



NEIGHBORHOOD COUNCIL #1

THURSDAY, DECEMBER 9, 2021, 7:00 p.m.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Pat Lewis
NC #1 Vice Chair	Courtney Paul
NC #1 Secretary	Bernadine Schache
CS Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

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.

6. Informational Presentation: None

7. New Business

Request to construct a Mixed-Use project consisting of 280 apartment units and approximately 5,000 square feet of commercial space, located at 2196 Tapo Street (north portion of the existing Santa Susana Plaza Shopping Center)

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: Thursday, January 6, 2022, 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/Pledge of Allegiance/Welcome

Chair Pat Lewis called the meeting to order at 7:04 p.m. She also confirmed that a quorum was present.

Vacant		Navroop Maan	P
Vacant		Mahmood Bholat	P
Vacant		Rainford Hunter	E
Vacant		Courtney Paul	P
Valerie Evans	P	Justin Randolph	E
Pat Lewis	P	Bernadine Schache	P
Theresa Lewis	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 Valerie Evans and seconded by Roop Maan to approve the October 7, 2021 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

Ventura County Animal Services

Vicky Beelik, Assistant Field Services Manager, discussed emergency preparedness for pet evacuation during disasters, primarily for small animals such as cats and dogs. The presentation included putting stickers on an exterior door noting how many and what types of pets are in the home to help emergency responders. These can be obtained from local fire stations. She also discussed the need to microchip pets, and keeping photos of the owner and pet together, plus information about them in phones to allow owners to be reunited with pets more quickly. She also recommended keeping emergency pet supplies in cars along with emergency kits for humans.

7. New Business: None

8. Community Services Coordinator's Report

Julia Ramirez advised Executive Board members that Neighborhood Council #1 and #2 will meet in December to review the proposed partial redevelopment of the Santa Susanna Plaza property on Tapo Street.

9. Executive Board Comments

Theresa Lewis announced that the Simi Valley Senior Center Grab and Go lunch program will be ending soon, date to be determined. The congregate meal program will continue to operate.

Pat Lewis informed the Executive Board that she will be representing Neighborhood Council #2 on the Special Event Support Review Committee when they meet in December.

10. Adjournment: Thursday, December 9, 2021, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 7:38 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001
Neighborhood Council No. 1 and 2
Tentative Planning Commission Meeting Date January 19, 2022
Tentative City Council Meeting Date To be Determined
Case Planner Claudia Pedroso

Request:

Consideration of a Tentative Parcel Map (TP-S-2021-0001) to subdivide an existing commercial site into three parcels, Planned Development Permit PD-S-2021-0005 and Affordable Housing Agreement (AHA-2021-0001) to construct a mixed-use project with 280 apartment units and 4,750 square feet of commercial space.

Applicant:

Colby Young
 Santa Susana GRF2, LLC
 973 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 (858) 369-7042
cyoung@gerritygroup.com

Steve Utley
 Gerrity Group
 973 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 (469) 232-1316
sutley@amicusinvestors.com

General Plan:

Mixed-Use

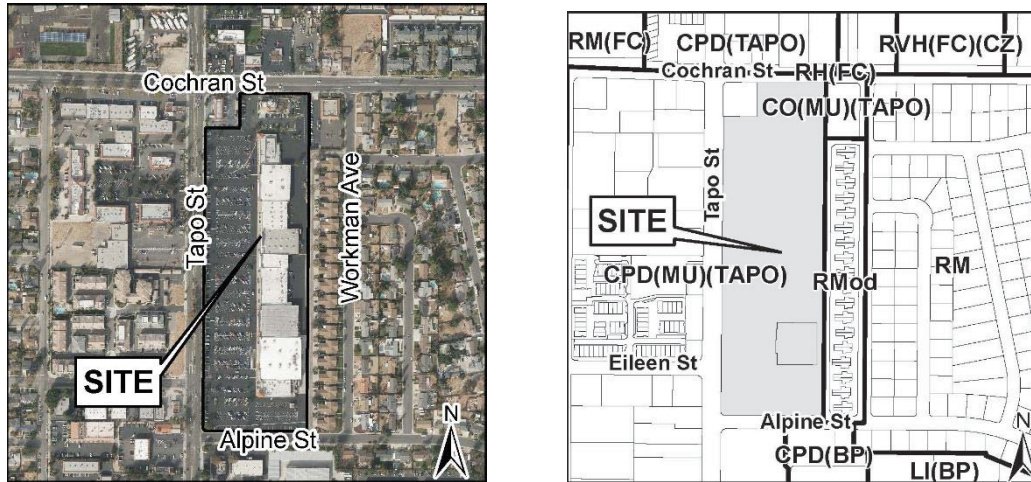
Zoning:

Commercial Planned Development with Tapo Area Planning Overlay (TAPO), Mixed-Use Overlay Districts [CPD (TAPO)(MU)]

Location:

East side of Tapo Street, approximately 180 feet south of Cochran Street (2196 Tapo Street)

Neighborhood Council Project Overview for TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001



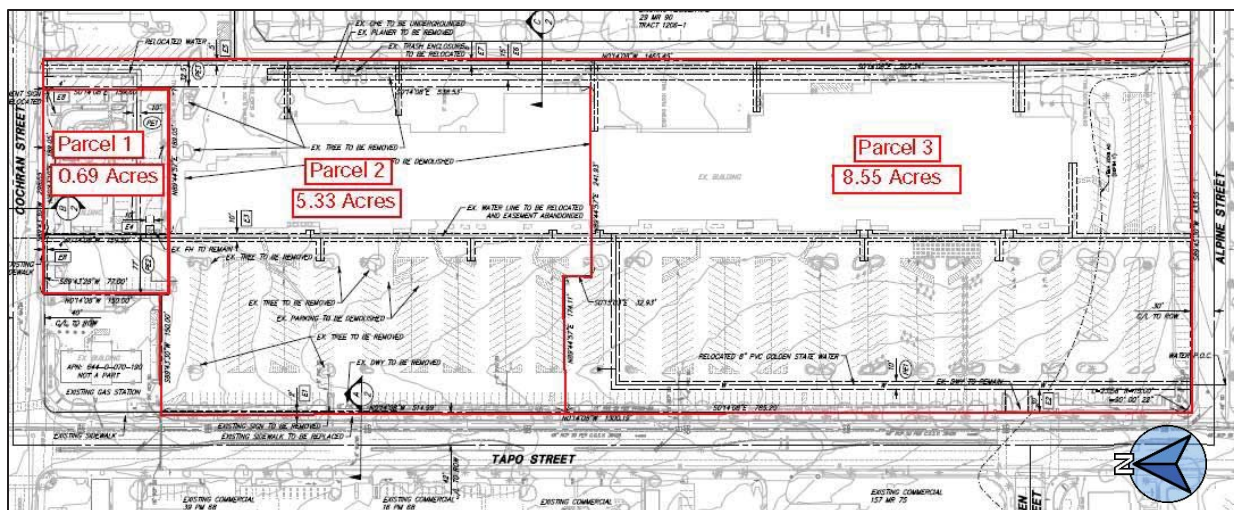
I. Project Description

The Applicant, Santa Susana GRF2. LLC, requests approval of a Tentative Parcel Map (TP-S-2021-0001) for the subdivision of an existing commercial site into three parcels. A Planned Development (PD-S-2021-0005) for the construction of a mixed-use project consisting of 280 apartment units and 4,750 square feet of commercial space on a 5.33-acre portion of the existing commercial center, located on the east side of Tapo Street, approximately 180 feet south of Cochran Street (2196 Tapo Street). The project also includes an Affordable Housing Agreement for the provision of 13 affordable units (5%) set-aside to very-low income qualified renters.

