



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, AUGUST 8, 2017, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

| | |
|----------------------|----------------------------------|
| NC #2 Chair | Richard Grossman |
| NC #2 Chair | Corey Marshall |
| NC #2 Secretary | Kimmy Tharpe |
| NC Coordinator | Emily Habib |
| City Council Liaison | Council Member Dee Dee Cavanaugh |

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. HOPE: Animal Assisted Crisis Response - Support for people affected by personal crises and natural disasters
7. New Business
 - a. A request to construct a two-story, six unit apartment complex at 1837 Hubbard Avenue
 - b. A request to construct a three-story, 28 unit senior housing apartment complex at 1424 Patricia Avenue
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: SPECIAL MEETING DATE - Wednesday, September 13, 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

Vice Chair Corey Marshall called the meeting to order at 7:32 p.m. Secretary Kimmy Tharpe confirmed that a quorum was present.

| | | | |
|-------------------|---|--------------------------------|---|
| Rachel Donley | P | Medhat Beshai | E |
| Lesley Greenfield | P | Jim Clement | P |
| Sara Rosario | P | Rick Grossman | E |
| Steve Tcherchian | A | Corey Marshall | P |
| Jayesh Patel | P | Dan McBride | P |
| Jan Smith | P | Kimmy Tharpe | P |
| Shawna Smith | A | 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 May 9, 2017 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. Coastal Cleanup Day

Kay Allen, Environmental Compliance Program Coordinator with the City of Simi Valley, gave a presentation on the California Coastal Commission's Coastal Cleanup Day. The event began in Oregon in 1984 with one person convincing their neighbors to get together and clean up their local beach. It has since grown into an international event whose purpose is to clean up the garbage along the coast and inland waterways to protect sea life and improve water quality.

This event is held every year on the third Saturday in September. This year's event will be on September 16, from 9:00 a.m. to noon. Volunteers will meet at the Rancho Simi Community Park at the corner of Royal Avenue and Erringer Road. The cleanup activities will take place along the Arroyo Simi between First Street and Sycamore Drive. Assistance from the Neighborhood Councils is being sought in order to promote the event and get more volunteers.

7. New Business: None

8. Neighborhood Council Coordinator's Report

Emily Habib discussed the current recruitment, noting that Neighborhood Council #2 has six openings and had received nine applications.

9. Executive Board Comments

Lesley Greenfield and Jayesh Patel reported on the awarding of funds to local nonprofits by the Community Projects Grant Committee. They stated that it was a very rewarding experience to sit on the committee as Neighborhood Council representatives. There was \$150,000 to be distributed and 12 of the 34 organizations that applied received some funding.

Ms. Greenfield also informed the Executive Board about an upcoming open house at Bottle Village on Sunday, July 16. Kimmy Tharpe discussed the upcoming Relay For Life, which she will be taking part in. It will take place on October 21 and 22, 2017 at the Simi Valley Town Center. Jan Smith noted that the Simi Valley Historical Society is raising funds to move the last house from the original Colony of Simi Valley to Strathern Historical Park.

Sara Rosario updated the Executive Board about the Neighborhood Council float being built for the upcoming Simi Valley Days Parade. The parade committee chose to build a float based upon the house in the movie "Up" as its interpretation of the parade theme of "Up, Up and Away". Parade committee members may be approaching Executive Board members for help in soliciting donations or in building the float.

Dan McBride again brought up the subject of Agenda 21 which is a non-binding, voluntarily implemented action plan of the United Nations with regard to sustainable development. He requested that he make a presentation to the Neighborhood Councils to educate them on the subject. Emily Habib informed him that Agenda 21 was not within the purview of the Neighborhood Councils, so such a presentation was not possible.

10. Adjournment: Tuesday August 8, 2017, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:25 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-1049
 Neighborhood Council No. 2
 Tentative Planning Commission Meeting Date..... August 23, 2017
 Tentative City Council Meeting Date N.A.
 Case Planner Vern Umetsu

Request:

Approve a Planned Development Permit to build a two story, six-unit apartment building.

Applicant:

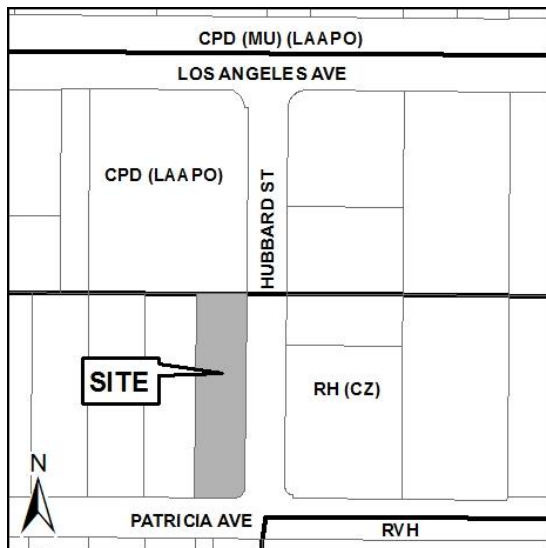
Scott Peters
 30001 Triunfo Drive
 Agoura Hills, CA 91301
 (818) 645-2999

General Plan/Zoning:

High Density Residential / RH(CZ) [Residential High Density (Conditional Zoning to not exceed 20 units per acre without a General Plan Amendment)]

Location:

