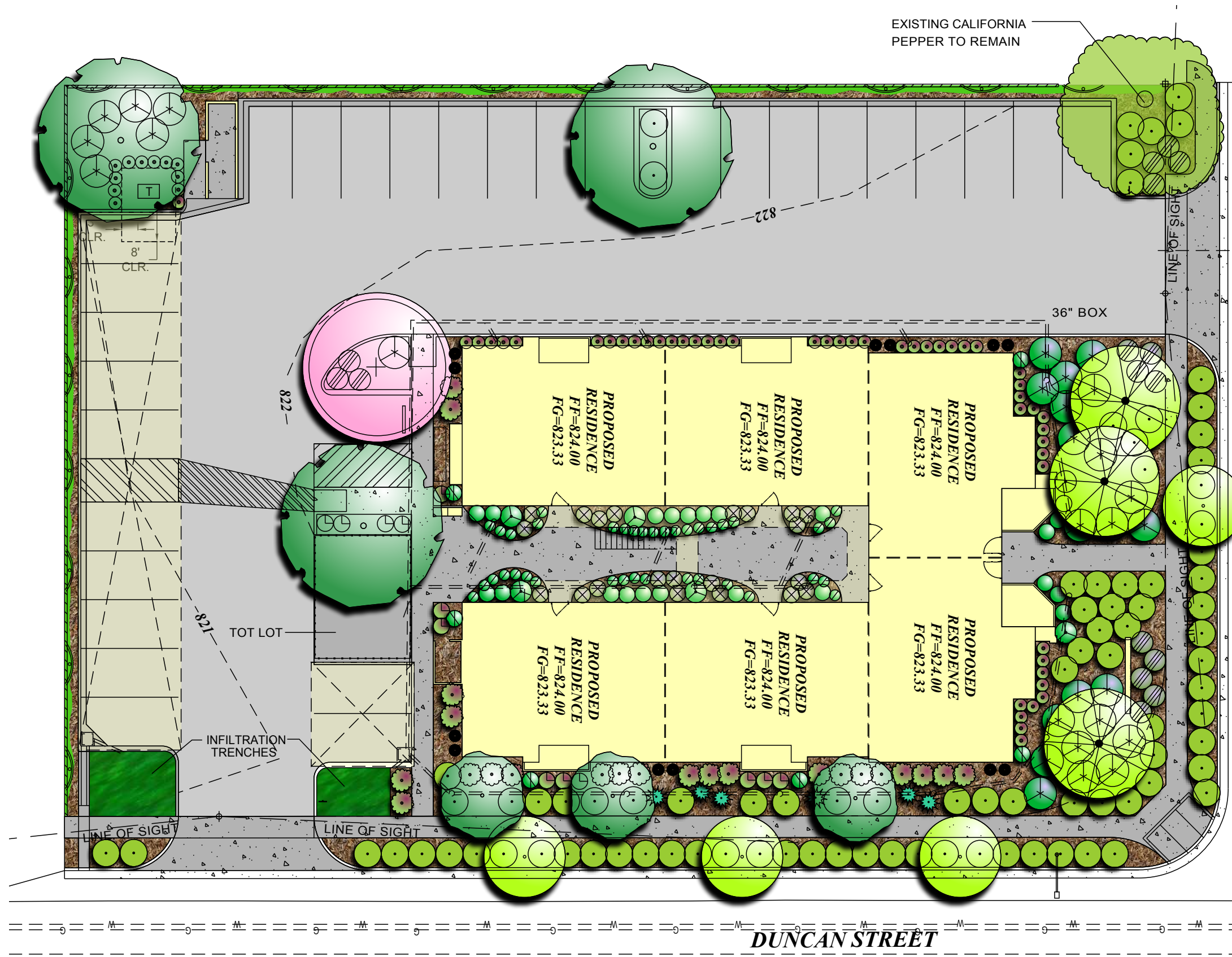
LOBANA ENGINEERING INC.
2885-G PATRIOT DRIVE
MOORPARK, CA 93021
PHONE: (805) 524-5435
CELL: (818) 203-2527
PAULLOBANA@AOL.COM

LOCAL DRAFTING BY:
BlueLine Designs
Dave W. Kugelstadt, cspc
Certified Professional Building Designer
• Design & Planning
• T-24 Energy
• CAD Drafting
• Residential/Commercial
Phone: 805-583-3100
Web: www.bluelinedesigns.net
E-mail: dwkcpd@bluelinedesigns.net
PO Box 1722
Simi Valley, CA 93062
Member: National Council of Building Design Certification
Estab. 1984

A 12-UNIT APARTMENT STUDY PLAN FOR:
Mr. Jordan Jacob
PO Box 941868, Simi Valley, Ca. 93094
760-914-3773
Site Location: 1540 Patricia Ave., Simi Valley, CA 93065 (APN- 652-0-070-065)
SITE PLAN

