



### NEIGHBORHOOD COUNCIL #3

THURSDAY, NOVEMBER 14, 2024, 7:00 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

#### AGENDA

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NC #3 Chair	Fred Peterson
NC #3 Vice Chair	Revathi Pudhota
NC #3 Secretary	Steven Baker
City Council Liaison	Council Member Mike Judge

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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 (CUP-S-2023-0011) to construct a 24,290-square-foot building for the warehousing and manufacture of storage containers and outdoor storage on a 3.84-acre vacant parcel, south of the 118 Freeway and north of Cochran Street  
*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 16, 2025, 7:00 p.m.

/s/

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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 Fred Peterson called the meeting to order at 7:00 p.m. A quorum was present.

Fred Peterson	P	Steve Busco	P
Revathi Pudhota	P	Andy Goitia	P
Steven Baker	P	David Kritzer	P
Rachel Bystrom	P	Robert Martins	E
Jon Gatewood	A	Nick Palky	P
Peter Carrube	P	Donald Wismar	P
Tony Hudacs	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by Peter Carrube and seconded by Nick Palky to approve the September 12, 2024 minutes as presented. 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. Update on Traffic Safety Improvements

Justin Link, Principal Traffic Engineering for the City of Simi Valley, shared recent updates on City wide improvements aimed at enhancing road safety. The City is installing protected left-turn signals at high-risk intersections, such as Cochran Street/Erringer Road, Royal Avenue/First Street, and Royal Avenue/Sycamore Drive. These upgrades will improve safety, although may slightly increase wait times. Additionally, the developer contributions at Alamo Street/Tapo Street will support new left-turn phasing on the east-west approach. Following a traffic accident on September 12, 2024 which destroyed the signal cabinet at Los Angeles Avenue and Erringer Road, a complex recovery was required due to coordination with nearby train signals and replacement equipment that wasn't immediately available. Justin Link explained that equipment lead times and rail coordination delayed repairs. In response, the City Council has approved funds to enhance traffic signal maintenance, including quicker access to replacement parts and emergency repairs, aiming to minimize future disruptions at high-traffic intersections. The City's traffic approach includes implementing safer speed recommendations, such as a 30 mph advisory on the curve at Sycamore Drive. Residents are encouraged to report speeding concerns via the non-emergency police line at (805) 583-6950. A programmed delay at the crosswalk on Royal Avenue near the Arroyo allows traffic to clear fully before pedestrians cross. California's new "Daylighting Law", effective January 2025, will prohibit parking within 20 feet of crosswalks, improving visibility near school crossings. Residents are reminded to reduce speeds and treat red flashing lights as four-way stops.

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

By consensus, David Kritzer 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. 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, 2024, from 8:00 a.m. to 3:00 p.m. On October 19, 2024 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

Peter Carrube announced that the meetings should be shorter, limit time for each presentation. Other members of the Executive Board are in agreement.

10. Adjournment: Thursday, November 14, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:07 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No** ..... CUP-S-2023-0011  
**Project Name** ..... Advanced Storage Warehouse/Manufacturing  
**Neighborhood Council No.** ..... 3  
**Neighborhood Council Date** ..... November 14, 2024  
**Tentative Planning Commission Meeting Date** ..... December 18, 2024  
**Case Planner** ..... Zarui Chaparyan, Associate Planner

### Request:

Consideration of a Conditional Use Permit (CUP-S-2023-0011) to construct a 24,290-square foot building for the warehousing and manufacture of storage containers and outdoor storage on a 3.84-acre vacant parcel, south of the 118 Freeway and North of Cochran Street

### Applicant:

Coolt Rentals  
Attn: Michael Lohman  
1197 Los Angeles Avenue, C340  
Simi Valley, CA 93065  
Phone: (805) 304-1487  
Email: [Mike.lohman@coolitrentals.com](mailto:Mike.lohman@coolitrentals.com)

### General Plan:

Industrial

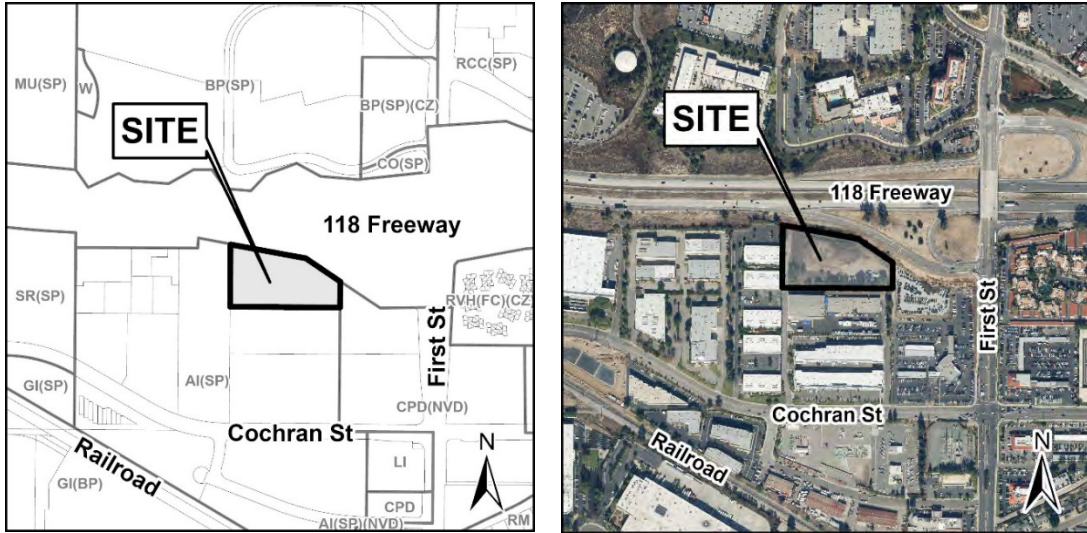
### Zoning:

Automotive Industrial, West End Specific Plan [AI(SP)]

### Location:

North of 875 Cochran Street and 600 feet West of First Street

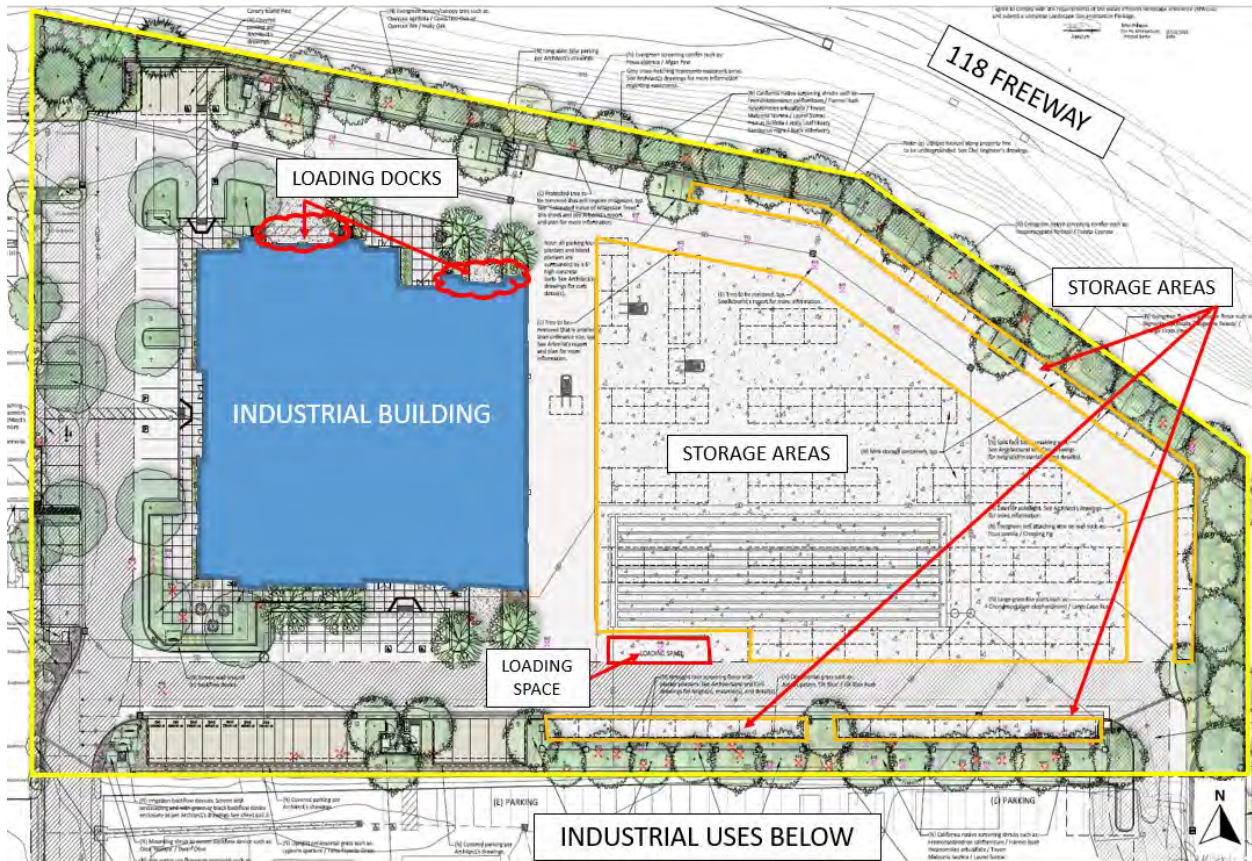
# Neighborhood Council Project Overview for CUP-S-2023-0011



## I. Project Overview

The Applicant, Michael Lohman of Coolt Rentals, requests approval of a Conditional Use Permit (CUP-S-2023-0011) to construct a 24,290-square foot building for the manufacture and warehousing of Coolt storage containers, and outdoor storage, on a 3.84-acre vacant parcel.