1837 Hubbard Street

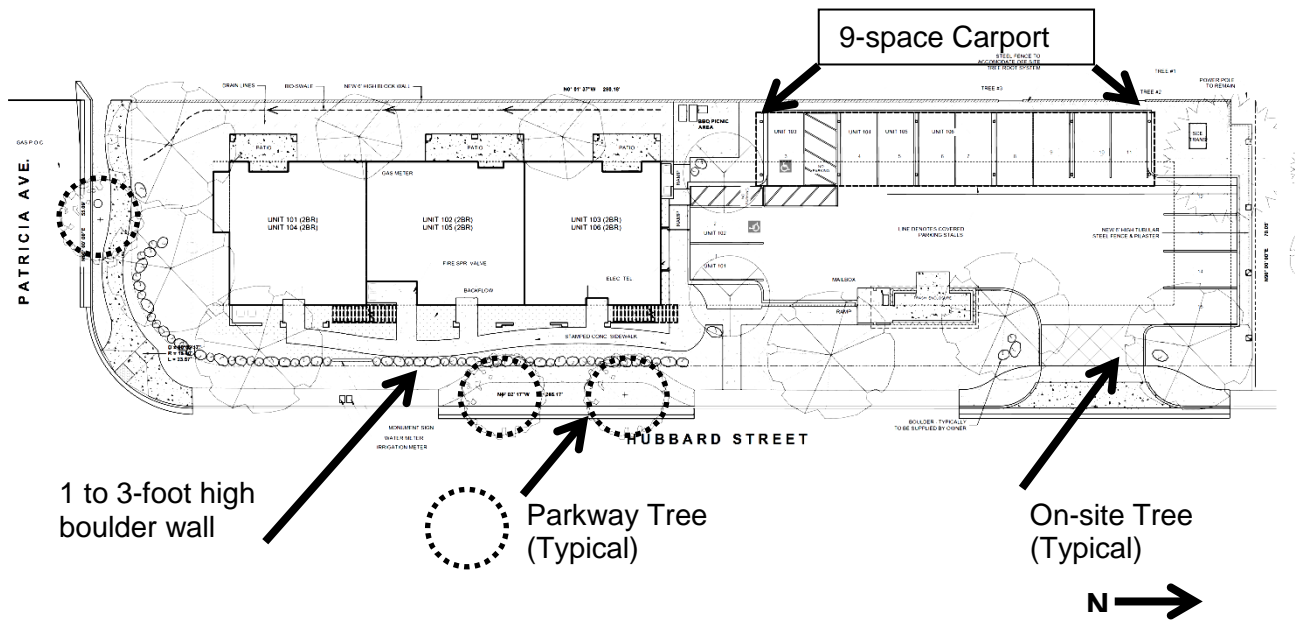


Neighborhood Council Project Overview for PD-S-1049

I. Project Description

A Planned Development Permit to build a new, two-story apartment building with six-residences. The project is proposed on a 0.450-acre (19,585 sq. ft.) vacant lot that previously had one house. The applicant will dedicate five feet of right-of-way width along both Patricia Avenue and Hubbard Streets, and will provide street curbs, parkway sidewalks, and landscaping.

The six apartments would be one-story flats, with three units on the first floor and three units on the second floor. Each unit will have two bedrooms in 1,201 to 1,273 square feet, at least one covered carport parking space, and one uncovered parking space or a second covered parking space. The facility will also have a common a barbecue area and three guest parking spaces.



II. Project Design

After five-foot right-of-way dedications on Patricia Avenue and Hubbard Street, the proposed project site would be narrow and long, being 65 feet wide by 280 feet long. The regulatory “Front” of the lot faces Patricia Avenue. However, the project is designed with the driveway and pedestrian entries facing Hubbard Street. This is shown on the Site Plan above. The proposed building is set back 20 to 24 feet on Patricia Avenue and 10-15 feet from Hubbard Street. Applicant will plant 36-inch box sized trees along the property’s street frontage, and 24-inch box sized trees in the parkway between the street curb and sidewalk. Medium stature trees are proposed at the driveway entry, in the parking lot, and on the east of the building.

The site is raised above the street from one-foot on the north to three feet on the south (toward Patricia Avenue), to remove the building from the flood plain. This grade difference from the street is made up by a terrace wall of natural boulders, which will be detailed with drought-tolerant landscaping such as oak trees and ground cover; to reflect the Simi hills surrounding the City.

Neighborhood Council Project Overview for PD-S-1049

The proposed building is articulated by entry structures and wall off-sets. The building reflects Spanish Revival architecture with stucco walls, arched openings, wrought iron and tile accents, decorative railings, curved roof soffits where the wall joins the roof, and curved roof tiles. In the Reduced Exhibits, Sheet A6 shows the project with trees and Sheet A7 shows the project without trees.



Southeast Elevation With Trees at 5 Years After Planting



North Elevation



South (Patricia Avenue) Elevation



West Elevation

2 WEST REAR ELEVATION



East (Hubbard Street) Elevation

Neighborhood Council Project Overview for PD-S-1049

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(CZ) [Residential High Density (Conditional Zoning to not exceed 20 units per acre without a General Plan Amendment)] | Vacant |
| North: | General Commercial | CPD(LAAPO) [Commercial Planned Development (Los Angeles Avenue Planning Overlay)] | A12 foot wide alley then the back of a 14 to 20-foot high retail building |
| South: | Residential High Density | RH(CZ) | Patricia Avenue then two-story multi-family townhouse condominiums |
| East: | Residential Very High Density | RH(CZ) | Hubbard Street then a one-story house |
| West: | Residential Very High Density | RVH(CZ) [Residential High Density (Conditional Zoning to not exceed 20 units per acre without a General Plan Amendment)] | One-story house |

The project would be compatible with its surroundings in that:

1. The proposed building provides substantial articulation and design detailing to meet the Residential Design Guidelines, as discussed in Project Description and Project Design above, and shown in the attached project exhibits;
2. The proposed two-story high building has the same scale as the two-story townhouses to the south;

Neighborhood Council Project Overview for PD-S-1049

3. The proposed building is set back 8 to 15 feet from the house on the east, which will include a new six-foot high masonry wall and two trees for project separation and to soften the building; and
4. The proposed project would provide parkway sidewalks and a barrier-free corner ramp along Patricia Avenue; and plant 36-inch box, medium stature trees along the site frontages of Patricia Avenue and Hubbard Street and 24-inch box trees in the parkways along both streets, as discussed in Project Description.

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 the City and its consultant.

VI. Exhibits

Project exhibits are attached.

