



CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT | 799 Moorpark Avenue, Moorpark, California 93021
Main City Phone Number (805) 517-6200 | Fax (805) 532-2540 | www.moorparkca.gov

Pursuant to Governor Newsom's Executive Order N-29-20 et seq., members of the City of Moorpark's Community and Economic Development Standing Committee will participate in this meeting via a teleconference from separate locations.

In the interest of maintaining appropriate social distancing, members of the public who want to participate in the meeting may do so in-person, but are encouraged to participate using the options below:

E-mail: send comments to planning@moorparkca.gov prior to 4:00 p.m. on the meeting day (please limit to 500 words).

Zoom Meeting Registration:

https://us02web.zoom.us/webinar/register/WN_uqlyOWmZQti4ni43UxQo_w

Following registration, you will receive a link to join the Zoom meeting.

**NOTICE AND CALL OF A
SPECIAL MEETING OF THE
COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE
(Councilmember Mikos and Councilmember Pollock)
Wednesday, September 16, 2020, at 5:00 p.m.**

**TO THE MEMBERS OF THE COMMUNITY AND ECONOMIC DEVELOPMENT STANDING
COMMITTEE OF THE CITY OF MOORPARK:**

NOTICE IS HEREBY GIVEN that a **Special Meeting** of the Community and Economic Development Standing Committee is hereby called to be held on **Wednesday, September 16, 2020**, commencing at **5:00 p.m.** Said meeting will be held in the Moorpark Community Center, 799 Moorpark Avenue, Moorpark, California.

Said Special Meeting shall be for the purpose of considering the following items:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. PUBLIC COMMENT:**

4. DISCUSSION ITEMS:

A.

Consider Revised General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L), High Density Residential (H) and Open Space and Recreation (P) to Very High Density Residential (VH) for the Development of a 69-Unit Residential Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group), a continued open meeting from June 24, 2020. Staff Recommendation: Staff recommends that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application for this project, subject to a Development Agreement and that all other necessary entitlement applications be submitted concurrently. **(Staff: Shanna Farley-Judkins)**

5. FUTURE AGENDA ITEMS:

(Future agenda items are tentative and are subject to change.)

6. ADJOURNMENT:

Posted: September 11, 2020.

All writings and documents provided to the members of the Community and Economic Development Standing Committee of the City of Moorpark regarding all agenda items are available for public inspection at the City Hall public counter located at 799 Moorpark Avenue during regular business hours. The agendas and agenda reports for City Council Standing Committee meetings are available on the City's website at www.moorparkca.gov.

In compliance with the Americans with Disabilities Act, if you need special assistance to review an agenda or participate in this meeting, including auxiliary aids or services, please contact the Community Development Department at (805) 517-6233. Upon request, the agenda can be made available in appropriate alternative formats to persons with a disability. Any request for disability-related modification or accommodation should be made at least 48 hours prior to the scheduled meeting to assist the City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104; ADA Title II).

**COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE
AGENDA REPORT**

**TO: Community and Economic Development Standing Committee
(Councilmember Mikos and Councilmember Pollock)**

**FROM: Karen Vaughn, Community Development Director
BY: Shanna Farley-Judkins, Principal Planner**

DATE: 09/16/2020 Special Meeting

SUBJECT: Consider Revised General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L), High Density Residential (H) and Open Space and Recreation (P) to Very High Density Residential (VH) for the Development of a 69-Unit Residential Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group)

BACKGROUND

On November 21, 2019, Jay Deckard for Warmington Group filed a General Plan Amendment Pre-Screening application to change the land use designation of 7.4 acres of land at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road from Low Density Residential (L), High Density Residential (H) and Open Space and Recreation (P) to Very High Density Residential (VH) for the development of a 102-unit residential condominium project and associated site improvements, collectively referred to as “Beltramo Ranch”.

The Community and Economic Development Standing Committee (CEDC) (Councilmembers Mikos and Pollock) considered this application on June 24, 2020. The CEDC agenda report from June 24, 2020 is attached to provide analysis and background information regarding the project (Attachment A). Prior to the CEDC meeting, the City received 54 comment letters; 47 generally opposed the project and seven supported the project. At the CEDC meeting, 21 individuals spoke during the

public comment period; most generally expressed concerns about the proposed project and two speakers expressed support for the project. The public's concerns mostly addressed the proposed very high density designation compared to the existing lower density of the surrounding neighborhoods. The speakers also identified concerns for increased traffic impacts, close proximity of proposed units to existing residences, continued access to the Arroyo Simi, public access through adjacent neighborhoods, height of structures, flooding, and general incompatibility with the surrounding rural neighborhood, etc. The CEDC guided the applicant to engage with the community and work to better address the neighbor's concerns, highlighting neighborhood concerns associated with compatibility and density. The CEDC also asked the applicant to consider concerns related to the flood zone, access to Arroyo Simi and potential greenway trail, and to provide setbacks and buffers more consistent with the character of the adjacent neighboring lots. The CEDC continued the item to their September 16, 2020 meeting.

DISCUSSION AND ANALYSIS

Revised Proposed Development:

Following the June 24, 2020 CEDC meeting the applicant held three in-person and three virtual-online meetings with residents from adjacent neighborhoods to discuss the project and receive community feedback.

On August 13, 2020, the applicant submitted revised application materials. The applicant prepared revised plans and project description, which are included as Attachment B and C. The applicant prepared a summary of the input received and the resulting revisions to the site plan (Attachment D, Qualitative Design Input Findings & Site Plan Modifications Implemented). The document also summarizes the modifications made in response to the comments provided at the CEDC meeting. Key components that were addressed in the revised project scope include reduced project density, increased property line setbacks, reduced building height, and general revisions to address concerns regarding privacy, views, shade, architecture, product type, community character, open space/trail connections, parking, traffic, and emergency access. The applicant prepared the Project Comparison Summary Matrix, which is included as Table 1 of Attachment D.

Density

The revised project scope includes 69-units, as compared to 102-units in the earlier proposal. This represents a 32% reduction in the total units proposed. The revised density is 9.3 dwelling units per acre (du/ac), as compared to the earlier proposed 13.8 du/ac. The revised project features a mix of unit types, including 47 detached single-family homes and 22 attached duplex homes, as compared to the earlier plan, which consisted exclusively of attached townhomes.

Building Design and Height

The layout of the site changed from an attached townhome design to a detached and evenly distributed single-family style model and duplex units, with private yards. The maximum height of the proposed residences was reduced from a 30 feet to 26 feet for single-family units and 29 feet for duplex units. Conceptual building section drawings exemplify the height and setbacks of the proposed buildings from the property line and existing neighboring structures have also been included with the revised project plans (Attachment B). The sections also illustrate the proposed grade of the subject property as well as the existing grade of adjacent lots.

Site Layout

The revised site design also removed all units out of the southern “pan-handle” area of the site. The project reserves the whole of the approximately 45,000 square-foot, “pan-handle” area as a park; previously the applicant proposed a 20,000 square-foot park area. The revised application does not define the specific layout or use of the park area. If the pre-screening application is acceptable to the City Council the formal application for the development will include more information about the proposed use and programming of the park. The revised site layout also created a looped road, which creates an increased setback between existing neighboring residences and new homes. The loop road provides approximately 50 to 60 feet between existing structures and new homes. In the prior submittal, the homes along the western boundary were approximately 20 to 30 feet away from existing homes to the west. Landscaping and trees are placed along the outer boundaries of the project site. Together, the road and landscaping provide additional separation between existing and proposed development.

Parking

The project’s parking requirement was recalculated due to the change in unit types and the overall reduction in the number of units. The original application included 256 parking spaces, of which 204 spaces were within private garages and 51 spaces available for guests. The revised project includes 220 parking spaces, of which 138 spaces would be within private garages, 47 spaces within private uncovered driveway spaces and 35 uncovered guest parking spaces. Pursuant to Municipal Code Sections 17.32.020.B.3-4, the project requires 138 garage parking spaces. The project meets this minimum parking requirement and the 47 parking spaces provided in driveways and the 35 parking spaces in the common areas would be in excess of the required parking standard. The guest parking reduction is due to the shift away from a multi-family project, which requires guest parking spaces, to a single-family and duplex project, which does not require guest parking spaces. Previously, guest parking had been located along the eastern property boundary. The revised plan indicates 14 guest parking spaces located along the western side of the project site and the remaining 21 guest spaces located throughout the residential lots. On-street parking is not been provided on either the original or revised site plans.

Access

The applicant revised the project's site access. The original site plan provided two access road entrances along the northern property boundary, both intersecting Los Angeles Avenue. Due to a reduction in units and the reduced distance between the most distant residences from the Los Angeles Avenue entrance, only one access road is now proposed. The applicant will continue to work with Caltrans and Ventura County Fire Department to ensure the proposed access points comply with each agency's requirements. The project maintains internal pedestrian and vehicle access routes along the proposed park area.

General Plan Amendment

The application continues to request a General Plan Amendment (GPA) to change the land use designation from Low Density Residential (L), High Density Residential (H), and Open Space Recreation (P) to Very High Density Residential (VH), which allows for a maximum density of 15 units per acre. The earlier submittal proposed a density of 13.8 units per acre, while the revised proposal is at a density of 9.3 units per acre. Although the Land Use Designation would remain VH, the actual density of the project is reduced by roughly 32%.

General Plan Amendment Analysis

The proposed VH designation is intended for residential development characterized by multiple family attached units, apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide onsite recreational amenities and be located in close proximity to major community facilities, business centers and major arterials.

The earlier project scope included specified affordable housing unit types and amounts. Although the unit affordability types and number of units was based on the common application of affordability required by the City, such analysis is not pertinent to the matter before the CEDC. The affordable housing required of a project will be negotiated through the Development Agreement process, which would be conducted in the future should this application be allowed to proceed. Therefore, the specific quantity, type, and method for providing affordable housing would be considered at a future time.

General Plan Goal and Policy Analysis

The design of the Project is conceptual at this time; however, the Goals and Policies from the City's General Plan are relevant to the project. Various Goals and Policies are outlined in the Agenda Report from June 24, 2020 (Attachment A), which generally encourage a variety of housing types, for all economic segments of the community. Goals and policies encourage incorporation of affordable housing affordable to very low-, low-, and moderate-income households. The General Plan also encourages infill development, which is compatible with the scale and character of surrounding neighborhoods.

In addition, to the Project's ability to implement the various Goals and Policies of the General Plan, the proposed General Plan Amendment could also facilitate additional housing units required by the State Housing and Community Development Department (HCD). The HCD determines the regional housing needs of the State, based primarily on income categories, which produces the Regional Housing Needs Assessment (RHNA). The RHNA assessment is passed down to local council of governments (COGs), which work to divide the RHNA allocation by the jurisdictions within that COG. Moorpark is of the Southern California Associations of Governments (SCAG), the local COG representing Ventura, Los Angeles, Imperial, Orange, Riverside, and San Bernardino County and cities. Currently, SCAG is in the process of updating the 6th Cycle RHNA allocations.

Based on permitted units as of the close of 2019, and the City's current (5th Cycle, 2014-2021) RHNA obligation, 637 additional units would need to be permitted by 2021. This would include 274 very low-, 158 low- and 205 moderate-income units. The current proposal of 69 units would help to offset the RHNA allocation, depending on the provision of affordable housing negotiated into the Development Agreement. Pending (6th Cycle, 2021-2029) RHNA allocations are estimated for Moorpark to include 1,288 units, will require additional units be constructed and therefore there will continue to be a need to meet the allocations for the coming future and projects of this density may assist the City with meeting the RHNA allocation.

PROCESSING TIME LIMITS FOR A GENERAL PLAN AMENDMENT PRE-SCREENING APPLICATION (CYCLE 1)

The General Plan Amendment Pre-Screening Application Review Procedures requires the CEDC to make a recommendation to the City Council no later than the following March regular meeting. A public hearing held by the City Council will need to occur no later than the second regular meeting in May to determine whether a General Plan Amendment application may be filed. However, due to the coronavirus pandemic and local health emergency, the CEDC meeting scheduled for March 18, 2020 was cancelled and the application was unable to meet the Cycle 1 timeframe. On May 13, 2020, the City Council allowed the General Plan Pre-Screening requested by the applicant to move forward to the CEDC and City Council off-schedule from the normal cycle timelines. The CEDC first met on June 24, 2020, continuing the review of revised plans to September 16, 2020. Following action of the CEDC, it is anticipated that the General Plan Amendment Pre-Screening Application No. 2019-02 will be presented to City Council by the end of 2020.

ENVIRONMENTAL DETERMINATION

A GPA Pre-Screening application does not involve any approval action and is therefore not subject to environmental review pursuant to the California Environmental Quality Act. Should the City Council allow the filing of a GPA application, an environmental analysis will be prepared for the proposed project.

PUBLIC COMMENT

Prior to the publication of the Agenda Report, staff received 12 comment letters regarding the application (Attachment E). The comments generally included two letters in support of the application and 10 letters in objection of the application. Should additional comments be submitted following the publication of this report, a subsequent Supplemental Memorandum will be provided to the Community and Economic Development Committee.

RECOMMENDATION

Staff recommends that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application for this project, subject to a Development Agreement and that all other necessary entitlement applications be submitted concurrently.

ATTACHMENT A: June 24, 2020 Community and Economic Development Committee Agenda Report (with attachments)

ATTACHMENT B: Revised Project Plans, dated August 31, 2020

ATTACHMENT C: Project Summary Sheet, submitted August 13, 2020

ATTACHMENT D: Qualitative Design Input Findings & Site Plan Modifications Implemented, submitted August 13, 2020

ATTACHMENT E: Public Comments, as of September 11, 2020

Item: 4.A.**COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE
AGENDA REPORT**

TO: Community and Economic Development Standing Committee
(Councilmember Mikos and Councilmember Pollock)

FROM: Karen Vaughn, Community Development Director
By: Freddy A. Carrillo, Associate Planner II

DATE: 06/24/2020 Special Meeting

SUBJECT: Consider General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the Development of a 102-Unit Residential Condominium Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group)

REQUEST

On November 21, 2019, Jay Deckard for Warmington Group filed a General Plan Amendment Pre-Screening application to change the land use designation of 7.4 acres of land at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the development of a 102-unit residential condominium project and associated site improvements, collectively referred to as "Beltramo Ranch".

Resolution No. 2015-3466 establishes the review procedures for General Plan Amendment Pre-Screening applications. Review and recommendation by the Community and Economic Development Committee (CEDC) is required prior to a City Council public hearing to determine whether or not a General Plan Amendment application may be accepted for processing. Pre-Screening applications are reviewed annually in two cycles, depending on the date of application submittal. This application was submitted under the Cycle 1 timeframe, which required the CEDC to review and make a recommendation no later than the March regular meeting.

Due to the coronavirus pandemic and local health emergency, the regular CEDC meeting scheduled for March 18, 2020 was cancelled and staff was unable to meet the Cycle 1 timeframe. However, on May 13, 2020, the City Council allowed the General Plan Pre-Screening requested by Warmington Homes to move forward to the CEDC and City Council off-schedule from the cycle timelines described in Resolution No. 2015-3466.

DISCUSSION AND ANALYSIS

Project Setting:

The overall project site consists of six lots that are owned by three property owners. These lots are described below:

- Assessor Parcel Number: 504-0-021-195
Address: Vacant (Beltramo Ranch Road)
The 2.59-acre lot is currently vacant.
- Assessor Parcel Numbers: 506-0-030-220, 506-0-030-210, 506-0-030-235, and 506-0-030-045
Address: 11930-11934 Los Angeles Avenue (International Church of The Four Square Gospel)
The 3.51-acre site is currently developed with a 1,600 square-foot building (church), 2,600 square-foot office trailer, and 700 square-foot classroom trailer. Access to the community church is provided from Los Angeles Avenue.
- Assessor Parcel Number: 506-0-030-055
Address: 11944 Los Angeles Avenue
The 1.32-acre lot is currently developed with a 1,541 square-foot single-family home. Ingress/egress to the home is secured by an easement over Beltramo Ranch Road.

These lots would be merged to create a 7.4-acre site for the project development (described under the Proposed Development). Adjacent development and land uses include single-family residential neighborhoods to the east and west; industrial development to the north and a community park adjacent to a vacant lot to the south of the site.

100-Year Flood Zone and Liquefaction Zone:

A portion of the project site is located within the 100-Year Flood Zone. In 2011, the City successfully appealed to the Federal Emergency Management Agency (FEMA) to revise the Digital Flood Insurance Rate Maps (DFIRM) by removing over 850 residential and commercial properties from the 100-year flood zone. However, approximately 161 parcels, including APN: 504-0-021-195 (Beltramo Ranch Road), remain in the 100-year

flood zone. There are limitations regarding what can be constructed within areas of the site that are designated as a regulatory floodway; however, the proposed use of the property near the Arroyo Simi as a park does not conflict with the FEMA designations over that portion of the property. Attachment D depicts the Special Flood Hazard Area that is located in the southern portion of the project site and adjacent to Glenwood Park.

The project site is also located within a liquefaction zone, as is a good portion of the city. Development is not precluded within liquefaction zones. A Geotech Report and Soils Report would determine what construction methods and materials would be required for a development to occur.

Previous Applications:

On September 8, 1987, the Planning Commission adopted Resolution No. 87-152, approving Conditional Use Permit No. 4508 for the construction of church facilities, including a sanctuary and classrooms, on the southeast corner of Los Angeles Avenue and Beltramo Ranch Road. The Council appealed the decision regarding the use of a septic system in conjunction with the proposed church and day care center, and on November 4, 1987, the City Council adopted Resolution No. 87-424, approving Conditional Use Permit No. 4508 amending a condition of approval on the review of the permit.

On May 26, 2005, the City received a Pre-Application for a conceptual residential development of approximately 30 units on Beltramo Ranch Road. The application was reviewed by the City's Development Review Committee (DRC) and comments were provided to the applicant on July 15, 2005. The applicant decided not to move forward with the General Plan Amendment Pre-Screening application for the proposed project.

On April 19, 2019, the City received a Pre-Application for a conceptual residential development of 112-unit multi-family workforce rental project located at 11930 and 11944 Los Angeles Avenue and Beltramo Ranch Road. The application was reviewed by the DRC and comments were provided to the applicant on August 8, 2019. The applicant decided not to move forward with the General Plan Amendment Pre-Screening application for the proposed project.

A General Plan Amendment and Zone Change have not been previously proposed on the proposed project site.

Proposed Development:

The proposed Project would include 102 residential condominiums, a 20,000+/- square-foot neighborhood park and associated site improvements. The units would be provided within 30 two-story buildings at a maximum of 30 feet high. Each unit would include a two-car garage and the site would include 51 guest parking spaces dispersed throughout. A detailed Project Summary is included in Attachment F. As designed, the

proposed residential and guest parking would comply with the off-street parking requirements of the City Code. Two access points are provided by Los Angeles Avenue and a pedestrian gate is proposed at the southeast corner of the site, connecting through to Loretta Drive. The proposed park would be located on the south side of the Project, adjacent to the existing Glenwood Park. The proposed Project would provide an internal walkway system and private sidewalk linkages to surrounding local streets and Glenwood Park.

The conceptual site plan was reviewed by the DRC on January 8, 2020. Comments were provided by various agencies, including Ventura County Fire Protection Agency, Parks, Landscaping, Community Services, and Waste Management. Concerns regarding site accessibility in accordance with Ventura County Fire Protection District access standards; landscape buffer; and waste/recycling collection services were among the comments provided. Key comments have been addressed in the updated plans.

While the conceptual plans provide context to evaluate the requested General Plan Amendment, these plans will be refined if the project is allowed to proceed. The Pre-Screening process provides an opportunity for the City Council to evaluate the conceptual request, provide initial feedback to the Applicant, and determine whether or not a General Plan Amendment application may be accepted for processing.

Existing and Proposed General Plan Land Use Designation:

The existing and proposed General Plan designations of the parcels are outlined on Attachment A. The existing General Plan land use designation for parcel numbers 11930-11934 Los Angeles Avenue and 11944 Los Angeles Avenue is Low Density Residential (L) and High Density Residential (H) for Beltramo Ranch Road. The Low Density Residential designation allows for a maximum density of one unit per acre and is characterized by single-family homes. The High Density Residential designation allows for a maximum of seven units per acre and is intended for a wide range of residential development types including attached and detached single-family units and multiple-family attached units. Areas with this designation should exhibit adequate and convenient access to local collector streets and be conveniently serviced by neighborhood commercial and recreational facilities.

The Applicant is requesting to submit an application for a General Plan Amendment (GPA) to change the land use designation of the properties to Very High Density Residential (VH), which allows for a maximum density of 15 units per acre. The Very High Density land use designation is intended for a wide range of residential development characterized by multiple-family attached units, including apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide onsite recreational amenities and be located in close proximity to major community facilities, business centers and major arterials.

The conceptual Project proposes a gross density of 13.8 units per acre, with 15 units (15%) deed restricted for low (51-80% of the area median income (AMI) and moderate (81-120% AMI) income households. The Project’s ultimate affordable housing requirements would be negotiated in the Development Agreement, if the GPA is authorized.

Existing General Plan Land Use and Zoning Designations- Permitted Density:

The maximum density allowed in the Low Density Residential General Plan land use designation is one dwelling unit per acre, and seven dwelling units per acre in the High Density Residential General Plan land use designation. A total of 23 units could be permitted based upon the density of the existing General Plan land use designations of the subject property. The existing zoning designation for the site is Rural Exclusive (RE-20) and Single-Family Residential (R-1). The Rural Exclusive zone allows a maximum density of four units per gross acre, and seven units per gross acre in the Single-Family Residential zone. A total of 38 units could be permitted on the property based upon the current zoning designations; however, the density permitted by the General Plan designations take precedent over the zoning, as the zoning is required to implement the General Plan and be consistent with the General Plan designations.

The following table summarizes the permitted number of units allowed in the existing General Plan land use and zoning designation of the project site.

Numbers of Units Permitted By Existing General Plan Land Designation	Number of Units Permitted By Existing Zoning Designation
23 Units	38 Units

The following table summarizes the General Plan, zoning, and existing land uses on the subject properties and within the vicinity of the project site.

Location	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning Designation	Existing Land Use
Site	Low Density Residential (1DU/AC) and High Density Residential (7DU/AC)	Very High Density Residential (15DU/AC)	Rural Exclusive (RE-20) and Single-Family Residential (R-1)	Community church, single-family home, and vacant road
North	Medium Industrial (I-2)		Limited Industrial (M-1)	Industrial Buildings

South	Low Density Residential (1DU/AC) and Park (P)		Rural Exclusive (RE-20) and Open Space (O-S)	Single-family homes and community park
East	Low Density Residential (1DU/AC)		Rural Exclusive (RE-20)	Single-family homes
West	High Density Residential (7DU/AC)		Residential Planned Development (RPD-8.4U)	Single-family homes

General Plan Goal and Policy Analysis

The design of the Project is conceptual at this time; however, the following Goals and Policies from the City’s General Plan are relevant to the project:

Land Use Element Goals and Policies:

- GOAL 1: Attain a balanced City growth pattern which includes a full mix of land uses.

Policy 1.3: New residential development shall be consistent with City-adopted growth ordinance policies.

- GOAL 3: Provide a variety of housing types and opportunities for all economic segments of the community.

Policy 3.1: A mix of residential densities shall be provided which accommodates the housing needs of all members of the community.

Policy 3.3: Where feasible, inclusionary zoning shall be used to require that a percentage of new, private residential development be affordable to very low to moderate income households.

- GOAL 5: Develop new residential housing which is compatible with the character of existing individual neighborhoods and minimizes land use incompatibility.

Policy 5.2: Infill development in existing residential neighborhood shall be compatible with the scale and character of the surrounding neighborhood.

Housing Element Goals and Policies:

- GOAL 2: Provide residential sites through land use, zoning and specific plan designations to provide a range of housing opportunities.

Policy 2.2: Ensure residential sites have appropriate public services, facilities, circulation, and other needed infrastructure to support development.

- GOAL 3: Expand and protect housing opportunities for lower income households and special needs groups.

Policy 3.4: Require, in aggregate, 10% of new units to be affordable to lower-income households. Establishing priority for usage of in-lieu fee is as follows: 1st priority – production of affordable housing; 2nd priority – subsidy of affordable housing; 3rd priority – housing rehabilitation; 4th priority – housing assistance; and 5th priority – staffing costs.

- GOAL 4: Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement and development of housing.

Policy 4.3: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.

Policy 4.4: Support infill development at suitable locations and provide, where appropriate, incentives to facilitate such development.

In addition, to the Project’s ability to implement the various Goals and Policies of the General Plan, the proposed General Plan Amendment could also facilitate additional housing units required by the State Housing and Community Development Department (HCD). A summary of the City’s current (5th Cycle, 2014-2021) Regional Housing Needs Assessment (RHNA) obligation, remaining housing units, and the impacts of the proposed development are outlined in the following table:

Housing Type	RHNA Required for 2014-2021	Moorpark Cumulative Totals 5 th cycle to date	Housing still needed/required by 2021	Beltramo Ranch Preliminary Proposal
Very Low Income	289 Units	15 Units	274 Units	0 Units
Low Income	197 Units	39 Units	158 Units	8 Proposed Units
Moderate	216 Units	11 Unit	205 Units	7 Proposed Units
Above Moderate	462 Units	518 Units	0 (Surplus of 56 Unit)	87 Proposed Units
Totals:	1,164 Units Required	583 Total Unit Permitted in Moorpark 2014-2019	637 Additional Units Required by 2021	102 Proposed Units

Planning for the upcoming 6th RHNA Cycle (2021-2029) is well underway and the RHNA allocation is subject to an appeal process before the numbers are finalized. Preliminary 6th Cycle RHNA projections for Moorpark include 1,288 units, in addition to the units allocated with the 5th Cycle.

PROCESSING TIME LIMITS FOR A GENERAL PLAN AMENDMENT PRE-SCREENING APPLICATION (CYCLE 1)

The General Plan Amendment Pre-Screening Application Review Procedures requires the CEDC to make a recommendation to the City Council no later than the following March regular meeting. A public hearing held by the City Council will need to occur no later than the second regular meeting in May to determine whether or not a General Plan Amendment application may be filed. However, due to the coronavirus pandemic and local health emergency, the CEDC meeting scheduled for March 18, 2020 was cancelled and the application was unable to meet the Cycle 1 timeframe. On May 13, 2020, the City Council allowed the General Plan Pre-Screening requested by the applicant to move forward to the CEDC and City Council off-schedule from the normal cycle timelines.

ENVIRONMENTAL DETERMINATION

A GPA Pre-Screening application does not involve any approval action and is therefore not subject to environmental review. Should the City Council allow the filing of a GPA application, an environmental analysis will be prepared for the proposed project.

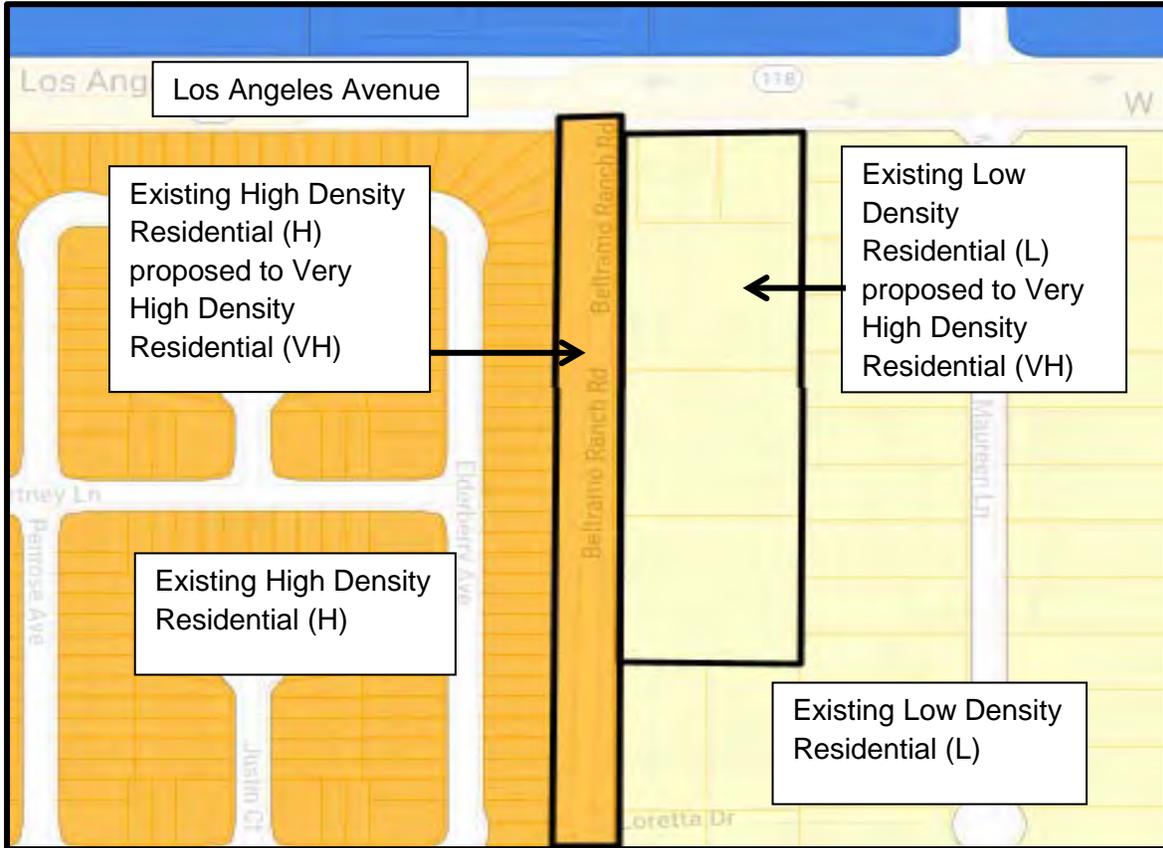
RECOMMENDATION

It is recommended that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application for this project, subject to a Development Agreement and that all other necessary entitlement applications be submitted concurrently.

