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

NOTICE AND CALL OF A SPECIAL MEETING OF THE
COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE
(Councilmember Mikos and Councilmember Pollock)
Wednesday, June 24, 2020, at 6:00 p.m.

Pursuant to Governor Newsom's Executive Order N-29-20 et seq., members of the City of Moorpark 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 electronically, via email or call in. Pursuant to the California Department of Public Health, members of the public who attend the meeting in-person will be *required* to wear face coverings.

Email: Send comments to planning@moorparkca.gov **prior to 4:00 p.m. on meeting day (Please limit to 500 words).**

Zoom Registration Link:
https://us02web.zoom.us/webinar/register/WN_qjP90_OXQaicB6m-tSgNkg

(After registering, you will receive a confirmation email containing information about joining the meeting.)

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, June 24, 2020,** commencing at **6:00 p.m.** Said meeting will be held in the Moorpark Community Center, 799 Moorpark Avenue, Moorpark, California.

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.

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

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC COMMENTS:

4. DISCUSSION ITEMS:

A. 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 Road, on the Application of Jay Deckard (for Warmington Group). 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: Freddy A. Carrillo)**

5. FUTURE AGENDA ITEMS:
(Future agenda items are tentative and are subject to change.)

6. ADJOURNMENT:

Posted: June 18, 2020.

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).

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 5th 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.