FINISH MATERIAL LEGEND

| | |
|------------|---|
| R-1 | ROOF MANUFACTURER : BORAL ROOFING, US TILE STYLE: ONE-PIECE "S" TILE, CLAY TILE COLOR BLEND: CORONA DE ORO BLEND 10% CHAPARRAL BLEND 70% JAVA BLEND 20% |
| B-1 | BODY MANUFACTURER : SHAMROCK STUCCO PRODUCT NAME : 580 BUCKSKIN B-200 |
| T-1 | TRIM 1 MANUFACTURER : SHAMROCK STUCCO PRODUCT NAME : 197 STONEHENGE B-200 |
| P-1 | DOORS & GUARDRAILS MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6349 PENNYWISE |
| P-2 | W.I. FENCE MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6258 TRICORN BLACK |

SHERWIN WILLIAMS REPRESENTATIVE
CHRIS BAIR TEL : (805) 657-5756
EMAIL : swrep4013@sherwin.COM

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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ARROYO VIEW APARTMENTS
1837 HUBBARD ST. SIMI VALLEY, CA 93065
1613
SCOTT PETERS

PC HEARING 8. 23. 2017

| No. | REVISION | DATE |
|-----|----------|------|
| | | |

ELEVATION ARTWORK

PROJECT NO: 1613
DATE: 07.25.2017
DRAWN: GP
CHECKED: GJP

A8

SCALE 1/8" = 1'-0"



SOUTHEAST ELEVATION ALONG PATRICIA AVE. & HUBBARD ST.



SOUTH ELEVATION ALONG PATRICIA AVE.



EAST NORTH ELEVATION ALONG HUBBARD ST.



EAST ELEVATION (FRONT VIEW)

ARROYO VIEW APARTMENTS
1837 HUBBARD ST. SIMI VALLEY, CA 93065
1613

SCOTT PETERS

PC HEARING 8. 23. 2017

| No. | REVISION | DATE |
|-------------|------------|------|
| | | |
| RENDERINGS | | |
| PROJECT NO: | 1613 | |
| DATE: | 07.25.2017 | |
| DRAWN: | AA, GP, MP | |
| CHECKED: | GJP | |
| A7 | | |
| SCALE | | |



SOUTHEAST ELEVATION ALONG PATRICIA AVE. & HUBBARD ST.



SOUTH ELEVATION ALONG PATRICIA AVE.



EAST NORTH ELEVATION ALONG HUBBARD ST.



EAST ELEVATION (FRONT VIEW)

ARROYO VIEW APARTMENTS
1837 HUBBARD ST. SIMI VALLEY, CA 93065

1613

SCOTT PETERS

PC HEARING 8. 23. 2017

| No. | REVISION | DATE |
|-------------|------------|------|
| RENDERINGS | | |
| PROJECT NO: | 1613 | |
| DATE: | 07.25.2017 | |
| DRAWN: | AA,GP,MP | |
| CHECKED: | G,JP | |
| A6 | | |
| SCALE | | |



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-1046
 Neighborhood Council No. 2
 Tentative Planning Commission Meeting Date..... September 6, 2017
 Tentative City Council Meeting Date N/A
 Case Planner Cynthia Sabatini

Request:

Approve the construction of a new, three-story 28-unit senior housing apartment complex (PD-S-1046).

Applicant:

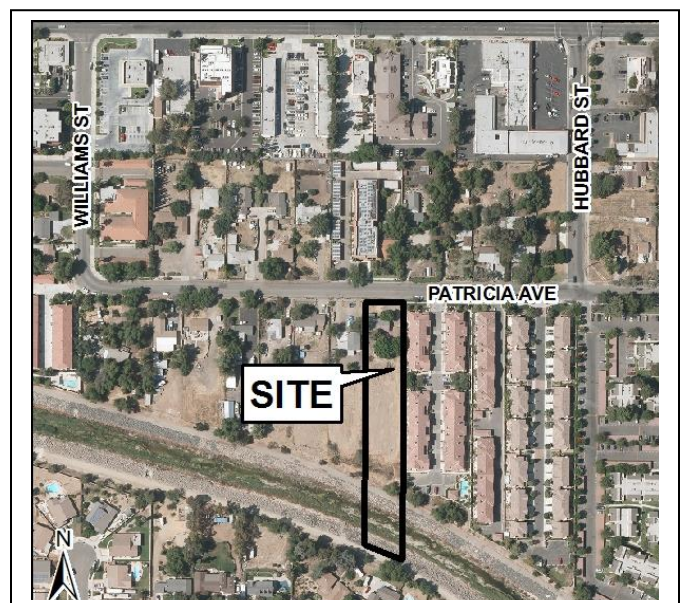
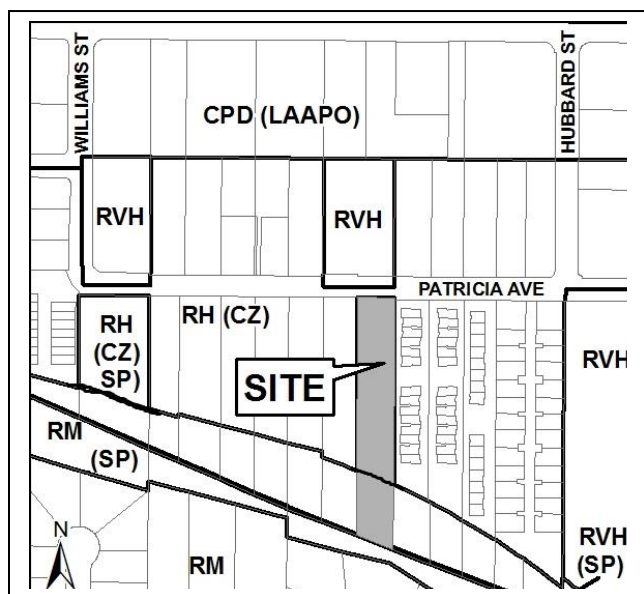
Farshid “Fabio” Malek
 4733 Torrance Boulevard, #688
 Torrance, CA 90503

General Plan/Zoning:

Residential High Density/RH (CZ) (Residential High Density with Conditional Zoning for 20 units per acre limit without a General Plan Amendment)

Location:

1424 Patricia Avenue

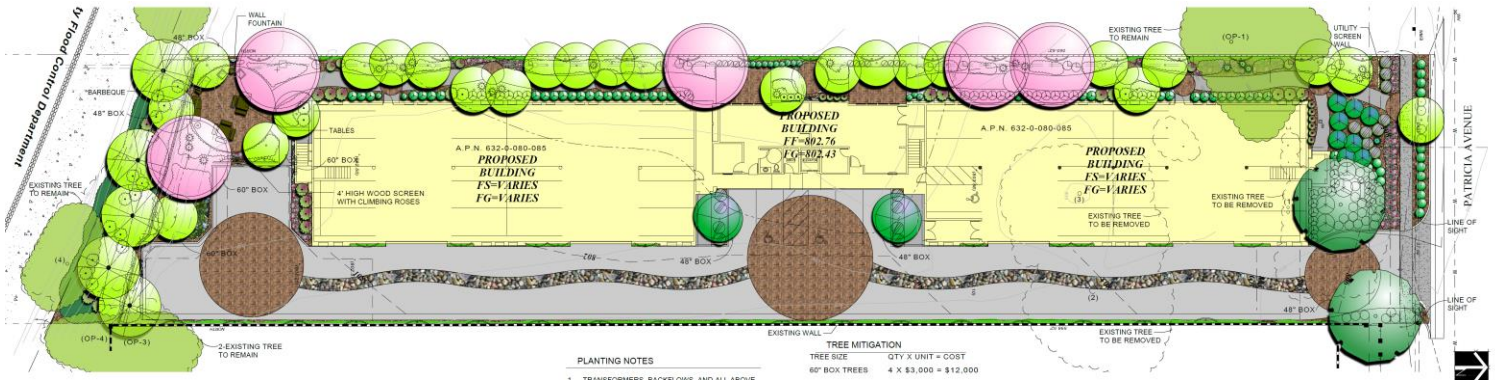


Neighborhood Council Project Overview for PD-S-1046

I. Project Description

The applicant, Fabio Malek, requests approval of a Planned Development Permit to construct a three-story, 28-unit Senior Housing apartment complex on a 1.17-acre site. The project would have 20 one bedroom apartments and eight (8) two bedroom apartments, with a common area community room, and under-building parking. The total of 28 apartments includes the 20% density bonus granted by State law for senior (age 55 and older) housing projects.

Area improvements and land dedications that will be part of the project include moving the existing overhead utilities underground, and dedication of a new sidewalk, curb and gutter and parkway along Patricia Avenue and a dedication of land that is within the Arroyo Simi to the Ventura County Watershed Protection District.



Conceptual Landscape Plan

Site improvements for 28-unit apartment complex include 31 covered parking spaces for residents, as well as five uncovered spaces for guests. This exceeds the City's minimum requirement of one covered parking space per dwelling unit. The project site also includes 20% landscape coverage, with decorative paving in driveways and parking areas. The project will provide common area amenities such as a community room and exercise room with connections to outdoor patios, a shared area kitchen and laundry, and an on-site manager's office.

II. Project Design

The proposed project is made up of one three-story building, where the first floor area of the northern and southern sections of the building will be used for parking, arranged around a central common area that includes recreation rooms and outdoor gathering spaces, with two floors of senior apartments above. The exterior of the building contains Spanish revival features. Exterior materials include concrete "S"-tile roofing, tan and off-white stucco walls and trim, stacked stone projections and bronze-finished metal elements. Light fixtures on the buildings and walkways will also have bronzed-metal housings. The front of the building, facing Patricia Avenue, includes a roofed entry, and the driveway includes patterned concrete insets. The attached exhibits include plans for all three stories, as well as building elevations and renderings.

Neighborhood Council Project Overview for PD-S-1046



Front elevation view of proposed building from Patricia Avenue



Rendering of building as seen from Patricia Avenue

Neighborhood Council Project Overview for PD-S-1046

III. Project Compatibility

The project site is surrounded by the land use designations and current development as described in the table below:

| | General Plan | Zoning | Current Land Use |
|--------------|--|--|---|
| Subject Site | Residential, High Density (10.1-20 du/ac) | RH (CZ) [Residential High, Conditional zoning for 20 du/ac] | One single-story residence |
| North | Residential, Very High Density (20.1-35 du/ac) | RVH (Residential Very High) | Patricia Avenue, 3-story apartment complex, single story house |
| South | Water Body | RH (SP) (CZ) Residential High, Arroyo Simi Greenway Specific Plan, Conditional Zoning] | Arroyo Simi, with single-story houses 100 feet to the south of the Arroyo |
| East | Residential, High Density (10.1-20 du/ac) | RH (CZ) [Residential High, Conditional zoning for 20 du/ac] | 2-story condominium development |
| West | Residential, High Density (10.1-20 du/ac) | RH (CZ) [Residential High, Conditional zoning for 20 du/ac] | One single-story residence, potential application for 3-story multi-family building |

The City Traffic Engineer has determined that no traffic study is required for the project, since the use would generate 14 trips in the AM peak hour (3 in, 11 out) and 17 trips in the PM peak hour (11 in, 6 out). The nearby intersection at Hubbard Street and Los Angeles Avenue is operating at Level of Service (LOS) A, and that it would continue to operate at LOS A following the project and with General Plan buildout.. The project improvements of curb, gutter and sidewalk will increase the walkability of this area of Patricia Avenue.

The project is compatible with the neighborhood in that it is located adjacent to existing multi-family buildings to the east and across Patricia Avenue to the north, and is of a design and size that is consistent with the zoning and General Plan, as well as the Citywide Design Guidelines.

- The applicant has entered into an agreement with the owner of the multi-family building to the east that they will share maintenance the six-foot tall, decorative property line wall, and will install a matching wall on the west property line.
- The appearance and materials of the proposed building is similar to other recent multi-family projects in the neighborhood.
- The project will be visible from the Arroyo Simi Greenway, and the applicant has taken care to ensure that the development includes substantial landscaping and architectural design elements that will present a pleasant view from the Arroyo Simi Greenway trail.

Neighborhood Council Project Overview for PD-S-1046

The proposed property line fences, architectural design, and consistency with adjacent land uses, combined with adequate on-site parking and lack of significant traffic impacts indicate that the proposed project will be compatible with the current and future neighborhood buildings and residents.

IV. Issues

Staff review is on-going. Building setback, parking, landscape standards and senior housing required standards have been met. The site has been determined to be feasible for construction of the project by the Public Works Development Engineering division, and by regulatory County agencies..

