



**NEIGHBORHOOD COUNCIL #1**  
THURSDAY, NOVEMBER 6, 2014, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

**AGENDA**

---

NC #1 Chair	David Kern
NC #1 Vice Chair	Anthony (A.J.) Hernandez
NC #1 Secretary	Andrea Stillmak
NC Coordinator	Jennifer Santos
City Council Liaison	Council Member Keith Mashburn

---

1. Call to Order/Welcome/Pledge of Allegiance/Introductions
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. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation
  - a. Overview of the Police Department's Community Liaison Officer Program
7. Continued Business: None
8. New Business
  - a. A request to allow a permit for up to 6 hens on single-family properties in conjunction with a 4-H permit project
  - b. A request to consider amending the Simi Valley Town Center Specific Plan to add a monument sign, way-finding signs, two Highway Pylon signs, Drive-through Coffee Houses, and increase the allowed size of Food Stores, located 1555 Simi Town Center Way
  - c. Selection of a nominee to the Special Event Support Review Committee
  - d. Discussion of Neighborhood Council Recruitment



9. Executive Board Comments

This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.

10. Neighborhood Council Coordinator's Report

11. Adjournment: Thursday, January 8, 2015

/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/Pledge of Allegiance/Welcome

Chair David Kern called the meeting to order at 7:30 p.m. and confirmed that a quorum was present.

Don Diamond	P	Andrea Stillmak	E
Jamie Extract	P	Debbie Thomas	E
Anthony (A.J.) Hernandez	E	Vacant	
David Kern	P	Vacant	
Michelle Moroney	E	Vacant	
Michael Pucher	P	Vacant	
Richard Olson	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion was made by Richard Olson and seconded by Jamie Extract to approve the September 4, 2014 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. Update of the City's Traffic Impact Fee Program

Ron Fuchiwaki, Director of Public Works provided an overview of the City's Traffic Impact Fee program that was established in 1991 to apply to new residential and non-residential developments. When new development occurs, additional traffic is generated by new residents and employees, which impacts the City's street systems, primarily at intersections. Due to development, intersections will need to be improved to meet increased traffic demands and provide an acceptable level of service throughout the City. The General Plan sets the policy to design the City's street systems to operate intersections at Level of Service C, or better, during peak traffic periods. The current fees charged for residential development is \$33.00 per trip and \$15.50 per trip for non-residential development. The 2012 General Plan Update increased the anticipated amount of development in the City, causing an increased level of traffic impacts at 28 City intersections. A Nexus Study, is required when public agencies establish or increase Traffic Impact Fees. The Study was completed and projected 240,846 new/additional daily traffic trips would be generated when full build-out of the City occurs. The total net cost of traffic improvements was calculated at \$19.4 million, resulting with a maximum Traffic Impact Fee of \$80.68 per daily trip. The proposed Traffic Impact Fee is needed to maintain an acceptable level of service at

intersections. The proposed fee increase will be presented to the City Council later this year after community outreach and education about the program is conducted.

7. Continued Business: None

8. New Business

- a. A request to amend the West End Specific Plan Subregional Retail zone to allow grocery stores up to 20,000 square feet, and reduce miscellaneous retail stores from 10,000 square feet to 6,000 square feet

**There were no questions asked or comments made by the audience.**

Executive Board members asked questions and a made comment relating to: what were the hours of operation and the number of employees, if there were other stores California, what distinguishes their use from others, if there would be potential problems with traffic or parking, if exterior modifications were proposed, a question about the shopping cart rental program, and how the use may have a positive impact with surrounding uses.

**The applicant responded to the above questions and comments as follows.**

The hours of operation are proposed to be from 9:00 a.m. to 9:00 p.m., with approximately 20 fulltime employees. Currently, there are no stores in California; however, a distribution center is under construction in Moreno Valley. Ten percent of the items sold are name brand merchandise. A traffic study was conducted and no impacts were determined. Only interior improvements will be conducted. Customers will be able to rent a shopping cart for a quarter, which will be returned to them when the shopping cart is returned.

**Upon conclusion of the discussion, the following motion was made by Jamie Extract and seconded by Michael Pucher.**

**MOTION: Recommend that the Planning Commission recommend approval of the request to amend the West End Specific Plan Subregional Retail zone to allow grocery stores up to 20,000 square feet, and reduce miscellaneous retail stores from 10,000 square feet to 6,000 square feet.**

**Executive Board vote: 5 Ayes; 0 Noes; 0 Abstentions**

**Audience vote: None**

**Unincorporated Area vote: None**

**The motion carried.**

- b. Discussion of the selection and recruitment of Neighborhood Council Executive Board members

Jennifer Santos, Neighborhood Council Coordinator provided an overview of the recruitment process and the recommended guidelines used by a

City Council Interview Subcommittee to nominate applicants to the Neighborhood Council Executive Boards.

**The Executive Board made comments related to:** the desire to recruit more members who were 18 years and slightly older to give more opportunities to be involved and learn about their local government; to continue reaching out to HOAs and other organizations about recruitment opportunities, to provide a physical list of volunteer opportunities within the community; how no changes needed to be made to the recruitment process.

**It was the consensus of the Executive Board to not recommend any revisions to the selection and recruitment of Neighborhood Council Executive Board members.**

9. Executive Board Member Comments

Don Diamond stated that he spoke with Mayor Huber at the Living Green Expo on September 27. Mr. Diamond stated that Mayor Huber wanted input from the Neighborhood Councils about coming up with recommendations in regards to the abatement of shopping carts. Ms. Santos stated that staff is currently researching the issue and will provide an update once direction has been given.

Michael Pucher expressed that additional notification should have been conducted for the October 6 League of Women Voters Candidates' Forum.

Jamie Extracted stated that he expressed the interest of possibly created a Neighborhood Council Job Forum and requested to receive a presentation about Economic Development process and the current status of local economy. It was the consensus of the Executive Board to request a presentation at a future meeting.

10. Neighborhood Council Coordinator's Report

Jennifer Santos stated the Neighborhood Councils received a Pipeline Awareness newsletter. The newsletter provides awareness about potential hazards associated with pipelines and the steps that should be taken to avoid incidents and prepare for a possible emergency. Additional information can be found by visiting [www.pipelineawareness.org](http://www.pipelineawareness.org).

11. Adjournment: November 6, 2014

By the consensus of the Executive Board, the meeting was adjourned at 8:50 p.m.



CITY OF SIMI VALLEY

Neighborhood Council
Development Project Overview

Project No. .... Z-S-716
Neighborhood Council
Nos. .... 1, 2, 3, and 4
Tentative Planning Commission Meeting Date..... November 19, 2014
Tentative City Council Meeting Date ..... December 15, 2014
Case Planner ..... Christine Silver

Request:

To allow for an over the counter permit for up to six hens on single-family properties in conjunction with a 4-H Project.

Applicant:

City of Simi Valley

General Plan/Zoning:

Applies to single-family zones, including OS, RE, RVL, RL, RM, and RMod.

Location: City-wide

I. Project Description

The proposed zoning text amendment would allow for the issuance of a Zoning Clearance for the keeping of up to 6 hens on a single-family property in conjunction with a 4-H project. The following requirements would apply:

- a. A Zoning Clearance (valid for one year) will be issued to the 4-H member and property owner to allow for a maximum of 6 hens (roosters not permitted) in conjunction with a 4-H hen project.
b. The property must be zoned for single-family use (OS, RE, RVL, RL, RM, and RMod Zoning Districts) and have a minimum lot size of 8,000 square feet.

## **Neighborhood Council Project Overview for Z-S-716**

- c. The hens must be kept in a coop and enclosed area with a minimum of three square feet and a maximum of six square feet per hen. The maximum height allowed for the coop is six feet.
- d. The coop and enclosure must be located in the rear yard and setback 10 feet from the side and rear property line.
- e. Verification of 4-H membership must be submitted.
- f. Animal Keeping requirements per Section 9-44.060.C must be met, including maintenance standards for the chicken coop and not disturbing the neighborhood.

### **II. Project Design**

Not applicable.

### **III. Project Compatibility**

The proposed text amendment to allow hens to be kept on single-family residential properties includes requirements that must be met prior to approval of a Zoning Clearance. These requirements help to protect the residential character of the neighborhood and ensure compatibility with adjacent residences. Specifically, a maximum of six hens, in conjunction with a 4-H project, will be permitted for properties with a minimum lot size must be 8,000 square feet. Also, the hens must be kept in a coop with an enclosed area that is a minimum size of three square feet to a maximum of six square feet per hen, and it must be setback 10 feet from any adjacent property lines. The maximum height allowed for the coop is six feet. As required for all animal keeping per SVMC Section 9-44.060.C, the chicken coop must be maintained free from litter, garbage, and the accumulation of manure, and it must be maintained in a neat and sanitary manner. In addition, the hens may not disturb the peace and quiet of the neighborhood.

### **IV. Issues**

No issues have been raised by staff.

### **V. Environmental Review**

Under the provisions of Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment to the Simi Valley Municipal Code regarding the keeping of a limited number of hens in conjunction with a 4-H project on certain single-family properties, with negligible expansion of the existing approved use of the associated residences, is categorically exempt from CEQA.