Figure 1 - Site/Landscape Plan





## **Neighborhood Council Project Overview for CUP-S-2023-0011**

The site will consist of the proposed building and a storage area on the east side of the property for the containers, manufactured on site, and will be stored for rental (Figure 1). Fifty-one (51) parking spaces are proposed along the north, west, and south sides of the building, of which seven (7) parallel parking spaces will be north of the building. The site is accessible through eastern and western access easement driveways. The eastern easement will require minor modifications.

At this time, there is only one tenant for the building. However, the future build out of the proposed building will include six units, each with an office and warehouse/industrial space. Units have separate entrances, with access to the building available via the north, south, and west of the building. The building varies between 34 and 36 feet in height. The exterior of the building will consist of concrete tilt-up walls in varying shades of gray and blue, as well as green glazing. The building will have recessed wall sections and a varied roofline on all building sides (Refer to Figure 2).

**Figure 2 - Project Renderings from Southwest Corner of Building**



There are 48 protected trees, including two oak trees, on site. Thirty three (33) trees will be removed as part of the project. The conditions of approval for the project will require mitigation of the tree removal by the planting of new trees on site. If there is insufficient space on site to meet the full mitigation amount, the excess amount will be paid into the City's tree mitigation fund. Trees, as well as low water use and shade tolerant shrubs and groundcover make up 16 percent of landscaping for the site.

The General Plan land use designation for this site is "Industrial," which is intended to maintain and enhance diverse, economically vital, and well-designed industrial districts that offer employment opportunities for Simi Valley's residents and contribute revenue to support City services (Simi Valley General Plan, Chapter 3). The site is zoned Auto Industrial (AI) in the West End Specific Plan area, which is intended to implement light

## Neighborhood Council Project Overview for CUP-S-2023-0011

industrial uses, automobile and recreational vehicle dealerships, and business operation to serve such uses (West End Specific Plan, 2.3.1).

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

**Table 1 – Land Use Designations, Zoning and Uses Surrounding the Project Site**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
PROJECT SITE:	Industrial	Auto Industrial, West End Specific Plan [AI(SP)]	Vacant
NORTH:	Transportation	Freeway	118 Freeway
SOUTH:	Industrial	Auto Industrial, West End Specific Plan [AI(SP)]	Industrial Complex; Cochran Street Beyond
EAST:	General Commercial	Commercial Planned Development, New Vehicle Dealership Overlay [CPD(NVD)]	Auto Sales and Service (Chevrolet)
WEST:	Industrial	Auto Industrial, West End Specific Plan [AI(SP)]	Industrial Complex

The manufacturing, warehousing, and outdoor storage of the CoolIt containers, is the primary proposed uses for the site. While the building will be developed with six units in the future for other tenants, any future tenants/uses will be required to comply with the West End Specific Plan and City of Simi Valley requirements to operate on the site. As such, it is consistent with both the General Plan land use designation and the West End Specific Plan AI zoning requirements, where a Conditional Use Permit is required for the proposed use.

The project meets the West End Specific Plan and Simi Valley Municipal Code development standards as shown in Table 2:

**Table 2 – Project Development Standards**

	<b>REQUIRED</b>	<b>PROVIDED</b>
Parking	49	51
Landscaping	15%	16%
Setbacks	36 feet for all yards	Front: 82 feet North Side: 82 feet South Side: 84 feet Rear: 358 feet
Height	48 feet maximum	34-36 feet

# **Neighborhood Council Project Overview for CUP-S-2023-0011**

## **II. Discretionary Statement**

A Conditional Use Permit for the building and outdoor storage is required per the West End Specific Plan, and requires Planning Commission approval.

## **III. Issues**

There are no outstanding issues.

## **IV. Environmental Review**

A Class 32 Infill exemption is being prepared for the project to fulfill the requirements of the California Environmental Quality Act (CEQA).

## **V. Exhibits**

Refer to the attached project exhibits.

<b>BUILDING STATISTICS:</b>		
BUILDING USE & OCCUPANCY GROUP: (PER 2022 CBC 506.2)	B & F-1 & 5-1	INDUSTRIAL FACTORY and LOW-HAZARD STORAGE
TOTAL BUILDING AREA: (PER 2022 CBC 507.4 & 105.3)	24,290 SF	
OFFICE AREA (B-OCCUPANCY):	5,640 SF	
MANUF. AREA (F-1-OCCUPANCY):	10,268 SF	
WAREHOUSE AREA (5-1-OCCUPANCY):	10,268 SF	
ELECTRICAL ROOM	10 SF	
<b>CONSTRUCTION TYPE:</b>		
(PER 2022 CBC TABLE 602)	TYPE III-B, FULLY SPRINKLERED	
<b>OCCUPANT LOAD:</b>		
(PER 2022 CBC TABLE 1004.5)	141 OCCUPANTS	
<b>BUILDING HEIGHT:</b>		
	36'-0"	
<b>BUILDING SETBACKS:</b>		
	REQUIRED:	PROPOSED:
FRONT YARD (WEST):	36'-0"	82'-3 1/4"
SIDE YARD (NORTH):	36'-0"	81'-4 1/4"
SIDE YARD (SOUTH):	36'-0"	84'-0"
REAR YARD (EAST):	36'-0"	391'-6 1/2"

<b>PARKING STATISTICS:</b>		
REQUIRED PARKING:		
GENERAL MANUFACTURING:	10,268 5-F. INDUSTRIAL AT 1/500 S.F. = 20 SPACES	
(PROVIDED OFFICE AREA DOES NOT EXCEED 5% OF TOTAL GROSS FLOOR AREA)	5% OF 24,290 S.F. = 364.8 S.F. THEREFORE 3,840 S.F. OFFICE CAN BE PARKED AT 21,000 S.F. = 8 SPACES	
WAREHOUSING: 10,268 5-F.	1/500 S.F. FOR FIRST 10,000 S.F. = 20 SPACES	
	1/5000 S.F. BEYOND THAT - THEREFORE 284 S.F. WAREHOUSE AT 1/5,000 S.F. = 1 SPACES	

PARKING REQUIRED:	44 SPACES
PARKING PROVIDED:	51 SPACES (6 SPACES W/IN ACCESS EASEMENT ARE NOT PART OF PARKING COUNT)
STANDARD STALLS:	45 SPACES
ACCESSIBLE STALLS:	8 SPACES (W/1 VAN SPACE)

REQUIRED CAPABLE E.V. SPACES:  
(PER 2022 CAL. GREEN CODE, TABLE 5.106.5.3.1)

15 SPACES

REQUIRED BY CAPABLE W/ EVSE:  
(1 VAN ACCESSIBLE SPACE)  
(PER 2022 CAL. GREEN CODE, TABLE 5.106.5.3.1)

3 SPACES

PROVIDED EVSE:  
(1 VAN ACCESSIBLE SPACE)

3 SPACES

REQUIRED BICYCLE PARKING:  
1 SPACES • 1/20 REQUIRED OFF-STREET PARKING SPACE  
REQUIRED = 4

ACTUAL BICYCLE PARKING PROVIDED:  
PER SIMI VALLEY MUNICIPAL CODE SECTION 4-54.070

6 BIKE RACK SHORT TERM SPACES

BICYCLE PARKING PROVIDED  
PER CAL. GREEN:

4 BIKE STORAGE LONG TERM LOCKERS

REQUIRED LOADING ZONE:  
PER SIMI VALLEY MUNICIPAL CODE SECTION 4-34.100

5,000 SF. THRU 50,000 SF = MIN. 1 SPACE

ACTUAL LOADING ZONE PROVIDED:

1 LOADING ZONE PROVIDED



### PROJECT SUMMARY

#### PROJECT DESCRIPTION:

THE PROPOSED PROJECT WILL CONSIST OF (1) SINGLE STORY INDUSTRIAL BUILDING WITH A TOTAL SQUARE FOOTAGE OF 24,290 S.F. FULLY SPRINKLERED CONCRETE TILT-UP BUILDING WITH OPEN WEB STEEL JOISTS AND PANELIZED ROOF WITH 60 MIL SINGLE PLY TPO ROOF. NEW OFF STREET PARKING. SIGN PROGRAM WILL BE ON A SEPARATE SUBMITTAL.