V. Environmental Review

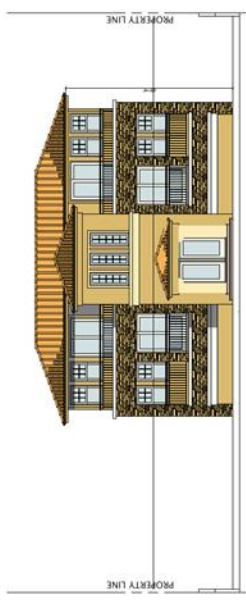
The proposed project meets the findings to prepare an Infill Exemption (Categorical Exemption Class 32) under the California Environmental Quality Act (CEQA) Guidelines.

VI. Exhibits

Project exhibits are attached.

PD-S-1046

Reduced Plans and Elevations



FRONT ELEVATION - NORTH PATRICIA AVENUE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION - EAST SOUTHWEST HALF OF ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION - EAST SOUTHWEST HALF OF ELEVATION
SCALE 1/8" = 1'-0"

- TYPICAL EXTERIOR MATERIALS:**
- PAINTED CONCRETE
 - PAINTED BRICK
 - PAINTED STUCCO
 - PAINTED TERRAZZO
 - PAINTED TERRAZZO WITH COLORED SAND
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE AND METALLIC GLAZING
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE AND METALLIC GLAZING AND ALUMINUM
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE AND METALLIC GLAZING AND ALUMINUM AND STAINLESS STEEL
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE AND METALLIC GLAZING AND ALUMINUM AND STAINLESS STEEL AND GLASS
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE AND METALLIC GLAZING AND ALUMINUM AND STAINLESS STEEL AND GLASS AND COLORED GLASS
 - PAINTED TERRAZZO WITH COLORED SAND AND GRANITE AND METALLIC GLAZING AND ALUMINUM AND STAINLESS STEEL AND GLASS AND COLORED GLASS AND PRECAST CONCRETE TERRAZZO

East Facing Elevation showing garage entry points and front elevation on upper right



Rendering showing garage entry points



- TYPICAL EXTERIOR MATERIALS:**
- 1. INTERIOR PAINT AND FINISHES
 - 2. GUTTER
 - 3. SLOPE FINISH
 - 4. LIGHT TONE STUCCO
 - 5. HOUSING-RELATED ROOFING
 - 6. BRICK
 - 7. STONE
 - 8. LIGHT TONE STUCCO
 - 9. DARK TONE STUCCO
 - 10. GUTTER
 - 11. INTERIOR PAINT AND FINISHES
 - 12. EXTERIOR GUMMI PLASTER
 - 13. EXTERIOR GUMMI PLASTER
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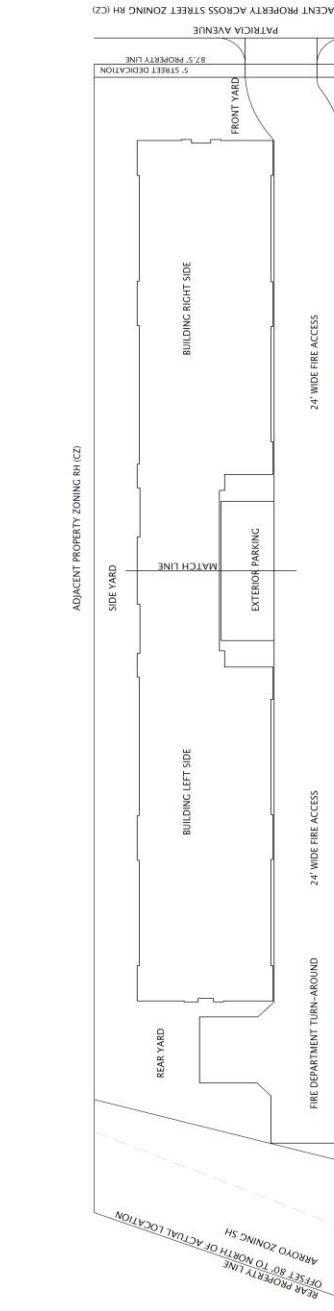
West Facing Elevation and rear elevation on upper right



Rendering of West Facing Elevation

PROJECT INFORMATION LIST

- CURRENT ZONING OF SUBJECT PROPERTY IS: RH (CZ)
- CURRENT ZONING OF ADJACENT PROPERTIES IS: RH (CZ) ADJACENT AND RH ACROSS PATRICIA AVE
- CURRENT GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY IS: HD-HIGH DENSITY
- CURRENT GENERAL PLAN DESIGNATION OF ADJACENT PROPERTIES IS: HD-HIGH DENSITY
- GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY IS: HD-HIGH DENSITY
- PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY IS: HD-HIGH DENSITY
- PROPERTIES IS: RH (CZ) FOR SUBJECT PROPERTY.
- GROSS LOT AREA: 1.081 ACRES, 47,691.88 S.F.
- NET LOT AREA AFTER STREET DEDICATION 1.071 ACRES, 46,654.38 S.F.
- EXISTING PERCENT OF BUILDING COVERAGE: 0.53 PROPOSED PERCENT OF BUILDING COVERAGE: 25.02%
- EXISTING PERCENT OF LANDSCAPED AREAS: GROSS LOT: 0% NET LOT: 0%
- EXISTING PERCENT OF LANDSCAPED AREAS: GROSS LOT: 20.11% NET LOT: 20.20%
- PROPOSED PERCENT OF LANDSCAPED AREAS: GROSS LOT: 20.11% NET LOT: 20.20%
- PROPOSED PERCENT OF LANDSCAPED AREAS: GROSS LOT: 0% NET LOT: 0%
- EXISTING AND PROPOSED PERCENT OF PAVED SURFACES:
- EXISTING: 1.5% (ASPHALT DRIVEWAY) PROPOSED: 13.41 S.F. 28.48%
- EXISTING AND PROPOSED PERMIEABLE PAVING OR SPECIAL DRAINAGE STRUCTURES: 0.3 S.F. OF EXISTING PERVIOUS PAVING, UP TO 2842 S.F. OF NEW PERVIOUS PAVING, SEE CIVIL DRAWINGS FOR SPECIAL STRUCTURES.
- SEE CIVIL DRAWINGS FOR ALL FEMA FLOOD ZONE INFORMATION.
- PARKING ON SITE PLAN: COVERED SPACES: 31, UNCOVERED SPACES: 5, INCLUDES ACCESSIBLE SPACES, EXISTING AND REQUIRED LOADING ZONES: NOT APPLICABLE
- ACCESSIBLE PARKING SPACES PER CCR TITLE 24, STANDARDS: 1 VAN ACCESSIBLE SPACE REQUIRED AND 1 VAN ACCESSIBLE SPACE REQUIRED AND 1 VAN ACCESSIBLE SPACE AND 2 ADDITIONAL STANDARD ACCESSIBLE PARKING SPACES.
- TOTAL OF 3 ACCESSIBLE PARKING.
- BI-CYCLE PARKING SPACES AND RACKS: NOT APPLICABLE.
- GENERAL PLAN DESIGNATED STREETS, TRAILS AND OTHER MAPPED ITEMS: SITE PLAN AND SURVEY.