Parcel Map

The Applicant proposes to subdivide the subject property into three parcels as shown in the attached exhibits. Parcel 1 will be 0.69 acres, Parcel 2 will be 5.33 acres and Parcel 3 will be 8.55 acres (Figure 1).

Figure 1: Tentative Parcel Map/Site Plan



Neighborhood Council Project Overview for TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001

Planned Development Permit

The existing 147,587 Santa Susana Shopping Center will be partially re-developed for the project. The re-developed area will be located at the north portion of the existing shopping center (within Parcel 2), south of the Taco Bell restaurant (Parcel 1) and Shell gas station (not a part of the center). The project will include amenities for the residents such as a gym, pool, roof terrace and common areas, and a private park that is open to the public. The 280-unit apartment complex will be four stories, with the third and fourth floor recessed back from the face of the building and will include 10 live-work units, 42 studios, 165 one-bedroom units, and 63 two-bedroom units.

Land Use and Zoning

The General Plan designation for this site is Mixed-Use. The subject property is zoned Commercial Planned Development with Tapo Area Planning Overlay (TAPO) and Mixed-Use Overlay Districts [CPD (TAPO)(MU)]. The Mixed-Use Overlay district allows for four stories and a maximum height of 55 feet. However, the Tapo Area Planning Overlay (TAPO), area "D", restricts buildings to a maximum of three stories but allows the maximum 55 foot height as for other MU areas in the TAPO district. Further explanation is provided in the following paragraph.

Affordable Housing

The Applicant is providing 13 affordable housing units for the very-low income qualified renters (5%). Per Government Section 65915, this qualifies the project for a 20% density bonus, modified parking requirements, one incentive and multiple waivers as long as the waivers do not impose a life or safety hazard.

The Applicant has requested an incentive to allow four stories instead of three stories and proposes to mitigate the additional story by providing additional building setbacks for the third and fourth story (Figures 2 and 3).

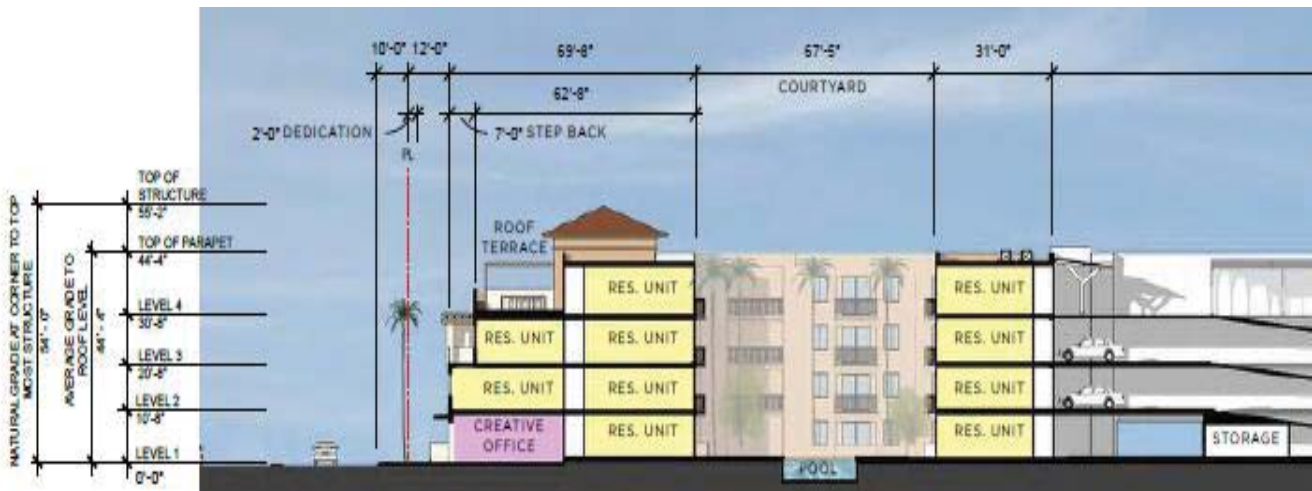
Waivers include modified parking structure circulation, reduced number of bike storage, reduced required exterior storage for the apartment units, and reduced outdoor private open space for some of the units. In general, Staff is supportive of the incentive and waivers except for the parking structure's modified circulation. While Staff is still working with the Applicant on the parking structure circulation, the exterior of the building will not need to be affected.

Neighborhood Council Project Overview for TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001

Figure 2 – Tapo Street Rendering



Figure 3 - Section



Parking

The project requires 312 parking spaces for the residential portion of the project and 19 parking spaces for commercial portion, for a total of 331 required parking spaces. The applicant is providing 405 parking spaces within a four-story parking structure and 12 surface parking spaces for a total of 417 parking spaces, thus providing a surplus of 74 parking spaces.

In addition, 59,801 square feet of existing commercial space will remain at the shopping center, with a combined parking (based on uses) requirement of approximately 350 parking spaces. There will be 499 parking spaces provided, for a total surplus of 149 parking spaces.

Neighborhood Council Project Overview for TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001

Overall, the project as proposed will have sufficient parking on-site, with a total surplus of approximately 230 parking spaces. It should be noted that the parking structure will be located within the interior of the apartment complex (Figure 3).

Site Design and Grading

Grading for the project will include removing the existing building improvements and parking lot located within proposed Parcel 2, with minor grading to accommodate foundation, footings, and retaining walls. A maximum of three-foot high retaining walls will be installed at the northern end and partially on the eastern end of the project, since there is a subtle elevation change towards Cochran Avenue. Street improvements include a street dedication along Tapo Street and re-configuration of the two northerly medians to align with the new entrance to the project.

Building Design

The project's building design follows a contemporary Spanish architectural design and includes painted stucco, recessed windows, wood trellises, wrought iron railings at balconies, metal awnings, deep overhangs, flat roofs, tower elements with sloped tiled roofs, etc. (Figure 4). The Tapo Street elevation will provide a street dedication, which will allow for additional landscaping for the live-work units, common creative office space for the residents' use and commercial space.

Figure 4 – Rendering looking South on Tapo Street



The rooftop terrace will be located on the fourth story facing Tapo Street and will be set back approximately seven feet from the first and second floors. The actual four-story residential units will be setback 38 feet from the face of the first and second stories, providing a terraced design, which will help with the pedestrian-scale perception at the street level. Also, as mentioned before, the parking structure will be in the interior of the project, surrounded by the apartment complex, and the exposed elevations at the entries to the parking structure will be enhanced with tall arched entries. Overall, the project's architectural design is in compliance with the City's Residential Design Guidelines.

