



NEIGHBORHOOD COUNCIL #3
THURSDAY, AUGUST 14, 2014, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Leroy Leyba
NC #3 Interim Vice Chair	Avery West
NC #3 Interim Secretary	Erin Pierik
NC Coordinator	Jennifer Santos
City Council Liaison	Council Member Mike Judge

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Police Liaison Report
6. 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. Statements and comments are limited to no more than five (5) minutes per speaker.
7. Informational Presentation
 - a. Overview of the Noise Ordinance
 - b. Overview of the Forfeited Assets Fund
 - c. Coastal Cleanup Day 2014
8. Continued Business
 - a. Discussion of Flyer Distribution Procedures
9. New Business
 - a. Review of a request to construct a 10-unit apartment complex, located at 4453 Apricot Road
 - b. Election of Executive Board Officers
10. Executive Board Comments
This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.

11. Neighborhood Council Coordinator's Report
12. Adjournment: Thursday, September 11, 2014

/s/
Mark Oyler
Deputy Director/Citizen Services

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Interim Vice Chair Avery West called the meeting to order at 7:34 p.m. and Interim Secretary Erin Pierik confirmed a quorum was present.

Devin Brady	P	Linda Mann	E
Bryan Doss	A	Timothy Munz	P
Anil Garg	P	Al Orozco	P
Andrew Gorden	P	Erin Pierik	A
Gary King	P	Joseph Proja	A
Leroy Leyba	E	Avery West	P
Josh Lorencz	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

Jennifer Santos made a correction to the agenda to show Avery West as the Interim Vice Chair and Erin Pierik as Interim Secretary. By the consensus of the Executive Board, the agenda was approved as corrected.

3. Approval of Minutes

Jennifer Santos requested a correction to the May 15, 2014 minutes to show that Avery West was elected as Interim Vice Chair and Erin Pierik as Interim Secretary. Josh Lorencz made a motion and Linda Mann seconded to approve the May 15, 2014 minutes as corrected. The motion passed unanimously.

4. Correspondence

Jennifer Santos provided a summary of the Task Force on Homelessness/Crime Prevention Neighborhood Council Representative Report.

5. Police Liaison Report

Officer Ryan Brennan informed the Executive Board that the Police Department will be expanding their Community Liaison Officer program by adding three police officers. The program will assist the community with non-criminal related activities by problem solving such issues through community outreach. Officer Brennan stated that he will continue providing a Police Liaison Report at future Neighborhood Council meetings.

6. Public Statements/Comments

A resident proposed his Land & Water Conservation Jobs Project to build a system of water collection facilities to transport more water into California from the western portion of Washington State. He emphasized the importance of creating jobs with the construction of the infrastructure and how Southern California can no longer rely on the current water supplies. In order to provide long term solutions to California's water supply, desalination plants need to be built, environmental lawsuits must be resolved to build infrastructure, and that amendments need to be made to the Wilderness Act to allow the construction of water collection facilities in the western portions of Washington State. He encouraged everyone to contact Senator Feinstein, Senator Pavley, and State Assemblyman Wilk to support his proposal.

7. Informational Presentation

a. Overview of the Under One Roof Project

Joanne Abruzzese, Foundation Administrator of the Simi Valley Community Foundation provided an overview of the Under One Roof Project. For 43 years the Free Clinic of Simi Valley has provided the community with free medical, dental, and legal aid services. Six employees and over 160 volunteer professionals assist with the clinic's operation. In 2009, a feasibility study was conducted with the Simi Valley Community Foundation to partner the Free Clinic of Simi Valley and other nonprofit organizations serving the community to locate into one building. The cost was projected to be \$2.5 million. This resulted in a 50 year lease to utilize the City of Simi Valley's former Development Services Building. At least 13 nonprofit agencies will occupy the building once funding and improvements are made, which will provide more opportunities for the community to receive better access to needed services. A resident had a concern about potential negative impacts to the surrounding residential areas. Ms. Abruzzese stated that questions or concerns would be able to be addressed by calling Under One Roof at (800) 924-9953.

8. Continued Business: None

9. New Business

a. Discussion of Flyer Distribution

The Executive Board discussed methods for distributing flyers to notify the community of upcoming meetings. Executive Board members expressed that they found posting flyers at businesses, at local churches, through e-mail, and on Facebook to be helpful. Additionally, Executive Board members stated that they liked distributing flyers in their general

neighborhoods for meetings without development projects and to focus on the immediately adjacent areas of a project when there is one. The Executive Board came to the consensus to have staff create a map with general detail of where each Executive Board member lives and to continue the discussion at the next meeting.

10. Executive Board Member Comments

Linda Mann encouraged everyone to contact the City to expand the City's bus route to Moorpark College.

Anil Garg stated that he would like to discuss the City's street cleaning program. It was the consensus of the Executive Board that Ms. Santos would provide information about the program.

Devin Brady inquired about the status of the former Farmers Insurance building. Ms. Santos stated that Economic Development would be able to provide the current status by calling (805) 583-6802.

11. Neighborhood Council Coordinator's Report

Jennifer Santos stated that on June 10, Neighborhood Council #2 recommended approval of a request to amend the Limited Farm Animal Overlay provision and allow an existing wildlife rehabilitation facility on a 20,000 sq. ft. residential lot, located at 352 Genial Court. She stated the City's Annual Water Quality Report was available for review at www.simivalley.org/CCR. New water rates will be in effect on July 15. Rates will increase by 0.4% or 13 cents, and the Water Usage charge will increase 5.2% per billing unit. The new rates are available on the City's website at www.simivalley.org/waterrates. She stated that the County of Ventura has discounted pet adoptions through the Simi Valley and Camarillo Animal Shelters.

12. Adjournment: Thursday August 14, 2014, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:14 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

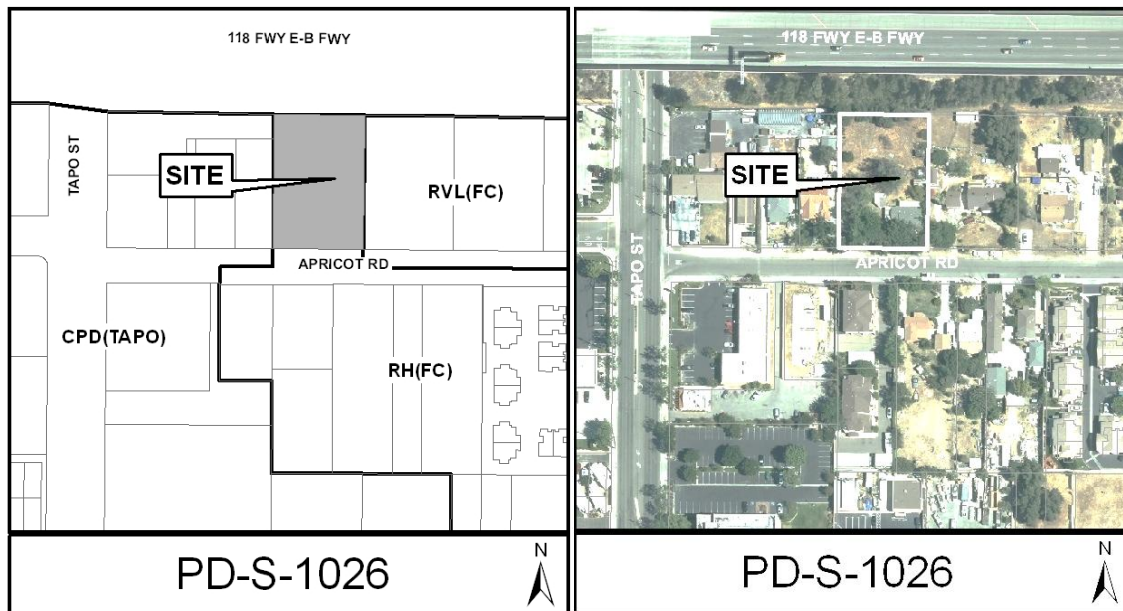
Project No.PD-S-1026
 Neighborhood Council No. 3
 Tentative Planning Commission Meeting Date..... To be determined
 Tentative City Council Meeting Date N/A
 Case PlannerSean Gibson

Request: Construct a 10-unit apartment complex.

Applicant: Apricot-Simi Development LLC
 Attn: Larry Huppert
 18017 Chatsworth St. #153
 Granada Hills, CA 91344
 (818) 974-8349

General Plan/Zoning: Very Low Density Residential/Residential High Density -
 Freeway Combining Overlay District [RH (FC)]

Location: 4453 Apricot Road



Neighborhood Council Project Overview for PD-S-1026

I. Project Description

The applicant proposes to construct a 10-unit apartment complex on a 0.57-acre site located at 4453 Apricot Road. The site contains an abandoned single-family dwelling that will be removed. The proposed two-story structure contains 5 units per floor. There will be nine 2-bedroom units (1,192-1,238 square feet) and one 1-bedroom unit (1,052 square feet). Each unit will have either a patio or balcony. Ten reserved carport spaces will be provided and 15 additional uncovered spaces will be provided for tenants and guests (25 total spaces are required). A tot lot with a play structure will be located at the rear of the property.

The main building is setback 20 feet from the front property line, 15' feet on the east side, 42 feet from the west side, and five feet on the north side (permitted by the Simi Valley Municipal Code when the structure is adjacent to the 118 freeway).

The applicant will be relocating one power pole due to its conflict with the project driveway. All new utilities will be undergrounded to the site.

The proposed project density is 17.54 dwelling units per acre. The High Density (RH) zoning designation permits up to 20 dwelling units per acre.

II. Project Design

The proposed architecture consists of stucco walls with ledgestone veneer accents, S-shaped tile roofing, window and door surrounds, arched covered patios and decorative railings. The building colors will include earth toned beige and tan colors. Solar panels are proposed to be placed either on the carport of main building roof.

The conceptual landscape plan provides approximately 30 trees including Southern Magnolia, London Plane, Flowering Cherry, and California Pepper.

III. Project Compatibility

The site of the proposed apartments is zoned Residential High Density - Freeway Combining Overlay District [RH FC)]. The zoning designation is intended for areas of more compact multi-family residential developments, such as town houses, garden apartments, and other multiple unit dwellings. The surrounding Land Use and Zoning designations, and use of land are described as follows:

Neighborhood Council Project Overview for PD-S-1026

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Very Low Density Residential	Residential High Density-Freeway Combining Overlay District – [RH (FC)]	Existing: Abandoned Residence Proposed: 10 Apartments
North:	118 Freeway	118 Freeway	118 Freeway
South:	High Density Residential	Residential High Density-Freeway Combining Overlay District – [RH (FC)]	Apricot Road; Multi- and single-family dwellings beyond
East:	Very Low Density Residential	Residential Very Low Density-Freeway Combining and Animal Overlay Districts – [RH (FC)(A)]	Single-family residence
West:	General Commercial	Commercial Planned Development - Tapo Area Planning Overlay District [CPD (TAPO)]	Single-family residences and commercial yard

For compatibility with the neighborhood, there are existing multi-family dwellings to the south of the project, which help provide a transition between the surrounding single-family dwellings and the commercial uses to the west. To provide privacy, a 15-foot building setback (and 8'-8" balcony setback) is provided along the east property line.