PROJECT ADDRESS: 875 EAST COCHRAN ST. SIMI VALLEY, CA.

APN: 615-0-112-345

EXISTING ZONING: A1 (SP) AUTOMOTIVE INDUSTRIAL WEST END SPECIFIC PLAN (SP-5-1)

EXISTING ADJUTING PARCEL ZONING:

WEST PARCEL: A1 (SP) AUTOMOTIVE INDUSTRIAL WEST END SPECIFIC PLAN (SP-5-1) GENERAL PLAN - INDUSTRIAL

SOUTH PARCEL: A1 (SP) AUTOMOTIVE INDUSTRIAL WEST END SPECIFIC PLAN (SP-5-1) GENERAL PLAN - INDUSTRIAL

EAST PARCEL: CPD COMMERCIAL PLANNED DEVELOPMENT WEST END SPECIFIC PLAN (SP-5-1) GENERAL PLAN - GENERAL COMMERCIAL

NORTH PARCEL: NONE - 118 FREEWAY GENERAL PLAN - TRANSPORTATION

MAX. ALLOWABLE BLDG. HT.: 48'-0"

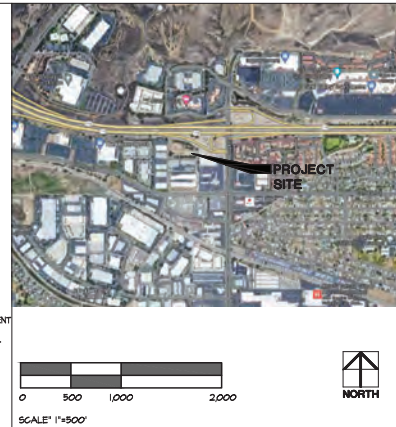
PROPOSED BLDG. HT.: LOW PARAPET 34'-0" HIGH PARAPET 36'-0"

MIN. REQ'D. LANDSCAPE COVERAGE: 15%

#### SITE STATISTICS

GROSS LOT AREA: 59.84 AC (161,270 SF)  
BUILDING 5-F (GROSS): 24,290 S.F.  
BUILDING 5-F (NET): 23,619 S.F.  
LOT COVERAGE: 14.5%  
LANDSCAPE AREA: 26,172 S.F.  
LANDSCAPE COVERAGE: 16.0% (5% MIN)  
HARDSCAPE AREA: 4,516 S.F.  
HARDSCAPE COVERAGE: 2.7%  
PARKING & DRIVE AISLE AREA: 11,366 S.F.  
PARKING & DRIVE AISLE COVERAGE: 66.5%  
TRASH ENCLOSURE AREA: 326 S.F.  
TRASH ENCLOSURE COVERAGE: 0.1%

### VICINITY MAP



### PROJECT DIRECTORY

#### ARCHITECTURAL

- op-1 COVER SHEET / PROJECT INFORMATION
- op-2 SITE PLAN
- op-2.1 OVERALL SITE PLAN
- op-2.2 MISC. DETAILS
- op-3 FLOOR PLAN PLAN
- op-4 ROOF PLAN
- op-5 EXTERIOR ELEVATIONS
- op-6 LINE OF SIGHT STUDY
- op-7 CONTAINER SPECIFICATIONS

#### CIVIL

- 1 TITLE SHEET
- 2 ENGINEERED SITE PLAN
- 3 PRELIMINARY UTILITY PLAN
- 4 GRADING SECTIONS
- 5 PROTECTED TREE EXHIBIT

#### LANDSCAPE

- L1.1 PRELIMINARY LANDSCAPE PLAN
- L1.2 PRELIMINARY PLANT IMAGES
- L1.3 PRELIMINARY PARKING LOT SHADE STUDY

#### PHOTOMETRICS

- PH-1 SITE LIGHTING PLAN AND NOTES
- PH-2 SITE LIGHTING PHOTOMETRIC PLAN

### PROJECT DIRECTORY

#### BUILDING / PROPERTY OWNER:

ADVANCED STORAGE SOLUTIONS, INC.  
18710 LOS ANGELES AVENUE, SUITE C240  
SIMI VALLEY, CA 91389  
PHONE: 805-504-8887  
CONTACT: MICHAEL LOMMAN  
(mike.lomman@coddmrmas.com)

#### ARCHITECT:

PK ARCHITECTURE  
2949 ANDREA ROAD  
AGORA HILLS, CA 91001  
PHONE: (951) 584-0057  
CONTACT: BRIAN POLIGNA  
(bpolign@pkarchitecture.net)

#### CIVIL ENGINEER:

DELANE ENGINEERING, INC.  
2812 SANTA MONICA BLVD., SUITE 206  
SANTA MONICA, CA 90404  
PHONE: (805) 878-0622  
CONTACT: SCOTT ALLES  
(scott@delanengr.com)

#### LANDSCAPE ARCHITECT:

ERIN O CARROLL LANDSCAPE ARCHITECT  
25-J WEST 25th AVENUE ST.  
SANTA BARBARA, CA 93101  
PHONE: (805) 564-9019  
CONTACT: ERIN CARROLL  
(erincarroll@erinc.com)

pk architecture

2939 agoura road  
agoura hills, california 91301  
t: 818 584-0057 f: 952.600.1289  
w: pkarchitecture.net

REGISTERED ARCHITECT  
C-21165  
No. 04-30-2025  
STATE OF CALIFORNIA

Advanced Storage Solutions

675 East Cochran Street  
Simi Valley, California  
APN: 615-0-112-345  
CUP-S-2023-0011

BUILDING / PROPERTY OWNER:  
ADVANCED STORAGE SOLUTIONS, INC.  
18710 LOS ANGELES AVENUE, SUITE C240  
SIMI VALLEY, CA 91389  
PHONE: 805-504-8887  
CONTACT: MICHAEL LOMMAN  
(mike.lomman@coddmrmas.com)

ARCHITECT:  
PK ARCHITECTURE  
2949 ANDREA ROAD  
AGORA HILLS, CA 91001  
PHONE: (951) 584-0057  
CONTACT: BRIAN POLIGNA  
(bpolign@pkarchitecture.net)

CIVIL ENGINEER:  
DELANE ENGINEERING, INC.  
2812 SANTA MONICA BLVD., SUITE 206  
SANTA MONICA, CA 90404  
PHONE: (805) 878-0622  
CONTACT: SCOTT ALLES  
(scott@delanengr.com)

LANDSCAPE ARCHITECT:  
ERIN O CARROLL LANDSCAPE ARCHITECT  
25-J WEST 25th AVENUE ST.  
SANTA BARBARA, CA 93101  
PHONE: (805) 564-9019  
CONTACT: ERIN CARROLL  
(erincarroll@erinc.com)

cover sheet

date: 08/18/23  
job number: 23-2420



DATE: 08/26/2024  
DRAWN BY: JACOB

092521  
overall  
site plan  
true north



PK ARCHITECTURE  
10000 WILSON AVENUE, SUITE 100  
DUBLIN, CALIFORNIA 94568  
TEL: (925) 835-1000  
WWW.PKARCHITECTURE.COM

