



CITY OF SIMI VALLEY

DEVELOPMENT SUMMARY

Updated: 07/05/2024

Legend

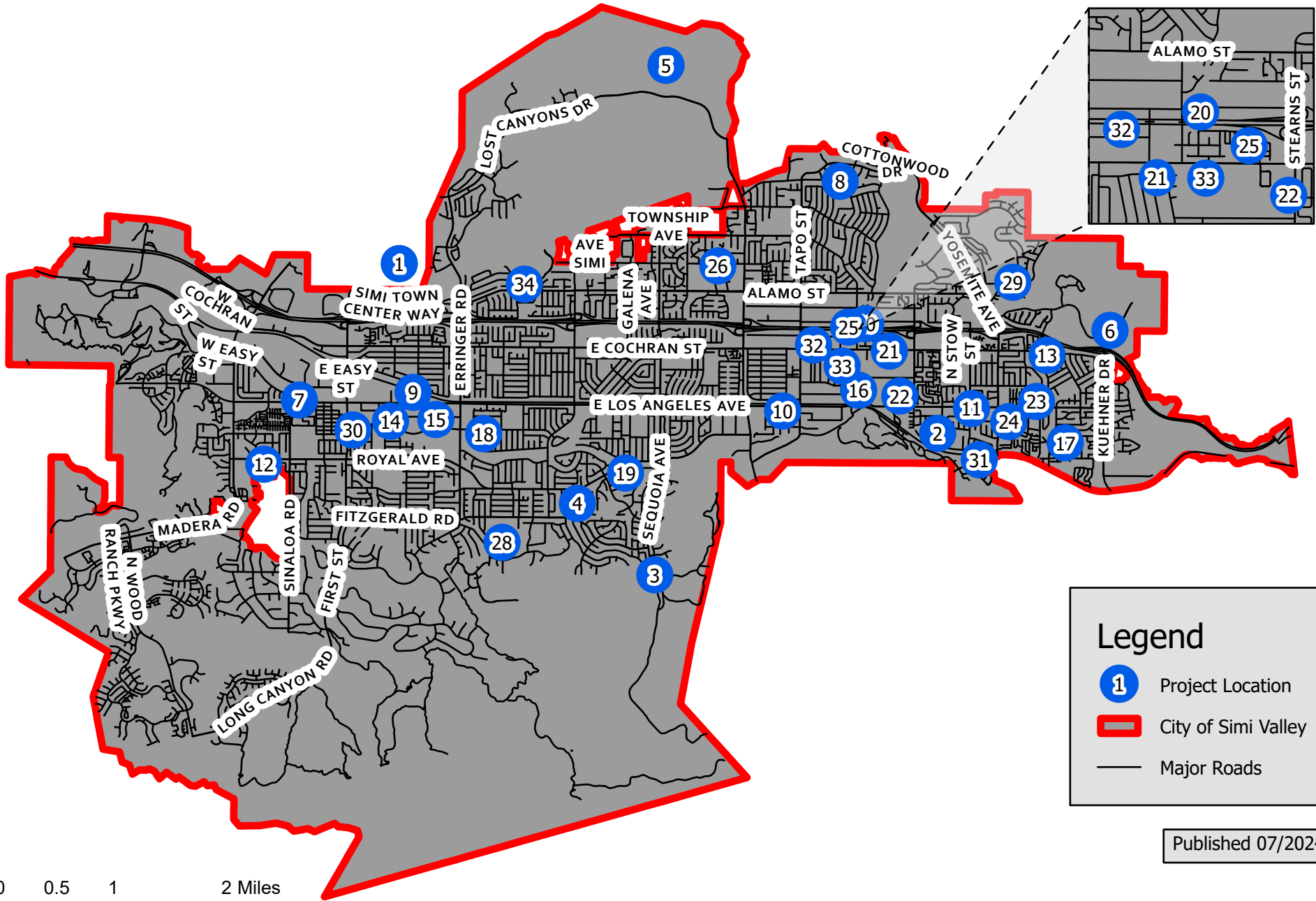
CUP = Conditional Use Permit
DA = Development Agreement
GPA = General Plan Amendment
PD = Planned Development Permit
PR = Preliminary Review
SP = Specific Plan
TE = Time Extension
TPM = Tentative Parcel Map
TT = Tentative Tract Map
WTP = Wireless Telecommunications Permit
W = Wireless Telecommunications Permit at Water Tank
Z = Zone Change

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This development summary provides a comprehensive list of residential, commercial, industrial, wireless telecommunications facility, mixed-use and Citywide projects in review, recently approved, or under construction as of the end of the time period specified above. Projects can be located by using the Map Number in the first column and referring to the maps in the front of each report. This Development Summary is updated on a quarterly basis. Inquiries regarding the Development Summary should be directed to the Planning Division at (805) 583-6769.



City of
SIMI VALLEY
CALIFORNIA

Residential Project Locations Development Summary



RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch into the City limits	NORTH SIDE OF FALCON STREET, 200 FEET WEST OF ERRINGER ROAD	SVJV Partners, LLC PO Box 701 North 44th Street Phoenix, AZ 85008 480-429-3000	Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	GPA-0073	<u>North Canyon Ranch</u> Amend General Plan Land Use designation to Open Space and Medium Residential			Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)			Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-1054	<u>North Canyon Ranch</u> Construct a total of 210 units: 160 detached houses and 50, multi-family, senior, affordable units.			Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	TT5658-A	<u>North Canyon Ranch</u> Subdivide into 210 units for residential development			Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
2	PD-S-0964	<u>Stow Villas</u> Construct 16 townhomes with three moderate income residences with an Affordable Housing Agreement	5496 E LOS ANGELES AV	George Hafoury 210 North Central Avenue, #101 Glendale, CA 91203 818-731-3009	Under Construction Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
	PD-S-2024-0004	<u>Stow Villas</u> Modification to 16 townhome units (PD-S-964), including changes to landscaping and lighting and elimination of affordable housing agreement.			Deemed Incomplete Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
	TT-2024-0002	<u>Stow Villas</u> Tentative Tract Map to renew 16 townhome unit condo map			Deemed Incomplete Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org

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3	PD-S-0930	<u>Runkle Canyon</u> Construct 298 single-family residences, 25 custom single-family homes, and 138 senior housing units	SOUTHERLY TERMINUS OF SEQUOIA AVENUE	Runkle Canyon LLC 25152 Springfield Court, #180 Valencia, CA 91355 661-219-6880	Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-0930-MOD# 01	<u>Runkle Canyon</u> Construct a 138-unit senior condominium complex with related improvements. Expiration date is tied to Development Agreement expiration.		Lise Cowderoy 949-278-3768 lcowderoy-x@kbhome.com	In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements. Expiration date is tied to Development Agreement expiration.			In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	DA-2004-01-AMD #03	<u>Runkle Canyon</u> Development Agreement Amendment extension for three years		Runkle Canyon LLC 25152 Springfield Court, #180 Valencia, CA 91355 661-219-6880	Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	DA-2021-0001	<u>Runkle Canyon</u> To amend the Development Agreement for a three-year time extension, and reuse of the Certified Final Environmental Impact Report and Addendum for the Runkle Canyon/Woodlands project located at the south terminus of Sequoia and Talbert Avenues.			Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

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4	CUP-S-0713	<u>Archangel Michael Coptic Orthodox Church</u> Construct a 500-seat sanctuary, multi-purpose room, day care center, guest house, and convert existing church to senior center	1122 APPLETON RD	Father Markos Hanna 1122 Appleton Road Simi Valley, CA 93065 805-385-7873	Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
	CUP-S-0713-AA#01	<u>Archangel Michael Coptic Orthodox Church</u> Construct a 303-sq. ft. free standing electrical enclosure and relocate 11 Clean Air Vehicle Parking Spaces			Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
	CUP-S-2021-0006	<u>Archangel Michael Coptic Orthodox Church</u> A request to modify the approved multi-purpose building to include a 1,008 square-foot addition.			Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org

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5	TT5734	<u>Lost Canyons</u> Subdivide 1,770 acres for 364 single-family residential lots, recreation commercial lots, and common area lots.	3301 LOST CANYONS DR	NPLC Lost Canyon LLC c/o Newport Pacific Land Company 100 Bayview CIR 240 Newport Beach, CA 92660 949-945-2295	In Plan Check Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-1021	<u>Lost Canyons</u> Master Planned Development to grade for 364 single family lots, construct infrastructure, streets, and common area improvements, convert from public to private golf course, and related uses			In Plan Check Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-1021-TE#01	<u>Lost Canyons</u> A 3-year extension of the expiration for PD-S-1021.			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-1021-MOD# 01	<u>Lost Canyons</u> Changed to CD-S-1021-MOD#1 Design review and house plotting for 184 houses per Master PD and Tent. Tract. Phase 1 is 680 acres.			In Plan Check Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	CD-S-2023-0001	<u>Lost Canyons</u> Time Extension to CD-S-1021, MOD #1			Approved/Unbuilt Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
	PD-S-2024-0002	<u>Lost Canyons</u> Planned Development Modification to relocate 32 lots and new Tentative Tract Map		Victoria Whitaker 1 ADA SUITE 100 IRVINE, CA 92618 657-291-8884 victoria.whitaker@rtmec.com	Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	TT-2024-0001	<u>Lost Canyons</u> Planned Development Modification to relocate 32 units and Tentative Tract Map		NPLC Lost Canyon LLC c/o Newport Pacific Land Company 100 Bayview CIR 240 Newport Beach, CA 92660 949-945-2295	Deemed Complete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org