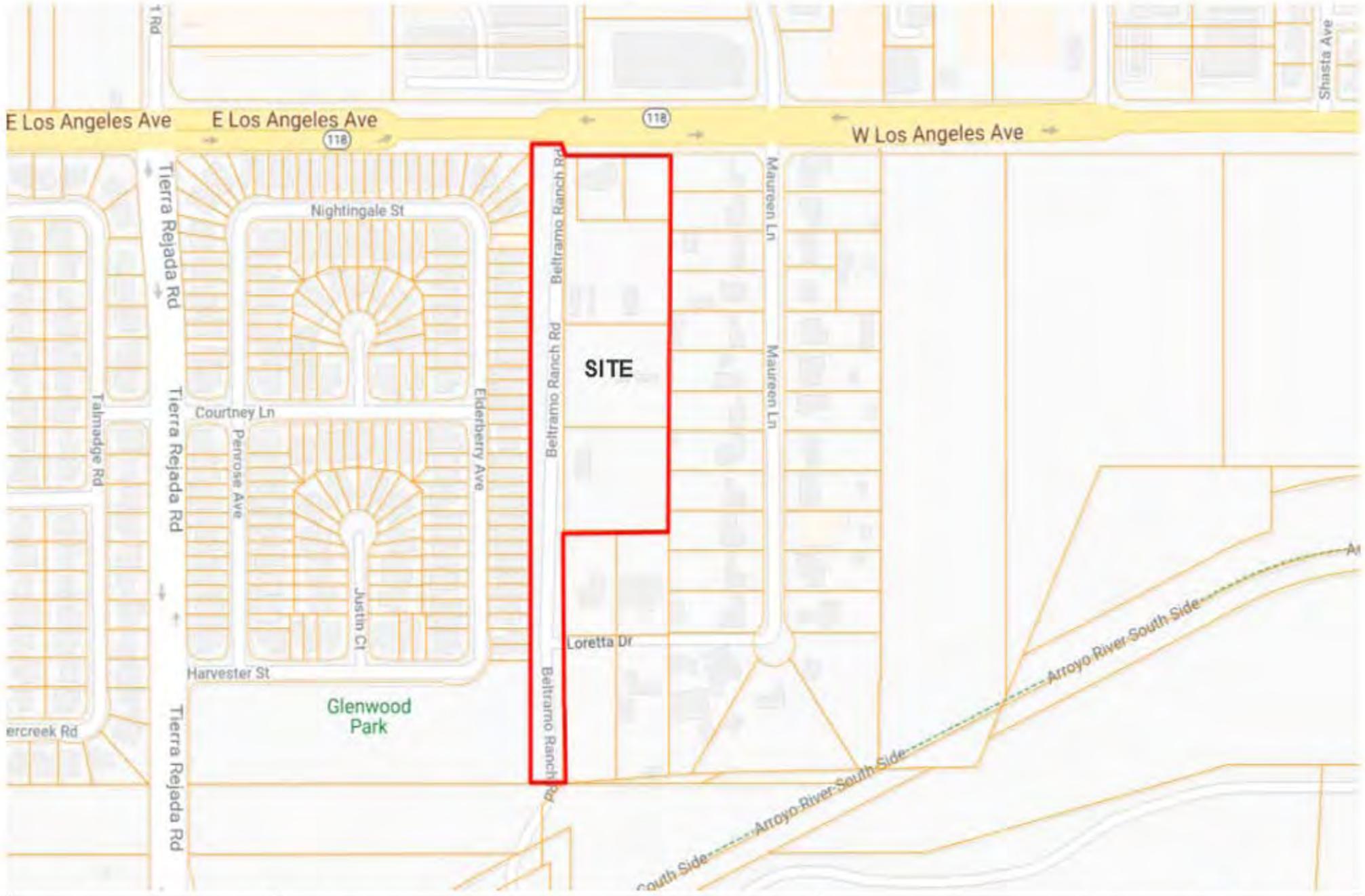
- ATTACHMENT A: Existing and Proposed General Plan Designation
- ATTACHMENT B: Location Map
- ATTACHMENT C: Aerial Map
- ATTACHMENT D: Federal Emergency Management Agency Flood Zone Map
- ATTACHMENT E: Project Plans
- ATTACHMENT F: Warmington Group Project Narrative

ATTACHMENT A

EXISTING AND PROPOSED GENERAL PLAN DESIGNATION



Location Map - Southeast Corner of Los Angeles Avenue and Beltramo Road



1" = 376ft

GPA Pre-Screening

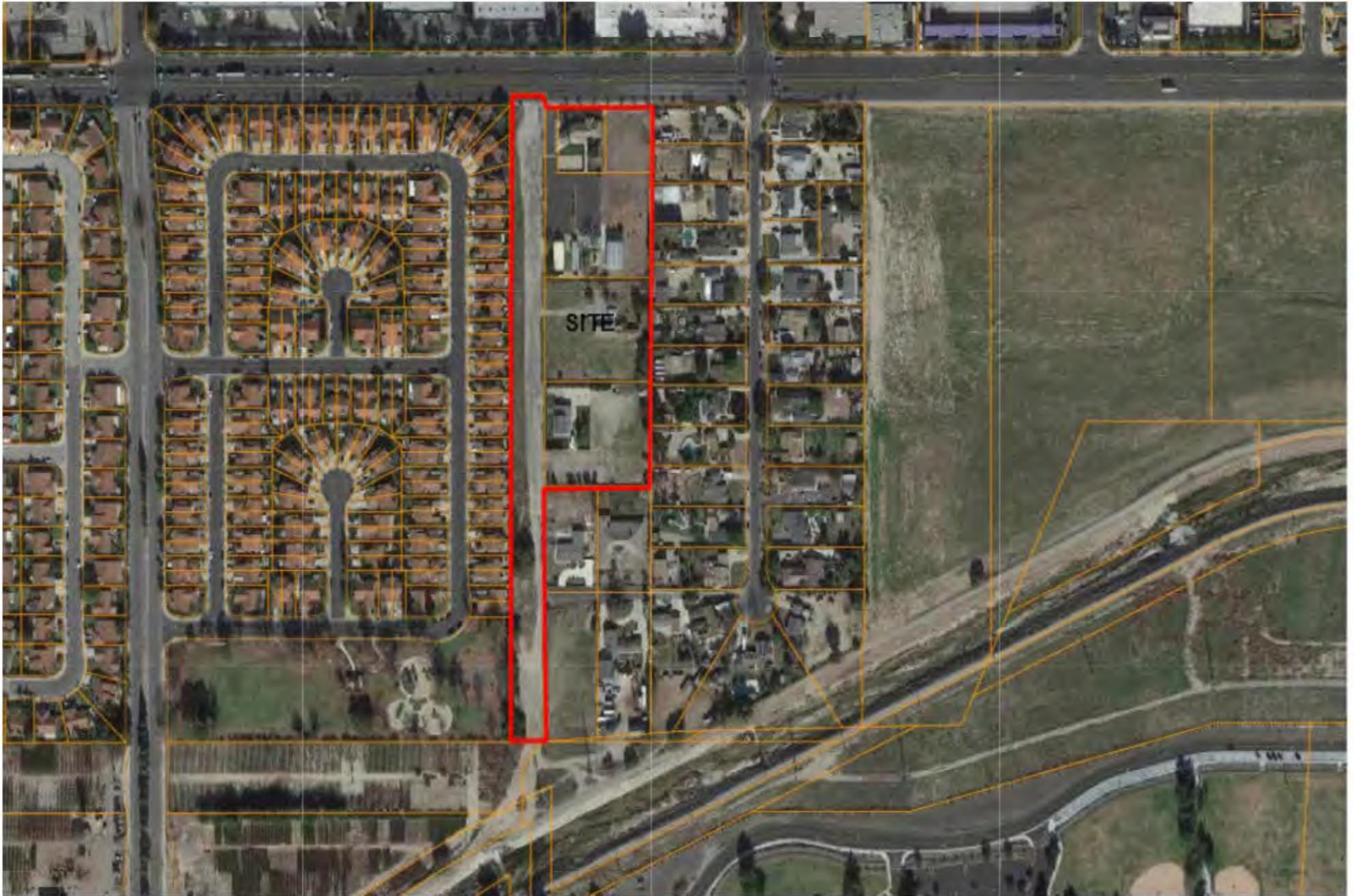
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This map may represent a visual display of related geographic information. Data provided hereon is not guaranteed of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

ATTACHMENT 16B

Aerial Map - Southeast Corner of Los Angeles Avenue and Beltramo Road



1" = 376ft

GPA Pre-Screening

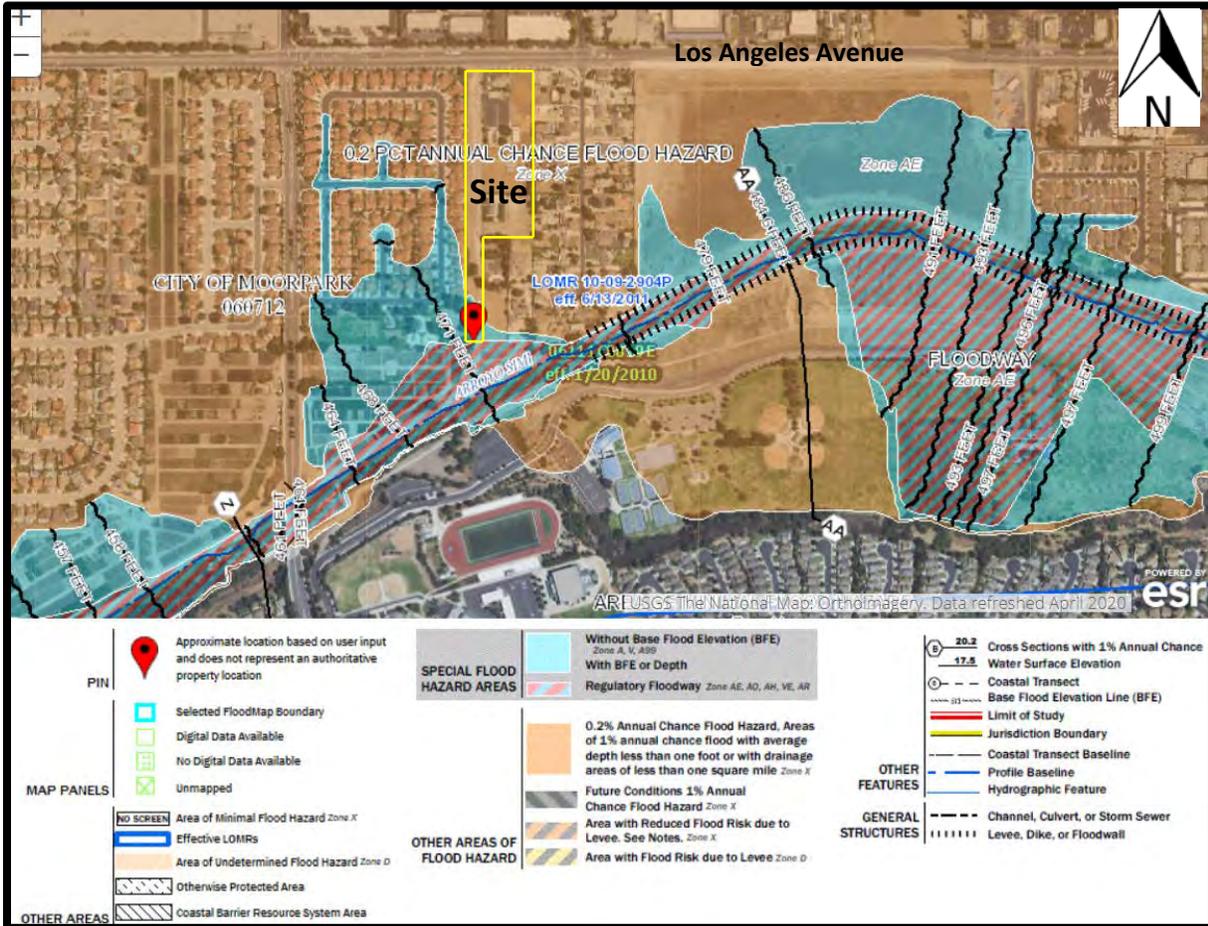
03/12/2020



This map may represent a visual display of related geographic information. Data provided hereon is not guaranteed of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

ATTACHMENT 17C

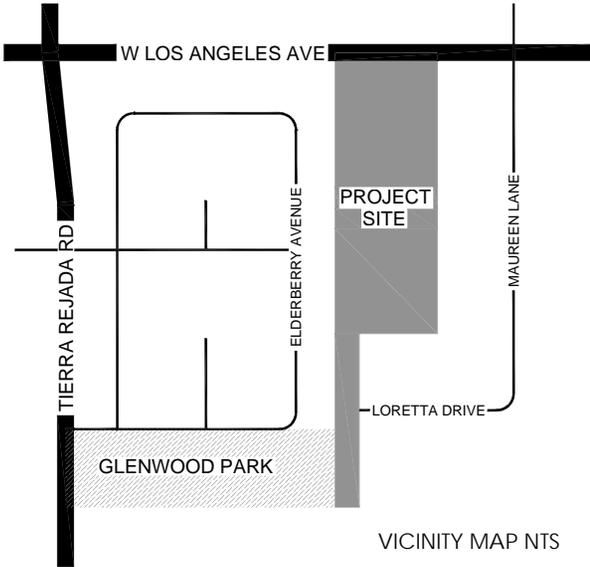
ATTACHMENT D



Federal Emergency Management Agency (FEMA) Special Flood Hazard Area

BELTRAMO RANCH

MOORPARK, CALIFORNIA



VICINITY MAP NTS

ARCHITECTURAL

- A0.0 SHEET INDEX
- A1.0 CONCEPTUAL SITE PLAN
- A1.1 CIRCULATION EXHIBIT
- A1.2 TRASH COLLECTION EXHIBIT
- A1.3 CONCEPTUAL PARK AMENITIES
- A2.0 IMAGE BOARD
- A3.0 CONCEPTUAL ELEVATION
- A4.0 SAMPLE FLOOR PLAN 1
- A4.1 SAMPLE FLOOR PLAN 2
- A4.2 SAMPLE FLOOR PLAN 3A
- A4.3 SAMPLE FLOOR PLAN 3B

PROJECT TEAM

DEVELOPER:
 WARMINGTON RESIDENTIAL
 3090 PULLMAN STREET
 COSTA MESA, CA 92626
 714.434.4439

ARCHITECT:
 KTGy ARCHITECTURE + PLANNING
 17911 VON KARMAN AVENUE, STE 200
 IRVINE, CA 92614
 949.851.2133

PREPARED FOR:
 COMMUNITY & ECONOMIC
 DEVELOPMENT COMMITTEE
 (CEDC)



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 949.851.2133
 ktgy.com



Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

BELTRAMO RANCH
 MOORPARK, CA # 2018-0860

Plot Date: FEBRUARY 26, 2020

A0.0

Parcel Addresses & APNs
 Beltramo Ranch Road
 APN: 504-0-021-195

Existing Zoning
 RE-1

R-2* Development Standards
 Density - "Very High Density:" 15 du/ac
 Front Yard Setback: 20'
 Interior Side Yard Setback: 5'
 Street Side Yard Setback: 10'
 Rear Yard Setback: 15'
 Lot Coverage: 50%
 Building Height: 35'
 Resident Parking: 2.5 sp/unit

Site Plan Summary
 Site Area: ±7.4 ac. (±323,000sf)

Townhomes:
 27 homes - Plan 1 - ±1400nsf
 36 homes - Plan 2 - ±1750nsf
 39 homes - Plan 3 - ±1600nsf
 102 homes - Total

Parking Provided:
 204 spaces - Garage Spaces
 51 spaces - Guest On-Site
 256 spaces - Total (±2.5 sp/unit)

Building Coverage: 35%

Open Space Provided:
 ±26,000sf - Private Open Space
 ±54,000sf - Common Open Space
 ±20,000sf - Park Area
 ±100,000sf - Total Open Space Provided (31% of site)

11930-11934 West Los Angeles Ave.
 APN: 506-0-030-220
 APN: 506-0-030-210
 APN: 506-0-030-235
 APN: 506-0-030-045

RE-20

*Conceptual Site Plan is compliant with R-2 zoning, standards, however project is seeking RPD zoning and Very High Density Residential.

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

Proposed Zoning: RPD*



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MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860

CONCEPTUAL SITE PLAN
 FEBRUARY 26, 2020



A1.0

Parcel Addresses & APNs
 Beltramo Ranch Road
 APN: 504-0-021-195

Existing Zoning
 RE-1

11930-11934 West Los Angeles Ave.
 APN: 506-0-030-220
 APN: 506-0-030-210
 APN: 506-0-030-235
 APN: 506-0-030-045

RE-20

11944 West Los Angeles Ave.
 APN: 506-0-030-255

RO

Proposed Zoning: RPD*

R-2* Development Standards
 Density: 15 du/ac
 Front Yard Setback: 20'
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Legend




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MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2019-0860

CIRCULATION EXHIBIT
 FEBRUARY 26, 2020



A1.1

Parcel Addresses & APNs
 Beltramo Ranch Road
 APN: 504-0-021-195

Existing Zoning
 RE-1

11930-11934 West Los Angeles Ave.
 APN: 506-0-030-220
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 ±20,000sf - Park Area
 ±100,000sf - Total Open Space Provided (31% of site)

Legend
 ■ Trash
 ■ Recycle



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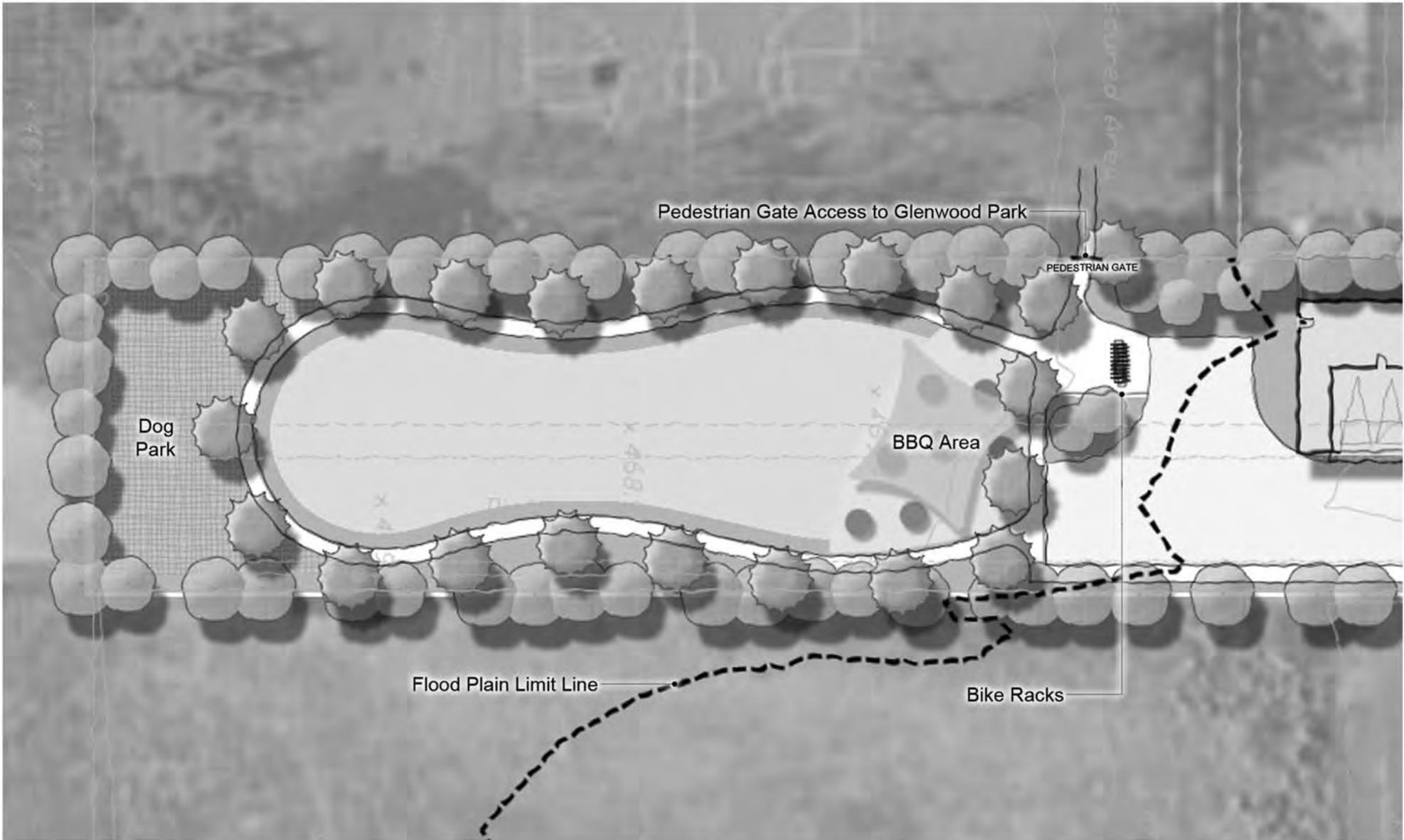


MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2019-0860

TRASH COLLECTION EXHIBIT
 FEBRUARY 26, 2020



A1.2

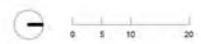


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MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2019-0860

CONCEPTUAL PARK AMENITIES
 FEBRUARY 26, 2020



A1.3



WHITE STUCCO WITH 'S' TILE ROOF



RECESSED ENTRY DOOR



ARCHED SOFFIT AT FRONT DOOR



DECORATIVE GABLE END VENT / SHUTTERS / METAL DECOR OVER WINDOW



RECESSED OVAL WINDOW W/ METAL DECOR / FAUX CHIMNEY



BAY WINDOW



RECESSED GARAGE DOORS



CORBELS



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Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

BELTRAMO RANCH
MOORPARK, CA # 2018-0860

Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A2.0



CONCEPTUAL ELEVATION B



CONCEPTUAL ELEVATION A



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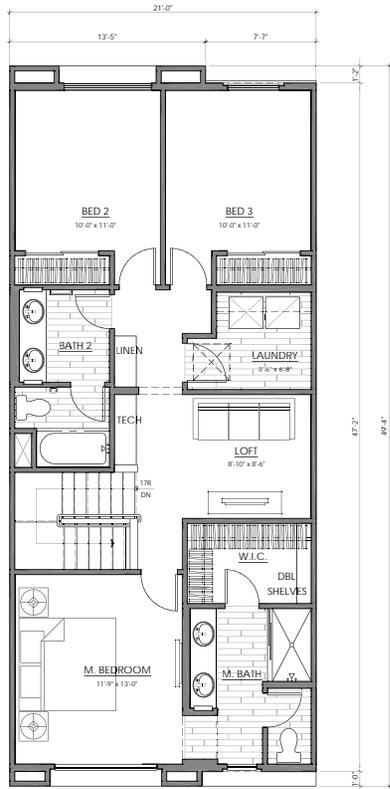
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

BELTRAMO RANCH
MOORPARK, CA # 2018-0860

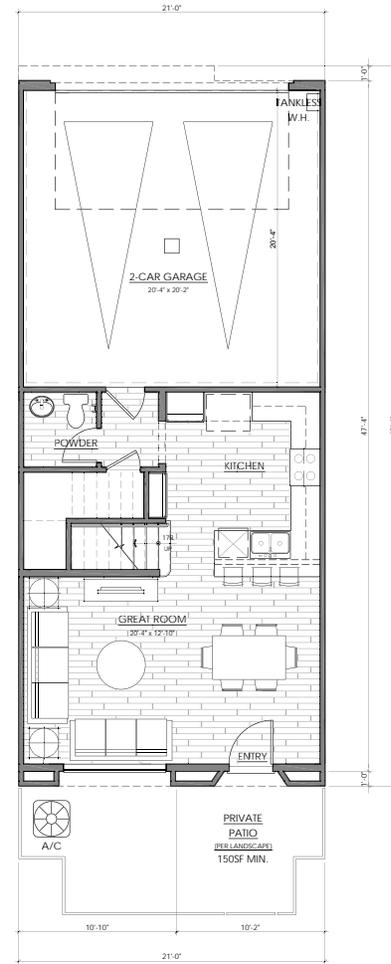
Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A3.0



SECOND FLOOR



FIRST FLOOR



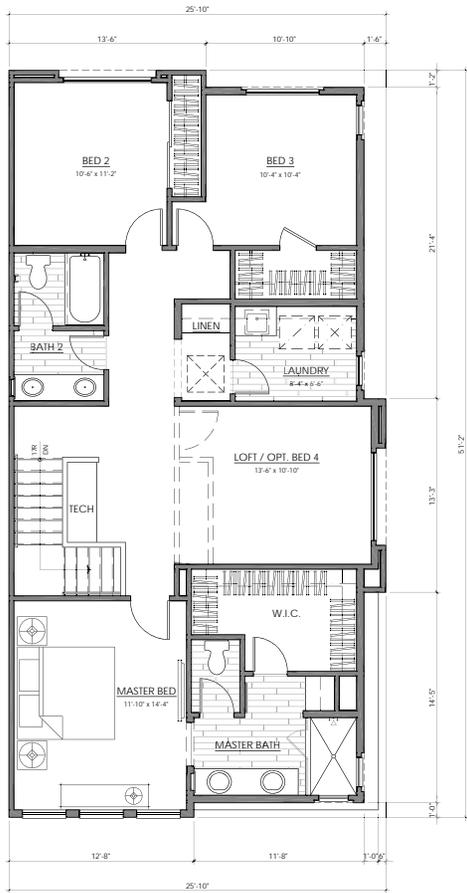
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Warmington
 RESIDENTIAL
 Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

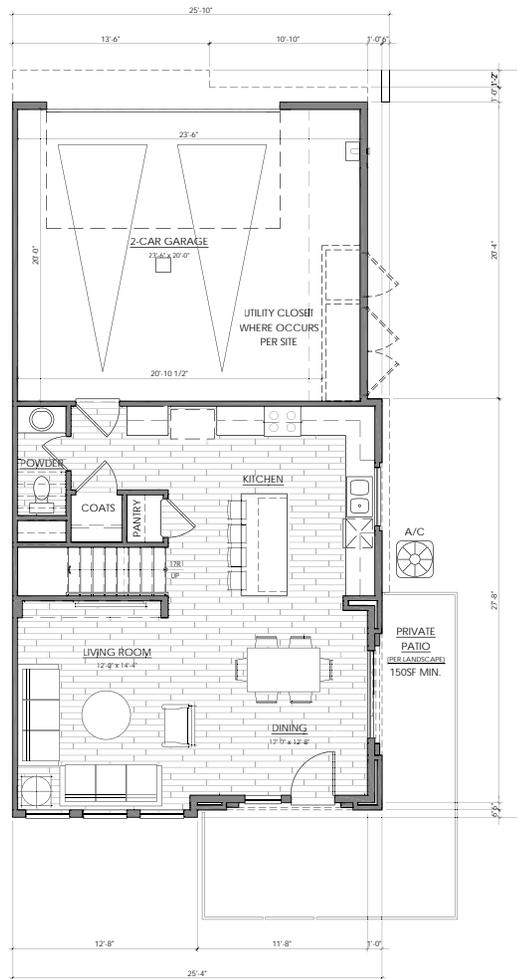
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 1 +/- 1400SF