Neighborhood Council Project Overview for TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001

Figure 5 – Rendering from Residential to the East



II. Project Compatibility

The General Plan land use designation for this site is Mixed-Use, within the Tapo Street Corridor. The Santa Susana Plaza shopping center has been identified, in the General Plan, as an Opportunity Area. The Santa Susana Plaza shopping center was identified as a potential site for redevelopment as this center has suffered economically due to the loss of its vitality. The Mixed-Use land use designation provides an opportunity to revitalize the shopping center as well as the Tapo Street corridor, while providing much needed rental housing units. The residential density in this district may range from 20.1 to 35 units per acre. The project provides a density of 20.17 units per acre.

The subject property is currently zoned Commercial Planned Development (CPD), Tapo Area Planning Overlay (TAPO), MU (Mixed-Use Overlay District). The vision for the Tapo Street project area can be summarized as supporting a “Downtown-Like Atmosphere.” The vision is not to create a downtown in the sense that the project area will mimic or replicate a traditional California small town. Rather, the plan and guidelines are structures to incorporate some of the best principles and qualities of a downtown where you can live-work-shop and be entertained. The primary goal for the Tapo Street project is to assist in the physical and economic revitalization of this area.¹

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

¹ Tapo Street Area Revitalization Plan Design Guidelines, City of Simi Valley, December 1997

Neighborhood Council Project Overview for TP-S-2021-0001/PD-S-2021-0005/AHA-2021-0001

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Mixed-Use	CPD (Commercial Planned Development, Tapo Area Planning Overlay (TAPO), MU (Mixed-Use Overlay District)	Existing Commercial Center
North:	General Commercial	CPD (Commercial Planned Development, Tapo Area Planning Overlay (TAPO)	Service Station with Car Wash, Drive-Through Restaurant, Cochran Street Beyond
South:	Mixed-Use	CPD (Commercial Planned Development, Tapo Area Planning Overlay (TAPO), MU (Mixed-Use Overlay District)	Commercial Center, Alpine Street Beyond
East:	Moderate Density Residential	RMod (Residential Moderate Density)	Duplex Residential Units
West:	Mixed-Use	CPD (Commercial Planned Development, Tapo Area Planning Overlay (TAPO), MU (Mixed-Use Overlay District)	Tapo Street, Commercial Center and Drive-Through Restaurant Beyond.

The project would be compatible with its surroundings in that:

- ❖ The site is physically suitable for the proposed development and will not damage fish, wildlife or their habitats.
- ❖ The proposed lots will be adequately served by roads, sewer, water, and storm drain facilities. Additionally, all overhead utilities and power poles will be removed and undergrounded to the nearest offsite pole.
- ❖ The proposed development will be consistent with the requirements for Mixed-Use development as set forth in SVMC Section 9-44.105 and the Tapo Planning Area as set forth in SVMC Section 9-28.070.

III. Environmental Review

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

IV. Exhibits

Project exhibits are attached.