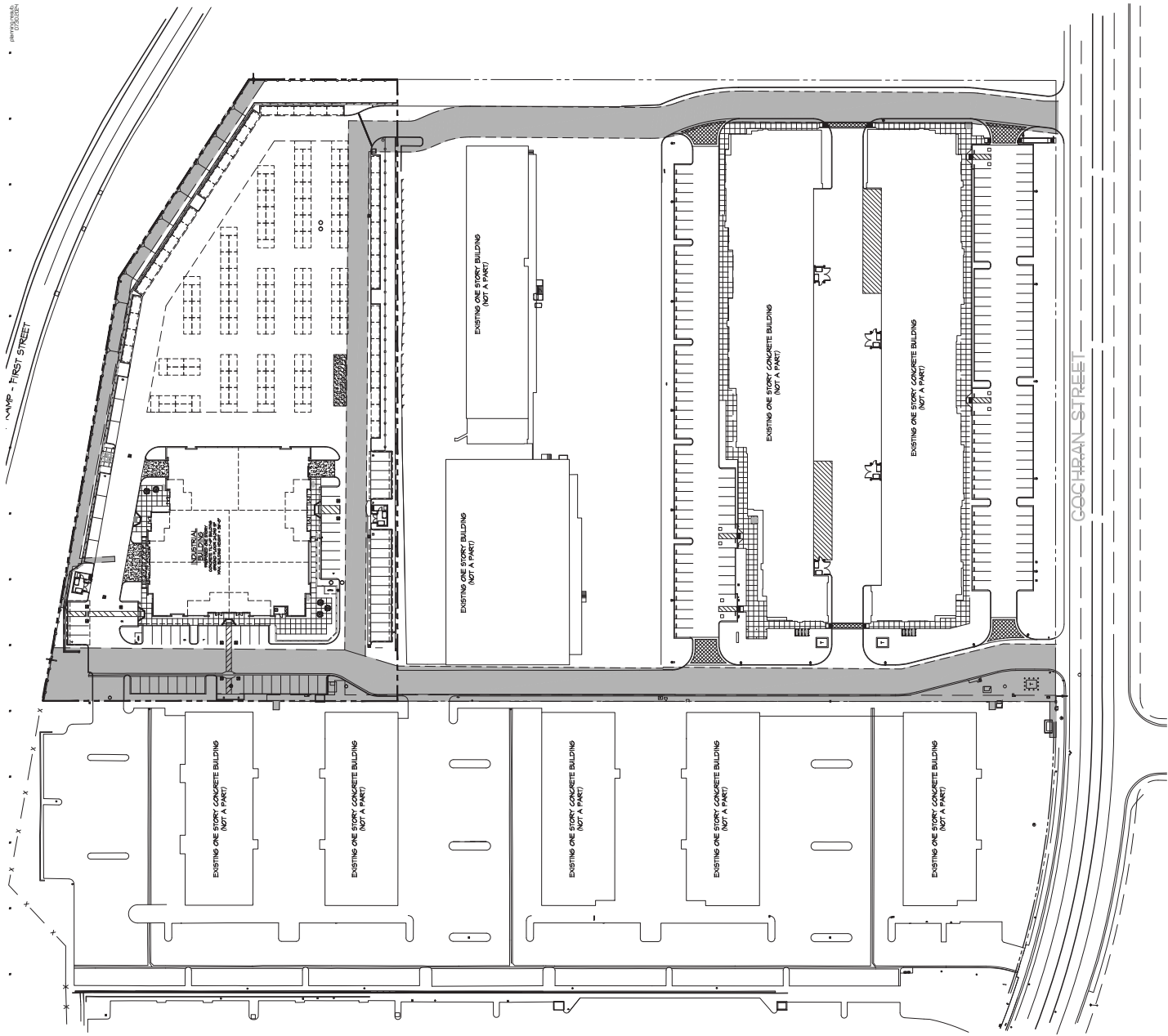
Advanced Storage Solutions  
875 East Cochran Street  
Sunnyvale, California  
PPN: 615-0-172-345  
CUP-S-2023-0011



PK ARCHITECTURE  
10000 WILSON AVENUE, SUITE 100  
DUBLIN, CALIFORNIA 94568  
TEL: (925) 835-1000  
WWW.PKARCHITECTURE.COM



site plan legend  
EXISTING BUILDINGS  
REFER TO CIVIL DRAWINGS



DATE: 08/26/2024  
DRAWN BY: JACOB

CA 118 FWY

CA 118 FREEWAY OFF RAMP - FIRST STREET



2883 99th Street  
 99th Street, Suite 100  
 18181 99th Street, Suite 100  
 W. PAKETTOWN, WA



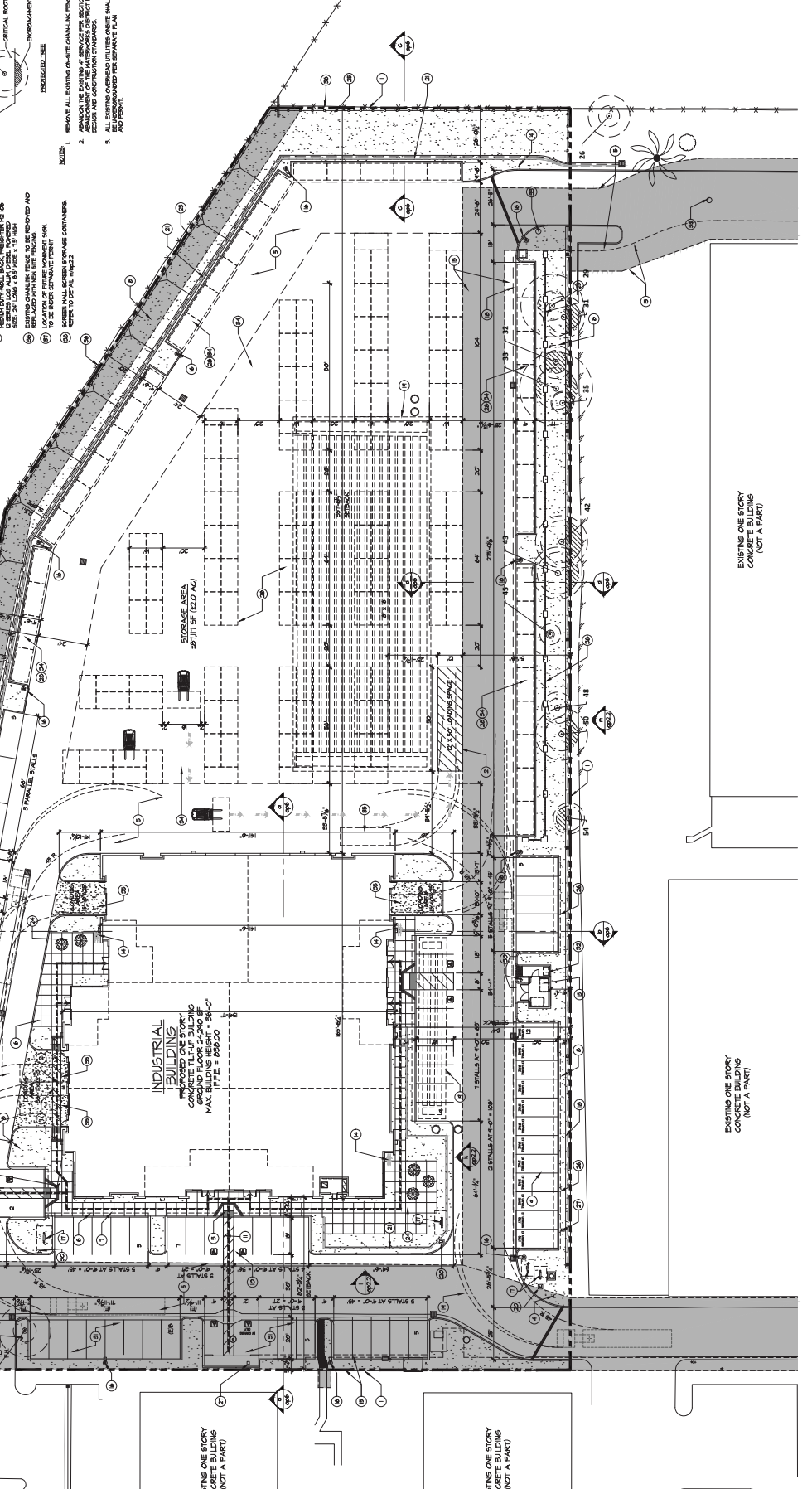
Advanced Storage Solutions  
 875 East Cochran Street  
 Sirm Valley, California  
 PPN 615-0-172-345  
 CUP-S-2023-011

PLANNING PROFESSIONAL  
 ADVANCED STORAGE SOLUTIONS INC  
 875 EAST COCHRAN STREET  
 SIMR VALLEY, CALIFORNIA  
 CHARTERED PROFESSIONAL ENGINEER  
 LICENSE # 124128  
 PROFESSIONAL ARCHITECTURE  
 ADVANCED STORAGE SOLUTIONS INC  
 875 EAST COCHRAN STREET  
 SIMR VALLEY, CALIFORNIA  
 CHARTERED PROFESSIONAL ARCHITECT  
 LICENSE # 124128