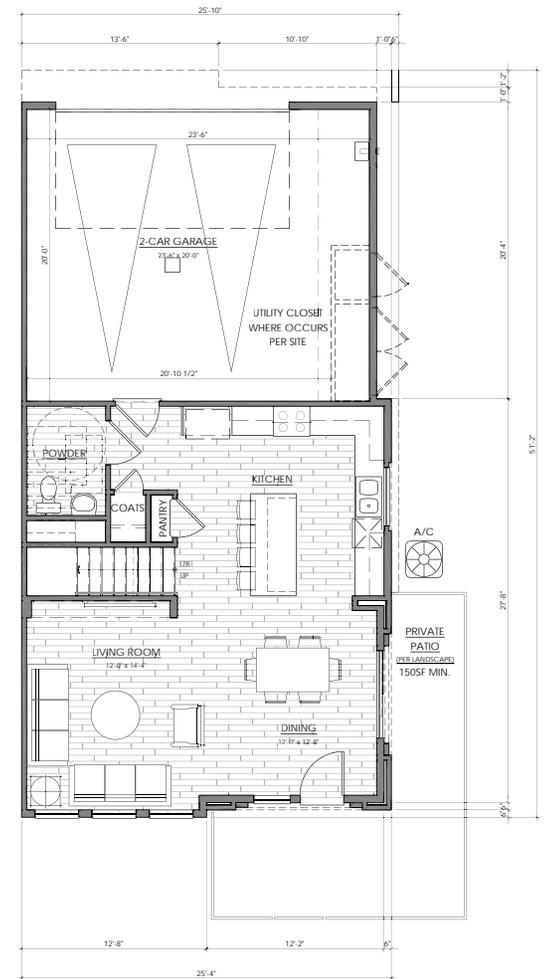
A4.0



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE UNIT



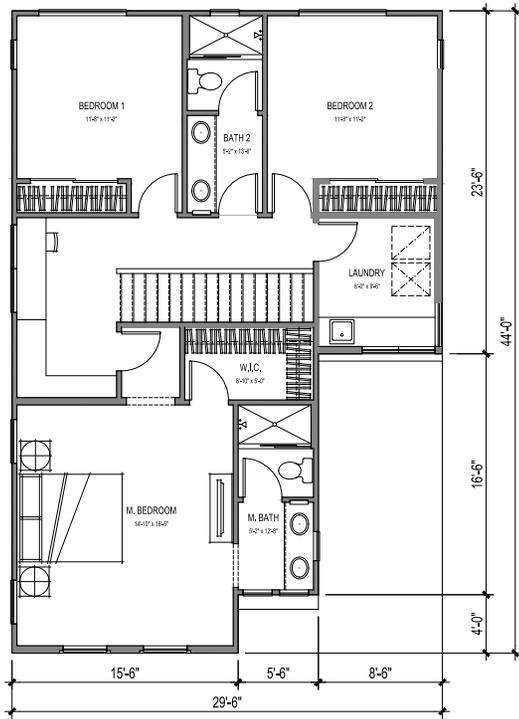
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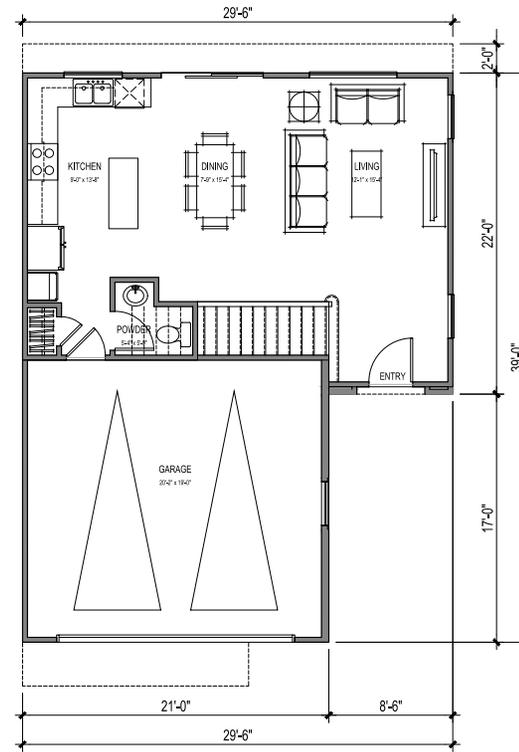
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 2 +/- 1750SF

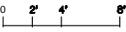
A4.1



2ND FLOOR



1ST FLOOR



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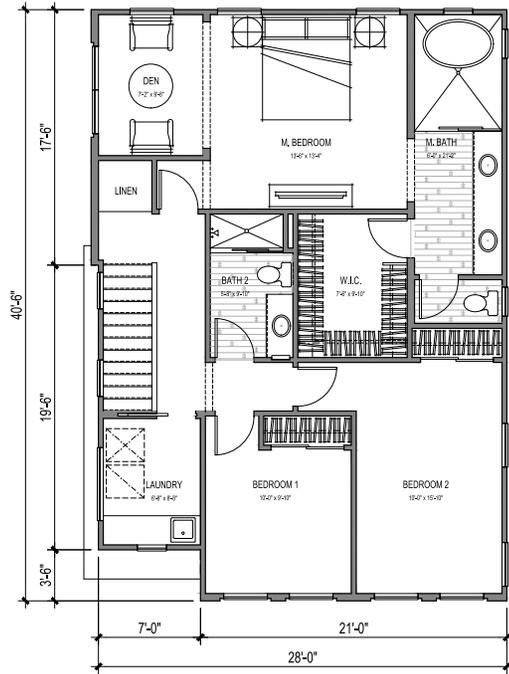


Warmington Residential
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 Costa Mesa, CA 92626

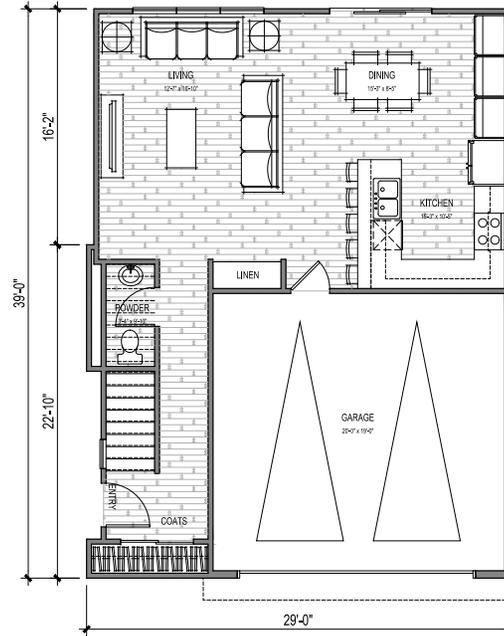
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 3A +/- 1600SF

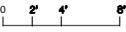
A4.2



2ND FLOOR



1ST FLOOR



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Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 3B +/- 1600SF

A4.3

BELTRAMO RANCH - MOORPARK
PROJECT SUMMARY SHEET

The proposed "BELTRAMO RANCH" project provides for a new Moorpark residential community to be developed on a 7.4-acre site. Project development requires the relocation and/or demolition of existing buildings and site grading/improvements to prepare the site for land development. The Beltramo Ranch project is comprised of the following two development components:

Beltramo Ranch Residential Component. The project includes a non-gated residential neighborhood, consisting of 102 for-sale townhouse units (see Conceptual Site Plan dated 2.26.2020).

RESIDENTIAL PROJECT PLAN SUMMARY

Unit Plan Type	Square Footage	Total Units
Plan 1: 3-Bdrm/2.5 Bath	+/- 1,400 SF	27
Plan 2: 4-Bdrm/2.5 Bath	+/- 1,750 SF	36
Plan 3: 3-Bdrm/2.5 Bath	+/- 1,600 SF	39
	<i>Total</i>	<i>102 Units</i>
<i>Note: Plan 1 Units are Front-Loaded Townhomes, Plans 2/3 are Rear-Loaded Townhomes</i>		

The project will be on one lot, through a Vesting Tentative Tract Map for condominium purposes.

The Development Plan provides for fifteen affordable units (15% of the total project units) to be sold to qualifying, low and moderate-income residents. The plan proposes a mix of eight low-income units and seven moderate-income units.

The proposed architectural style for the townhomes incorporates a traditional Spanish-style (see Image Board). Spanish architectural features have been implemented into the overall plan to provide attractive, authentic details, including the following:

- White Stucco with Red "S" Tile Roof
- Wood and Metal Decor
- Faux Chimneys
- Recessed Doors & Windows

These three and four bedroom homes feature efficiently designed living spaces with kitchens on the first level and bedrooms on the second level. Each home includes two and one-half bathrooms. The builder will employ green building techniques to provide for energy efficient homes, well-balanced and integrated site lighting, and drought-tolerant native landscaping.

Beltramo Ranch Amenities/Open Space Component. The project offers over 70,000 square feet of combined open "green space" located throughout the project site. This open space concept provides for passive gathering spaces for use by Beltramo Ranch

residents and guests. The project also provides an internal walkway system and private sidewalk linkages to surrounding local streets and Glenwood Park, a local neighborhood City park. A dog park, park area, and barbeque/picnic areas are proposed at the southern end of the site, adjacent to Glenwood Park.

Applicant: Warmington Residential
3090 Pullman Street
Costa Mesa, California 92626

Project Setting: The project is located on generally the west end of the City of Moorpark at the southeast corner of West Los Angeles Avenue and Beltramo Ranch Road. The site consists of six parcels, identified as assessor's parcel numbers 504-0-021-195, 506-0-030-220, 506-0-030-210, 506-0-030-235, 506-0-030-235, and 506-0-030-055. The combined acreage for the all project parcels is 7.4 acres.

Existing/
Proposed Zoning: Residential (R-1, R-20)/ Residential Planned Development (RPD)

Existing/Proposed
General Plan
Designation: Residential (Combination of Low Density and High Density)/Very High Density

Existing
Uses: Community Church Facilities; Single-Family Home, Beltramo Ranch Road

Site Access: State Route 118 is the primary east-west access route serving the City of Moorpark and the subject site. In Moorpark, the 118 connects at the intersection of State Route 23 in eastern Moorpark. State Route 23 is the primary north-south access route to Moorpark. The 118 is also known as West Los Angeles Avenue and is contiguous to the project's northern site boundary.

Local street access to the project site will be provided via a new private loop street. The new in-tract street will be designated a local roadway and will provide direct entry to the project with ingress and egress at the primary driveway and egress at the secondary driveway.

A pedestrian gate is proposed at the southeast corner of the site, connecting through Loretta Drive.

Building Coverage: Proposed building coverage is 35%, which is well under the 50% maximum allowable standard.

Setbacks: Setbacks comply with the City's R-2 zone development standards.

Parking: Each unit will provide two garage parking spaces and guest surface parking spaces for a total of 2.5 spaces per unit. There are a total of 204 garage spaces and 51 surface (guest) parking spaces. Guest parking spaces are 9' x 20'.

Project
Approval
Requests:

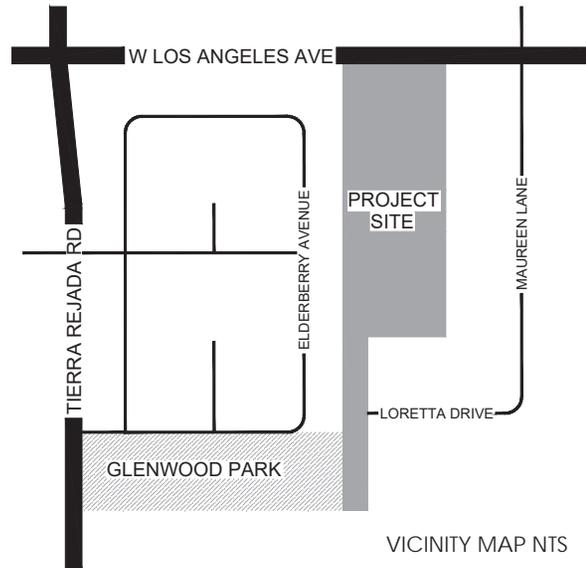
Development of the Beltramo Ranch project will require the following City approvals:

- *General Plan Amendment & Zone Change*
- *Vesting Tentative Tract Map*
- *Development Agreement*

As mandated by State law, the project is subject to the California Environmental Quality Act (CEQA) statute. The CEQA environmental review imposes both procedural and substantive requirements, with the City of Moorpark designated as the lead agency. Other discretionary agency permits (such as RWQCB, CDFW, ACOE) may be required, as determined through the project approval process.

BELTRAMO RANCH

MOORPARK, CALIFORNIA



ARCHITECTURAL

- A0.0 SHEET INDEX
- A1.0 CONCEPTUAL SITE PLAN
- A1.1 CIRCULATION EXHIBIT
- A2.0 IMAGE BOARD
- A3.0 CONCEPTUAL ELEVATION
- A4.0 SAMPLE FLOOR PLAN 1
- A4.1 SAMPLE FLOOR PLAN 2
- A4.2 SAMPLE FLOOR PLAN 3
- A4.3 SAMPLE FLOOR PLAN DUPLEX
- A5.0 SITE SECTIONS
- A5.1 SITE SECTIONS

PROJECT TEAM

DEVELOPER:
 WARMINGTON RESIDENTIAL
 3090 PULLMAN STREET
 COSTA MESA, CA 92626
 714.434.4439

ARCHITECT:
 KTGy ARCHITECTURE + PLANNING
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 949.851.2133

CIVIL:
 STANTEC
 111 EAST VICTORIA STREET
 SANTA BARBARA, CA 93101
 805.308.9159

PREPARED FOR:
 COMMUNITY & ECONOMIC
 DEVELOPMENT COMMITTEE
 (CEDC #2; SEPT. 16, 2020)



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Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860

SHEET INDEX
 SEPTEMBER 03, 2020

A0.0

Parcel Addresses & APNs
 Beltramo Ranch Road
 APN: 506-0-021-195

Existing Zoning
 RE-1

R-2* Developmental Standards:
 Density - "Very High Density": 15 du/ac
 Front Yard Setback: 20'
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 Street Side Yard Setback: 10'
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 Lot Coverage: 50%
 Building Height: 35'
 Resident Parking: 2.5 sp/unit

Site Plan Summary
 Site Area: ±7.4 ac. (±323,000sf)

Home Mix:
 17 homes - Plan 1 (1845sf - 3bd/2.5ba)
 20 homes - Plan 2 (1970sf - 3bd+Loft/2.5ba)
 10 homes - Plan 3 (2045sf - 4bd+Loft/3ba)
 47 homes - Total SFD

Parking Provided:
 138 spaces - Garage Spaces
 47 spaces - Driveway
 35 spaces - Guest On-Site
 220 spaces - Total (±3.2 sp/unit)

Building Coverage: 30%

Proposed Building Height: SFD ±26'; Duplexes ±29' (2nd Floor Window Height ±18'-6")

11930-11934 West Los Angeles Ave.
 APN: 506-0-030-220
 APN: 506-0-030-210
 APN: 506-0-030-235
 APN: 506-0-030-045

Existing Zoning
 RO

*Conceptual Site Plan is compliant with R-2 zoning, standards, however project is seeking RPD zoning and Very High Density Residential

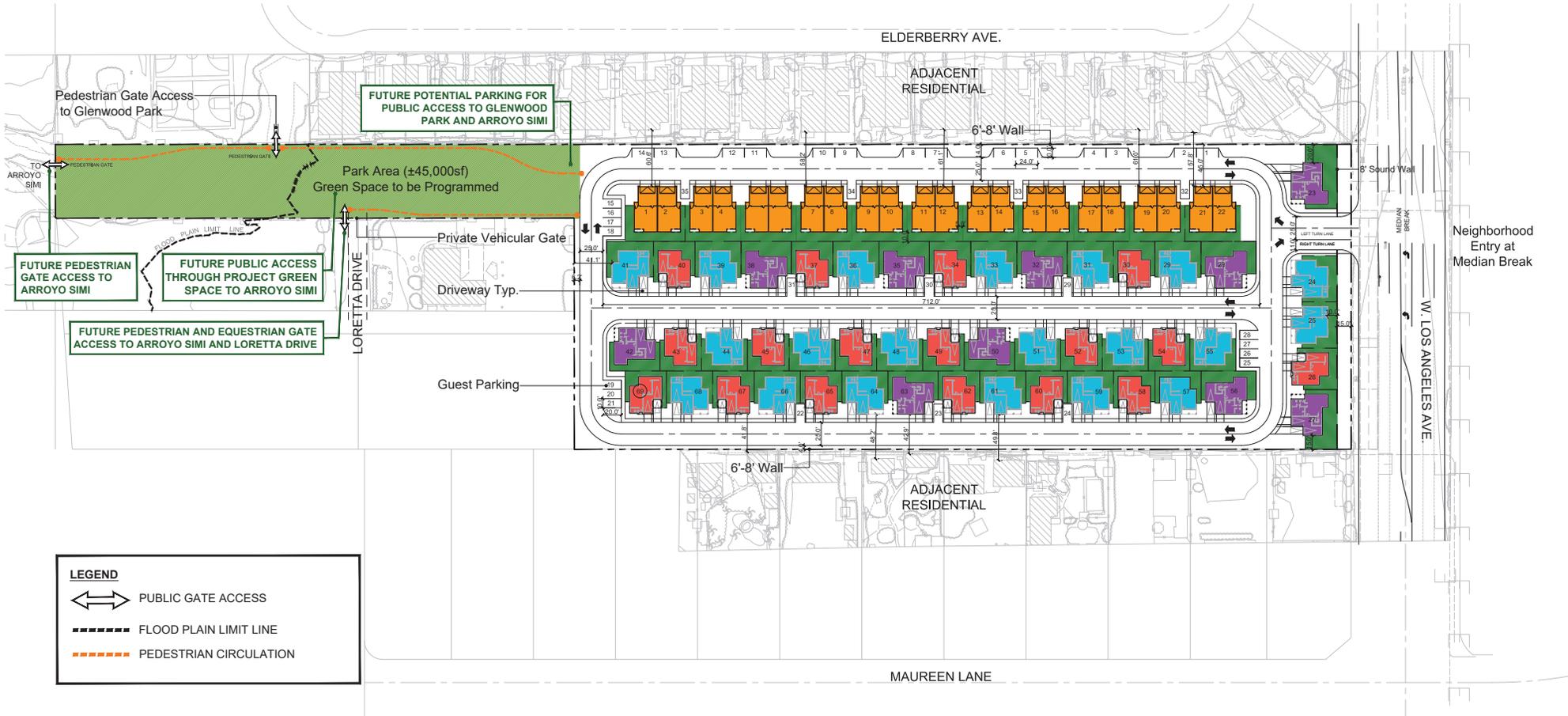
22 Duplex homes (1900-2000sf - 3bd+Opt Bed4/2.5ba)

Open Space Provided:
 ±48,000sf - Private Yards
 ±45,000sf - Park Area
 ±93,000sf - Total Open Space Provided (30% of site)

Proposed Zoning: RPD*

Total Units: 69 homes

Site Density: ±9.3 du/ac



Parcel Addresses & APNs	Existing Zoning
Beltramo Ranch Road APN: 504-0-021-195	RE-1
11930-11934 West Los Angeles Ave. APN: 506-0-030-220 APN: 506-0-030-210 APN: 506-0-030-235 APN: 506-0-030-045	RE-20
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Total Units: 69 homes

Site Density: ±9.3 du/ac

Parking Provided:

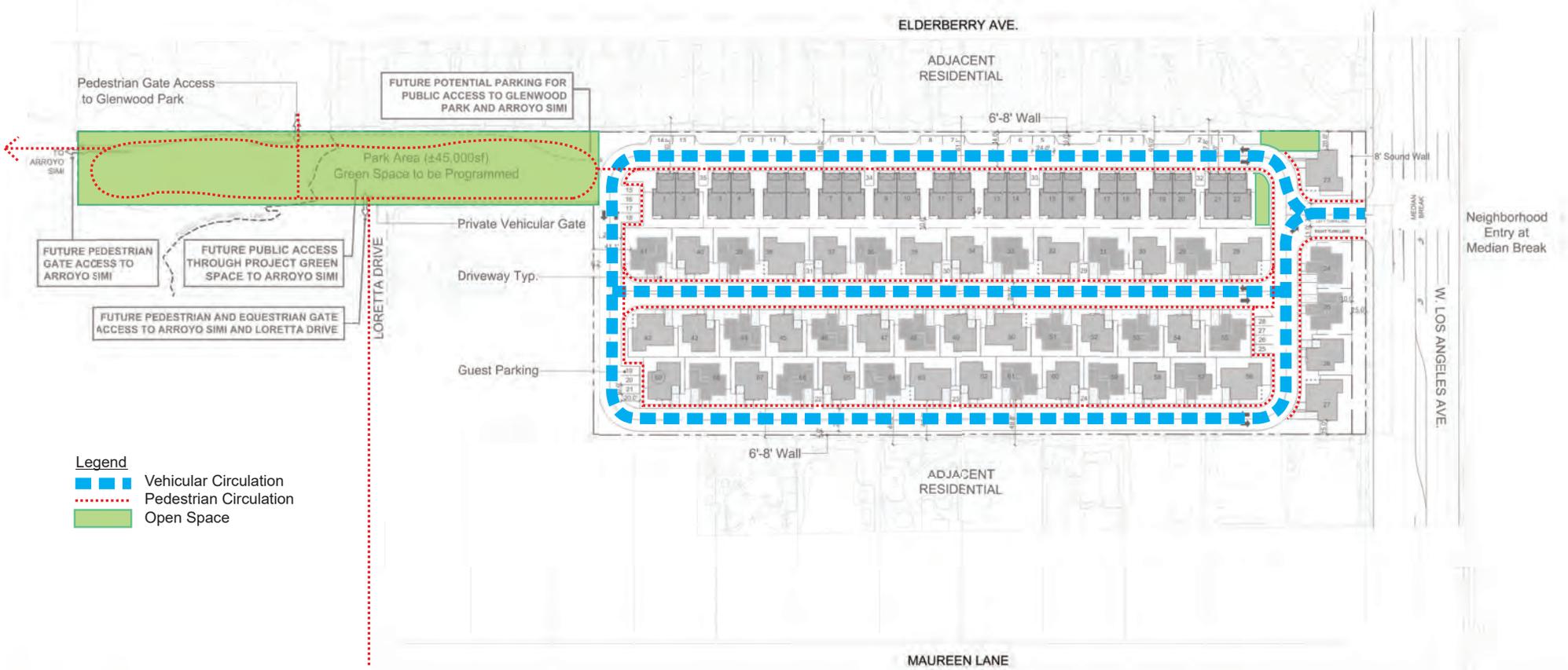
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Legend

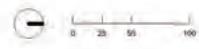
- - - - - Vehicular Circulation
- Pedestrian Circulation
- Open Space

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 Warmington Residential
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 Costa Mesa, CA 92625

MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860

CIRCULATION EXHIBIT
 SEPTEMBER 03, 2020



A.I.I



STUCCO WITH 'S' TILE ROOF



RECESSED ENTRY DOOR



ARCHED SOFFIT AT FRONT DOOR



DECORATIVE GABLE END VENT / SHUTTERS / METAL DECOR OVER WINDOW



RECESSED OVAL WINDOW W/ METAL DECOR / FAUX CHIMNEY



BAY WINDOW



RECESSED GARAGE DOORS



CORBELS



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MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

IMAGE BOARD
SEPTEMBER 03, 2020

A2.0



PAIRED HOMES



DETACHED SINGLE FAMILY HOMES



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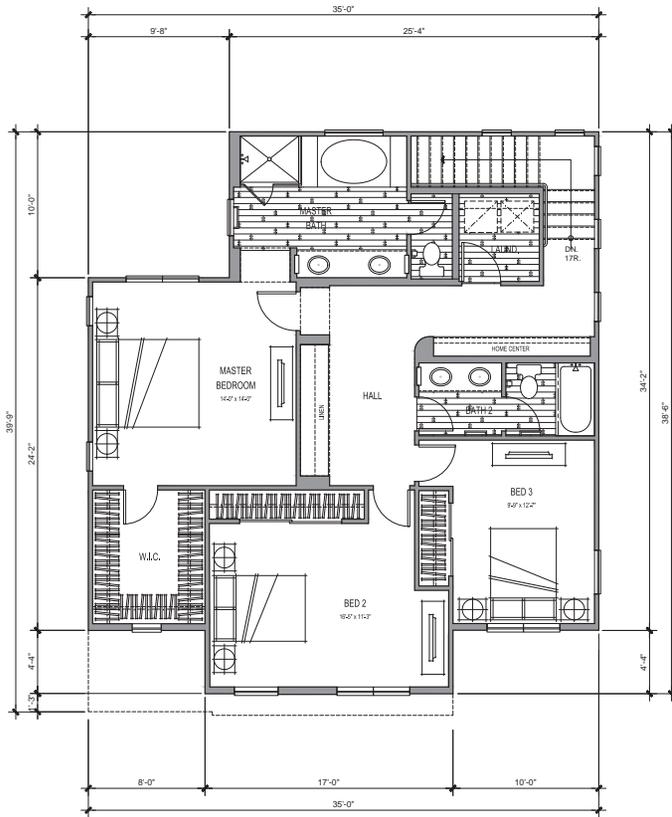


Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

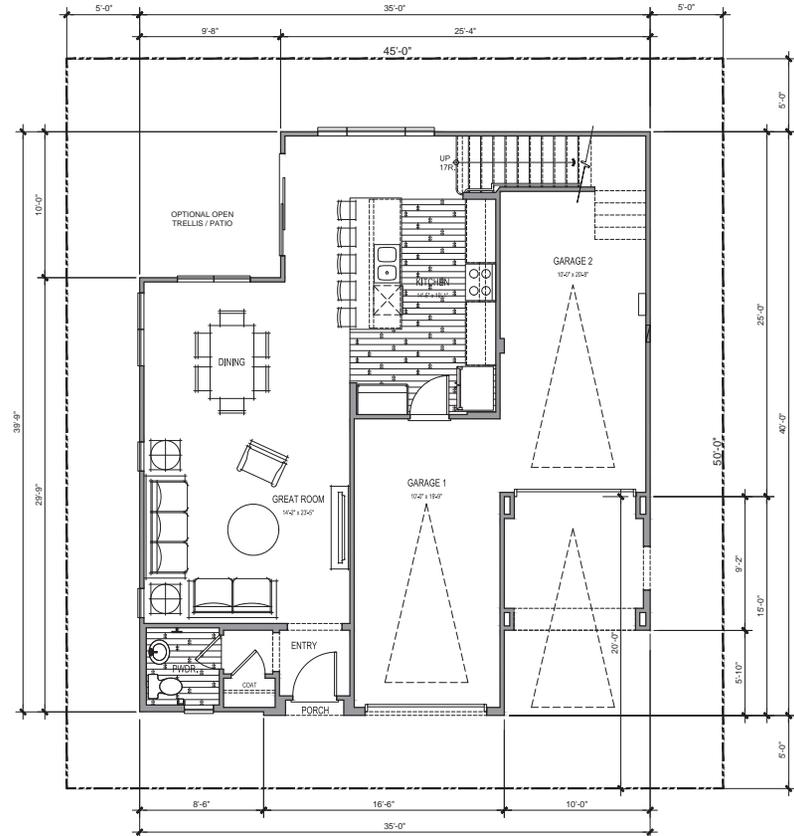
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

IMAGE BOARD
SEPTEMBER 03, 2020

A3.0



SECOND FLOOR



FIRST FLOOR



Architecture + Planning
 17911 Von Karman Ave.
 Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com

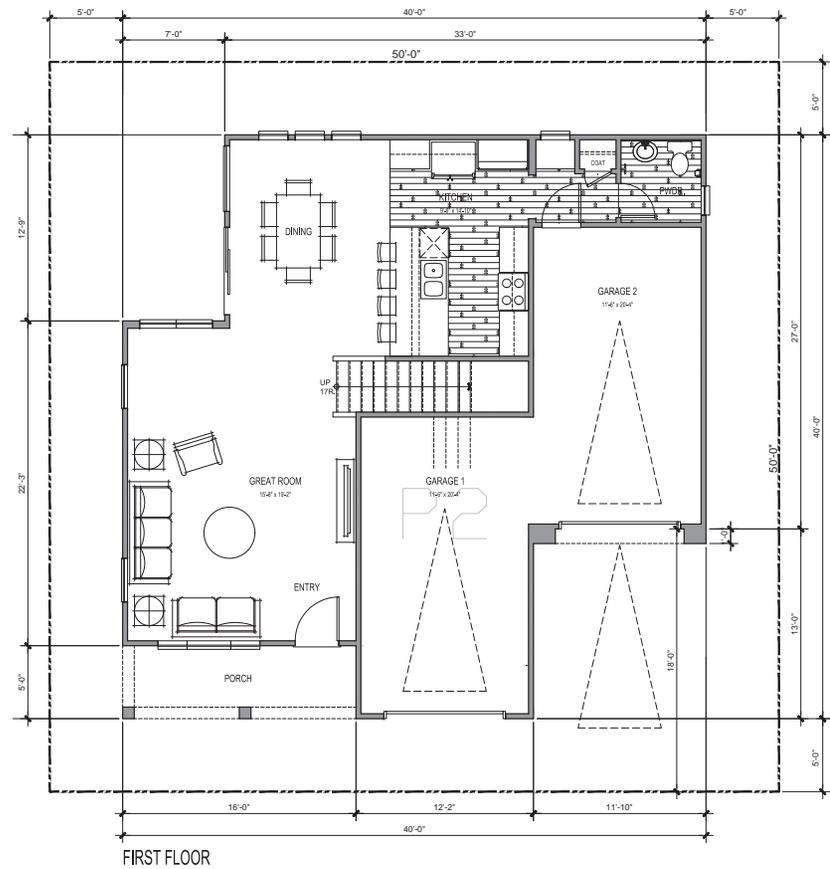


Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 SEPTEMBER 03, 2020

SAMPLE FLOOR PLAN 1 - 1845 SF

A4.0



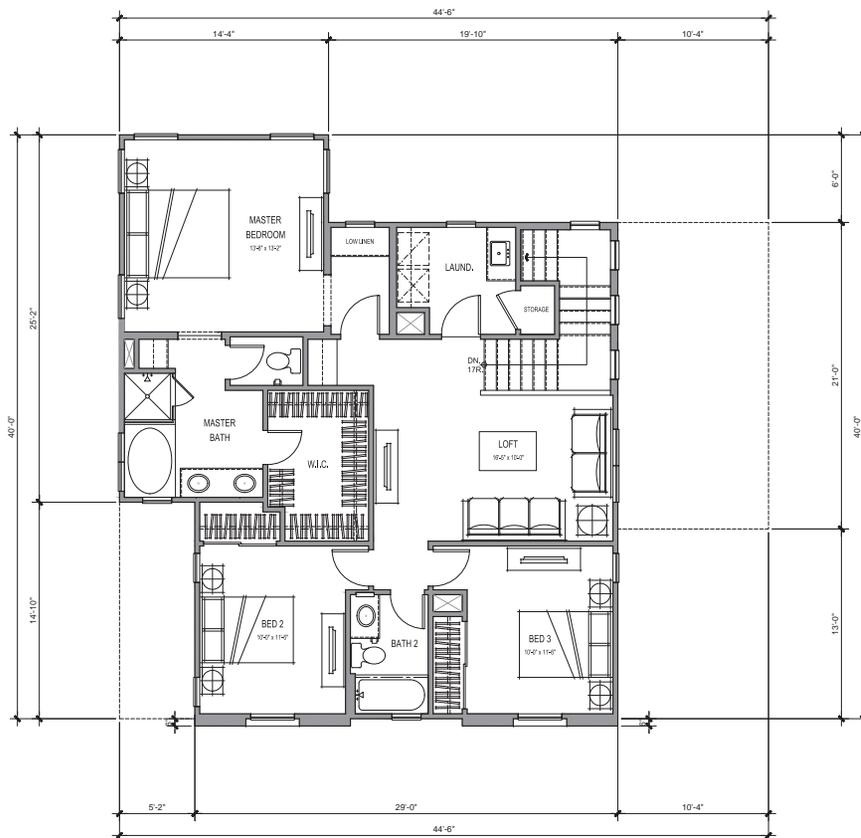
Architecture + Planning
 17911 Von Karman Ave.
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 Irvine, CA 92614
 949.851.2133
 ktgy.com

