



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, OCTOBER 13, 2020, 7:00 p.m.
ZOOM ONLINE MEETING

<https://simivalley.zoom.us/j/94315335103>

Or by Telephone: Dial US: +1 669 900 9128, Webinar ID: 943 1533 5103

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND STAY WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS, THE CITY IS NOT CONDUCTING IN-PERSON MEETINGS. TO FIND OUT HOW YOU MAY ELECTRONICALLY PARTICIPATE IN THE NEIGHBORHOOD COUNCIL MEETING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO ITEM 5 OF THIS AGENDA.

AGENDA

NC #2 Chair	Jan Smith
NC #2 Vice Chair	Benjamin L. Ramirez
NC #2 Secretary	Gina Gooding
CS Coordinator	Emily Habib
City Council Liaison	Council Member Ruth Luevanos

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 three (3) minutes per speaker.

NEW COMMENT PROCEDURE DUE TO THE COVID-19 PANDEMIC.

Public comment is the opportunity for members of the public to participate in meetings by addressing the Neighborhood Council in connection with one or more agenda or non-agenda items.



The following options allow for public participation:

- a. Watch the Neighborhood Council Meeting live online at Zoom:
<https://simivalley.zoom.us/j/94315335103>
Or listen by telephone: +1 669 900 9128, Webinar ID: 943 1533 5103 and raise hand with *9
- b. If you wish to make a comment on a specific agenda item, please sign-on via this Zoom Link: <https://simivalley.zoom.us/j/94315335103> and use the raise hand function when this agenda item is called. If you wish to make a public comment, you must be signed into the meeting and available at the time this agenda item is called.
- c. Or, if you are unable to sign-on to Zoom and wish to make a comment on a specific agenda item, please submit your comment via email by 4:00 p.m. on the day of the Neighborhood Council meeting to the Community Services Coordinator at ehabib@simivalley.org and include the Agenda Item topic and/or your comments. These emails will be provided to the Neighborhood Council prior to the meeting and made a part of the record.

6. Informational Presentations: None

7. New Business

- a. Request to modify a Conditional Use Permit for a hotel at 2585 E. Cochran Street (behind the Junkyard Cafe), including reducing the number of guest rooms from 106 to 98, modifying the building and site configuration, and increasing the building from three to four stories; and a Zone Text Amendment (Z-S-751) to reduce the parking requirements for hotels
- b. Discussion/Action on Municipal Code amendments for Single Room Occupancy (SRO) developments in Commercial Planned Development and Mixed-Use Overlay Zones

8. Community Services 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, November 10, 2020, 7:00 p.m.

/s/ _____
Yvette Moore
Administrative Officer

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Community Services 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

Chair Jan Smith called the meeting to order at 7:00 p.m. Secretary Gina Gooding confirmed that a quorum was present.

Rebecca Miller	E	Jan Smith	P
Jayesh Patel	P	Vacant	
Jeff Pollack	P	Vacant	
Lea Williams	P	Vacant	
Vacant		Vacant	
Gina Gooding	P	Vacant	
Benjamin L. Ramirez	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by Jeff Pollack and seconded by Gina Gooding to approve the March 10, 2020 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations: None

7. New Business

- a. Request to construct a six unit apartment complex on a .38 acre site located at 1740 Patricia Avenue

Questions and comments from the audience/responses from the applicant:

None.

Questions from the Executive Board and responses from the applicant:

Was an attempt made include affordable units in the project?

Yes, but the small size of the parcel made it impossible to design a financially viable project that included affordable units.

What is the approximate size of the proposed units?

The units will be between 1,500-1,600 square feet in size.

What will the approximate price of the units be?

Since the units will be rentals, the rental rate is unknown at this time.

Have they done any community outreach about the proposed project?

No community outreach was done for this particular project. However, this is the third project the applicant has done in the neighborhood and community outreach was done for the two previous projects. These projects have been well received in the community.

Are there any existing structures on the property?

Yes, there is a vacant house on the property.

Per the Development Project Overview, the applicant was to submit revised plans with City requested design changes. Has this been done?

They will be scheduling a meeting to submit the revisions in the near future.

Upon conclusion of the discussion, the following motion was made by Benjamin L. Ramirez and seconded by Jayesh Patel:

Recommend that the Planning Commission approve the request to construct a six unit apartment complex on a .38 acre site located at 1740 Patricia Avenue as presented.

Executive Board	6 Ayes	0 Noes	0 Abstentions
Audience	None		
Unincorporated Area	None		

The motion passed.

b. Election of Vice Chair

By consensus of the Executive Board, Benjamin L. Ramirez was elected Vice-Chair.

8. Community Services Coordinator's Report

Emily Habib reported that the Neighborhood Councils would be meeting via Zoom for the foreseeable future and then only when there is a development project to be reviewed.