DATE: 03/20/2024  
 REVISION: 02/20/2024

scale 1"=20'-0"  
 site plan  
 true north

- site plan keynotes**
- 1 PROPERTY LINE. REFER TO CIVIL DRAWINGS
  - 2 CONCRETE WALL. REFER TO CIVIL DRAWINGS
  - 3 CONCRETE SLAB. REFER TO CIVIL DRAWINGS
  - 4 CONCRETE FLOOR. REFER TO CIVIL DRAWINGS
  - 5 CONCRETE CURB. REFER TO CIVIL DRAWINGS
  - 6 CONCRETE PAVEMENT. REFER TO CIVIL DRAWINGS
  - 7 CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS
  - 8 CONCRETE DRIVEWAY. REFER TO CIVIL DRAWINGS
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EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)

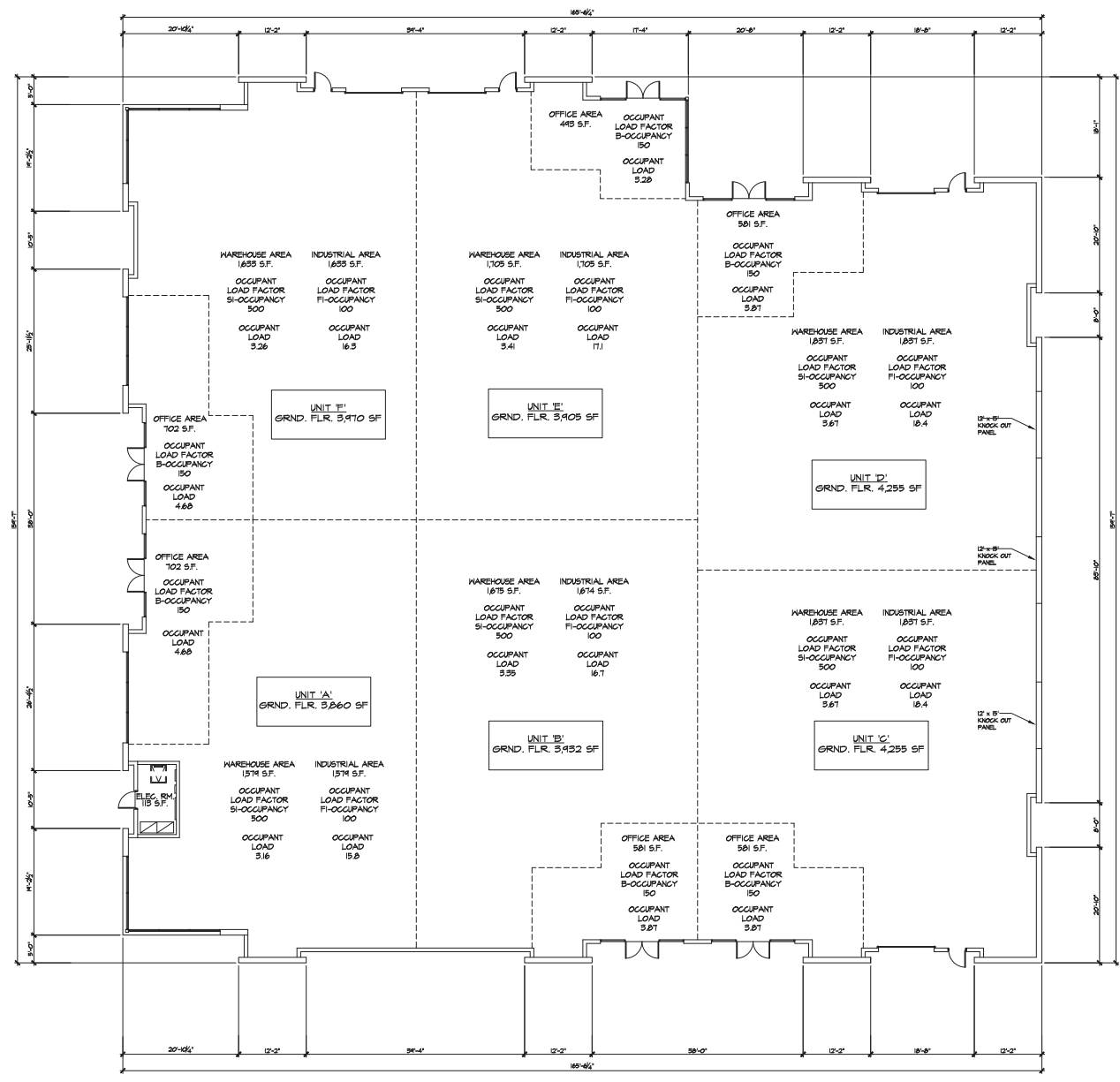
EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)

EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)

ap2

floor plan legend

- STOREFRONT / WINDOW SYSTEM
- CONCRETE TILT-UP PANEL
- PARTITION WALL
- - - DEMAND HALL
- 10'x12' ROLL-UP DOOR
- DOOR
- ⊕ HALL SCENES LIGHT FIXTURE
- ⊕ HALL PACK LIGHT FIXTURE



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agoura hills, california 91301  
t: 818 524-0057 f: 952.900.1289  
w: pkarchitecture.net



**Advanced Storage Solutions**  
675 East Cochran Street  
San Valley, California  
RPN: 615-D-172-3415  
CUP-S-2023-0011

BUILDING / PROPERTY OWNER:  
ADVANCED STORAGE SOLUTIONS, INC.  
197 LOS ANGELES AVENUE, SUITE C100  
SAN VALLEY, CA 91355  
PHONE: 651-324-1467  
CONTACT: MICHAEL LUDWIN  
mludwin@goodsmas.com

APPPLICANT:  
PK ARCHITECTURE  
2939 AGOURA ROAD  
AGOURA HILLS, CA 91301  
PHONE: 818 524-0057  
CONTACT: PETER GONZALEZ  
pgonzalez@pkarchitecture.net

true north  
floor plan  
scale 1/8" = 1'-0"

date: 08/13/23  
job number: 23-2420

CA 118 FWY

CA 118 FREEWAY OFF RAMP - FIRST STREET



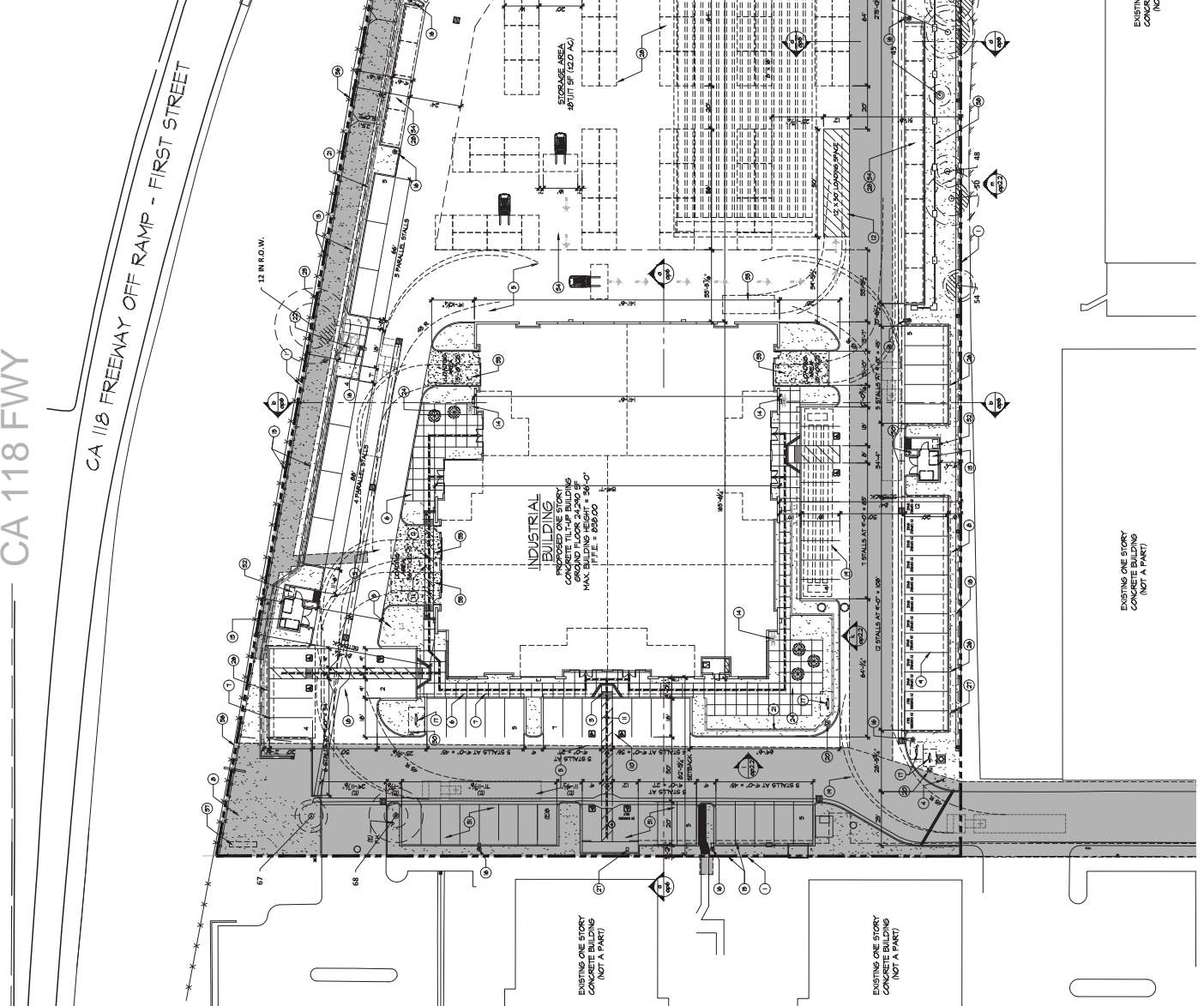
PLANNING PROFESSIONAL  
REYNOLD STRONG CONSULTING INC  
30000 BAYVIEW DRIVE, SUITE 200  
SUNNYVALE, CA 94088  
CHUCKIE.T@RSCON.COM  
PREP DATE: 01/24/2024  
PROJECT NO.: 2023-001  
PREPARED BY: REYNOLD STRONG  
DATE: 01/24/2024  
pkc@pkcarch.com

