



**NEIGHBORHOOD COUNCILS**

**NEIGHBORHOOD COUNCIL #1**  
THURSDAY, NOVEMBER 7, 2024, 7:00 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

**AGENDA**

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NC #1 Chair	Todd Taylor
NC #1 Vice Chair	Alan Mann
NC #1 Secretary	Frank Perrotta
City Council Liaison	Council Member Elaine Litster

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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(s)

a. Assuring the Safety and Quality of Building Construction

*No Action: Receive Information*

7. New Business

a. Review of a request for a Conditional Use Permit Modification to construct a new building and yard for a central utility plant for an existing hospital campus located at 2975 Sycamore Drive

*Action: Vote to recommend approval or denial*

8. City Staff Comments



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 give an Ad Hoc Committee Report, or to make any announcements related to community events and other items of interest.

10. Adjournment: Thursday, January 9, 2025, 7:00 p.m.

/s/  
Mara Malch  
Deputy Environmental Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please call the Neighborhood Council Program 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 Todd Taylor called the meeting to order at 7:00 p.m. A quorum was present.

Todd Taylor	P	Moses Amoghlian	E
Alan Mann	P	Pushpinder (Biki) Bal	P
Frank Perrotta	P	Sparky Cohen	E
Will Marmolejo	P	Laura Hurd	P
Carol Thomaier	P	Jeff Plyamm	P
Dwight Thompson	P	Masako Yeager	P
Suzanne Thuotte	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

Suzanne Thuotte announced her comments were left out of September 5, 2024 minutes. She stated Simi Valley should be water independent of Los Angeles and that Simi Valley should use reclaimed water for landscaping. These comments were made during Item six. City staff, Kelly Duffy, advised Executive Board members to make statements/comments during New Business or Item nine for Executive Comments to be written in public record.

A motion was made by Suzanne Thuotte and seconded by Dwight Thompson to approve the September 5, 2024 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation(s)

a. Emergency Volunteer Rescue Team (EVRT) for Evacuation of Livestock and Domestic Animals from the Ventura County Animal Services Speakers:

Field Services Manager Bryan Bray, from Ventura County Animal Services (VCAS), provided an overview of their disaster response operations. VCAS can shelter 200 to 300 animals and has a full medical facility. The team includes field officers, kennel staff, clerical workers, media personnel, fiscal staff, medical professionals, volunteers, and foster caregivers. In emergencies, VCAS main role is to evacuate and shelter small and large animals and provide public evacuation information. They are prepared to respond to fires, floods, mudslides, earthquakes, and tsunamis. The Emergency Volunteer Rescue Team (EVRT) plays a key role in transporting

and processing animals at shelters. Volunteers with or without animal handling experience are welcome, and administrative roles are available. Applicants must complete an application and pass a background check. The Ventura County Fairgrounds, equipped with over 100 horse stalls, serves as the main shelter for large animals, but it also accommodates small animals and can house over 200 large animals. Earl Warren Showgrounds and private ranches are alternative shelters, especially if the fairgrounds are unusable due to flooding. VCAS collaborates with mutual aid partners, including ASPCA, Santa Barbara Animal Services, LA County Animals Care and Control, local veterinarians, the Red Cross, and the Ojai Humane Society. They also have two American Kennel Club Pet Disaster Relief trailers. During disasters, VCAS not only shelters evacuated animals but also cares for homeless pets while their owners recover or rebuild. If you are interested in volunteering, please apply at [VCAS-EVRT](#).

- b. The National Flood Insurance Program (NFIP) and the Program for Public Information (PPI) Committee

Brent Siemer, Deputy Public Works Director of Development Services, gave a presentation on the National Flood Insurance Program (NFIP) highlighting the importance of flood insurance and emergency preparedness. He stressed the need to protect people, insure property, and build responsibly using safety codes. The NFIP provides federally backed flood insurance for homeowners, renters, and businesses, especially in Special Flood Hazard Areas (SFHA) identified by the Federal Emergency Management Agency (FEMA), as regular homeowners insurance does not cover flood damage. As a Class Six community in FEMA's Community Rating System, Simi Valley residents receive a 20% discount on NFIP flood insurance premiums. Flood insurance and hazard preparedness are key to recovering quickly from flood events, with investment in mitigation saving significant future costs. Mitigation efforts such as detention and debris basins help manage stormwater and reduce flood risks. To remove properties from floodplains, a Letter of Map Amendment (LOMA) or Revision (LOMR) is required. Simi Valley is updating its flood maps with City Council support and funds. The Program for Public Information (PPI) Committee, which includes Neighborhood Council Executive Board representatives, reviews flood management plans and updates them regularly.

## 7. New Business

- a. Consideration of a Planned Development Permit, Tentative Tract Map, Tentative Parcel Map, and Affordable Housing Agreement to construct a 26-unit, 3-story multi-family residential condominium townhome development; and a modification to an existing Conditional Use Permit for a religious facility



**Audience members asked questions and made comments relating to:** Priority for first time home buyers and timeline for availability.

**Applicant responded to the above questions as follows:** There will be an interest list for buyers. Availability will depend on approval from Planning Commission and City Council. These meeting dates have not been determined.

**Executive Board members asked questions and made comments relating to:** Waivers, setbacks, one shared driveway for entrance and exit, fire department access, garage spacing, privacy impacts to neighbors from second and third stories, step backs, notification to neighboring properties, affordable units, parking (including overflow and shared parking with the church), power and water infrastructure, solar capacity, solar ownership, solar credits, solar battery storage, City code for building heights, building height, garage size waiver, first time home ownership, and homeowners association. Concerns about reduced setbacks, number of parking spaces, potential parking overflow, traffic studies, three-story building near single-family homes, Simi Valley's electricity and water supply, parking restrictions and emergency access with shared exit. Support for type of development and compromise.

**Applicant responded to the above questions as follows:** Applicant explained the requested waivers: north interior side setback reduced from 15 feet to three and a half feet, and interior setback reduced from 15 feet to nine feet. A 50-foot landscaped buffer to the south will be waived, leaving a six-foot buffer. The setback between buildings will be reduced to 14 feet from the required 20 feet. One-bedroom units will have garages sized 10 feet and 10 inches by 20 feet; all other unit garages will meet the 12 feet by 20 feet standard. The distance between aprons is 25 feet. Waiver requested for a three-story structure within 20 feet of the southern property line. Ten percent of units are affordable, providing three affordable units. The project entrance and exit complies with fire and city regulations. The City's traffic engineer deemed the project has minimal impact. Southern California Edison is building underground infrastructure. Each unit has solar panels owned by the homeowner, with optional battery backup. There is information on the developer's website that is related to solar credits from Southern California Edison. The development offers 59 parking spaces (nine extra), meeting and exceeding State Density Bonus Law requirements for parking. Future homeowners association may coordinate additional parking with the church. Homeowners understand the restriction on parking when they purchase a unit. Building height of development is 37 to 38 feet (below the City 40 foot limit). This property was identified in the City's Housing Element to address the missing middle housing. The placement of windows needs to be verified to determine if they mitigate views into single-family properties along the southern property line. Notices go out to neighbors before Planning Commission Hearing, the date for which has yet to be determined.

**Upon conclusion of the discussion, the following motion was made by Frank Perrotta and seconded by Will Marmolejo:**

**MOTION:** Recommend approval of project as presented.

**Executive Board vote: 3 Ayes; 7 Noes; 0 Abstentions**  
**Audience vote: 1 Aye; 0 Noes; 0 Abstentions**  
**Unincorporated Area vote: None**

**The motion failed.**

**Subsequent to the failed motion, the following motion was made by Dwight Thompson and seconded by Will Marmolejo:**

**MOTION:** Recommend approval of project as presented with suggestions for applicant to consider increasing setbacks and using step backs with upper stories.

**Executive Board vote: 4 Ayes; 6 Noes; 0 Abstentions**  
**Audience vote: 1 Aye; 0 Noes; 0 Abstentions**  
**Unincorporated Area vote: None**

**The motion failed.**

**After additional discussion, the following motion was made by Suzanne Thuotte and seconded by Alan Mann:**

**MOTION:** Recommend denial of the Planned Development Permit, Tentative Tract Map, Tentative Parcel Map, and Affordable Housing Agreement to construct a 26-unit, 3-story multi-family residential condominium townhome development; and a modification to an existing Conditional Use Permit for a religious facility.