She also gave a brief summary of the City Council meeting of August 10, 2020. The City Council appointed three interview subcommittees to conduct the upcoming recruitment interviews:

For Neighborhood Council 1: Mayor Mashburn and Council Member Cavanaugh

For Neighborhood Council 2: Mayor Pro Tem Judge and Council Member Litster

For Neighborhood Council 3: Council Member Luevanos

There are no vacancies on Neighborhood Council 4.

Also taking place at the meeting was a first reading of an ordinance for a one time reduction in term length for the incoming November 1, 2020 members from 24 to 20 months to keep the recruitment cycles every eight months.

9. Executive Board Comments: None

10. Adjournment: Tuesday, September 8, 2020, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 7:33 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No(s)..... CUP-S-744, MOD #1/ Z-S-751
Neighborhood Council No 2
Tentative Planning Commission Meeting Date..... November 4, 2020
Tentative City Council Meeting Date To be determined
Case Planner Naren Gunasekera

Request:

Approve a Modification for a Conditional Use Permit (CUP-S-744, MOD #1) to construct a hotel with a request to reduce the number of guest rooms from 106 to 98, modify the building and site configuration, and increase the building from three to four stories; and a Zone Text Amendment (Z-S-751) to reduce the parking requirements for hotels.

Applicant:

Land Developer & Associates Corporation
Daniel Singh
5950 Canoga Avenue, #500
Woodland Hills, CA 91367
(818)389-6439
dsingh@landdeveloper.net

General Plan:

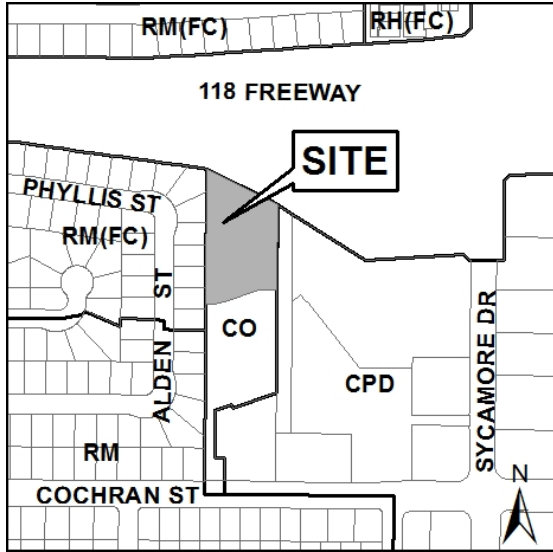
General Commercial

Zoning:

Commercial Office (CO)

Location: 2585 Cochran Street (Behind Junkyard Café)

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751



I. Project Description

The applicant, Land Developer & Associates Corporation, is requesting approval of a Modification to a Conditional Use Permit (CUP-S-744, MOD #1) to construct a hotel at 2585 Cochran Street. The original project was initially approved by the Planning Commission on December 3, 2014, and minor revisions were approved administratively on September 21, 2017 (CUP-S-744, AA #1). The site is a 1.64-acre vacant lot located at 2585 East Cochran Street behind the existing Junkyard Café restaurant.

The primary changes to the proposed hotel are listed in Table 1.

Table 1

	Previously Approved	Proposed
Number of stories:	Three stories	Four stories
Square Footage:	68,760 square feet	75,518 square feet
Height:	Main Building: 42 feet, 10 inches Bell Tower: 58 feet, 2 inches Lobby Tower: 53 feet Porte Cochere: 24 feet, 6 inches	Main Building: 51 feet, 8 inches Bell Tower: 66 feet, 8 inches Lobby Tower: 56 feet, 10 inches Porte Cochere: 27 feet
Number of Rooms:	106 rooms	98 rooms
Parking Spaces:	109 parking spaces (92 spaces in a proposed subterranean parking garage and 27 surface parking spaces)	79 parking spaces*, (all surface parking with elimination of the subterranean parking garage) *The required parking for the project per SVMC 9-34.060 is 101 spaces. The applicant is requesting a Zone Text Amendment to reduce the parking requirement for hotels citywide.

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751

Access to the site will be from Cochran Street via a private easement across 2585 Cochran Street where Junkyard Café is located. A proposed secondary emergency access will be required by the fire department along the north east side of the property through the adjoining commercial property that is located east of the site (Exhibit 1 – Site Plan).

The hotel will have a meeting room, a business center, a breakfast area and a fitness room all on the first floor for hotel guests. The guest room sizes range from 295 square feet rooms to 711 square feet suites as shown in Table 2.