UNIT COUNT:

- 2 BEDROOM & 2 BATH
- 1 COVERED SPACE / 1 BEDROOM UNIT
- 1 COVERED SPACE / 1 BEDROOM UNIT

COMMON AMENITIES:

- ENTRANCE ROOM: 452 S.F.
- LAUNDRY ROOM
- LAUNDRY ROOM, RESTROOM
- COMMUNITY ROOM: 1105 S.F.
- 1 VAN ACCESSIBLE

PARKING COUNT:

- COVERED SPACES: 31
- UNCOVERED SPACES: 5
- TOTAL PARKING SPACES: 36
- 1 VAN ACCESSIBLE
- 1 VAN ACCESSIBLE

BUILDING SQUARE FOOTAGE

- GARAGES: 11,390.02 S.F.
- COMMON AREAS: 2,228.58 S.F.
- 2 BEDROOM UNITS
- TOTAL BUILDING AREA: 13,618.60 S.F.

FIRE DEPARTMENT NOTES

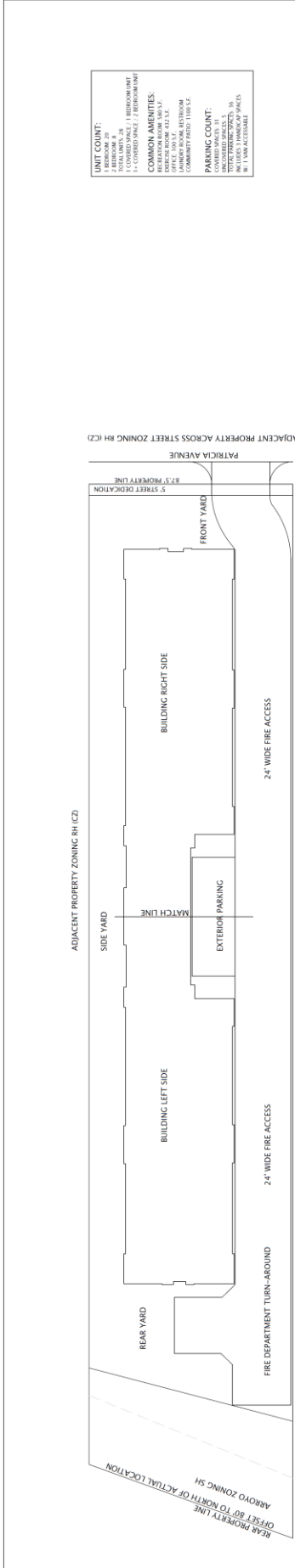
- 24 HOUR ACCESS OR REMOVAL OF ROAD
- BUILDING SHALL BE PROVIDED WITH 24 HOUR ACCESS OR REMOVAL OF ROAD
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- 24 HOUR ACCESS OR REMOVAL OF ROAD SHALL BE PROVIDED WITH 24 HOUR ACCESS OR REMOVAL OF ROAD

PLANNING NOTES:

- LANDSCAPING UTILITIES SHALL BE PROVIDED FOR THE PROJECT PER SIMI VALLEY MUNICIPAL CODE SECTION 9-10.000
- THE PROJECT SHALL COMPLY WITH SIMI VALLEY MUNICIPAL CODE SECTION 9-10.000
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BLAKE STEPHENS AIA, LEED A.P., NCDIO
28191 WOODCOCK DRIVE, LAGUNA HILLS, CA 92657