### **VI. Exhibits**

None.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

Project No(s).....PD-S-945 MOD#3/SP-S-26 AMD#2  
 Neighborhood Council Nos..... 1-4  
 Tentative Planning Commission Meeting Date..... December 5, 2014  
 Tentative City Council Meeting Date ..... TBD  
 Case Planner ..... Lorri Hammer

### Request:

Modification #3 to Planned Development Permit PD-S-945 and a Specific Plan Amendment (SP-S-26 AMD#2) to revise the Simi Valley Town Center Specific Plan and mall at 1555 Simi Town Center Way to add a monument sign, way-finding signs and two Highway Pylon Signs to the Master Sign Program (Appendix C); to amend the Land Use Matrix to add Drive-through Coffee Houses as a permitted use and increase the allowed size of Food Stores (Appendix D); and a finding that this project is covered by the Simi Valley Town Center Environmental Impact Report (EIR) and no new environmental document is required.

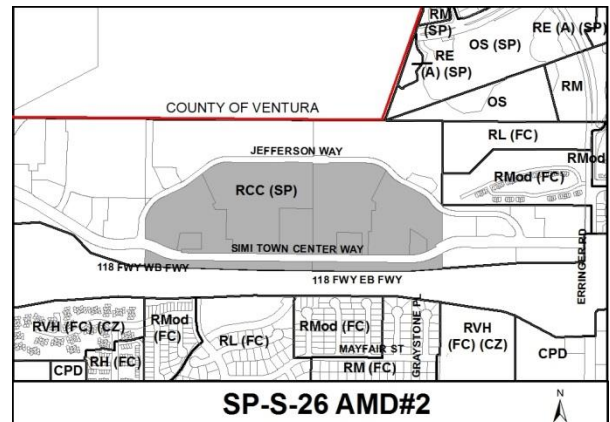
### Applicant:

Alberta Development Partners  
 Attn: Larry Harden  
 One Park Plaza #600  
 Irvine, CA 92614

Architects Orange  
 Attn: Hugh Rose  
 144 North Orange Street  
 Orange, CA 92866

**General Plan/Zoning:** Regional Commercial/RCC (SP), Simi Valley Town Center Specific Plan

**Location:** 1555 Simi Town Center Way





## **Neighborhood Council Project Overview for PD-S-945 MOD#3/SP-S-26 AMD#2**

### **I. Project Description**

Architects Orange on behalf of Alberta Development Corporation request amendments to Planned Development Permit (PD-S-945) and the Simi Valley Town Center Specific Plan (SVTCSP) (SP-S-26 AMD#2) in the area of the Mall District to provide additional signs and refine permitted land uses for the Simi Valley Town Center Mall (SVTC). The applicant proposes to:

- Amend the Master Sign Program and Criteria for Sign Standards contained in Appendix C as follows:
  - Add six 8'1.5" by 4'2" tall way-finding monument directional signs along the north planters of Simi Town Center Drive;
  - Add one 5' by 9'3" tall monument sign in front of Macy's West; and
  - Add two 35'9" by 20'5" tall Highway Pylon Signs along the south slope between Simi Town Center Drive and Highway 118.
  
- Amend the Land Use Matrix contained in Appendix D as follows:
  - Allow for drive-through Coffee House (in addition to retaining other restaurants without a drive-through) as a "PD" Permitted Use;
  - Modify the maximum size of food stores from 25,000 square feet to 35,000 square feet.

In order to update the Specific Plan to reflect recent administrative approvals for the theater, keyhole, and restaurant, and to incorporate the proposed changes, the following exhibits would be added to the Specific Plan:

- Exhibit 5, page 15 will be appended to add Exhibit 5A, page 15A to reflect the updated site plan of the mall;
- Appendix C, page C-3 will be appended to add Page C-3.1 to reflect the new location for the Highway Pylon and way-finding signs;
- Appendix C, Table 1, pages C-4 and C-5, will be replaced to reflect the new monument signs as Sign Type 16, the way-finding signs as Sign Type 17, and new Highway Pylon Sign as Sign Type 18.

### **II. Project Design**

The Simi Valley Town Center Mall contains 644,418 square feet of retail, restaurant and service uses and associated parking, landscaping, and site improvements. In 2014, the City has approved expansion of restaurant space in Building 300 [future home of Buffalo Wild Wings, PD-S-945 AA#1]; conversion of retail space to a movie theater in Building 100 [future home of Studio Movie Grill]; and demolition of portions of Building 500 in favor of a parking keyhole, facade and pedestrian enhancements, and theater drop-off area [PD-S-945 AA#2], reflected in the updated Site Plan, Sheet A1, attached.

## Neighborhood Council Project Overview for PD-S-945 MOD#3/SP-S-26 AMD#2

### Signs

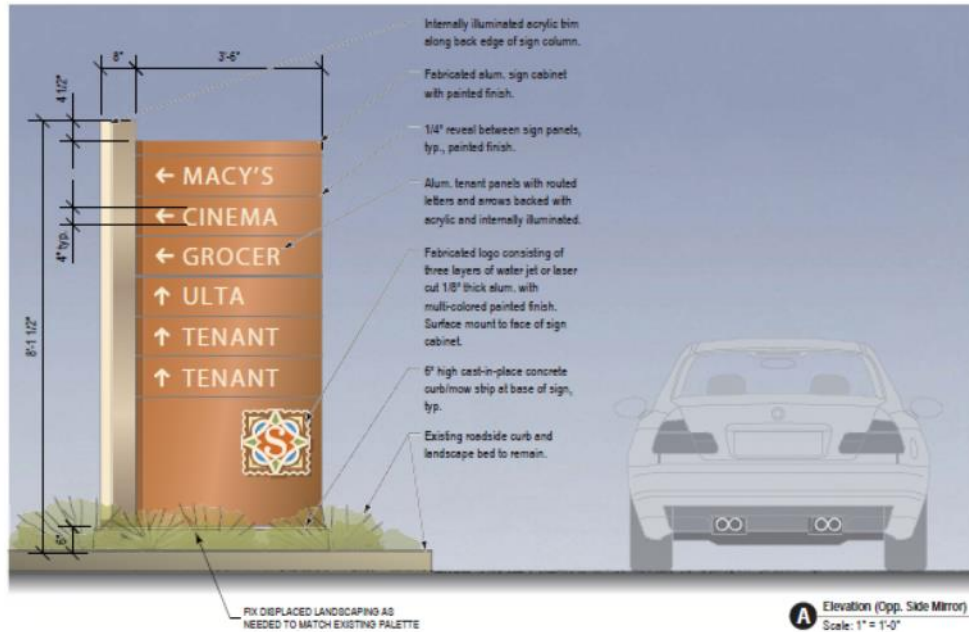
The applicant proposes to amend the Mall's overall sign program contained in Appendix C of the SVTCSP and separate Master Sign Program to add way-finding, monument, and highway pylon signage. These signs will enhance the ability to locate the mall, improve on-site directional way-finding, and promote tenants within the mall in an effort to enhance and revitalize the center. Signs are proposed to be added to the mall in the locations shown on the Site Plan Sheet A1, attached.

The one proposed monument sign to be located on the south side of Macy's West meets the standards of the Simi Valley Municipal Code (SVMC) in size, but is not currently a part of the Mall's sign program. The Specific Plan amendment will identify the location of this one new monument sign and identify its design as shown on Sheet A5, attached and as follows:



REFERENCE IMAGE

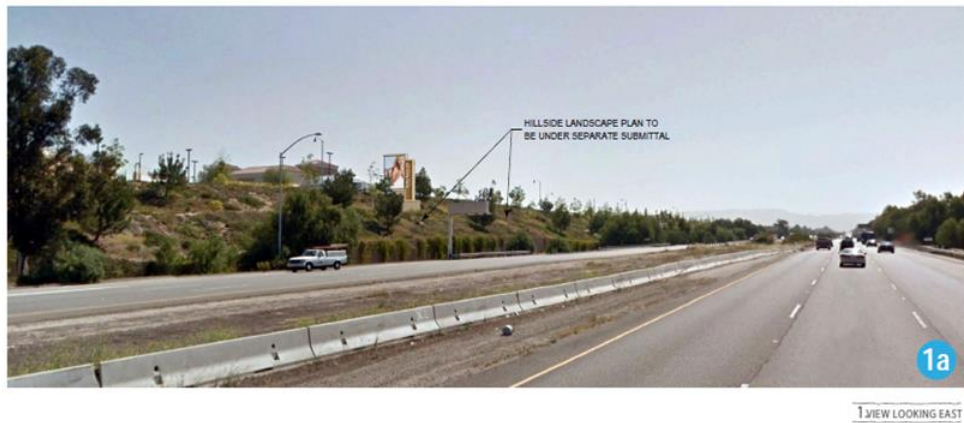
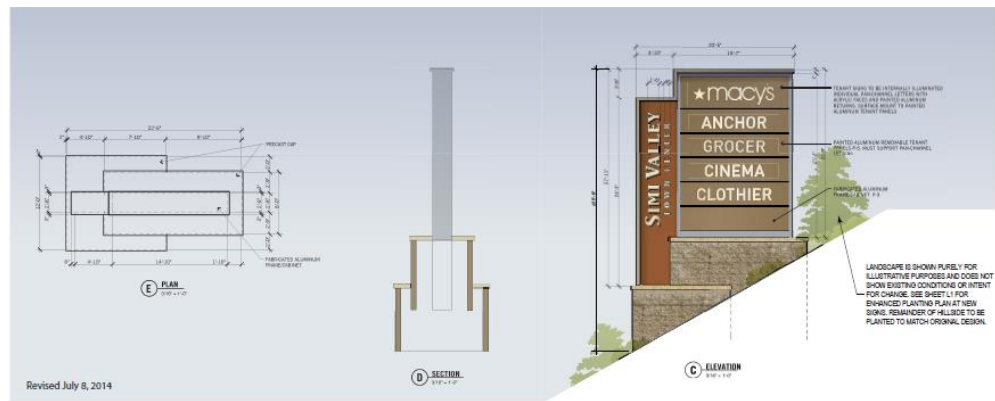
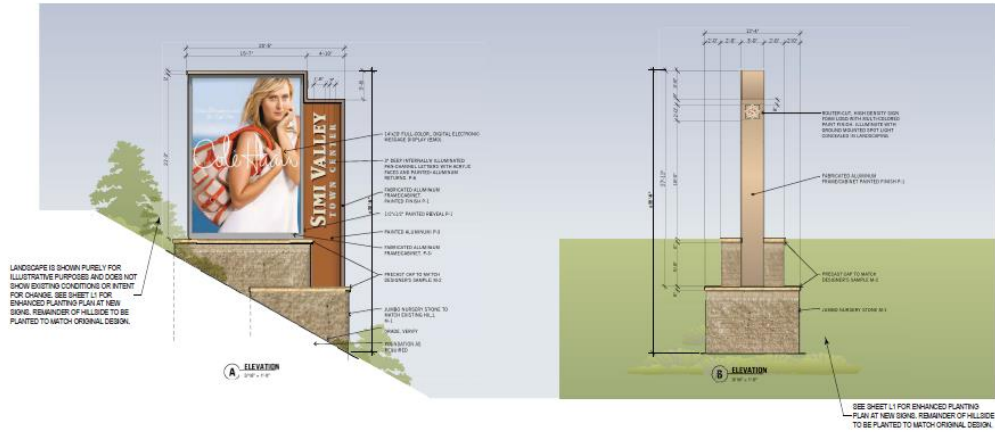
The directional signs will consist of six signs that are just over eight feet tall, and include the more updated modern aesthetic that the mall owners are incorporating. These signs will be located along Simi Town Center Way to provide patrons with information about nearby business at certain areas of the parking lot. While the mall has a Mediterranean style to its design, the Specific Plan indicates that no specific theme is required. These signs are in addition to the entry monumentation signs at the primary mall entrances at each end of the mall that announce the mall as a whole. Way-finding signs such as these are typical in larger centers and facilitate customers parking closest to their primary destination as well as informing them of available business and services. The new signage will appear as shown on Sheet A2, attached and as follows:



The applicant also requests that two highway pylon signs be permitted in the upper portions of the landscaped slopes between Simi Town Center Way and Highway 118 right-of-way. This slope is on land owned by the City of Simi Valley, but under the mall's management/maintenance and within the Planned Development Permit and Specific Plan area. In the project's original approvals, it was anticipated that highway signs might someday be contemplated on these slopes, and easements were reserved on the slopes for their inclusion. At that time however, the only sign proposed was in the center of the slope, and announced the name of the mall itself. No design, size, or other information for any future highway signs were ever contemplated. The only larger signs contemplated in the project's Master Sign Program were 40-foot tall entry monuments obelisks (without signage), along Simi Town Center Way entrances, but these were ultimately never approved.

The proposed two highway pylon signs would be in addition to the Simi Valley Town Center name sign that is in the south central part of this slope, and would be located within the existing easements. The signs would measure 35'9" tall (total height) on the south (low) side and 21'3" on the north (high) side. The pylons would be integrated into the slope including an enhanced stone base and landscaping. As the signs would be sited part way down the south-facing slope toward the freeway, the total height of the sign above Simi Town Center Way would not exceed 20 feet. Only one side of the sign would have a changeable copy sign board that announces tenant information within the center. The other side would include names of primary anchor tenants of the center. The applicant has designed the changeable copy side consistent with modern signs that provide LED lighting and a more matte finish. The sign has been designed to meet Caltrans and industry standards for illumination, will not flash and will not change copy more than every six seconds in order not to otherwise distract drivers in the area and will have sensors that adjust to ambient lighting conditions so as to reduce intensity at night as outlined in the analysis provided by the applicants consultant (attached). Landscaping at the base of the sign will also be enhanced as shown below and in the attached plan.

# Neighborhood Council Project Overview for PD-S-945 MOD#3/SP-S-26 AMD#2



1. VIEW LOOKING EAST



2. VIEW LOOKING WEST

## PHOTO SIMULATION OF HIGHWAY SIGNS

**Neighborhood Council Project Overview for PD-S-945 MOD#3/SP-S-26 AMD#2**

**Land Uses**

The applicant requests amendment of Appendix D, the Land Use Matrix, of the SVTCSP to permit drive-through coffee houses as a “PD” permitted land use. The applicant intends to convert the existing vacant Union Bank Building pad and retro-fit the existing drive-through for this purpose as shown in the following conceptual sketch. The building would be divided and the other half left for future retail uses. If allowed to proceed as a “PD” permitted use, the amendment would be followed with an allowed administrative-level façade remodel as shown in the concept on the following page. The amendment to the Specific Plan, however, would only apply to the Mall District Specific Plan area. Defining coffee-houses differently from restaurants is consistent with SVMC that separates the two uses for the purposes of parking. Traditional restaurants with a drive-through would continue to be prohibited. Proposed changes are shown in italics below:

**PROPOSED TABLE AMENDMENT**

**Appendix D: Use Matrix**

<b>Allowed Uses in Specific Plan Zoning Districts</b>				
<b>Land Use</b>	<b>Zoning Districts</b>			
	<b>Gateway</b>	<b>Mall</b>	<b>Residential</b>	<b>Town and Country</b>
<b>RETAIL TRADE</b>				
<i>Coffee House with or without drive-through</i>		<i>PD</i>		



SIMI VALLEY TOWN CENTER PAD BLDG REDESIGN SIMI VALLEY, CA 07 18 14

**A1**  
ARCHITECTS ORANGE

**COFFEE HOUSE - CONCEPT ONLY**

**Neighborhood Council Project Overview for PD-S-945 MOD#3/SP-S-26 AMD#2**

Food Stores within the Specific Plan are limited to 25,000 square feet. This limitation was done to encourage specialty retail food stores at the mall and encourage larger or big-box food stores to be located in other parts of the City. In the years since its development, the Mall has had interest in a larger grocery store anchor and has been approached to consider the addition of an anchor-size food store of up to 35,000 square feet. While a specific store and tenant are not indicated at this time, the applicant wants the flexibility to draw and retain such an anchor to increase the diversity of food store services at the site. The new store would be processed as a Planned Development permit if and when proposed. This change to the Land Use Matrix would appear as follows, and is only applicable to the Mall District area. Any new anchor would require review and approval of a Modification to the Planned Development permit:

PROPOSED TABLE AMENDMENT

**Appendix D: Use Matrix**

<b><u>Allowed Uses in Specific Plan Zoning Districts</u></b>				
<b><u>Land Use</u></b>	<b>Zoning Districts</b>			
	<b>Gateway</b>	<b>Mall</b>	<b>Residential</b>	<b>Town and Country</b>
<b><u>RETAIL TRADE</u></b>				
Food stores, not more than <b>25,000</b> <b>35,000</b> sf.		PD		

**III. Project Compatibility**

The community should consider the needs, aesthetics, and goals of having a regional mall in their consideration of new Highway Pylon signs. In making this consideration, the community could determine that the Simi Valley Town Center Mall is uniquely situated between the First Street and Erringer Road off-ramps, is immediately adjacent to Highway 118, and the community benefits from its regional-serving nature by drawing not only from the community, but from traffic passing through the area. With the mall buildings set at the north side of the site, the mall is not as readily visible to travelers on Highway 118 as other regional malls. In order to increase the visibility and viability of the Mall, the applicant believes adding two Highway Pylon Signs and on-site directional way-finding signs furthers needs of the community and traveling public by increasing the potential for capturing local spending at the mall and the SVTCSP area in general. Siting the sign on the slope minimizes the total height of the sign above the grade of Simi Town Center Drive and the lighting analysis for the sign indicates that it will be lit at as low a level as possible to be effective and ensure light does not affect uses across the freeway. Caltrans considers Highway 118 as an “Eligible State Scenic Highway – Not Officially Designated”, however, the sign is not located within their right-of-way. These signs would represent the only Highway Pylon signs within the City.

Increasing the listed allowed uses in the Specific Plan to include coffee houses with a drive-through will facilitate the mall filling a space previously designed and used by a bank without adding traditional restaurant drive-throughs. Coffee houses tend to have a more steady all-day flow of service rather than the peak flow of a restaurant and will

## **Neighborhood Council Project Overview for PD-S-945 MOD#3/SP-S-26 AMD#2**

often be used by patrons already in the Specific Plan area. As all residential near the mall is served off Jefferson Road to the north and the existing bank drive-through is served by interior roads accessed from Simi Town Center Drive the re-use of the bank drive-through as a coffee-shop drive-through will not change the layout or effects of the traffic. Any other proposed site would require review and approval on a case-by-case basis.

Increasing the size for a potential food store to anchor the mall as a new use would increase the viability of the site and center by providing additional services to the area. Any new building proposed for such a use would be reviewed as a Modification to the Planned Development permit.