Table 2

Room Type/Square Footage	Number of Rooms per Floor			
	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor
King/295 sq. ft.	4	15	15	15
King Plus/507 sq. ft.	0	1	1	1
King ADA/526 sq. ft.	0	1	1	1
King-Two Bed/506 sq. ft.	0	1	1	1
Queen/337 sq. ft.	1	11	11	11
Queen Suite/711 sq. ft.	0	2	2	2

The City Traffic Engineer has reviewed the applicant’s Trip Generation Memorandum and confirmed that the project as proposed is conformance with the conclusions of the Traffic Study prepared for the original project. The previous study determined that the project would not significantly impact the street system or the level of service (LOS) of the nearby intersections.

Zone Text Amendment:

The applicant is requesting to modify Simi Valley Municipal Code (SVMC) Section 9-34.060, Table 3-4 to reduce the vehicle spaces required for the “Hotels and Motels,” as shown in Table 3 below. The proposed change is in bold and underlined while the deleted text is struck through.

Table 3

Land Use Type	Vehicle Spaces Required
Hotels and Motels	4 <u>0.75</u> space per guest room; plus 1 space per 100 sq. ft. of eating area in restaurant/coffee shop; plus 1 space per 72 sq. ft. seating area in meeting or banquet room; plus 1 space per 3 employees on the largest shift.

The applicant provided a Parking Analysis and Study that studied the parking ratio (occupied rooms/booked rooms) for two hotels in Simi Valley on two different dates each which produced a parking ratio of 0.68.

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751

II. Project Design

The proposed hotel continues to be a Santa Barbara Mission style structure with varying roofline heights, shown as Figure 1. The approved colors and materials remain the same as approved project. The main building will be constructed of ivory stucco walls, with faux wood trim and accents in dark brown, and a red clay tile roof with composite rafters.

The bell tower will include articulated columns with wrought iron decorative features and arched windows above the main roof line. Portions of the second story and floors above 'bump out' of the façade to provide depth and shadows, breaking up the building's mass. These bump outs incorporate the faux wood trim and accents to provide variety in color (Exhibit 2 – Colored Elevations).

Figure 1 - Rendering from West



The lobby tower contains the elevators and includes arched windows (compared to rectangular windows for the remaining portions of the building). The south wing sign tower includes wrought iron decorative details. The building continues to include a one-story porte cochere at the main entrance. This area will serve as the drop off zone for guests and will also be the site for the required 12' by 50' truck loading zone. Mechanical equipment is located on the back sides of the pitched roof that will be screened from view.

The building mass is now concentrated on the east side of the property with the majority of the parking lot taking up the western end of the property (Exhibit 1 – Site Plan). The previously approved pool and spa will remain on the south side of the property, however this area has been reduced to a spa.

The previously approved and proposed footprint are shown as Figure 2 and 3 below for comparison purposes.