True north

site plan  
scale 1"=20'-0"

sheet number 232-001

- site plan keynotes**
- 1 PROPERTY LINE, REFER TO CIVIL DRAWINGS
  - 2 CONCRETE WALL AND LOT LINE, REFER TO CIVIL DRAWINGS
  - 3 CONCRETE WALL AND LOT LINE, REFER TO CIVIL DRAWINGS
  - 4 ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
  - 5 SITE ACCESSIBLE ENTRANCE SIGN
  - 6 PARKING AREA PAVING AND DRIVEWAYS, REFER TO CIVIL DRAWINGS
  - 7 DRIVEWAY PAVING, REFER TO CIVIL DRAWINGS
  - 8 DRIVEWAY PAVING, REFER TO CIVIL DRAWINGS
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EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)

12 IN S.D.W.

INDUSTRIAL BUILDING  
EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)  
GROUND FLOOR PLANO 21'  
MAX BUILDING HEIGHT = 28'-0"  
TYPE = 05000

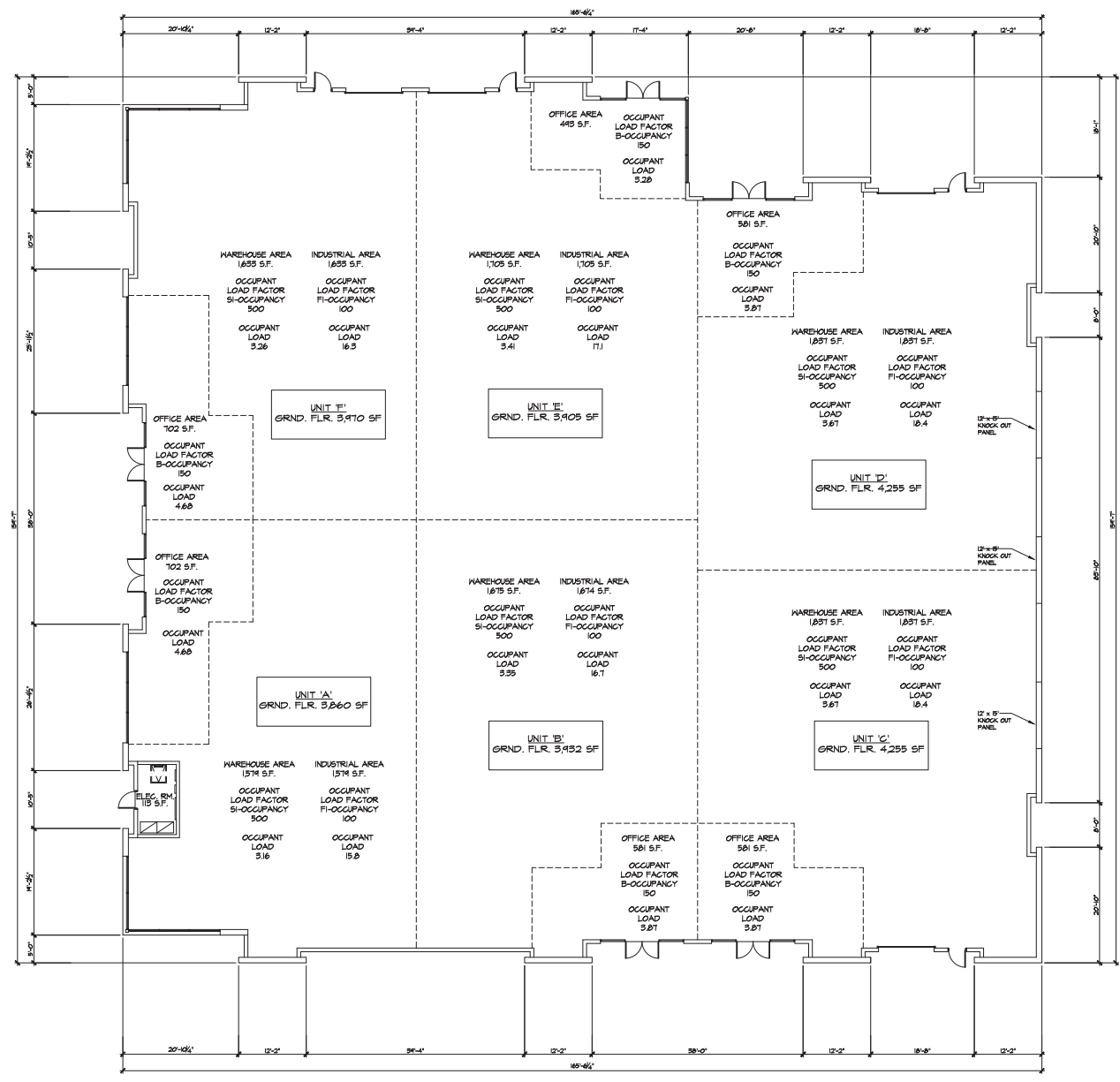
STORAGE AREA  
19711 SF (122 AC)

EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)

EXISTING ONE STORY CONCRETE BUILDING (NOT A PART)

floor plan legend

- STOREFRONT / HINDON SYSTEM
- CONCRETE TILT-UP PANEL
- PARTITION WALL
- - - DEMAND HALL
- 10'x12' ROLL-UP DOOR
- DOOR
- ⊕ HALL SCONES LIGHT FIXTURE
- ⊕ HALL PACK LIGHT FIXTURE



2939 agoura road  
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w: pkarchitecture.net



Advanced Storage Solutions  
675 East Cochran Street  
San Valley, California  
APN: 615-D-172-345  
CUP-S-2023-0011