**Executive Board vote: 6 Ayes; 4 Noes; 0 Abstentions**  
**Audience vote: 0 Ayes; 1 No; 0 Abstentions**  
**Unincorporated Area vote: None**

**The motion carried.**

- b. Nomination of a representative to the Special Events Support Review Committee

By consensus, Laura Hurd was nominated as the representative to the Special Events Support Review Committee.

8. City Staff Comments

Kelly Duffy, Community Services Coordinator, announced the City is currently accepting applications for Neighborhood Council Executive Board members. Applicants must be 18 years of age or older and a resident of the City of Simi Valley. Successful candidates will be appointed by the City Council to serve in an advisory capacity for two-year terms from March 1, 2025 to February 28, 2027. Current Executive Board members are encouraged to tell their neighbors about recruitment. The Neighborhood Councils will have a booth at the Simi Valley Street Fair on October 26, 2024. Executive Board members are invited to volunteer and engage with the community. Simi Valley Library Foundation will have a night of casino fun while supporting the Simi Valley Public Library on October 5, 2024. Visit the Simi Valley Senior Center Arts & Crafts Fair on October 18, 2024, from 9:00 a.m. to 4:30 p.m. and on October 19, from 8:00 a.m. to 3:00 p.m. On October 19, energize yourself for a morning of shopping by stopping by the "All You Can Eat" Pancake Breakfast prepared by members of the Rotary Club of Simi Valley Noontimers. Breakfast will be served from 8:00 a.m. to 11:00 a.m. Tickets for the breakfast are \$8.00 and can be purchased at the door on the day of the event. Rancho Simi Recreation and Park District is offering excursions leaving from the Simi Valley Senior Center. On October 26, 2024 hockey fans can join a Los Angeles Kings game excursion. Tickets are \$76 with the bus leaving at 10:30 a.m. from the north parking lot of the Simi Valley Senior Center. Also offered is the Descanso Gardens Enchanted Light Show excursion on December 3, 2024. Tickets are \$49 and the bus will depart from the North parking lot at the Simi Valley Senior Center. Register at [rsrpd.org](https://rsrpd.org) or call 805-583-6059.

9. Executive Board Comments: none

10. Adjournment: Thursday, November 7, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:03 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No.**..... CUP-S-2024-0007 (Modification)  
**Project Name** ..... Simi Valley Hospital Central Utility Plant  
**Neighborhood Council No.**..... 1  
**Neighborhood Council Date**..... November 7, 2024  
**Tentative Planning Commission Meeting Date**..... TBD  
**Case Planner** ..... Neal Morrissette

### Request:

Consideration of a Conditional Use Permit Modification request to construct a new building and yard for a central utility plant for an existing hospital campus located at 2975 Sycamore Drive

### Applicant:

Devenney Group Ltd. Architects  
Attn: Sasha King  
6900 East Camelback Road, Suite 500  
Scottsdale, AZ 85251  
Phone: (480) 684-0770  
Email: [sking@devenneygroup.com](mailto:sking@devenneygroup.com)

### General Plan:

Office Commercial (.50 FAR)

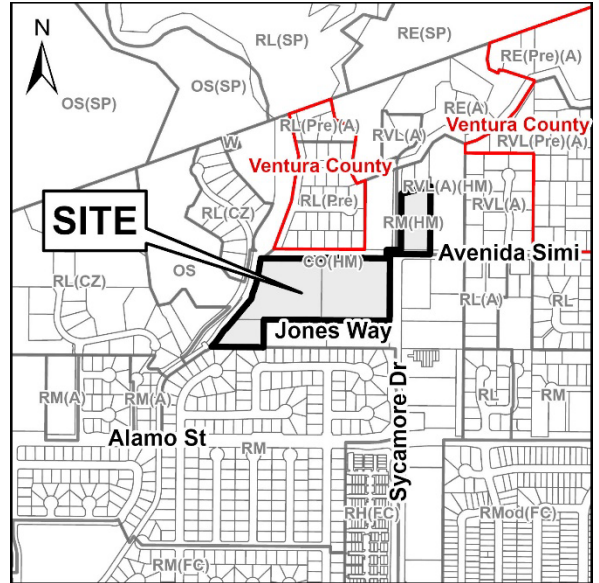
### Zoning:

Commercial Office (CO) within the Hospital-Medical Overlay District (HM)

### Location:

2975 Sycamore Drive

# Neighborhood Council Project Overview for CUP-S-2024-0007



## I. Project Overview

The Applicant, Devenney Group Ltd. Architects, has submitted an application for a Conditional Use Permit Modification to construct a new central utility plant for the Adventist Health Simi Valley Hospital campus located at 2975 Sycamore Drive. The utility plant will consist of a new building that will house an emergency and main electrical room, and a new yard that will house three generators, a fuel tank, and other equipment (refer to Figure 1).

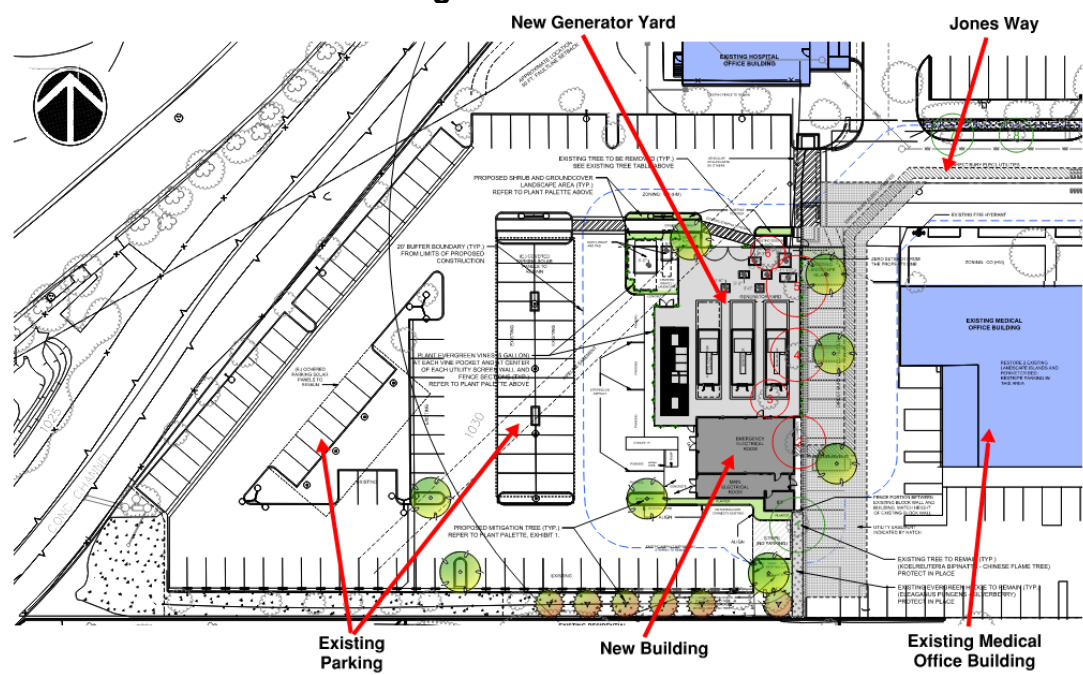
The project site is primarily located on the existing southwest parking lot and the west end of Jones Way. It currently consists of 157 parking spaces covered by three solar carports. The proposed project will eliminate 36 parking spaces to accommodate the new building, yard, and additional landscaping. This will bring the total parking provided to 121 spaces. The entire hospital campus will have 451 parking spaces.

The project will also include underground utilities under Jones Way and a new transformer at the northeast corner of the hospital campus along Avenida Simi and Sycamore Drive. To accomplish the undergrounding of utilities, an easement will be granted along the west side of the Medical Office Building site, which resides to the east of the project site. Additional parking lot improvements including landscaping will be included in this area.