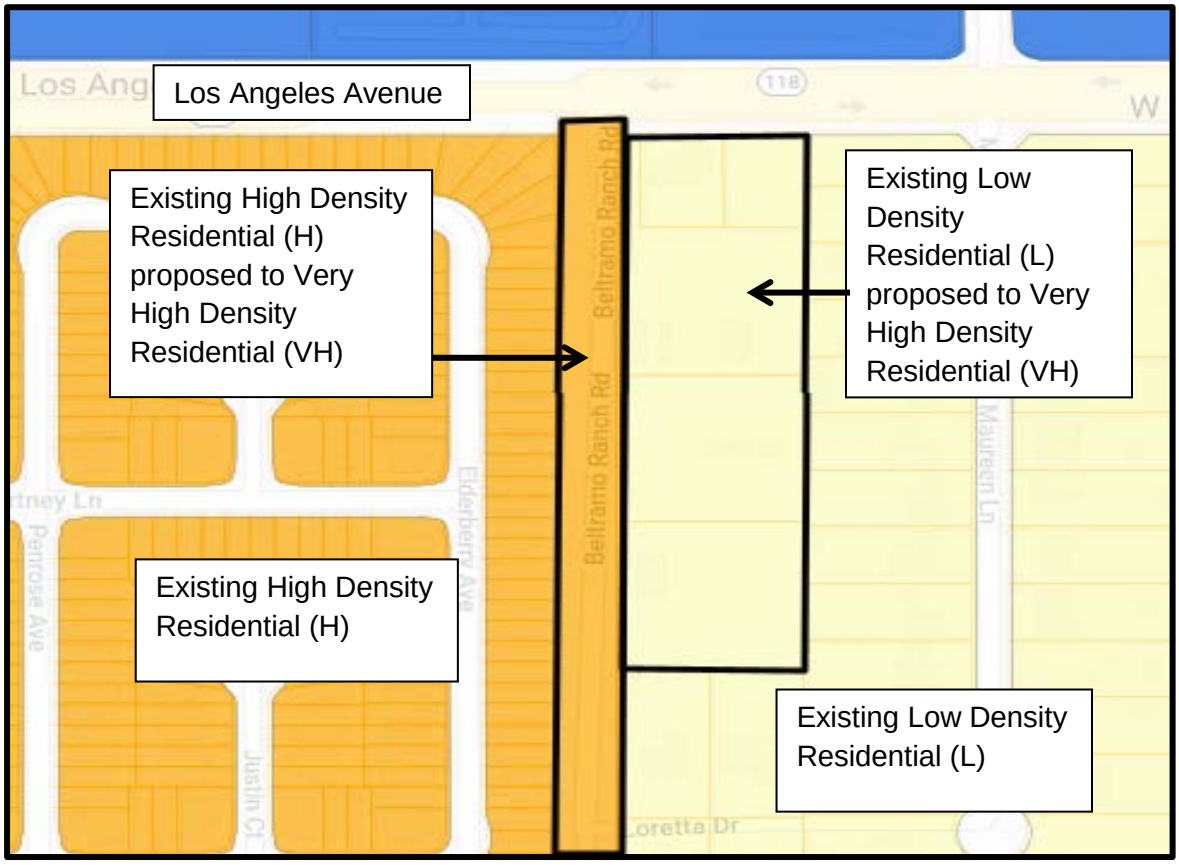
RECOMMENDATION

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.

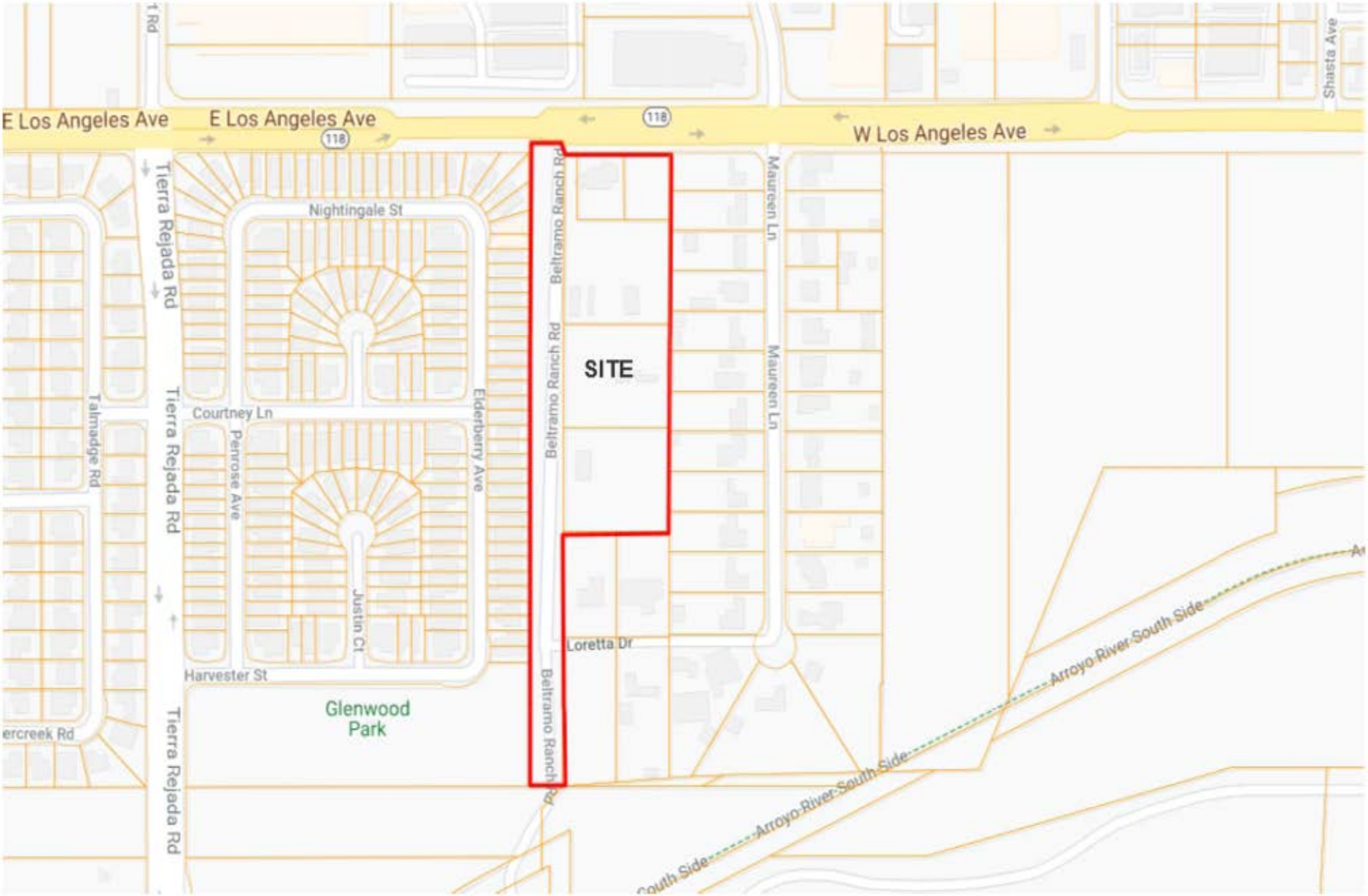
ATTACHMENT A: Existing and Proposed General Plan Designation
ATTACHMENT B: Location Map
ATTACHMENT C: Aerial Map
ATTACHMENT D: Federal Emergency Management Agency Flood Zone Map
ATTACHMENT E: Project Plans
ATTACHMENT F: Warmington Group Project Narrative