Warmington
 RESIDENTIAL
 Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

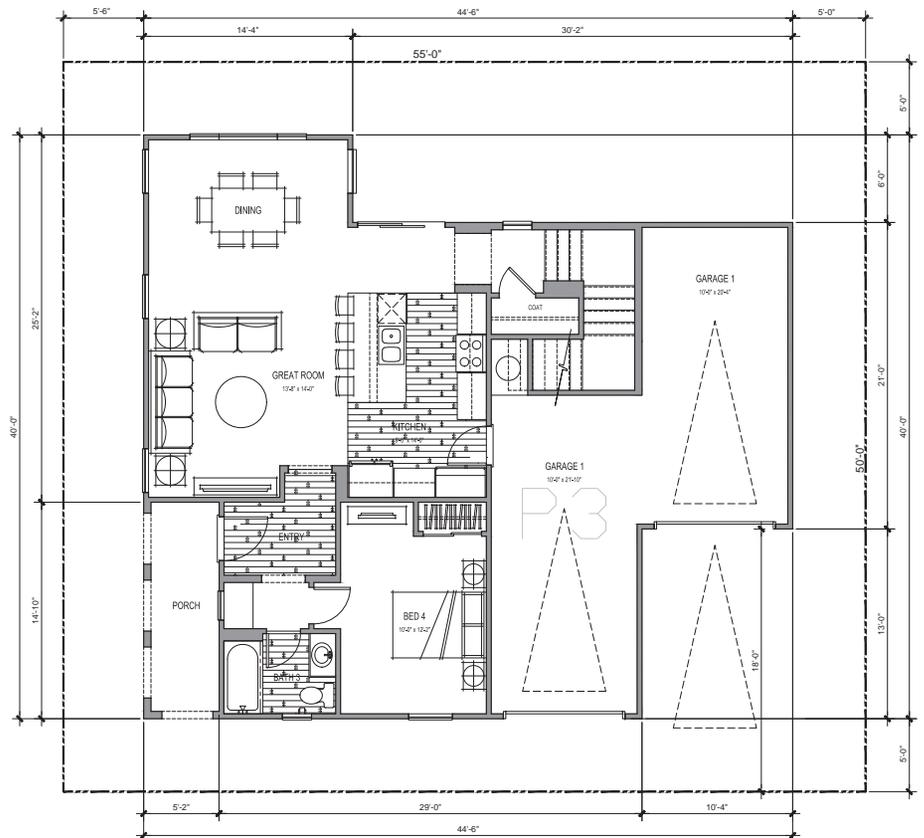
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 SEPTEMBER 03, 2020

SAMPLE FLOOR PLAN 2 - 1970 SF

A4.1



SECOND FLOOR



FIRST FLOOR



Architecture + Planning
 17911 Von Karman Ave.
 Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com

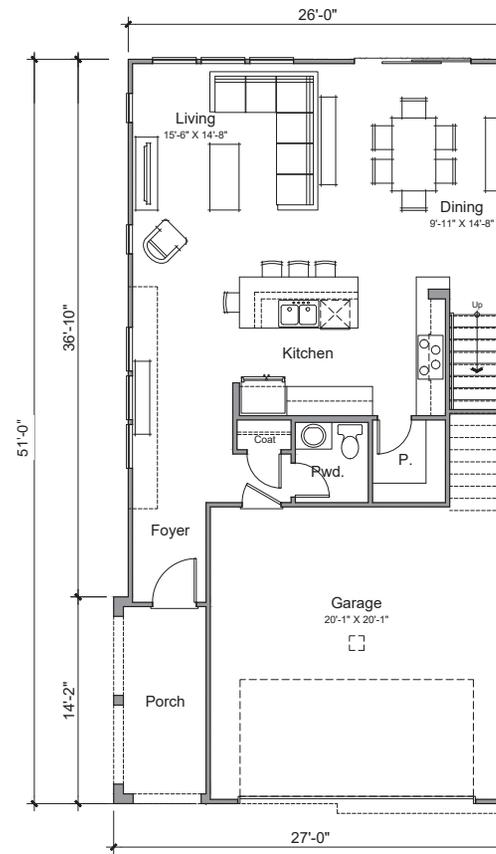
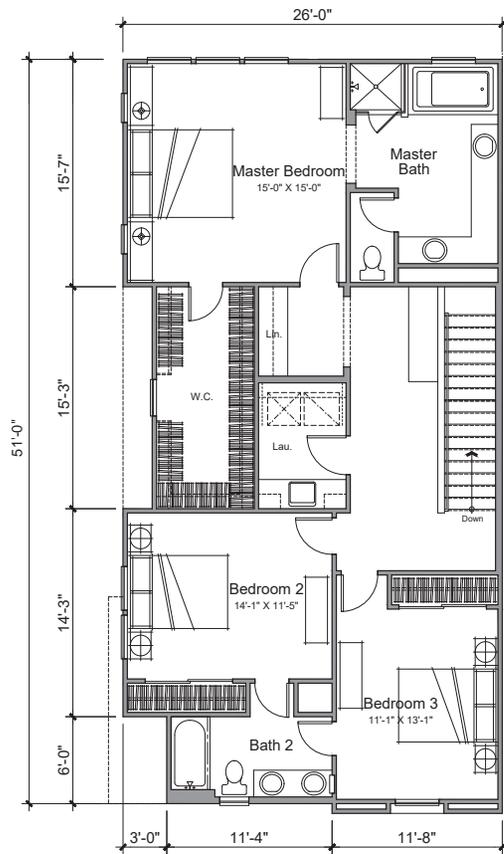


Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 SEPTEMBER 03, 2020

SAMPLE FLOOR PLAN 3 - 2045 SF

A4.2



Architecture + Planning
 17911 Von Karman Ave,
 Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com

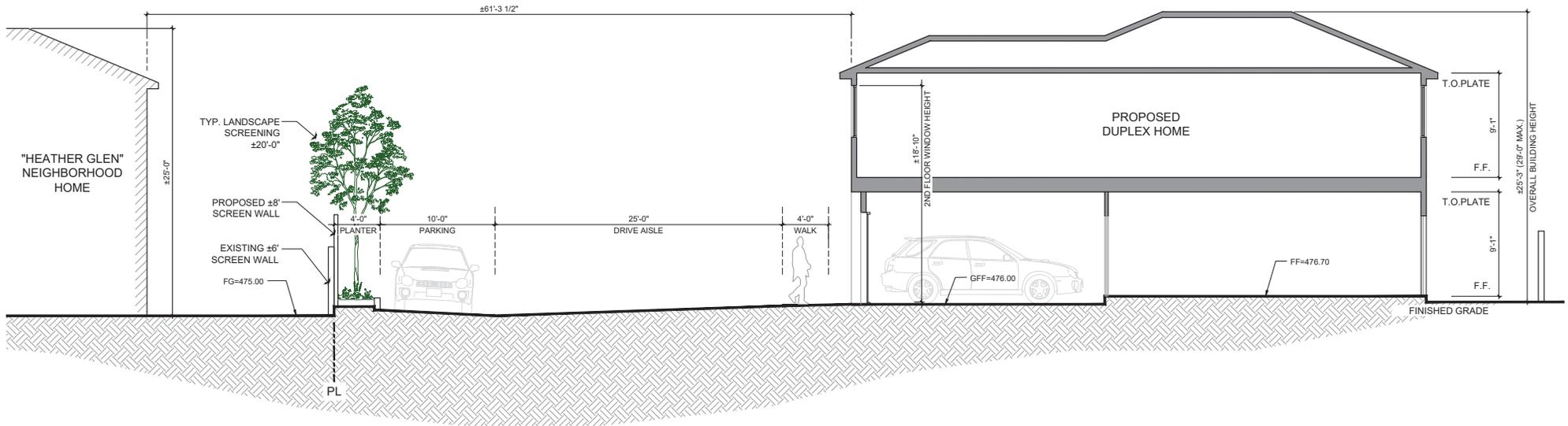


Warmington
 RESIDENTIAL
 Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

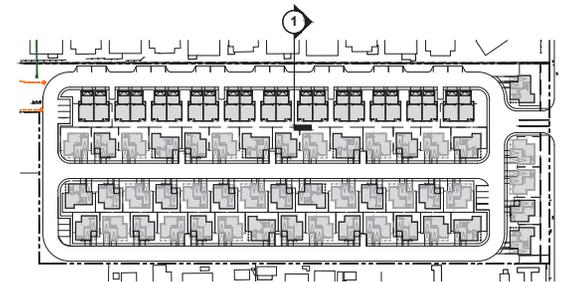
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 SEPTEMBER 03, 2020

SAMPLE FLOOR PLAN DUPLEX
 +/- 1900-2000 SF

A4.3



① SECTION AT WESTERN PROPERTY LINE



KEY SITE PLAN - NTS

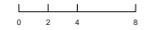


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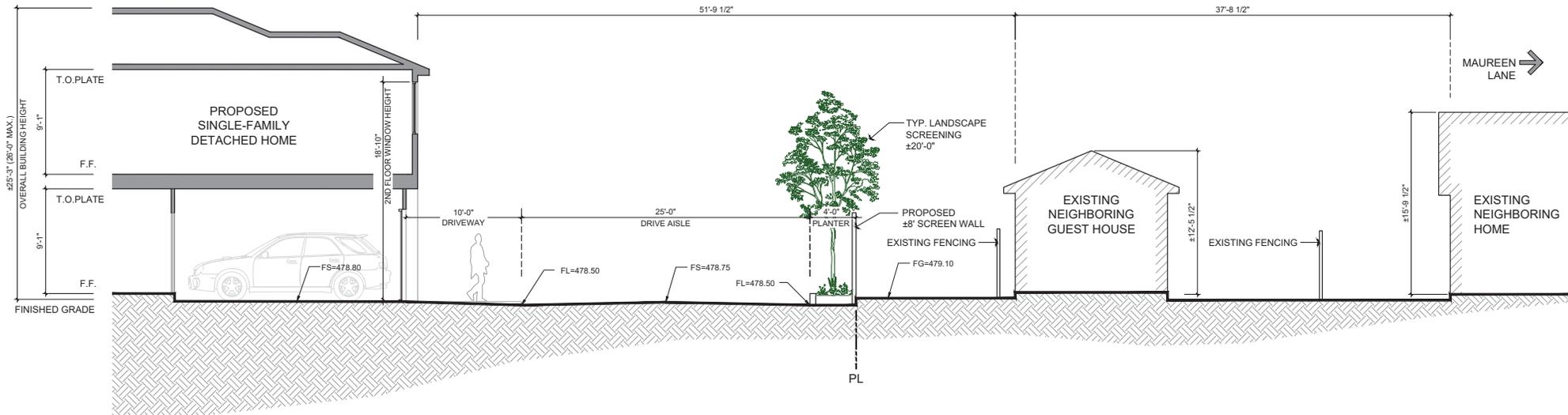


MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

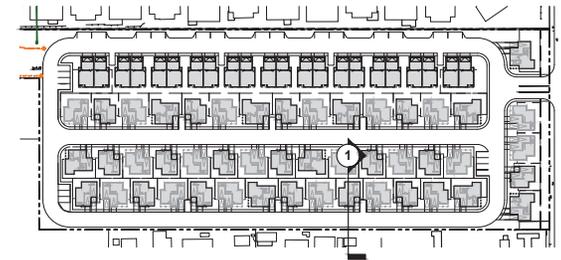
SITE SECTIONS
SEPTEMBER 03, 2020



A5.0



① SECTION AT EASTERN PROPERTY LINE



KEY SITE PLAN - NTS

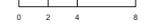


Architecture + Planning
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Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

SITE SECTIONS
SEPTEMBER 03, 2020



A5.1

**BELTRAMO RANCH - MOORPARK
PROJECT SUMMARY SHEET**

The proposed “BELTRAMO RANCH” project provides for a new Moorpark residential community to be developed on a 7.4-acre site. Project development requires the relocation and/or demolition of existing buildings and site grading/improvements to prepare the site for land development. The Beltramo Ranch project is comprised of the following two development components:

Beltramo Ranch Residential Component. The project includes a non-gated residential neighborhood, consisting of 47 single-family homes and 22 paired homes (see revised Conceptual Site Plan dated 9.3.2020).

RESIDENTIAL PROJECT PLAN SUMMARY

Unit Plan Type	Square Footage	Total Units
SFD Plan 1: 3-Bdrm/2.5 Bath	+/- 1,845 SF	17
SFD Plan 2: 3-Bdrm + Loft/2.5 Bath	+/- 1,970 SF	20
SFD Plan 3: 4-Bdrm + Loft/3 Bath	+/- 2,045 SF	10
Paired Homes: 3 or 4 Bdrm/2.5 Bath	+/- 1,900-2,000 SF	22
		<i>Total</i> 69

The proposed architectural style for the townhomes incorporates a traditional Spanish-style (see Image Board and Elevations). Spanish architectural features have been implemented into the overall plan to provide attractive, authentic details, including the following:

- Natural Shades of Stucco with Red "S" Tile Roof
- Wood and Metal Decor
- Faux Chimneys
- Recessed Doors & Windows

These three and four bedroom homes feature efficiently designed living spaces with a great room, dining room, and kitchens on the first level and bedrooms on the second level, with attached garages (see sample floor plans). Each home includes two and one-half or three bathrooms. The builder will employ green building techniques to provide for energy efficient homes, well-balanced and integrated site lighting, and drought-tolerant native landscaping.

Beltramo Ranch Amenities/Open Space Component. The project offers over 95,000 square feet of combined open "green space" located throughout the project site. This includes private yard spaces for each home, and a large green space of nearly one acre at the southern end of the site, adjacent to Glenwood Park, a local neighborhood City park. The public green space will be maintained by the Beltramo Ranch HOA, but available for public use. The project also provides an internal walkway system and private sidewalk linkages to surrounding local streets with gate access to Glenwood Park (see Circulation Exhibit). The green space will be programmed as part of the project entitlement process and will include gate access through the pan-handle portion of the site, south toward the Arroyo Simi as well as a public gate at Loretta Drive .

Applicant: Warmington Residential
3090 Pullman Street
Costa Mesa, California 92626

Project Setting: The project is located on generally the west end of the City of Moorpark at the southeast corner of West Los Angeles Avenue and Beltramo Ranch Road. The site consists of six parcels, identified as assessor's parcel numbers 504-0-021-195, 506-0-030-220, 506-0-030-210, 506-0-030-235, 506-0-030-235, and 506-0-030-055. The combined acreage for the all project parcels is 7.4 acres.

Existing/
Proposed Zoning: Residential (R-1, R-20)/ Residential Planned Development (RPD)

Existing/Proposed
General Plan
Designation: Residential (Combination of Low Density and High Density)/Very High Density

Existing
Uses: Community Church Facilities; Single-Family Home, Beltramo Ranch Road

Site Access: State Route 118 is the primary east-west access route serving the City of Moorpark and the subject site. In Moorpark, the 118 connects at the intersection of State Route 23 in eastern Moorpark. State Route 23 is the primary north-south access route to Moorpark. The 118 is also known as West Los Angeles Avenue and is contiguous to the project's northern site boundary.

Local street access to the project site will be provided via a new private loop street. The new in-tract street will be designated as a local roadway and will provide direct entry to the project with ingress and egress at the primary driveway.

A pedestrian gate is proposed at the southeast corner of the site, connecting through Loretta Drive. Additionally, we propose a private vehicular gate, to be maintained by the Beltramo Ranch HOA to continue to provide access for transportation and caring for large animals for the Loretta Drive properties.

Building Coverage: Proposed building coverage is 30%, which is well under the 50% maximum allowable standard.

Setbacks: Setbacks are well in excess of the City's R-2 zone development standards and dimensions are included on the site plan. Due to the reconfiguration of the loop road along the western and eastern property lines, ample setbacks are now provided from existing surrounding homes.

Parking: Each home will provide two garage parking spaces, resulting in 138 garage spaces and 47 driveway spaces, for a total of 185 spaces. Although not required by code, we have included 35 guest parking spaces throughout the site to provide for additional parking. Project parking totals 220 spaces, or 3.2 spaces per unit.

**Project
Approval
Requests:**

Development of the Beltramo Ranch project will require the following City approvals:

- *General Plan Amendment & Zone Change*
- *Vesting Tentative Tract Map*

As mandated by State law, the project is subject to the California Environmental Quality Act (CEQA) statute. The CEQA environmental review imposes both procedural and substantive requirements, with the City of Moorpark designated as the lead agency. Other discretionary agency permits (such as RWQCB, CDFW, ACOE) may be required, as determined through the project approval process.

BELTRAMO RANCH PROJECT, MOORPARK

Qualitative Design Input Findings & Site Plan Modifications Implemented

Warmington Residential Project Application/Site Plan

A number of community meetings were held to provide the adjacent neighborhoods an opportunity to find out more about the project and to express their comments and concerns. An initial meeting was held last fall, prior to filing the General Plan Amendment Pre-Screening Application with the City of Moorpark. The application was on track to be processed in accordance with the City's Ordinance No. 2015-3466. A Design Review meeting was held at the City on January 8th, and a revised plan was prepared to address those City and Agency comments. A plan package was resubmitted on February 26, 2020, and the project was scheduled for the March 16, 2020 Community and Economic Development Committee (CEDC).

The March 18, 2020 Community & Economic Development Committee (CEDC) meeting, was delayed just over three months, due to COVID-19 crisis, and was held on June 24, 2020. CEDC did not make a recommendation on the proposed Site Plan at that time, but continued the meeting to September 16, 2020. The applicant was directed to meet with local community to continue discussions regarding their specific design comments and to prepare a new Site Plan for CEDC approval. As such, the following three levels of community input efforts were undertaken:

1. In-Person Community Meetings

- a. Thursday, November 14, 2019 Meeting @ Foursquare Church held to introduce the proposed project.
- b. Saturday, July 11, 2020 @ Foursquare Church (respecting social distancing) to ascertain immediate neighborhood design and project concerns.
- c. Wednesday, July 31, 2020 Meeting. The Maureen Lane neighborhood scheduled an in-person meeting and invited Warmington to attend. Two of our representatives attended this meeting and answered questions and listened to additional site plan design comments/concerns.
- d. Wednesday, August 5, 2020 Meeting @ Foursquare Church (respecting social distancing) held to present the significantly revised Site Plan the neighbors. The new plan was developed based on extensive community input and we listened to any other concerns/comments.

NOTE: All of our meetings were noticed via USPS to the approximately 300 homes in the Heather Glen and Maureen Lane neighborhoods that surround the subject site.

- e. Meeting Goals:
 - i. Acknowledge that the neighbors would not support the 102-unit Site Plan based on density, setbacks, view, and other issues impacting the area.
 - ii. Discuss community concerns regarding density, setbacks, design, height, privacy, sunlight, public access, green space, and other items to consider in developing the revised Site Plan.
 - iii. Gauge community-wide concern over the Beltramo Ranch proposal once key facts and site constraints/opportunities were presented.
2. Zoom Community Meetings
- a. July 13, 2020 Zoom meeting held for Maureen Lane residents.
 - b. July 15, 2020 Zoom meeting held for Loretta Drive residents.
 - c. July 22, 2020 Zoom meeting held for Heather Glen residents.
NOTE: All meetings were noticed via USPS to approximately 300 homes surrounding the subject site.
 - d. Meeting Goals:
 - i. Offer to meet with neighbors through zoom (respecting social distancing) in groups, neighborhoods, or individually to gain an understanding of local concerns to address (to the extent possible) in the new Site Plan.
 - ii. Obtain impressions of possible Beltramo Ranch product types preferred and site layout requests.
 - iii. Understand areas of conflict and cooperation.
3. Project Website (BELTRAMOMOORPARK.COM)
- a. Offer a website including project information and history, including posting the various project Site Plans.
 - b. Website Goals:
 - i. Provide a platform for anyone to email comments regarding the proposed project for the applicant's benefit to understand project pros and cons.

Community Outreach Findings:

- 1. Issues of local concern are summarized below:
 - *Property Line Setbacks:* Neighbors want an increased setback from 10' or a drive aisle to provide a buffer. Majority of the homeowners that back to the western and eastern property lines prefer a drive aisle with a 6-8' wall and landscape buffer instead of a backyard of a home. A taller wall and landscape screening was also requested on the southern portion of the developed area for the adjoining backyards to the Loretta Drive homes.
 - *Height:* concern regarding height of homes compared to their home height and grade difference. Privacy and sunlight are also concerns.
 - *Density:* Concern over too many homes on 7-acre site. Would like a less dense project that is compatible with existing homes/neighborhoods.

- *Drainage:* Want more information about flood zone and project drainage (through entitlement application).
 - *Community Benefit:* want legal access through southern portion of site to access trail by the Arroyo and use of additional public green space.
 - *Loretta Drive Homes Horse Access:* Horse people want continued access to their property to trailer horses via Beltramo Ranch Road to the rear of their properties through the SCE owned property.
 - *Loretta Drive Access:* Loretta Drive residents would like a gate at the west end of Loretta Drive to maintain private vehicular access to authorized users only, while maintaining public pedestrian access on the south side of Loretta Drive.
 - *Acoustical Study:* requested as part of entitlement application.
 - *Emergency Access:* requested this be addressed as part of entitlement application.
 - *Traffic/Parking/Emergency Access:* concern over traffic and parking impacts and emergency evacuation route; requested study as part of entitlement application.
 - *Dog Park:* concerns over smell and barking; prefer not to have a dog park there.
 - *Affordable Housing Units:* Some residents expressed that they did not want affordable housing included as part of the project at this location.
2. Awareness and opinions over what could be developed on the site
- a. Many neighbors thought that the site would always stay as a church use and not ever be developed.
 - b. Many neighbors enjoy the use of the vacant private property or using open space to access the Arroyo Simi.
 - c. Many neighbors do not want the site to change at all.
 - d. Many neighbors wanted a residential development that is similar to the home types surrounding the project site, with open space connections provided.
 - e. Some neighbors expressed concerns over their property being reclassified into a FEMA flood zone due to Beltramo project development (resulting in flood insurance to be required).

Site Plan Changes Implemented

The results of our community meetings provided valuable input for the revised Site Plan design. Question and Answer sessions and feedback received from these meetings centered on the following topics:

- Property Line Setbacks/Buffer
- Project Density
- Building Height/Privacy Views/Sunlight
- Architecture/Product Type/Community Character
- Open Space/Trail Connections
- Traffic, Parking, and Emergency Access

Our design team collaborated to discuss these identified topics and we held several internal land planning sessions over the past few weeks to develop a brand new Site Plan. We did our best to respond to all of the community and CEDC council member concerns identified. Below is a description of specific changes incorporated into the revised Site Plan:

Property Line Setbacks/Buffer

Our approach to providing ample property line setbacks was to consider the western and eastern boundaries of the subject site as “critical areas of concern” based on input from the local residents. The residents collectively preferred that the modified design placed the road along the edges of the property to provide a vast setback and placing the homes toward the interior of the development pad. This was much preferred over an increased setback to a backyard and house. We further increased the setbacks by providing an enhanced landscape buffer strip between the realigned road and the property lines to the west, south, and east.

GOAL: Exceed minimum code standards for setback requirements of the R-1 Zone and provide the road design requested by neighbors to accommodate a substantial setback.

Project Density

The project density, or number of dwelling units per acre, was greatly reduced in the revised Site Plan. The new plan accounts for a loss of 33 units and provides for a project density of 9.3 units per acre. This is a significant reduction from the prior plan which equated to 13.8 units per acre. Further, the mix of detached and attached homes mimic the existing subdivision to the west, and offers a better transition to adjacent single-family homes to the south and east.

GOAL: Balance community housing needs with compatible densities surrounding the site and local areas.

Building Height/Privacy Views/Sunlight

Due to the change in product type, the heights of the homes are slightly lower than the town-home product. It is anticipated that the single-family homes and duplexes will be no more than 26' - 29' in height at the top of the roof ridge. Moreover, with the new arrangement of the homes at the interior of the site, with considerable setbacks from the adjacent homes, the building heights, privacy views, and sunlight impacts are greatly reduced.

GOAL: Provide compatible building heights with adjacent properties to lessen view and loss of sunlight impacts.

Architecture/Product Type/Community Character

The revised site plan is compatible with other residential uses surrounding the subject site. Compatibility is primarily achieved through generous setbacks from adjacent structures, relocation of the in-tract loop road design and landscape strip to provide a wide buffer at the western and eastern property lines, and a change to the product type plotted.

The product type changed from fifteen townhome buildings to 47 single-family detached homes and 22 duplex homes. These homes are in scale with nearby existing neighborhoods such that it will not adversely impact existing uses.

GOAL: Provide a compatible mix of housing types consistent with the local area, with higher density product closer to the western portion of the site and lower density products closer to the eastern and southern property boundaries.

Open Space/Trail Connections

The Arroyo Simi and Glenwood Park provide for local recreation opportunities now and in the future. The southern “panhandle” of the site presents an opportunity for open space connections to these important local amenities. We propose to enhance the open space as a “green space” providing complementary passive areas adjacent to the park. We propose a public gate to be installed for access between the subject site and Glenwood Park. We also propose a connection through our property to the south toward the Arroyo via an additional gate. While, we can’t offer to improve a full connection to the Arroyo, since Southern California Edison owns the area between our property and the Arroyo Simi, we can create legal access through our parcel to provide enhanced connectivity.

GOAL: Offer public open space/green passive space, and footpath connections to other nearby open spaces as a community benefit.

Traffic/Parking/Emergency Access

Based on input from City staff and CALTRANS, the existing entrance/exit alignment was retained off New Los Angeles Avenue to serve the subject site. There is one project entrance and exit serving the development. The proposed configuration provides for an added right turn lane, while maintaining a left turn lane at the project driveway entrance. It is anticipated that some restriping will take place as part of frontage improvements and the middle turn lane will continue to provide for left turns into the site for vehicles traveling westbound on L.A Ave.

The project provides for two parking spaces in each garage and one parking space in the driveway for single-family homes and two garage spaces for the duplexes. The City development code does not require guest parking for single-family homes or duplexes. The reason for this, is that typically parking is met through garage parking or driveway parking spaces provided. Nevertheless, we have provided 35 parking spaces throughout the site for guests, resulting in a project parking count of 3.2 spaces per dwelling unit.

As part of the entitlement process, a full traffic, circulation and emergency access study will be prepared. These reports will be reviewed by the City and applicable agencies to determine if there are any project impacts and if any mitigation is required.

GOAL: Design the vehicular circulation systems that are adequate, safe, and efficient.

Summary

In summary, the 102 Unit Site Plan was discarded based CEDC review and public comments received on June 24, 2020. After extensive community outreach efforts, we designed a significantly different Site Plan and layout.

We strongly feel that we have listened to and addressed the CEDC and community concerns with the roll out of this new plan. We have decreased the project density by 32%, increased property line setbacks and buffers for the western adjacent properties (with 20' at the northern property line and 41.5' for the remainder of the western boundary to the duplexes), maintained a large setback at the eastern property line, added landscape screening buffers, realigned the in-tract loop road, changed homes to a predominantly detached product with some duplexes, reduced building heights, provided 35 guest parking space (zero guest parking spaces are required by code, and expanded the park area (+25,000 square feet for a total of 45,000 square feet), while offering legal public access and gate connections through our site.