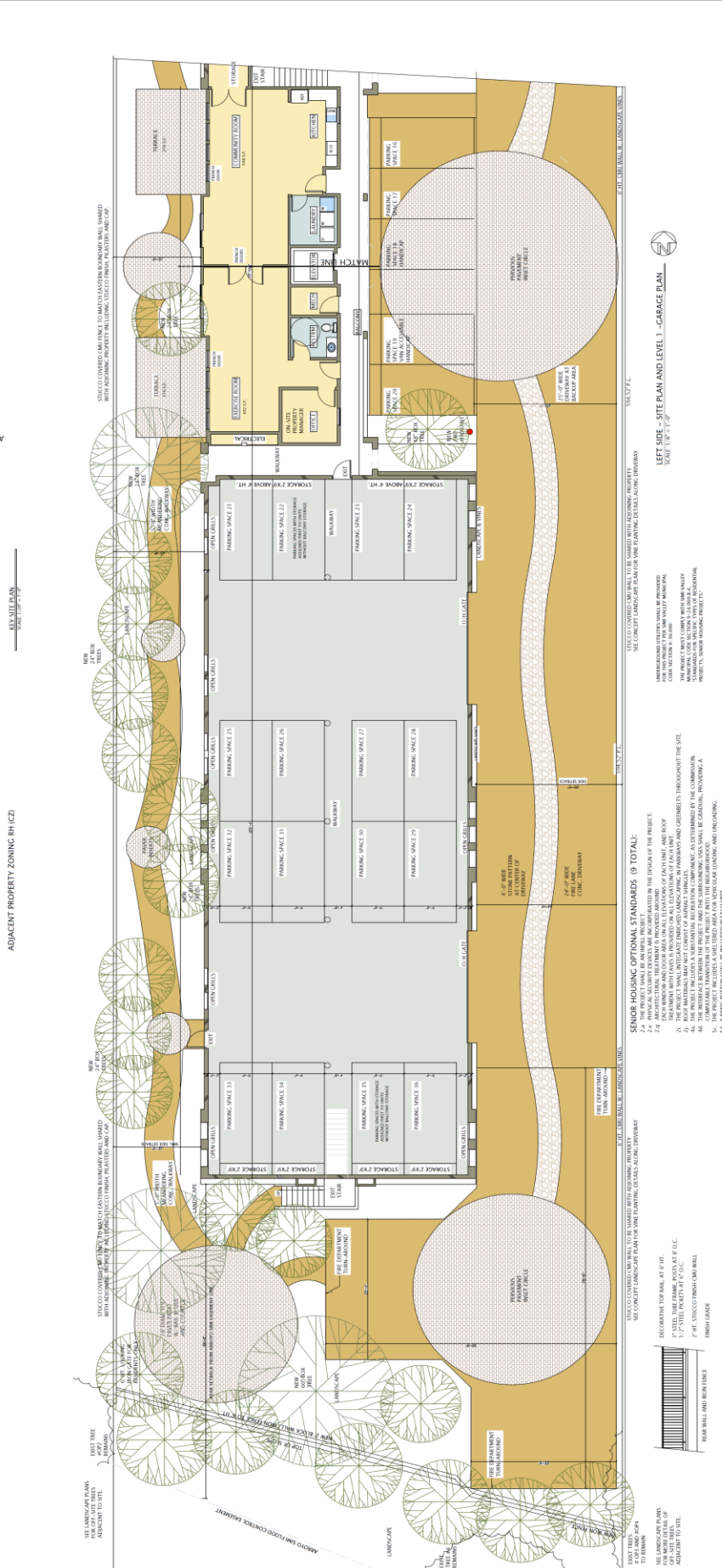
RIGHT SIDE - SITE PLAN AND LEVEL 1 - GARAGE PLAN
SCALE: 1/8\"/>



UNIT COUNT:
 28 UNITS
 1 COVERED SPACE 1 REBORNMENT
 1 COVERED SPACE 2 REBORNMENT
 1 COVERED SPACE 3 REBORNMENT

COMMON AMENITIES:
 RECREATION ROOM 1805 S.F.
 OFFICE 1805 S.F.
 COMMUNITY ROOM 1805 S.F.
 COMMUNITY ROOM 1805 S.F.

PARKING COUNT:
 UNCOVERED SPACES 36
 IN-TERRAZZO SPACES 36
 IN-TERRAZZO SPACES 36



SENIOR HOUSING OPTIONAL STANDARDS (9 TOTAL):

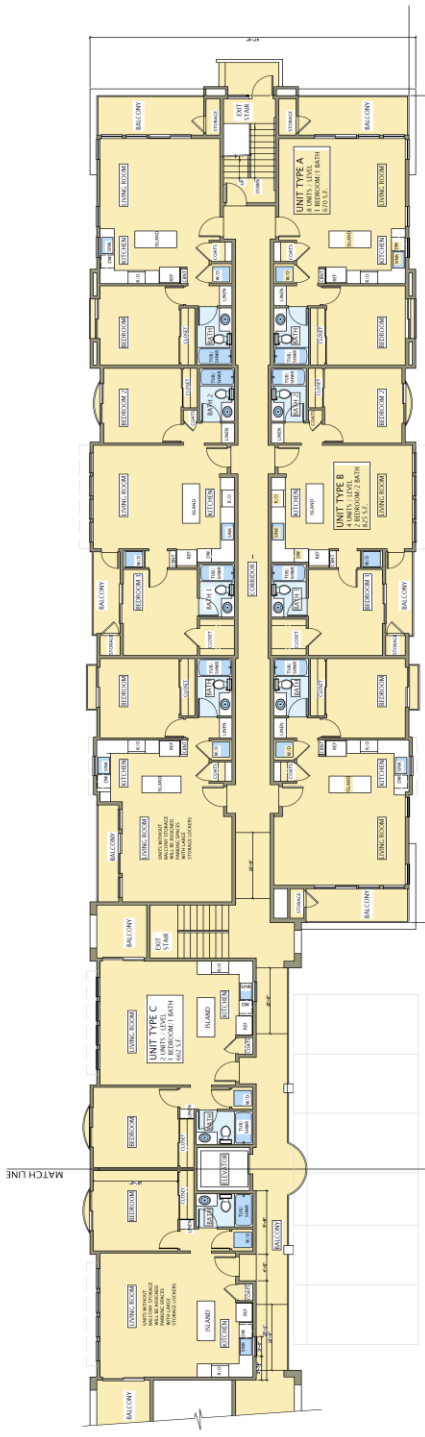
- 2.4 PHYSICAL SECURITY FEATURES ARE INCORPORATED BY THE DESIGN OF THE PROJECT.
- 2.5 EACH UNIT AND COMMON AREA SHALL HAVE AN ALTERNATE ENTRY AND EXIT.
- 2.6 THE PROJECT SHALL INCLUDE ENCLOSED LANDSCAPING IN PARKWAYS AND COURTYARDS THROUGHOUT THE SITE.
- 2.7 THE PROJECT SHALL INCLUDE ENCLOSED LANDSCAPING IN PARKWAYS AND COURTYARDS THROUGHOUT THE SITE.
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- 2.12 THE PROJECT SHALL INCLUDE ENCLOSED LANDSCAPING IN PARKWAYS AND COURTYARDS THROUGHOUT THE SITE.