ATTACHMENT A

EXISTING AND PROPOSED GENERAL PLAN DESIGNATION



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



1" = 376 ft	GPA Pre-Screening	03/12/2020		

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

ATTACHMENT B

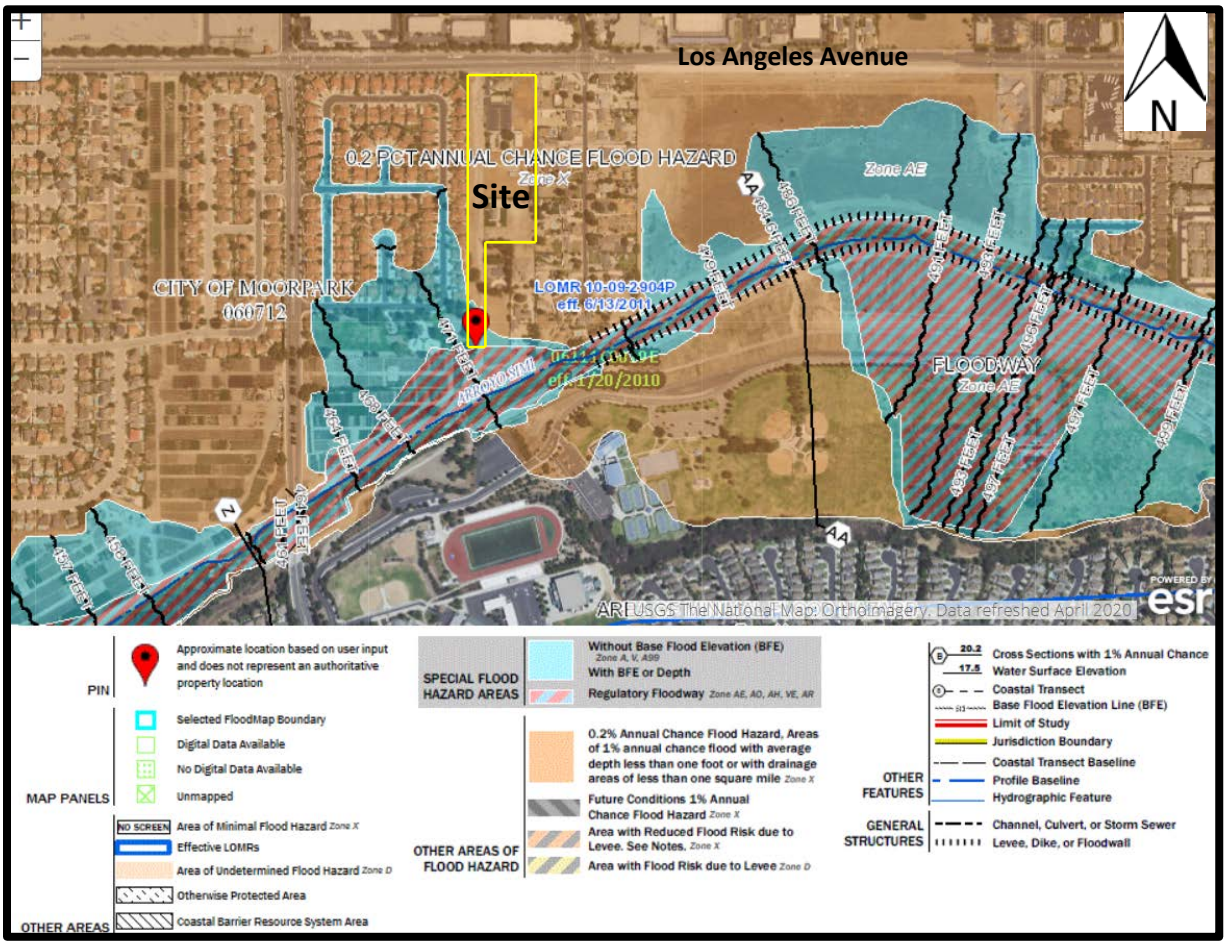
Aerial Map - Southeast Corner of Los Angeles Avenue and Beltramo Road