### **IV. Issues**

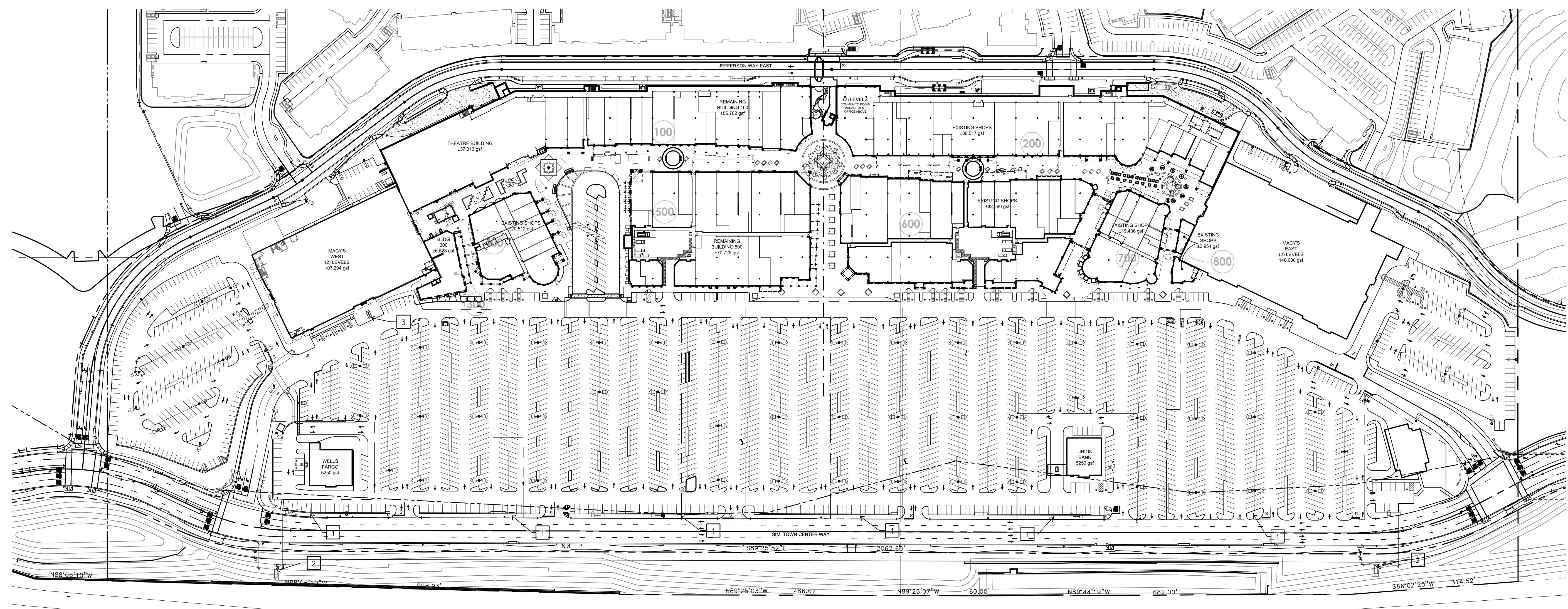
None.

### **V. Environmental Review**

An Environmental Impact Report was approved for the Simi Valley Town Center. This project is covered by that EIR and no new environmental document is required.

### **VI. Exhibits**

The Simi Valley Town Center Specific Plan can be found in its entirety at [www.simivalley.org/specificplans](http://www.simivalley.org/specificplans). The existing Master Sign Program, proposed exhibits and sign lighting analysis are attached.



SITE SUMMARY	
TOTAL BUILDING AREA (GBA)	+/- 646,241 SF
TOTAL LEASABLE AREA (GLA)	+/- 594,450 SF
<b>PARKING REQUIRED</b>	
*SHOPPING CENTER (@ 1 STALL/250 GLA)	2,377 STALLS
TOTAL STALLS REQUIRED	2,377 TOTAL
<b>PARK'G PROVIDED (not incl. Jeff. Way stalls)</b>	
PARKING RATIO (GLA)	+/- 2,900 STALLS
	4.9 STALLS/ 1,000 SF
* PER SIMI VALLEY TOWN CENTER SPECIFIC PLAN.	

- KEYNOTES
- 1 PROPOSED NEW DIRECTIONAL SIGNAGE.
  - 2 PROPOSED NEW HIGHWAY PYLON SIGN.
  - 3 PROPOSED NEW MACY'S MONUMENT SIGN.

**SIMI VALLEY TOWN CENTER**  
1555 SIMI VALLEY TOWN CENTER WAY  
SIMI VALLEY, CA 93065

ALBERTA DEVELOPMENT PARTNERS, LLC  
5750 DTC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111

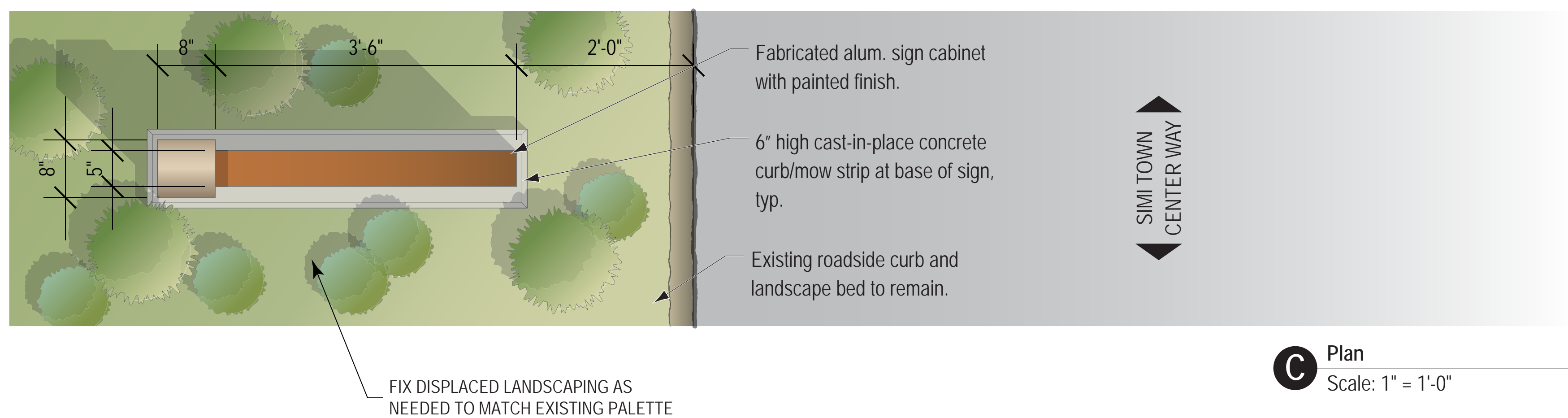
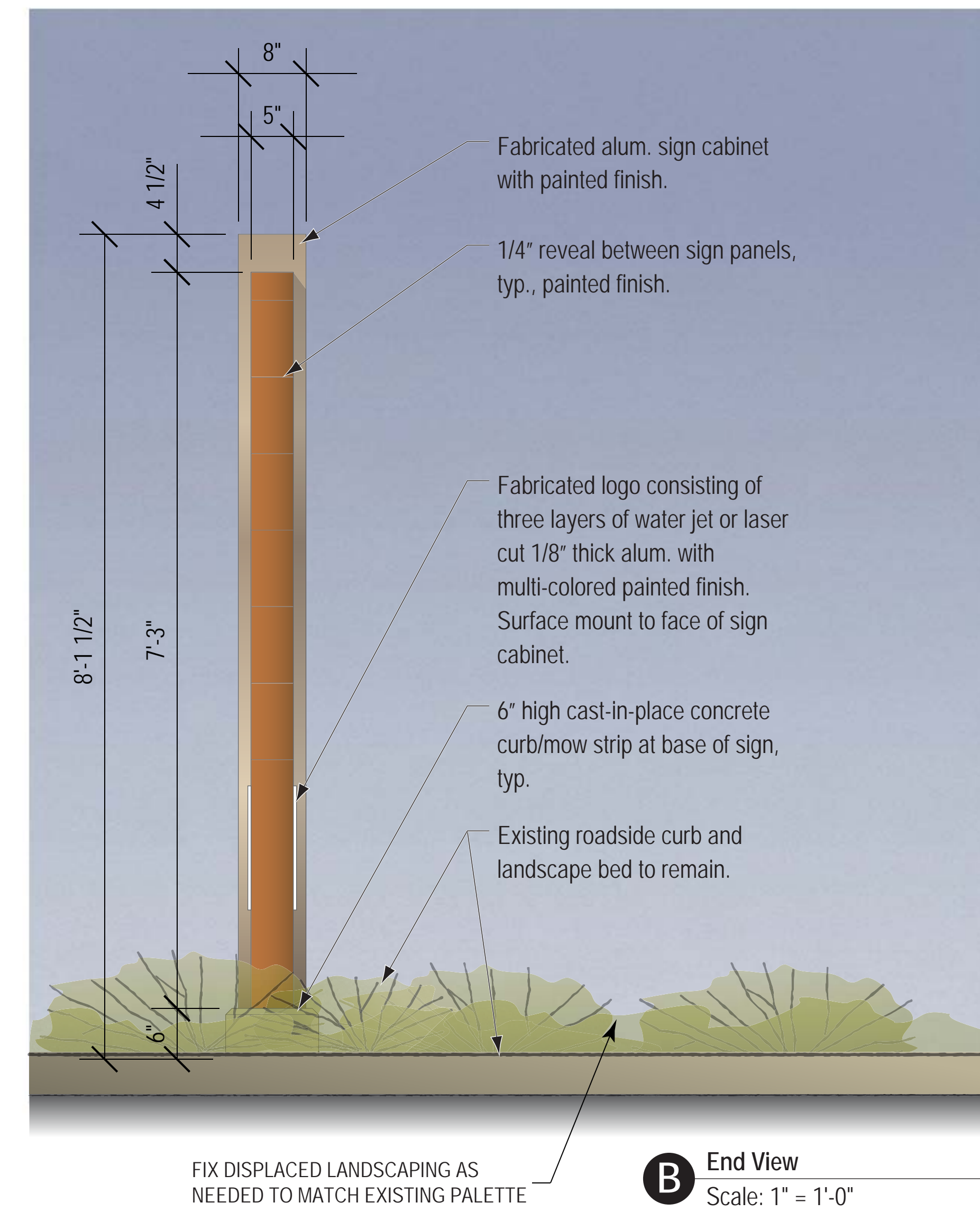
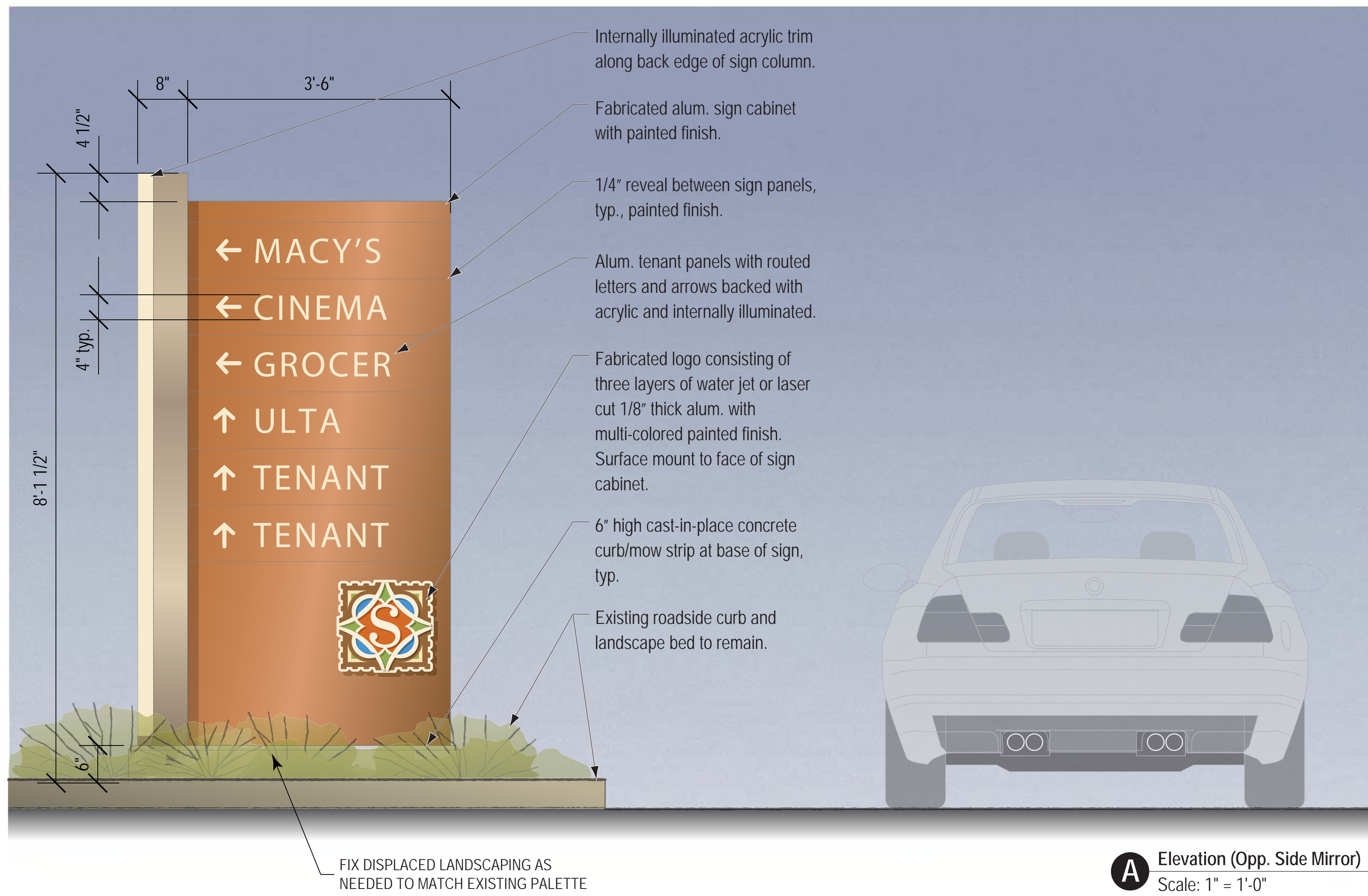
OVERALL  
SITE PLAN