In terms of traffic, the City’s traffic engineer has determined that the existing roadway improvements are adequate for the proposed project’s traffic generation. The nearest arterial intersection is to the south at Tapo Street and Cochran Street. It is operating at LOS-A during peak a.m. and p.m. hours, which meets the General Plan’s LOS-C standard. The City’s Traffic Division has reviewed the proposal and has determined that the LOS at this intersection is not expected to change.

IV. Issues

No issues have been raised by staff.

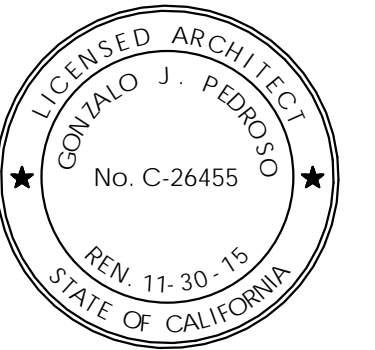
Neighborhood Council Project Overview for PD-S-1026

V. Environmental Review

The Environmental Planner has found the project to be Categorical Exempt in that it will not have a negative impact on the environment.

VI. Exhibits

Refer to the attached exhibits.



FEDERAL LAW PROHIBITS ANY REPRODUCTION OR
DUPLICATION OF THIS DOCUMENT WITHOUT THE EXPRESS
WRITTEN CONSENT OF GP ARCHITECTURE INC.
Copyright © 2012 GP Architecture, Inc.

APRICOT APARTMENTS
 OWNER: APRICOT SIMI DEVELOPMENT, LLC (818) 974-8349
 4453 APRICOT RD, SIMI VALLEY, CA 93065
 JN : 1338
 APN : 625-0-062-065

APRICOT APARTMENTS

4453 APRICOT ROAD, SIMI VALLEY, CALIFORNIA 93065

CODE ANALYSIS

DESCRIPTION OF WORK:
 NEW TWO STORY 10 UNIT APARTMENTS
 NEW TRASH ENCLOSURE
 NEW CARPORT
 NEW DRIVEWAY / PARKING LOT

BUILDING CODES: AS MODIFY BY THE CITY OF SIMI VALLEY, CALIFORNIA
 CALIFORNIA BUILDING CODE, 2013 EDITION
 CALIFORNIA MECHANICAL CODE, 2013 EDITION
 CALIFORNIA ELECTRICAL CODE, 2013 EDITION
 CALIFORNIA ENERGY CODE, 2013 EDITION
 CALIFORNIA PLUMBING CODE, 2013 EDITION

BUILDING CODE:
 OCCUPANCY GROUP: R-2 APARTMENTS
 USE: APARTMENTS
 TYP OF CONSTRUCTION: V-B
 FULLY SPRINKLED: YES (13R SYSTEM REQ'D)
 BUILDING HEIGHT: TWO-STORY
 FIRE ALARM: YES (PER BLD'G & FIRE CODES)

SHEET INDEX

NO.	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE	REVISION DESCRIPTION
ARCHITECTURAL					
A1.01	SITE PLAN	3/26/2014			
A2.01	FLOOR PLANS	3/26/2014			
A2.02	ROOF PLAN	3/26/2014			
A3.01	ELEVATIONS	3/26/2014			
A3.02	COLOR ELEVATIONS	3/26/2014			
A3.03	RENDERINGS	3/26/2014			
A4.01	AUXILIARY BUILDINGS	3/26/2014			
A5.01	ARCHITECTURAL DETAILS	3/26/2014			
CIVIL					
C-1	PRELIMINARY GRADING PLAN	3/26/2014			

ZONING DATA

PROPERTY CHARACTERISTICS
 GENERAL PLAN LAND USE: VERY LOW DENSITY RESIDENTIAL
 ZONING: RH (RESIDENTIAL HIGH DENSITY) FC (FREEWAY COMBINING)
 ASSESSOR'S PARCEL NUMBER: 625 - 0 - 062 - 065
 ADDRESS: 4453 APRICOT ROAD
 CITY / STATE: SIMI VALLEY, CALIFORNIA
 GROSS AREA: 0.57 A.C. (25,241 S.F.)
 NET AREA: 0.56 A.C. (24,595 S.F.)
 PROPOSED BLD'G COVERAGE: 5,875 BLD'G COVERAGE = 23.2%

BUILDING SETBACKS AND HEIGHT LIMITATIONS

	PROPOSED	MINIMUM
FRONT YARD SETBACK:	20'-0"	20'-0"
REAR YARD SETBACK:	20'-0"	20'-0"
REAR 40% REDUCTION SETBACK:	5'-0"	5'-0"
SIDE YARD SETBACK:	15'-0"	15'-0"
HEIGHT LIMITATION:	27'-10"	30' MAX
LIGHTING: 14' MAX. HT., CUT OFF SHIELDS AT PROPERTY LINE		

AREA ANALYSIS

UNIT #	AREA
LEVEL 1 FLOOR	
UNIT 101	1,213 SF
UNIT 102	1,169 SF
UNIT 103	1,169 SF
UNIT 104	1,214 SF
UNIT 105	1,224 SF
LEVEL 2 FLOOR	5,990 SF
UNIT 201	1,052 SF
UNIT 202	1,193 SF
UNIT 203	1,192 SF
UNIT 204	1,238 SF
UNIT 205	1,223 SF
Grand total	11,888 SF

BUILDING ALLOWABLE AREA

BUILDING AREA LIMITATIONS ANALYSIS

BASIC ALLOWABLE AREA PER TABLE 503 : A = TYPE V-B = 7,000 SF
 BUILDING PERIMETER THAT FRONTS PUBLIC WAY : F = 372 LF
 PERIMETER OF ENTIRE BUILDING : P = 522 LF
 WIDTH OF PUBLIC WAY OR OPEN SPACE : W = 30

I = AREA INCREASE FACTOR DO TO FRONTAGE
 I = (F/P - 0.25) W/30
 I = (372 / 522 - 0.25) 30/30 = 0.4626 (46.26%)

AUTOMATIC SPRINKLER INCREASE
 FIRE SPRINKLER = YES

TOTAL ALLOWABLE AREA PER STORY : 31,239 SF.
TOTAL ALLOWABLE TWO-STORY BUILDING : 62,477 SF.

PROPOSED FIRST FLOOR AREA : 5,875 SF.
 PROPOSED SECOND FLOOR AREA : 5,900 SF.
 PROPOSED TOTAL BUILDING AREA : 11,775 SF.

PARKING ANALYSIS

REQ'D PARKING	FACTOR	UNITS	REQUIRED
ONE BEDROOM UNIT	1.5 PER UNIT	1	= 1.5
TWO BEDROOM UNITS	2.0 PER UNIT	9	= 18.0
GUEST PARKING	0.5 PER UNIT	10	= 5.0
TOTAL PARKING REQUIRED			24.5 OR 25 SPACES
ONE SPACE PER UNIT SHALL BE COVERED			10 COVERED SPACES

PARKING SUMMARY:

	REQUIRED	PROPOSED
TOTAL PARKING	25	25
TOTAL GUEST PARKING	5	5
TOTAL COVERED PARKING	10	10
DISABLED PARKING	1	2

UNIT CALCULATION SUMMARY

LOT AREA 0.57 AC. x 20 UNITS / ACRE = 11.4 UNITS ALLOWED

PROPERTY UTILITY SERVICES

CITY OF SIMI UTILITY WATER:
 WATER WORKS DISTRICT No. 8
 600 W. LOS ANGELES AVE. SIMI VALLEY, CA 93065 (805) 583-6400

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON COMPANY
 3589 FOOTHILL DRIVE, THOUSAND OAKS, CA 91361 (805) 494-7013

GAS:
 SOUTHERN CALIFORNIA GAS COMPANY
 977 CHAMBERS LANE, SIMI VALLEY, CA 93065 (818) 701-3233

TELEPHONE:
 AT&T
 2250 WARD AVENUE, SIMI VALLEY, CA 93065 (818)373-6864

PROJECT TEAM DIRECTORY

APPLICANT / OWNER:
 APRICOT SIMI DEVELOPMENT LLC
 LARRY HUPPERT
 18017 CHATSWORTH ST, SUITE 153
 GRANADA HILLS, CA 91344
 T 818 - 974 - 8349

ARCHITECT:
 GP ARCHITECTURE INC.
 5301 N. COMMERCE AVE., SUITE D
 MOORPARK, CA 93021
 T 805 - 552 - 9474
 www.gparchitecture.com

CIVIL ENGINEER:
 FORMA ENGINEERING INC.
 10814 RESEDA BLVD.
 NORTHRIDGE, CA 91326
 T 818 - 832 - 1710
 F 818 - 832 - 1740
 www.formaeng.com

LANDSCAPE ARCHITECT:
 RONALD KIRK DESIGN
 2343 AUBURY PLACE
 CAMARILLO, CA 93010
 T 805 - 388 - 3004

PLANNING DEPARTMENT:
 SIMI VALLEY PLANNING DIVISION
 2929 TAPO CANYON RD.
 SIMI VALLEY, CA 93063
 T 805 - 583 - 6769

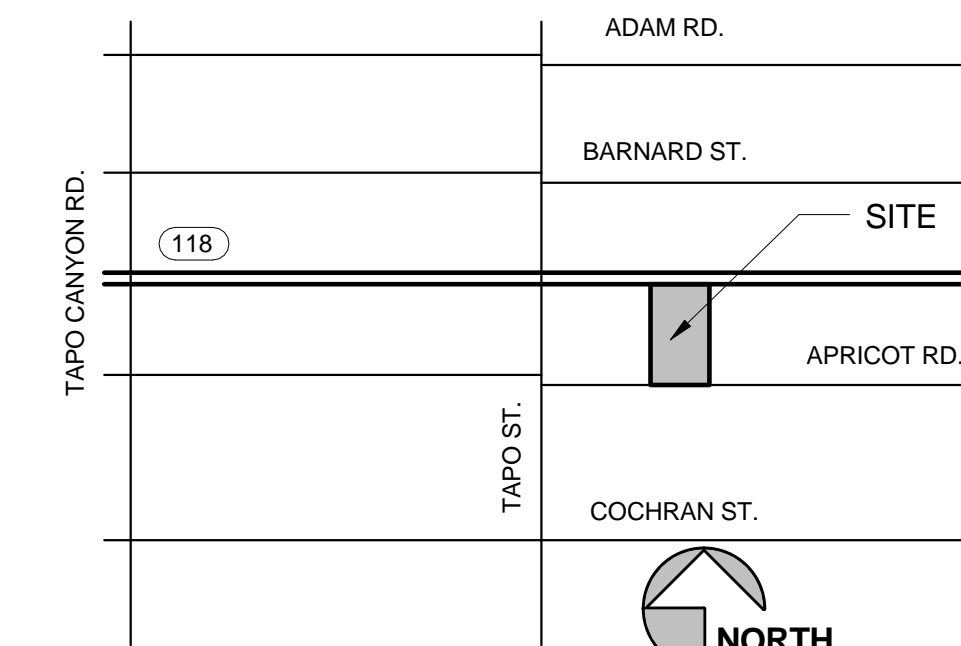
BUILDING & SAFETY DEPARTMENT:
 SIMI VALLEY BUILDING DIVISION
 2929 TAPO CANYON RD.
 SIMI VALLEY, CA 93063
 T 805 - 583 - 6723