1" = 376 ft	GPA Pre-Screening	03/12/2020		

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

ATTACHMENT C

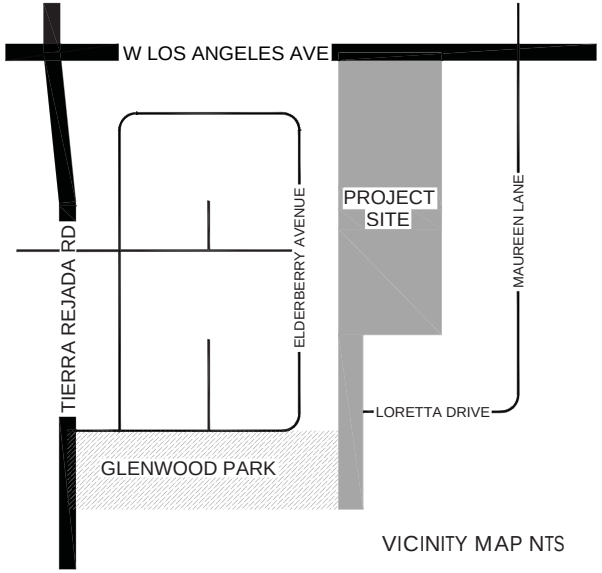
ATTACHMENT D



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)

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

Proposed Zoning: RPD*

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

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

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

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

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)

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

CONCEPTUAL SITE PLAN
FEBRUARY 26, 2020

0 25 50 100

A1.0

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
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'
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

**Conceptual Site Plan is compliant with R-2 zoning standards, however project is seeking RPD zoning.*

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

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

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)

Legend
- Vehicular Circulation
- Pedestrian Circulation
- Open Space

ktgy
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

CIRCULATION EXHIBIT
FEBRUARY 26, 2020

0 25 50 100

A1.1

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
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'
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

**Conceptual Site Plan is compliant with R-2 zoning standards, however project is seeking RPD zoning.*

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

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

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)