© 2011 Architects Orange  
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

D A T E

_____	Plan Check
_____	Bid Set
_____	Permit
2011-381	Project Number
1381-SP8-PH1-MOD3	Drawing Name
10.23.14	Plot Date





**SIMI VALLEY TOWN CENTER**  
1555 SIMI VALLEY TOWN CENTER WAY  
SIMI VALLEY, CA 93065

ALBERTA DEVELOPMENT PARTNERS, LLC  
5750 DYC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111

**DIRECTIONAL SIGNAGE CONCEPT DESIGN**

© 2011 Architects Orange  
These plans are copyright protected. Under such protection, unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

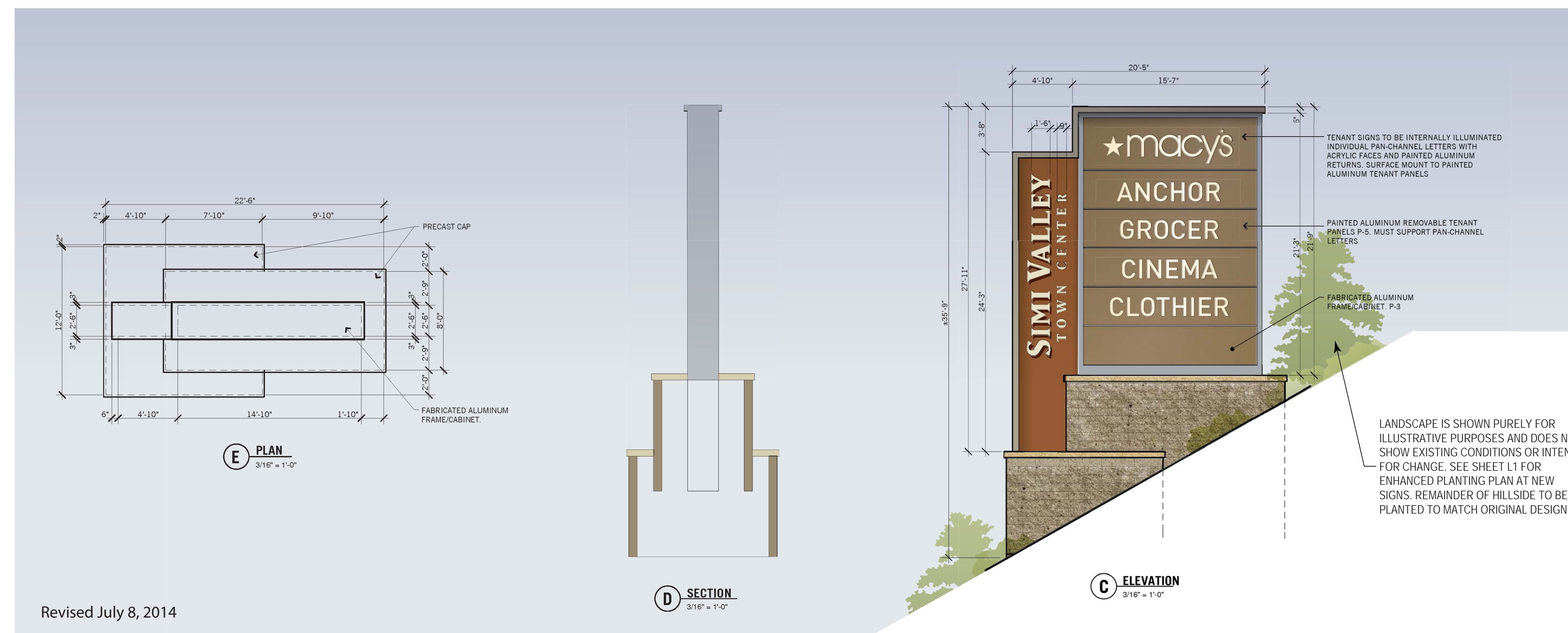
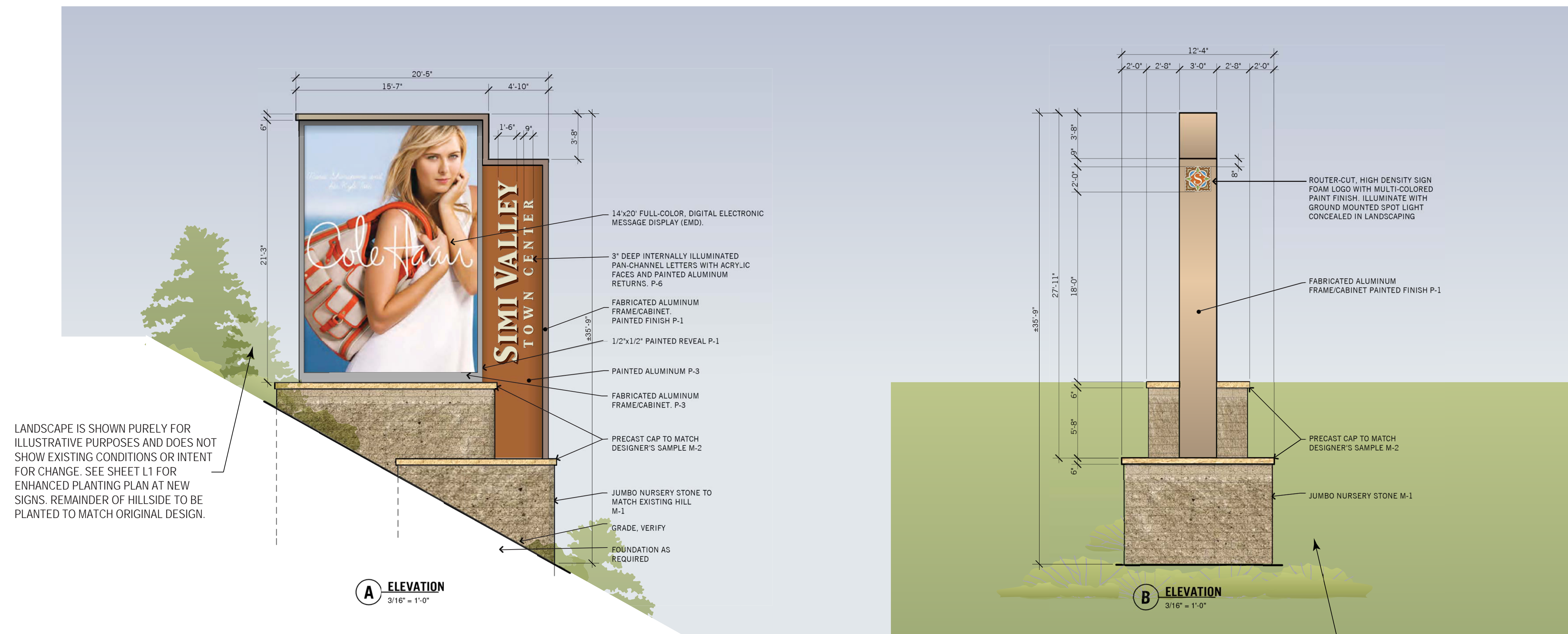
DATE	
_____	Plan Check
_____	Bid Set
_____	Permit
2011-381	Project Number
1381-MOD3	Drawing Name
07.09.14	Plot Date
△	
△	
△	
△	
△	
△	