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6	PD-S-1030	<u>Pinehurst</u> Construct 24 single- family residences	CANYON OAKS DRIVE AT NORTHEAST CORNER OF KUEHNER DRIVE AND 118 FREEWAY	Pinehurst, LLC 1000 Dove Street, #300 Newport Beach, CA 93660 949-660-8988	Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
	PD-S-1030-TE#1	<u>Pinehurst</u> Administrative Time Extension for the construction of 24 houses			Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
7	CUP-S-0793	<u>Meridian Assisted Living Facility</u> Construct a three-story assisted living facility	525 EAST LOS ANGELES AVENUE	Larry Greene 29395 Agoura Rd.#204 Agoura Hills, CA 91301 818-388-2600	Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	CUP-S-0793-TE#01	<u>Meridian Assisted Living Facility</u> Three year time extension to construct a 106-bed residential care facility.			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	CUP-S-2023-0006	<u>Meridian Assisted Living Facility</u> Three Year time extension for Construct a three-story assisted living facility			Approved/Unbuilt Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
8	PD-S-1041	<u>Fountain Wood Estates</u> Construct 13-single family residences	BETWEEN THE EASTERN TERMINUS OF PRESIDIO DRIVE AND DENTON AVENUE	JBR Management Co LLC Mark Rosenberg 1180 S Beverly Dr. Suite 320 Los Angeles, CA 90035 323-653-6100 Mark@jbrdev.com	Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-1041 MOD#1	<u>Fountain Wood Estates</u> Modification to replace the single-story homes on Lots 5, 6 and 1; architectural changes to Plan 2.			Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

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9	PD-S-1046	<u>River House</u> Construct a 28-unit senior apartment complex with three affordable units with an Affordable Housing Agreement	1424 PATRICIA AVE	FABIO MALEK 1201 N Catalina AV 3035 Redondo Beach, CA 90277 310-918-5455 fabiomalek@yahoo.com	In Plan Check Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
	PD-S-1046-TE#01	<u>River House</u> Three-year administrative time extension			In Plan Check Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
	PD-S-2023-0007	<u>River House</u> Second request for a 3-year Time Extension to an approved Planned Development Permit (PD-S-1046).			In Plan Check Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
10	PD-S-1050	<u>Sueno Apartments</u> Construct a 10-unit multi-family dwelling with one affordable housing unit with an Affordable Housing Agreement	BUYERS STREET AND SHOPPING LANE	Efrain Sandoval 2480 Fig Street Simi Valley, CA 93063-2461 805-433-2417	Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
11	PD-S-1052	<u>Nehoray Townhomes</u> Construct eight townhomes	SOUTHEAST OF LOS ANGELES AND STOW STREET	Farshid Nehoray 12338 Gorham Avenue Los Angeles, CA 90049 818-590-8488	In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TT5982	<u>Nehoray Townhomes</u> Subdivide a 0.51- acre parcel for condominium purposes			Completed/Closed Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-2023-0002	<u>Nehoray Townhomes</u> Time extension for PD-S-1052 to construct eight townhomes			In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TT-2023-0001	<u>Nehoray Townhomes</u> Time extension for TT5982 to subdivide a vacant 0.51-acre parcel			In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

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12	TP-S-0689	<u>Salame Subdivision</u> Subdivide a 1.0-acre parcel into three parcels for residential development of three single-family residences	310 ROYAL AVENUE	Robin Salame 17650 Belinda Street Encino, CA 91316 818-606-5957	Approved/Unrecorded Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
13	CUP-S-0812	<u>Melrose West Assisted Living</u> Construct a 110-unit assisted senior living facility with memory care	SOUTHEAST SIDE OF EAST COCHRAN STREET, 150 FEET EAST OF WELCOME COURT	JM Squared Development, LLC 18960 Keswick Street Reseda, CA 91335 818-652-7282	In Plan Check Alex Clingman 805-583-6772 aclingman@simivalley.org
14	PD-S-1057	<u>Mashihi</u> Construct 25 multi-family units with affordable units with an Affordable Housing Agreement	1392 & 1408 PATRICIA AV	ELI ARVIV PO BOX 144 AGOURA HILLS, CA 91376-0144 818-518-7252 5187252@gmail.com	In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	TT6027	<u>Mashihi</u> Tentative Tract Map for 25 condominiums			In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	PD-S-2023-0008	<u>Mashihi</u> First request for a 3-year Time Extension to approved Planned Development Permit No. PD-S-1057/TT6027 to construct a 25-unit two-story condominium development with an Affordable Housing Component on a 1.43-acre site.			In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	TT-2024-0003	<u>Mashihi</u> Time extension for Tentative Tract Map for 25 condominiums			In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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15	PD-S-1065	<u>Nikhoo Apartments</u> Construct a six-unit apartment complex	1740 PATRICIA AVENUE	Nick Nikkhou 6603 Shoup AV West Hills, CA 91307-3748 818-913-1605 nickconstructionsite@yahoo.com	Under Construction Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
16	TT6031	<u>Ralston Meadows Estates</u> Construction of six single family dwelling units	EAST OF RALSTON AVENUE, 475 FEET SOUTH OF LEEDS STREET	Dennis Hunter 2226 Booth Street Simi Valley, CA 93065 805-206-0952	Approved/Unrecorded Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-1071	<u>Ralston Meadow Estates</u> Planned Development Permit to construct 6 single family dwelling units			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
17	PD-S-2021-0007	<u>Simi Country Mobile Home Park Solar Canopy</u> Planned Development Permit for the installation of new solar panel canopy structures.	1550 RORY LN	Richard Doss 818-865-4168 RICH@PACIFICCOASSTCIVIL.COM	Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
18	PD-S-2022-0001	<u>The Churchill Apartments</u> Planned Development Permit for an 83 unit multi-family apartment project on a 3.11 acre property	1850 HEYWOOD ST 1/4	ITULE REAL ESTATE GROUP, INC CHRIS ITULE 920 HAMPSHIRE RD SUITE A4 WESTLAKE VILLAGE, CA 91361 805-379-5005 chris@itulegroup.com	Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	Z-S-2022-0002	<u>The Churchill Apartments</u> Planned Development Permit for an 83 unit multi-family apartment project on a 3.11 acre property			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2023-0003	<u>The Churchill Apartments</u> Modification to add 8 new units to an approved 83 unit multi-family apartment building on a 3.11 acre property.			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org

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19	TP-S-2022-0002	<p><u>Single-Family Residential Development at 3068 Royal Ave.</u> Planned Development Permit and Tentative Parcel Map to subdivide a 1.45 acre lot into three residential lots and construct three single-family residences. Proposal includes a Specific Plan Amendment to Sequoia Heights SP (SP-S-0003-AMD#02) to change designation of subject lot from Residential Estate (RE) to Residential Low Density (RL) and associated textual changes.</p>	3068 ROYAL AV	Mr Vallecios 13852 Olive View DR Sylmar, CA 91342 818-554-8831 vallecios@gmail.com	<p>Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org</p>
	SP-S-2022-0001	<p><u>Single-Family Residential Development at 3068 Royal Ave.</u> Planned Development Permit and Tentative Parcel Map to subdivide a 1.45 acre lot into three residential lots and construct three single-family residences. Proposal includes a Specific Plan Amendment to Sequoia Heights SP (SP-S-0003-AMD#02) to change designation of subject lot from Residential Estate (RE) to Residential Low Density (RL) and associated textual changes.</p>			<p>Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org</p>

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19	PD-S-2022-0006	<u>3068 Royal Avenue, 3 SFD</u> Planned Development Permit and Tentative Parcel Map to subdivide a 1.45 acre lot into three residential lots and construct three single-family residences. Proposal includes a Specific Plan Amendment to Sequoia Heights SP (SP-S-0003-AMD#02) to change designation of subject lot from Residential Estate (RE) to Residential Low Density (RL) and associated textual changes.	3068 ROYAL AV	Manish Drona 28500 Driver AV Agoura Hills, CA 91301 805-233-2366 manishdrona@gmail.com	Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
20	TP-S-2022-0003	<u>Barnard St Parcel Map</u> Subdivide a 2 acre parcel into three parcels	4850 BARNARD ST	Miguel Marquez 13995 Wallabi AV Sylmar, CA 91342 (818) 631-7655 miguel4hvac@yahoo.com	Deemed Complete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
21	CUP-S-2022-0016	<u>Stonebridge Outdoor Worship Facility</u> Modification to existing CUP to add an outdoor worship area with a 613 sq. ft. covered stage area with an attached 388 sq. ft. storage space, and a 117 sq. ft. sound booth structure. The outdoor Area includes 292 fixed seats + 6 accessible spaces. Screening wall and loading platform to be located behind storage. New Accessible bathrooms 285 sq. ft. Total 6,800 sq. ft. modified area and total 1,250 sq. ft. new landscaped area.	4832 E COCHRAN ST 1/2	Robert Matola 2205 First Street 106 Simi Valley, CA 93065 (805) 526-3916 rmatola@aol.com	In Plan Check Alex Clingman 805-583-6772 aclingman@simivalley.org

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22	PD-S-2022-0011	Phase 4 which is included in PD-S-526 provides the following improvements: Open grass area for soccer and large public events, parking lot, concession, restroom and storage buildings.	5005 E LOS ANGELES AVE A	RANCHO SIMI REC & PARK DIST ATTN. TOM EVANS 4201 Guardian Street SIMI VALLEY, CA 93063 805-584-4422 tom@rsrpd.us	Deemed Complete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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23	GPA-2022-0001	<u>City Ventures Oak Rd Residential</u> General Plan Amendment, Zone Change, Planned Development Permit, Tentative Tract Map and Affordable Housing Agreement for a new 65 unit townhouse condo project.	1845 OAK RD	Eric Miller 3121 Michelson DR 150 Irvine, CA 92612 909-996-8585 emiller@cityventures.com	Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	Z-S-2022-0003	<u>City Ventures Oak Rd Residential</u> General Plan Amendment, Zone Change, Planned Development Permit, Tentative Tract Map and Affordable Housing Agreement for a new 65 unit townhouse condo project.			Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2022-0012	<u>City Ventures Oak Rd Residential</u> General Plan Amendment, Zone Change, Planned Development Permit, Tentative Tract Map and Affordable Housing Agreement for a new 65 unit townhouse condo project.			Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	TT-2022-0003	<u>City Ventures Oak Rd Residential</u> General Plan Amendment, Zone Change, Planned Development Permit, Tentative Tract Map and Affordable Housing Agreement for a new 65 unit townhouse condo project.			Deemed Incomplete Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	VTT-2024-0001	<u>City Ventures Oak Rd Residential</u> General Plan Amendment, Zone Change, Planned Development Permit, Vesting Tentative Tract Map and Affordable Housing Agreement for a new 65 unit townhouse condo project.			Applied/Submitted Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org