Legend
- Trash
- Recycle

ktgy
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

TRASH COLLECTION EXHIBIT
FEBRUARY 26, 2020

0 25 50 100

A1.2

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

CONCEPTUAL PARK AMENITIES
FEBRUARY 26, 2020

0 5 10 20

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

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

BELTRAMO RANCH
MOORPARK, CA # 2018-0860

Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A2.0

CONCEPTUAL ELEVATION B

CONCEPTUAL ELEVATION A

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

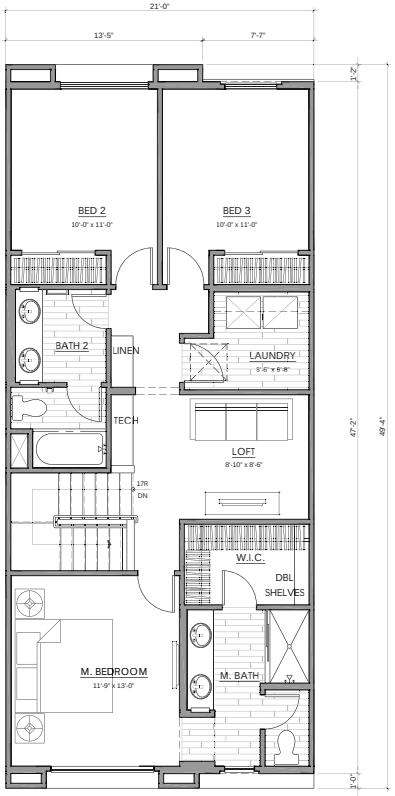
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

BELTRAMO RANCH
MOORPARK, CA # 2018-0860

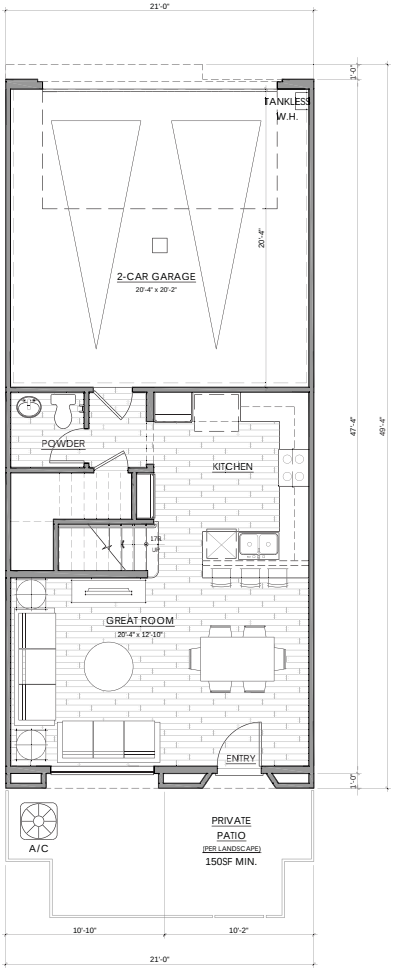
Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A3.0



SECOND FLOOR



FIRST FLOOR

0 2' 4' 8'

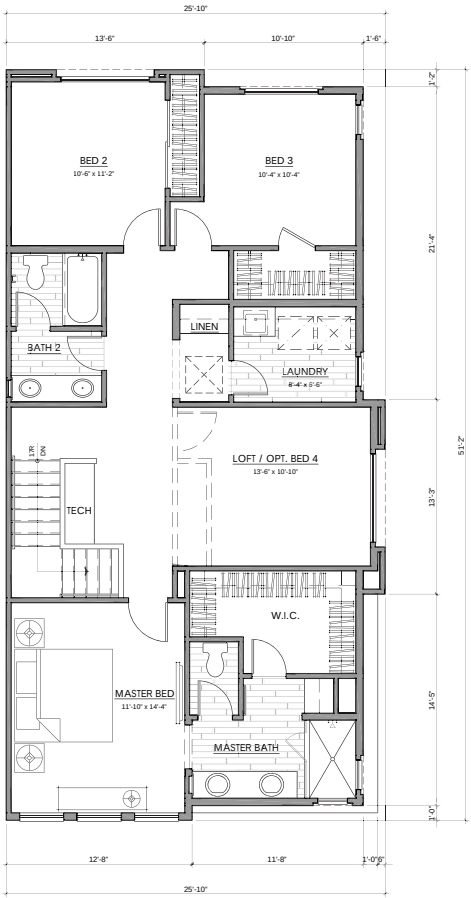
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