SEPARATE SUBMITTALS REQ'D

- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL STRUCTURES IN ACCORDANCE WITH CURRENT VCFD ORDINANCE AT TIME OF BUILDING PERMIT APPLICATION. A 13R SYSTEM IS REQUIRED
- A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ALL BUILDINGS IN ACCORDANCE WITH CALIFORNIA BUILDING AND FIRE CODE REQUIREMENTS
- A SUBMITTAL TO THE FIRE DISTRICT FOR A R-2 OCCUPANCY IS REQ'D PRIOR TO OBTAINING A BUILDING PERMIT
- A SUBMITTAL TO THE VCFD FORM #126 IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT

VICINITY MAP

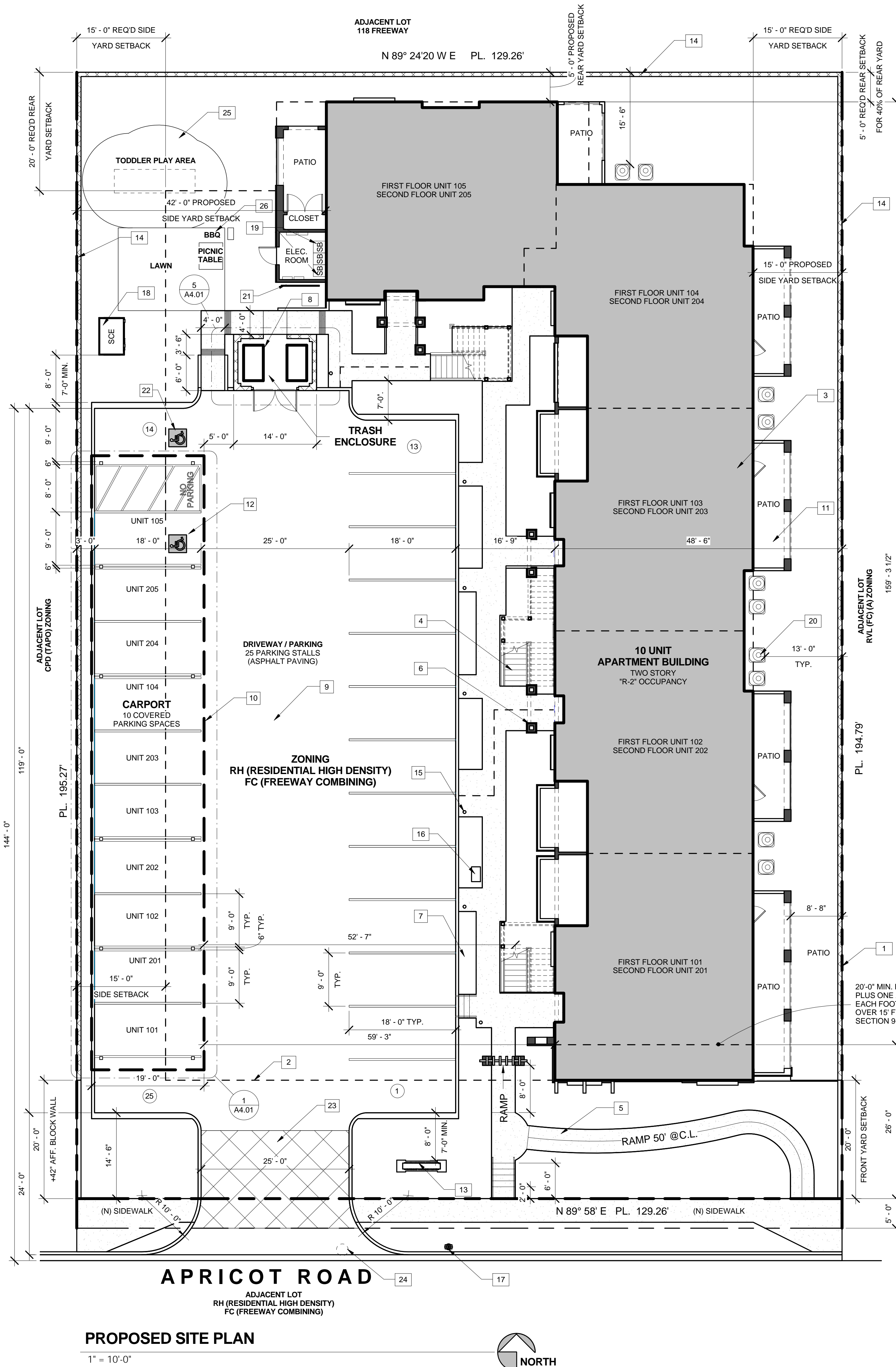
SIMI VALLEY, CALIFORNIA



6.04.2014 PLANNING SUBMITTAL SET

APPLICATION No. PD-D-1026

No.	REVISION	DATE
SITE PLAN		
PROJECT NO:	JN : 1338	
DATE:	5.12.2014	
DRAWN:	GP, AA, EE	
CHECKED:	GJP	
A1.01		
SCALE:	As indicated	



PROPOSED SITE PLAN

1" = 10'-0"



FINISH MATERIAL LEGEND

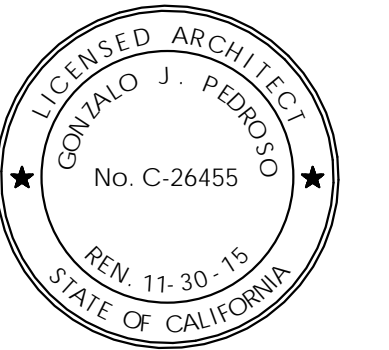
R-1	ROOF MANUFACTURER : BORAL ROOFING (CONCRETE ROOF) PRODUCT NAME : BARCELONA (CASA GRANDE BLEND)
B-1	BODY MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6117 SMOKEY TOPAZ
T-1	TRIM 1 MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6113 INTERACTIVE CREAM
T-2	TRIM 2 MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6123 BAGUETTE
D-1	DOORS 1st FLOOR MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6468 HUNT CLUB
D-1	DOORS 2nd FLOOR MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 7710 BRANDYWINE
RL	RAILING MANUFACTURER : SHERWIN WILLIAMS PAINTS PRODUCT NAME : SW 6258 TRICORN BLACK
S-1	STONE MANUFACTURER : EL DORADO STONE PRODUCT NAME : BUCKSKIN MOUNTAIN LEDGE WITH A DRY-STACK GROUT TECHNIQUE

SHERWIN WILLIAMS REPRESENTATIVE
CHRIS BAIR TEL : (805) 657-5756
EMAIL : swrep4013@sherwin.COM

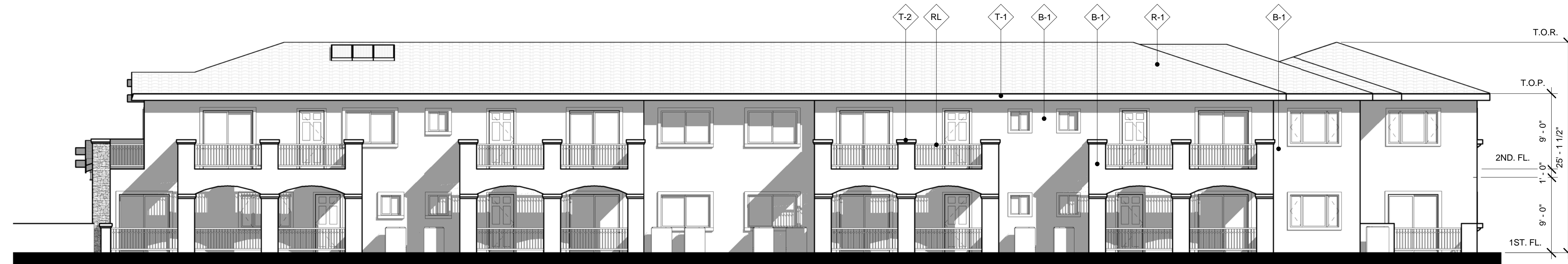


ARCHITECTURE & PLANNING

5301 N. COMMERCE AVE, SUITE D
MOORPARK, CALIFORNIA 93021
WWW.GPARCHITECTURE.COM
t. 805.552.9474

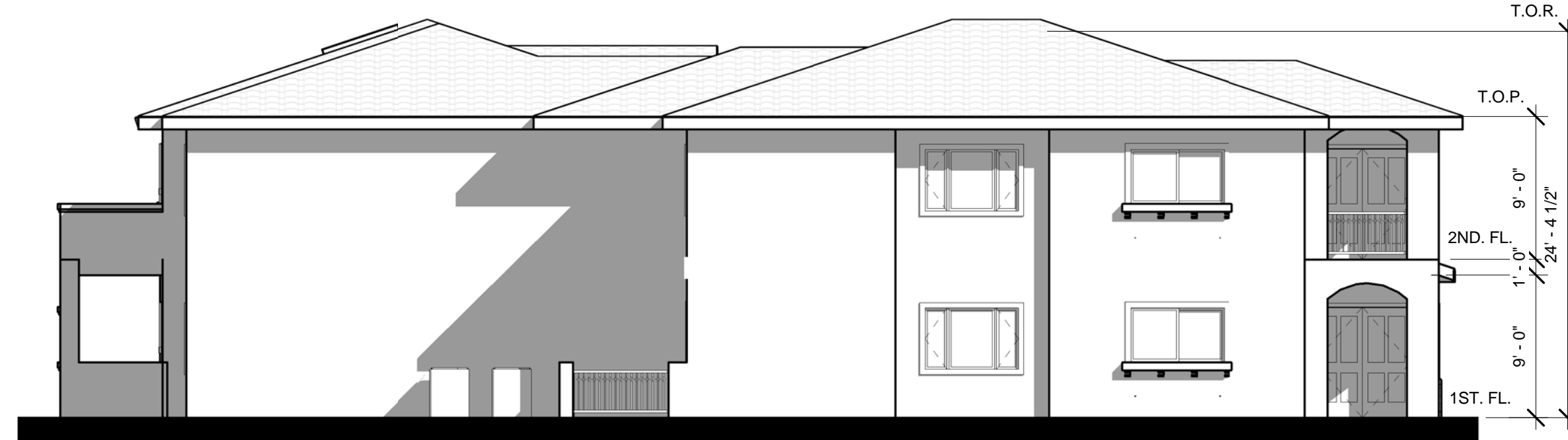


FEDERAL LAW PROHIBITS ANY REPRODUCTION OR
DUPLICATION OF THIS DOCUMENT WITHOUT THE EXPRESS
WRITTEN CONSENT OF GP ARCHITECTURE INC.
Copyright © 2012 GP Architecture, Inc.