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24	GPPS-2022-0003	Proposed general plan prescreen to change land use from Residential Medium to Residential Moderate for 1801 and 1807 Oak Road.	1807 OAK RD	Sentry Property Group, LLC 949-294-6376 sal@sentrypg.com	Approved/Unrecorded Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
	GPA-2024-0001	<u>Oak Road South</u> A request to change the General Plan Land Use designation from Medium Density Residential to Moderate Density Residential for a 1.5 acre portion of a 5.72 acre project site.			Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
	PD-S-2024-0005	<u>Oak Road South</u> A request to change the General Plan Land Use designation from Medium Density Residential to Moderate Density Residential for a 1.5 acre portion of a 5.72 acre project site.			Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
	TT-2024-0004	<u>Oak Road South</u>			Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
	Z-S-2024-0003	<u>Oak Road South</u>			Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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25	CUP-S-2022-0017	Expand existing patio cover to 1,672 sq. ft., add 442 sq. ft. porch, remove parking spaces in front of the main sanctuary building and add/ relocate 2 accessible parking spaces.	4910 E COCHRAN ST	The Akeena Group 394 E Main ST 201 Ventura, CA 93001 805-846-6241 info@theakeenagroup.com	Approved/Unbuilt Alex Clingman 805-583-6772 aclingman@simivalley.org
	PR-2024-0001	LOT SPLIT OF EXISTING CHURCH 230,443 S.F. (5.29 ACRE) PROPERTY. PROPOSED SPLIT WILL CREATE WEST AND EAST LOTS WITH THE FOLLOWING DESCRIPTIONS: WEST LOT - SITE MODIFICATION OF EXISTING PARKING LOT & PROPOSED MULTIPURPOSE BUILDING; AND EAST LOT- COCHRAN STREET APARTMENTS IS A 3 STORY BUILDING, 80 UNIT APARTMENT COMMUNITY. THE PROJECT WILL FEATURE: • LOBBY / LOUNGE • COMMUNITY MEETING ROOMS • BUSINESS CENTERS • OFFICES • BBQ DECKS • FITNESS CENTERS • LOUNGES WITH BALCONIES • RESIDENT LOUNGES WITH KITCHENETTES • MAIL ROOMS		Lauterbach & Associates Mark Pettit (805)218-1128 mark.pettit@la-arch.com	Completed/Closed Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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26	PD-S-2022-0013	<u>Habitat for Humanity</u> Construct ten single-family residences including six detached residences and four zero-lot line attached duplex residences on a 38,551 sf vacant lot. Includes a General Plan Amendment, Zone Change, Tentative Tract Map, and an Affordable Housing Agreement.	3802 AVENIDA SIMI	Darcy Taylor 1850 Eastman AV OXNARD, CA 93030 805-485-6065 darcy@habitatventura.org	Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
	TT-2022-0004	<u>Habitat for Humanity</u> 10 new lots for 10 single family detached homes. Refer to PD-S-2022-0013			Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
	GPA-2022-0002	<u>Habitat for Humanity</u> Change the currently designated Civic Center per the General Plan Land Use to Moderate Density Residential to construct 10 detached single-family homes on a 38,551 sf vacant lot.			Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
	Z-S-2022-0004	<u>Habitat for Humanity</u> Change the current Medium Density Residential Zone (RM) to Residential Moderate Density (R-Mod) to construct 10 detached single-family homes on a 38,551 sf vacant lot.			Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org

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RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
27	Z-S-2022-0005	<u>The Ridge Apartments</u> Zone Change from CO to RVH and Planned Development Permit to construct a 66 unit apartment building.	1575 ERRINGER RD	ADRIAN STERN 17404 VENTURA BLVD FL 2 ENCINO, CA 91316 818-906-2230	Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2022-0015	<u>The Ridge Apartments</u> Zone Change and Planned Development to change the zoning of the City owned parcel from Commercial Office to Residential Very High in order to construct a new 66 unit apartment building on a 1.46 acre portion of the entire 4.57 acre site.			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	SP-S-2023-0002	<u>The Ridge Apartments</u> Specific Plan Amendment to Arroyo Simi Greenway Specific Plan as part of The Ridge Apartment project.			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
28	PR-2023-0001	SB330- Preliminary Review for a 35 lot subdivision for new single family residences.	2100 HEYNEMAN LN	Roshawn Helmandi 8728 Zelzah AV Sherwood Forest, CA 91325 424-234-1075 roshawn.helmandi@gmail.com	Completed/Closed Alex Clingman 805-583-6772 aclingman@simivalley.org
29	PD-S-2023-0004	<u>Montaire HOA Gates</u> Project includes the installation of entry and exit gates at the Indian Terrace Drive/Flanagan Drive intersection and an exit-only gate at the Kachina Way/Flanagan Drive intersection. Project also includes the installation of additional lighting, relocating one tree; and installing a pedestrian gate at each intersection.	0 INTERSECTION OF KACHINA WAY AND FLANAGAN DRIVE	K&S Construction & Restoration, Inc. Dianna Hennessy 31368 Via Colinas Via Colinas 110 110 Westlake Village, CA 91362 805-506-1769 dianna@pacpr.com	Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

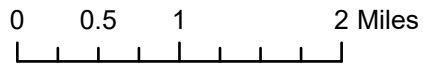
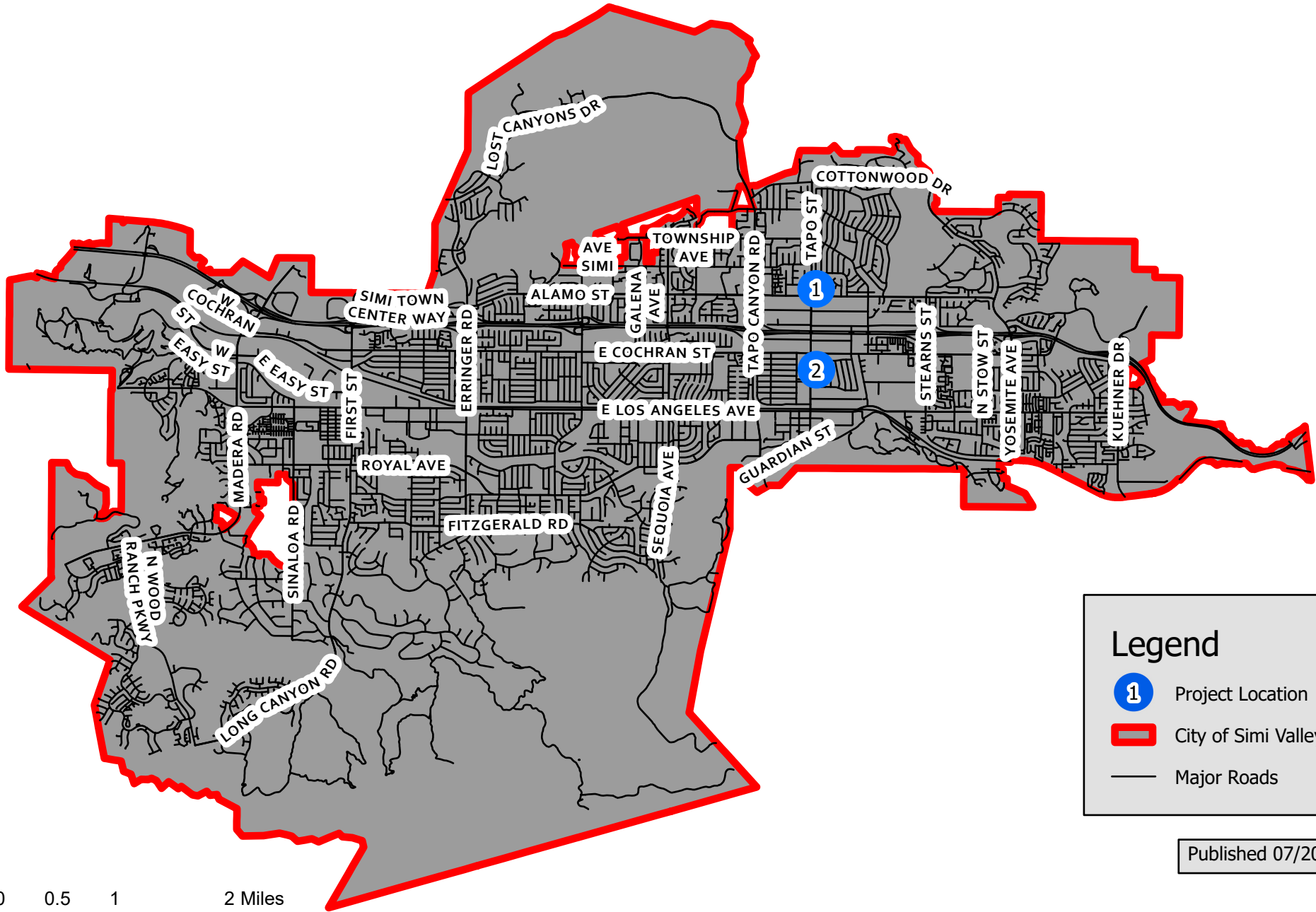
Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
30	CUP-S-2023-0005	Construct 2,116 sq. ft. (46' x 46') detached patio cover on existing patio slab for existing church building.	1305 ROYAL AVE	ELINA LORENZO 3196 Wild Horse Court Thousand Oaks, CA 91360 (805) 750-5947 elina.lorenzo@verizon.net	In Plan Check Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
31	CUP-S-2023-0007	<u>Animal Keeping</u> Conditional Use Permit to allow four goats, 20 chickens, four mini Hereford cows and the boarding of 12 horses in a non-Animal Overlay Residential zone on an existing 3.23-acre lot.	5643 CRINKLAW LN	Julie Ford 5643 CRINKLAW LN SIMI VALLEY, CA julieorear@hotmail.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
32	PD-S-2023-0009	Proposed 22-unit apartment, three-story apartment building on two residential parcels. The two parcels will be merged. The proposed project will include an Affordable Housing Agreement (AHA) for one very low income unit.	4491 E COCHRAN ST	GA Engineering Uzi Levy 7355 Balboa BLVD Van Nuys, CA 91406 uzi1110@gmail.com	Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
33	PD-S-2023-0010	City Ventures (Korean Baptist Church) 26 Townhomes PD and Mod to existing CUP-S-434 to develop 26 townhome units.	4868 E COCHRAN ST	Eric Miller 3121 Michelson DR 150 Irvine, CA 92612 909-996-8585 emiller@cityventures.com	Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
	CUP-S-2023-0015	City Ventures (Korean Baptist Church) 26 Townhomes Mod to existing CUP-S-434 to develop 26 townhome units (PD-S-2023-0010)			Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
	TT-2023-0003	City Ventures (Korean Baptist Church) 26 Townhomes Tentative Tract Map to develop 26 townhome units.			Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
	TP-S-2024-0002	City Ventures (Korean Baptist Church) 26 Townhomes Tentative Parcel Map to subdivide the lot into 2 lots. Lot 1 (existing Korean Baptist Church) facing Cochran St to the north will be 1.344 acres and Lot 2 (proposed townhome development) to the south will be 1.235 acres. Refer to P D - S - 2 0 2 3 - 0 0 1 0 , CUP-S-2023-0015, TT-2023-0003, & AHA-2023-0005 for separate applications for townhome development and modifications to the existing church sites.			Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org
34	PR-2024-0003	Preliminary review for a 12 lot subdivision for single family homes. Plus one remainder lot.	2361 ALAMO ST	Pacific Coast Civil Inc Dina Tabolsky 351 Rolling Oaks DR 202 Thousand Oaks, CA 91361 dina@pacificcoastcivil.com	Completed/Closed Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org