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

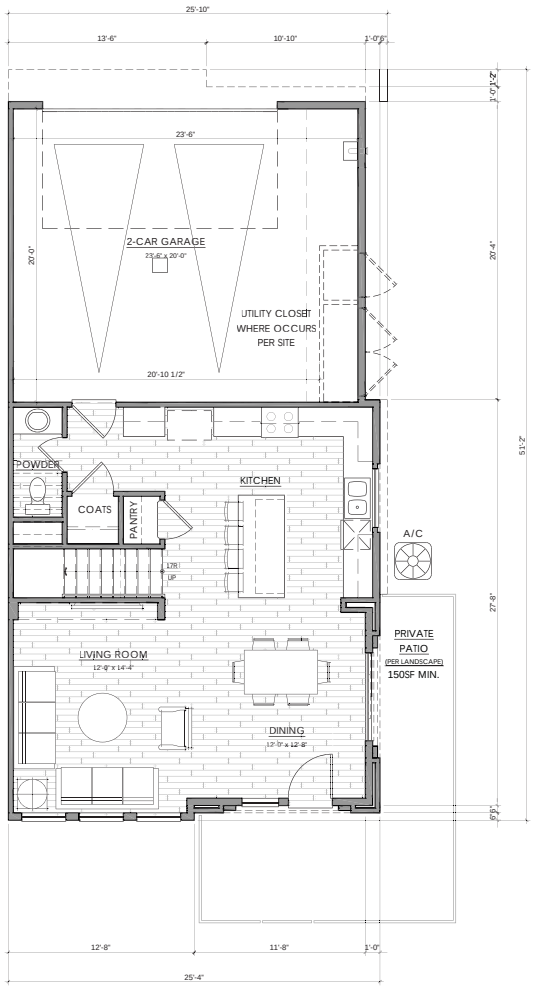
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 1 +\- 1400SF

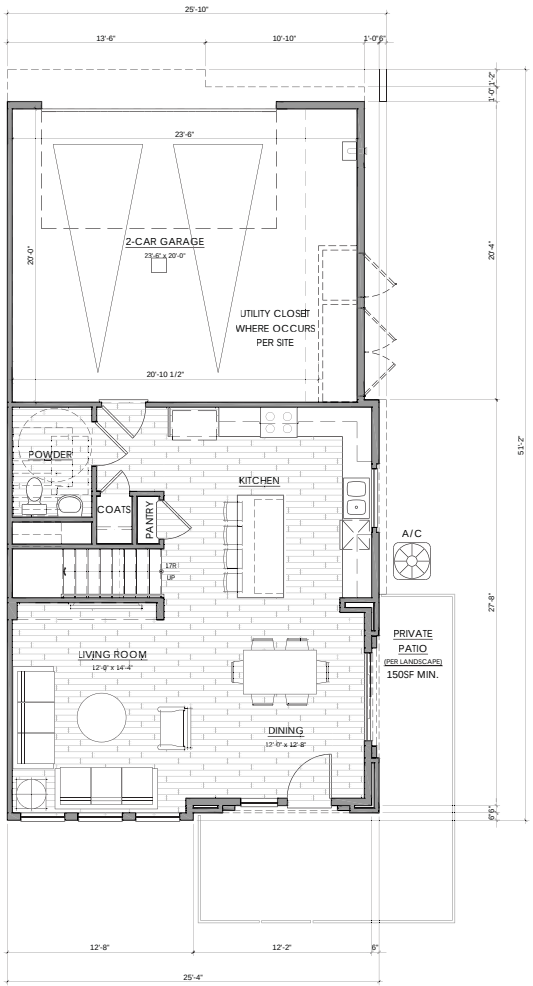
A4.0



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE UNIT

0 2' 4' 8'