Table 1, attached, summarizes a comparison between the prior 102-unit townhome site plan and the current proposed site plan.

Warmington Residential desires to build a quality project that provides Moorpark with new homes that are accepted by the local neighborhoods and compatible with this area of the community.

**TABLE I
PROJECT COMPARISON SUMMARY MATRIX**

GENERAL TOPIC	CEDC PLAN (2.26.2020)	CEDC #2 PLAN (9.3.2020)	DIFFERENCE
UNIT COUNT	102 HOMES	69 HOMES	33 LESS HOMES
DENSITY	13.8 DU/AC	9.3 DU/AC	4.5/AC LESS
BUFFER BETWEEN PROPERTY LINES (PL)	SETBACK 10' PER CODE REQUIREMENT ON WESTERN PL/ ROAD AND PARKING ON EASTERN PL	INCREASED SETBACKS ON WESTERN PL/ROAD AGAINST ALL PROPERTY LINES	ENHANCED BUFFERS THROUGH ROAD DESIGN AND INCREASED SETBACKS
PRODUCT TYPE	TOWNHOMES	SINGLE-FAMILY & DUPLEXES	HYBRID DETACHED AND ATTACHED
WESTERN PROPERTY LINE SETBACK	10'	20' TO SFD #23 45' to DUPLEXES	10' - 35' MORE
EASTERN PROPERTY LINE SETBACK	52''	15' TO SFD #27 41.5' TO SFD #56 -#69	(20.5' - 26') LESS
SOUTHERN PROPERTY LINE SETBACK (@ LORETTA BACKYARDS)	28'	41'	13' MORE
NORTHERN PROPERTY LINE SETBACK	25'	25'	NO CHANGE
HEIGHT- SINGLE-FAMILY	30' MAX	26' MAX	4' LESS
HEIGHT- DUPLEXES	30' MAX	29' MAX	1' LESS
PUBLIC ACCESS TO PARK	PEDESTRIAN GATE	PEDESTRIAN GATE	NO CHANGE
PUBLIC CONNECTION THROUGH PROPERTY NEAR ARROYO SIMI	OPEN SPACE/TRAIL	OPEN SPACE/TRAIL PEDESTRIAN GATE	PEDESTRIAN GATE ADDED
HORSE PROPERTY ACCESS	MAINTAIN CURRENT ACCESS THROUGH BELTRAMO ROAD	MAINTAIN CURRENT ACCESS THROUGH BELTRAMO ROAD	ADDED PRIVATE GATE FOR LORETTA DRIVE PRIVATE LANE TO BE MAINTAINED BY BELTRAMO HOA
FLOOD ZONE	AVOID BUILDING IN FLOOD ZONE/WILL DESIGN TO NOT CHANGE FEMA MAPPING DESIGNATIONS	AVOID BUILDING IN FLOOD ZONE/WILL DESIGN TO NOT CHANGE FEMA MAPPING DESIGNATIONS	NO CHANGE
OPEN SPACE	PROVIDE ONSITE OPEN SPACE FOR PUBLIC BENEFIT	PROVIDE 45,000 SF ONSITE OPEN SPACE FOR PUBLIC BENEFIT	25,000 SF MORE

From: [Patricia Colman](#)
To: [Planning](#)
Subject: Proposed building project
Date: Wednesday, September 09, 2020 11:41:43 AM

Hello,

I am writing this email in support of the proposed housing development at Los Angeles Avenue and Beltramo Road (the current site of the Four-Square Church). My husband and I love living and working in Moorpark. But unfortunately, I've seen many prospective residents turned away due to the lack of available affordable housing. Moorpark College is ranked the #4 community college in the nation and we pride ourselves on hiring excellent faculty, staff, and administrators. However, I have personally seen prospective employees, especially people early in their careers, turn down employment because they cannot find adequate housing in the city of Moorpark. New, modern, affordable single family homes are desperately needed here, and our entire community would benefit if this development was approved.

Thank you for your time,
Patty Colman

Patty Colman
History Professor, Moorpark College



From: [SHARON CLUGSTON](#)
To: [Planning](#)
Date: Thursday, September 10, 2020 9:12:37 AM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their

homes for that very blessing.

Thank you,

Gladys Sharon Clugston



From: [Cindy](#)
To: [Planning](#)
Subject: Beltramo Ranch development
Date: Thursday, September 10, 2020 8:39:58 AM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

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1. A development of this density doesn't blend into either community's character 2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern. 3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns. 4. Backup traffic for left had turns onto Tierra Rejada from the #118. 5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you,

please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Rock & Cynthia Ake

[Sent from AT&T Yahoo Mail for iPad](#)

From: [Jerry Lee](#)
To: [Planning](#)
Subject: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Wednesday, September 09, 2020 11:06:34 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character. They simply do not feel compatible with the very small space in question.
2. Privacy is still an issue with the height of the units and traffic passing and parking by my back wall. The grade of the plot behind Elderberry is 4-5 feet higher than the properties on Elderberry. This causes a elevation change in the favor of prying eyes.
3. Noise and light pollution is also a concern. If we expect roads and parking spots behind my wall, I would expect noise pollution and light from street lamps to impact my backyard.
4. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
5. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
6. Backup traffic for left hand turns onto Tierra Rejada from the #118.
7. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.
8. 8' wall to be built against my back wall. This decreases my view and causes feelings of being "boxed in".
9. Access, as it should be, to the Arroyo walking and biking path will be restricted or non-existent.
10. Evacuation plans? The current plans do not allow enough means of access and egress in the event of a fire or other emergency evacuation scenarios.

11. The good faith of Beltramo and associates has been lost over the Beltramo Moorpark projects life cycle so far. They have NOT been forthcoming and have NOT been working with the surrounding communities, with all due respect. They have been completing the absolute minimal to get this project moving forward with very little to give back to the community. Some of the Zoomo calls listed on their report have simply not happened. Heather Glen DID NOT have a zoom call. They opted for a parking lot review of the plans and failed to explain much of the plan updates. The notices from Beltramo in either physical or electronic form have been spotty at best. We did receive one notice of public meeting one day before it was scheduled and the notice had no return address (appearing to be junk mail). These I believe are tactics used to keep the community misinformed and disengaged. As I'm writing this, they still have not posted the "revised version" of the plans onto their project website. I believe those were submitted to the committee on 09/03. I simply find it insulting and cannot support this method of operations. Moorpark is better than this!

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Jerry & Heather Lee



From: [ANGELA ZAPATA](#)
To: [Planning](#)
Subject: Warmington Group Plans
Date: Wednesday, September 09, 2020 9:58:55 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Angela and Richar Zapata

██████████
██████████

From: [Susan Cole](#)
To: [Planning](#)
Date: Wednesday, September 09, 2020 9:55:52 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve

the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Susan Korotzer

[REDACTED]

[REDACTED]

From: [Brian Berry](#)
To: [Roseann Mikos](#); [David Pollock](#)
Cc: [Janice S. Parvin](#); [Ken Simons](#); [Chris Enegren](#); [Mary Berry](#); [Shanna Farley-Judkins](#)
Subject: Revised General Plan Amendment Pre-Screening No. 2019-02 - Beltramo Ranch Development
Date: Thursday, September 10, 2020 12:53:42 PM

City Council Members Roseann Mikos and David Pollack:

I trust this email finds you both well. We are contacting you again as 30 year residents of Moorpark residing at 4802 Elderberry Ave. After meeting with the Warmington Group representatives on three occasions, which included the Heather Glen, Maureen Lane and Loretta Drive communities what we have learned from these interactions is that the developer has not seriously engaged the affected communities. They have displayed nothing but arrogance, dismissiveness and condensation towards all parties involved.

The developer has not fulfilled their obligation by misrepresentation and detachment. Warmington continues to come back with revisions to Beltramo Ranch but are still not addressing the quality of life issues which directly affect us who live on Elderberry Ave. For example a new 6' to 8' wall, a 4' planter, and a tree line of 20' trees with parking along the length of Elderberry Ave. This would only give us a 4' buffer which is totally unacceptable to us (noise, traffic, pollution & lighting, etc.). The Warmington Groups' stance is that this project is a done deal and a slam dunk.

We and the Heather Glen HOA implore the Community Development Department and the full Council not to even entertain this preposterous project in such a small area and not revise the General Plan Amendment Pre-Screening No. 2019-02 and put an end to this nonsensical development.

Respectfully,

Brian Berry

Mary Berry

Brian & Mary Berry

████████████████████

████████████████████

From: [Buzz Buchanan](#)
To: [Planning](#)
Subject: Prospective development at LA Ave and Beltramo Rd.
Date: Thursday, September 10, 2020 1:15:31 PM

Dear Moorpark Planning:

I recently learned that Warmington Homes is seeking approval to submit an application for a new residential development at Los Angeles Avenue and Beltramo Road.

As 28 year Moorpark residents and parents of 2 Moorpark High graduates, my wife and I look forward to our sons returning to our community to begin their families. Unfortunately Moorpark is so short of affordable housing, our sons will likely have to locate elsewhere, increasing the likelihood that we will eventually relocate as well.

Shortly after our home was built, the builder went bankrupt and Warmington stepped in to complete the project. We remember Warmington as being very attuned to the needs of our community, working with existing homeowners to ensure that completion of the development met our expectations, which it did.

We hope Warmington's project is approved to go to the next step so that more young families have the opportunity join our community.

Regards,

Buzz Buchanan



From: [Eugenia Tsen](#)
To: [Planning](#)
Subject: Beltramo Ranch Community
Date: Thursday, September 10, 2020 6:02:44 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
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4. Backup traffic for left had turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to

keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Chan-Tang Tsen

Eugenia Tsen



From: [Ann Marie Brummond](#)
To: [Planning](#)
Subject: Re: Warmington Group
Date: Thursday, September 10, 2020 6:51:21 PM

September 10, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

My husband and I have lived in this community since the early 80's and have seen the pitfalls as well as the beautiful developments that have enhanced our community. When we first came to Moorpark, there was only Spencer's Market and our Grand 'Ol High Street stores. We wish to express our concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to our HOA, Heather Glen. With the ever growing traffic headache on L.A. Avenue and even Tierra Rejada now, allowing the high-density development to go through would add to the dangers and headaches of high traffic situations in and around our schools and neighborhoods. In our opinion the safety status is already borderline.

Our concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

We are urging the Committee and the Council to **register a No Vote** to the General Plan Amendment requested by the Warmington Group. We do need more affordable housing, however anything that uses L.A. Avenue or Tierra Rejada at this point is ill advised for traffic and safety reasons.

Thank you,

Ann-Marie and Lee Brummond

[REDACTED]

[REDACTED]

From: Chris White [<mailto:chris.white@avmetrics.net>]
Sent: Friday, September 11, 2020 7:26 AM
To: City Council & City Manager
Subject: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Chris white (HOA president Heather Glen)

[Redacted signature]

Chris White



Chris.White@avmetrics.net

805.421.5056 x111 (Primary)

www.avmetrics.net

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September 10, 2020

Janice S. Parvin, Mayor, Roseann Mikos, PhD., David Pollack, Mayor Pro Tem,
Ken Simons, Chris Enegren, Moorpark City Council Members
799 Moorpark Avenue
Moorpark, California 93021

Re: Beltramo Ranch Project

Dear Madam Mayor Parvin and Moorpark City Council Members:

As a resident of the Heather Glen Community, I wish to address my concerns regarding the proposed Beltramo Ranch Project. Warmington Residential is intending to build approximately 68 single family homes and paired homes on the 7.4 acre property situated east of the intersection of Los Angeles Avenue (State Route 118) and Tierra Rejada Road.

The intended project will seriously impact all properties adjacent to it. The traffic on Los Angeles Avenue and at the signal at Tierra Rejada Road is already impacted with cars and various hauling vehicles going to and coming from the Ventura, Oxnard, Santa Barbara, Saticoy and Santa Paula areas. Los Angeles Avenue is a highly traveled road at all hours of the day and night. With additional housing being proposed, there will be additional congestion of traffic to contend with, as well as added pollution to our neighborhood.

This proposed project will also **negatively** affect the schools in this Moorpark area. Possibly the current schools may not be equipped to accommodate new students; as other projects nearby that have been approved, will also cause more traffic.

Many of our retail businesses in Moorpark are closing. Where are all of these new residents going to shop?

The houses on Maureen Lane are rural and quaint. The residents enjoy their sweet block of homes. I lived on Maureen Lane before joining the Heather Glen Community, and know a few of my old neighbors are quite upset at the prospect of this project being built right up against their back fence. They are also concerned with traffic traveling their street because they have a traffic signal.

Warmington Residential will promise everything to receive clearance from your fine council. Please exercise your due diligence, and study their proposals judicially, before you consider granting this builder a permit. Many people are counting on you to use your best and most fair judgment in this matter. Allowing this project to go further, will not be progress; it will greatly disturb the peace and tranquility of the whole area surrounding Los Angeles Avenue and Tierra Rejada Road.

I thank you for the opportunity of expressing my concerns, as well as the concerns of others.

Sincerely, Maureen Baker

Item: 4.A.

SUPPLEMENTAL

**COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE
SUPPLEMENTAL
AGENDA REPORT**

**TO: Community and Economic Development Standing Committee
(Councilmember Mikos and Councilmember Pollock)**

**FROM: Karen Vaughn, Community Development Director
BY: Shanna Farley-Judkins, Principal Planner**

DATE: 09/16/2020 Special Meeting

SUBJECT: Consider Revised General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L), High Density Residential (H) and Open Space and Recreation (P) to Very High Density Residential (VH) for the Development of a 69-Unit Residential Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group)

CORRESPONDENCE RECEIVED

Subsequent to the preparation of the staff report, the following correspondence was received from members of the public.

Attachments

From: [PRIVATE](#)
To: [Shanna Farley-Judkins](#); [Planning](#)
Subject: General Plan Amendment Pre-Screening No. 2019-02
Date: Friday, September 11, 2020 4:30:31 PM

Dear Shanna,

You have not included a website to review any proposed site layout with buildings and I will not be able to attend the meeting as I will be travelling. If possible I will attend via Zoom.

I believe a change to Very High density is NOT compatible with the surrounding neighborhood areas and traffic. I often see kids playing in the street on Maureen, and adding 69 units of traffic to that otherwise quiet neighborhood street makes no sense.

To enter the proposed development from the east, virtually ALL traffic will have to come through Maureen. To exit the development and head west, virtually all traffic will drive through Maureen. On trash day Maureen is congested with trash cans. Is the capacity of Maureen adequate for this project?

Very High Density puts people on top of each other, and uncomfortably close to the homes on Maureen and Elderberry. Some properties values on Maureen and Elderberry may be negatively impacted by multi-story condos looking in their backyards.

Very High Density means there will likely be inadequate parking and no overflow place to park if the streets are full. Correct density helps insure adequate light and air, reduces parking congestion during fire and traffic hazards, and contributes to the creation of a pleasing neighborhood. A condo project can have management challenges that cannot address urgent traffic and congestion issues after hours and on weekends, and that further creates an uncomfortable neighborhood. A condo project of this density would, in my opinion, create more permanent problems for the 69 families that would live there than the city, or the residents anticipate, and once built, there really is no going back.

I am not in favor of a density greater than that on Elderberry to the west (RPD-8.4U).

Best regards,

Philip Ochoa, Owner

[REDACTED]
[REDACTED]
[REDACTED]

From: [Jennifer Lenaburg](#)
To: [Planning](#)
Subject: General Plan Amendment Pre-Screening No. 2019-02 public hearing
Date: Monday, September 14, 2020 9:20:43 AM

To Community and Economic Development Standing Committee;

We strongly oppose the zoning change for the General Plan Amendment Pre-Screening No. 2019-02 from Low Density Residential to Very High Density Residential. The Southeast corner of Los Angeles Avenue and Beltramo Road.

We feel that the small space does not support a 69unit high density condominium project. It would destroy the little bit of rural atmosphere we have left in our neighborhood as the city has grown up around us.

It would cause more traffic, privacy issues for the houses located on Maureen Lane as two story condos would overlook right into the property, noise, etc.

Please do not approve this change.

The Padilla Household

[REDACTED]

From: [Paul Farley](#)
To: [Planning; City Council & City Manager](#)
Subject: Community and Economic Development Standing Committee : Beltramo Ranch Project (correction)
Date: Monday, September 14, 2020 10:41:07 AM

Honorable Council Members Roseann Mikos and David Pollack

I am writing this email to convey my concerns regarding the Beltramo Ranch project. Please hear the tone of the existing neighborhoods on both sides of this proposal. Our neighbors in the Heather Glen community as well as the residents of Maureen Lane and Loretta Drive are against any approval for this project to move forward.

I feel that the developer does not understand the impact caused by their proposal.

Moorpark General Plan policy 4.2 clearly states: Existing neighborhoods shall be protected and preserved in order to maintain their character and identity. Maureen Lane has been active in protecting their rural character for many years. This proposal does not seem to share that design.

The developer's latest plan took away 20- 25' of setbacks from the **eastern** edge (Maureen Lane side) of the project (see project matrix summary table 1). Yet they claim in their Quantitative design findings that they increased setbacks on the **east** side. Not true. This does not sound anything like they understand we are rural, have livestock and are zoned to have horses and farm animals. I believe they did this to cram parking along the Heather Glen boundary which in itself lends to additional problems. The streets on the plan are ridiculously narrow at 25'. The current street size in Heather Glen is closer to 34 feet. Reminder the existing lots that border Maureen Lane are zoned two /acre residential. For good reason.

Moorpark General Plan policy 5.2: Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood. Maureen Lane homes that border the west boundary are ALL single-story homes. ALL of them. The Heather Glen community is a mixture of single story and two-story homes. How does this infill appear at all compatible?

This project takes some large residential parcels which border Maureen Lane and Loretta and try to shoehorn in the density of one small parcel zoned high density next to Beltramo Rd and turn the whole mess into a high density project that just doesn't fit either existing neighborhood. The developer is missing the mark.

I believe the developer is doing just enough to try and pacify the critics and I believe there are way too many contingent items that the developer is ignoring for this project to be considered as presented. Please hear the existing neighborhoods, those of us who live here, and vote against this project as presented.

Please preserve the integrity of our rural neighborhood.

Thank You,

Paul Farley

Maureen Lane Moorpark

Dr. Robert P. Hager



September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re: General Plan Amendment Application for Proposed Beltramo Ranch Community
Honorable Councilmembers Roseann Mikos and David Pollack:

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4. Backup traffic for the left hand turns onto Tierra Rejada from the Highway 118.
5. Increased congestion on Los Angeles Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on this avenue are completed.

There are other objections that I and others have to this development, but almost all of these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able

to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hager". The signature is written in a cursive style with a large, stylized initial "R" and a long, sweeping underline.

From: [Sharon Tomasino](#)
To: [Planning](#)
Subject: General Plan Amendment Pre-Screening No. 2019-02 Warmington Group
Date: Monday, September 14, 2020 12:00:23 PM

We really oppose the zoning change from Low Density Residential to High Density Residential.

The City is really trying to box our street in with High Density homes on both sides of Maureen Lane. If you're going to allow building homes on this property, keep it low density with homes that are ranch style with property like Maureen Lane. So our street doesn't look so out of place. Our street is unique, and people want to live on our street. But the City is really trying to bring the worth of our homes down, by boxing us in., with all these High Density Homes. There is so much traffic as it is, and adding 69 more homes exiting one way onto Los Angeles Avenue is ridiculous. Two story homes looking right into yards is wrong, there is no privacy.

You have already approved Glenwood Park with all those homes, adding to the traffic on Los Angeles Avenue. Now your trying to add more homes exiting onto Los Angeles Avenue. The City needs to work on keeping Businesses in Moorpark. And bringing more businesses to Moorpark. There is only a few stores that are left, residents have to shop and eat out of the City. This is wrong.

We try to our best and shop and eat out, but there is not enough stores and restaurants

Sincerely,

Sharon Tomasino

[REDACTED]
[REDACTED]

From: [David McGarry](#)
To: [Planning](#)
Subject: Beltramo Ranch development
Date: Monday, September 14, 2020 12:28:12 PM

Dear Planning Department,

I am writing to you today to express our continued opposition to the zoning change request for the Beltramo Ranch project on Los Angeles Avenue.

I realize the Warmington group has tried to address concerns that have been raised by the neighborhoods on either side of this proposed project. While I was somewhat happy to see a willingness to work with our neighborhoods, they still wish to development a very high density residential complex on a piece of property sandwiched in between to neighborhoods that are less dense. The fact that the city is considering allowing the change is disheartening. For those of us that border the subject project, we are very concerned, not to mention unhappy with how a development of this density will affect our life. Loss of privacy, increased noise, lowering of our property values, are concerns that we all share.

If Warmington is to develop this piece of property, we ask that the city hold fast on the General Plan that has been in place for decades. There is no compelling reason to change the zoning of the subject property, and therefore, respectfully, we ask that the change be denied.

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Michael](#)
To: [Planning](#)
Subject: Resident Concerns Re: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 2:16:28 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve

the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Mike & Olivia Whitelaw

[REDACTED]

[REDACTED]

From: [Charity Katz](#)
To: [Planning](#)
Subject: Regarding Warmington Development Plans
Date: Monday, September 14, 2020 3:49:11 PM

September 14, 2020

To: Moorpark Community & Economic Development Standing Committee Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. While the group has seemingly taken into account many of our concerns, I believe there are still outstanding items that do not seem to have been addressed.

1. While I appreciate that some guest parking has been included, there are still far fewer guest spaces than seem necessary. There are ONLY 14 spots for 47 homes. I contacted the group, and was informed that there won't be parking in front of the houses. So while they will have driveways and garages, there will not be enough parking for the cars and extra guests. I state this from experience. How many people choose not to park in their garages as they use them for storage, gyms, extra living space, etc? Each home has only one driveway space. When they have more cars than driveway space, where will they park? The guest parking. Then, when those are full, where will they park? The Heather Glen neighborhood, which is already very limited on street parking. This is an issue for those of us in Heather Glen, especially with there being an open walkway straight from our neighborhood to this new development.

I lived in a development that implemented parking restrictions to free up guest parking, which resulted in the occupants parking in the adjacent neighborhood. It did not increase garage utilization.

My past experience shows that the overflow always goes to the adjoining neighborhoods. That will be very problematic, and potentially costly to Heather Glen as we would likely have to enforce parking rules in our HOA with some sort of permitting system and security to prevent people from parking from another neighborhood. We should not have to take on that financially and physical responsibility.

A solution could be to increase guest parking, and update the design to allow for street parking in front of the houses. Looking at the Moorpark page on the proposed development, their guest parking spots actually decreased from their original design. That is very troubling.

2. With only one entrance and exit for the new development, the increased chances for an accident are exponential. That stretch, in particular, is already dangerous, and increasing unprotected left turns, especially during rush hours, has the potential to be catastrophic. With 47 homes of 3-4 bedrooms, it is reasonable to expect a minimum of 100+ cars turning in and out of there multiple times per day. I would imagine that is, in part, why that area has been designated as low density as it is just not safe. How will this be resolved in the future? It seems the only way this may be resolved is by adding access through either Heath Glen or Maureen/Loretta Drive, and neither of those is a reasonable solution as they will increase traffic congestion and decrease the safety in neighborhoods that have very little traffic except for those who live there.

3. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed. Another development is NOT needed right off of LA Avenue. The city cannot handle it on its main road where the majority of our commerce is. This will also force more people onto Poindexter and

Tierra Rejada, creating more disruption for those areas. In addition, Poindexter already experiences concerns with accidents and people driving too fast - especially by the school. This will make that worse.

4. How will guaranteed access to the Arroyo be maintained? Right now the proposed green space being added is where the pedestrian access to that area is, and while there is nothing stating they will limit it or close it, we were told, they would explicitly add permanent access in writing to the plans, but I do not see that. How will that be enforced once all the units are sold?

5. Overcrowding in schools is an issue already, and I do not see how adding hundreds of new homes between this and other developments, with potentially thousands of new students (when there is more than one child in the home) will work with the limited school slots currently available. We are introducing more children than are graduating, and we are adding to that burden with these new developments while cutting school funds and resources - e.g., our librarians for one.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. I purchased my home in Heather Glen because it was a quiet, family community. I want to keep it that way without feeling like I am living in a congested city. I also have concerns for our neighbors on Maureen Lane and Loretta Drive and want them to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing, as well as create safety hazards in a very congested part of the city.

Thank you,
Charity Katz



From: [Stephanie Barton](#)
To: [Planning](#)
Subject: Proposed Home Building
Date: Monday, September 14, 2020 4:37:07 PM

Good Afternoon

I am writing you in support of the proposed home development located at Beltramo Road and Moorpark Ave. I have lived in Moorpark for over 10 years and love our little community. However, I am trying to move my parents here and am having a hard time finding affordable housing for them. They would love to come to Moorpark to be near their grandkids. That way, they can be with them during school day so I can work effectively. We love the family oriented community we live in but it is really lacking affordable housing that would ensure our community stays in tact.

We really are lacking New, updated, safe housing that would hugely benefit our community and all future residents. I am in total favor of this project and only see good things to come from it.

Thank You
Stephanie Barton


From: [Laura Hansen](#)
To: [Planning](#)
Subject: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 6:51:15 PM

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to request that the planning commission deny the rezoning request from Warmington homes.

This development does not fit with the neighborhoods in this semi-rural area. The zoning should remain the same to preserve the rural nature of the neighborhood. A low-density ranchette development would allow the applicant to proceed forward while allowing the current neighborhood to remain the quiet and rural area that it has always been.

I am concerned about the traffic and parking impact on the Heatherglenn neighborhood. Three- and four-bedroom homes will have more than 2 cars per home, without accommodating for visitors. This will cause parking problems in a neighborhood that already has very little parking.

I am also concerned that the city/county/DOT, etc. will eventually require a second exit out of the neighborhood and it will be right through the park to Harvester, increasing traffic in front of a park where toddlers play.

And, I am concerned about the traffic impact on the 118. The single entrance will cause back-ups entering and exiting the neighborhood.

Please do not allow a zoning change. Instead, require the applicant to conform to the current zoning. A beautiful neighborhood could be developed within the current zoning.

Please keep

Thank you for your consideration.

Laura Hansen

[REDACTED]

--

Laura Hansen

[REDACTED]

From: [Reggie Mercado](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Monday, September 14, 2020 8:15:29 PM

Dear City Council,

I'm writing in support of the proposed development on LA Ave and Beltramo Rd.

As a member of the community for 17 years and having worked at the site for 12 years, I'm intimately aware of the need for a quality development on the property.

I watch all day as cars speed down Beltramo Ranch, kicking up dust and driving dangerously presenting a potentially tragic accident as children are often on our church property and in the general vicinity.

As a father to 2 young adults in their 20's, a project like this presents an opportunity for young people like them to live in the city they grew up in whereas currently there is little opportunity to do so.

As a pastor watching droves from my congregation leave California because of the social climate and economic difficulty to live the American Dream in SoCal, a project like this makes that dream more affordable and realistic.

We need a project like this in our city to continue to be a place where young families can enjoy the blessing of what Moorpark offers even as my family benefited from it.

Sincerely,

Reggie Mercado
Sr. Leader
The Fountain
Moorpark, CA.

From: [Nick Campbell](#)
To: [Planning](#)
Subject: Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 8:21:29 PM

September 14th, 2020

Moorpark Community & Economic Development Standing Committee
Councilmember Mikos and Councilmember Pollock
799 Moorpark Avenue
Moorpark, CA 93021

Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community

Honorable Councilmembers Mikos and Pollock:

As a Moorpark resident I want to express my support for the proposed Beltramo Ranch community. The proposed community offers the City of Moorpark several economic benefits which are much needed in our city including:

1. Entry level for-sale housing.
2. Increased property and sales tax.
3. Shoppers/diners to support our stores and restaurants along Los Angeles Avenue.
4. A significant portion (15%) of the homes will be made available to affordable for-sale buyers.

Again as a long time Moorpark resident I believe that the proposed development is the right solution for the area and fits well with the adjacent uses. It is for these important reasons I support the redevelopment of property into the proposed Beltramo Ranch community.

Sincerely,

Nicholas Campbell PA-C
Orthopedic Physician Assistant
Ventura Orthopedics - Oxnard/Ventura

From: [Hannah George](#)
To: [Planning](#)
Subject: Beltramo Ranch
Date: Monday, September 14, 2020 8:38:07 PM

To Whom it May Concern,

My name is Hannah George - I live with my family in the Peach Hill area, and I have become aware from the community of a new proposed development called the Beltramo Ranch off of LA Ave. We are in favor and are hoping to see more housing develop in our city to help mitigate the rising housing prices and allow more room for the city to grow.

Just wanted to send a quick note voicing our opinion.

Kind Regards,

Hannah

From: [Cheryl McEwan](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Monday, September 14, 2020 8:41:56 PM

Hello Planning Committee,

I would like to express my interest in this project as I think it will be good for Moorpark.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community. The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

I appreciate the updates that Warmington is implementing in the Plan changes and look forward to seeing the finished Project.