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751

Figure 2 - Approved Footprint

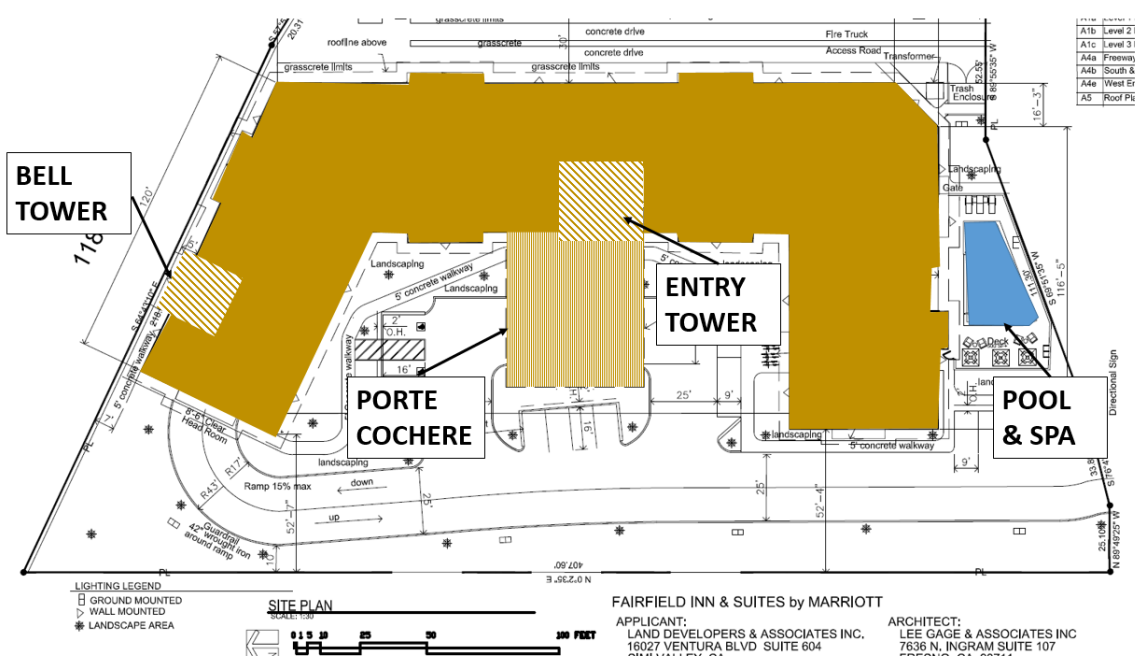
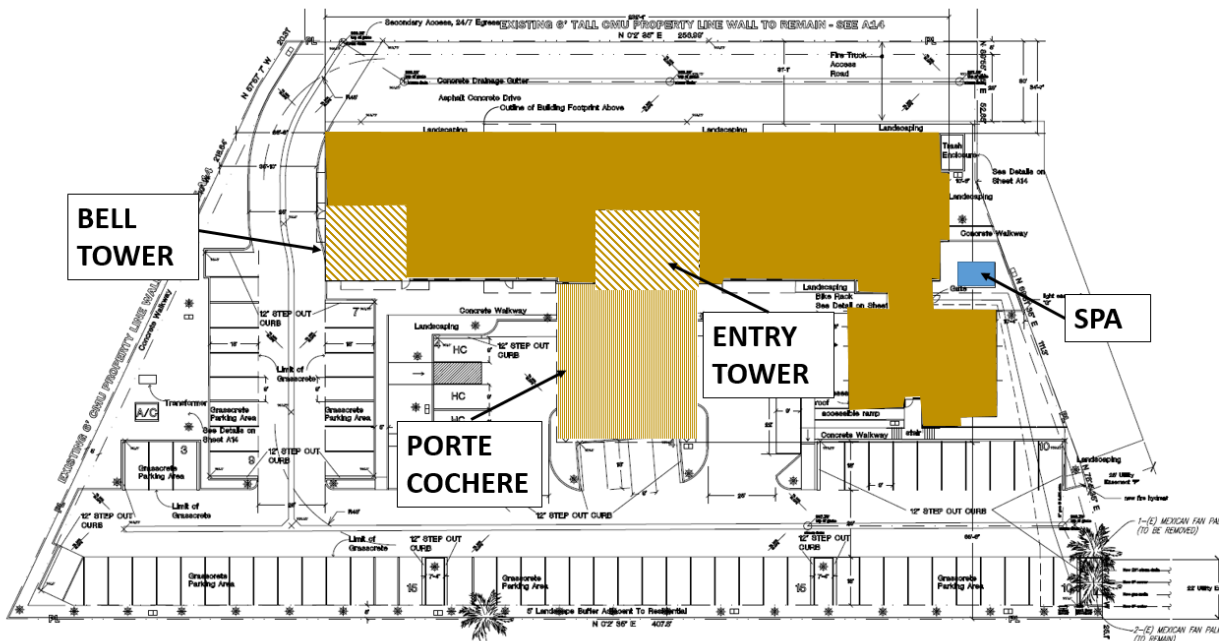


Figure 3 - Proposed Footprint



The maximum height allowed in the CO zone is 48 feet and three-stories, except as provided by SVMC Section 9-26.050, which allows for increased heights with additional setbacks, equal to the height of the structure. The setbacks for the hotel elements are shown in Table 4

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751

Table 4

Standard	Required	Proposed
Setbacks:		
Main Building		
-- Front (West)	51 feet, 8 inches	59 feet
-- Rear (North)	51 feet, 8 inches	30 feet*
-- Side (East)	51 feet, 8 inches	20 feet*
-- Side (South)	51 feet, 8 inches	10 feet*
Bell Tower		
-- Front (West)	66 feet, 8 inches	93 feet
-- Rear (North)	66 feet, 8 inches	36 feet*
-- Side (East)	66 feet, 8 inches	48 feet*
-- Side (South)	66 feet, 8 inches	170 feet
Lobby Tower		
-- Front (West)	56 feet, 10 inches	87 feet
-- Rear (North)	56 feet, 10 inches	118 feet
-- Side (East)	56 feet, 10 inches	46 feet*
-- Side (South)	56 feet, 10 inches	95 feet

*Special finding allowing deviations from setback requirements due to the height of these structures

Per SVMC Section 9-26.050.A.3.a, the required setbacks can be modified through the Conditional Use Permit because of proximity of the structure to the 118 Freeway and the commercial buildings to the east and south.

Landscaping will cover 18 percent of the site and includes a required 10-foot buffer on the western property boundary (Exhibit 3 – Conceptual Landscape Plan), adjacent to the single-family residences. Sixteen 48” box trees will be required to be planted within the 10-foot buffer. An additional twenty-seven 24” box trees are proposed throughout the site.