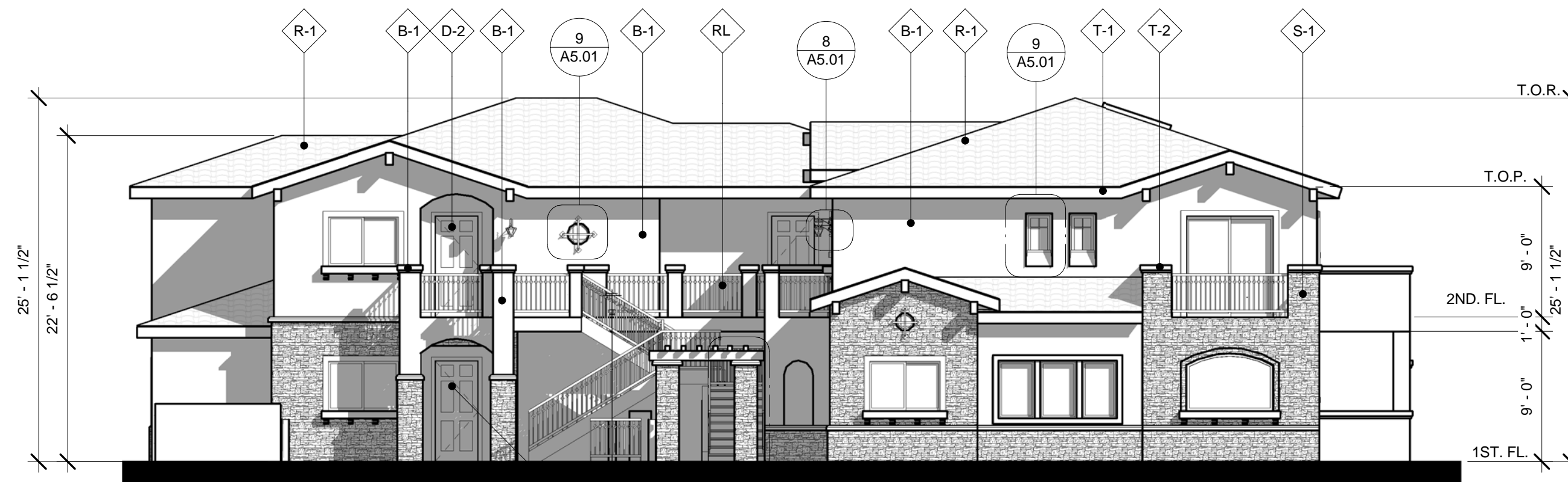
RIGHT ELEVATION (EAST)

1/8" = 1'-0"



REAR ELEVATION (NORTH)

1/8" = 1'-0"



FRONT ELEVATION (SOUTH)

1/8" = 1'-0"



LEFT ELEVATION (WEST)

1/8" = 1'-0"

APRICOT APARTMENTS
OWNER : APRICOT SIMI DEVELOPMENT, LLC (818) 974-8349
4453 APRICOT RD. SIMI VALLEY, CA. 93065
JN : 1338
APN : 625-0-062-065

6.04.2014 PLANNING SUBMITTAL SET

APPLICATION No. PD-D-1026

No.	REVISION	DATE

ELEVATIONS

PROJECT NO:	JN : 1338
DATE:	5.12.2014
DRAWN:	GP, AA, EE
CHECKED:	GJP.

A3.01

SCALE 1/8" = 1'-0"

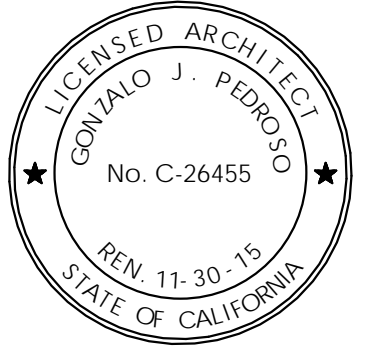
KEYNOTES A4.01

- 1 6" SQ. METAL STRUCT. COLUMN, PAINT TO MATCH BLD'G BODY COLOR, TYP.
- 2 LINE DENOTES OVERHAND ROOF ABOVE, TYP.
- 3 ONE-PIECE "S" MISSION TILE ROOF TO MATCH BUILDING
- 4 6' HIGH CMU WALL WITH STUCCO FINISH @ TRASH ENCLOSURE, PAINT TO MATCH BLD'G BODY COLOR
- 5 THE CONCRETE SLAB WITHIN THE ENCLOSURE SHOULD HAVE A LEVEL SURFACE (NO SLOPE) IN ANY DIRECTION WHERE ROLLOUT BINS ARE USED
- 6 48" MIN. WIDE CONCRETE APRON OUTSIDE OF THE ENCLOSURE THE ENTIRE LENGTH OF THE ENCLOSURE DOORWAY IN FRONT OF THE ENCLOSURE, THE CONCRETE APRON SHALL BE LESS THAN A 2% SLOPE AWAY FROM ENCLOSURE
- 7 7'-4" WIDE TRASH ENCLOSURE METAL DOOR, 84" MIN. CLR. OPENING WHEN THE GATE IS FULLY OPENED
- 8 PROVIDE CANE BOLTS TO SECURE EACH GATE WHEN IN THE OPEN POSITION, THE ENCLOSURE GATE SHALL SWING OUTWARD OR SLIDE PARALLEL TO A SIDE WALL WITH SAFE, UNOBSTRUCTED CLEARANCE IF POSSIBLE
- 9 4'-0" WIDE ACCESSIBLE AREA
- 10 6" RAISED CONCRETE CURB INSIDE THE PERIMETER OF THE ENCLOSURE WALLS
- 11 RECYCLING SIGN ON OUTSIDE DOOR OF ENCLOSURE PER CITY STANDARDS
- 12 PARKING STRIPING PER CITY STD.
- 13 PROTO II WALL W/ DECORATIVE CAP AND INTERMEDIATE PILASTERS
- 14 DECORATIVE WALL WITH STONE FINISH (S-1) AND DECORATIVE ARCH OPENINGS

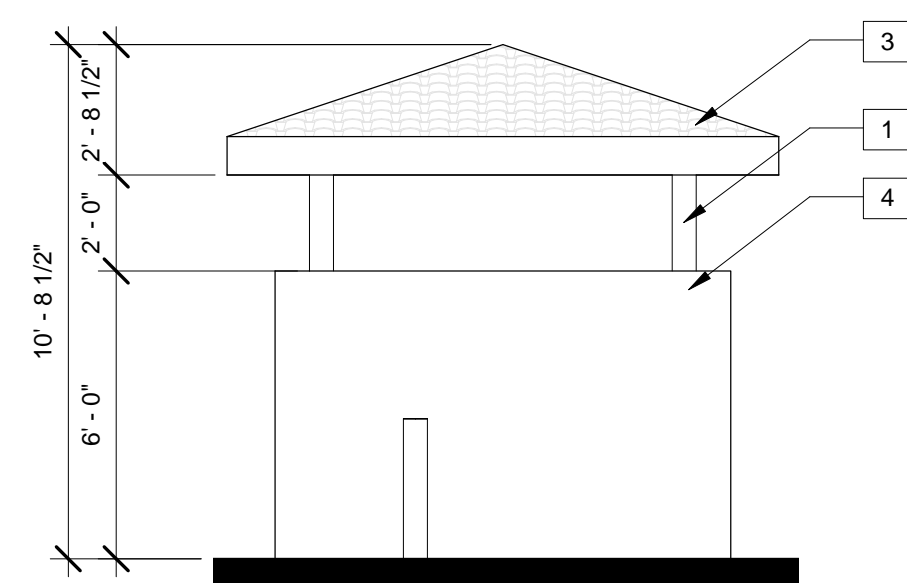


ARCHITECTURE & PLANNING

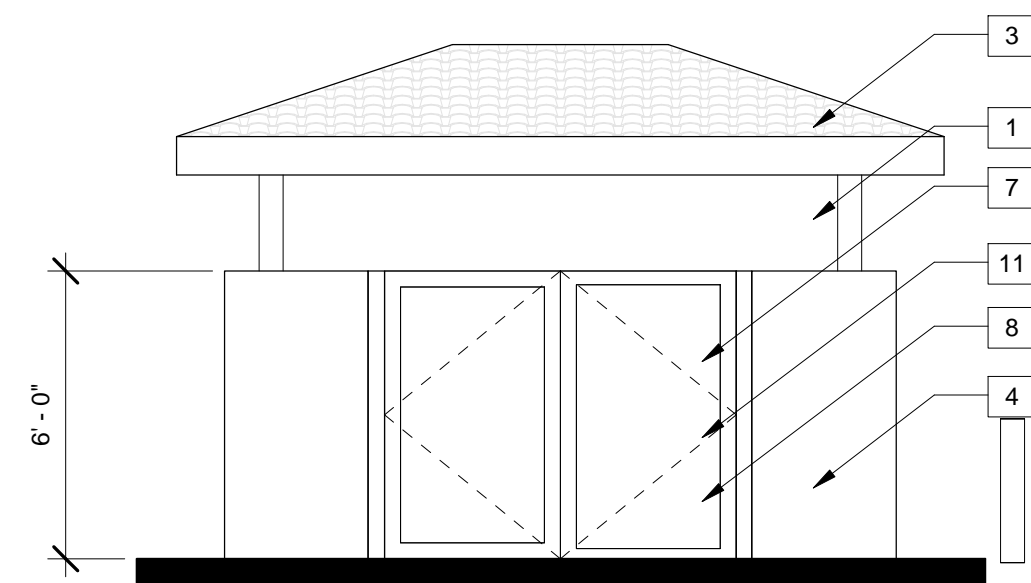
5301 N. COMMERCE AVE. SUITE D
MOORPARK, CALIFORNIA 93021
WWW.GPARCHITECTURE.COM
t. 805.552.9474



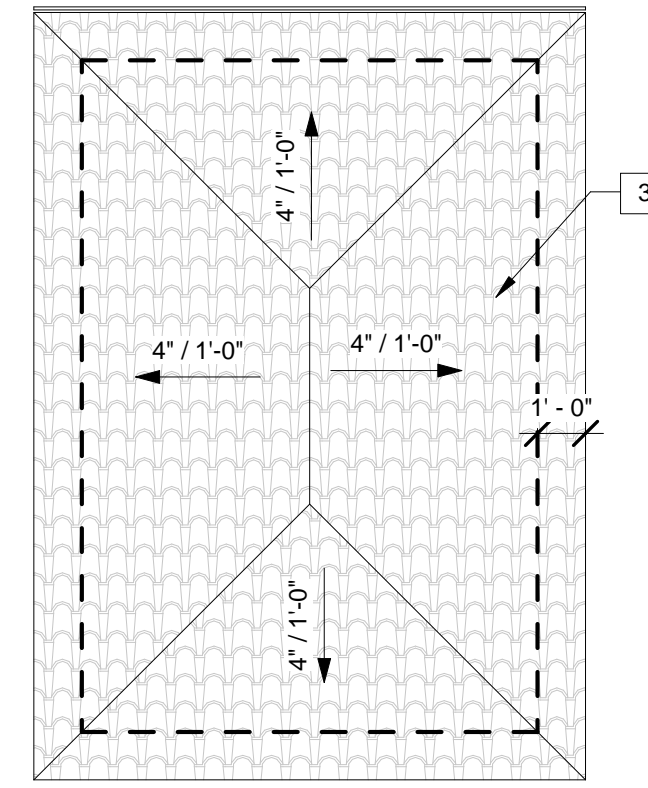
FEDERAL LAW PROHIBITS ANY REPRODUCTION OR
DUPLICATION OF THIS DOCUMENT WITHOUT THE EXPRESS
WRITTEN CONSENT OF GP ARCHITECTURE INC.
Copyright © 2012 GP Architecture, Inc.