Thank you for your time,

Cheryl McEwan

From: [Jeff Mayeda](#)
To: [Planning](#)
Subject: Re: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 9:06:07 PM

September 14, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re: General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

As 30+ year residents of Moorpark, we have seen many changes to our little town. Some good, some not good. The proposed Beltramo Ranch development on Los Angeles Avenue, adjacent to Heather Glen (our tract) and the communities on Maureen Lane and Loretta Drive, if allowed, would fall into the latter category. Although Warmington Group makes grand claims regarding some minor changes they've made to their original plan, they have failed to address serious issues which are causing us and many others the most concern. These concerns include the following:

1. Beltramo Ranch doesn't blend into the character of the surrounding neighborhoods. The proposed homes appear squeezed onto lots barely bigger than the structure. Some homes only have a backyard 5 feet deep! When we moved to Moorpark, this wasn't how we pictured homes here. If we had wanted this, we would have moved elsewhere. If you take a drive through the surrounding neighborhoods, they feel roomy with adequate space between neighboring properties. Beltramo would be the exact opposite.
2. Proposed parking within the development is still inadequate. Each Beltramo single-family home only has one driveway space allowing for only three vehicle spaces per home. Duplex homes have no driveway space so only 2 vehicles can be accommodated. In a perfect world, this might be barely adequate but in today's world, we all know that garage space is often used as additional storage space for last year's holiday decorations and rarely used camping equipment thereby relegating vehicles outdoors. Also, today's family unit which often includes young adults includes additional vehicles which would need additional parking space. These scenarios would mean that the so-called 'guest parking' would be quickly used up by their residents since there is no provision for street parking within the development. For the surrounding neighborhoods of Heather Glen, Maureen Lane & Loretta Drive, we can envision those areas being targeted for 'overflow' parking on a regular basis.
3. Only a single entry/exit from this proposed development onto Highway 118. Not only would Beltramo add to the congestion on 118, which is already a nightmare, but it's proximity to the Tierra Rejada intersection and the Warmington's proposal to allow exits west onto 118 is just asking for problems. Should an accident occur at their entrance/exit, it would certainly block anyone, including first responders, from entering or exiting Beltramo until it is cleared up and would bring traffic to a standstill on all of the city's major arteries as drivers

look for ways around the congestion. Even today, we have a hard enough time turning out onto Tierra Rejada due to the increase in traffic. Beltramo will only make things worse as neither 118 or Tierra Rejada can smoothly accommodate the added traffic.

4. The light and noise pollution from the development for the immediate neighbors. As residents of Heather Glen, we can certainly foresee problems with street lights glaring into the bedrooms of the homes on Elderberry Avenue and Maureen Lane along with sounds of cars driving mere feet behind their homes at all hours of the day. Not to mention the noise and pollution from the construction process itself.
5. Lastly, the potential increase in crime. Speaking of vehicles mere feet adjacent to some of the homes, the proposed 'guest' parking, which would certainly be almost always full, would be an inviting target for break-in's and who wants that activity right behind you and your children's bedrooms. And what would prevent them from hopping the fence into your property?

There are other objections that we and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As long time citizens of Moorpark who love this community and especially cherish the ambiance and character of the neighborhood we live in here, we urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Jeff & Sui-Yuk Mayeda

[REDACTED]

Sent from [Mail](#) for Windows 10

From: [Prince Bhebe](#)
To: [Planning](#)
Subject: Support for Warmington residential project
Date: Monday, September 14, 2020 9:50:21 PM

We'd like to register our support for the Warmington housing project.

#1: SIGNIFICANT PROJECT PLAN CHANGES

Warmington listened to the community and CEDC council members at the 6.24.2020 meeting. Several community meetings were held to discuss the proposed project and to understand the concerns of the neighbors. Significant site plan changes included the following:

- Changed Product Type from Townhome Buildings to SFD & Duplexes
- Reduced Density from 13.8 DU/AC with 102 units versus to 9.3 DU/AC with 69 units (over 30% less)
- Added ample guest parking (even though not required by code)
- Increased setbacks on sides with homes
- Added higher property line walls and landscape screening
- Provided a large community green space and access to the Arroyo through property

#2: CONSISTENCY WITH CURRENT GENERAL PLAN

The revised plan is consistent with the City's General Plan Land Use Element Goals & Policies, per highlights below:

General Plan Land Use Element (LUE) Goal #5: Develop new residential housing which is compatible with the character of existing individual neighborhoods and minimizes land use incompatibility. GP LUE Policy 5.2: Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood.

Proposed Beltramo Ranch project is appropriately located adjacent to a major transportation corridor (SR 118), walking distance from commercial shopping and retail areas, and across the street from existing light industrial warehouses. Immediately adjacent land uses are a mixture of single-family and duplex homes.

GP LUE Policy 5.3 states, "Landscaped and/or natural vegetation buffer areas shall be provided around and within residential projects to minimize land use conflicts and privacy impacts."

Project design minimizes impacts to adjacent properties by exceeding setbacks as stated in the development code, providing screening through use of higher walls and landscaping, limiting the building height to two-stories for homes, and orienting windows appropriately in order to maintain privacy to adjacent homes.

#3: STATE MANDATE/HOUSING CYCLE

The Governor signed a bill earlier this year (SB330) to implement steps to alleviate the Statewide housing crisis (Housing Crisis Act of 2019). There is an extreme housing shortage throughout the state and every city is required by law to add housing stock within their respective city.

The current adopted City Housing Element includes the housing cycle from 2014-2021. Moorpark was required to build 1,164 housing units, of which approximately half have been built to date. The next housing cycle is underway and will cover the period 2021-2029 (to be adopted in Oct. 2020). The City of Moorpark must provide 1,288 units for this next cycle, plus make up for deficiencies from the prior cycle.

Bottom line is that the City of Moorpark must come up with creative ways to meet the large housing demands and mandates. This includes upzoning, rezoning, increased allowable densities, redevelopment, and the like.

Thanks,
Prince and Fisayo Bhebe

From: [joshua lambeth](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Monday, September 14, 2020 9:57:21 PM

Hello

It has come to my attention that on Wednesday September 16 the Moorpark city council will be holding a public hearing regarding the Beltramo Ranch Project. As a resident of Moorpark for 8 years I would like to state my approval for this project. I believe that it will help beautify LA avenue and create more places to live without overcrowding the area. Several spots on LA Avenue are undeveloped and the Beltramo Ranch project would enhance the avenue. Please vote yes for this project to proceed.

Thank You

Josh Lambeth

[Sent from Yahoo Mail on Android](#)

From: mgomulasawa7@gmail.com
To: [Planning](#)
Subject: Beltramo Ranch
Date: Monday, September 14, 2020 10:06:28 PM

To Whom It May Concerned

It is my understand that the City Planning Department will be Meeting to discuss/vote on this project tomorrow. Sorry, for the late email.

In a nutshell; The 69 home Beltramo Ranch project as designed is 9.3 units per acre. If this project density is not approved now, then a much higher density project will be allowed (without a General Plan Amendment or Zone Change) in a couple years after the GP is updated. The GP update will likely designate these same parcels for at least 2 x that amount or 20 units to the acre minimum; maybe up to 30 or 35.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community. The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

Mary Sawa
Moorpark Resident who is in favor of this project

Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: Sale of Fountain Church property
Date: Monday, September 14, 2020 10:25:51 PM

Sept. 14, 2020

Subject: Sale of the property currently occupied by The Fountain Church

To Whom It May Concern:

This is to encourage a favorable decision concerning the sale of the Fountain Church property on Los Angeles Ave. in Moorpark.

The plans are favorable for the community of Moorpark and only advantageous for the welfare of the community.

Please note the following bullet points that are planned:

- Changed Product Type from Townhome Buildings to SFD & Duplexes
- Reduced Density from 13.8 DU/AC with 102 units versus to 9.3 DU/AC with 69 units (over 30% less)
- Added ample guest parking (even though not required by code)
- Increased setbacks on sides with homes
- Added higher property line walls and landscape screening
- Provided a large community green space and access to the Arroyo through property

Thank you.

Myrene Glass

From: [REDACTED]
To: [Planning](#)
Subject: Beltramo Ranch Housing Development
Date: Tuesday, September 15, 2020 5:21:26 AM

Moorpark City Council,

I am writing to you in regards to this proposed development along Los Angeles Ave, in Moorpark, CA.

In reading the current revisions and adaptations to the current community lifestyle in this area, I believe that this will be an enhancement to this area and our city.

I was heartened to read that it has been scaled down & changed and also will include areas that reflect the more rural living and atmosphere longed for in this community.

I am writing to send my support for this project. Any continued additions that allow for more space, open areas, that are a part of a "country living" & lifestyle that people seek here, will help this development.

Sincerely,

Pamela Peake

[REDACTED]

Moorpark, CA 93021

Sent from my Galaxy Tab A

From: [Jennah Morgan](#)
To: [Planning](#)
Subject: Support Beltramo Ranch Community
Date: Tuesday, September 15, 2020 6:27:46 AM

As a Moorpark resident I want to express my support for the proposed Beltramo Ranch community. The proposed community offers the City of Moorpark many economic benefits much needed in the city including: entry level for-sale housing, increased property and sales tax, and shoppers/diners to support our stores and restaurants along Los Angeles Avenue. Additionally, 15% of the homes will be made available to affordable for-sale buyers. This proposed development is the right solution for the area and fits well with the adjacent uses. In addition I personally owned ranch property in Moorpark for almost 8 years. I'm very familiar with horses, arenas and farm type animals.

While I understand the neighbors not wanting development to take place on this land, and I love the fact that they are grandfathered in to specific zones to have farm animals, The area and location of this land really calls for something more. The area is not rural Moorpark and practically speaking, the value development would bring to the city out weighs the few houses that prefer to retain the rural feel.

I sympathize with your decision as it's not an easy one. It's definitely not a position where you can please and satisfy all involved.

I would just ask you to consider the decision that is best for the city now and for the future.

Out of all the spots in Moorpark that more housing is proposed or wanting to be built.. this land is the BEST area for that.

For all of these reasons I support the redevelopment of property into the proposed Beltramo Ranch community

From: [Chris Aitkens](#)
To: [Planning](#)
Cc: [Sara Aitkens](#)
Subject: Beltramo Ranch Development
Date: Tuesday, September 15, 2020 6:55:46 AM

Date: September 14, 2020

To: Moorpark Community & Economic Development Standing Committee Councilmembers
Roseann Mikos and David Pollack

Cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Dear Councilmembers Roseann Mikos and David Pollack:

My wife and I wish to express our concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to our HOA, Heather Glen. The Warmington Group has made some changes to the original plan, but we feel they are insufficient to satisfactorily address the issues that are causing our family, and many others in the community the utmost concern.

These concerns are as follows:

1. A development of this density does not blend into either community's character.
2. Parking is still an issue - despite the additional spaces that have appeared on the latest plan.
 - Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of the promised green belt landscaping to accommodate these new spaces.
 - The additional noise and light pollution right outside bedroom windows is also a concern.
 - In addition, there is no street parking and only 2-3 spaces per unit, which makes overflow parking in Heather Glen a very real concern.
3. Increased chances of traffic collisions associated with the single ingress from/egress to Hwy #118; especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the 118 highway.
5. Increased congestion on LA Avenue (118), which is already a huge headache during rush hours and promises to become even more congested once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our area of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark, and we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique ambiance they enjoy as well. Allowing this development to proceed will significantly

change both of our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group.

If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Sincerely,

Chris & Sara Aitkens

[REDACTED]

Moorpark, CA 93021

[REDACTED]

[REDACTED]

From: [Debby](#)
To: [Planning](#)
Subject: The Fountain Church Property
Date: Tuesday, September 15, 2020 7:43:44 AM

To Whom it May Concern:

As a long time member of The Fountain I want to submit to you that my husband (Tim) and I are in complete support of the sale of our current property on LA Ave. in Moorpark. Please consider approving the sale of the property as this is in the best interest of the church and all parties involved.

Sincerely,

Debby Evrist

Sent from my iPhone

From: [Martha Brantley](#)
To: [Planning](#)
Subject: Support for the Proposed Beltramo Ranch Project
Date: Tuesday, September 15, 2020 8:24:34 AM

I would like to thank you for this opportunity to address the City of Moorpark City Council to express my support for the approval of the Proposed Beltramo Ranch Project.

I believe that Beltramo Ranch will provide the City of Moorpark with new, much needed residual housing that is not only compatible with the continuing growth and development of the City of Moorpark but the design plans blend visually with nearby neighborhoods and recently developed residential housing and commercial properties along the shared Moorpark corridor. I also believe that The Beltramo Ranch Project will aid the City of Moorpark in meeting current growth demands for housing as well as the need for compliance with recent State mandates for housing development..

Please accept my full endorsement and support for the approval of the Beltramo Ranch Project.

Sincerely,
Martha S. Brantley

From: Brian Berry [REDACTED]
Sent: Tuesday, September 15, 2020 10:04 AM
To: City Council & City Manager
Subject: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

September 15, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and

Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118, especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you for your consideration.

Brian & Mary Berry

[REDACTED]
Moorpark, CA 93021

From: [Norma Letinsky](#)
To: [Planning](#)
Subject: Support for Beltramo Ranch project
Date: Tuesday, September 15, 2020 9:48:02 AM

To whom it may concern:

I am writing to voice my strong support for the Beltramo Ranch project proposed by Warmington Homes. There seems to be no valid reason for turning down this project other than the complaints of disgruntled "not in my backyard" neighbors. This project will be an improvement to the city of Moorpark in many ways and should receive your full support.

Warmington has listened to the neighbors' concerns and made appropriate changes to their original plan. For example, they have changed from townhomes to single family dwellings and duplexes, reduced the density by over 30%, added guest parking, increased setbacks on the sides with adjacent houses, added higher property line walls and landscape screening, and provided a large community green space and access to the Arroyo. All these will greatly enhance this property, which is currently a bit of an eyesore--as well as providing much-needed additional housing for the city (and thus increasing tax revenue).

Furthermore, the Warmington revised plan is completely consistent with the Moorpark General Plan's goals and policies. Its location is ideal, the design is well thought out, and will be a welcome addition to the city of Moorpark.

Sincerely,
Norma Letinsky
Moorpark College Professor Emeritus

From: [Joy Tangarone](#)
To: [Planning](#)
Subject: Please approve Beltramo Ranch
Date: Tuesday, September 15, 2020 9:48:49 AM

Dear City Council,

I would like to add my voice in support of the Beltramo Ranch development. This housing project is well suited for Moorpark and the community. The proposed plan is a good size and the density is perfect for the current neighborhood.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community. The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

Sincerely,

Joy Boothe

September 15, 2020

To: Planning Center & City Council, Moorpark

RE: Sale & Development of The Fountain Foursquare Church Property
11930 W Los Angeles Ave, Moorpark

To Whom it may concern,

I wanted my opinion to be considered during this process...

I have been present & observed Warmington presenting development plans & interacting with the community in this immediate area concerning the development of this property. This company has been very open to receive arguments from both sides, react to concerns, and change development plans to accommodate the concerns, needs, & desires of the community to help make this transition & development agreeable to both parties involved. They seem to genuinely care about the neighbors in this community & welcome the opportunity to be a part of its growth.

Thank you,

Patty McElvy

Office Manager & Director of Church Operations

The Fountain Foursquare Church

From: [Mary Mercado](#)
To: [Planning](#)
Subject: BELTRAMO RANCH PROJECT
Date: Tuesday, September 15, 2020 10:17:44 AM

I want to first thank you for all you do for the City of Moorpark. I know you all do not have an easy job. But thank you for loving our community and helping to grow our beautiful community.

I want to express my support for the Beltramo Ranch Project. I have lived in Moorpark for 17 years. My husband and I have raised our 3 boys here in Moorpark and we are pastors of The Fountain Foursquare Church where this project is located. We love Moorpark. It is a fabulous community to raise a family. As a member of the community, I have noticed that young families are moving, not only out of Moorpark but out of state due to the high cost of real estate. I believe this project is wonderful for our community since the homes that are being built are more affordable for young families. We want to draw people into Moorpark not make it unaffordable to live in this great community. We want our children to raise their families here. The builders have done a great job with the plans for this project. I feel they have taken into consideration the neighbors suggestions and made it work for the neighborhood. I believe this project will only add value to the city of Moorpark.

Thank you for your time.

Thank you,

Mary Mercado

From: [Karen Evans](#)
To: [Planning](#)
Subject: Housing project on L.A Ave.
Date: Tuesday, September 15, 2020 10:44:32 AM

Dear City Council,

I am sending this letter to urge you to approve the Warmington project on L.A. Ave. The developer has listened to concerns and made adjustments to nicely fit the needs of our city. We are in great need of more housing in Moorpark and I think this is a great location and a wonderful planned community. It will be a great addition to our city.

I urge you to approve their plans and support this project.

Karen Evans
Moorpark resident

Sent from my iPad

From: [Reggie Mercado](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Tuesday, September 15, 2020 11:10:58 AM

I urge the City of Moorpark to approve this project. It will provide much needed housing and tax revenue for the City of Moorpark.

From: [larry lafata](#)
To: [Planning](#)
Subject: Warmington 69 unit project
Date: Tuesday, September 15, 2020 12:11:52 PM

To whom it may concern:

I am in favor of the new 69 unit housing project in Moorpark, to be built by Warmington Homes.

The project is good for our community, bringing growth and support for our local businesses and community.

It also helps with the housing shortages in So. California.

Warmington is a high quality builder and will do an excellent job in the building of this project.

I urge you to vote in favor to complete this new housing community.

Thanks
Larry LaFata
40 year Moorpark resident

[Sent from Yahoo Mail for iPhone](#)

From: [Michael Letinsky](#)
To: [Planning](#)
Subject: Support for Beltramo Ranch project
Date: Tuesday, September 15, 2020 12:16:03 PM

Hello,

The email is to express my strong support for the Beltramo Ranch project proposed by Warmington Homes.

Warmington has had discussions with the neighbors and listened to their concerns. In response to these discussions Warmington has made appropriate changes to their original plan. Their revised plan is completely consistent with the Moorpark General Plan's goals and policies. Its location is ideal, the design is well thought out, and will be a welcome addition to the city of Moorpark.

In summary, Warmington's modifications include: changing from building townhouses to single family dwellings and duplexes, reducing the density by over 30%, increased setbacks on the sides with adjacent houses, and added guest parking. They also include additional landscape screening, higher property line walls and plans to create a large community green space and access to the Arroyo. These changes will greatly enhance this property, which is currently a bit of an eyesore. Most importantly, this project will provide much-needed additional housing for the city (and thus increasing tax revenue).

I fully support the approval and completion of the Warmington project. I see no reason for turning down this project other than the complaints of disgruntled "not in my backyard" neighbors. This project will be an improvement to the city of Moorpark in many ways and should receive your full support.

Sincerely,
Michael Letinsky
UCLA Professor Emeritus

--

Sent from [Postbox](#)

From: [Kimmi Cook](#)
To: [Planning](#)
Subject: Development project for 11930 W. Los Angeles Ave
Date: Tuesday, September 15, 2020 12:32:53 PM

To whom it may concern,

I am in support of the development project for the land that is currently occupied by The Fountain Church.

I believe the developer has met with the neighbors and has altered the plan to address their concerns.

The City of Moorpark needs new housing and this development will provide that.

The revised plan is consistent with the City's General Plan.

There is an extreme housing shortage throughout the state and every city is required by law to add housing stock within their respective city.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community.

The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

Sincerely,

Kim Cook

From: [Mark Ritchie](#)
To: [Planning](#)
Subject: Rezoning of Beltramo Ranch Rd
Date: Tuesday, September 15, 2020 1:31:22 PM

I am against rezoning the development behind Maureen Lane. Allowing a rezoning will negatively impact the life style we sought and have created here. There are too many negatives impact, (traffic/parking, etc) and I cannot see one positive benefit by allowing a rezoning. Keep it low density residential.

Mark Ritchie



Sent from my iPhone

From: [Rob Lemons](#)
To: [Planning](#)
Subject: BELTRAMO RANCH DEVELOPMENT
Date: Tuesday, September 15, 2020 1:50:59 PM

Dear City Council Members,

As a businessman in Moorpark and having lived and coached in the community for over a decade, I understand the needs families face economically and the impact the cost of living in Ventura County/Southern California has on families. We need more economically feasible housing in Moorpark. This development provides housing to a certain demographic in our community that would allow families to remain in our city as opposed to finding housing opportunities out of state as so many are currently doing.

From my understanding, Warmington Builders has accommodated every request from the surrounding neighborhood, even reducing the number of units originally proposed for the site. Their proposal is an upgrade over the dirt road, weed fields, and current structures along Beltramo Rd.

Please favorably consider this important proposal for our city and community members.

Kindly,

[Rob Lemons](#)

Owner/Project Manager
SBR Signs • INKWERKS
Up In Stitches • Hoops Embroidery



Signs, Screen Printing & Embroidery
"Serving All of Ventura County & Beyond"

From: [Lee, Heather](#)
To: [Planning](#)
Subject: CONCERNS REGARDING BELTRAMO RANCH DEVELOPMENT
Date: Tuesday, September 15, 2020 1:56:25 PM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

A development of this density doesn't blend into either community's character
Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces per unit, so overflow parking in Heather Glen remains a very real concern.
Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
Backup traffic for left hand turns onto Tierra Rejada from the #118.
Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Heather Lee

From: [Ryan Carr](#)
To: [Planning](#)
Subject: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Tuesday, September 15, 2020 2:22:41 PM

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Ryan Carr

From: [Angela Jones](#)
To: [Planning](#)
Subject: Beltramo Ranch
Date: Tuesday, September 15, 2020 2:43:24 PM

Hello,

I am writing in favor of the Beltramo Ranch housing project to provide entry level housing in this community. Currently, there are less homes in the market than buyers. It would be great to have additional entry level homes in the market that is consistent with neighborhood and Moorpark area.

Thank you,

Angela Jones

[Sent from Yahoo Mail for iPhone](#)

From: [Joseph Kastelic](#)
To: [Planning](#)
Subject: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Tuesday, September 15, 2020 3:01:22 PM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

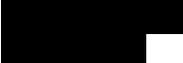
Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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Backup traffic for left hand turns onto Tierra Rejada from the #118.
Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.
There are other objections that I and others have to this development, but almost all these objections relate to trying Joseph Kasteli to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well.
Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Joseph Kastelic


From: [Frank Lagattuta](#)
To: [Planning](#)
Subject: CONCERNS REGARDING BELTRAMO RANCH DEVELOPMENT
Date: Tuesday, September 15, 2020 3:34:02 PM

To: Moorpark Community & Economic Development Standing Committee

Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their

homes for that very blessing.

Thank you,

Frank Lagattuta



From: [PRIVATE](#)
To: [Shanna Farley-Judkins](#); [Planning](#)
Subject: General Plan Amendment Pre-Screening No. 2019-02
Date: Friday, September 11, 2020 4:30:31 PM

Dear Shanna,

You have not included a website to review any proposed site layout with buildings and I will not be able to attend the meeting as I will be travelling. If possible I will attend via Zoom.

I believe a change to Very High density is NOT compatible with the surrounding neighborhood areas and traffic. I often see kids playing in the street on Maureen, and adding 69 units of traffic to that otherwise quiet neighborhood street makes no sense.

To enter the proposed development from the east, virtually ALL traffic will have to come through Maureen. To exit the development and head west, virtually all traffic will drive through Maureen. On trash day Maureen is congested with trash cans. Is the capacity of Maureen adequate for this project?

Very High Density puts people on top of each other, and uncomfortably close to the homes on Maureen and Elderberry. Some properties values on Maureen and Elderberry may be negatively impacted by multi-story condos looking in their backyards.

Very High Density means there will likely be inadequate parking and no overflow place to park if the streets are full. Correct density helps insure adequate light and air, reduces parking congestion during fire and traffic hazards, and contributes to the creation of a pleasing neighborhood. A condo project can have management challenges that cannot address urgent traffic and congestion issues after hours and on weekends, and that further creates an uncomfortable neighborhood. A condo project of this density would, in my opinion, create more permanent problems for the 69 families that would live there than the city, or the residents anticipate, and once built, there really is no going back.

I am not in favor of a density greater than that on Elderberry to the west (RPD-8.4U).

Best regards,

Philip Ochoa, Owner

[REDACTED]
[REDACTED]
[REDACTED]

From: [Jennifer Lenaburg](#)
To: [Planning](#)
Subject: General Plan Amendment Pre-Screening No. 2019-02 public hearing
Date: Monday, September 14, 2020 9:20:43 AM

To Community and Economic Development Standing Committee;

We strongly oppose the zoning change for the General Plan Amendment Pre-Screening No. 2019-02 from Low Density Residential to Very High Density Residential. The Southeast corner of Los Angeles Avenue and Beltramo Road.

We feel that the small space does not support a 69unit high density condominium project. It would destroy the little bit of rural atmosphere we have left in our neighborhood as the city has grown up around us.

It would cause more traffic, privacy issues for the houses located on Maureen Lane as two story condos would overlook right into the property, noise, etc.

Please do not approve this change.

The Padilla Household

[REDACTED]

From: [Paul Farley](#)
To: [Planning; City Council & City Manager](#)
Subject: Community and Economic Development Standing Committee : Beltramo Ranch Project (correction)
Date: Monday, September 14, 2020 10:41:07 AM

Honorable Council Members Roseann Mikos and David Pollack

I am writing this email to convey my concerns regarding the Beltramo Ranch project. Please hear the tone of the existing neighborhoods on both sides of this proposal. Our neighbors in the Heather Glen community as well as the residents of Maureen Lane and Loretta Drive are against any approval for this project to move forward.

I feel that the developer does not understand the impact caused by their proposal.

Moorpark General Plan policy 4.2 clearly states: Existing neighborhoods shall be protected and preserved in order to maintain their character and identity. Maureen Lane has been active in protecting their rural character for many years. This proposal does not seem to share that design.

The developer's latest plan took away 20- 25' of setbacks from the **eastern** edge (Maureen Lane side) of the project (see project matrix summary table 1). Yet they claim in their Quantitative design findings that they increased setbacks on the **east** side. Not true. This does not sound anything like they understand we are rural, have livestock and are zoned to have horses and farm animals. I believe they did this to cram parking along the Heather Glen boundary which in itself lends to additional problems. The streets on the plan are ridiculously narrow at 25'. The current street size in Heather Glen is closer to 34 feet. Reminder the existing lots that border Maureen Lane are zoned two /acre residential. For good reason.

Moorpark General Plan policy 5.2: Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood. Maureen Lane homes that border the west boundary are ALL single-story homes. ALL of them. The Heather Glen community is a mixture of single story and two-story homes. How does this infill appear at all compatible?

This project takes some large residential parcels which border Maureen Lane and Loretta and try to shoehorn in the density of one small parcel zoned high density next to Beltramo Rd and turn the whole mess into a high density project that just doesn't fit either existing neighborhood. The developer is missing the mark.

I believe the developer is doing just enough to try and pacify the critics and I believe there are way too many contingent items that the developer is ignoring for this project to be considered as presented. Please hear the existing neighborhoods, those of us who live here, and vote against this project as presented.

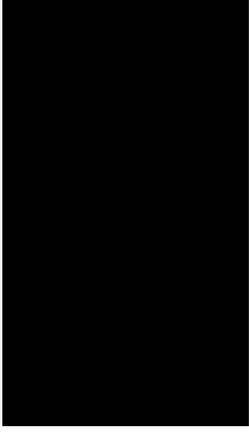
Please preserve the integrity of our rural neighborhood.

Thank You,

Paul Farley

Maureen Lane Moorpark

Dr. Robert P. Hager



September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers
Ken Simons and Chris Enegren)

Re: General Plan Amendment Application for Proposed Beltramo Ranch Community
Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group has made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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3. Increased chances of collisions associated with the single ingress from/egress to Highway 118, especially where the middle lane is being used for left hand turns.
4. Backup traffic for the left hand turns onto Tierra Rejada from the Highway 118.
5. Increased congestion on Los Angeles Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on this avenue are completed.

There are other objections that I and others have to this development, but almost all of these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able

to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. O'Keefe".

From: [Sharon Tomasino](#)
To: [Planning](#)
Subject: General Plan Amendment Pre-Screening No. 2019-02 Warmington Group
Date: Monday, September 14, 2020 12:00:23 PM

We really oppose the zoning change from Low Density Residential to High Density Residential.

The City is really trying to box our street in with High Density homes on both sides of Maureen Lane. If you're going to allow building homes on this property, keep it low density with homes that are ranch style with property like Maureen Lane. So our street doesn't look so out of place. Our street is unique, and people want to live on our street. But the City is really trying to bring the worth of our homes down, by boxing us in., with all these High Density Homes. There is so much traffic as it is, and adding 69 more homes exiting one way onto Los Angeles Avenue is ridiculous. Two story homes looking right into yards is wrong, there is no privacy.

You have already approved Glenwood Park with all those homes, adding to the traffic on Los Angeles Avenue. Now your trying to add more homes exiting onto Los Angeles Avenue. The City needs to work on keeping Businesses in Moorpark. And bringing more businesses to Moorpark. There is only a few stores that are left, residents have to shop and eat out of the City. This is wrong.