REV	DESCRIPTION	DATE
1	CITY COMMENTS	09/29/21

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SANTA SUSANA PLAZA
2196 TAPO STREET,
SBN VALLEY, CA 93065

ACCESSOR PARCEL NUMBER:
644 - 0 - 070 - 600

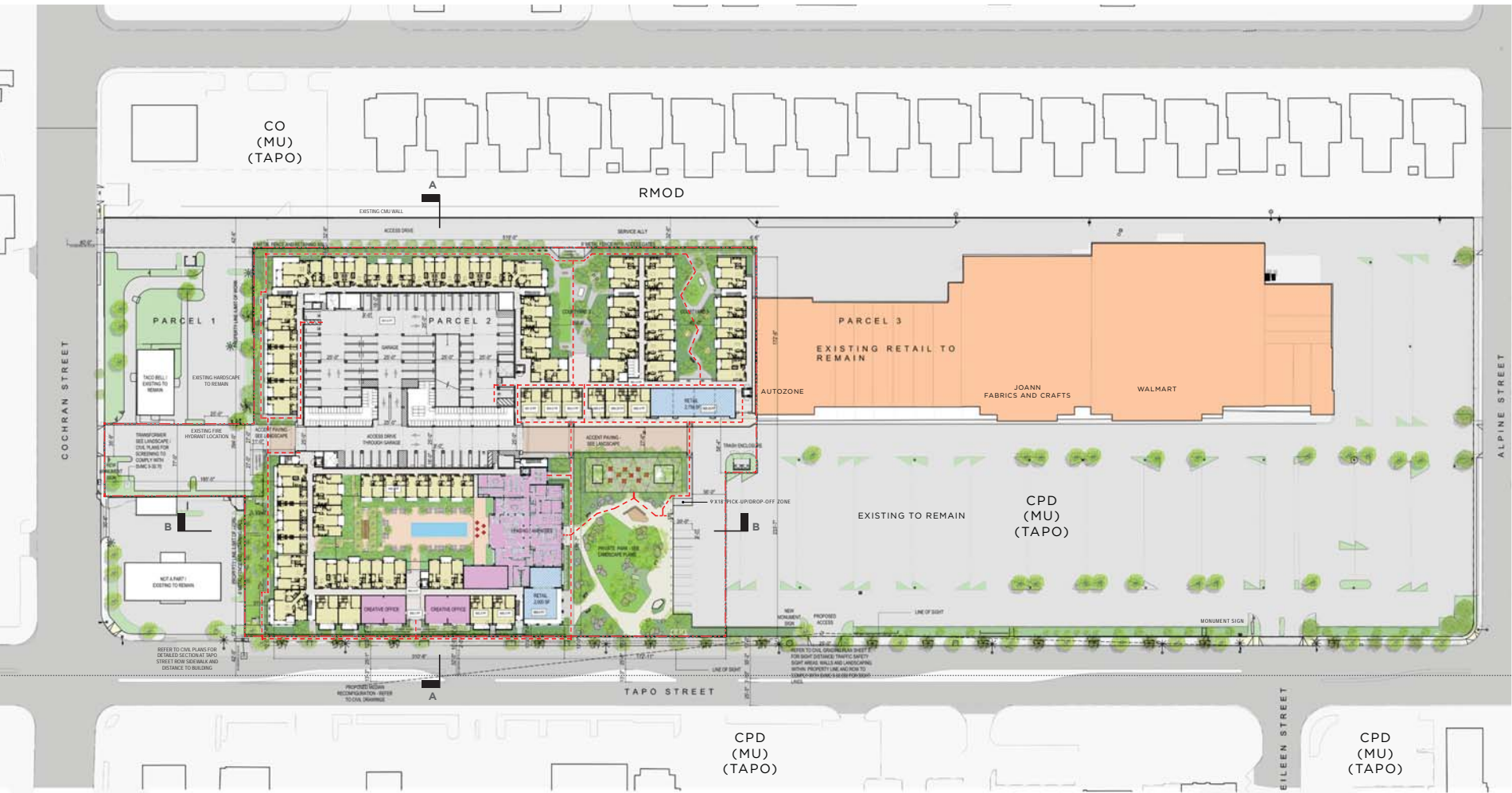
ARCHITECT:
NGP

DATE:
11-18-2021

SCALE:
AS INDICATED

SHEET NUMBER:
20207

14



NOTE: SEE VICINITY MAP ON COVER PAGE FOR REFERENCE



- REFERENCE NOTES**
- SEE LANDSCAPE FOR LOCATION AND EXISTING GRADE OF ALL EXISTING PROTECTED TREES ON-SITE AND WITHIN 20 FEET OF THE PROPERTY LINES
 - SEE LANDSCAPE FOR PERMEABLE PAVING OR SPECIAL DRAINAGE STRUCTURE
 - SEE LANDSCAPE PLANS FOR LOCATION, HEIGHT AND MATERIALS OF ALL GARDEN WALLS AND FENCES
 - SEE CIVIL GRADING PLANS FOR SITE SPOT ELEVATIONS AND PAD ELEVATIONS
 - SEE CIVIL GRADING PLANS FOR REFERENCES TO LOCATION, TYPE, AND SIZE OF ALL DRAINAGE STRUCTURE, DETENTION BASINS, RETENTION AREAS, TREATMENT DEVICES AND FACILITIES
 - SEE LIGHTING PLANS FOR ALL EXTERIOR LIGHTING SPECS AND LOCATION. DECORATIVE STREET LIGHTING TO BE UPGRADED TO LED FIXTURES
 - EMERGENCY COMMUNICATION SYSTEMS AND FACILITIES WILL COMPLY AT BUILDING PERMITTING
 - ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH LANDSCAPING TO COMPLY WITH SVMC 9-30.70. SEE LANDSCAPE PLANS.
 - ANY STREET TREES, PLANT MATERIAL AND IRRIGATION SYSTEM(S) WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE MAINTAINED BY THE DEVELOPMENT/HOA/PROPERTY OWNER IN PERPETUITY PER

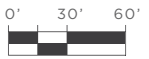
OVERALL SITE SUMMARY			
OVERALL SITE AREA	634,645 SF	14.57 ACRES	
	EXISTING	PROPOSED	
TOTAL RETAIL*	149,445 SF	94,394 SF	
TOTAL RESIDENTIAL UNITS	N/A	288	
TOTAL PARKING PROVIDED	723	916	
RETAIL PARKING RATIO PER 1,000 SF	4.83	78.2	
*TOTAL PROPOSED INCLUDES 4,700 SF OF MIXED USE RETAIL			
SITE DATA - SUMMARY			
OVERALL EXISTING SITE AREA (GROSS)	634,645 SF (14.57 ACRES)		
OVERALL EXISTING SITE AREA (NET)	583,248 SF (13.39 ACRES)		
REDEVELOPMENT SITE AREA (GROSS) - PROPOSED PARCELS 2 AND 3	604,412 SF (13.88 ACRES)		
REDEVELOPMENT SITE AREA (NET) - PROPOSED PARCELS 2 AND 3	554,954 SF (12.80 ACRES)		
RESIDENTIAL / MIXED USE PARCEL (PARCEL 2) GROSS AREA	232,175 SF (5.33 ACRES)		
RESIDENTIAL / MIXED USE PARCEL (PARCEL 2) NET AREA	222,462 SF (5.11 ACRES)		
PROPOSED DENSITY - 288 TOTAL RESIDENTIAL UNITS*	20.71 UNITS/ACRE		
MIXED-USE BUILDING COVERAGE (BUILDING FOOTPRINT)	127,532 SF		
MIXED-USE BUILDING COVERAGE / REDEVELOPMENT AREA	27%		
MIXED-USE BUILDING COVERAGE / PARCEL 2 AREA	55%		
*PROPOSED DENSITY - BASED ON REDEVELOPMENT SITE AREA PARCELS 2 AND 3 (13.88 ACRES)			

REDEVELOPMENT SITE AREAS - LANDSCAPE			
LOCATION	GROSS AREA (SF)	PERCENTAGE OF GROSS SITE / PARCEL AREA	
PARCEL 2 (232,175 SF) - EXISTING LANDSCAPE PLANTING	9,348 SF	4%	
PARCEL 2 (232,175 SF) - PROPOSED LANDSCAPE PLANTING	32,890 SF	14%	
PARCEL 3 (372,437 SF) - EXISTING LANDSCAPE PLANTING	14,214 SF	4%	
PARCEL 3 (372,437 SF) - PROPOSED LANDSCAPE PLANTING	14,214 SF	4%	
PARCEL 3 - EXISTING, NOT WITHIN SCOPE OF WORK. INFORMATION PROVIDED FOR REFERENCE ONLY.			

REDEVELOPMENT SITE AREAS - PAVED SURFACES			
LOCATION	GROSS AREA (SF)	PERCENTAGE OF GROSS SITE / PARCEL AREA	
PARCEL 2 (232,175 SF) - EXISTING PAVING	170,039 SF	73%	
PARCEL 2 (232,175 SF) - EXISTING PAVING	47,900 SF	21%	
PARCEL 3 (372,437 SF) - EXISTING PAVING	279,341 SF	75%	
PARCEL 3 (372,437 SF) - PROPOSED PAVING	279,341 SF	75%	
PARCEL 3 - EXISTING, NOT WITHIN SCOPE OF WORK. INFORMATION PROVIDED FOR REFERENCE ONLY.			

RETAIL SUMMARY - REDEVELOPMENT SITE (SITE AREA - 604,412 SF - 13.88 ACRES)	
EXISTING RETAIL	147,587 SF
EXISTING RETAIL AREA TO BE REMOVED/REPLACED BY PROPOSED MIXED USE BUILDING	59,801 SF
NEW RETAIL AREA PROPOSED WITH MIXED USE BUILDING	4,750 SF
TOTAL RETAIL AREA PROVIDED FOR REDEVELOPMENT SITE	92,536 SF
TOTAL RESIDENTIAL AREA PROVIDED FOR REDEVELOPMENT SITE	307,566 SF
PERCENTAGE OF PROVIDED RETAIL AREA TO PROVIDED RESIDENTIAL AREA FOR REDEVELOPMENT SITE	30%

SITE PLAN



N --- PHASING BOUNDARY

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1	CITY COMMENTS	09/29/21

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 2196 TAPO STREET,
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ACCESSOR PARCEL NUMBER:
 644 - 0 - 070 - 600

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SCALE:
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PROJECT NO.
 20207

SHEET NUMBER:
16

PHASING PLAN



ACCESS DRIVE

EXISTING RETAIL

ACCESS DRIVE THROUGH GARAGE
15 CARS

PEDESTRIAN CROSSING

TRASH RECYCLING

PRIVATE PARK - SEE LANDSCAPE PLANS

GROSS FLOOR AREA = 84,837 SF
UNIT COUNT = 62

BUILDING PLAN - LEVEL 1

NG+P
3100 BRISTOL STREET, SUITE 400
COSTA MESA, CA 92626
T 949.756.0818
F 949.756.0145
WWW.NGPARTNERS.COM

Gerrity
973 LOMAS SANTA FE DRIVE
SOLANA BEACH, CA 92075
T 858.369.7000
WWW.GERRITYGROUP.COM

CMG
444 BRYANT STREET
SAN FRANCISCO, CA 94107
T 415.465.3070
WWW.CMGSITE.COM

KGM
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
T 310.552.2191
WWW.KGMLIGHTING.COM