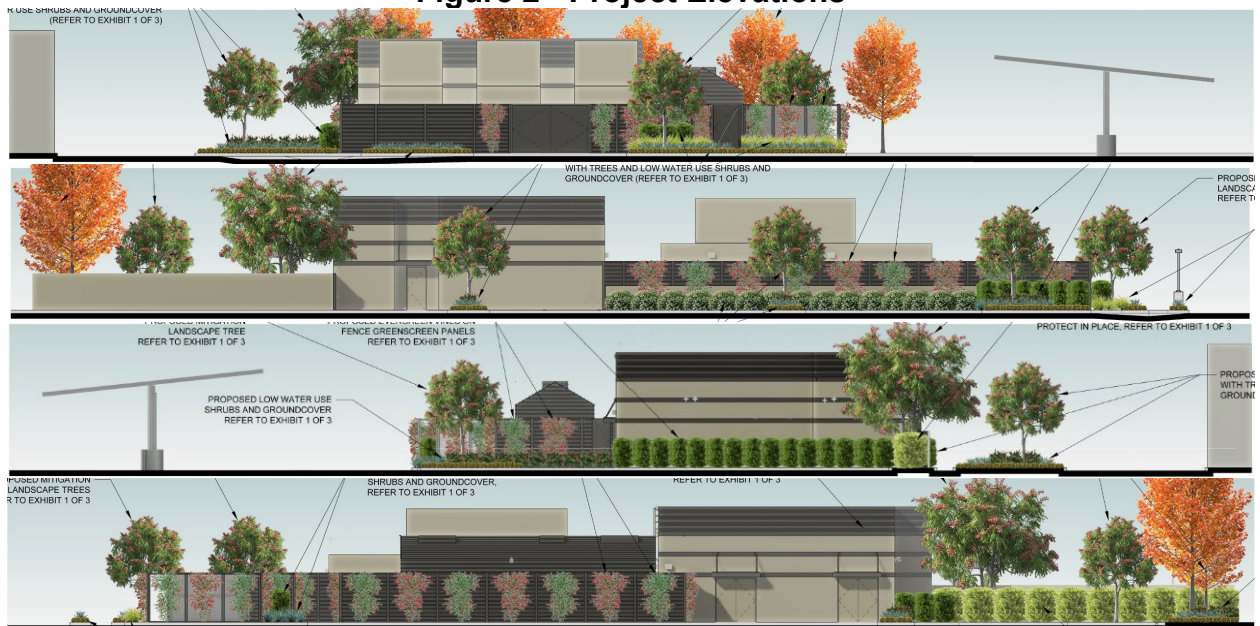
# Neighborhood Council Project Overview for CUP-S-2024-0007

## Figure 1 - Site Plan



The proposed building will be approximately 19 feet in height and be constructed of CMU block walls in shades of brown and gray, while the attached equipment yard will have screen walls of 11 feet in height and be constructed of brown CMU block and dark metal panels. The majority of the new generators will be screened by the 11-foot high walls, with the top portions being screened by a stepped metal screen wall painted to match the generator's acoustical enclosure. Landscaping will be installed on all four sides to assist with screening of any new equipment (refer to Figure 2).

## Figure 2 - Project Elevations



## Neighborhood Council Project Overview for CUP-S-2024-0007

A Noise Study was provided detailing that only two generators will be operated at one time, with the third generator being install as a backup if either of the first two generators fail. All noise levels are within allowable standards pursuant to the General Plan. Generators are tested monthly for 40 minutes at 5:00 A.M. and fuel will be delivered on an as needed basis during business hours.

The land use designations, zoning designations, and land uses surrounding the site are shown in Table 1:

**Table 1 – Land Use Designations, Zoning and Surrounding Uses of Land**

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Office Commercial (.50 FAR)	Commercial Office (CO) with a Hospital-Medical District Overlay (HM)	Hospital Campus
North:	Very Low Density (0-2 du/acre) and Office Commercial (.50 FAR)	Unincorporated Ventura County and Commercial Office (CO) with a Hospital-Medical District Overlay (HM)	Single Family Residential and Medical Offices
South:	Medium Density (3.6-5.0 du/acre)	Residential Medium Density (RM)	Single Family Residential
East:	Office Commercial (.50 FAR)	Commercial Office (CO) with a Hospital-Medical District Overlay (HM)	Medical Offices
West:	Low Density (2.1-3.5 du/acre) and Open Space (1 unit/40 acres)	Residential Low Density (RL) with Conditional Zoning (CZ)* and Open Space	Single Family Residential and Arroyo Simi

*\*Conditional Zoning: Minimum Lot Size – 1.58 acres*

### **II. Discretionary Statement**

The Planning Commission is the review authority for the Conditional Use Permit (CUP) Modification. Staff has determined the proposed project complies with the City’s Municipal Code standards and complies with all health and safety standards. The CUP modification modifies the originally approved Conditional Use Permit (CUP-1832) for the main hospital campus.

### **III. Issues**

There are no issues.

### **IV. Environmental Review**

A CEQA exemption will be prepared for the project, as the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA guidelines. Section 15332, titled “In-Fill Development Projects,” reads as follows:

## **Neighborhood Council Project Overview for CUP-S-2024-0007**

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.”

The project as proposed meets all the requirements described above.

### **V. Exhibits**

Project exhibits are attached.

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REV. #	DATE	DESCRIPTION
01	02/01/2024	ISSUED FOR PERMITTING
02	02/01/2024	ISSUED FOR PERMITTING
03	02/01/2024	ISSUED FOR PERMITTING

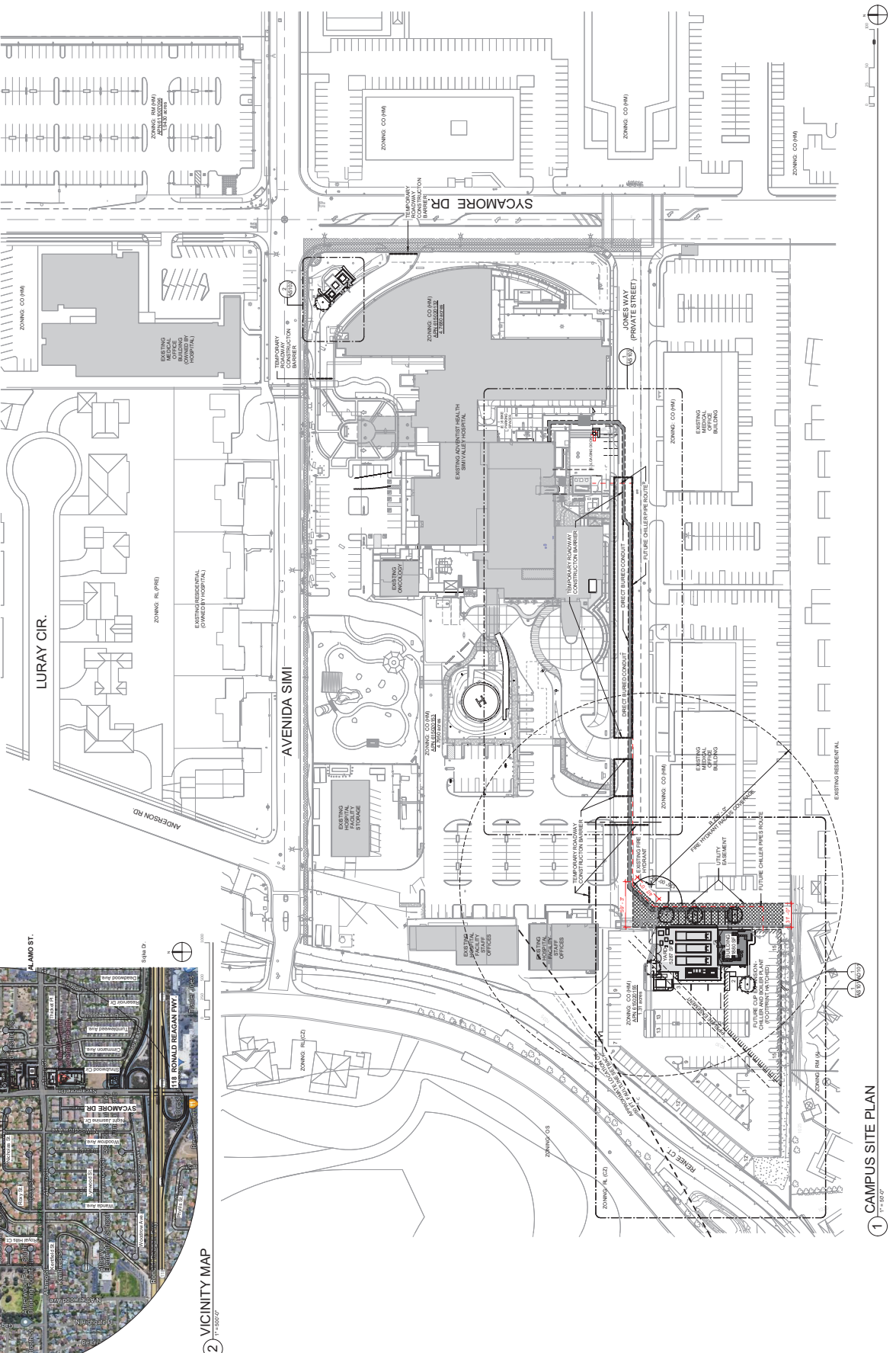
DATE:	2/1/2024	SCALE:	AS SHOWN
DRAWN:	AK	DC:	
CHECKED:		DATE:	02/01/2024
DATE:	02/01/2024	SCALE:	AS SHOWN