We try to our best and shop and eat out, but there is not enough stores and restaurants

Sincerely,

Sharon Tomasino

[REDACTED]
[REDACTED]

From: [David McGarry](#)
To: [Planning](#)
Subject: Beltramo Ranch development
Date: Monday, September 14, 2020 12:28:12 PM

Dear Planning Department,

I am writing to you today to express our continued opposition to the zoning change request for the Beltramo Ranch project on Los Angeles Avenue.

I realize the Warmington group has tried to address concerns that have been raised by the neighborhoods on either side of this proposed project. While I was somewhat happy to see a willingness to work with our neighborhoods, they still wish to development a very high density residential complex on a piece of property sandwiched in between to neighborhoods that are less dense. The fact that the city is considering allowing the change is disheartening. For those of us that border the subject project, we are very concerned, not to mention unhappy with how a development of this density will affect our life. Loss of privacy, increased noise, lowering of our property values, are concerns that we all share.

If Warmington is to develop this piece of property, we ask that the city hold fast on the General Plan that has been in place for decades. There is no compelling reason to change the zoning of the subject property, and therefore, respectfully, we ask that the change be denied.

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Michael](#)
To: [Planning](#)
Subject: Resident Concerns Re: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 2:16:28 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve

the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Mike & Olivia Whitelaw

[REDACTED]

[REDACTED]

From: [Charity Katz](#)
To: [Planning](#)
Subject: Regarding Warmington Development Plans
Date: Monday, September 14, 2020 3:49:11 PM

September 14, 2020

To: Moorpark Community & Economic Development Standing Committee Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. While the group has seemingly taken into account many of our concerns, I believe there are still outstanding items that do not seem to have been addressed.

1. While I appreciate that some guest parking has been included, there are still far fewer guest spaces than seem necessary. There are ONLY 14 spots for 47 homes. I contacted the group, and was informed that there won't be parking in front of the houses. So while they will have driveways and garages, there will not be enough parking for the cars and extra guests. I state this from experience. How many people choose not to park in their garages as they use them for storage, gyms, extra living space, etc? Each home has only one driveway space. When they have more cars than driveway space, where will they park? The guest parking. Then, when those are full, where will they park? The Heather Glen neighborhood, which is already very limited on street parking. This is an issue for those of us in Heather Glen, especially with there being an open walkway straight from our neighborhood to this new development.

I lived in a development that implemented parking restrictions to free up guest parking, which resulted in the occupants parking in the adjacent neighborhood. It did not increase garage utilization.

My past experience shows that the overflow always goes to the adjoining neighborhoods. That will be very problematic, and potentially costly to Heather Glen as we would likely have to enforce parking rules in our HOA with some sort of permitting system and security to prevent people from parking from another neighborhood. We should not have to take on that financially and physical responsibility.

A solution could be to increase guest parking, and update the design to allow for street parking in front of the houses. Looking at the Moorpark page on the proposed development, their guest parking spots actually decreased from their original design. That is very troubling.

2. With only one entrance and exit for the new development, the increased chances for an accident are exponential. That stretch, in particular, is already dangerous, and increasing unprotected left turns, especially during rush hours, has the potential to be catastrophic. With 47 homes of 3-4 bedrooms, it is reasonable to expect a minimum of 100+ cars turning in and out of there multiple times per day. I would imagine that is, in part, why that area has been designated as low density as it is just not safe. How will this be resolved in the future? It seems the only way this may be resolved is by adding access through either Heath Glen or Maureen/Loretta Drive, and neither of those is a reasonable solution as they will increase traffic congestion and decrease the safety in neighborhoods that have very little traffic except for those who live there.

3. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed. Another development is NOT needed right off of LA Avenue. The city cannot handle it on its main road where the majority of our commerce is. This will also force more people onto Poindexter and

Tierra Rejada, creating more disruption for those areas. In addition, Poindexter already experiences concerns with accidents and people driving too fast - especially by the school. This will make that worse.

4. How will guaranteed access to the Arroyo be maintained? Right now the proposed green space being added is where the pedestrian access to that area is, and while there is nothing stating they will limit it or close it, we were told, they would explicitly add permanent access in writing to the plans, but I do not see that. How will that be enforced once all the units are sold?

5. Overcrowding in schools is an issue already, and I do not see how adding hundreds of new homes between this and other developments, with potentially thousands of new students (when there is more than one child in the home) will work with the limited school slots currently available. We are introducing more children than are graduating, and we are adding to that burden with these new developments while cutting school funds and resources - e.g., our librarians for one.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. I purchased my home in Heather Glen because it was a quiet, family community. I want to keep it that way without feeling like I am living in a congested city. I also have concerns for our neighbors on Maureen Lane and Loretta Drive and want them to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing, as well as create safety hazards in a very congested part of the city.

Thank you,
Charity Katz



From: [Stephanie Barton](#)
To: [Planning](#)
Subject: Proposed Home Building
Date: Monday, September 14, 2020 4:37:07 PM

Good Afternoon

I am writing you in support of the proposed home development located at Beltramo Road and Moorpark Ave. I have lived in Moorpark for over 10 years and love our little community. However, I am trying to move my parents here and am having a hard time finding affordable housing for them. They would love to come to Moorpark to be near their grandkids. That way, they can be with them during school day so I can work effectively. We love the family oriented community we live in but it is really lacking affordable housing that would ensure our community stays in tact.

We really are lacking New, updated, safe housing that would hugely benefit our community and all future residents. I am in total favor of this project and only see good things to come from it.

Thank You
Stephanie Barton


From: [Laura Hansen](#)
To: [Planning](#)
Subject: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 6:51:15 PM

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to request that the planning commission deny the rezoning request from Warmington homes.

This development does not fit with the neighborhoods in this semi-rural area. The zoning should remain the same to preserve the rural nature of the neighborhood. A low-density ranchette development would allow the applicant to proceed forward while allowing the current neighborhood to remain the quiet and rural area that it has always been.

I am concerned about the traffic and parking impact on the Heatherglenn neighborhood. Three- and four-bedroom homes will have more than 2 cars per home, without accommodating for visitors. This will cause parking problems in a neighborhood that already has very little parking.

I am also concerned that the city/county/DOT, etc. will eventually require a second exit out of the neighborhood and it will be right through the park to Harvester, increasing traffic in front of a park where toddlers play.

And, I am concerned about the traffic impact on the 118. The single entrance will cause back-ups entering and exiting the neighborhood.

Please do not allow a zoning change. Instead, require the applicant to conform to the current zoning. A beautiful neighborhood could be developed within the current zoning.

Please keep

Thank you for your consideration.

Laura Hansen

[REDACTED]

--

Laura Hansen

[REDACTED]

From: [Reggie Mercado](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Monday, September 14, 2020 8:15:29 PM

Dear City Council,

I'm writing in support of the proposed development on LA Ave and Beltramo Rd.

As a member of the community for 17 years and having worked at the site for 12 years, I'm intimately aware of the need for a quality development on the property.

I watch all day as cars speed down Beltramo Ranch, kicking up dust and driving dangerously presenting a potentially tragic accident as children are often on our church property and in the general vicinity.

As a father to 2 young adults in their 20's, a project like this presents an opportunity for young people like them to live in the city they grew up in whereas currently there is little opportunity to do so.

As a pastor watching droves from my congregation leave California because of the social climate and economic difficulty to live the American Dream in SoCal, a project like this makes that dream more affordable and realistic.

We need a project like this in our city to continue to be a place where young families can enjoy the blessing of what Moorpark offers even as my family benefited from it.

Sincerely,

Reggie Mercado
Sr. Leader
The Fountain
Moorpark, CA.

From: [Nick Campbell](#)
To: [Planning](#)
Subject: Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 8:21:29 PM

September 14th, 2020

Moorpark Community & Economic Development Standing Committee
Councilmember Mikos and Councilmember Pollock
799 Moorpark Avenue
Moorpark, CA 93021

Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community

Honorable Councilmembers Mikos and Pollock:

As a Moorpark resident I want to express my support for the proposed Beltramo Ranch community. The proposed community offers the City of Moorpark several economic benefits which are much needed in our city including:

1. Entry level for-sale housing.
2. Increased property and sales tax.
3. Shoppers/diners to support our stores and restaurants along Los Angeles Avenue.
4. A significant portion (15%) of the homes will be made available to affordable for-sale buyers.

Again as a long time Moorpark resident I believe that the proposed development is the right solution for the area and fits well with the adjacent uses. It is for these important reasons I support the redevelopment of property into the proposed Beltramo Ranch community.

Sincerely,

Nicholas Campbell PA-C
Orthopedic Physician Assistant
Ventura Orthopedics - Oxnard/Ventura

From: [Hannah George](#)
To: [Planning](#)
Subject: Beltramo Ranch
Date: Monday, September 14, 2020 8:38:07 PM

To Whom it May Concern,

My name is Hannah George - I live with my family in the Peach Hill area, and I have become aware from the community of a new proposed development called the Beltramo Ranch off of LA Ave. We are in favor and are hoping to see more housing develop in our city to help mitigate the rising housing prices and allow more room for the city to grow.

Just wanted to send a quick note voicing our opinion.

Kind Regards,

Hannah

From: [Cheryl McEwan](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Monday, September 14, 2020 8:41:56 PM

Hello Planning Committee,

I would like to express my interest in this project as I think it will be good for Moorpark.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community. The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

I appreciate the updates that Warmington is implementing in the Plan changes and look forward to seeing the finished Project.

Thank you for your time,

Cheryl McEwan

From: [Jeff Mayeda](#)
To: [Planning](#)
Subject: Re: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Monday, September 14, 2020 9:06:07 PM

September 14, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re: General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

As 30+ year residents of Moorpark, we have seen many changes to our little town. Some good, some not good. The proposed Beltramo Ranch development on Los Angeles Avenue, adjacent to Heather Glen (our tract) and the communities on Maureen Lane and Loretta Drive, if allowed, would fall into the latter category. Although Warmington Group makes grand claims regarding some minor changes they've made to their original plan, they have failed to address serious issues which are causing us and many others the most concern. These concerns include the following:

1. Beltramo Ranch doesn't blend into the character of the surrounding neighborhoods. The proposed homes appear squeezed onto lots barely bigger than the structure. Some homes only have a backyard 5 feet deep! When we moved to Moorpark, this wasn't how we pictured homes here. If we had wanted this, we would have moved elsewhere. If you take a drive through the surrounding neighborhoods, they feel roomy with adequate space between neighboring properties. Beltramo would be the exact opposite.
2. Proposed parking within the development is still inadequate. Each Beltramo single-family home only has one driveway space allowing for only three vehicle spaces per home. Duplex homes have no driveway space so only 2 vehicles can be accommodated. In a perfect world, this might be barely adequate but in today's world, we all know that garage space is often used as additional storage space for last year's holiday decorations and rarely used camping equipment thereby relegating vehicles outdoors. Also, today's family unit which often includes young adults includes additional vehicles which would need additional parking space. These scenarios would mean that the so-called 'guest parking' would be quickly used up by their residents since there is no provision for street parking within the development. For the surrounding neighborhoods of Heather Glen, Maureen Lane & Loretta Drive, we can envision those areas being targeted for 'overflow' parking on a regular basis.
3. Only a single entry/exit from this proposed development onto Highway 118. Not only would Beltramo add to the congestion on 118, which is already a nightmare, but it's proximity to the Tierra Rejada intersection and the Warmington's proposal to allow exits west onto 118 is just asking for problems. Should an accident occur at their entrance/exit, it would certainly block anyone, including first responders, from entering or exiting Beltramo until it is cleared up and would bring traffic to a standstill on all of the city's major arteries as drivers

look for ways around the congestion. Even today, we have a hard enough time turning out onto Tierra Rejada due to the increase in traffic. Beltramo will only make things worse as neither 118 or Tierra Rejada can smoothly accommodate the added traffic.

4. The light and noise pollution from the development for the immediate neighbors. As residents of Heather Glen, we can certainly foresee problems with street lights glaring into the bedrooms of the homes on Elderberry Avenue and Maureen Lane along with sounds of cars driving mere feet behind their homes at all hours of the day. Not to mention the noise and pollution from the construction process itself.
5. Lastly, the potential increase in crime. Speaking of vehicles mere feet adjacent to some of the homes, the proposed 'guest' parking, which would certainly be almost always full, would be an inviting target for break-in's and who wants that activity right behind you and your children's bedrooms. And what would prevent them from hopping the fence into your property?

There are other objections that we and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As long time citizens of Moorpark who love this community and especially cherish the ambiance and character of the neighborhood we live in here, we urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Jeff & Sui-Yuk Mayeda



Sent from [Mail](#) for Windows 10

From: [Prince Bhebe](#)
To: [Planning](#)
Subject: Support for Warmington residential project
Date: Monday, September 14, 2020 9:50:21 PM

We'd like to register our support for the Warmington housing project.

#1: SIGNIFICANT PROJECT PLAN CHANGES

Warmington listened to the community and CEDC council members at the 6.24.2020 meeting. Several community meetings were held to discuss the proposed project and to understand the concerns of the neighbors. Significant site plan changes included the following:

- Changed Product Type from Townhome Buildings to SFD & Duplexes
- Reduced Density from 13.8 DU/AC with 102 units versus to 9.3 DU/AC with 69 units (over 30% less)
- Added ample guest parking (even though not required by code)
- Increased setbacks on sides with homes
- Added higher property line walls and landscape screening
- Provided a large community green space and access to the Arroyo through property

#2: CONSISTENCY WITH CURRENT GENERAL PLAN

The revised plan is consistent with the City's General Plan Land Use Element Goals & Policies, per highlights below:

General Plan Land Use Element (LUE) Goal #5: Develop new residential housing which is compatible with the character of existing individual neighborhoods and minimizes land use incompatibility. GP LUE Policy 5.2: Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood.

Proposed Beltramo Ranch project is appropriately located adjacent to a major transportation corridor (SR 118), walking distance from commercial shopping and retail areas, and across the street from existing light industrial warehouses. Immediately adjacent land uses are a mixture of single-family and duplex homes.

GP LUE Policy 5.3 states, "Landscaped and/or natural vegetation buffer areas shall be provided around and within residential projects to minimize land use conflicts and privacy impacts."

Project design minimizes impacts to adjacent properties by exceeding setbacks as stated in the development code, providing screening through use of higher walls and landscaping, limiting the building height to two-stories for homes, and orienting windows appropriately in order to maintain privacy to adjacent homes.

#3: STATE MANDATE/HOUSING CYCLE

The Governor signed a bill earlier this year (SB330) to implement steps to alleviate the Statewide housing crisis (Housing Crisis Act of 2019). There is an extreme housing shortage throughout the state and every city is required by law to add housing stock within their respective city.

The current adopted City Housing Element includes the housing cycle from 2014-2021. Moorpark was required to build 1,164 housing units, of which approximately half have been built to date. The next housing cycle is underway and will cover the period 2021-2029 (to be adopted in Oct. 2020). The City of Moorpark must provide 1,288 units for this next cycle, plus make up for deficiencies from the prior cycle.

Bottom line is that the City of Moorpark must come up with creative ways to meet the large housing demands and mandates. This includes upzoning, rezoning, increased allowable densities, redevelopment, and the like.

Thanks,
Prince and Fisayo Bhebe

From: [joshua lambeth](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Monday, September 14, 2020 9:57:21 PM

Hello

It has come to my attention that on Wednesday September 16 the Moorpark city council will be holding a public hearing regarding the Beltramo Ranch Project. As a resident of Moorpark for 8 years I would like to state my approval for this project. I believe that it will help beautify LA avenue and create more places to live without overcrowding the area. Several spots on LA Avenue are undeveloped and the Beltramo Ranch project would enhance the avenue. Please vote yes for this project to proceed.

Thank You

Josh Lambeth

[Sent from Yahoo Mail on Android](#)

From: mgomulasawa7@gmail.com
To: [Planning](#)
Subject: Beltramo Ranch
Date: Monday, September 14, 2020 10:06:28 PM

To Whom It May Concerned

It is my understand that the City Planning Department will be Meeting to discuss/vote on this project tomorrow. Sorry, for the late email.

In a nutshell; The 69 home Beltramo Ranch project as designed is 9.3 units per acre. If this project density is not approved now, then a much higher density project will be allowed (without a General Plan Amendment or Zone Change) in a couple years after the GP is updated. The GP update will likely designate these same parcels for at least 2 x that amount or 20 units to the acre minimum; maybe up to 30 or 35.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community. The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

Mary Sawa
Moorpark Resident who is in favor of this project

Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: Sale of Fountain Church property
Date: Monday, September 14, 2020 10:25:51 PM

Sept. 14, 2020

Subject: Sale of the property currently occupied by The Fountain Church

To Whom It May Concern:

This is to encourage a favorable decision concerning the sale of the Fountain Church property on Los Angeles Ave. in Moorpark.

The plans are favorable for the community of Moorpark and only advantageous for the welfare of the community.

Please note the following bullet points that are planned:

- Changed Product Type from Townhome Buildings to SFD & Duplexes
- Reduced Density from 13.8 DU/AC with 102 units versus to 9.3 DU/AC with 69 units (over 30% less)
- Added ample guest parking (even though not required by code)
- Increased setbacks on sides with homes
- Added higher property line walls and landscape screening
- Provided a large community green space and access to the Arroyo through property

Thank you.

Myrene Glass

From: [REDACTED]
To: [Planning](#)
Subject: Beltramo Ranch Housing Development
Date: Tuesday, September 15, 2020 5:21:26 AM

Moorpark City Council,

I am writing to you in regards to this proposed development along Los Angeles Ave, in Moorpark, CA.

In reading the current revisions and adaptations to the current community lifestyle in this area, I believe that this will be an enhancement to this area and our city.

I was heartened to read that it has been scaled down & changed and also will include areas that reflect the more rural living and atmosphere longed for in this community.

I am writing to send my support for this project. Any continued additions that allow for more space, open areas, that are a part of a "country living" & lifestyle that people seek here, will help this development.

Sincerely,

Pamela Peake

[REDACTED]

Moorpark, CA 93021

Sent from my Galaxy Tab A

From: [Jennah Morgan](#)
To: [Planning](#)
Subject: Support Beltramo Ranch Community
Date: Tuesday, September 15, 2020 6:27:46 AM

As a Moorpark resident I want to express my support for the proposed Beltramo Ranch community. The proposed community offers the City of Moorpark many economic benefits much needed in the city including: entry level for-sale housing, increased property and sales tax, and shoppers/diners to support our stores and restaurants along Los Angeles Avenue. Additionally, 15% of the homes will be made available to affordable for-sale buyers. This proposed development is the right solution for the area and fits well with the adjacent uses. In addition I personally owned ranch property in Moorpark for almost 8 years. I'm very familiar with horses, arenas and farm type animals.

While I understand the neighbors not wanting development to take place on this land, and I love the fact that they are grandfathered in to specific zones to have farm animals, The area and location of this land really calls for something more. The area is not rural Moorpark and practically speaking, the value development would bring to the city out weighs the few houses that prefer to retain the rural feel.

I sympathize with your decision as it's not an easy one. It's definitely not a position where you can please and satisfy all involved.

I would just ask you to consider the decision that is best for the city now and for the future.

Out of all the spots in Moorpark that more housing is proposed or wanting to be built.. this land is the BEST area for that.

For all of these reasons I support the redevelopment of property into the proposed Beltramo Ranch community

From: [Chris Aitkens](#)
To: [Planning](#)
Cc: [Sara Aitkens](#)
Subject: Beltramo Ranch Development
Date: Tuesday, September 15, 2020 6:55:46 AM

Date: September 14, 2020

To: Moorpark Community & Economic Development Standing Committee Councilmembers
Roseann Mikos and David Pollack

Cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Dear Councilmembers Roseann Mikos and David Pollack:

My wife and I wish to express our concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to our HOA, Heather Glen. The Warmington Group has made some changes to the original plan, but we feel they are insufficient to satisfactorily address the issues that are causing our family, and many others in the community the utmost concern.

These concerns are as follows:

1. A development of this density does not blend into either community's character.
2. Parking is still an issue - despite the additional spaces that have appeared on the latest plan.
 - Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of the promised green belt landscaping to accommodate these new spaces.
 - The additional noise and light pollution right outside bedroom windows is also a concern.
 - In addition, there is no street parking and only 2-3 spaces per unit, which makes overflow parking in Heather Glen a very real concern.
3. Increased chances of traffic collisions associated with the single ingress from/egress to Hwy #118; especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the 118 highway.
5. Increased congestion on LA Avenue (118), which is already a huge headache during rush hours and promises to become even more congested once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our area of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark, and we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique ambiance they enjoy as well. Allowing this development to proceed will significantly

change both of our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group.

If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Sincerely,

Chris & Sara Aitkens

[REDACTED]

Moorpark, CA 93021

[REDACTED]

[REDACTED]

From: [Debby](#)
To: [Planning](#)
Subject: The Fountain Church Property
Date: Tuesday, September 15, 2020 7:43:44 AM

To Whom it May Concern:

As a long time member of The Fountain I want to submit to you that my husband (Tim) and I are in complete support of the sale of our current property on LA Ave. in Moorpark. Please consider approving the sale of the property as this is in the best interest of the church and all parties involved.

Sincerely,

Debby Evrist

Sent from my iPhone

From: [Martha Brantley](#)
To: [Planning](#)
Subject: Support for the Proposed Beltramo Ranch Project
Date: Tuesday, September 15, 2020 8:24:34 AM

I would like to thank you for this opportunity to address the City of Moorpark City Council to express my support for the approval of the Proposed Beltramo Ranch Project.

I believe that Beltramo Ranch will provide the City of Moorpark with new, much needed residual housing that is not only compatible with the continuing growth and development of the City of Moorpark but the design plans blend visually with nearby neighborhoods and recently developed residential housing and commercial properties along the shared Moorpark corridor. I also believe that The Beltramo Ranch Project will aid the City of Moorpark in meeting current growth demands for housing as well as the need for compliance with recent State mandates for housing development..

Please accept my full endorsement and support for the approval of the Beltramo Ranch Project.

Sincerely,
Martha S. Brantley

From: Brian Berry [REDACTED]
Sent: Tuesday, September 15, 2020 10:04 AM
To: City Council & City Manager
Subject: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

September 15, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and

Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118, especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you for your consideration.

Brian & Mary Berry

[REDACTED]
Moorpark, CA 93021

From: [Norma Letinsky](#)
To: [Planning](#)
Subject: Support for Beltramo Ranch project
Date: Tuesday, September 15, 2020 9:48:02 AM

To whom it may concern:

I am writing to voice my strong support for the Beltramo Ranch project proposed by Warmington Homes. There seems to be no valid reason for turning down this project other than the complaints of disgruntled "not in my backyard" neighbors. This project will be an improvement to the city of Moorpark in many ways and should receive your full support.

Warmington has listened to the neighbors' concerns and made appropriate changes to their original plan. For example, they have changed from townhomes to single family dwellings and duplexes, reduced the density by over 30%, added guest parking, increased setbacks on the sides with adjacent houses, added higher property line walls and landscape screening, and provided a large community green space and access to the Arroyo. All these will greatly enhance this property, which is currently a bit of an eyesore--as well as providing much-needed additional housing for the city (and thus increasing tax revenue).

Furthermore, the Warmington revised plan is completely consistent with the Moorpark General Plan's goals and policies. Its location is ideal, the design is well thought out, and will be a welcome addition to the city of Moorpark.

Sincerely,
Norma Letinsky
Moorpark College Professor Emeritus

From: [Joy Tangarone](#)
To: [Planning](#)
Subject: Please approve Beltramo Ranch
Date: Tuesday, September 15, 2020 9:48:49 AM

Dear City Council,

I would like to add my voice in support of the Beltramo Ranch development. This housing project is well suited for Moorpark and the community. The proposed plan is a good size and the density is perfect for the current neighborhood.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community. The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

Sincerely,

Joy Boothe

September 15, 2020

To: Planning Center & City Council, Moorpark

RE: Sale & Development of The Fountain Foursquare Church Property
11930 W Los Angeles Ave, Moorpark

To Whom it may concern,

I wanted my opinion to be considered during this process...

I have been present & observed Warmington presenting development plans & interacting with the community in this immediate area concerning the development of this property. This company has been very open to receive arguments from both sides, react to concerns, and change development plans to accommodate the concerns, needs, & desires of the community to help make this transition & development agreeable to both parties involved. They seem to genuinely care about the neighbors in this community & welcome the opportunity to be a part of its growth.

Thank you,

Patty McElvy

Office Manager & Director of Church Operations

The Fountain Foursquare Church

From: [Mary Mercado](#)
To: [Planning](#)
Subject: BELTRAMO RANCH PROJECT
Date: Tuesday, September 15, 2020 10:17:44 AM

I want to first thank you for all you do for the City of Moorpark. I know you all do not have an easy job. But thank you for loving our community and helping to grow our beautiful community.

I want to express my support for the Betramo Ranch Project. I have lived in Moorpark for 17 years. My husband and I have raised our 3 boys here in Moorpark and we are pastors of The Fountain Foursquare Church where this project is located. We love Moorpark. It is a fabulous community to raise a family. As a member of the community, I have noticed that young families are moving, not only out of Moorpark but out of state due to the high cost of real estate. I believe this project is wonderful for our community since the homes that are being built are more affordable for young families. We want to draw people into Moorpark not make it unaffordable to live in this great community. We want our children to raise their families here. The builders have done a great job with the plans for this project. I feel they have taken into consideration the neighbors suggestions and made it work for the neighborhood . I believe this project will only add value to the city of Moorpark.

Thank you for your time.

Thank you,

Mary Mercado

From: [Karen Evans](#)
To: [Planning](#)
Subject: Housing project on L.A Ave.
Date: Tuesday, September 15, 2020 10:44:32 AM

Dear City Council,

I am sending this letter to urge you to approve the Warmington project on L.A. Ave. The developer has listened to concerns and made adjustments to nicely fit the needs of our city. We are in great need of more housing in Moorpark and I think this is a great location and a wonderful planned community. It will be a great addition to our city.

I urge you to approve their plans and support this project.

Karen Evans
Moorpark resident

Sent from my iPad

From: [Reggie Mercado](#)
To: [Planning](#)
Subject: Beltramo Ranch Project
Date: Tuesday, September 15, 2020 11:10:58 AM

I urge the City of Moorpark to approve this project. It will provide much needed housing and tax revenue for the City of Moorpark.

From: [larry lafata](#)
To: [Planning](#)
Subject: Warmington 69 unit project
Date: Tuesday, September 15, 2020 12:11:52 PM

To whom it may concern:

I am in favor of the new 69 unit housing project in Moorpark, to be built by Warmington Homes.

The project is good for our community, bringing growth and support for our local businesses and community.

It also helps with the housing shortages in So. California.

Warmington is a high quality builder and will do an excellent job in the building of this project.

I urge you to vote in favor to complete this new housing community.

Thanks
Larry LaFata
40 year Moorpark resident

[Sent from Yahoo Mail for iPhone](#)

From: [Michael Letinsky](#)
To: [Planning](#)
Subject: Support for Beltramo Ranch project
Date: Tuesday, September 15, 2020 12:16:03 PM

Hello,

The email is to express my strong support for the Beltramo Ranch project proposed by Warmington Homes.

Warmington has had discussions with the neighbors and listened to their concerns. In response to these discussions Warmington has made appropriate changes to their original plan. Their revised plan is completely consistent with the Moorpark General Plan's goals and policies. Its location is ideal, the design is well thought out, and will be a welcome addition to the city of Moorpark.

In summary, Warmington's modifications include: changing from building townhouses to single family dwellings and duplexes, reducing the density by over 30%, increased setbacks on the sides with adjacent houses, and added guest parking. They also include additional landscape screening, higher property line walls and plans to create a large community green space and access to the Arroyo. These changes will greatly enhance this property, which is currently a bit of an eyesore. Most importantly, this project will provide much-needed additional housing for the city (and thus increasing tax revenue).

I fully support the approval and completion of the Warmington project. I see no reason for turning down this project other than the complaints of disgruntled "not in my backyard" neighbors. This project will be an improvement to the city of Moorpark in many ways and should receive your full support.

Sincerely,
Michael Letinsky
UCLA Professor Emeritus

--

Sent from [Postbox](#)

From: [Kimmi Cook](#)
To: [Planning](#)
Subject: Development project for 11930 W. Los Angeles Ave
Date: Tuesday, September 15, 2020 12:32:53 PM

To whom it may concern,

I am in support of the development project for the land that is currently occupied by The Fountain Church.

I believe the developer has met with the neighbors and has altered the plan to address their concerns.

The City of Moorpark needs new housing and this development will provide that.

The revised plan is consistent with the City's General Plan.

There is an extreme housing shortage throughout the state and every city is required by law to add housing stock within their respective city.

Warmington has proposed a nicely designed project, consistent with the area and neighborhood. People need housing, especially the proposed entry level housing in this community.

The proposed project makes sense in this location and should be approved to move forward with an entitlement application.

Sincerely,

Kim Cook

From: [Mark Ritchie](#)
To: [Planning](#)
Subject: Rezoning of Beltramo Ranch Rd
Date: Tuesday, September 15, 2020 1:31:22 PM

I am against rezoning the development behind Maureen Lane. Allowing a rezoning will negatively impact the life style we sought and have created here. There are too many negatives impact, (traffic/parking, etc) and I cannot see one positive benefit by allowing a rezoning. Keep it low density residential.