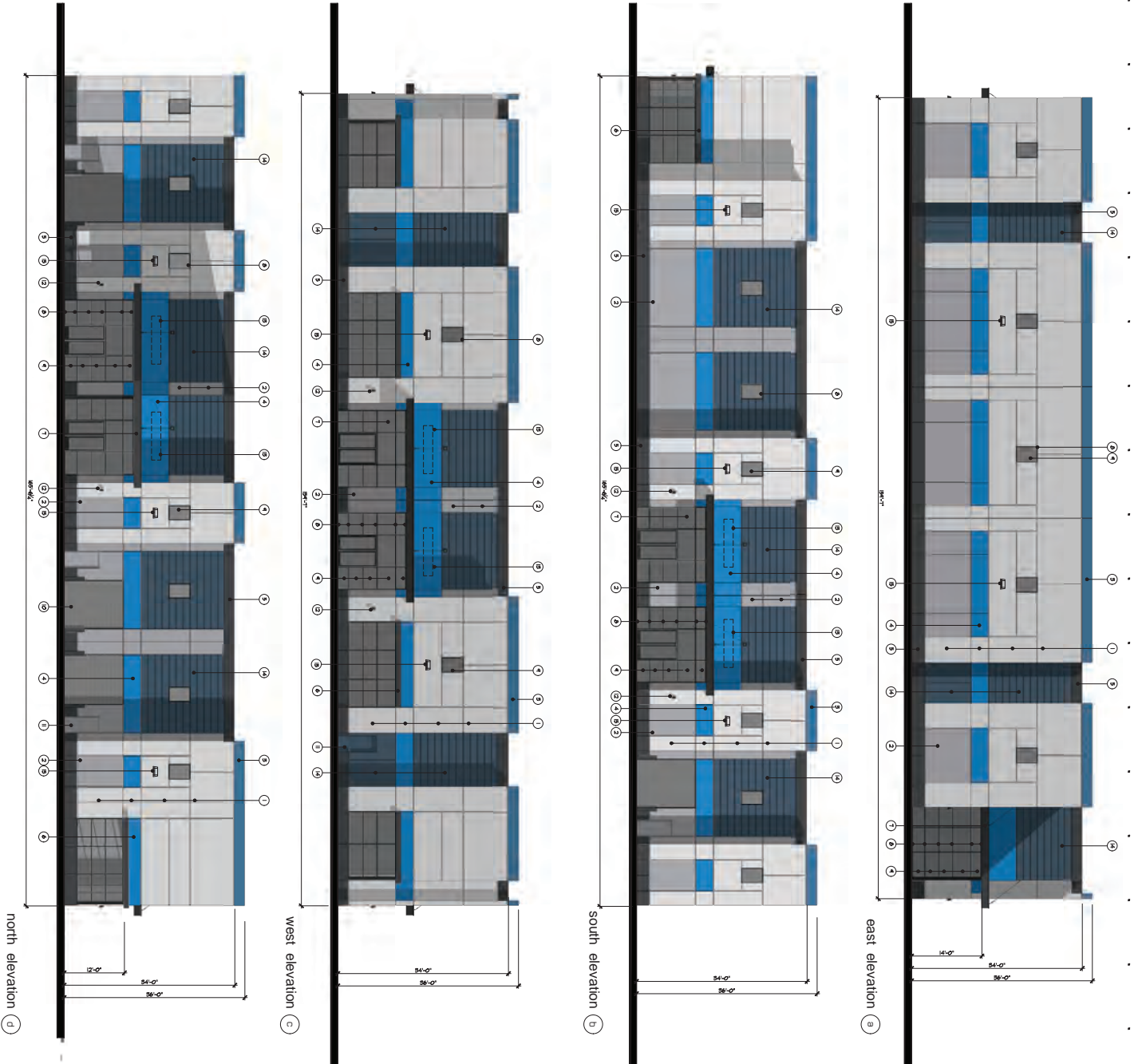
BUILDING / PROPERTY OWNER:  
ADVANCED STORAGE SOLUTIONS, INC.  
197 LOS ANGELES AVENUE, SUITE C100  
SAN VALLEY, CA 91355  
PHONE: 855-324-4647  
CONTACT: MICHAEL LUDWIN  
mike.ludwin@goodsmas.com

APPLICANT:  
PK ARCHITECTURE  
2939 AGOURA ROAD  
AGOURA HILLS, CA 91301  
PHONE: 818 524-0057  
CONTACT: PK ARCHITECTURE  
pkarch@pkarchitecture.net

true north  
floor plan  
scale 1/8" = 1'-0"

date: 08/13/23  
job number: 23-2420





north elevation (D)

west elevation (C)

south elevation (B)

east elevation (A)

**exterior materials & colors**

- 1 CONCRETE TYPICAL PAINTED TO MATCH EXISTING CONCRETE
- 2 CONCRETE TYPICAL PAINTED TO MATCH EXISTING CONCRETE
- 3 CONCRETE TYPICAL PAINTED TO MATCH EXISTING CONCRETE
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- 5 CONCRETE TYPICAL PAINTED TO MATCH EXISTING CONCRETE
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- 25 CONCRETE TYPICAL PAINTED TO MATCH EXISTING CONCRETE

**Advanced Storage Solutions**  
 875 East Cochran Street  
 Simi Valley, California  
 APN: 615-0-172-345  
 CUP-S-2023-0011



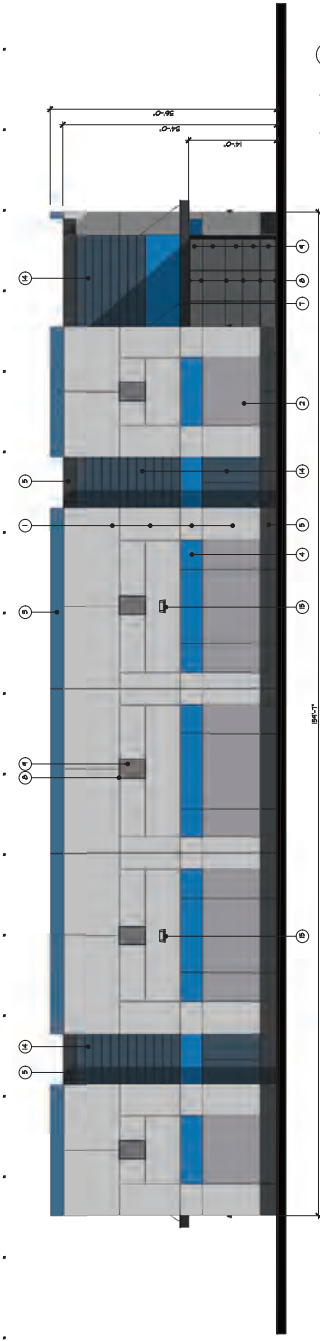
2301 Spive Road  
 8970 Hillside Avenue  
 1 (888) 414-5277 | 1 (888) 611-0188  
 www.pkerchitecture.com



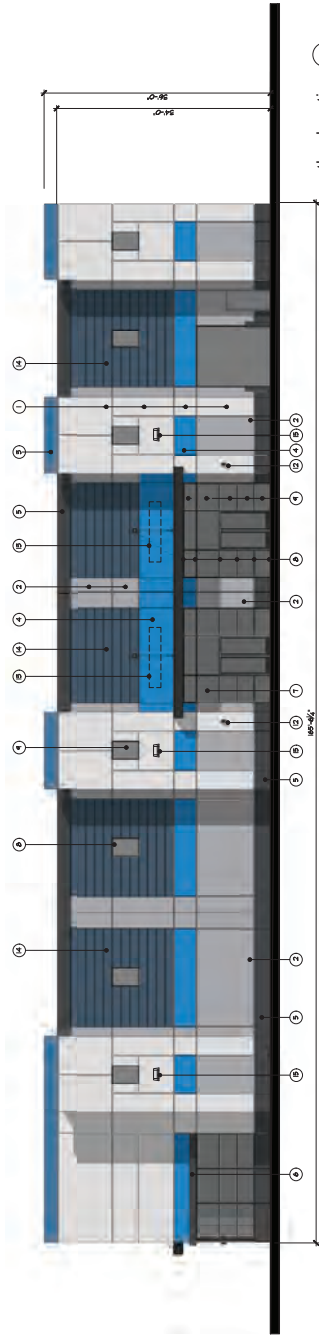
**building elevations**  
 SCALE: 1/8" = 1'-0"  
 DATE: 08/24/23  
 JOB NUMBER: 23-2410