III. Project Compatibility

The General Plan land use designation for the site is General Commercial. The purpose of this designation is to serve five purposes: (a) satisfy the daily shopping needs of a localized (1- to 2-mile radius) trade area, (b) a major center to serve the needs of the entire Simi Valley market region, (c) set aside land for a broad range of commercial offices, (d) allow the location of new automobile dealership(s) in specified overlay areas, and (e) encourage spending by travelers passing through Simi Valley on SR-118.

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751

The project is zoned Commercial Office and is intended to provide areas for business and professional offices, related services, and other uses compatible with and especially sensitive to the surrounding land uses. Hotels and motels are a permitted use in the CO zone with a Conditional Use Permit.

The proposed project is surrounded by the following land use designations and uses, shown in Table 5 (refer to aerial map on Page 1).

Table 5

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	General Commercial	Commercial Office (CO)	Vacant Land
North:	Freeway	118 Freeway	118 Freeway
South:	General Commercial	Commercial Office (CO)	Commercial Buildings
East:	General Commercial	Commercial Planned Development (CPD)	Commercial Buildings
West:	Medium Density Residential	Residential Medium, Freeway Combining Overlay [RM (FC)]	Single-Family Residences

The project would be compatible with its surroundings in that:

- The project complies with the required setbacks with modifications allowed through the Conditional Use Permit process for setbacks adjoining commercial properties and the freeway.
- The setbacks to the residential properties on the west exceed those required by the Development code and the required landscape buffer is provided. Additional screening will be provided by the proposed tree plantings. The applicant has provided a line-of-site study (Exhibit 4 – Line of Site Study) that demonstrates the project design will not result in privacy concerns for the existing homes and will be required to utilize story poles to demonstrate the building’s massing and height.
- The project is consistent with the City adopted design guidelines. While the loading area faces west towards the residences, it is set back 50 feet from the property line and is shielded by landscape and the existing six foot tall property wall.
- The spa and recreation areas are located on the south side of the hotel away from the residences.
- The Traffic Generation Memorandum demonstrated that the project will not affect the Levels of Service at the nearest intersections.
- The Parking Study supports the Zone Text Amendment for reduced parking for hotels to 0.75 spaces per room.

Neighborhood Council Project Overview for CUP-S-744, MOD #1/ Z-S-751

IV. Issues

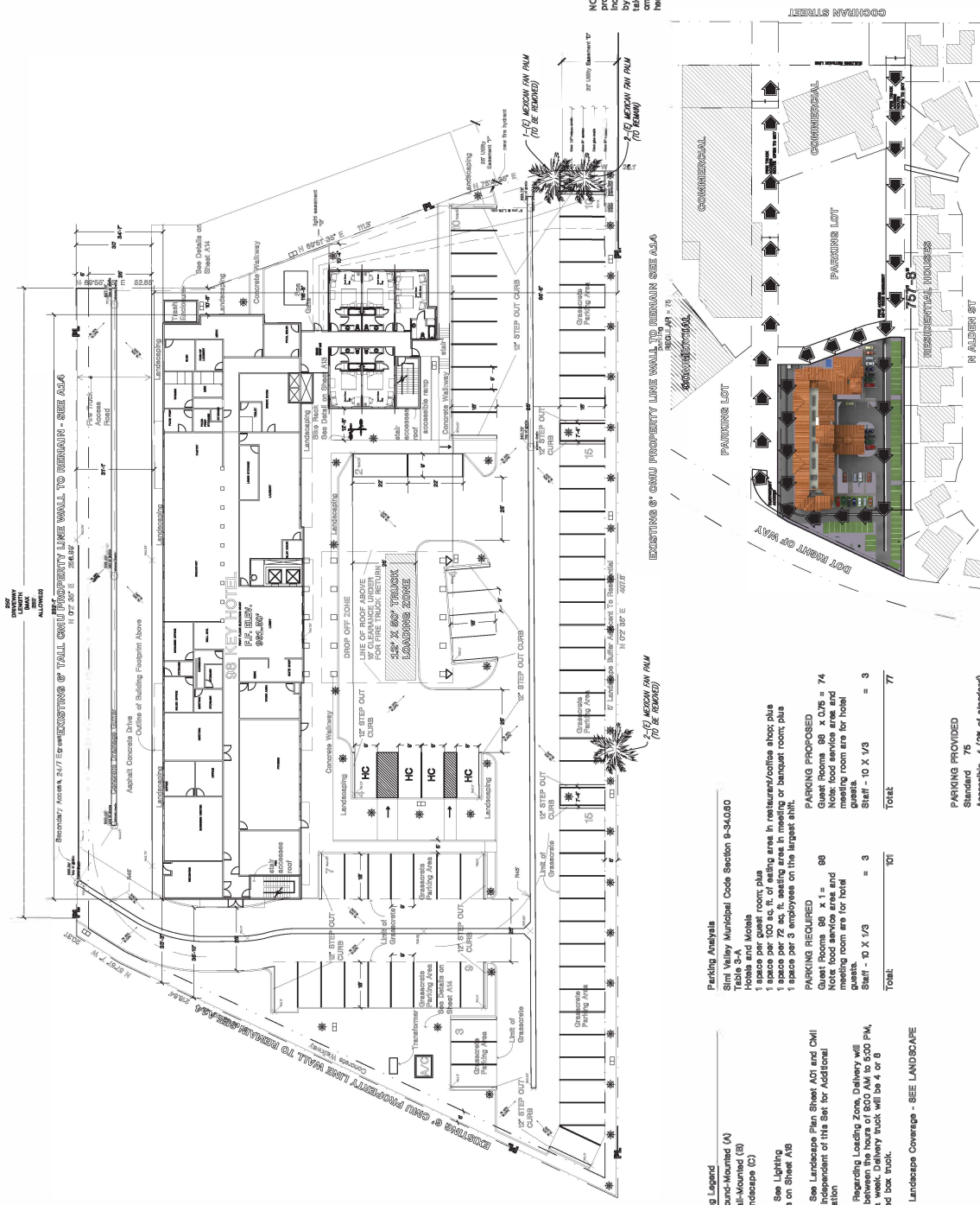
No Planning issues have been identified by staff.