**EXISTING PARKING SUMMARY**

SIMI VALLEY HOSPITAL MAIN CAMPUS	170
BIDS IN HOSPITAL	170
TOTAL PARKING SPACES REQUIRED	170
NORTH/EAST PARKING AREA	
SOUTH/WEST PARKING AREA	
NORTH MAIN ENTRANCE PARKING	
MARK CAMPUS PARKING	
TOTAL PARKING PROVIDED	442

**PROPOSED PARKING SUMMARY**

SIMI VALLEY HOSPITAL MAIN CAMPUS	170
BIDS IN HOSPITAL	170
TOTAL PARKING SPACES REQUIRED	170
NORTH/EAST PARKING AREA	
SOUTH/WEST PARKING AREA	
NORTH MAIN ENTRANCE PARKING	
MARK CAMPUS PARKING	
TOTAL PARKING PROVIDED	442



2 VICINITY MAP

1 CAMPUS SITE PLAN

**Devenney GROUP**  
 Devenney Group, Inc., Architects  
 600 East Cambridge Street  
 Suite 300, Kansas City, MO 64101  
 T. 816.241.8500  
 www.devenneygroup.com

COMMENTS:



DATE ENDED: 09.08.24

**CUP PHASE I  
 (CENTRAL UTILITY PLANT)  
 ELECTRICAL**

**AdventistHealth  
 Simi Valley**  
 SIMI VALLEY HOSPITAL  
 2620 JONES WAY  
 SIMI VALLEY, CA 93065  
 492.616.0000 (CENTRAL UTILITY PLANT) 492.616.0000

AUTHORITY HAVING JURISDICTION:  
 City of Simi Valley  
 AUTHORITY HAVING JURISDICTIONS PROJECT NO:  
 CUP-2024-0087  
 FACILITY NUMBER:  
 1111  
 AGENCY APPROVALS:

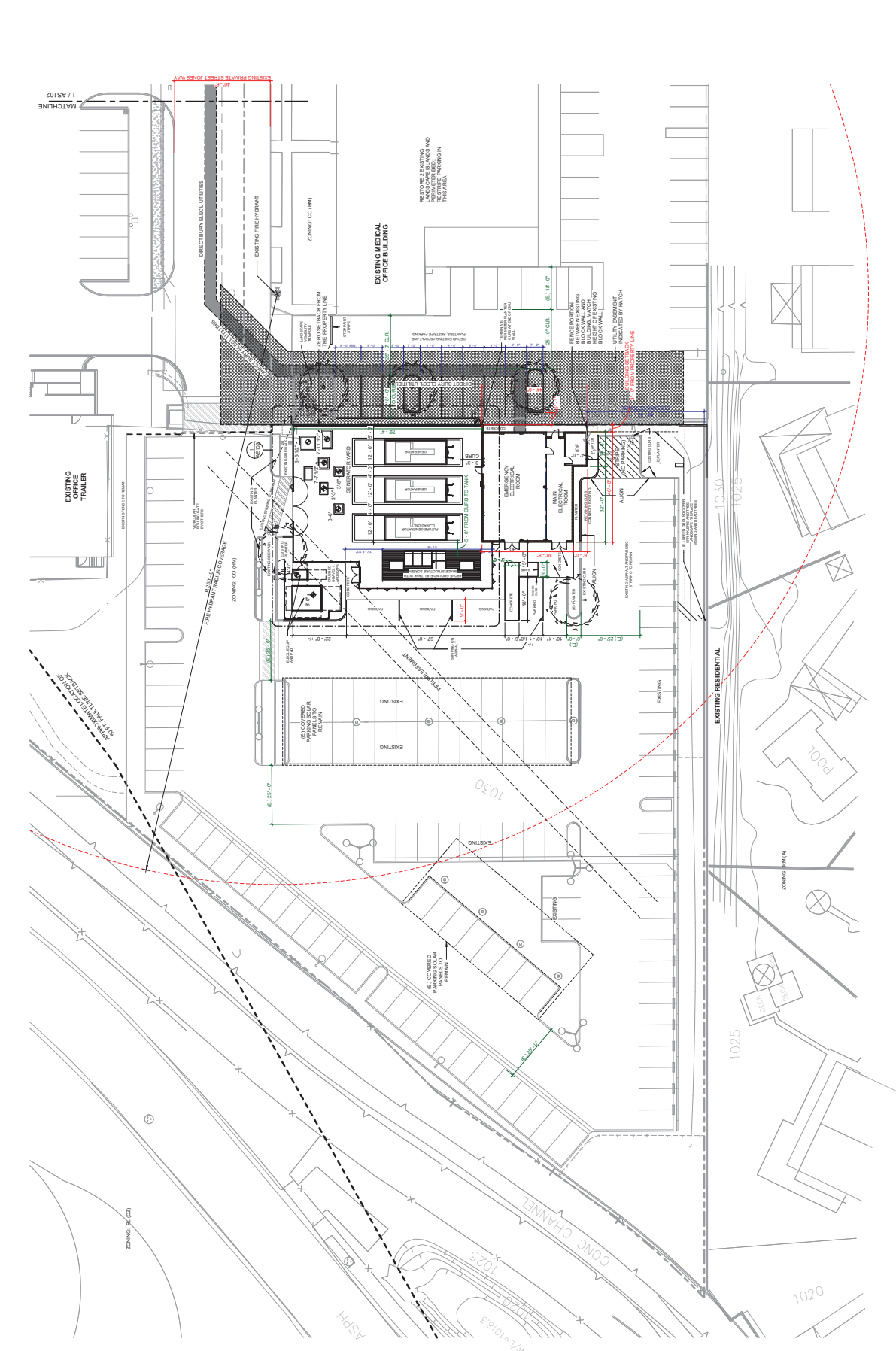
REV. #	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09/08/24
2	DESIGN DEVELOPMENT	09/08/24
3	FINAL DESIGN	09/08/24
4	ISSUE FOR PERMIT	09/08/24

DATE: 09/08/24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 CADD NUMBER: [Number]

**SITE PLAN**

**AS101**

BUILDING AREA	
EMPLOYED VEHICLE AREA	5207 SF
GRASS BUILDING AREA	1883 SF
NET BUILDING AREA	1723 SF



① CUP PHASE I SITE PLAN  
 1/8" = 1'-0"

**EXISTING TREES / MITIGATION VALUES**

Tree valuations determined using the Guide for Plant Appraisal, 9th Edition, prepared by the Council of Tree and Landscape Appraisers (CTLA).

Tree	OH	Replacement Value
Existing Trees to Remain - Protected in Place: Trees #1, 7, 22, 23-30, 33 and 34 (Refer to Project Tree Report and Tree Location Map)	27	***
Existing Trees to be Removed - Mitigation Required: Trees #2, 4, 5, 31 and 32 (Refer to Project Tree Report and Tree Location Map)	5	\$9,956.00
Existing Trees to be Removed - No Mitigation Required: Trees #3 and 6 (Refer to Project Tree Report and Tree Location Map) - 1:1 Replacement w/9" Box Tree	2	\$1,500.00

Note: This plan will comply with the requirements of the City of Simi Valley Ordinance 11.02.01 and 11.02.02. Tree Mitigation outlined therein.