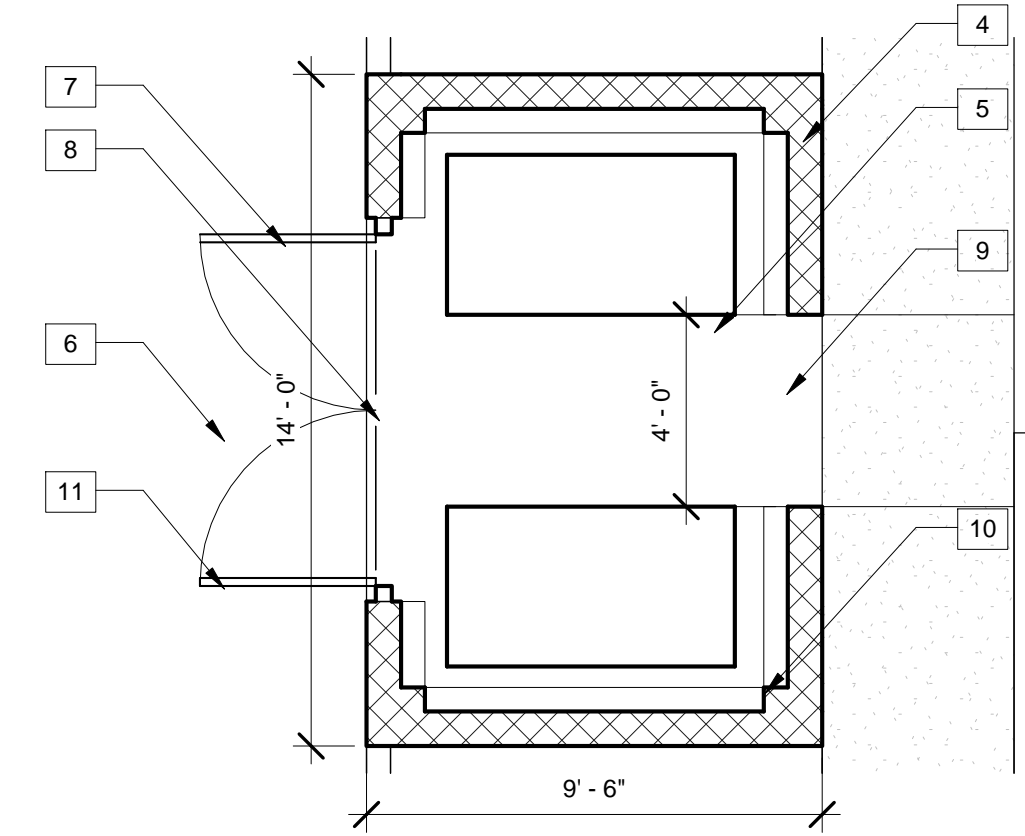
8 TRASH ENCLOSURE SIDE ELEVATION
A4.01 1/4" = 1'-0"



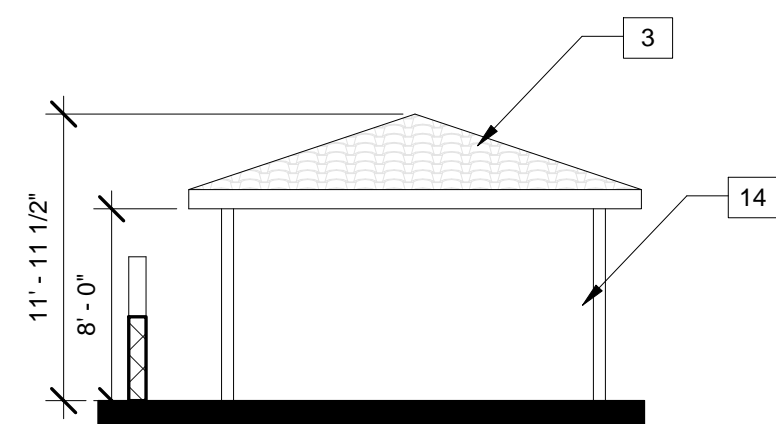
7 TRASH ENCLOSURE FRONT ELEVATION
A4.01 1/4" = 1'-0"



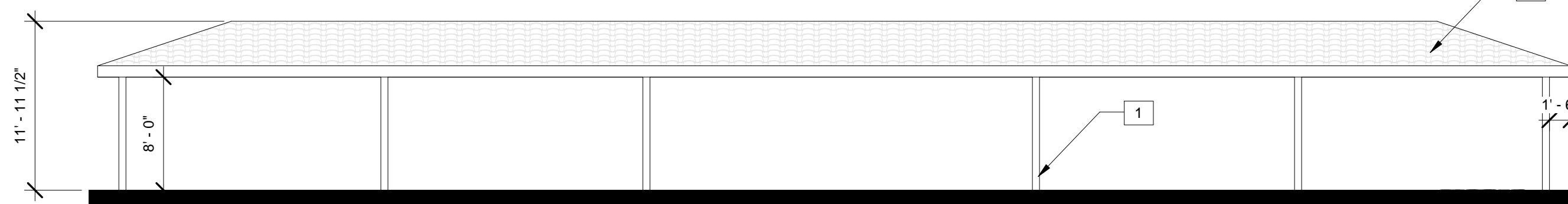
6 TRASH ENCLOSURE ROOF PLAN
A4.01 1/4" = 1'-0"



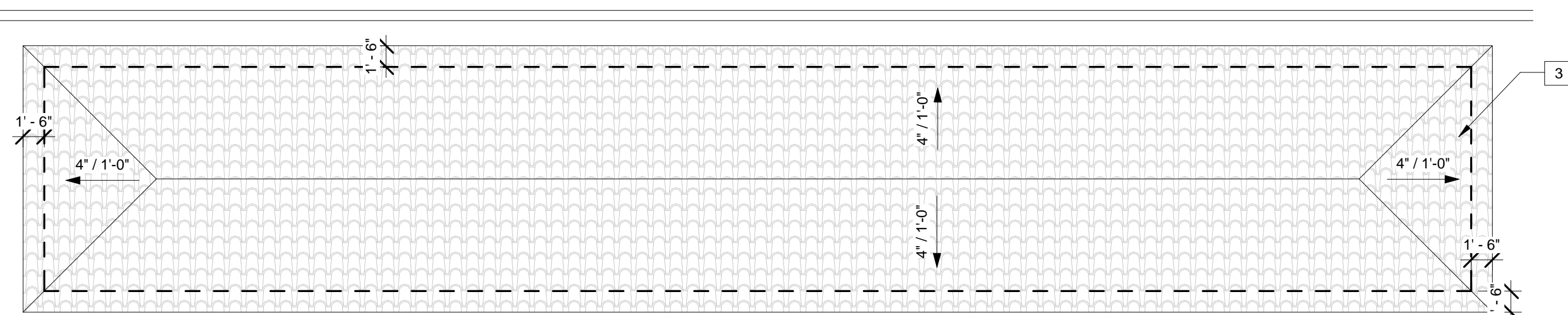
5 TRASH ENCLOSURE FLOOR PLAN
A4.01 1/4" = 1'-0"



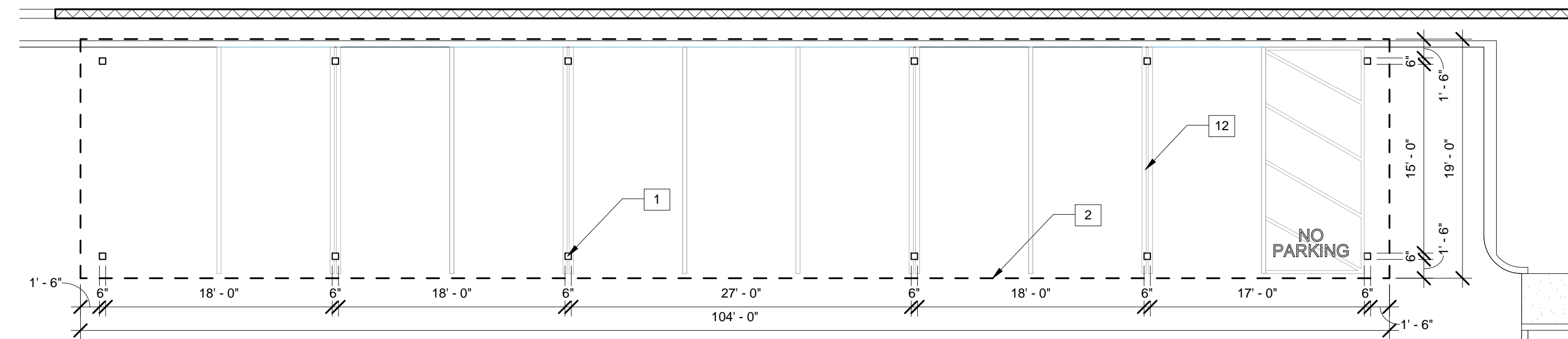
4 CARPORT SIDE ELEVATION
A4.01 1/8" = 1'-0"



3 CARPORT FRONT ELEVATION
A4.01 1/8" = 1'-0"



2 CARPORT ROOF PLAN
A4.01 1/8" = 1'-0"



1 CARPORT FLOOR PLAN
A4.01 1/8" = 1'-0"

APRICOT APARTMENTS
OWNER : APRICOT SIMI DEVELOPMENT, LLC (818) 974-8349
4453 APRICOT RD. SIMI VALLEY, CA. 93065
JN : 1338
APN : 625-0-062-065

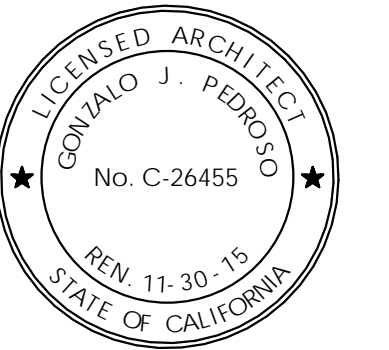
6.04.2014 PLANNING SUBMITTAL SET

APPLICATION No. PD-D-1026

No.	REVISION	DATE

AUXILIARY BUILDINGS
PROJECT NO: JN : 1338
DATE: 5.12.2014
DRAWN: GP. AA. EE.
CHECKED: GJP.

A4.01
SCALE As indicated



FEDERAL LAW PROHIBITS ANY REPRODUCTION OR
DUPLICATION OF THIS DOCUMENT WITHOUT THE EXPRESS
WRITTEN CONSENT OF GP ARCHITECTURE INC.
Copyright © 2012 GP Architecture, Inc.