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REV	DESCRIPTION	DATE
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23



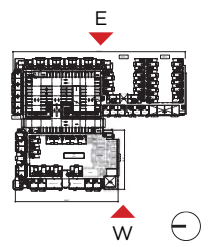
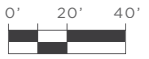
WEST ELEVATION



EAST ELEVATION

NOTE: PERIMETER FENCE NOT SHOWN FOR CLARITY

NOTE: REFER TO LIGHTING FOR LIGHT FIXTURE LOCATION AND SPECIFICATIONS



BUILDING ELEVATIONS - WEST & EAST

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24



WEST ELEVATION ALONG TAPO STREET - A

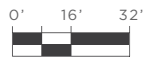


WEST ELEVATION AT PARK - B

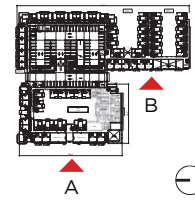
MATERIALS LEGEND

- | | | | | |
|---|--|---|--|--|
| 1 CONCRETE S-TILE ROOF
EAGLE TILE SANTA
CLARA BLEND - SMC8820 | 5 STUCCO COLOR 1
DEW 346 SWAN WHITE | 9 STUCCO AWNING -
MATCH ADJACENT
WALL COLOR | 13 ALUMINUM STOREFRONT SYSTEM
WITH CLEAR GLAZING - BRONZE | 17 ROOF METAL TRELLIS STRUCTURE
WITH SHADE FABRIC |
| 2 GUTTER TO MATCH
ADJACENT WALL COLOR | 6 STUCCO COLOR 2
DE 714 FRIAR TUCK | 10 WOOD TRELLIS
OLYMPIC - CAPE SAND | 14 EXTERIOR LIGHT FIXTURE
- REFER TO LIGHTING | 18 SOLID METAL GATE -
DE6385 BLACK BEAN |
| 3 DOWNSPOUT TO MATCH
ADJACENT WALL COLOR | 7 RECESSED VINYL WINDOWS
AT RESIDENTIAL
MILGARD - BRONZE | 11 PAINTED METAL
BALCONY RAILINGS -
DE6385 BLACK BEAN | 15 WROUGHT IRON GATE -
DE6385 BLACK BEAN | |
| 4 SMOOTH PLASTER OVER
FOAM TRIM - MATCH
ADJACENT WALL COLOR | 8 METAL AWNING -
DE6385 BLACK BEAN | 12 PAINTED METAL
DETAILING -
DE6385 BLACK BEAN | 16 SIGNAGE
- REFER TO SIGNAGE EXHIBITS
FOR LOCATION AND SPECIFICATIONS | |

NOTE: REFER TO LIGHTING
FOR LIGHT FIXTURE
LOCATION AND
SPECIFICATIONS



ENLARGED BUILDING ELEVATIONS - WEST



REV	DESCRIPTION	DATE
1	CITY COMMENTS	09/29/21

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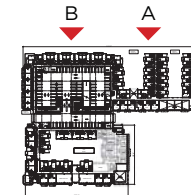
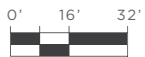
SHEET NUMBER:
25



MATERIALS LEGEND

- | | | | | |
|---|--|---|--|--|
| 1 CONCRETE S-TILE ROOF
EAGLE TILE SANTA
CLARA BLEND - SMC8820 | 5 STUCCO COLOR 1
DEW 346 SWAN WHITE | 9 STUCCO AWNING -
MATCH ADJACENT
WALL COLOR | 13 ALUMINUM STOREFRONT SYSTEM
WITH CLEAR GLAZING - BRONZE | 17 ROOF METAL TRELLIS STRUCTURE
WITH SHADE FABRIC |
| 2 GUTTER TO MATCH
ADJACENT WALL COLOR | 6 STUCCO COLOR 2
DE 714 FRIAR TUCK | 10 WOOD TRELLIS
OLYMPIC - CAPE SAND | 14 EXTERIOR LIGHT FIXTURE
- REFER TO LIGHTING | 18 SOLID METAL GATE -
DE6385 BLACK BEAN |
| 3 DOWNSPOUT TO MATCH
ADJACENT WALL COLOR | 7 RECESSED VINYL WINDOWS
AT RESIDENTIAL
MILGARD - BRONZE | 11 PAINTED METAL
BALCONY RAILINGS -
DE6385 BLACK BEAN | 15 WROUGHT IRON GATE -
DE6385 BLACK BEAN | |
| 4 SMOOTH PLASTER OVER
FOAM TRIM - MATCH
ADJACENT WALL COLOR | 8 METAL AWNING -
DE6385 BLACK BEAN | 12 PAINTED METAL
DETAILING -
DE6385 BLACK BEAN | 16 SIGNAGE
- REFER TO SIGNAGE EXHIBITS
FOR LOCATION AND SPECIFICATIONS | |

NOTE: REFER TO LIGHTING
FOR LIGHT FIXTURE
LOCATION AND
SPECIFICATIONS



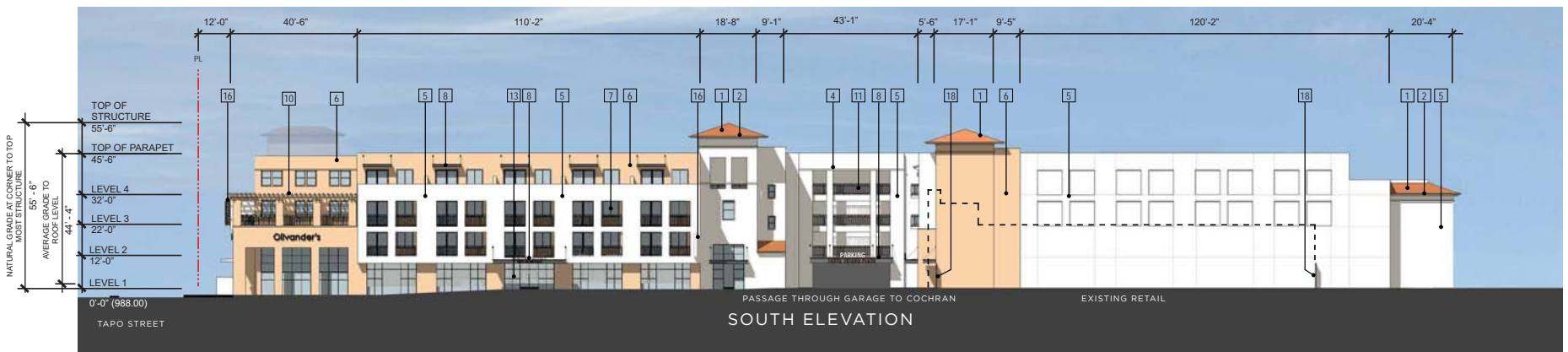
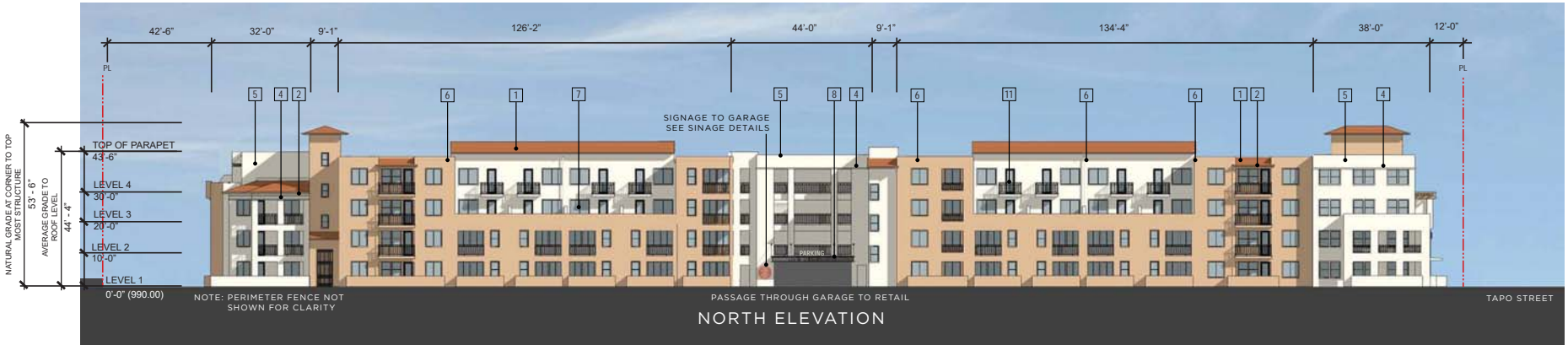
ENLARGED BUILDING ELEVATIONS - EAST