SHEET

**A2**

\*NOTES

1. CALTRANS GUIDELINES WILL BE MET AND ARE AS FOLLOWS:
  - A. NO VIDEO
  - B. NO FLASHING
  - C. MESSAGES CAN CHANGE EVERY 6 SECONDS, MAX.
  - D. BOTH AUTO AND MANUAL LIGHT SENSORS ARE REQUIRED.
  - E. ONLY MESSAGES AND GRAPHICS OF ACTIVITIES AND BUSINESSES AT SVTC SITE MAY BE DISPLAYED.



Revised July 8, 2014

**SIMI VALLEY TOWN CENTER**  
1555 SIMI VALLEY TOWN CENTER WAY  
SIMI VALLEY, CA 93065

ALBERTA DEVELOPMENT PARTNERS, LLC  
5750 DYC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111

**PYLON SIGN  
CONCEPT  
DESIGN**

© 2011 Architects Orange  
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

**D A T E**

_____	Plan Check
_____	Bid Set
_____	Permit
_____	2011-381 Project Number
_____	1381-MOD3 Drawing Name
_____	09.12.14 Plot Date
_____	
_____	
_____	
_____	
_____	

**S H E E T**

**A3**

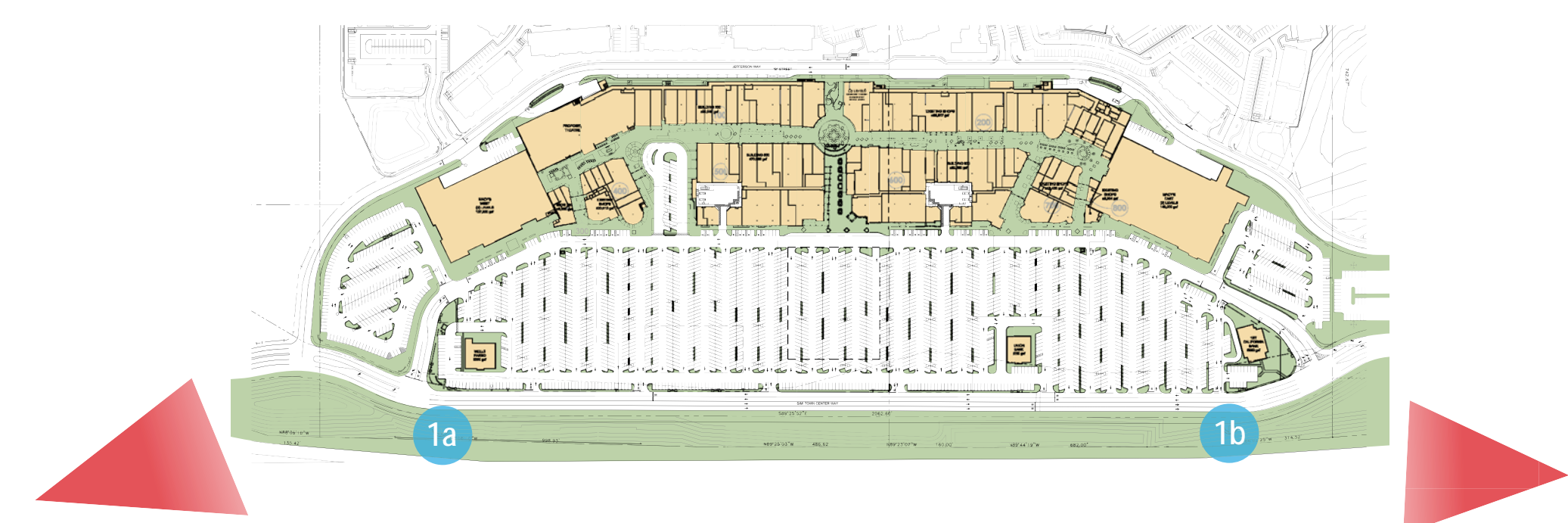


1. VIEW LOOKING EAST



2. VIEW LOOKING WEST

# HIGHWAY PYLON SIGN



3. LOCATION PLAN

◀ VIEWING ANGLE  
 ● PROPOSED SIGN LOCATIONS

**SIMI VALLEY TOWN CENTER**  
 1555 SIMI VALLEY TOWN CENTER WAY  
 SIMI VALLEY, CA 93065

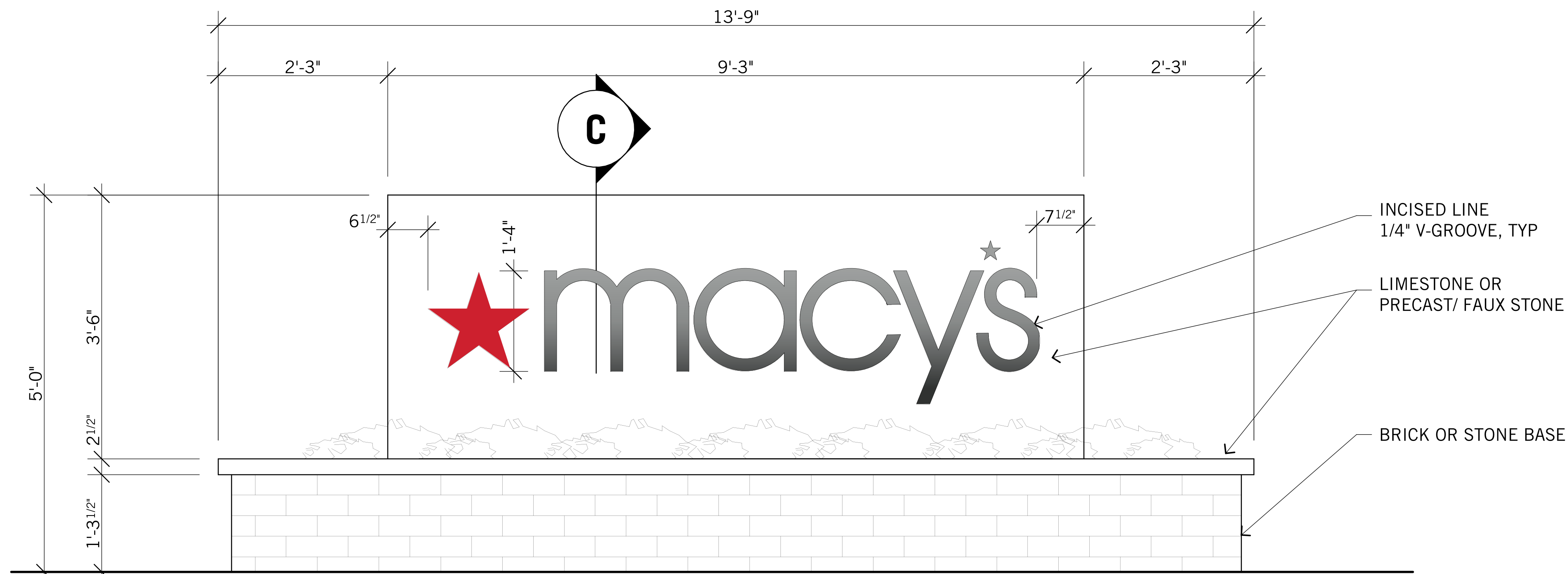
ALBERTA DEVELOPMENT PARTNERS, LLC  
 5750 DYC PARKWAY, SUITE 210  
 GREENWOOD VILLAGE, CO 80111