Mark Ritchie



Sent from my iPhone

From: [Rob Lemons](#)
To: [Planning](#)
Subject: BELTRAMO RANCH DEVELOPMENT
Date: Tuesday, September 15, 2020 1:50:59 PM

Dear City Council Members,

As a businessman in Moorpark and having lived and coached in the community for over a decade, I understand the needs families face economically and the impact the cost of living in Ventura County/Southern California has on families. We need more economically feasible housing in Moorpark. This development provides housing to a certain demographic in our community that would allow families to remain in our city as opposed to finding housing opportunities out of state as so many are currently doing.

From my understanding, Warmington Builders has accommodated every request from the surrounding neighborhood, even reducing the number of units originally proposed for the site. Their proposal is an upgrade over the dirt road, weed fields, and current structures along Beltramo Rd.

Please favorably consider this important proposal for our city and community members.

Kindly,

Rob Lemons

Owner/Project Manager
SBR Signs • INKWERKS
Up In Stitches • Hoops Embroidery



Signs, Screen Printing & Embroidery
"Serving All of Ventura County & Beyond"

From: [Lee, Heather](#)
To: [Planning](#)
Subject: CONCERNS REGARDING BELTRAMO RANCH DEVELOPMENT
Date: Tuesday, September 15, 2020 1:56:25 PM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

A development of this density doesn't blend into either community's character
Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces per unit, so overflow parking in Heather Glen remains a very real concern.
Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
Backup traffic for left hand turns onto Tierra Rejada from the #118.
Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Heather Lee

From: [Ryan Carr](#)
To: [Planning](#)
Subject: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Tuesday, September 15, 2020 2:22:41 PM

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Ryan Carr

From: [Angela Jones](#)
To: [Planning](#)
Subject: Beltramo Ranch
Date: Tuesday, September 15, 2020 2:43:24 PM

Hello,

I am writing in favor of the Beltramo Ranch housing project to provide entry level housing in this community. Currently, there are less homes in the market than buyers. It would be great to have additional entry level homes in the market that is consistent with neighborhood and Moorpark area.

Thank you,

Angela Jones

[Sent from Yahoo Mail for iPhone](#)

From: [Joseph Kastelic](#)
To: [Planning](#)
Subject: General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Tuesday, September 15, 2020 3:01:22 PM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

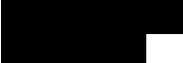
Honorable Councilmembers Roseann Mikos and David Pollack:

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Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.
There are other objections that I and others have to this development, but almost all these objections relate to trying Joseph Kasteli to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well.
Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Joseph Kastelic


From: [Frank Lagattuta](#)
To: [Planning](#)
Subject: CONCERNS REGARDING BELTRAMO RANCH DEVELOPMENT
Date: Tuesday, September 15, 2020 3:34:02 PM

To: Moorpark Community & Economic Development Standing Committee

Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their

homes for that very blessing.

Thank you,

Frank Lagattuta



From: [Valerie Hernandez](#)
To: [Planning](#)
Subject: Proposed Beltramo Ranch Community
Date: Tuesday, September 15, 2020 5:46:02 PM

Good afternoon,

I am writing to express my concern about the rezoning of the vacant land next to the Heather Glen community where I live.

The current traffic on LA Ave alone is a good reason to keep the land zoned as rural. The increased chances of accidents and additional air pollution that come with the addition of so many new residences in a small area is concerning. Also concerning is the additional traffic in our neighborhood from visitors to the high density neighborhood parking here.

A high density community will disrupt the peaceful nature of our neighborhood.

I especially feel bad for the community on Maureen Lane and Loretta Drive who expected to have a semi-rural ambiance when they purchased or built their homes and the houses along Elderberry whose backyards may end up backing up to a parking lot. It seems like a low density community would be a much better fit for this area.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group.

Thank you,
Valerie Hernandez

From: [Lydia B](#)
To: [Planning](#)
Subject: Reg: Beltramo Ranch Development.
Date: Tuesday, September 15, 2020 6:26:27 PM

Sent from [Mail](#) for Windows 10

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and DavidPollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Sincerely,

Lidia Benjamin

From: [Becky](#)
To: [Planning](#)
Subject: Zoning change re Moorpark-Beltramo Ranch RD
Date: Tuesday, September 15, 2020 6:46:22 PM

I strenuously object to the zoning changes on the Warmington Project on Beltramo Ranch RD. I currently reside on Maureen Lane and own a major part of the private road, Loretta Lane.

The zoning change to ultra high density residential will lead to the demise of our rural neighborhood and add to the already existing traffic conditions on LA Ave. This project is not needed on such a small piece of property.....it's just over-crowding in a new development.

Thank you for listening to my objections....I just can't see any good coming out of this project!

Becky Ritchie
4719 Maureen Lane

Sent from my iPhone

From: [DAnne Moungey](#)
To: [Planning](#)
Subject: Maureen Lane Resident
Date: Tuesday, September 15, 2020 7:21:32 PM

Good afternoon, Moorpark Planning Department,

My name is D'Anne Moungey. I live at [REDACTED] Maureen Lane. I have lived here 8 years and I absolutely love it. I moved from Clearwood Road in Moorpark, literally a stone's throw away. I can't begin to explain how different it is on this street. I KNOW it's hard to believe until you live here. You are in the middle of town off LA Avenue and you feel as if you are in the country.

This neighborhood is just charming and quiet and UNIQUE! I truly hope one day it could be considered a historic neighborhood. I really hope you consider preserving it for us. I can't imagine adding two-story houses right behind my yard. I would completely lose my privacy. Neighbors would be staring at me in my quiet, peaceful backyard. The noise would be devastating to me. However, not to mention, the wildlife we get back here. I watch birds, hawks and butterflies all day. At night we have our owls that dive into the open field where this development is proposed. It would be so sad to see nature's land destroyed. Again, I know it's hard to believe this all goes on in the middle of town, but it is true.

My last concern is LA Avenue. I DO NOT know how much more traffic it can handle. It's already so impacted, and I understand we have two more housing developments building on LA Ave. I can't imagine what will happen during another disaster with fires like last year. I could NOT get home. 118 was jammed packed. Once we were home, we could NOT get out to go anywhere. Thankfully, we didn't have to evacuate, but the more and more building we do will be detrimental to our safety if we have to evacuate.

I think COVID has all taught us one thing: Family, friends, health and SIMPLICITY are the most important to us. I hope we can keep that simplicity to our little neighborhood.

Thank you for your attention to this matter,
D'Anne Moungey

From: [Day Dove](#)
To: [Planning](#)
Subject: Beltramo Ranch Development
Date: Tuesday, September 15, 2020 8:01:34 PM

I'm sure you've seen a lot of these, but it's important you're aware of the impact this will have on our community. Please be sure to keep us under consideration when you vote.

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and DavidPollack:

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3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
4. Backup traffic for left hand turns onto Tierra Rejada from the #118.
5. Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Day Dove
Justin Ct. Resident

From: [Linda G. Hofer, AMS, PCAM](#)
To: [Planning](#)
Subject: Warmington Group - Beltramo Ranch Development
Date: Tuesday, September 15, 2020 8:04:42 PM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

A development of this density doesn't blend into either community's character
Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces per unit, so overflow parking in Heather Glen remains a very real concern.
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Increased congestion on LA Avenue, which is already a huge headache during rush hours and promises to become a real nightmare once the other approved developments on LA Avenue are completed.

There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

September 15, 2020

To Whom it May Concern,

My name is Mike Klotz and I live on Maureen Lane. I need to express my objection to the proposed development behind my property.

I have attended 2 meetings with the developer and one city council meeting to object changing the zoning for these lots from low density to high density. In my opinion the developer is not taking into consideration the existing neighborhood architecture and height limitations. I built a guest house in my backyard and submitted plans for a master bedroom addition. I was told I could not have a second story on my guest house. I also had to change my plans on my master bedroom because the city thought a 12' outside wall did not conform to the neighborhood architecture. These units proposed will be 29' high, 2 story structures that will look straight down into our yards. This does not seem fair to me that I had to adhere to the strict rules and conform to the surrounding neighborhood design, but this developer does not have to.

This development is too dense, too large and does not provide enough parking for all these units that they plan to cram into such a small space. These large structures will absolutely destroy our neighborhood as it exists now. Residents of these new homes will be able to peer directly into our yards and homes and will take away any privacy that we had previously enjoyed.

The above reasons are why I strongly oppose this development and ask that the city counsel reject the application to change the zoning and deny this project.

Thank you,

Mike Klotz

From: [Jo](#)
To: [Planning](#)
Subject: Beltramo Ranch Concerns
Date: Tuesday, September 15, 2020 10:38:53 PM

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

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2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces per unit, so overflow parking in Heather Glen remains a very real concern.
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There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And, we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their

homes for that very blessing.

Thank you,

Jo Baldwin

From: [Patricia Martin](#)
To: [Planning](#)
Subject: Beltramo Road Project
Date: Tuesday, September 15, 2020 11:16:14 PM

Moorpark councilman and Moorpark City Planner,

When the COVID took place and there were a few of us that had to continue with work, Los Angeles Avenue hadn't been that peaceful since the early 80's. Now that businesses are starting to open up and people returning to work the traffic has picked up, although not as bad. Well, at least not just yet. Not Everyone in town has returned to work. That means increased traffic. Oh wait, Moorpark College isn't back in-person sessions and neither has all the schools and school district isn't back to full capacity in Moorpark. Yet "they want to change Beltramo Road from low density into high density!" NO! NO! WHY? Well!! Let me tell you why! that will increase double the traffic, no... most likely triple the traffic because of the 2 car per household...oh WAIT! I would say approximately half of the residents most likely have teenagers with licenses and knowing Moorpark residence have to keep up with the Jones's has another car added to the numbers. So it is "triple the traffic."

Just imagine if you were living on Maureen Ln, low density, why not make it cohesive by keeping Beltramo Road low density with the same type of home like ours. Elderberry Ave residents liked that their yards are not backed up to anybody. That is a good selling point for them. I would request that the other side of Maureen Lane, the HUGE OPEN FIELD be the same. Give some continuity to our neighborhood.

Making it look, feel and be extra busy causes anxiety amongst people. Would cause even an increase spread of COVID or any flu. And having to be in this darnedest COVID and they want to add more people when we're to be distancing.???

Come People! Think...it seems that when something happens the Government can start an uproar! If that were to happen, I certainly don't want that many people surrounding us!

We are TOTALLY AGAINST the change from Low Density to High Density.

Thank you

Sincerely
Dan and Patty Martin
Maureen Residents
Sent from my iPhone

From: [Irene Gutierrez](#)
To: [Planning](#)
Subject: Development Standing Committee
Date: Tuesday, September 15, 2020 11:43:22 PM

Sent from my iPad Dear Councilmen, As long time residents of the city of Moorpark and residents on Maureen Lane, my husband and I (Victor and Irene Gutierrez) greatly and strongly oppose the proposal of zoning the property behind Maureen Lane to High -Density from Low- Density. We strongly oppose the zoning proposal because of dense population,lack of privacy by building two story houses,traffic,parking,destroying our existing rural suburban atmosphere,light pollution,noise,and lack of safety for our children and grandchildren because of traffic issues. Because, of these reasons we strongly suggest that our Moorpark Councilmen consider The Heather Glen Community and our Maureen Lane neighbors. Thank you, Irene Gutierrez

From: [Jane May-Ahearn](#)
To: [Planning](#)
Subject: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community
Date: Wednesday, September 16, 2020 8:24:50 AM

Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan. Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.
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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in since 1987, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Jane May-Ahearn



Moorpark

Sent from my iPhone

Once again, we are writing to you in opposition to the proposed Zone change from Low Density Residential to High Density and Very High Density Residential on land known as Beltramo Ranch.

The Developer has made changes to the proposed project based on the public comments presented in writing and in person at several neighborhood meetings. However, problems remain, namely approving this development, which is highly inconsistent with the developments in existence for many years to the East and West of the proposed project. I would like to speak to the issues we have as residents of our small private road called Loretta Drive:

We are a small street of residential animal keeping properties of approximately one acre lots. We are used to flies (no matter how hard we try to minimize the problem), dirt and dust (most of our rear properties are unpaved and we have no sidewalks), noise (horses, chickens/roosters, donkeys, tractors, etc.) and the lack of street lighting (neither Maureen Lane nor Loretta Drive have street lights). We like it like this! We purchased our properties based on this very criteria.

No matter what changes you have made, and we acknowledge you have made changes, moving forward with this project will adversely affect the very nature of our existence! There are very few neighborhoods in Moorpark that still remain animal keeping.

Traffic is very heavy at peak times on Los Angeles Avenue. You are proposing to dump approximately 220 extra vehicles onto this major highway, not taking into account the active projects both to the East of Maureen Lane and the property on the north side of Los Angeles Avenue between Shasta and the current development which includes the former Albertson's center (currently a gym, Grocery Outlet, Tractor Supply, etc.).

These issues make the proposed project a detriment to the our rural neighborhood and to the City!

Respectfully,

Chris and Martha Peltonen

[REDACTED]

[REDACTED]

KASCO, L.P.

[REDACTED], Thousand Oaks, CA 91362
[REDACTED]

Phone ([REDACTED]) ★ Fax ([REDACTED])

September 15, 2020

City of Moorpark
Community Development Department
799 Moorpark Avenue
Moorpark, CA 93021

Re: L.A. Avenue & Beltramo Ranch Road Development

To Whom It May Concern,

I am writing in support of Warmington Group filed a General Plan Amendment Pre-Screening application to change the land use designation of 7.4 acres of land at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road from Low Density Residential (L), High Density Residential (H) and Open Space and Recreation (P) to Very High Density Residential (VH) for the development of a 102-unit residential condominium project and associated site improvements, collectively referred to as "Beltramo Ranch".

The vacant land has been an eyesore for many years and I believe the affordable housing project will be a wonderful addition to the community. Moorpark is in desperate need of more housing and the plans I have seen look like the homes will not only help with the housing issue, but will also add visual pleasure to the neighbors and street traffic driving by on a daily basis.

I am looking forward to seeing this project come to fruition in the near future.

Sincerely,
KASCO, L.P.

William Alan Satterlee

Maria Giuliano

[REDACTED]

[REDACTED]

[REDACTED]

September 16, 2020

Re: Beltramo Ranch Road Project Before the City of Moorpark

To Whom It May Concern,

I live in Newbury Park but my boyfriend lives and works in Moorpark. I drive past this site often and think the upgrade to the street with the much needed housing proposed would be amazing.

With the increase in rents in the past several years, I am now having to have roommates live with me in my home so I can afford the monthly rent. My children have to rent rooms in other people's homes so they can afford to stay in California.

It would be really nice to have something close by that they could afford to purchase or rent as they are all in their 20's and 30's and it seems will never be able to be able to purchase a home or condominium anywhere near here.

I 100% support this project and feel it would also add to the visual aesthetics of the neighborhood.

Thank you for hearing my support,

Maria Giuliano

From: [M.S](#)
To: [Planning; M.S](#)
Subject: support for Beltramo Ranch
Date: Wednesday, September 16, 2020 12:41:22 PM

September 16, 2020

Dear City Council Members,

I am writing in support of the Warmington Group filed a General Plan Amendment Pre-Screening application to change the land use designation collectively referred to as “Beltramo Ranch”.

We as a state are in desperate need of more housing. The housing shortage is causing financial and emotional stress on many if not most Californians. Because of the housing shortage, housing prices and rental payment are reaching sky rocking levels that are causing numerous problems. Many Californian families are being hit so hard that their children cannot move out of their parents’ homes. Record numbers of young adults from 18 to mid 30s, simply don’t have enough money to pay rents or buy homes. The American dream is slipping away!

I’m speaking personally, as my young adult children are currently living in our home because of this crisis. (The empty nest may never occur!) The housing crisis is also forcing family separation as our children are being forced to move out of state so that they can simply live a normal life where all their money is not being used for housing. Finally, the housing crisis is also causing record numbers of homelessness. This problem is not only happening in big cities but is increasing in Thousand Oaks and Moorpark!

Thankfully, our Governor signed a bill passed by the legislature earlier this year (SB330) to implement a plan to alleviate the Statewide housing crisis (Housing Crisis Act of 2019). Our families will finally have a life line that will help address our dire situations!

There is an extreme housing shortage throughout the state and every city is required by law to add housing stock within their respective city. Experts say there is a shortage of 3-4 million housing units! In 2018, California ranked 49th among the 50 United States in housing units per resident!

This is simply unacceptable and putting an undue burden on all Californians!

The current adopted City Housing Element includes the housing cycle from 2014-2021. Moorpark was required to build 1,164 housing units, of which approximately half have been built to date.

The next housing cycle is underway and will cover the period 2021-2029 (to be adopted in Oct. 2020). The City of Moorpark must provide 1,288 units for this next cycle, plus make up for deficiencies from the prior cycle.

The bottom line is that the City of Moorpark must come up with creative ways to meet the large housing demands and mandates. This includes up zoning, rezoning, increased allowable densities, redevelopment, and the like. I urge the council to adopt this beautifully designed

project by the Warmington Group, which will help alleviate problems for our families and Moorpark! Please help our children and young adults realize their American Dream!

Sincerely,
Mark Satterlee

From: [Rebecca](#)
To: [Planning](#)
Subject: Public Comment: Item 4A
Date: Wednesday, September 16, 2020 12:43:15 PM

Good Afternoon Community and Economic Development Committee,

I am writing to you in support of rezoning the site from "Low Density" to "Very High Density," which would allow 69 homes to be built.

Thank You,
Rebecca

From: [Kuo-Yen Szema](#)
To: [Planning](#)
Subject: Beltramo Ranch development on Los Angeles Ave
Date: Wednesday, September 16, 2020 12:49:56 PM

September 9, 2020

To: Moorpark Community & Economic Development Standing Committee
Councilmembers Roseann Mikos and David Pollack (cc: Mayor Janice Parvin, Councilmembers Ken Simons and Chris Enegren)

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I wish to express my concerns about the proposed Beltramo Ranch development on Los Angeles Avenue, which is adjacent to my HOA, Heather Glen, and the communities on Maureen Lane and Loretta Drive. Granted, the Warmington Group have made some changes to the original plan, but they are insufficient to satisfactorily address the issues that are causing me and many others the most concern. These concerns include the following:

1. A development of this density doesn't blend into either community's character
2. Parking, still, despite the additional spaces that have appeared on the latest plan.

Of particular concern for the folks who live on Elderberry is the addition of 7 more spaces against the perimeter wall since the last plan we were shown and the apparent removal of promised green belt landscaping to accommodate these new spaces. The additional noise and light pollution right outside bedroom windows is also a concern. Plus, there's no street parking and only 2-3 spaces p/unit, so overflow parking in Heather Glen remains a very real concern.

3. Increased chances of collisions associated with the single ingress from/egress to Hwy #118 , especially where the middle lane is being used for left hand turns.
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There are other objections that I and others have to this development, but almost all these objections relate to trying to preserve the quality of life that we enjoy in our little slice of Moorpark. We moved here for the serene and semi-rural nature of Heather Glen at the outside edge of Moorpark. And we want our neighbors on Maureen Lane and Loretta Drive to be able to keep the unique, old Moorpark ambiance they enjoy as well. Allowing this development to proceed will significantly change both our worlds.

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very blessing.

Thank you,

Sincerely

Sandy Szema

From: [REDACTED]
To: [Planning; Jeff Markel](#)
Subject: Opposition in Maureen Lane
Date: Wednesday, September 16, 2020 2:15:39 PM

Attn: City of Moorpark Development

Jeff Markel and Elaine Carrillo strongly oppose proposed development and zone changes on property immediately west of Maureen Lane.

We cherish our privacy and rural unique property on Maureen Lane. We oppose two story homes and excessive and unsafe traffic - especially during emergency situations. Please listen to the existing residents at Heather Glen and Maureen Lane properties and deny the proposed developers' plan.

Thank you for your serious considerations.

Respectfully,
Jeff Markel and Elaine Carrillo

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Cc: [Roseann Mikos](#); [David Pollock](#); [Troy Brown](#); [Karen Vaughn](#)
Subject: GPA Pre-screening Application No.2019-02 -Warmington Group
Date: Wednesday, September 16, 2020 2:35:18 PM

Committee Members Mikos and Pollock,

I urge the CEDC to recommend denial of the subject GPA request. Even with the reduced density and modified site plan the proposal is not compatible with the adjoining single family neighborhoods.

The City's General Plan Goals and Policies require in-fill projects to have compatible scale and character and to provide facilities and infrastructure to support the proposed development. This proposed project does not provide adequate on-site parking compared to the adjacent neighborhoods.

The Heather/Glen neighborhood is developed with single family standards for parking. Both the attached and detached homes have either a two car garage or single car garage with adjacent carport along with 2 spaces in their driveway. In addition the streets are 36-40 feet wide and provide parking for at least another one more car per house for a total of 5 cars per house. The Maureen Lane homes have deep and relatively wide lots with street parking which has historically met the parking needs for this semi-rural neighborhood.

The Villa Campesina project on Leta Yancy Rd. has only a single car garage and 2 driveway spaces with limited street parking of less than 1 space per house. The parking issues with this neighborhood are well documented. More recently the Canterbury Lane and Ivy Creek projects were built with 2 car garages and shorter than usual driveway lengths of about 16 feet with no street parking except on the collector streets of Majestic (1 side only) and Majestic/Edenbridge. The parking in this area is further stressed with the overflow from the condominiums and apartments to the west.

I see number of design issues with the proposed project as presented but the overriding concern is the lack of compatibility with the existing adjacent single family neighborhoods most notably parking.

In my opinion this can only be remedied by further reduction in the number of proposed units in the project.

Since this proposal is for a GPA with 69 units I urge you to recommend denial to the City Council. Thank you for considering my concerns with this proposal.

From: [Lee Black](#)
To: [David Pollock](#); [Roseann Mikos](#); [Planning](#); [Moorpark](#); [Troy Brown](#); [Karen Vaughn](#)
Cc: [Lee Black](#); [Veronica Black - KWC](#); [Reggie Mercado](#); [Nick Schiele](#); [M S](#)
Subject: Beltramo Ranch - Property Owners
Date: Wednesday, September 16, 2020 2:45:15 PM
Attachments: [image003.png](#)
[Discussion 09-16-2020.docx.pdf](#)

Mayor Pro Tem Pollack and Councilmember Mikos, Ph.D.

On behalf of Mark Satterlee and Nick Schiele two of the three property owners of the proposed Beltramo Ranch community attached is their written testimony concerning tonight's Community and Economic Development Standing Committee. Having reviewed your public comments and positions we understand that you both have always taken a larger citywide view concerning all issues in the City of Moorpark. The proposed community address may issues facing Moorpark including: the loss of retail/restaurants, affordable housing, need for workforce/entry level housing and bring jobs closer to employers.

We completely agree with Councilmember Mikos October 3, 2016 comments in the *Ventura County Star*.

Moorpark has had problems attracting and retaining major retailers. What would you do to make the city of Moorpark more business friendly?

The question implies (erroneously) that it is hard to attract/retain major retailers because Moorpark is not business friendly. This is not so. The Kosmont Rose annual cost of doing business survey has consistently recognized Moorpark as one of the lowest cost cities in which to do business in California. That is being business-friendly. Moorpark attracted and has retained Target and Kohl's by being business friendly. Many retailers who left have downsized nationwide, not because of Moorpark. Moorpark has a low daytime population, and is surrounded by bigger cities with higher populations, which is the primary problem. One cannot blame Moorpark for the recession. Stalled housing projects are starting to move forward. **Increased population will help more than any other factor.**

We request that you continue your citywide view and support the General Plan Pre-Screen Application for Beltramo Ranch.

On behalf of the three owners, thank you!

Lee Black
Managing Director



CA DRE 00897065

September 16, 2020

City of Moorpark
Attn: Community and Economic Development Standing Committee
Mayor Pro Tem Pollack
Councilmember Mikos, Ph. D.
799 Moorpark Avenue
Moorpark, CA 93021

Re: General Plan Amendment Pre-Screen for Beltramo Ranch

Honorable Mayor Pro Tem Pollack and Councilmember Mikos, Ph. D.:

We understand that a land use decision is one of the most difficult decisions that any City Councilmember is asked. It is difficult and hard to do, this is why the State of California continues to take away more and more local control in this arena. In the end, you are being asked you to make decision that regardless of the outcome will upset someone and most likely everyone, there are no easy answers concerning land use. Ultimately, what we are asking for you to do tonight is to take the larger citywide view that you are both on the public record supporting.

Mayor Pro Tem Pollack, as the member of Board of Directors for the Southern California Association of Governments (SCAG) and Chair of SCAG's Energy and Environment Committee on September 3, 2020 you reviewed the SCAG's sustainable communities guidelines, this ***is a long-range vision that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern.*** The proposed community before you tonight meet's the goals and objectives of SCAG's sustainable communities guidelines.

Councilmember Mikos, as a member of Board of Directors of the Ventura County Economic Development Collaborative (EDC), in April 2019 the EDC issues Comprehensive Economic Development Strategy. On page 15 of the report it states, ***Ventura County suffers from a severe shortage of housing, impacting the affordability for those already in the region and hindering the attraction and retention of human capital to the area due to the lack of available housing and affordable rents. This jobs-housing imbalance impacts the ability of the county to diversify its economic base and further withstand major disruptions to international and national economies.*** The same paragraph concludes with the following statement, ***the risk presented by a scarcity in housing and concomitant high rents, can substantially impact the quantity and quality of human capital in the region, a primary economic asset for the county.***

Page 20 of the same report states a weakness of Ventura County is a, ***lack of affordable workforce housing, shortage of sufficient housing stock for all income levels, shortage of new projects in development.***

Mayor Pro Tem Pollock and Councilmember Mikos both of you are both supporters of SOAR. Councilmember Mikos you are the biggest support and leader of the SOAR initiative in the City of Moorpark, it is possible that SOAR might not be the law of the land without your hard work and support. We are asking you to support the ideals and key arguments stated in the SOAR initiative that were approved by a 3 to 1 margin in the City of Moorpark:

- ***Prevention of urban sprawl***, protection of open space and agricultural resources, and ***the maximization of infrastructure***, are significant concerns of the citizens of Moorpark.
- To continue to successfully promote stability in long-term planning for the City by establishing a cornerstone policy within the General Plan designating the geographic limits of long term urban development and ***allowing sufficient flexibility within those limits to respond to the City's changing needs over time;***
- ***To continue to encourage efficient growth patterns and protect the City of Moorpark's quality of life by concentrating future development largely within existing developed areas consistent with the availability of infrastructure and services;***
- ***To continue to manage the City's growth*** in a manner that fosters and protects the small town and semi-rural character of Moorpark ***while encouraging appropriate economic development in accordance with the City's unique local conditions;***
- ***To allow the City to continue to meet its reasonable housing needs for all economic segments of the population, especially low and moderate income households, by directing the development of housing into areas where services and infrastructure are more efficiently available;***

Finally, regarding RHNA, the staff reports states, that the City of Moorpark needs to issue 637 permits to meet the needs of the current housing cycle and is looking at up to 1,288 additional homes being assisted to Moorpark in the next housing cycle. The current proposal of 69 homes will help to offset the RHNA allocation and provide affordable housing.

While it is not a popular opinion or something that is talked about is the fact that for in order for the City of Moorpark to receive an approved Housing Element in the next housing cycle from the State of California and as part the General Plan 2050 the city will be to looking for properties to up-zone to meet RHNA requirements. The properties that comprise Beltramo Ranch will be an ideal location for what will become the new Very High Density zoning at 20-30 units/acre that city will need to create the next Housing Element and General Plan 2050. Many listening to me will believe that this is a threat, to those of you who, I encourage you to ask how Staff and the City Council how do they plan on placing 1,926 new homes in the city without up-zoning properties? If they don't, the alternative is the city does not have an approved Housing Element and potentially lose all land use authority to the State of California.

Mayor Pro Tem Pollack and Councilmember Mikos, we encourage you to continue your citywide views, believe that the developer listened to community to minimize impacts while developing a community that can be built. We request that you recommend approval the General Plan Pre-Screen to the full City Council.

In closing, we agree with Councilmember Mikos September 5, 2020 comment during her, Roseann Mikos for Moorpark Mayor 2020 interview,

Do you need housing? Absolutely for all income levels.

You should be having your development where the infrastructure is, where sewer are, where the roads are, where the business are...

Focus the development inside the cities where it belongs and focus the farmland and open space outside so that you have the respite as a family or as people it's so important to think about that philosophically because it just makes common sense.

Thank you for your time and consideration, please continue to keep your citywide and regional prospective.

Sincerely,

Mark Satterlee on behalf of KASCO

DocuSigned by:
Mark Satterlee
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9/16/2020

Nick Schiele

DocuSigned by:
Nick Schiele
D6FE0FC644A64FE...

9/16/2020

From: [Max Ghenis](#)
To: [Planning](#)
Subject: Support for 69 homes (item 4A)
Date: Wednesday, September 16, 2020 4:01:58 PM

Please approve the project.

Max Ghenis