Mitigation Replacement Total = \$11,456.00

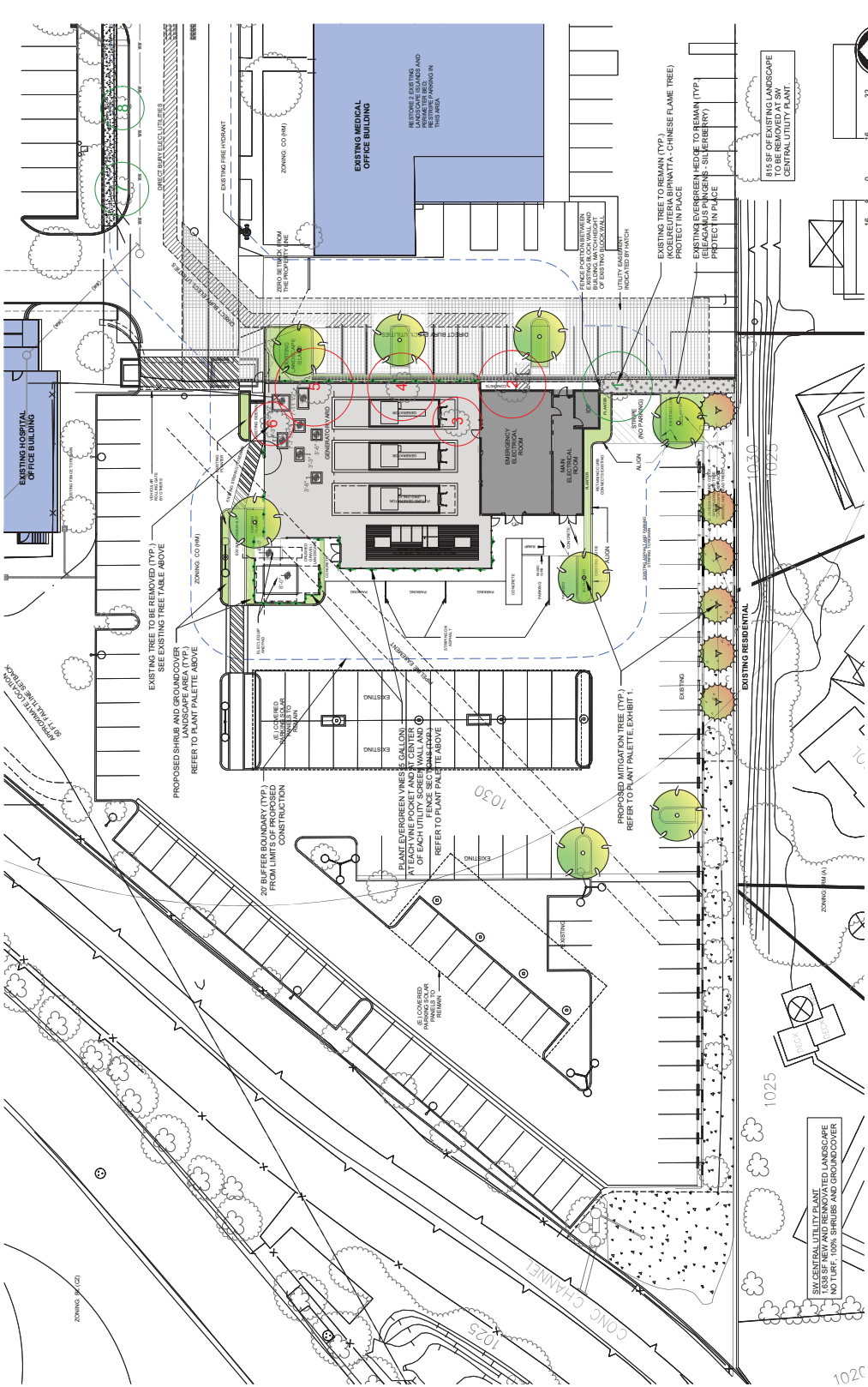
**PLANT PALETTE (TREES)**

Botanical Name	Common Name	Specimen Size at time of planting (D x H)	WUCOLS Region 4	Mitigation (Qty)	Unit Cost	Subtotal
<i>Koeleria bipinnata</i>	Chinese Flame Tree	(38" Box) 12-14' x 6-7'	M	(8)	\$750.00	\$6,000.00
<i>Liquidambar styraciflua</i>	Palo Alto Sweet Gum	(48" Box) 15-18' x 7-8'	M	(6)	\$1,600.00	\$9,600.00
<i>Magnolia grandiflora</i>	Southern Magnolia	(38" Box) 12-14' x 5-7'	M	(1)	\$750.00	\$750.00
<i>Ulmus parviflora</i>	Chinese Evergreen Elm	(38" Box) 12-14' x 5-7'	M	(1)	\$750.00	\$750.00

Proposed Mitigation Planting Total = \$17,100.00

**PLANT PALETTE (SHRUBS & GROUNDCOVER)**

Botanical Name	Common Name	Specimen Size at time of planting (D x H)	WUCOLS Region 4
<i>Callistemon viminalis</i>	Little John	5 Gallon	L
<i>Callistemon canaliculatus</i>	Canal Bush	1 Gallon	L
<i>Callistemon viminalis</i>	Little John	1 Gallon	L
<i>Lantana speciosa</i>	Lantana Speciosa	1 Gallon	L
<i>Smartia speciosa</i>	Smartia Speciosa	1 Gallon	L
<i>Raphanophora umbellata</i>	Mint	5 Gallon	L
<i>Passiflora ligularis</i>	Blood Red Tumpet Vine	5 Gallon	M
<i>Passiflora ligularis</i>	Creeping Fig	5 Gallon	M
<i>Myoporum b. Prostratum</i>	Dwarf Myoporum	Rooted Cuttings (Rails)	L
<i>Rosemaria o. Lockwood de Forest</i>	Prostrate Rosemary	Rooted Cuttings (Rails)	L
<i>Agrostis sp.</i>	Dark Turf	2 Layer	L



1 CUP PHASE I - SW CENTRAL UTILITY PLANT

SCALE: 1/16" = 1'-0"

**Adventist Health Simi Valley - AHSV FEMA CUP PHASE 1**

**PRELIMINARY LANDSCAPE PLAN**

EXHIBIT L.101

PREPARED FOR:  
**Adventist Health Simi Valley**  
 2975 NORTH SYCAMORE DRIVE  
 SIMI VALLEY, CA 91351-1600  
 PHONE: 805-945-6200  
 CONTACT: BRIAN GEORGE

PROJECT INFORMATION:  
 ADVENTIST HEALTH SIMI VALLEY - FEMA CUP PHASE 1  
 2975 NORTH SYCAMORE DRIVE  
 SIMI VALLEY, CA 91351-1600  
 CITY OF SIMI VALLEY PROJECT # CUP 5-209-40090

INQ: 008 # 233-25  
 DATE: 11-28-23  
 REVISED: 09-26-24

**L. Newman Design Group, Inc.**  
 10100 BURNING TREE DRIVE, SUITE 100  
 SIMI VALLEY, CA 91351-1600  
 PHONE: 805-945-6200  
 FAX: 805-945-6201  
 WWW: LNEWMANDESIGN.COM

**CITY OF SIMI VALLEY CONCEPTUAL LANDSCAPE PLAN NOTES**

- THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER EFFICIENT LANDSCAPE
- THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE TREE REPORT PREPARED FOR THIS PROJECT, AND TREE MITIGATION OUTLINED THEREIN.

**PLANTING NOTES**

- ALL TREES, SHRUBS AND GROUNDCOVERS BEGINS SELECTIONS SUBJECT TO NATURAL COUNTY FIRE DEPARTMENT APPROVAL
- THE LANDSCAPE ARCHITECTURAL PLANS SHALL PROVIDE FOR THE MINIMUM TREE SPACING AND TREE SPACING TO BE MAINTAINED WITHIN THE DRIVEWAYS BY RESTRICTING THE HEIGHT OF ALL PLANT MATERIAL TO 4' OR LESS WITHIN THE DRIVERS SIGHT DISTANCE AREAS, WALLS, BERMS, IRRIGATION TSSA. TREES MAY BE LOCATED IN THE TSSA IF THEY DO NOT CUMULATIVELY FORM A VISUAL BARRIER WHEN SEEN FROM THE DRIVERS ANGLE
- ALL TREES SHALL BE PLANTED WITHIN THE DRIVEWAY, SIDEWALK OR SIDEWALK FOR EACH TREE WITHIN 10 FEET OF THE PUBLIC CURB / SIDEWALK OR SIMI VALLEY HOSPITAL HARDSCAPE.