PLYLON SIGN  
 CONCEPTUAL  
 HIGHWAY VIEWS

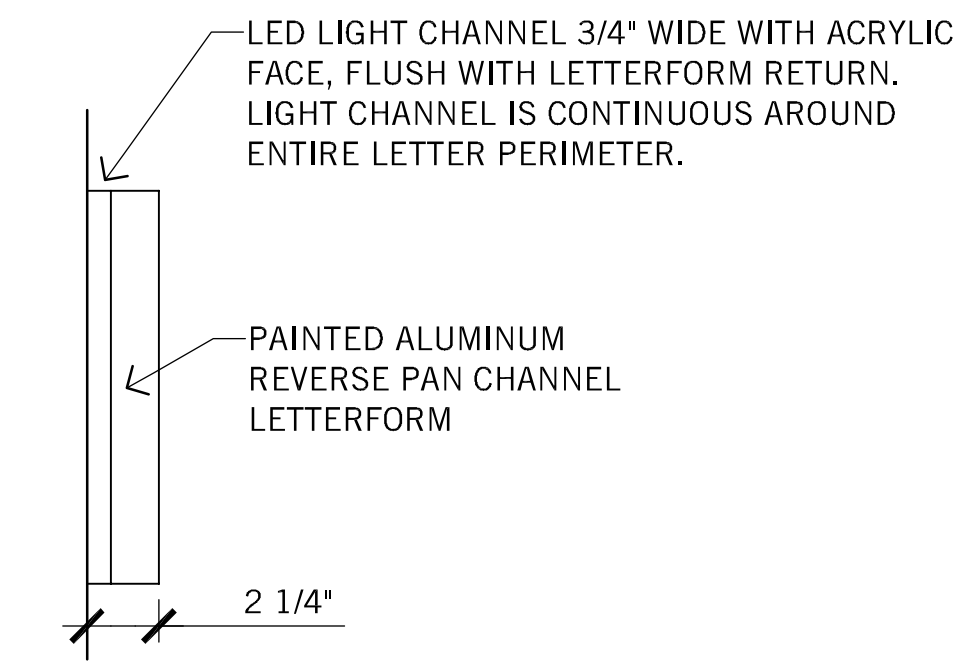
© 2011 Architects Orange  
 These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

DATE	
_____	Plan Check
_____	Bid Set
_____	Permit
2011-381	Project Number
1381-MOD3	Drawing Name
09.12.14	Plot Date
△	
△	
△	
△	
△	

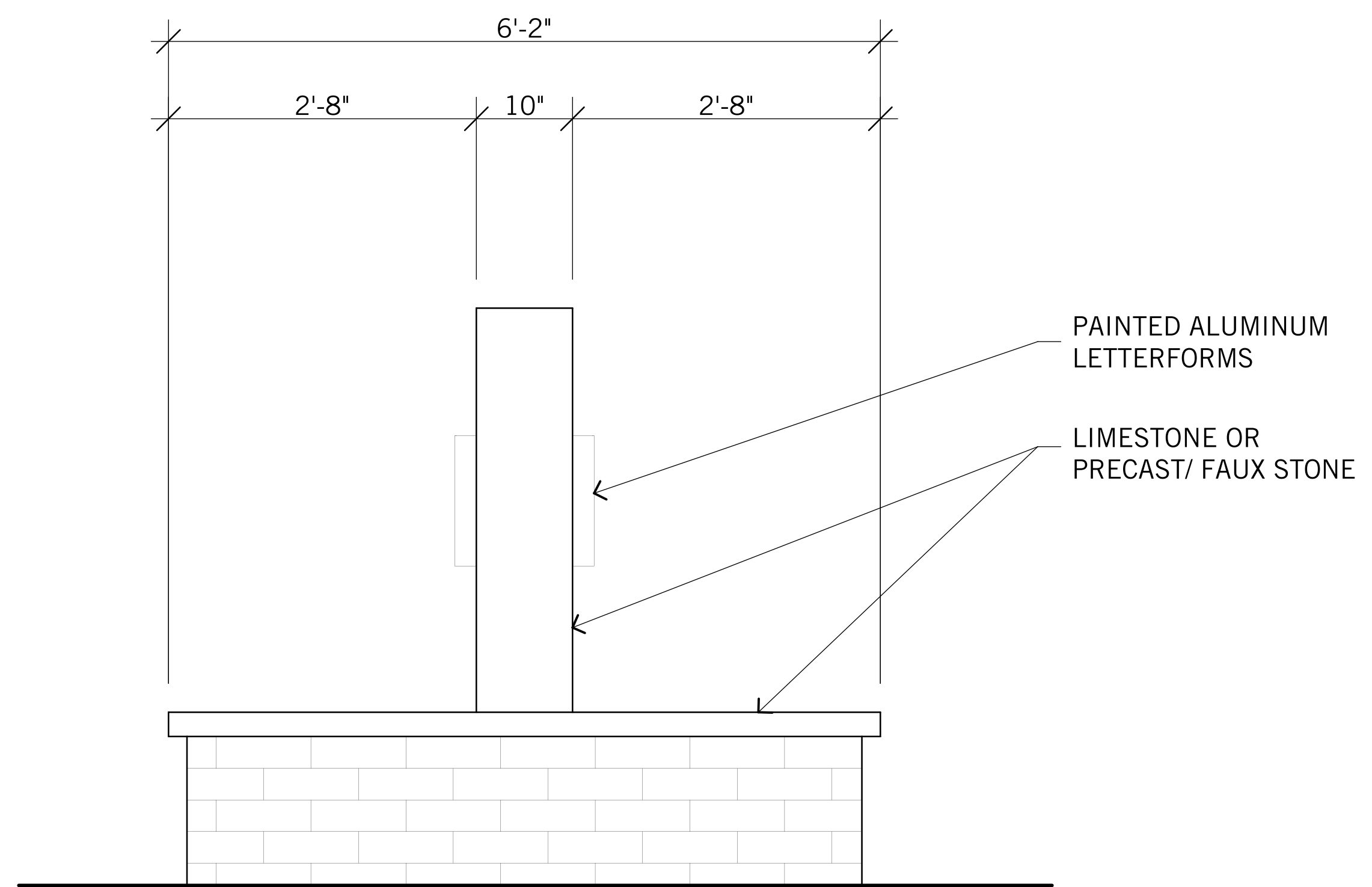
SHEET  
**A4**



**A** ELEVATION  
1" = 1'-0"



**C** SECTION  
2" = 1'-0"



**B** SIDE ELEVATION  
1" = 1'-0"



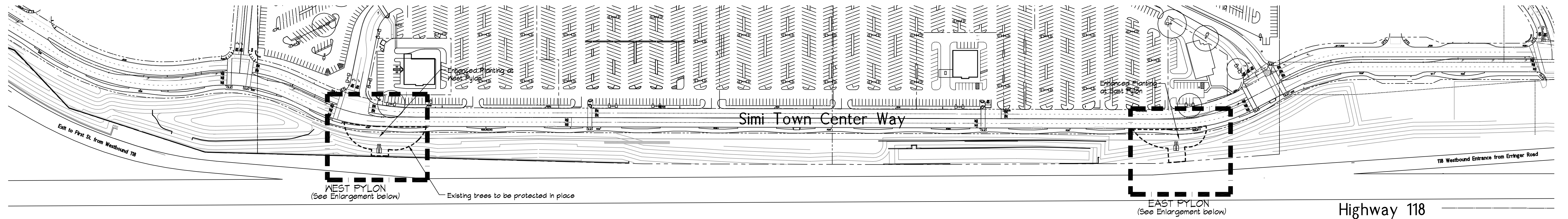
REFERENCE IMAGE

**SIMI VALLEY TOWN CENTER**  
1555 SIMI VALLEY TOWN CENTER WAY  
SIMI VALLEY, CA 93065  
ALBERTA DEVELOPMENT PARTNERS, LLC  
5750 DYC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111