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City of
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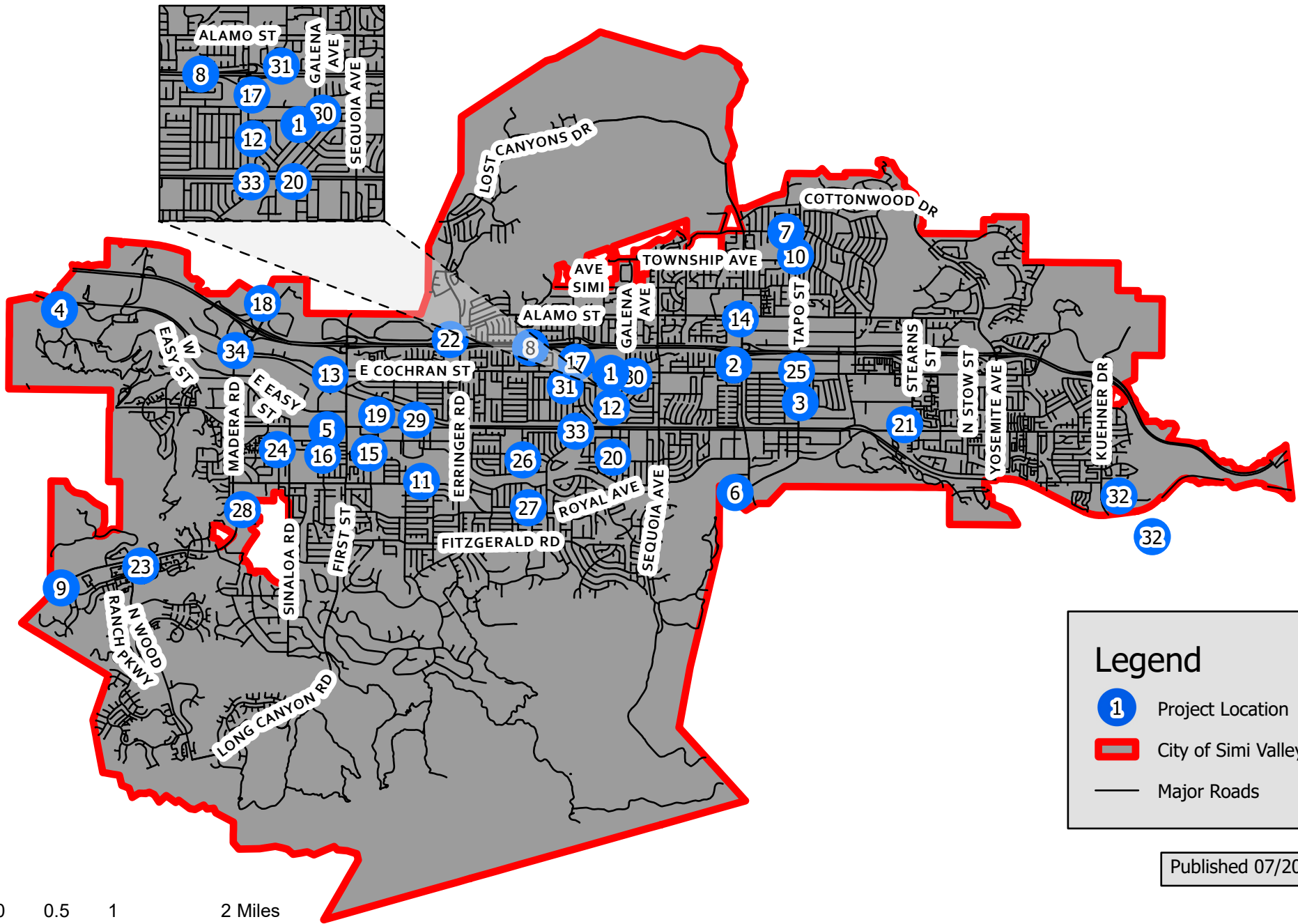
Mixed-Use Project Locations Development Summary



MIXED-USE DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	PD-S-1045	<u>Alamo/Tapo Mixed-Use</u> Construct a Mixed-Use residential project with 278 apartments, 8,000 square feet commercial, and 30% minimum affordable units with an Affordable Housing Agreement	2804 TAPO STREET; 4415, 4487, 4473 ALAMO STREET	AMG & Associates, LLC/ The Pacific Companies PO Box 260770 Encino, CA 91426 818-380-2600	Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-0685	<u>Alamo/Tapo Mixed-Use</u> Parcel Consolidation for residential project at the former Bellwood Center			Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
2	PD-S-2021-0005	<u>Santa Susana Mixed Use Project</u> 280-Unit Mixed Use Project	2196 TAPO ST	Santa Susana GRF2, LLC 973 Lomas Santa Fe DR Solana Beach, CA 92075 (858) 369-7042 cyoung@gerritygroup.co	In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-2021-0001	<u>Santa Susana Mixed Use Project</u> Parcel Map for Mixed Use Project			In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

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Commercial Project Locations Development Summary



COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	TP-S-0680	<u>Sycamore Village Plaza TP</u> Subdivide to create three new parcels in an existing shopping center for financial reasons	2888 TO 2986 EAST COCHRAN STREET	FAF Investment Company, c/o Larry Fishman P.O. Box 166 Cayucos, CA 93430 805-995-0007 fishman.investments@gmail.com	Approved/Unrecorded Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-0680-TE#01	<u>Sycamore Village Plaza TP</u> Administrative three year time extension to create three new parcels in an existing shopping center			Approved/Unrecorded Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-2022-0001	<u>Sycamore Village Plaza TP</u> Second administrative three-year time extension to create three new parcels in an existing shopping center for financial reasons			Approved/Unrecorded Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
2	PD-S-0344-MOD# 02	<u>Griffin Plaza</u> Shopping center remodel	NORTHWEST CORNER OF TAPO CANYON ROAD AND COCHRAN STREET	Richard Niec 24005 Ventura Blvd. Calabasas, CA 91302 818-436-5100	Under Construction Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
3	CUP-S-0826	<u>Tapo District Lofts</u> Construct a 60 room micro-apartment (Single-room occupancy) complex.	NORTHWEST CORNER OF TAPO STREET AND EILEEN STREET	Lorne Henkel 422 E Main ST Ventura, CA 93001 805-730-0296 ldhenkel@rrmdesign.com	In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-2023-0002	<u>Tapo District Lofts</u> Administrative action for minor elevation changes to approve CUP-S-0826			In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
4	CUP-S-0818	<u>BMX Bike Park</u> Construct a BMX Bike Park on a 3.24-acre portion of a 21.01-acre parcel owned by the City of Simi Valley	998 WEST LOS ANGELES AVENUE	Rancho Simi Recreation and Park District Wayne Nakaoka 4201 Guardian ST Simi Valley, CA 93063 805-584-4400	Deemed Complete Sean Gibson 805-583-6383 sgibson@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
5	CUP-S-0819	<u>Martinez Tinting & Detail</u> Construct a 2,302 square foot commercial building on a vacant 0.14-acre lot	838 EAST LOS ANGELES AVENUE	Jose Martinez 2954 Hilldale Ave Simi Valley, 93063 Simi Valley, CA 93063 805-404-2825 brianm88055@gmail.com	Approved/Unbuilt Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-2023-0017	<u>Martinez Tinting & Detail</u> Time extension for PD-S-819 to construct a 2,302 square foot commercial building on a vacant 0.14-acre lot.			Approved/Unbuilt Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
6	CUP-S-0822	<u>Hacienda Peppertree</u> Construct a 357-unit senior residential care facility	SOUTHWEST CORNER OF TAPO CANYON ROAD AND GUARDIAN STREET	Peppertree Ranch, LLC 1217 Mellow Lane Simi Valley, CA 93065 805-340-2790	Approved/Unbuilt Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-2023-0010	<u>Enso Verde</u> Modification to CUP-S-0822. Enso Verde will be a 297- unit senior community The community will include independent living, assisted living, and memory care facilities as well as areas the community can gather such as gardens, community rooms and dining.			Kendal at Ventura 805-340-2790 555thecomish@gmail.com