**CITY OF SIMI VALLEY PUBLIC WORKS - MAINTENANCE DIVISION NOTES**

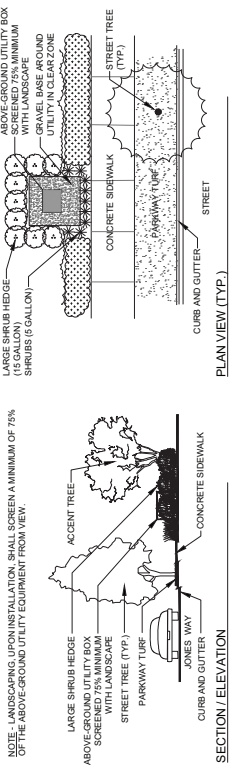
- WHERE FEASIBLE, HOLD ALL PROJECTS (TREES) MINIMUM OF 8 FEET FROM THE DRIVEWAY
- ALL STREET RIGHT-OF-WAY LANDSCAPE RELATED WORK MUST BE COORDINATED IN ADVANCE WITH A PUBLIC WORKS LANDSCAPE INSPECTOR
- ALL LANDSCAPE RELATED WORK WITHIN THE STREET RIGHT-OF-WAY MUST BE PER THE PUBLIC WORKS LANDSCAPE STANDARD PLATES.
- TREES WITHOUT AN ENCROACHMENT PERMIT.

**IRRIGATION NOTES**

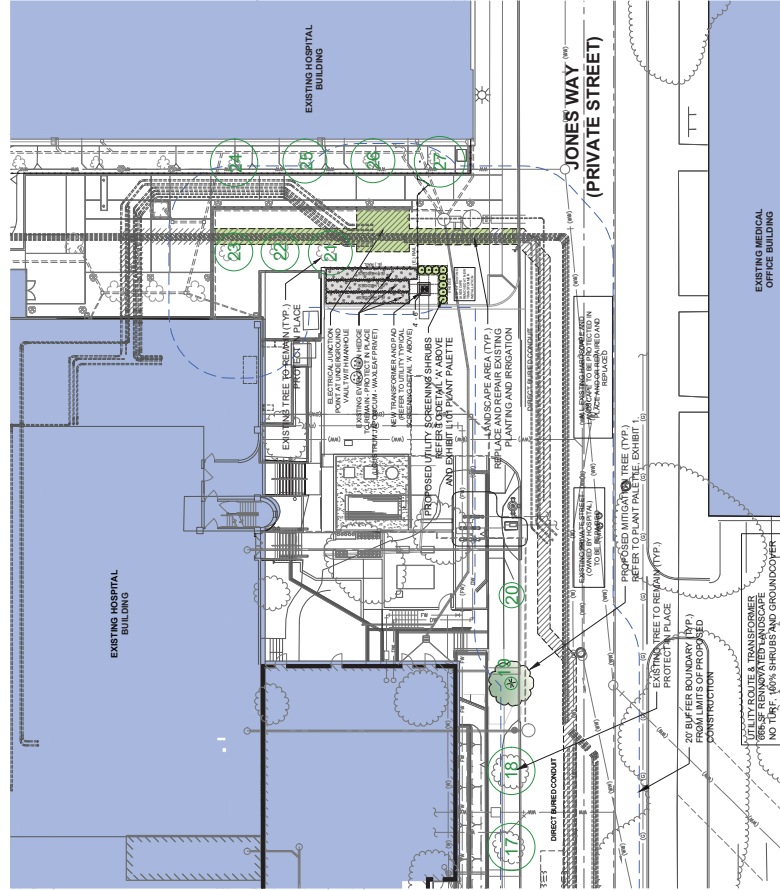
- A WATER EFFICIENT STATE-OF-THE-ART AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO SERVE ALL PLANT MATERIAL. THE SYSTEM SHALL BE DESIGNED TO SERVE ALL PLANT MATERIAL AND SHALL SAVE FROM THE MAXIMUM ANNUAL WATER ALLOWANCE (AWA). THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER EFFICIENT LANDSCAPE
- AWA = (ET x 0.62) / (LAI x 0.1) WHERE THE ANNUAL (ET) FOR THE CITY OF SIMI VALLEY IS 51.0. THE TOTAL LANDSCAPE AREA (LAI) FOR THE PHASE 1 - AHSV FEMA CUP DEVELOPMENT AREA IS 2,685 SF.