V. Environmental Review

The City's Environmental Planner will be preparing an Initial Environmental Study and it is anticipated that a Negative Declaration will be required with the project under the California Environmental Quality Act (CEQA).

VI. Exhibits

Project exhibits are attached.



NOTE: utility information on this drawing was provided by West Coast Technical Consultants, Inc. The utility information was provided by the Architect. Consequently the Architect takes no responsibility for any errors or omissions in the utility information presented here. Please refer to original CUP drawing.

Project Information
 Type of Construction - Type V fire sprinklered
 Height - 4 stories within the zone height limits
 Occupancy - commercial / hotel
 Occupant load - guests = 80
 staff = 10
 Total = 90

Lighting Legend
 □ Grand-Mounted (A)
 ○ Mid-Mounted (B)
 * Landscape (C)
 Note: See Lighting Details on Sheet A18

Note: See Landscape Plan Sheet A01 and C01
 Plans independent of this set for additional information.
 Note: Regarding Loading Zone, Delivery will occur between the hours of 8:00 AM to 5:00 PM, delivery truck will use 4 or 6 wheeled box truck.
 Note: Landscape Coverage - SEE LANDSCAPE

Parking Analysis
 Santa Clara Municipal Code Section 9-54.030
 Hotels and Motels
 1 space per guest room; plus
 1 space per 100 sq. ft. of eating area in restaurant/cafeteria shop; plus
 1 space per 100 sq. ft. of eating area in restaurant/cafeteria shop; plus
 1 space per 3 employees on the largest shift.

PARKING REQUIRED
 Guest Rooms = 80
 Note: food service area and meeting room are for hotel guests.
 Staff - 10 X 1/3 = 3
 Total = 83

PARKING PROPOSED
 Guest Rooms = 74
 Note: food service area and meeting room are for hotel guests.
 Staff - 10 X 1/3 = 3
 Total = 77

PARKING PROVIDED
 Standard 75
 Accessible 4 (2% of standard)
 Total = 79

1 SCALE: 1/8" = 1' 0"

2 SCALE: 1/8" = 1' 0"

3 FIRE DEPARTMENT ACCESS DIAGRAM
 SCALE: 1/8" = 1' 0"

FAIRFIELD INN
 Located North of
 2885 COCHRAN STREET
 SIMI VALLEY, CA
 APN 613024013

A02 SITE PLAN
AUGUST 13, 2020
 FOR PRELIMINARY PLANNING APPROVAL

DESIGNER: Commercial LLC
 1800 Chicago Ave Suite 4000
 San Jose, CA 95128
 Contact: David Sharp
 ds@greatscottvisu.com

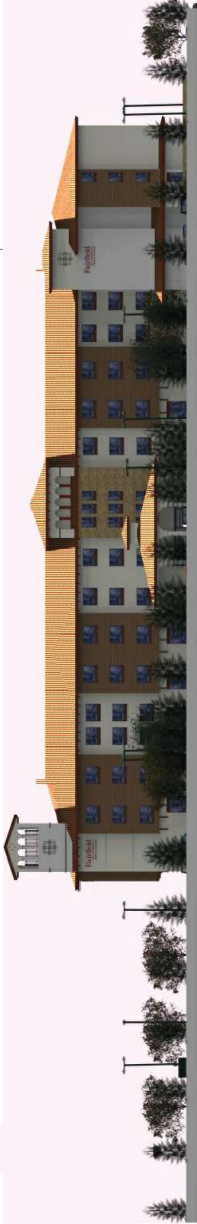
ARCHITECT: Commercial LLC
 1800 Chicago Ave Suite 4000
 San Jose, CA 95128
 Contact: David Sharp
 ds@greatscottvisu.com