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
7	CUP-S-0400-MO D#01	<u>Islamic Society of Simi Valley</u> The project is for the Proposed replacement/modification of existing an religious facility including the addition of a second floor. General Plan Amendment from Neighborhood Park to General Commercial. Zone Change from RM to CPD.	4343 TOWNSHIP AVENUE	Nashat Mshaiel 13617 Silver Oak Lane Moorpark, CA 93021 805-217-7138 nmshaiel@gmail.com	Deemed Complete Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	GPA-2021-0002	<u>Islamic Society of Simi Valley</u> General Plan Amendment from Neighborhood Park to General Commercial.			Deemed Complete Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	Z-S-2021-0007	<u>Islamic Society of Simi Valley</u> Zone Change from RM to CPD			Deemed Complete Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
8	CUP-S-0744-MO D#01	<u>Fairfield Inn</u> A modification to change the hotel room count from 106 rooms to 98 rooms; remove underground parking; modify hotel configuration; and change from three stories to four stories. A Text Amendment to reduce the parking space requirement	2585 EAST COCHRAN STREET (BEHIND JUNKYARD CAF)	Land Developer & Associates Corporation 5950 Canoga Avenue, #500 Woodland Hills, CA 91367 818-389-6439	Approved/Unbuilt Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-2024-0005	<u>Fairfield Inn</u> 3-year time extension to a modification to CUP-S-0744 to change the hotel room count from 106 rooms to 98 rooms; remove underground parking; modify hotel configuration; and change from three stories to four stories. A Text Amendment to reduce the parking space requirement			Applied/Submitted Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
9	TP-S-0697	<u>1070 Country Club</u> Condominium subdivision of 2.26 acre parcel into 1 parcel and 6 condo units.	1070 COUNTRY CLUB DRIVE	Jie Wen 2977 Bell Drive Concord, CA 94519 925-482-7946 jie.wen@gmail.com	Approved/Unrecorded Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-2024-0003	<u>1070 Country Club</u> Time Extension for condominium subdivision of 2.26 acre parcel into 1 parcel and 6 condo units.			Applied/Submitted Sara Martinez (805) 583-6869 smartinez@simivalley.org
10	PD-S-2021-0001	<u>El Patio - Township</u> Administrative Action for proposed 935 sq. ft. addition to the outdoor dining patio area at El Patio Restaurant with site modifications.	4351 TOWNSHIP AV	James Allen P.O. Box 1003 Thousand Oaks, CA 91358 james@allenlawcorp.com	Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
11	CUP-S-2021-0003	<u>Royal Gas Pump/Canopy Extension</u> Increase number of gas station fuel pumps from 4 to 8, and extend existing fuel pump canopy from 729 s.f. to 2,430 s.f. Includes alterations to landscaping and on-site traffic circulation to accommodate improvements.	1695 ROYAL AVE	SQUARE ONE ARCHITECTURE PATRICK MCILHENNEY 35 W Main ST B-163 Ventura, CA 93001 805-587-3750 pat@squareonearch.com	Deemed Incomplete Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
12	CUP-S-2021-0008	<u>Panera Bread Drive-Thru</u> Conditional Use Permit for addition of Drive-Thru to existing Panera Bread at 2900 Cochran Street.	2900 E COCHRAN ST	Larry Fishman PO BOX 166 Cayucos, CA 93430 805-995-0007 fishman.investments@gmail.com	Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

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13	PD-S-2022-0005	<u>SoCal Gas Addition</u> Construct a new single story commercial 1375 sq. ft. addition to the existing Southern California Gas Company building. Paint existing building, pave new accessible parking stalls and construct a new vehicular entry and exit gate on Cochran Street to replace the existing gate.	977 CHAMBERS LN	Fulbright Rodriguez Architects Inc 31878 Del Obispo ST 118-339 San Juan Capistrano, CA 92675 949-783-0727 paul@fraarchitects.com	Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
14	CUP-S-2022-0004	<u>Grocery Store</u> Proposed remodel of an existing 35,000 S.F. commercial building to a proposed grocery use. The project will include a Tenant Improvement and demising of the premise to allow commercial building to operate as a grocery use. Scope of work includes revising parking lot, redesign of existing loading dock, a new trash enclosure, a new roof plan for mechanical equipment; and exterior remodel.	2631 TAPO CANYON RD	MCG Architecture 949-553-1117 oruiz@mcgarchitecture.com	Under Construction Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
	CUP-S-2022-0020	<u>Grocery Store</u> Changes to approved facade per CUP-S-2022-0004 for proposed food store.		SIMI ENTERTAINMENT PLAZA LLC Steve Alkana 1901 AV OF THE STARS #855 LOS ANGELES CA, 90067 310-357-0777 SAlkana@cnaenterprises.com	Under Construction Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
15	CUP-S-2022-0005	<u>Maronite Church</u> Addition to existing church and new detached canopy with BBQ. 1,000 sq. ft. addition to hall, 616 sq. ft. for two bathrooms and a storage area, new 336 sq. ft. open trellis, and a new 578 sq. ft. covered patio. New 770 sq. ft. detached canopy.	1059 ASHLAND AVE	Naoum Helou 5585 Reseda Blvd Ste 105 Tarzana, CA 91356 (818) 345-7646 helouhomedesign@gmail.com	In Plan Check Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

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16	CUP-S-2022-0006	<u>Simi Auto Spa and Speed Wash Vacuum Stall Canopies</u> Demolish 4,466 Sq. Ft. of vehicle service bays and construct 1,860 Sq. Ft. vacuum canopy in their place and another 1,530 sq. ft. vacuum canopy at an existing car wash.	1144 E LOS ANGELES AVE	C Dennis Lee 3380 Flair DR Suite 225 El Monte, CA 91731 626-234-2247 leedco@aol.com	Approved/Unbuilt Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
17	CUP-S-2022-0009	<u>Chick-Fil-A Canopy Addition</u> Construct one 1,028 sq. ft. steel canopy and another 437 sq. ft. canopy over an existing Chick-Fil-A drive thru.	2460 SYCAMORE DR	Frank Gawdun 480-755-0959 gawdun@esencia.org	Under Construction Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

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18	CUP-S-2022-0013	<p><u>Costco Fuel Expansion</u> To allow for the expansion of an existing Costco Gasoline fueling facility, including a 4,208-square-foot fuel canopy expansion (9,053 square feet total) with five (5) new multi-product dispensers (MPDs), one (1) 30,000-gallon underground storage tank, four (4) underground remote fills, a new controller enclosure, new transformer, and associated site improvements. Specific site improvements include directional ground painting, landscaping, and parking areas.</p>	2660 PARK CENTER DR	Barghausen Consulting Engineers, Inc. Charles Moseley 18215 72nd AV S Kent, WA 98032 cmoseley@barghausen.com	<p>Deemed Incomplete Alex Clingman 805-583-6772 aclingman@simivalley.org</p>
	PR-2024-0004	<p>Preliminary Review to relocate and increase the fuel facility at Costco. Project would involve the construction of a new 11,090-square-foot canopy, installation of 15 new multiproduct dispensers (MPDs), three (3) new 40,000-gallon underground storage tanks (USTs), one (1) new underground remote fill, one (1) 1,500-gallon additive UST, new controller enclosure, and associated site improvements. Specific improvements include decommissioning and demolition of the existing fuel facility and completion of landscape, lighting, paving, parking, and directional striping.</p>			<p>Applied/Submitted Alex Clingman 805-583-6772 aclingman@simivalley.org</p>

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

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19	CUP-S-2022-0015	<u>Dunkin' Donuts</u> Design and use modifications to approved PD-S-238 Adj. #12 to include drive through coffee shop in conjunction with credit union ATM drive through; modification to parking and landscaping.	1377 E LOS ANGELES AVE	Aharon Aminpour 310877666 aharon@mfmdd.com	Completed/Closed Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
20	PD-S-2022-0009	<u>El Capitan</u> To add a outdoor dining area to an existing restaurant with the removal of 717.5 square feet of landscaping.	2982 E LOS ANGELES AVE	Anibal Guerrero PO Box 33083 Pacoima, CA 91331 818-370-1325 info@guerreroserivces.com	Deemed Incomplete Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
21	CUP-S-2022-0018	Small recycling buyback center (500 square feet) next to Smart & Final	5135 E LOS ANGELES AVE	Krikor Balian, Evergreen Recycling 331 Salem Sreet, Unit #110 Glendale, CA 91203 323-873-7105 evergreenrecyclingandwaste@yahoo.com	Approved/Unbuilt Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
22	PD-S-2022-0014	<u>Everhome Hotels</u> Proposed 114 room, 57,793 square foot, four story hotel, with 116 parking spaces.	1708 SIMI TOWN CENTER WAY 1/2	Paladin Equity Capital, LLC Traci Kimura 2600 Mission ST Suite 203 San Marino, CA 91108 206-225-3119 midi@paladinequitycapital.com	Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
23	CUP-S-2022-0019	<p><u>Training Facility</u> The request includes a Conditional Use Permit (CUP) to construct a training facility for baseball and softball instruction at an existing, single-story, 13,939 sq.ft. commercial tenant building within an existing 74,306 sq.ft. retail center. Proposed Tenant Improvements include 10 hitting/pitching cages, a proshop, office, lounge, party/conference lounge, instructor lounge, storage closets, and restrooms. Exterior improvements include storefront modifications, a second door (egress) and wall-mounted signage.</p>	591 COUNTRY CLUB DR B	Phillip Greene Jr. 28908 Hollowbrook AV Agoura Hills, CA 91301 phillipg07@yahoo.com	Under Construction Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
24	PR-2023-0002	Preliminary Review for a lot line adjustment, 950 sq. ft. drive-thru coffee shop, and a 4,800 sq. ft. carwash on two vacant parcels.	525 E LOS ANGELES AVE	Braden Bernards 2188 SW Park PL STE 100 Portland, OR 97205 818-212-2805 braden.bernards@cvppe.com	Completed/Closed Alex Clingman 805-583-6772 aclingman@simivalley.org
25	PR-2023-0003	<p><u>Popeyes</u> Preliminary review to construct a new 1,885 SF building with drive-through. Tenant will be a new Popeye's Chicken Restaurant. New site improvements.</p>	2401 TAPO ST	Frank Martinez 750 East Green ST 308 Pasadena, CA 91101 626-407-6427 frank@martinezfm.com	Completed/Closed Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
	CUP-S-2024-0002	<p><u>Popeyes</u> Construct new Popeyes drive-through restaurant.</p>		MICHAEL WOKAL 625 MAPLE COURT FILLMORE, CA 93015-1039 805-625-1102 alizar625@aol.com	Deemed Incomplete Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