SENIOR HOUSING OPTIONAL STANDARDS (9 TOTAL):

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UNIT COUNT - 2ND LEVEL:
 2 BEDROOM 4
 2 UNIT AMENITIES:
 1. UNIT TYPE A: 1053 S.F.
 2. UNIT TYPE B: 1243 S.F.
 3. UNIT TYPE C: 1453 S.F.
 4. STAIRS
 5. UTILITY ROOMS
 6. COMMON AREAS
 7. BALCONIES AND PATIOS
 8. STAIRS
 9. STAIRS
 10. STAIRS
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 100. STAIRS

LEVEL 2 - FLOOR PLAN - EAST
 RIGHT HALF OF PLAN
 SCALE: 1/8" = 1'-0"

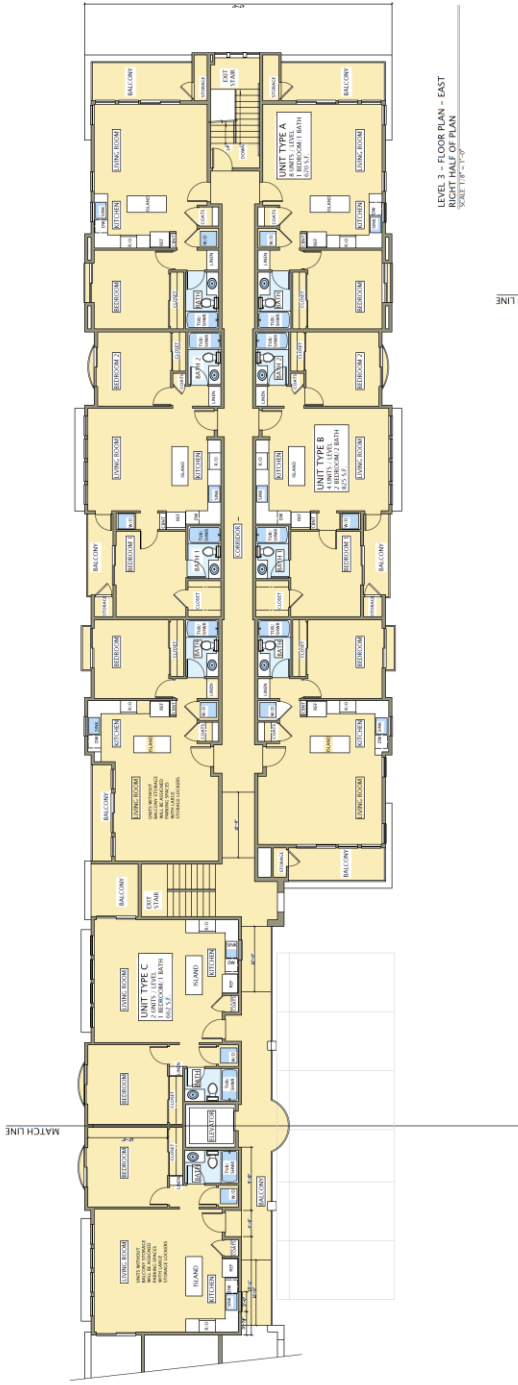


LEVEL 2 - FLOOR PLAN - WEST
 LEFT HALF OF PLAN
 SCALE: 1/8" = 1'-0"



BLAKE STEPHENS AIA, LEED A.P., NCIDQ
 28751 INDEPENDENCE AVENUE, SUITE 100, SAN ANTONIO, TEXAS 78247
 (214) 480-1000
 WWW.BLAKESTEPHENS.COM

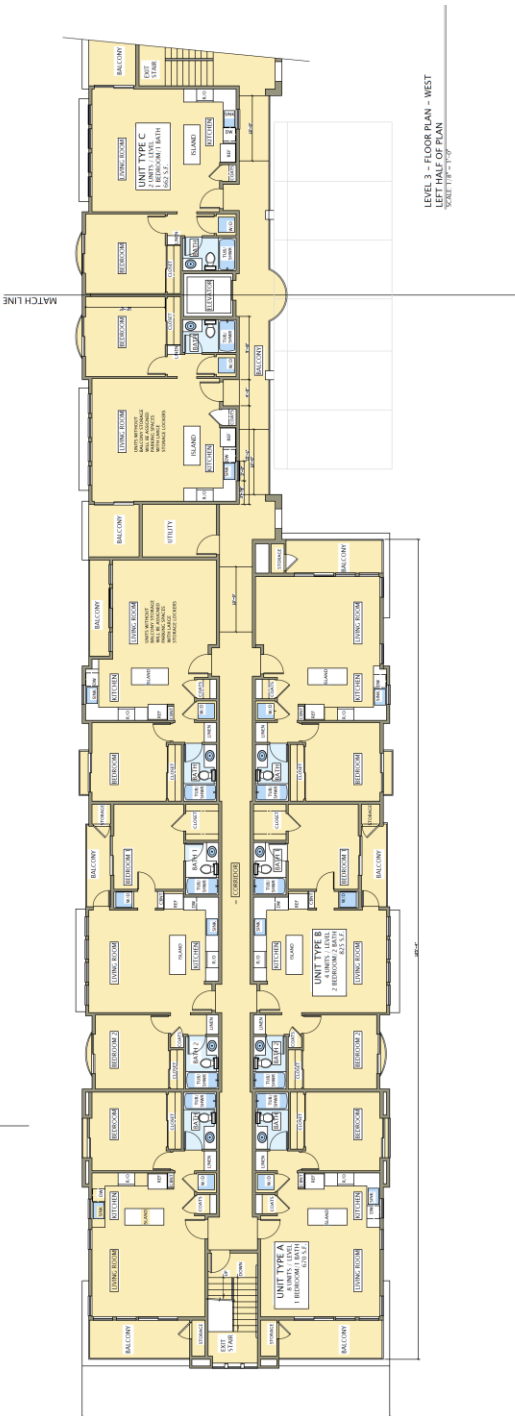
A 28 UNIT SENIOR RESIDENTIAL APARTMENT BUILDING FOR: FABIO MALEK
 1424 PATRICIA AVENUE, SIMI VALLEY, CALIFORNIA 93065



UNIT COUNT/LEVEL:
 3 BEDROOMS IN
 1 UNIT

UNIT AMENITIES:
 HARDY OPEN WALLING, FLOORING
 STAINLESS LAMINATE KITCHEN CABINETS
 STAINLESS LAMINATE BATH CABINETS
 LAMINATE BATHROOM VANITY
 LAMINATE BATHROOM WALLS
 LAMINATE BATHROOM FLOORING
 LAMINATE BATHROOM WALLS
 LAMINATE BATHROOM FLOORING

LEVEL 3 - FLOOR PLAN - EAST
 RIGHT HALF OF PLAN
 SCALE: 1/8" = 1'-0"



LEVEL 3 - FLOOR PLAN - WEST
 LEFT HALF OF PLAN
 SCALE: 1/8" = 1'-0"

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 28791 WOODCOCK DRIVE, LAGUNA HILLS, CA 92653

A-5
 08/11/17



View of proposed building from Arroyo Simi



View of entry to common area