MAWA = (91.00) / (87.76) (88.69%)  
 MAWA = 59.430 GPHY

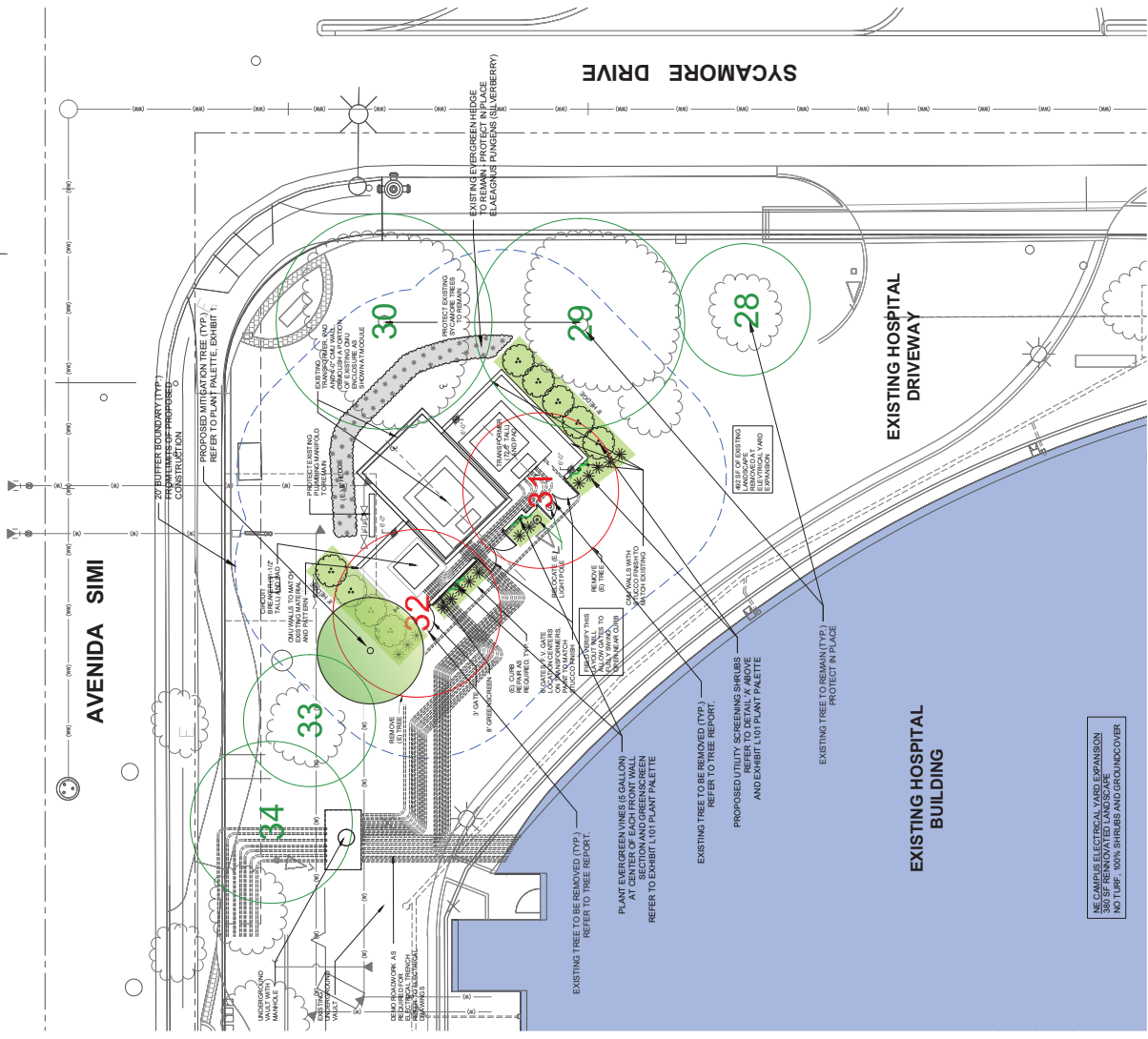




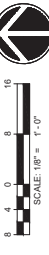
**A) TYPICAL UTILITY SCREENING DETAIL**



**2) CUP PHASE I - DIRECT BURY UTILITY ROUTE AT JONES WAY**



**3) CUP PHASE I - NE CAMPUS ELECTRICAL YARD**



INNOVATION # 2233-25  
DATE: 11-28-23  
REVISED: 09-26-24

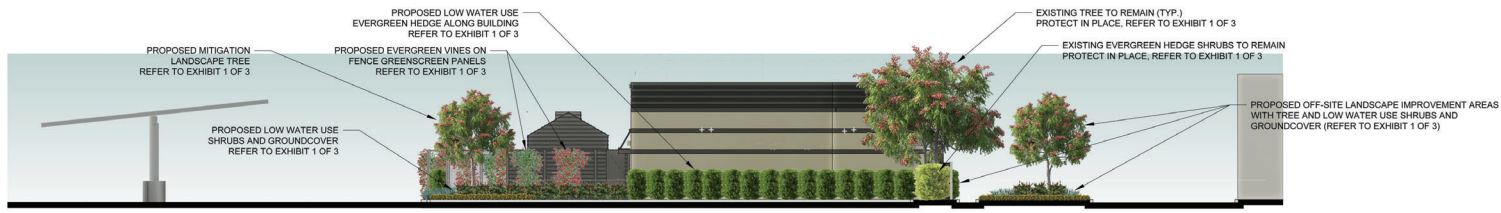
**L. Newman Design Group, Inc.**  
Landscape Architecture  
3000 Sycamore Drive, Suite 200  
Adventist Health Simi Valley, CA 91381  
Tel: 805.526.6800 | Fax: 805.526.6801

**PROJECT INFORMATION**  
ADVENTIST HEALTH SIMI VALLEY - FEMA CUP PHASE I  
295 NORTH SYCAMORE DRIVE  
SIMI VALLEY, CA 91381  
CITY OF SIMI VALLEY PROJECT # CUP-2-2024-0007

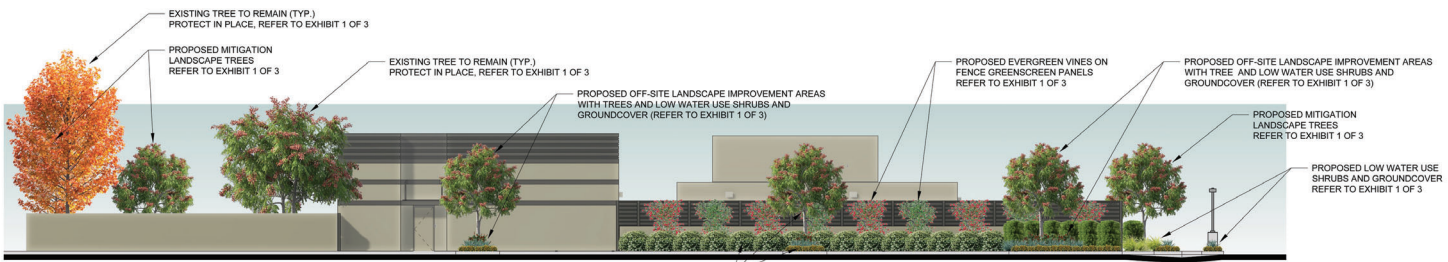
# Adventist Health Simi Valley - AHSV FEMA CUP PRELIMINARY LANDSCAPE PLAN

**PREPARED FOR:**  
**Adventist Health Simi Valley**  
295 NORTH SYCAMORE DRIVE  
SIMI VALLEY, CA 91381  
PHONE: 805.526.6800  
CONTACT: BRIAN GEORGE

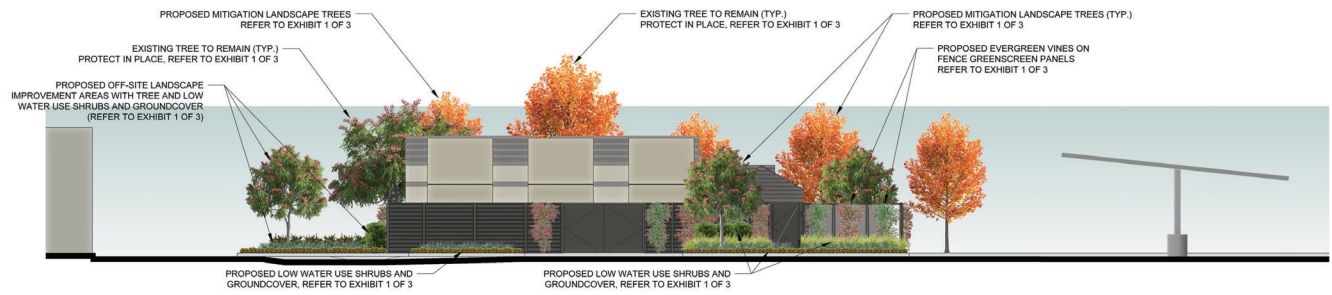




**4 SOUTH ELEVATION RENDERED**  
1/8" = 1'-0"



**3 EAST ELEVATION RENDERED**  
1/8" = 1'-0"



**1 NORTH ELEVATION - GEN. YARD (BUILDING BEYOND) RENDERED**  
1/8" = 1'-0"



**5 WEST ELEVATION RENDERED**  
1/8" = 1'-0"

BUILDING MATERIAL LEGEND	
<b>CMU BLOCK</b>	ANGELUS BLOCK CO., INC.
	FIELD, CANYONBLUFF - MEDIUM WEIGHT - BURNISHED EXTERIOR FACE
	ACCENT BANDS, CHYX - MEDIUM WEIGHT - BURNISHED EXTERIOR FACE
<b>METAL PANEL</b>	MORRIS, A KINGSPAN GROUP COMPANY
	STALL SERIES, ALUMINUM MATRIX MK2 12" PANELS, PAINTED CUSTOM COLOR
<b>FENCE GATES AND SURROUNDINGS</b>	TREX HORIZONS FENCE PANEL 8-F.T., WOODLAND BROWN
<b>PAINT</b>	METAL PANEL DOOR AWNINGS / STANDING SEAM METAL ROOF, COPPER/LASHING, FENCE:
	PROCESSES BY MARTIN, INC.
	KYNAR 70% 2 COAT MICA, SVH BRONZE MICA #
<b>DOOR, DOOR FRAME, LADDER AND COVER, AND FUEL TANK:</b>	KELLY MOORE PAINTS DRIED GRAIS
<b>GENERATOR ENCLOSURES AND SCREEN WALL:</b>	
	PRECISION TAN (BY MANUFACTURER)

**Devenney GROUP**

Devenney Group Ltd., Architects  
6905 East Camelback Road  
Suite 500  
Scottsdale, Arizona 85251  
T: 602.343.8500  
www.devenneygroup.com

Consultant:

**L. Newman Design Group, Inc.**

- Landscape Architecture
- Planning
- Engineering
- Construction Management

1740 Camel Ave. • Suite 202  
Phoenix, AZ 85018-4712  
Phone: (602) 944-1943  
Email: lndg@lndg.com

DATE SIGNED: 09.09.24

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTERED ARCHITECT, THEY ARE TO BE CONSIDERED UNLAWFUL. THESE PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**CUP PHASE I (CENTRAL UTILITY PLANT) ELECTRICAL**

**AdventistHealth Simi Valley**

SIMI VALLEY HOSPITAL

2620 JONES WAY  
SIMI VALLEY, CA 93065  
APH 619201356, 619201358, 619201359, 619201360, 619201361

AUTHORITY HAVING JURISDICTION:  
HCA  
City of Simi Valley

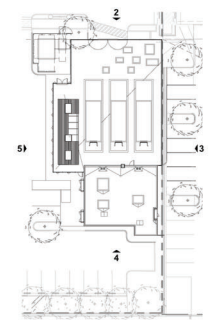
AUTHORITY HAVING JURISDICTION'S PROJECT NO:  
N030860-06-00  
CUP-8-2024-0007  
FACILITY NUMBER:  
11177

AGENCY APPROVALS:

REVISIONS		
REV #	DESCRIPTION	DATE
E	CITY OF SIMI VALLEY DAC	2024/09/20

DATE: 2024/09/20  
SCALE: As Indicated  
DRAWN: BK  
REVIEWED: DC  
JOB NUMBER: 69756/09

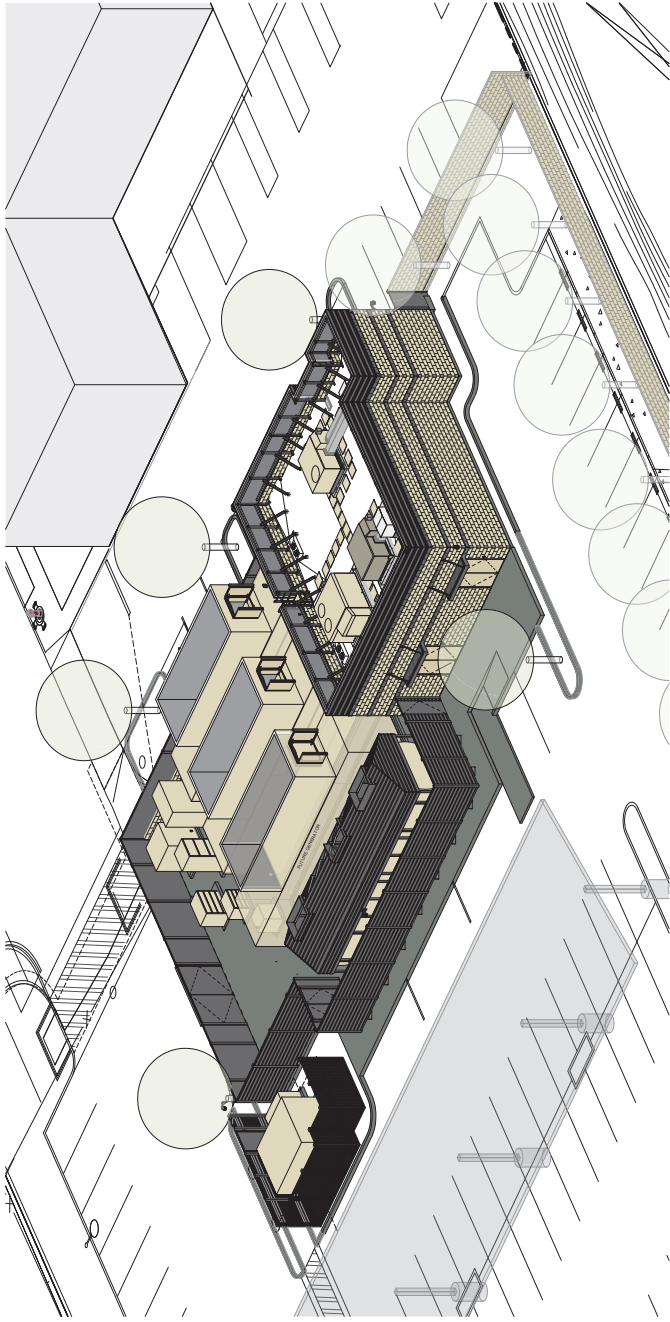
RENDERED EXTERIOR BUILDING ELEVATIONS



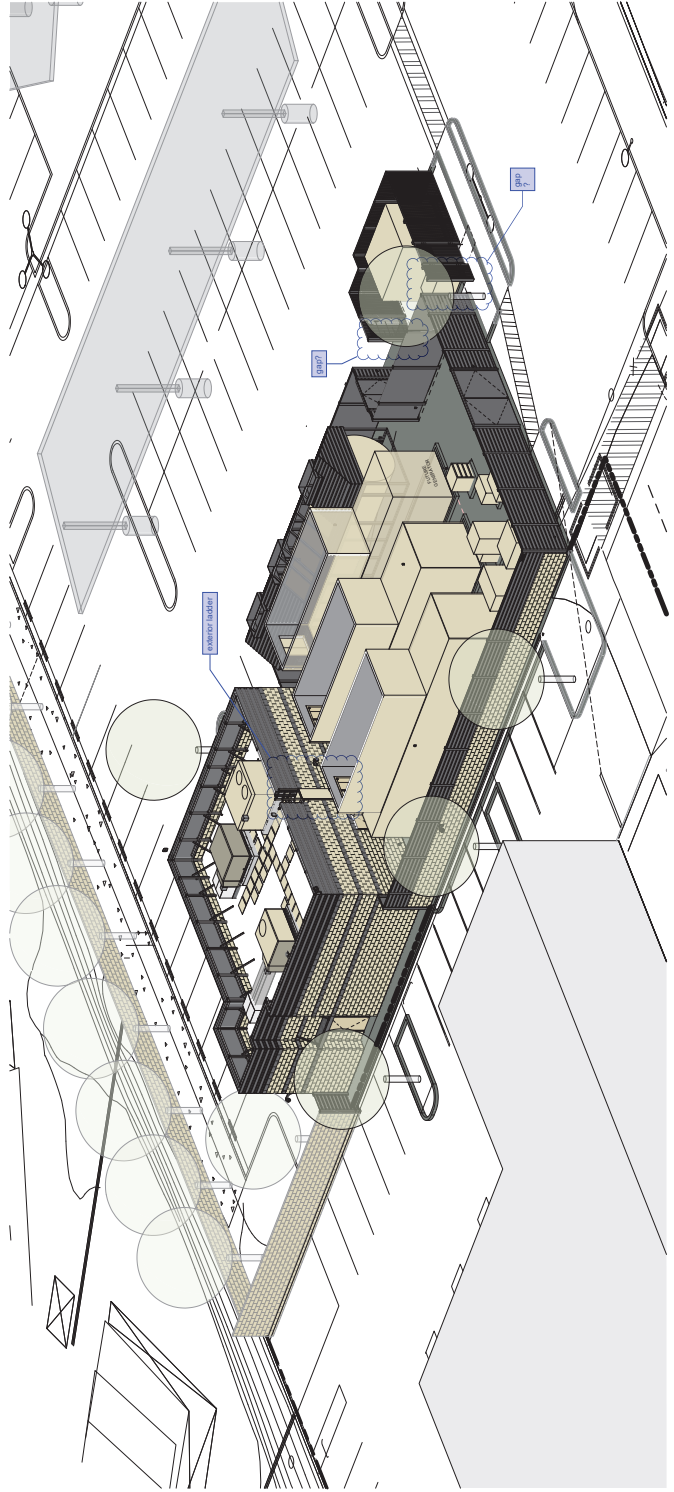
**KEYPLAN**

**AE202**





① OVERHEAD VIEW FROM SW



② OVERHEAD VIEW FROM NE

**Devenney GROUP**  
 Devenney Group, LLC Architects  
 5000 East Conchata Blvd  
 Suite 300, Anaheim, CA 92801  
 T. 714.241.8500  
 www.devenneygroup.com

COMMENTS:



DATE SIGNED: 08.09.24

I, THE UNDERSIGNED, DAN HARRIS, A Licensed Architect, HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT DESCRIBED IN THESE PLANS. I HAVE REVIEWED THESE PLANS AND I AM AWARE OF THE CONTENTS AND I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING.

**CUP PHASE I  
 (CENTRAL UTILITY PLANT)  
 ELECTRICAL**

**AdventistHealth**  
 Simi Valley  
 SIMI VALLEY HOSPITAL

2620 JONES WAY  
 SIMI VALLEY, CA 93085  
 494 ELECTRICAL CENTRAL UTILITY PLANT ELECTRICAL

AUTHORITY HAVING JURISDICTION:  
 HCA  
 City of Simi Valley  
 AUTHORITY HAVING JURISDICTIONS PROJECT NO:  
 CUP-24-24-0087  
 FACILITY NUMBER:  
 1111  
 AGENCY APPROVALS:

REV. #	DATE	DESCRIPTION
1	08/09/24	ISSUE FOR PERMIT
2	08/09/24	ISSUE FOR PERMIT
3	08/09/24	ISSUE FOR PERMIT
4	08/09/24	ISSUE FOR PERMIT
5	08/09/24	ISSUE FOR PERMIT
6	08/09/24	ISSUE FOR PERMIT
7	08/09/24	ISSUE FOR PERMIT
8	08/09/24	ISSUE FOR PERMIT
9	08/09/24	ISSUE FOR PERMIT
10	08/09/24	ISSUE FOR PERMIT

DATE: 08/09/24  
 DRAWN: DC  
 CHECKED: DC  
 NUMBER: 682424

3D EXTERIOR VIEWS

AE290