APRICOT APARTMENTS
OWNER: APRICOT SIMI DEVELOPMENT, LLC (818) 974-8349
4453 APRICOT RD. SIMI VALLEY, CA. 93065
JN : 1338
APN : 625-0-062-065

6.04.2014 PLANNING SUBMITTAL SET

APPLICATION No. PD-D-1026

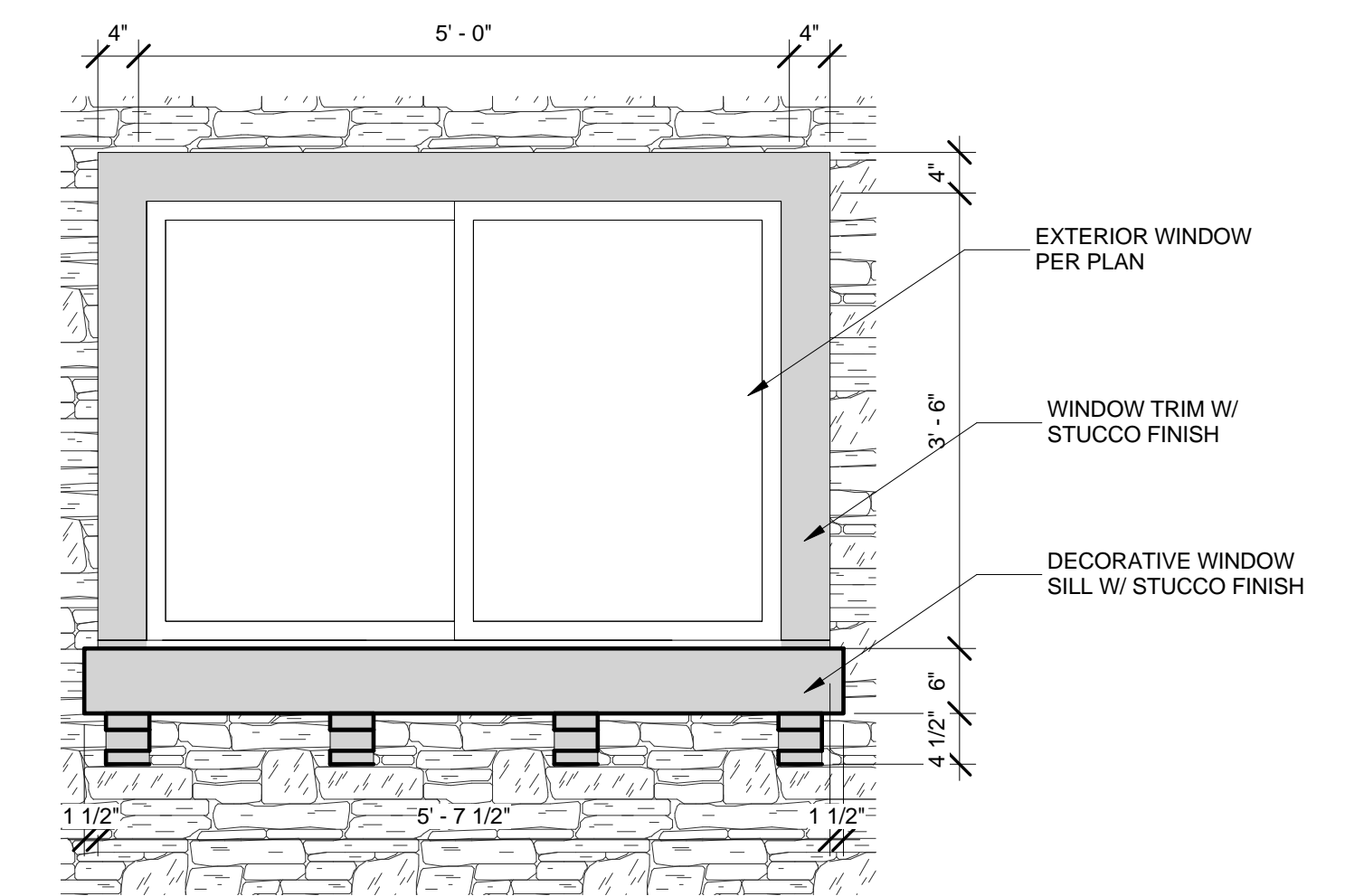
No.	REVISION	DATE

ARCHITECTURAL DETAILS

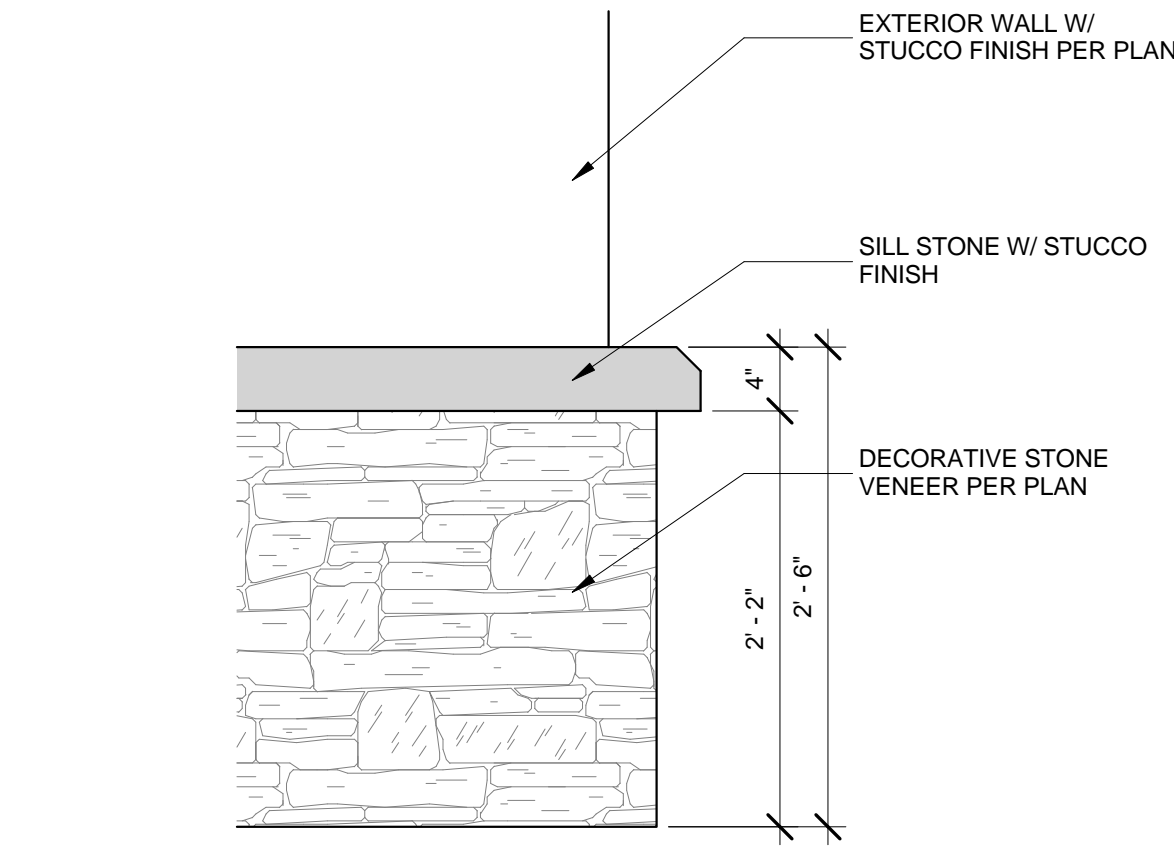
PROJECT NO:	JN : 1338
DATE:	5.12.2014
DRAWN:	GP. AA. EE.
CHECKED:	GJP.