REV	DESCRIPTION	DATE
1	CITY COMMENTS	09/29/21

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SANTA SUSANA PLAZA
2196 TAPO STREET,
SMM VALLEY, CA 93065

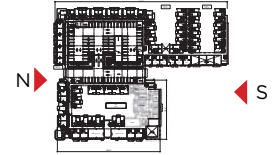
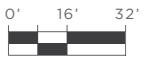
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644 - 0 - 070 - 600
ARCHITECT:
NGP
DATE:
11-18-2021
SCALE:
AS INDICATED
PROJECT NO:
26207
SHEET NUMBER:



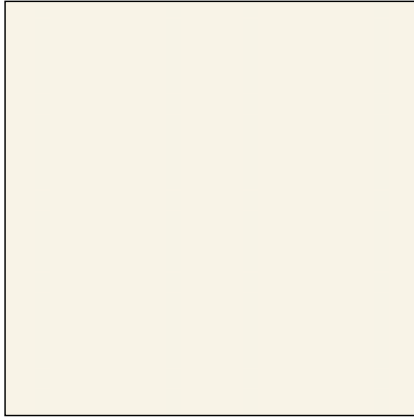
MATERIALS LEGEND

- 1 CONCRETE S-TILE ROOF
EAGLE TILE SANTA
CLARA BLEND - SMC8820
- 2 GUTTER TO MATCH
ADJACENT WALL COLOR
- 3 DOWNSPOUT TO MATCH
ADJACENT WALL COLOR
- 4 SMOOTH PLASTER OVER
FOAM TRIM - MATCH
ADJACENT WALL COLOR
- 5 STUCCO COLOR 1
DEW 346 SWAN WHITE
- 6 STUCCO COLOR 2
DE 714 FRIAR TUCK
- 7 RECESSED VINYL WINDOWS
AT RESIDENTIAL
MILGARD - BRONZE
- 8 METAL AWNING -
DE6385 BLACK BEAN
- 9 STUCCO AWNING -
MATCH ADJACENT
WALL COLOR
- 10 WOOD TRELLIS
OLYMPIC - CAPE SAND
- 11 PAINTED METAL
BALCONY RAILINGS -
DE6385 BLACK BEAN
- 12 PAINTED METAL
DETAILING -
DE6385 BLACK BEAN
- 13 ALUMINUM STOREFRONT SYSTEM
WITH CLEAR GLAZING - BRONZE
- 14 EXTERIOR LIGHT FIXTURE
- REFER TO LIGHTING
- 15 WROUGHT IRON GATE -
DE6385 BLACK BEAN
- 16 SIGNAGE
- REFER TO SIGNAGE EXHIBITS
FOR LOCATION AND SPECIFICATIONS
- 17 ROOF METAL TRELLIS STRUCTURE
WITH SHADE FABRIC
- 18 SOLID METAL GATE -
DE6385 BLACK BEAN

NOTE: REFER TO LIGHTING
FOR LIGHT FIXTURE
LOCATION AND
SPECIFICATIONS



BUILDING ELEVATIONS - NORTH / SOUTH



STUCCO WALLS & TRIM - 30/30 SAND FINISH
DUNN EDWARDS - "SWAN WHITE" (DEW 346)
(OR APPROVED EQUAL)



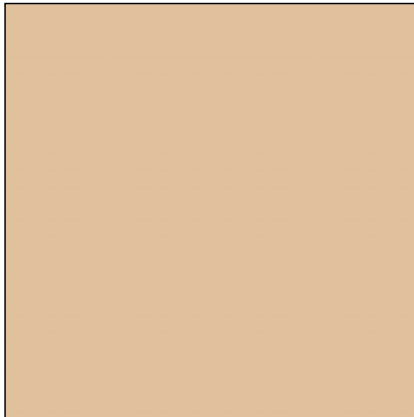
METAL RAILINGS, AWNINGS, GATES & DECORATIVE GRILLES
DUNN EDWARDS - "BLACK BEAN" (DE6385)
(OR APPROVED EQUAL)



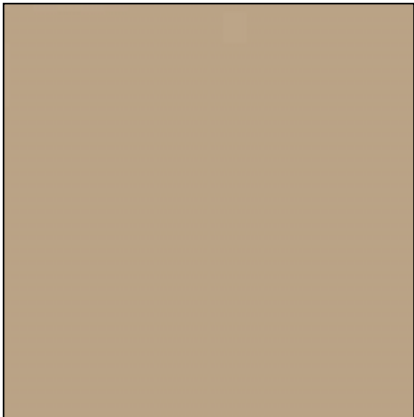
STOREFRONT WINDOW & DOOR FRAMES WITH CLEAR GLAZING - ALUMINUM
COLOR - "BRONZE"



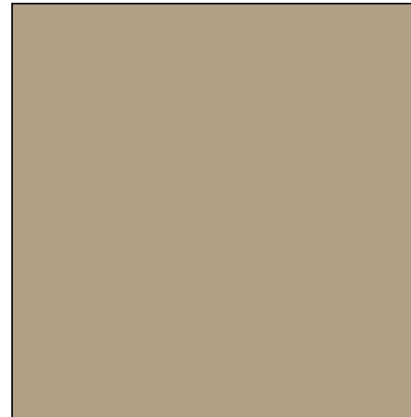
ROOF TILE
EAGLE TILE - "SANTA CLARA BLEND" (SMC 8820)
(OR APPROVED EQUAL)