**exterior materials & colors**

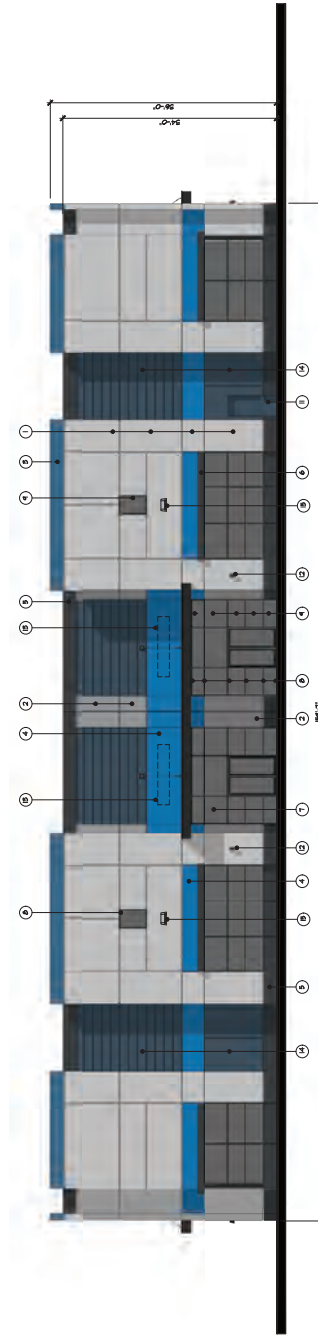
- 1 CONCRETE TILT-UP WALL PAINTED TO MATCH DAN ESTABROOK DESIGN SILVER TOUCH
- 2 CONCRETE TILT-UP WALL PAINTED TO MATCH DAN ESTABROOK DESIGN FORMAL GRAY
- 3 CONCRETE TILT-UP WALL PAINTED TO MATCH DAN ESTABROOK DESIGN NAVY LAKE
- 4 CONCRETE TILT-UP WALL PAINTED TO MATCH DAN ESTABROOK DESIGN DARK THIRDE
- 5 CONCRETE TILT-UP WALL PAINTED TO MATCH DAN ESTABROOK DESIGN DARK THIRDE
- 6 METAL AWNING PAINTED TO MATCH DAN ESTABROOK DESIGN DARK THIRDE
- 7 ALUMINUM SCORING POST FRAMES TO MATCH DAN ESTABROOK DESIGN DARK THIRDE
- 8 2X4 OF DARK BRONZE ANODIZED ALUMINUM
- 9 2X4 OF DARK BRONZE ANODIZED ALUMINUM
- 10 2X4 OF DARK BRONZE ANODIZED ALUMINUM
- 11 2X4 OF DARK BRONZE ANODIZED ALUMINUM
- 12 2X4 OF DARK BRONZE ANODIZED ALUMINUM
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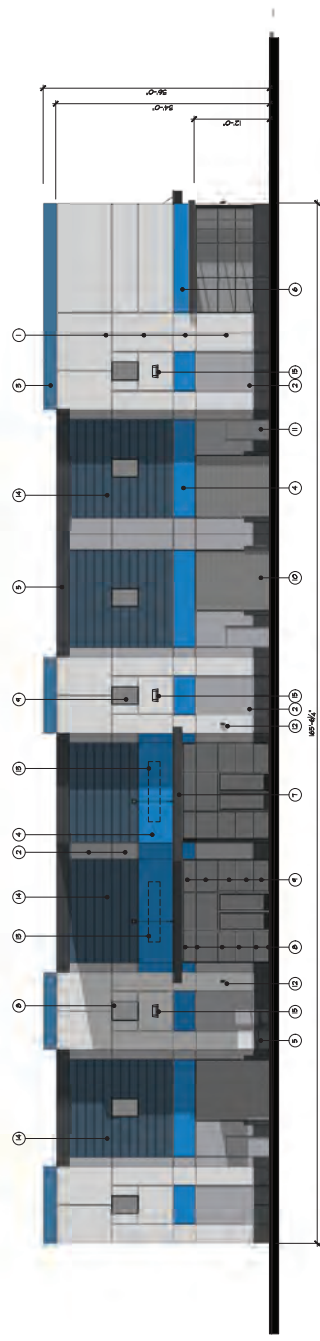
east elevation (a)



south elevation (b)



west elevation (c)



north elevation (d)



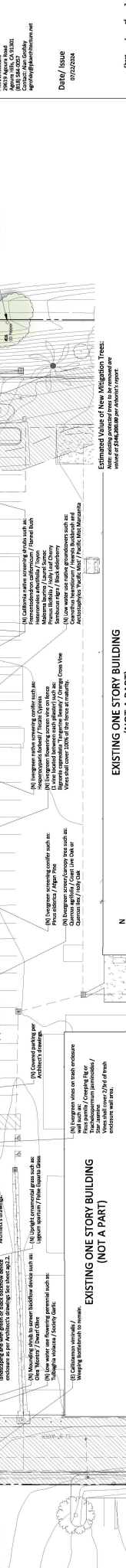
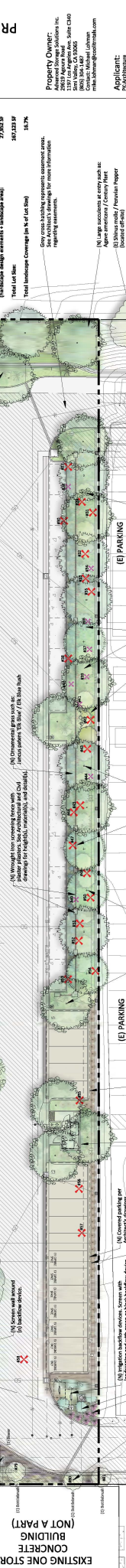
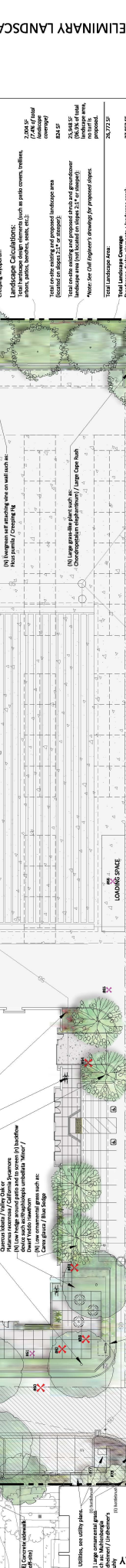
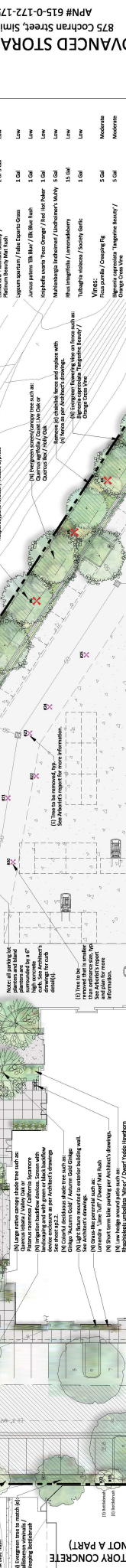
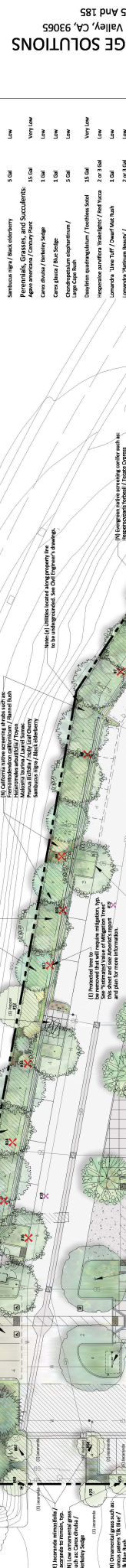
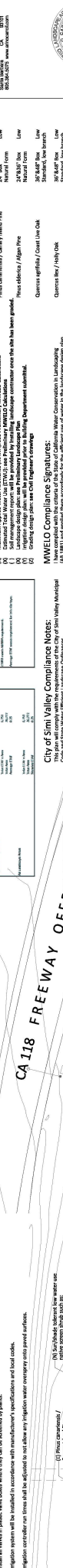
**Preliminary Landscape Notes:**  
 A preliminary landscape plan shall be prepared for all buildings with all requirements of the MWELD and shall be provided to the Landscape Architect prior to finalization.  
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**Preliminary MWELD Calculations:**  
 MWELD calculations shall be performed for all buildings with all requirements of the MWELD and shall be provided to the Landscape Architect prior to finalization.  
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**MWELD Compliance Checklist:**  
 MWELD compliance checklist shall be performed for all buildings with all requirements of the MWELD and shall be provided to the Landscape Architect prior to finalization.  
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**Proposed Preliminary Plant List:**  
 Proposed preliminary plant list shall be prepared for all buildings with all requirements of the MWELD and shall be provided to the Landscape Architect prior to finalization.  
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**City of Simi Valley Compliance Notes:**  
 City of Simi Valley compliance notes shall be prepared for all buildings with all requirements of the MWELD and shall be provided to the Landscape Architect prior to finalization.  
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Plant Species	Quantity	Notes
California Sycamore	15	15' x 15' x 15' trees
Walnut	5	15' x 15' x 15' trees
Almond	5	15' x 15' x 15' trees
Orange	5	15' x 15' x 15' trees
Other	5	15' x 15' x 15' trees
<b>Total</b>	<b>40</b>	

Estimated Value of New Mitigation Trees:  
 Value of 40 trees at \$2,500 per tree = \$100,000

Estimated Value of New Mitigation Trees:  
 Value of 40 trees at \$2,500 per tree = \$100,000





**PRELIMINARY NOT FOR CONSTRUCTION**  
 City of Simi Valley Project Number  
 CUP-5-2023-0011

**ADVANCED STORAGE SOLUTIONS**  
 875 Cochran Street, Simi Valley, CA 93065  
 APN# 615-0-172-175 and 185

**PRELIMINARY PLANT IMAGES**

**Property Owner:**  
 Advanced Storage Solutions, Inc.  
 28000 Agoura Road  
 Suite 100  
 Simi Valley, CA 93065  
 Contact: Michael Calahan  
 michael@advancedstorage.com

**Applicant:**  
 Elin O'Garra  
 10000 Wilshire Blvd  
 Suite 1000  
 Los Angeles, CA 90024  
 Contact: Elin O'Garra  
 elin@elinogarra.com

**Date / Issue:**  
 01/23/2024