A5.01

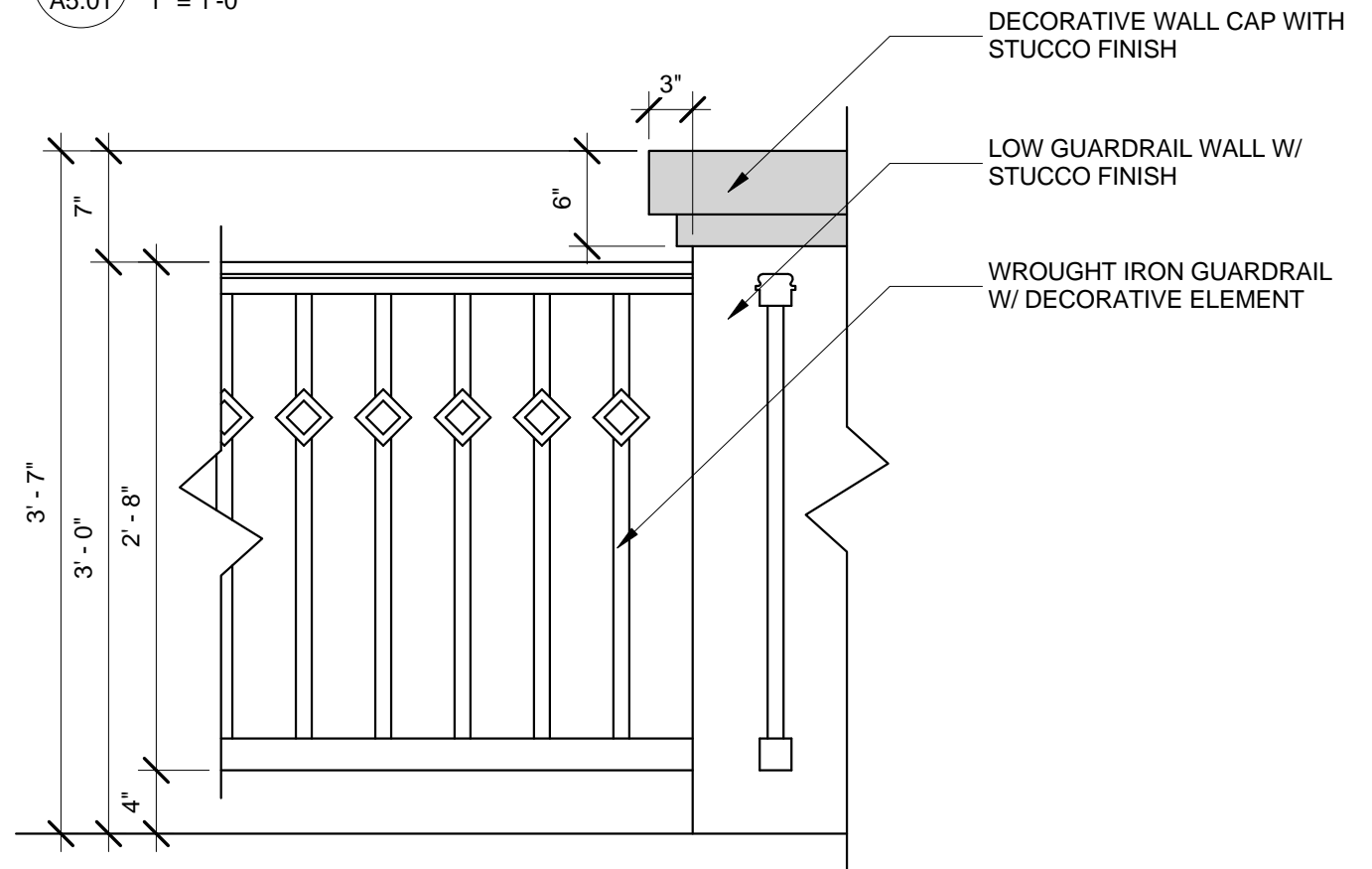
SCALE As indicated



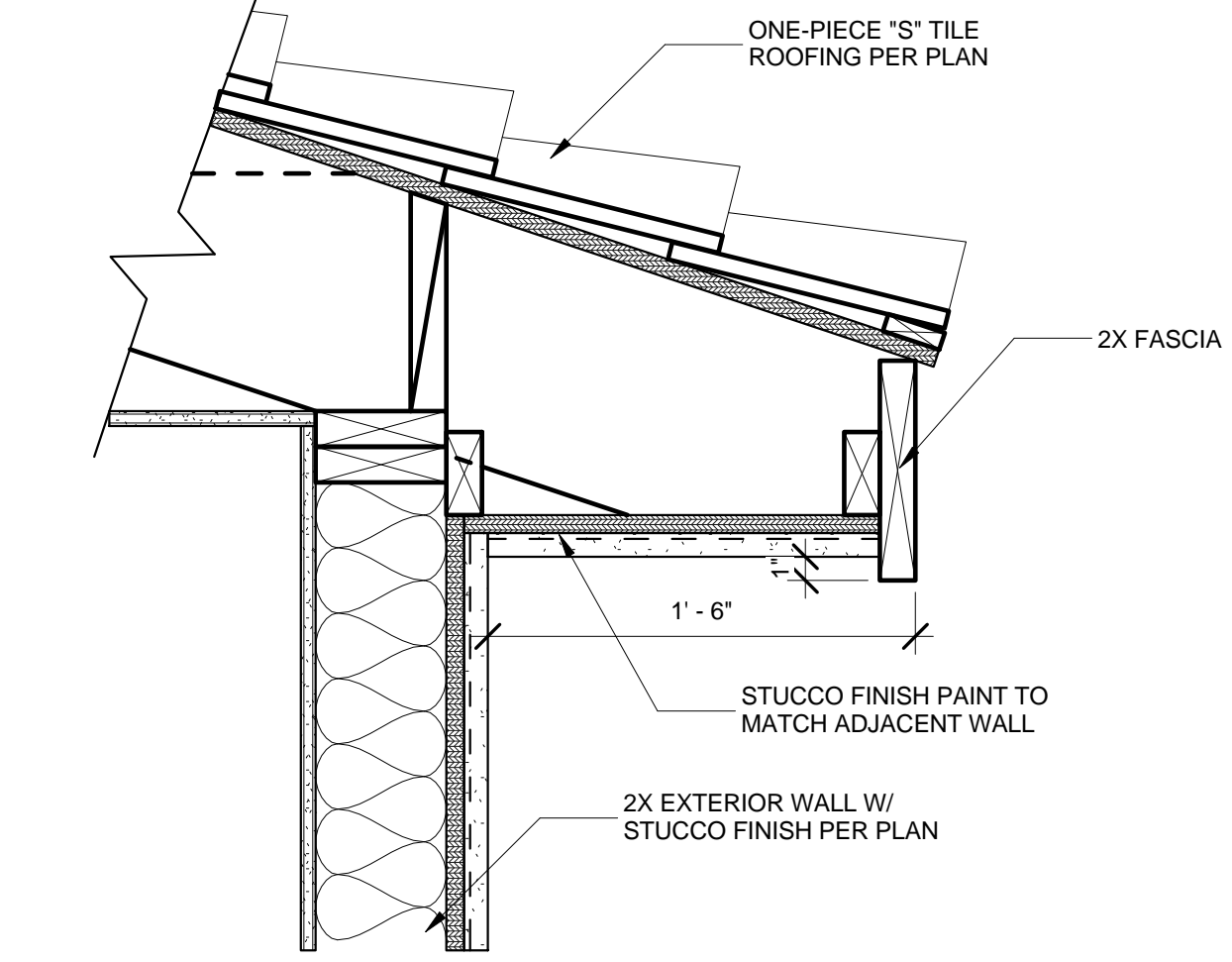
4 WINDOW TRIM
A5.01 3/4" = 1'-0"



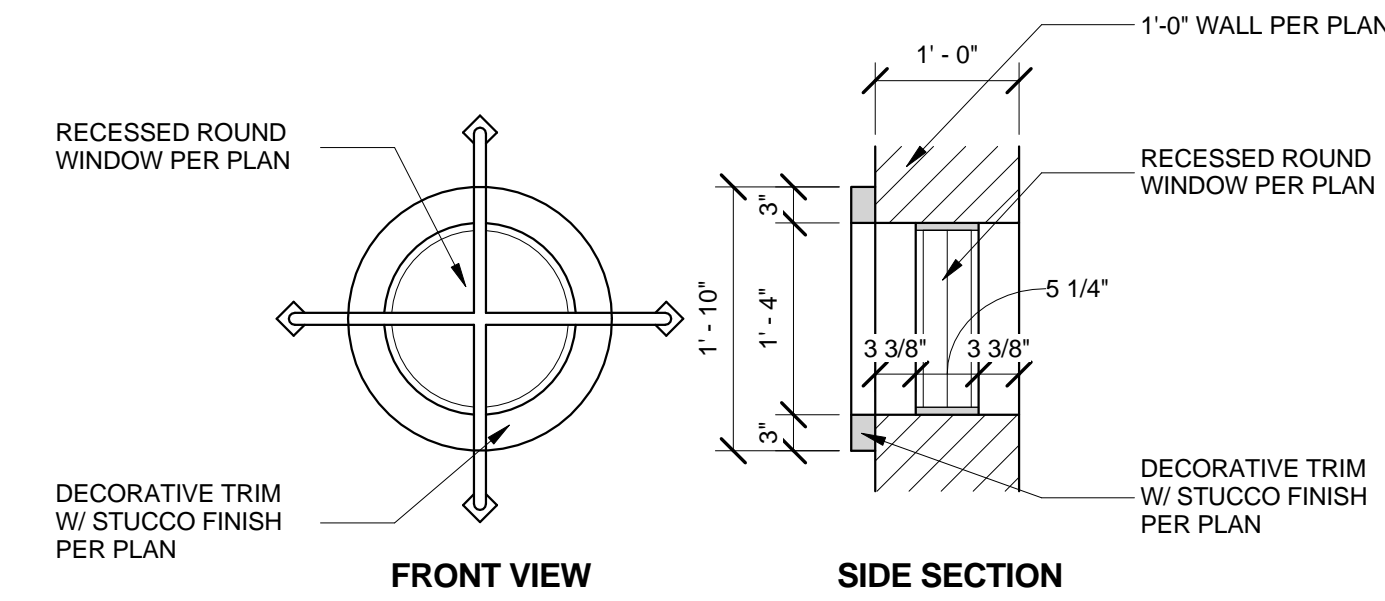
3 STONE VENER
A5.01 1" = 1'-0"



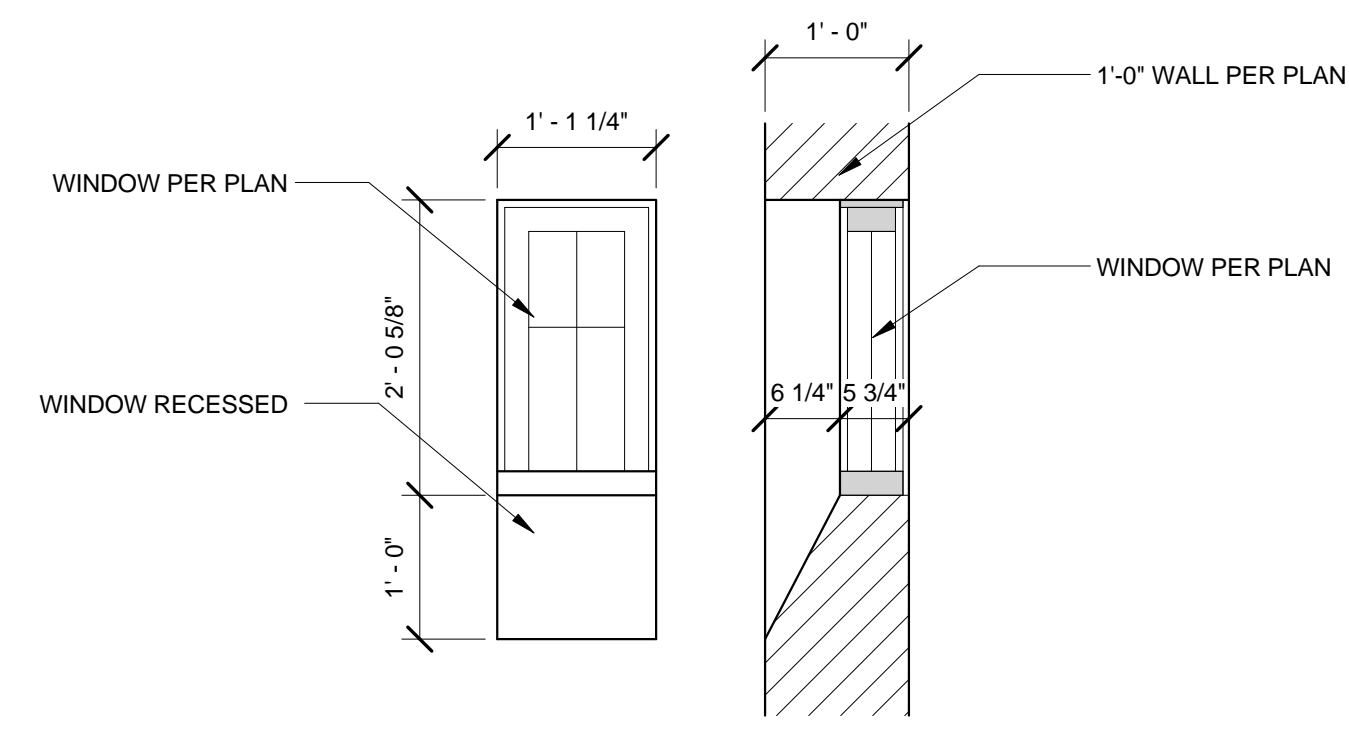
2 BALCONY / STAIR RAILING
A5.01 1" = 1'-0"