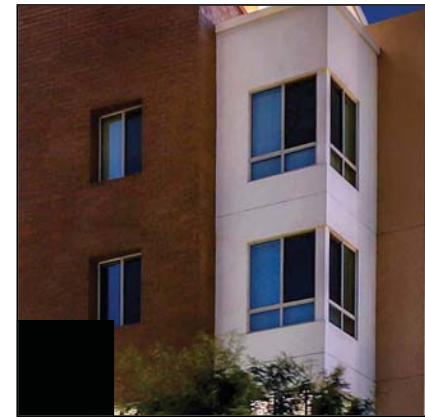
STUCCO WALLS & TRIM - 30/30 SAND FINISH
DUNN EDWARDS - "FRIAR TUCK" (DE 714)
(OR APPROVED EQUAL)



BUILDING WOOD FASCIA, METAL TRELLIS
DUNN EDWARDS - "WOODED ACRE" (DE 6130)
(OR APPROVED EQUAL)



WOOD TRELLIS
OLYMPIC SOLID STAIN - "TAUPE"
(OR APPROVED EQUAL)



RECESSED RESIDENTIAL WINDOW & PATIO DOORS - VINYL
MILGARD - "BRONZE"
(OR APPROVED EQUAL)

REV	DESCRIPTION	DATE
1	CITY COMMENTS	09/29/21

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SANTA SUSANA PLAZA
2196 TAPO STREET,
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ACCESSOR PARCEL NUMBER:
044 - 0 - 070 - 000

ARCHITECT:
NG+P

DATE:
11-18-2021

SCALE:
AS INDICATED

PROJECT NO:
20207

SHEET NUMBER:
30

SHRUBS



Rhamnus californica



Tecoma capensis



Rosmarinus 'Tuscan Blue'



Olea 'Little Ollie'



Ceanothus concha



Cistus hybrid



Arctostaphylos sunset

PERENNIALS AND GRASSES



Penstemon hybrid



Carex nudata



Carex spissa



Achilles hybrid



Agave attenuata



Anigozanthos hybrid



Salvia leucantha



Phormium hybrid



Salvia greggii



Salvia spathacea



Festuca mairei



Lupinus arboreus



Mimulus aurantiacus

GROUND COVER



Senecio mandraliscae



Trachelospermum jasminoides



Cistus salvifolius



Bougainvillea CV



Ceanothus 'Anchor Bay'



Arctostaphylos 'Pacific Mist'



Baccharis pilularis 'Pigeon Point'



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REV	DESCRIPTION	DATE
1	PLANNING COMMENTS	09/29/21
2	PLANNING COMMENTS	11/19/21

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SANTA SUSANA PLAZA
2196 TAPO STREET,
SIMI VALLEY, CA 93065

Accession Panel Number:
644 - 0 - 070 - 600
Landscape Architect:
CMG Landscape Architecture
Date:
09/23/21
Project No.:
AS INDICATED, 20207
Sheet:

TREE PALETTE



COURTYARD SHADE - PERIMETER CANOPY - PARK SHADE - TERRACE SHADE



PARK SPECIMEN

COURTYARD - PERIMETER - TERRACE ACCENT

PLANTING NOTES

1. THE PLANTING THEME IS BASED ON A CALIFORNIA NATIVE AND ADAPTED MEDITERRANEAN PLANT PALETTE, WITH A MIX OF TREES, SHRUBS, GROUND-COVER AND ORNAMENTAL GRASSES THAT WILL THRIVE IN THIS REGION.
2. TURF AREAS ARE RESTRICTED TO ACTIVITY ZONES. MODERATE WATER USE PLANTS OCCUR IN STORMWATER GARDEN AREAS, WITH THE BALANCE OF LANDSCAPE AREA DESIGNED WITH LOW WATER USE PLANTINGS. HIGH-VISIBILITY SPECIALTY GARDENS AND PLANTERS AT THE POOL TERRACE AND LEVEL 2 TERRACE ARE PLANTED WITH LOW AND MODERATE WATER USE PLANTS.
3. OVERALL THE PLANTING SHALL COMPRISE A MIX OF NOT LESS THAN 50% LOW WATER USE AND 25% MEDIUM WATER USE PLANTS, WITH HIGH WATER USE PLANTS MAKING UP NOT MORE THAN 25% OF AREA.
4. THE PLANTING PLAN AND PALETTE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES.
5. ALL PLANTINGS WILL BE IRRIGATED WITH A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM, WITH SPRAY AT TURF AREAS ONLY. THE SYSTEM SHALL HAVE AN AUTOMATIC CONTROLLER, RAIN SENSORS, FLOW SENSORS, AND INCORPORATE THE LATEST WATER-EFFICIENCY AND CLIMATE-ADAPTING TECHNOLOGY.
6. ALL PLANTING AREAS, EXCEPT TURF, SHALL RECEIVE A 3" DEEP LAYER OF ORGANIC MULCH OR 2" DEEP LAYER OF AGGREGATE MULCH.
7. ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH A MINIMUM 15-GALLON SHRUBS.
8. ANY STREET TREES, PLANT MATERIAL AND IRRIGATION SYSTEM(S) WITHIN THE PUBLIC RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE DEVELOPER/OWNER PROPERTY OWNERS IN PERPETUITY PER SIMI VALLEY MUNICIPAL CODE MAINTENANCE STANDARDS.
9. ALL TREES ON THE EASTERN PERIMETER SHALL BE 48" BOXES.
10. INCLUSION OF SOILS REPORT RESULTS SHALL BE INCORPORATED INTO THE SOIL AMENDMENT SPECIFICATIONS.
11. ROOT BARRIERS SHALL BE PROVIDED PER CITY OF SIMI VALLEY CONDITION C-1(H).
12. TREES USED FOR MITIGATION MUST BE A MINIMUM OF 36" BOX SIZE.
13. PROJECT FRONTAGE ALONG TAPO ST. IS CURRENTLY WITHIN THE LANDSCAPE ZONE MAINTAINED BY THE CITY OF SANTA SUSANA. THE PROJECT WILL BE CONDITIONED TO ASSUME ANY OF THE AREAS MAINTENANCE OBLIGATIONS ADJACENT THE PROJECT TO THE CENTERLINE OF THE ADJOINING STREETS.
14. EXISTING ELECTRICAL ALONG TAPO STREET NEEDS TO BE COORDINATED BETWEEN LANDSCAPE AND CIVIL BEFORE CONSTRUCTION.