DRAWN: DWK
CHECKED: LOBANA
DATE: 12-DEC-2016
SCALE: 1"=10'-0"
JOB: JACOB
DRAWING NAME: 1601DS-
SHEET: 03
OF 11 SHEETS





PLANTING NOTES

1. TRANSFORMERS, BACKFLOWS, AND ALL ABOVE GRADE UTILITIES SHALL BE SCREENED WITH 15 GALLON PLANT MATERIAL PER CITY OF SIMI VALLEY DESIGN GUIDELINES.
2. IRRIGATION SHALL COMPLY WITH CITY/STATE WATER ORDINANCE.
3. THE STREET TREES, SHRUBS, AND IRRIGATION LOCATED IN THE STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY PER CITY OF SIMI VALLEY MUNICIPAL CODE 7-3.19
4. ALL PLANTING WITHIN THE VEHICULAR LINE OF SIGHT SHALL NOT BE OVER 30" IN HEIGHT.
5. THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE TREE REPORT PREPARED FOR THIS PROJECT, AND TREE MITIGATION OUTLINED THEREIN. TREE MITIGATION COST BASED ON THE ARBORIST'S REPORT BY TREES ETC., DATED MAY 17, 2016

NOTES:

1. SEE SHEET L-2 FOR PLANTING LEGEND & TREE MITIGATION FIGURES
2. SEE SHEETS L-3 & L-4 FOR PLANT PALETTE

PATRICIA AVENUE

DUNCAN STREET



SCALE: 1"=20'



JERRY JACOB
 P.O. BOX 941868
 SIMI VALLEY, CA 93065

12 UNIT APARTMENT COMPLEX
 1590 PATRICIA AVE.
 SIMI VALLEY, CA 93065

PRELIMINARY LANDSCAPE PLAN

JORDAN, GILBERT & BAIN
 LANDSCAPE ARCHITECTS, INC.
 459 NORTH VENTURA AVE., VENTURA CA 93001
 (805) 642-3641 FAX (805) 653-7874

L-1

LEGEND

SYMBOL		BOTANICAL NAME/ COMMON NAME	SIZE	QUAN	HT. & SPRED.	WUCOLS RATING	SHRUBS			
TREES		KOELREUTERIA PANICULATA GOLDEN RAIN TREE	36" BOX	3	12' X 5'	L		MAHONIA LOMARIFOLIA MAHONIA	5 GAL	14
		CHITALPA X TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	36" BOX	1	12' X 5'	L		PODOCARPUS GRACILIOR - COLUMN FERNPINE	15 GAL COLUMN	6
		GLEDTISIA TRIACANTHOS HONEY LOCUST	15 GAL 36" BOX	2 1	12' X 4'	L		BOUGAINVILLEA 'PURPLE QUEEN' DWARF BOUGAINVILLEA	5 GAL	23
		PYRUS 'ARISTOCRAT' ORNAMENTAL PEAR	24" BOX	4	8' X 3'	M		MYOPORUM P. 'PROSTRATUM' PROSTRATE MYOPORUM	1 GAL	98
		ERIOBOTRYA DEFLEXA BRONZE LOQUAT	15 GAL	3	8' X 3'	L		BEGONIA RICHMONDENSIS RICHMOND BEGONIA	1 GAL	28
								AGAVE 'BLUE FLAME' AGAVE	5 GAL	6
								HESPERALOE PARVIFOLIA RED YUCCA	5 GAL	14
								LIRIOPE MUSCARI BLUE LILY TURF	1 GAL	82
								CALLISTEMON C. 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL	34
								NANDINA 'HARBOR DWARF' DWARF HEAVENLY BAMBOO	5 GAL	34
								ASPARAGUS D. 'MEYERS' FOXTAIL FERN	1 GAL	18
								CEANOTHUS G. 'ANCHOR BAY' CALIFORNIA LILAC	1 GAL	29
								LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL VINE	18
								3" LAYER OF MULCH		
								S&S SEEDS 'NATIVE BIOFILTRATION' SOD		

TREE MITIGATION VALUES

36" BOX	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	3 TOTAL @ \$650 =	\$1,950
36" BOX	CHITALPA 'PINK DAWN' PINK DAWN CHITALPA	2 TOTAL @ \$650 =	\$1,300
TOTAL			\$3,250

NOTE:
1. THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE TREE REPORT PREPARED FOR THIS PROJECT, AND TREE MITIGATION OUTLINED THEREIN. TREE MITIGATION COST BASED ON THE ARBORIST'S REPORT BY TREES ETC., DATED MAY 17, 2016

JERRY JACOB
P.O. BOX 941868
SIMI VALLEY, CA 93065

12 UNIT APARTMENT COMPLEX
1590 PATRICIA AVE.
SIMI VALLEY, CA 93065

PRELIMINARY PLANTING LEGEND

JORDAN, GILBERT & BAIN
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KOELREUTERIA PANICULATA



CHITALPA 'PINK DAWN'



PYRUS C. 'ARISTOCRAT'



ERIBOTRYA DEFLEXA



GLEDITSIA TRIACANTHOS



MYOPORUM 'PROSTRATUM'



BEGONIA RICHMONDENSIS



ASPARAGUS 'MEYERS'

JERRY JACOB
P.O. BOX 941868
SIMI VALLEY, CA 93065

12 UNIT APARTMENT COMPLEX
1590 PATRICIA AVE.
SIMI VALLEY, CA 93065
PRELIMINARY PLANTING PALETTE

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