1 ROOF EAVE DETAIL
A5.01 1 1/2" = 1'-0"

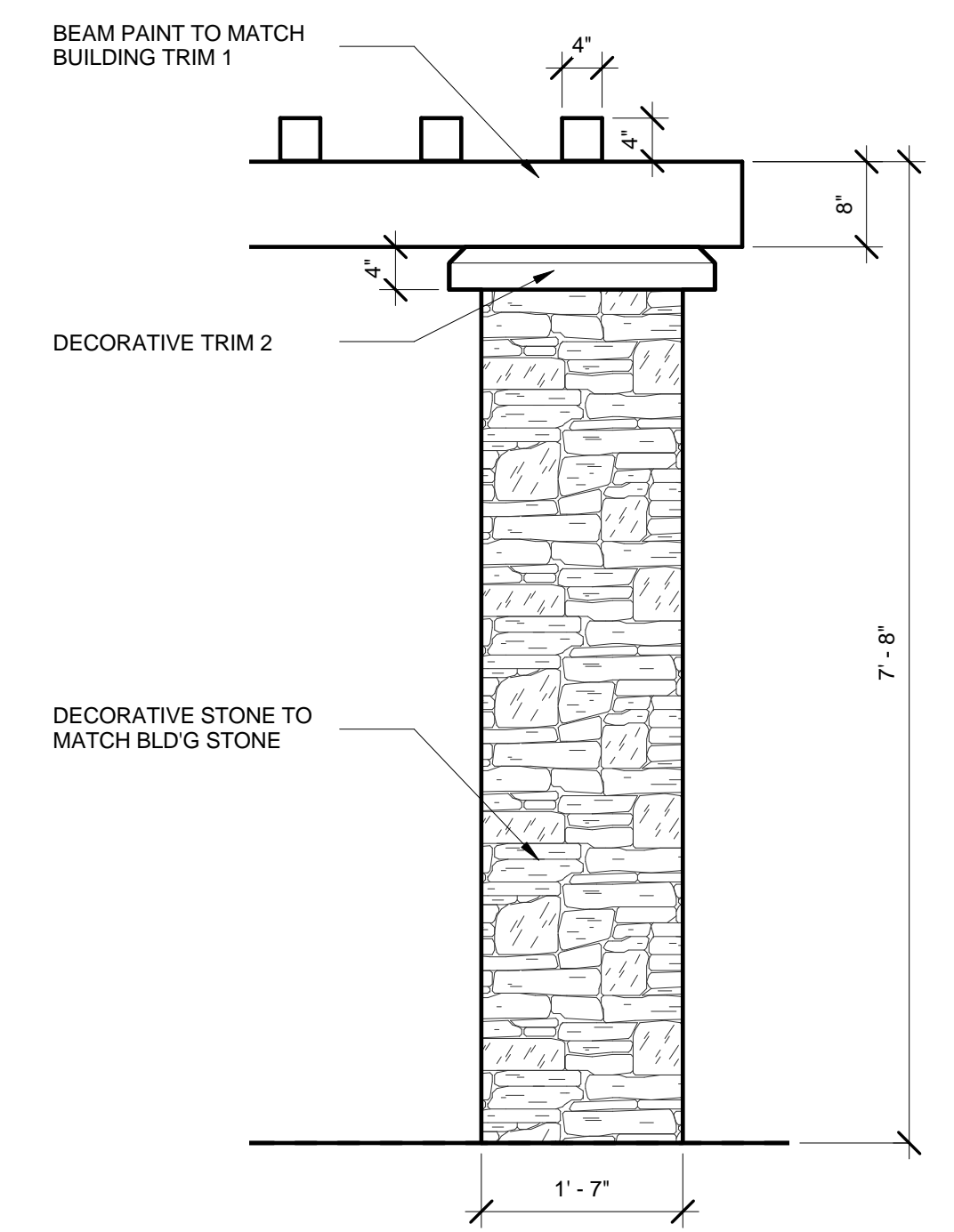


TOWER RECESSED WINDOW

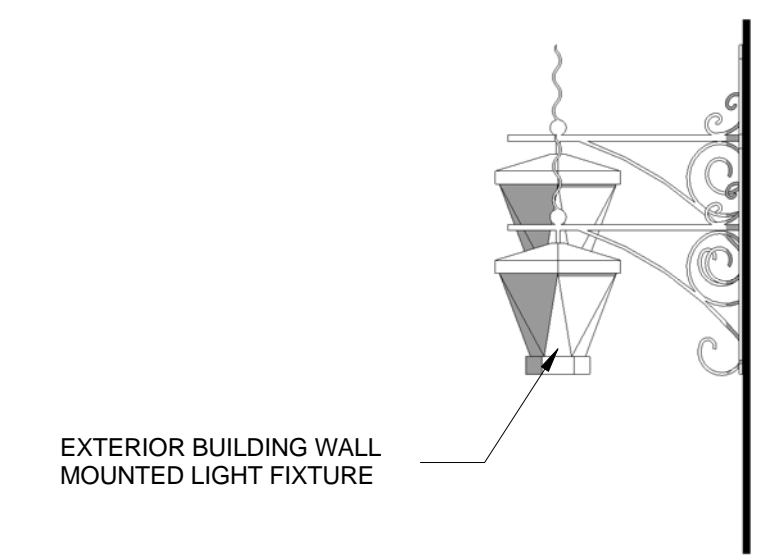


RECESSED WINDOW

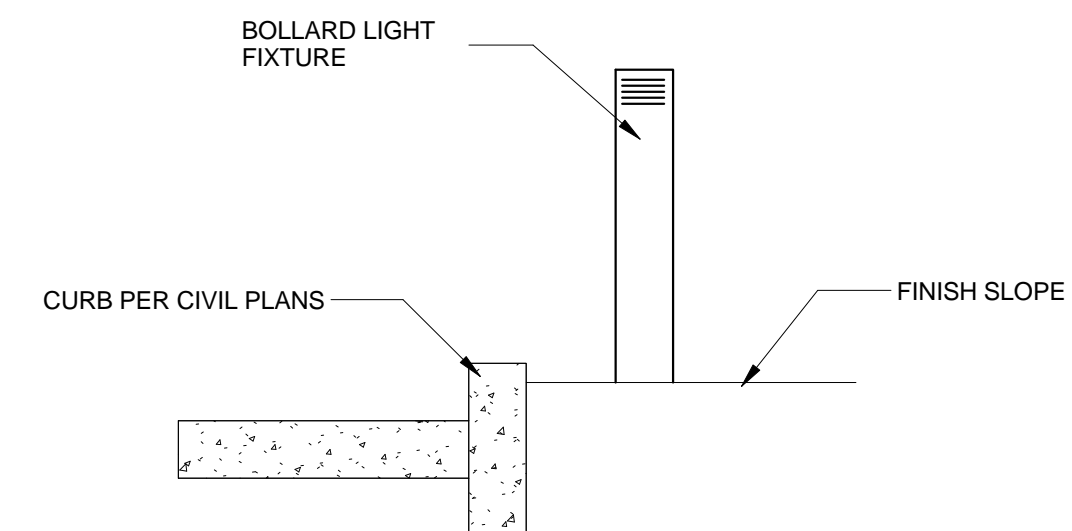
9 WALL DETAILS
A5.01 3/4" = 1'-0"



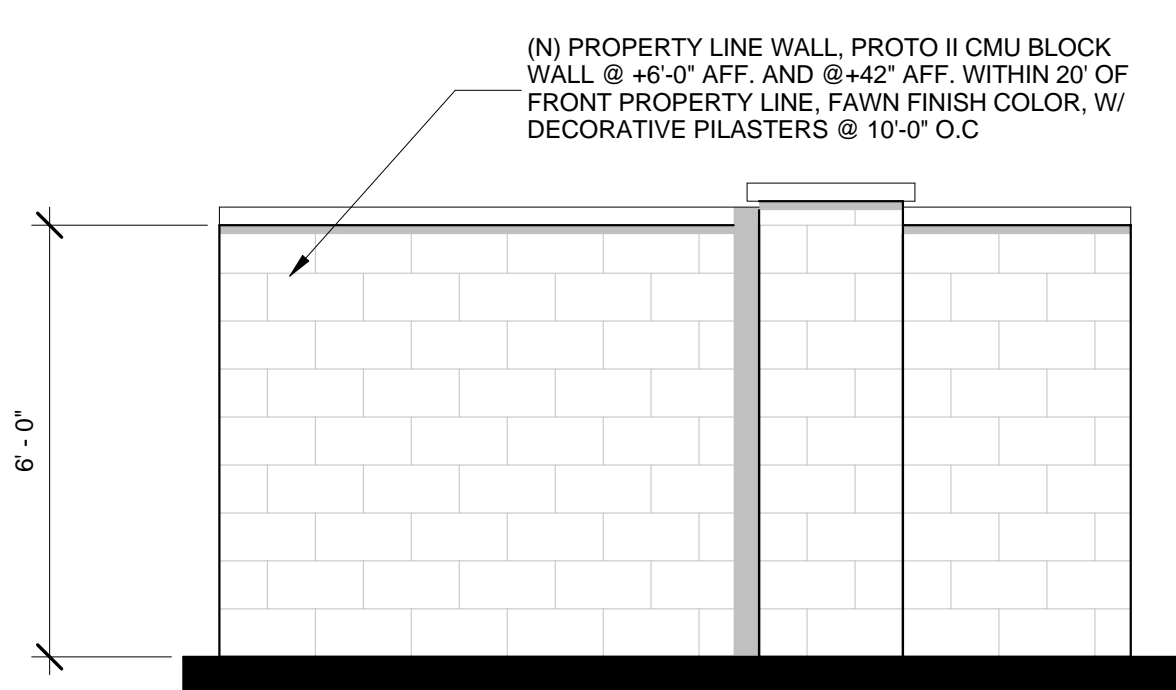
7 ENTRY COLUMN W/ STONE
A5.01 3/4" = 1'-0"



8 EXT. WALL LIGHT FIXTURE
A5.01 1" = 1'-0"



6 BOLLARD
A5.01 1 1/2" = 1'-0"

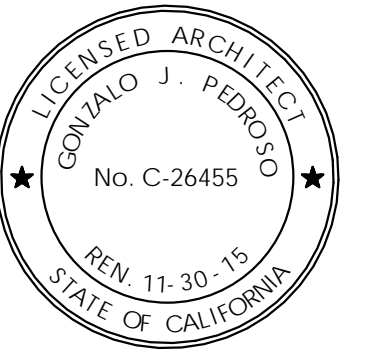


5 PERIMETER CMU WALL
A5.01 3/8" = 1'-0"



ARCHITECTURE
& PLANNING

5301 N. COMMERCE AVE. SUITE D
MOORPARK, CALIFORNIA 93021
WWW.GPARCHITECTURE.COM
t. 805.552.9474



FEDERAL LAW PROHIBITS ANY REPRODUCTION OR
DUPLICATION OF THIS DOCUMENT WITHOUT THE EXPRESS
WRITTEN CONSENT OF GP ARCHITECTURE INC.
Copyright © 2012 GP Architecture, Inc.



FRONT PERSPECTIVE

1/16" = 1'-0"



BIRD'S EYE VIEW

1/16" = 1'-0"

APRICOT APARTMENTS
OWNER : APRICOT SIMI DEVELOPMENT, LLC (818) 974-8349
4453 APRICOT RD. SIMI VALLEY, CA. 93065
JN : 1338
APN : 625-0-062-065

6 . 04 . 2014 PLANNING SUBMITTAL SET

APPLICATION No. PD-D-1026

No.	REVISION	DATE

RENDERINGS

PROJECT NO:	JN : 1338
DATE:	5 . 12 . 2014
DRAWN:	GP. AA. EE.
CHECKED:	GJP.

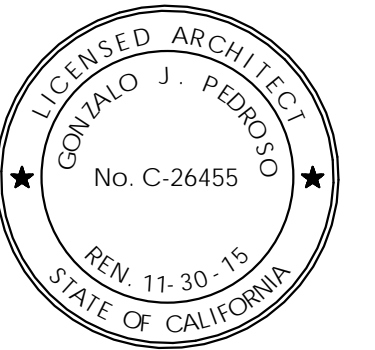
A3.03

SCALE 1/16" = 1'-0"



ARCHITECTURE
& PLANNING

5301 N. COMMERCE AVE. SUITE D
MOORPARK, CALIFORNIA 93021
WWW.GPARCHITECTURE.COM
t. 805.552.9474



FEDERAL LAW PROHIBITS ANY REPRODUCTION OR
DUPLICATION OF THIS DOCUMENT WITHOUT THE EXPRESS
WRITTEN CONSENT OF GP ARCHITECTURE INC.
Copyright © 2012 GP Architecture, Inc.



RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

APRICOT APARTMENTS
OWNER : APRICOT SIMI DEVELOPMENT, LLC (818) 974-8349
4453 APRICOT RD. SIMI VALLEY, CA. 93065
JN : 1338
APN : 625-0-062-065

6 . 04 . 2014 PLANNING SUBMITTAL SET

APPLICATION No. PD-D-1026

No.	REVISION	DATE

COLOR ELEVATIONS

PROJECT NO:	JN : 1338
DATE:	5 . 12 . 2014
DRAWN:	GP. AA. EE.
CHECKED:	GJP.

A3.02

SCALE 1/8" = 1'-0"