PLANTING AREA

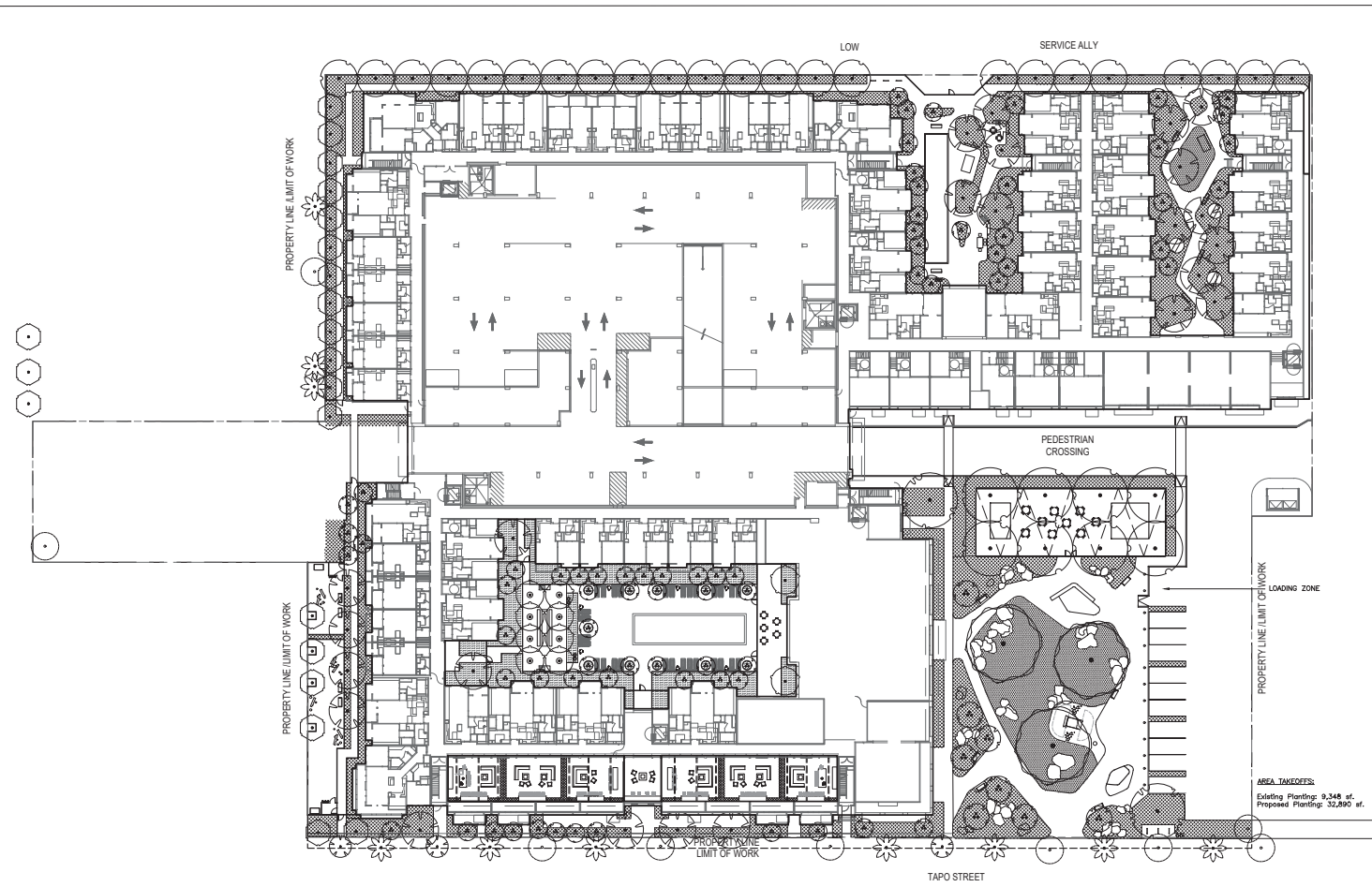
MATCH	TAG	PLANTING CATEGORY	% / SIZE / PLANT TYPE	AREA (SF)	UNITS
	SHRB/GC	COURTYARDS, PARK AND PERIMETER SHRUBS/ GROUND COVER	58.15 GAL SHRUB 200'S GAL SHRUB 50%/ GAL/PERENNIALS & GRASSES 25%/ GAL/GROUND COVER	22,883	LOW
	MEADOW	FIELD SEDGE MEADOW	80%/ GAL/SEDE & GRASSES 20%/ GAL/PERENNIALS & ANNUALS	5019	MOD
	PLANTERS	LEVEL 2 TERRACE PLANTERS	50%/ GAL/SHRUB 50%/ GAL/PERENNIALS & GRASSES	443	MOD
	POOL DECK	POOL DECK PLANTING	25%/ GAL/SHRUB 50%/ GAL/PERENNIALS & GRASSES 25%/ GAL/GROUND COVER	4,729	LOW
*Screening Shrubs 15 Gallon				TOTAL PLANTING AREA	33,073

TREE PLANTING SCHEDULE

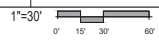
SYMBOL	PLANTING TYPE	BOTANICAL NAME	PALETTE	COMMON NAME	QUANT	SIZE	UNITS
	COURTYARD SHADE	GLEDITSIA PARVIFOLIA		AUSTRALIAN WILLOW	37	36" BOX	LOW
	PERIMETER CANOPY	LIQUIDAMBAR STYRACIFLUA		CHINESE PRINCE	30	48" BOX	LOW
	COURTYARD ACCENT	CITRUS LAGERSTROMIA INDICA		CITRUS GRAPE MYRTLE	40	36" BOX	MOD
	PERIMETER ACCENT	CERCIS TEXENSIS 'KARLONHOM'		TEXAS REDBUD	38	48" BOX	MOD
	TERRACE ACCENT	ABUTILON X MARIANA		STRAWBERRY TREE	4	36" BOX	LOW
	PARK SPECIMEN	ULMUS PARVIFOLIA		CHINESE ELM	3	60" BOX	MOD
	EXISTING TREE TO BE PROTECTED IN PLACE	VARIOUS SPECIES		REFER TO TREE MITIGATION PLAN	18		

PLANT PALETTE

PLANT TYPE	BOTANICAL NAME	COMMON NAME	
SHRUBS	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	
	CANTHARTIS 'CONIKIA'	ROCKROSE	
	CYSTIS HYBRIDUS	ROCKROSE	
	OLEA 'LITTLE OLIVE'	OLIVE	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEE BERRY	
	ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	
	PERENNIALS & GRASSES	AGAVE ATTENUATA	FOX TAIL AGAVE
		ACHILLEA HYBRIDS	WYRWOR
		AMMOZANTHUS HYBRIDS	KANGAROO PAW
CAREX NULATA		BLACK SEDGE	
CAREX SPISSA		SAN DIEGO SEDGE	
FESTUCA MAIOR		ATLAS FESCUE	
LUPINUS ANDROSARIS		BUSH LUPINE	
MIMULUS AURANTIACUS		STICKY MONKEY FLOWER	
POSTIDION SP		FENITONIA	
PHORMIUM HYBRIDS		NEW ZEALAND FLAX	
GROUND COVER	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	
	BACCHARIS 'PISON POINT'	OWENS COTTON BRUSH	
	BOUGANVILLEA CULTIVARS	BOUGANVILLEA	
	CANTHARTIS 'ANCHOR BAY'	ANCHOR BAY ROSEMARY	
	CISTIS SALVIFOLIUS	ROCKROSE	
	SENICIO MANDRALISCAE	BLUE CHALK STICKS	
	TRACHELOPERNUM 'JASMINOIDES'	STINK JASMINE	



AREA TAKEOFFS:
Existing Planting: 9,348 sq ft
Proposed Planting: 32,800 sq ft



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REV	DESCRIPTION	DATE
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2	PLANNING COMMENTS	11/9/21

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SANTA SUSANA PLAZA
2186 TAPO STREET,
SIMI VALLEY, CA 93065

Accession Parcel Number:
644 - 0 - 070 - 600
Landscape Architect:
CMG Landscape Architecture

Date:
09/23/21
Project No:
AS INDICATED 20207

TREE & PLANTING PLAN
L3.00