CONSULTANTS:
 Civil/Struct: F&S Inc. 43434
 1800 Chicago Ave Suite 4000
 San Jose, CA 95128
 Contact: Tim Decker
 tim@fandsonline.com

Other Staff:
 Project Manager: 1800 Chicago Ave Suite 4000
 San Jose, CA 95128
 Contact: James Hoff
 james@greatscottvisu.com

Other Staff:
 Project Manager: 1800 Chicago Ave Suite 4000
 San Jose, CA 95128
 Contact: Robert Brien
 rbrien@greatscottvisu.com





7 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
3/23/19



8 WEST ELEVATION
SCALE: 1/8" = 1'-0"
3/23/19



9 EAST ELEVATION
SCALE: 1/8" = 1'-0"
3/23/19



10 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
3/23/19

FAIRFIELD INN

Located North of
2885 COCHRAN STREET
SIMI VALLEY, CA
APN 613024013

A10 COLOR ELEVATIONS

SEPT 23, 2019

FOR PRELIMINARY PLANNING APPROVAL

CH2M HILL
14000 Canyon Ave, Suite #100
Irvine, CA 92618
949.440.2424
ch2mhill.com

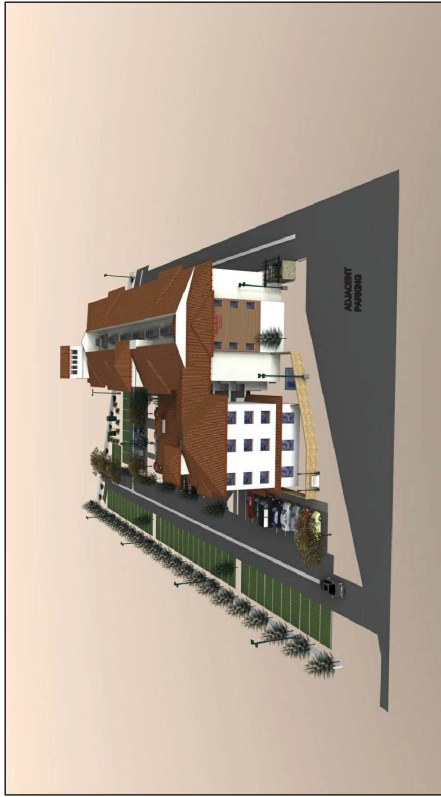
LAFF ARCHITECTURE & ASSOCIATES, INC.
14800 Canyon Ave, Suite #100
Irvine, CA 92618
949.440.2424
laff.com

DESIGN BY
2885 COCHRAN STREET
SIMI VALLEY, CA 91381
949.440.2424
ch2mhill.com

1001 E. AVENUE AVE
Irvine, CA 92618
949.440.2424
ch2mhill.com



Great Scott
VISUALS
CONCEPTS, INTERIORS & GRAPHICS



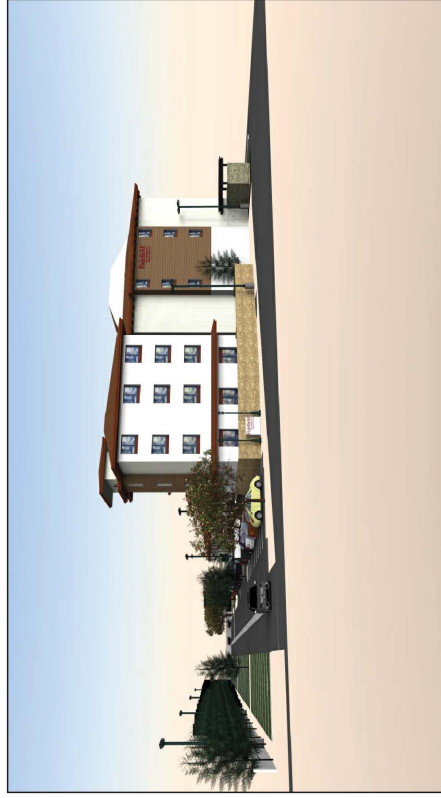
4 BUILDING SITE VIEW 043
NOT TO SCALE



2 BUILDING SITE VIEW 042
NOT TO SCALE



3 BUILDING SITE VIEW - 045
NOT TO SCALE



1 VIEW OF ENTRANCE FROM PARKING
NOT TO SCALE

FAIRFIELD INN
 Located North of
 2886 COCHRAN STREET
 SIMI VALLEY, CA
 APN 61302403