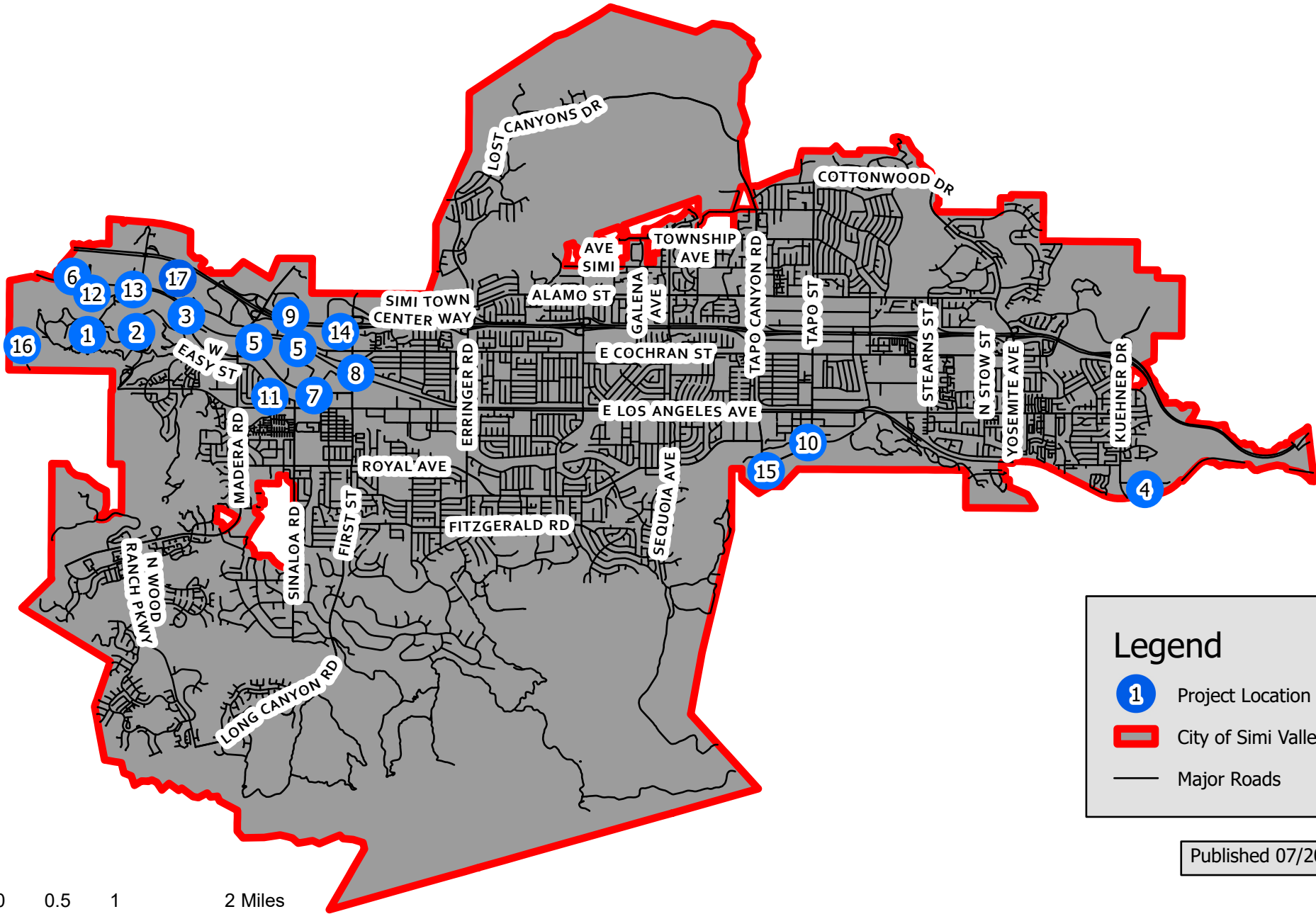
Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
26	CUP-S-2023-0008	Grace Brethren Parcel Map CUP Modification to extend CUP use for 1350 Cherry Avenue onto new parcel at 2369 Royal Avenue (Refer to TP-S-2023-0003).	1350 CHERRY AVE	Litchfield Asset Management, Inc. Howard Herron 3325 E COCHRAN ST 200 SIMI VALLEY, CA 818-781-0255 hherron@litchfieldmgmt.com	Approved/Unbuilt Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
27	TP-S-2023-0003	Grace Brethren Parcel Map Parcel map to subdivide 3.85 acre parcel into two parcels.	2369 ROYAL AVE	Litchfield Asset Management, Inc. Howard Herron 3325 E COCHRAN ST 200 SIMI VALLEY, CA 818-781-0255 hherron@litchfieldmgmt.com	Approved/Unrecorded Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
28	CUP-S-2023-0012	A small recycling collections facility for an existing retail center.	1268 MADERA RD	Krikor Balian, Evergreen Recycling 331 Salem Sreet, Unit #110 Glendale, CA 91203 323-873-7105 evergreenrecyclingandwaste@yahoo.com	Approved/Unbuilt Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
29	CUP-S-2023-0014	Addition of two new carports to an existing auto-body shop.	2001 DONVILLE AVE	Engineering Capital Emil Kyupelyan 7833 Owens ST Sunland, CA 91040 (818) 540-8856 engcappartners@gmail.com	In Plan Check Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
30	PR-2023-0006	Preliminary review for existing YMCA to include site modifications.	3200 E COCHRAN ST	JDO & Associates, Inc. Dave Osborn 31822 Village Center RD 105 Westlake, CA 91361 818-706-3997 dave@jdoassociates.com	Completed/Closed Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org

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COMMERCIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
31	CUP-S-2023-0016	To operate a banquet facility within an existing 5,287 sq.ft. commercial tenant space.	2811 E COCHRAN ST	Victor Duran 19227 Nashville ST Porter Ranch, CA 91326 818-471-0601 victorduran40.vd@gmail.com	Approved/Unbuilt Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
32	PR-2023-0007	Proposed movie studio expansion	6691 SMITH RD	Allied Realty Partners, LLC Brian Gordon 500 South Sepulveda Blvd., #600 Los Angeles, CA 90049 310-889-1600 bgordon@llpla.com	Completed/Closed Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
	GPPS-2024-0001	Prescreen to change the general plan land use of medium residential density properties to industrial, and convert zoning of said properties from RL(A)(CZ) to Light Industrial at APNs: 657-0-020-520, 657-0-020-530, 657-0-020-540, 637-0-070-110, 657-0-020-390, and 657-0-020-270 along Smith Road.			Approved/Unbuilt Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
33	CUP-S-2024-0001	Construct fast food restaurant addition to existing gas station.	2706 E LOS ANGELES AVE	Masood Madi 2590 Morley St Simi Valley, 93065 818-519-8443 masoodlf@hotmail.com	Deemed Incomplete Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org
34	CUP-S-2024-0003	<u>CUP-S-2024-0003/SP-S-2024-0001</u> Drive through restaurant	20 W COCHRAN ST	Tara Paul 213-622-5555 tpaul@allenmatkins.com	Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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City of
**SIMI
VALLEY**
CALIFORNIA

Industrial Project Locations Development Summary



INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	CUP-S-0591-MO D#01	<u>All Valleys RV Storage</u> Expand an existing RV storage yard to the south portion of the lot. 64 new spaces added to existing 385 spaces	850 WEST LOS ANGELES AVENUE	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 805-579-6192	Under Construction Sean Gibson 805-583-6383 sgibson@simivalley.org
2	CUP-S-0778	<u>Pre-con Recycling</u> Construct and operate a concrete recycling and concrete product storage yard	240 WEST LOS ANGELES AVENUE	Pre-Con Products 240 West Los Angeles Avenue Simi Valley, CA 93065 805-527-0841	Under Construction Sean Gibson 805-583-6383 sgibson@simivalley.org
3	PD-S-1034	<u>Adams Bennett Concrete Batch Plant</u> Ready-Mix and Precast Concrete products facility with related sand, gravel, portland cement and concrete mixtures storage with periodic recycling of concrete along with material deliveries into and out of facility	400 W LOS ANGELES AVE	Adams Bennett Investments P.O. Box 3600 Corona, CA 92878-3600 951-634-7128	Under Construction Sean Gibson 805-583-6383 sgibson@simivalley.org
4	PD-S-1039	<u>Smith Road Movie Studio Backlot</u> Construct a movie studio backlot and Master Plan for future movie studio building	VACANT LOT WEST OF 6700 SMITH ROAD	Allied Realty Partners, LLC Brian Gordon 500 South Sepulveda Blvd., #600 Los Angeles, CA 90049 310-889-1600 bgordon@llpla.com	Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-1039-TE#01	<u>Smith Road Movie Studio Backlot</u> Administrative Time Extension to PD-S-1039 for a movie studio backlot and Master Plan for future movie studio			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2022-0007	<u>Smith Road Movie Studio Backlot</u> Administrative Time Extension to PD-S-1039 for a movie studio backlot and Master Plan for future movie studio			Approved/Unbuilt Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org

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INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
5	PD-S-1060	<u>Xebec Easy Street</u> Construct six industrial buildings on a vacant lot	NORTH OF EASY STREET, EAST OF MADERA ROAD	XEBEC Realty Partners, LLC 3010 Old Ranch Parkway, #480 Seal Beach, CA 90740 510-381-1611	Under Construction Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	TT6018	<u>Xebec Easy Street</u> Subdivide into five lots for industrial development			Under Construction Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2022-0002	<u>Xebec Easy Street</u> Time Extension to Construct six industrial buildings on a vacant lot			Under Construction Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	TT-2022-0001	<u>Xebec Easy Street</u> Time Extension to Construct six industrial buildings on a vacant lot			Under Construction Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2022-0016	<u>Xebec Easy Street</u> Modification to approved building colors			Under Construction Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
	PD-S-2023-0006	<u>Xebec Easy Street</u> Revision to planned development permit (PD-S-1060). Site changes made to building 2.			In Plan Check Neal Morrisette (805) 583-6897 nmorrisette@simivalley.org