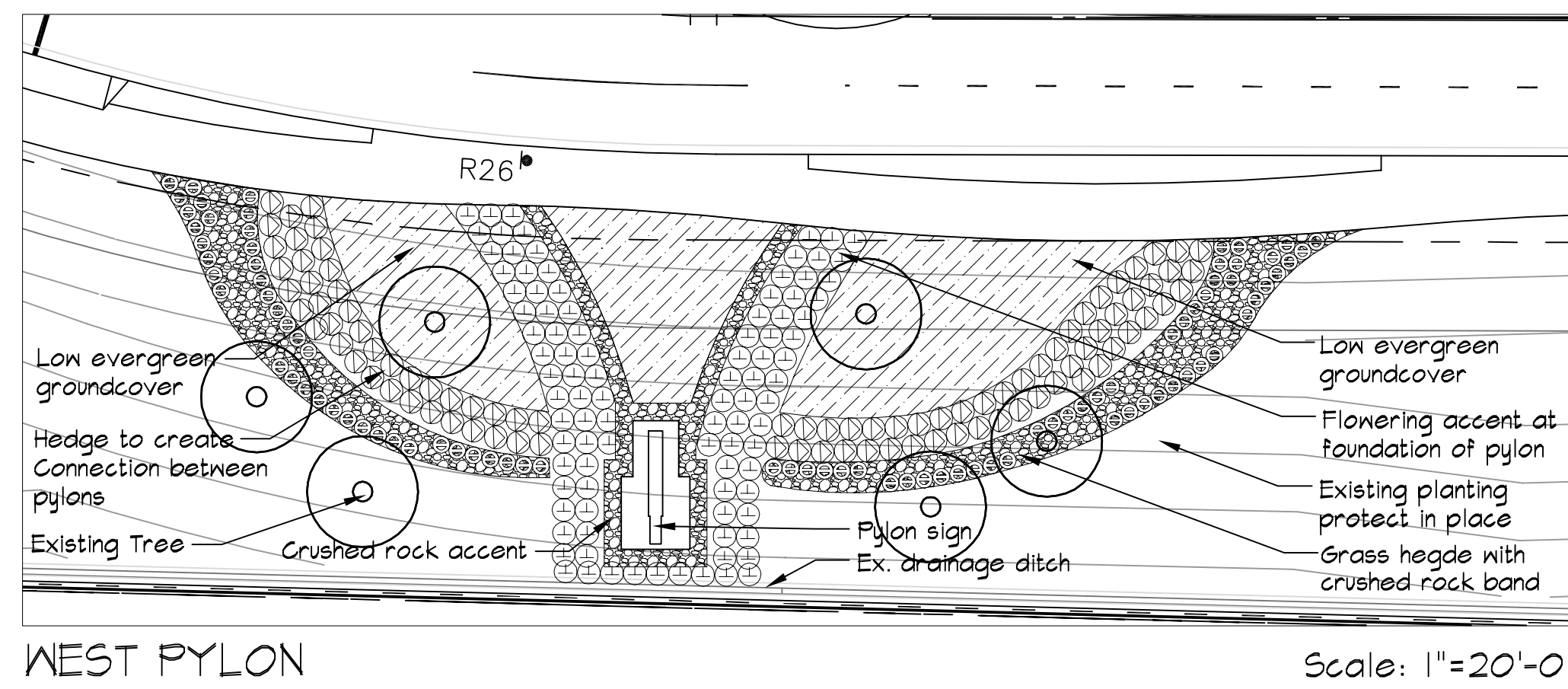
**MACY'S MONUMENT SIGN CONCEPT DESIGN**

© 2011 Architects Orange  
These plans are copyright protected. Under such protection, unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

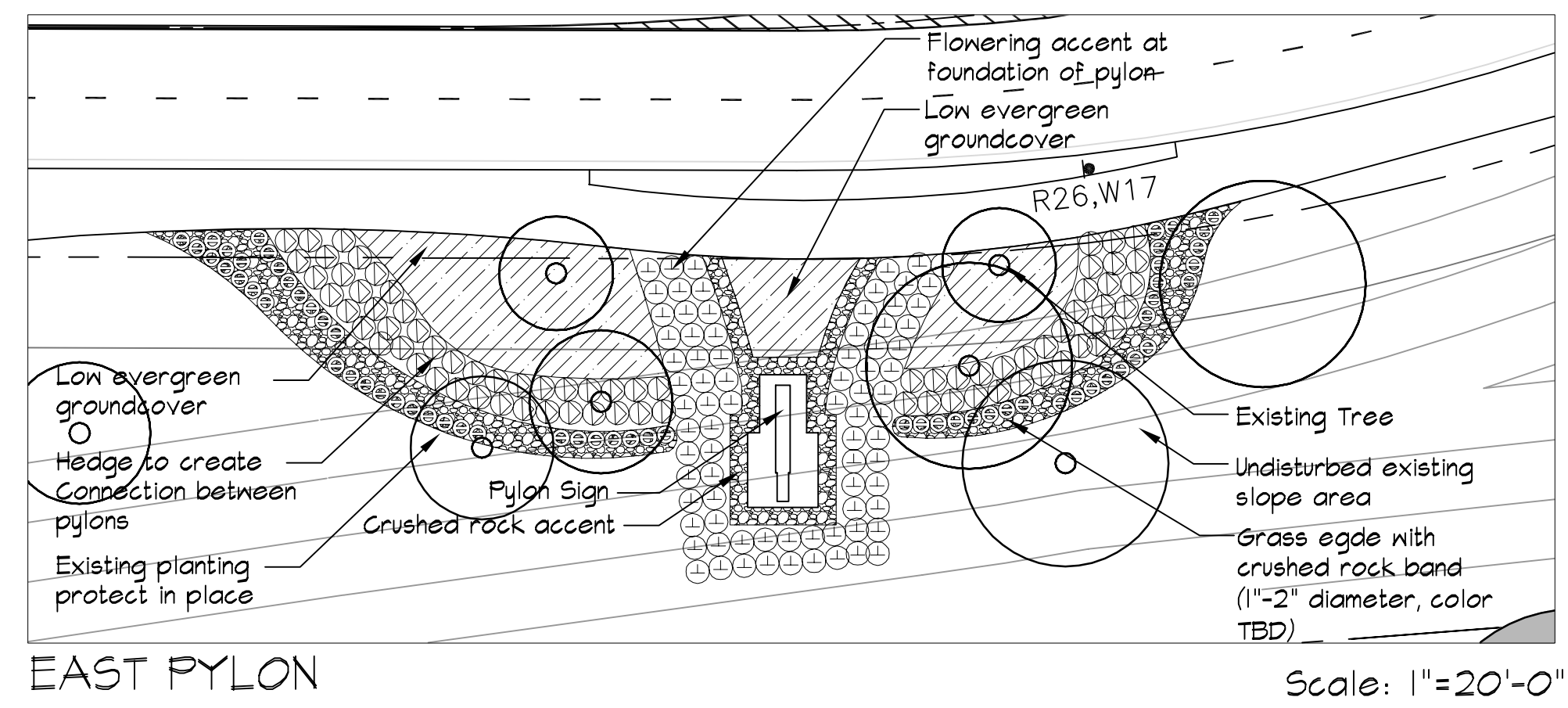
DATE	
_____	Plan Check
_____	Bid Set
_____	Permit
2011-381	Project Number
1381-MOD3	Drawing Name
07.09.14	Plot Date
▲	
▲	
▲	
▲	
▲	
▲	



OVERALL LANDSCAPE PLAN- PROPOSED PYLONS / EX. SIGNAGE / SLOPE AREA



WEST Pylon



EAST Pylon

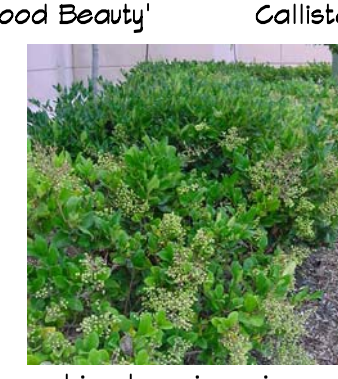
ACCENT SHRUB PLANTING



LOW EVERGREEN GROUNDCOVER



HEDGE PLANTING

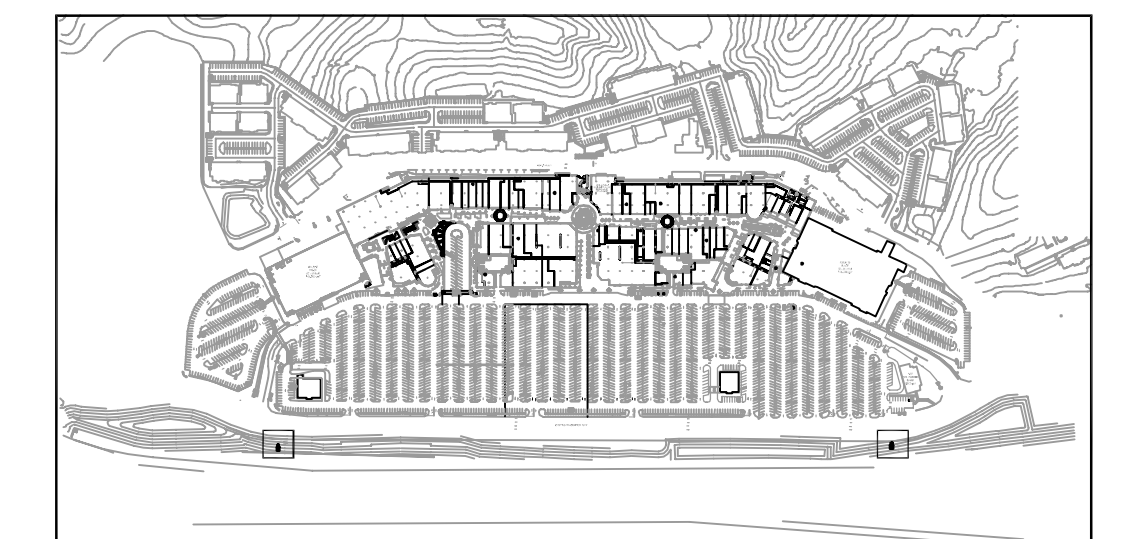


GRASS EDGE PLANTING



NOTES:

- PLANTING SIZES RATIO
- Shrub planting to be provided with the following ratio:
    - 75% - 5 Gallon
    - 25% - 1 Gallon



SITE KEY

nts

LANDSCAPE CONCEPT  
**SIMI VALLEY TOWN CENTER**  
 Simi Valley, California

