EXHIBIT 3

CORRESPONDENCE DATED AUGUST 19, 2019

GPA-102/SP-S-7, AMD #27
Z-S-742/CUP-S-823
August 19, 2019

Jennifer Santos
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063

Re: GPA-102/SP-S-7, AMD # 27/Z-S-742/CUP-S-823

Dear Jennifer,

After further consideration and review we would like to request the City Council to remove condition # B-15 from the project:

*B-15 Applicant must design and construct a 5-foot ADA-compliant sidewalk with a minimum 4-foot lateral clearance at all vertical obstructions along the project frontage.

We have the following concerns with this condition:

1. There is no sidewalk on the south side of the street on either of the adjacent properties or other properties along this southern portion of Cochran Street.
   a. There is no sidewalk in front of Jack in the Box which is the closest business to the west of our parcel.
   b. There is no sidewalk on the vacant land west of our parcel.
   c. There is no sidewalk in front of the industrial complex located east of our parcel.

2. There is a continuous sidewalk on the North side of Cochran adjacent to Home Depot and the shopping center including Walmart etc. which provides appropriate access.

3. A sidewalk extending west from our driveway could create an unsafe condition.
   a. There is an existing Guardrail along the south side of Cochran street which is abutted by a steep side slope.
   b. Condition B-15 would require a portion of the sidewalk to be installed adjacent to this existing Guardrail along a very steep side slope which may create an unsafe condition.
   c. The sidewalk, at best would terminate at our property line which will result in a "sidewalk to nowhere".
   d. Pedestrians may choose to climb over the guardrail to cross the street in an unsafe area where no sidewalk exists.

4. A sidewalk extending east from the driveway serves no practical purpose since there is no sidewalk on the parcel to the east.

Thank you for your consideration,

Richard D. Parkinson
Parcel East of the Proposed Project
No Sidewalk

Parcel West of the Proposed Project
Guardrail and No Sidewalk