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INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
6	CUP-S-0820	<u>Irons Contractor Storage</u> Re-entitle expired contractor storage yard approval CUP-S-686 with wildlife movement corridor; Improvement construction will be in two phases: (1) the existing contractor yard and (2) the south contractor yard with wildlife movement corridor	744 WEST LOS ANGELES AVENUE	Irons Contractor Storage, Inc. 3127 Ocean Park Blvd Santa Monica, CA 90405 310-980-9175	Under Construction Sean Gibson 805-583-6383 sgibson@simivalley.org
	CUP-S-2024-0006	<u>Irons Contractor Storage MOD</u> Expand an existing contractor storage yard in Phase 2 of Conditional Use Permit CUP-S-820, as approved by the Planning Commission on August 7, 2019, with substantial revisions. Following revisions are required due to the State Department of Fish and Wildlife (DFW) policy revision: a. The stormwater overflow channel and wildlife corridor is deleted. Instead, all stormwater and animal movement will continue within Alamos Creek as required by the State Dept. of Fish and Wildlife, and b. The south contractor storage yard elevation will be raised by four (4) feet instead of the previous two (2) feet.			Applied/Submitted Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
7	PD-S-1064	<u>4M Precision Grinding</u> Construct a 9,500 square foot industrial building on a vacant lot	600 EAST EASY STREET	4M Precision Grinding 13845 Saticoy Street Van Nuys, CA 91402 818-781-3274	Under Construction Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
8	PD-S-1073	<u>Industrial Building</u> Construct a 10,133 square-foot single story industrial building on a vacant lot.	2240 FIRST STREET	Robert Freeman 558 Lone Oak Drive Thousand Oaks, CA 91362 818-429-6646 freemanfamilyrealestate@gmail.com	In Plan Check Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
9	PD-S-2021-0006	<u>Parkinson Development</u> Construct a 37,324 sq. ft. single story concrete tilt up industrial building with 6,500 sq. ft. of mezzanine.	600 E COCHRAN ST	Alan Grofsky 29619 AGOURA RD AGOURA HILLS, CA 91301 (818) 584-0057 agrofsky@pkarchitecture.net	Under Construction Alex Clingman 805-583-6772 aclingman@simivalley.org
	TP-S-2023-0004	<u>Parkinson Development</u> Tentative Parcel Map for a six (6) unit condominium subdivision to an industrial building on a 2.87 acre lot, approved under PD-S-2021-0006.		DRG, INC PETER GRAY 601 E DAILY DR 225 CAMARILLO, CA 93010 805-987-3945 PETERG@DRGINC.COM	Approved/Unrecorded Alex Clingman 805-583-6772 aclingman@simivalley.org
10	CUP-S-2022-0007	<u>Rancho Simi Recreation and Park District</u> Addition of a 5040 sq.ft. mezzanine space and reconfiguration of recreational areas for Phase 3 of CUP-S-785. Mezzanine area would only be open after hours. Changes are limited to internal modifications.	4201 GUARDIAN ST	RANCHO SIMI REC & PARK DIST Douglas Duran 4201 Guardian St SIMI VALLEY, CA 93063 805-584-4480 douglas@rsrpd.us	Approved/Unbuilt Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
11	PD-S-2022-0008	Construct a 17,000 sq. ft. addition to an existing industrial building.	555 E EASY ST	Daniel Seeman 555 E EASY ST SIMI VALLEY, CA 805-955-9699 daniel@apaindustries.com	Approved/Unbuilt Alex Clingman 805-583-6772 aclingman@simivalley.org
12	CUP-S-2022-0014	<u>Entertainment Earth</u> Construct a 205,367 sq. ft. tilt up building on a 13.13 acre site for Warehouse, Distribution and Office.	903 QUIMISA DR	John Matthews 2390 C Las Posas RD 453 Camarillo, CA 93010 805-660-0751 jmatthews@sleonard.com	Approved/Unbuilt Alex Clingman 805-583-6772 aclingman@simivalley.org

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INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

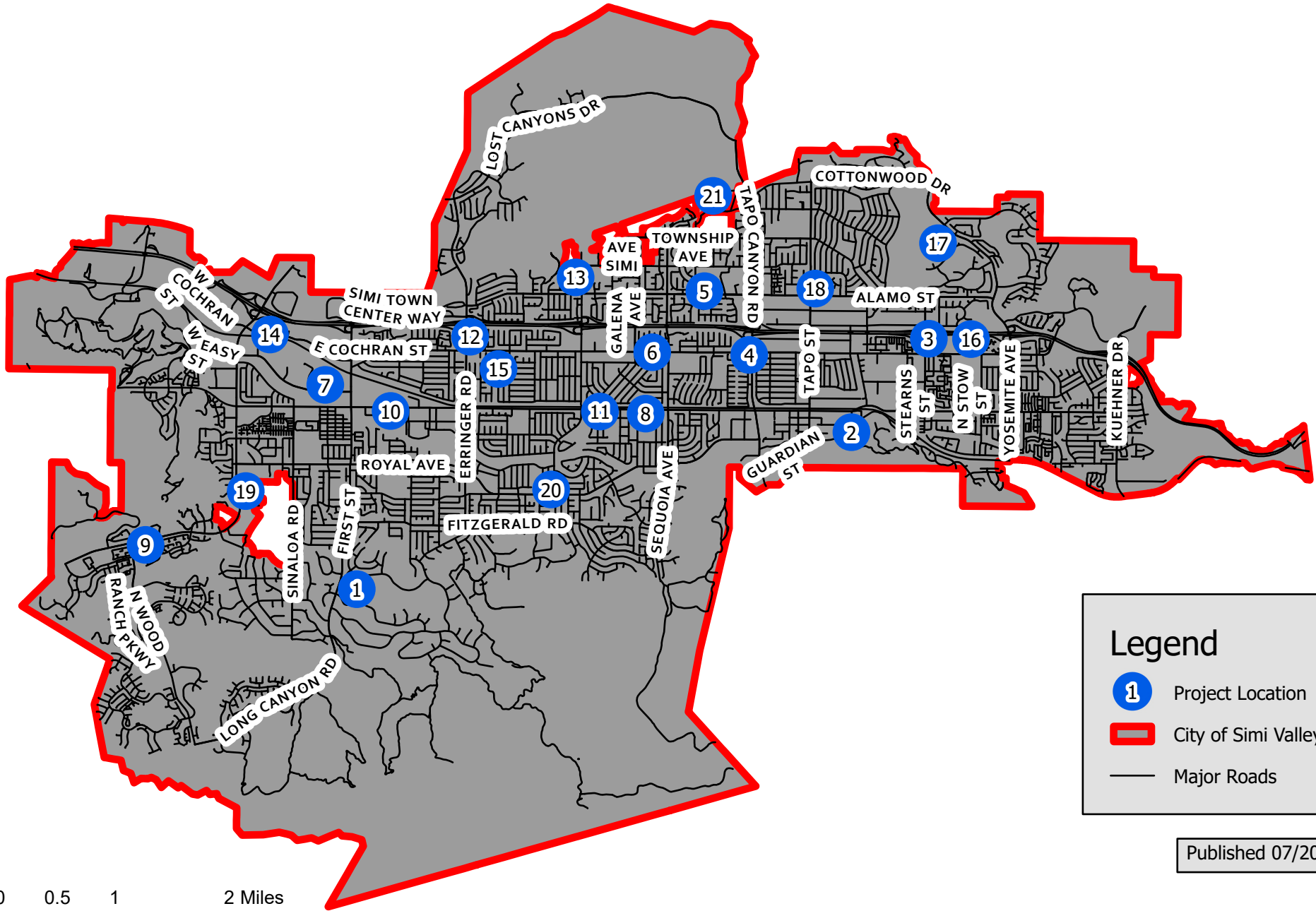
Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
13	CUP-S-2023-0004	New single-story, industrial tilt-up building with a partial mezzanine. Total square footage of 68,162 sq. ft. Warehousing/manufacturing for bakery food ingredients.	615 W LOS ANGELES AVE	On the Rise Properties LLC Walter Postelwait 236 N Chester AV STE 200 Pasadena, CA 91106 626-316-6555 wpostelwait@pakgroupna.com	Deemed Complete Alex Clingman 805-583-6772 aclingman@simivalley.org
14	CUP-S-2023-0011	The proposed project will consist of a single story industrial building with a total square footage of 24,290 s.f. New off street parking. Adjacent yard to store manufactured storage units.	861 E COCHRAN ST	Alan Grofsky 29619 AGOURA RD AGOURA HILLS, CA 91301 (818) 584-0057 agrofsky@pkarchitecture.net	Deemed Incomplete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
15	CUP-S-2023-0013	<u>CUP-S-2023-0013</u> Demolition of existing office building to build new 179,000 (+/-) square foot industrial building	4100 GUARDIAN ST	DUNN SIMI LP 1200 WILSHIRE BLVD #208 LOS ANGELES CA, 90017 213-580-1400 mikedunn@dunnpropertygroup.com	Deemed Complete Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

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INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
16	PR-2024-0002	<p>Preliminary review for Butler Ranch. Approx. 587 acres of vacant land. Out of this, approx. 63 acres are situated in the City of Simi Valley and the rest in unincorporated Ventura County. The project is divided into two phases. Phase I: the 63-acre parcel in the City will be utilized as a short-term outdoor contractor storage area. This will involve parking of trucks, equipment, and trailers before the construction of industrial buildings. Phase II: The City parcel will be developed to include four to six industrial buildings. The size of these buildings will range between 45,000 sf and 225,000 sf, with a total area of approximately 725,000 sf. Additionally, the City portion of the site will also include an approximately 20-acre access parcel that will provide access to the commercial site from Tierra Rejada Road.</p>		<p>COREY EVANS 1304 DURHAM ST SIMI VALLEY, CA 93065 (714) 225-4723 cevens@kprsinc.com</p>	<p>Completed/Closed Alex Clingman 805-583-6772 aclingman@simivalley.org</p>
17	PR-2024-0005	<p><u>Waste Management Industrial Building</u> The project proposes a 637,500 square foot industrial warehouse with office space, drive aisles, parking, hardscaping, and landscape.</p>		<p>Waste Management Nicole Stetson 2801 MADERA RD SIMI VALLEY, CA 93065 661-816-6147 nstetson@wm.com</p>	<p>Applied/Submitted Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org</p>