A11 3D VIEWS
 SEPT 23, 2019
 FOR PRELIMINARY PLANNING APPROVAL

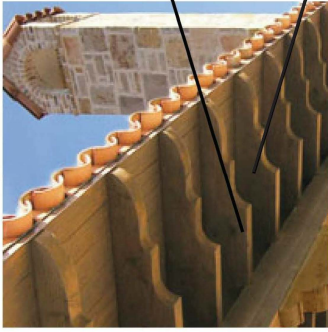
PROJECT:
 2886 Cochran St
 2886 Cochran St, Suite #100
 Simi Valley, CA 91381
 Contact: Shari Singh
 805-444-2332
 shsingh@scottvisuale.com

ARCHITECT:
 1860 Chicago Ave, Suite #100
 Simi Valley, CA 91381
 Contact: Shari Singh
 805-444-2332
 shsingh@scottvisuale.com

CONSULTANT:
 201 E. Avenue A
 Simi Valley, CA 91381
 Contact: Tim Decker
 805-444-2332
 timdecker@scottvisuale.com

GENERAL CONTRACTOR:
 1860 Chicago Ave, Suite #100
 Simi Valley, CA 91381
 Contact: Shari Singh
 805-444-2332
 shsingh@scottvisuale.com





S-SHAPED CLAY ROOF TILES WITH COMPOSITE RAFTERS UNDER EAVES AT KEY LOCATIONS



BELL TOWER WITH ARCHED WINDOWS, EXTENDS ABOVE MAIN ROOF LINE. BELL LOCATED IN THE TOWER IS NON-FUNCTIONING AND IS FOR AESTHETICS ONLY.



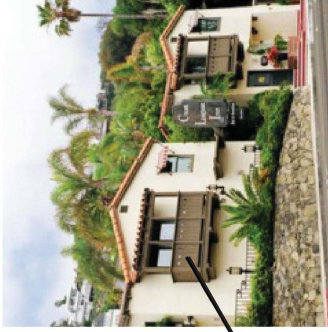
COLUMNS ARE ARTICULATED WITH THE ADDITION OF BASE AND CAPITAL. COLUMNS IN BELL TOWER ARE SQUARE.



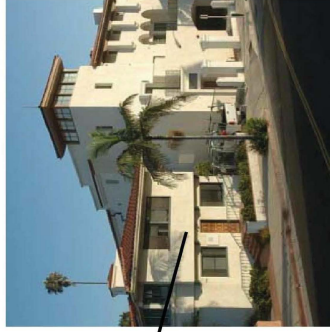
1 BELL TOWER 3D VIEW
NOT TO SCALE



2 BELL TOWER 3D VIEW
NOT TO SCALE



MATERIAL CHANGE WHERE SECOND STORY FLOORS BUMP OUT OF FACADE TO BREAK DOWN THE SCALE. TRIM BY WINDOWS IS COMPOSITE.



SECOND STORY FLOORS BUMP OUT OF FACADE TO ADD DEPTH AND SHADOWS; BREAK DOWN BUILDING MASS



BELL TOWER EXTENDS ABOVE ROOF LINE IN MISSION STYLE ARCHITECTURE. HORIZONTAL BANDS OF MOLDING AT TOP AND BOTTOM OF OPENINGS REDUCE VERTICAL SCALE. BELL LOCATED IN THE TOWER IS NON-FUNCTIONING AND IS FOR AESTHETICS ONLY.

FAIRFIELD INN
 Located North of
 2855 COCHRAN STREET
 SIMI VALLEY, CA
 APN 61302403

A12 BELL TOWER VIEWS/EXAMPLES
 SEPT 23, 2019
 FOR PRELIMINARY PLANNING APPROVAL

OWNER: COMMERCIAL LLC
 8860 Chicago Ave, Suite 8000
 Irvine, CA 92618
 Contact: Anthony Deigh
 anthony@fairfieldinn.com

PROJECT: Design & Architecture
 8860 Chicago Ave, Suite 8000
 Irvine, CA 92618
 Contact: Charles Deigh
 charles@fairfieldinn.com

CONSULTANT: GUYSON INC.
 P.O. Box 41284
 Irvine, CA 92618
 Contact: Tim Deisher
 tim@guysoninc.com

ARCHITECT: Great Scott! VISUALS
 875 E. Aurora Ave
 Suite 200
 Orange, CA 92668
 Contact: James Deisher
 james@greatscottvisuals.com

PHOTOGRAPHER:
 Matt Leubke
 10001
 Irvine, CA 92618
 Contact: Robert Hahn
 robert@leubke.com