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Wireless Telecommunication Project Locations Development Summary



WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	W-0012-MOD#02	<u>AT&T - Mellow Water tank</u> Remove and replace antennas at an existing monopine wireless telecommunication facility	1135 MELLOW LN 1/2	Crown Castle 200 Spectrum Center Drive, #1700 Irvine, CA 92618 949-930-7464	Under Construction Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	W-2022-0001	<u>T-Mobile</u> Modification to an existing wireless facility at an existing City tank site property.		Smartlink Leticia Smith 3300 Irvine Avenue Newport Beach, CA 92660 619-208-2063 leticia.smith@smartlinkgroup.com	In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	W-2023-0001	<u>T-Mobile</u> Proposed modification to an existing T-Mobile telecommunications facility.		Butler Telecom Monica Martin 1511 E Orangethorpe AV D Fullerton, CA 92831 562-760-9217 Mmartin2@butlertelecomllc.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
2	CUP-S-2021-0009	<u>SITE SERVER CONSTRUCTION OF TELECOMMUNICATIONS FACILITY WITH 10 METER SATELLITE DISH AND SUPPORT STRUCTURES</u>	1700 TAPO ST	SITESERVER MARK MCDONALD 4514 ISH DRIVE SIMI VALLEY, CA 93063 805-578-2000 markm@siteserver.com	Under Construction Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
3	WTP-2022-0002	<u>Dish Network</u> Installation of a new rooftop wireless telecommunications facility on an existing commercial/hotel building for Dish Wireless	2498 STEARNS ST	Adrian Culici 65 Post Suite 1000 Irvine, CA 92618 949-648-6995 adrian.culici@eukongroup.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
4	WTP-2022-0003	<u>T-Mobile MOD</u> Modification to an existing T-Mobile Telecommunications Facility on an existing commercial rooftop.	3998 E COCHRAN ST	Core Development Services Travis Wells 619-928-2189 Twells@core.us.com	Under Construction Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
5	WTP-2022-0007	<u>Verizon MOD</u> Proposed Modification for existing Verizon rooftop telecommunications facility at an existing commercial building.	3695 ALAMO ST 101	Tectonic Engineering Emanuel Higgins 2415 Campus Dr., Suite 265 2415 Campus Dr Suite 265 Irvine, 92660 949-502-8555 ehiggins@tectonicengineering.com	Under Construction Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
6	WTP-2022-0008	<u>AT&T MOD</u> Proposed AT&T wireless modification on an existing commercial roof.	3190 E COCHRAN ST	Adrian Culici 65 Post Suite 1000 Irvine, CA 92618 949-648-6995 adrian.culici@eukongroup.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
7	WTP-2022-0009	<u>Dish Network</u> Collocation of new wireless antennas on existing monopole for Dish Wireless	2150 AGATE CT	The Derna Group Arvin Norouzi 22431 Antonio Pkwy Suite B160-234 Rancho Santa Margarita, CA 92688 818-653-1393 anorouzi@dernagr.com	Under Construction Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	WTP-2024-0001	<u>T Mobile</u> 6409 Wireless Telecommunications Facility to replace prior Sprint/Nextel facility with 8 new antennas for T Mobile and related equipment on 84' Tall tower, co-locating with Dish. (T-Mobile Project)			Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
8	WTP-2022-0010	<u>AT&T MOD</u> Proposed AT&T MOD at existing rooftop wireless facility.	3250 E LOS ANGELES AVE	Smartlink Celest Rodriguez 949-939-9598 celest.rodriguez@smartlinkgroup.com	Completed/Closed Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
9	WTP-2022-0011	<u>AT&T MOD</u> Proposed AT&T MOD at existing wireless facility in clock tower	525 COUNTRY CLUB DR	Smartlink Celest Rodriguez 949-939-9598 celest.rodriguez@smartlinkgroup.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
10	WTP-2022-0012	<u>AT&T</u> Proposed AT&T MOD at existing rooftop wireless facility.	1350 E LOS ANGELES AVE	Smartlink Celest Rodriguez 949-939-9598 celest.rodriguez@smartlinkgro up.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
11	WTP-2022-0013	<u>T-Mobile MOD</u> Wireless Telecommunications Permit application for a proposed rooftop T-Mobile MOD	2820 E LOS ANGELES AVE	Butler America Telecom/CORE Development Services Verizon Hoang 1511 E Orangethorpe D Fullerton, CA 92831 714-235-4010 AHoang@butlertelecomllc.com	In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
	WTP-2022-0018	<u>AT&T MOD</u> Proposed AT&T MOD at an existing rooftop telecommunications facility.		Celest Rodriguez 3300 Irvine AV Suite 300 Newport Beach, CA 92660 celest.rodriguez@smartlinkgro up.com	In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
12	WTP-2022-0014	<u>Dish Wireless</u> Proposed wireless MOD at an existing monopalm for Dish Wireless (add 2nd set of faux dead palm fronds)	2550 ERRINGER RD	The Derna Group Arvin Norouzi 22431 Antonio Pkwy Suite B160-234 Rancho Santa Margarita, CA 92688 818-653-1393 anorouzi@dernagr.com	Deemed Incomplete Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
13	WTP-2022-0015	<u>AT&T MOD</u> Proposed wireless MOD at existing roof-mounted telecommunications facility on commercial building for AT&T Wireless.	2925 SYCAMORE DR	Celest Rodriguez 3300 Irvine AV Suite 300 Newport Beach, CA 92660 celest.rodriguez@smartlinkgro up.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
14	WTP-2022-0016	<u>AT&T MOD</u> Proposed wireless MOD at existing AT&T Wireless rooftop telecommunications facility	255 E COCHRAN ST	Celest Rodriguez 3300 Irvine AV Suite 300 Newport Beach, CA 92660 celest.rodriguez@smartlinkgro up.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
15	WTP-2022-0017	<u>AT&T MOD</u> Proposed wireless MOD at existing AT&T Wireless rooftop telecommunications facility inside cupola	2432 ERRINGER RD	Celest Rodriguez 3300 Irvine AV Suite 300 Newport Beach, CA 92660 celest.rodriguez@smartlinkgroup.com	Approved/Unbuilt
16	WTP-2023-0001	<u>T-Mobile</u> Modification to an existing cell site for a new T-Mobile wireless telecommunications facility.	2525 N STOW ST	Network Connex Lynda McClung 655 N. Central Ave. Suite 1520 GLENDALE, CA 91203 714-328-3385 lmcclung@networkconnex.com	In Plan Check Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
17	W-2023-0002	<u>T-Mobile</u> MOD to an existing T-Mobile telecommunication facility at a City tank site.	3184 PAWNEE CT	Crown Castle Robert Paley 200 Spectrum Center Dr. 1700 Irvine, CA 92614 (949) 344-7854 robert.paley@crowncastle.com	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
18	WTP-2023-0002	<u>Verizon MOD</u> Proposed MOD at existing an existing Wireless Telecommunication Facility.	4415 ALAMO ST	The Derna Group Arvin Norouzi 22431 Antonio Pkwy Suite B160-234 Rancho Santa Margarita, CA 92688 818-653-1393 anorouzi@dernagr.com	Deemed Incomplete Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
19	WTP-2024-0002	Modification to existing wireless facility within building. Carrier is AT&T.	1230 MADERA RD	Smartlink, LLC for AT&T 1997 Annapolis Exchange Parkway, Suite 200 Annapolis, MD 21401 619-994-8528	Approved/Unbuilt Shawna Nadybal (805) 583-6836 snadybal@simivalley.org
20	WTP-2024-0003	<u>AT&T</u> 6409 Wireless Request to Modify Existing Mono-eucalyptus facility (AT&T)	2503 ROYAL AVE	Nichole Garcia 1177 E Cottonwood Hills Dr Sandy, UT 84094 (949) 378-0900 nichole.garcia@smartlinkgroup.com	Applied/Submitted Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
21	W-2024-0001	AT&T 6409 modification to existing tower (AT&T)	3700 LIGHTNING RIDGE WAY 1/2	Nichole Garcia 1177 E Cottonwood Hills Dr Sandy, UT 84094 (949) 378-0900 nichole.garcia@smartlinkgroup.com	Applied/Submitted Shawna Nadybal (805) 583-6836 snadybal@simivalley.org

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CITYWIDE DEVELOPMENT SUMMARY - Updated: 07/05/2024

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
	Z-S-2024-0001	<u>Islamic Society of Simi Valley</u> Modifications to setbacks of commercial buildings and landscape buffers adjacent to public park uses: 9-26.040 - Commercial and Industrial District General Development Standards Table 2-6: Side Yard setbacks changed to 'Adjacent to a residential zone, excluding a Public Park use – 20 ft plus 1 additional ft for each ft or portion thereof by which the structure exceeds 20 ft in height' 9-33.030 - Landscape Requirements Adjacent to a non-residential zone or Public Park use: - None	CITYWIDE	Nashat Mshaiel 13617 Silver Oak Lane Moorpark, CA 93021 805-217-7138 nmshaiel@gmail.com	Deemed Complete Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	SP-S-2024-0002	<u>Envision Simi Valley</u> Envision Simi Valley Specific Plan to help revitalize and modernize Los Angeles Avenue Area and Tapo Street Corridor		City of Simi Valley 2929 Tapo Canyon Road Simi Valley, CA 93063 805-583-6307	Applied/Submitted Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	GPA-2024-0002	<u>Envision Simi Valley</u> Envision Simi Valley to amend General Plan designations to allow higher residential density (jobs and housing balance/fit) along Los Angeles Avenue Area and Tapo Street Corridor			Applied/Submitted Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	Z-S-2024-0002	<u>Envision Simi Valley</u> Zone Text Amendment to remove TAPO & LAPO Overlays; Zone Change to areas within the Specific Plan			Applied/Submitted Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through July 05, 2024
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.