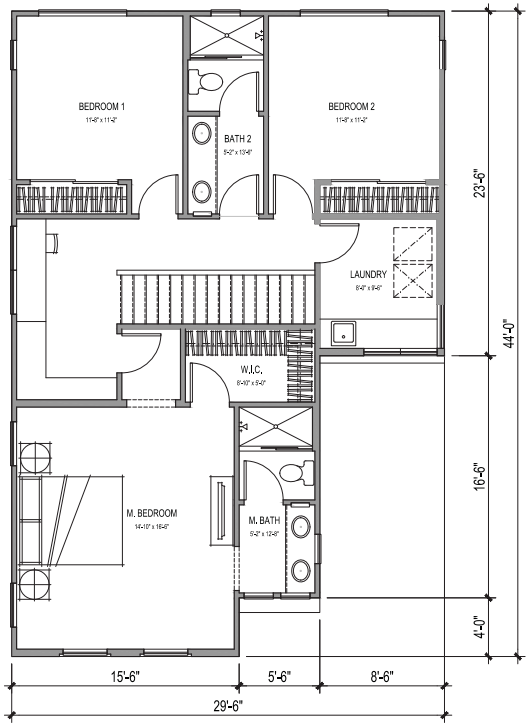
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

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

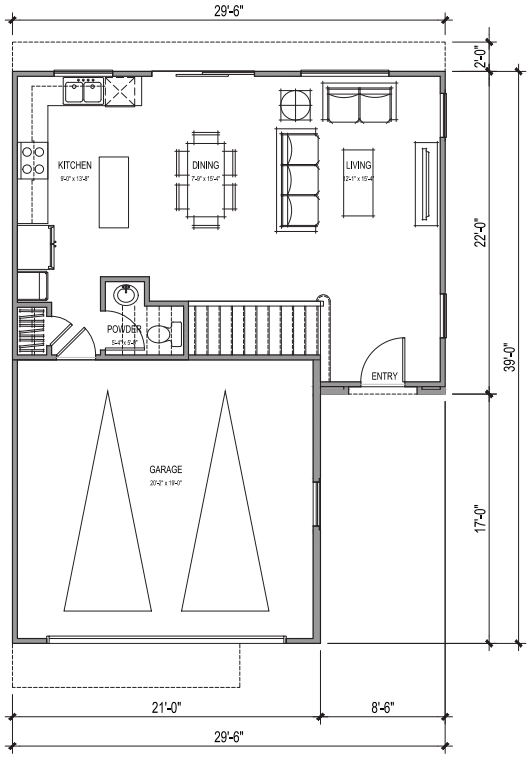
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 2 +\- 1750SF

A4.1



2ND FLOOR



1ST FLOOR

0 2' 4' 8'

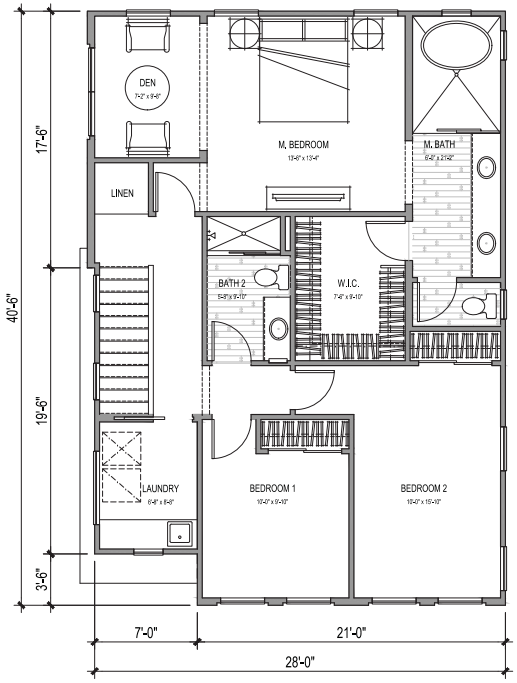
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

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

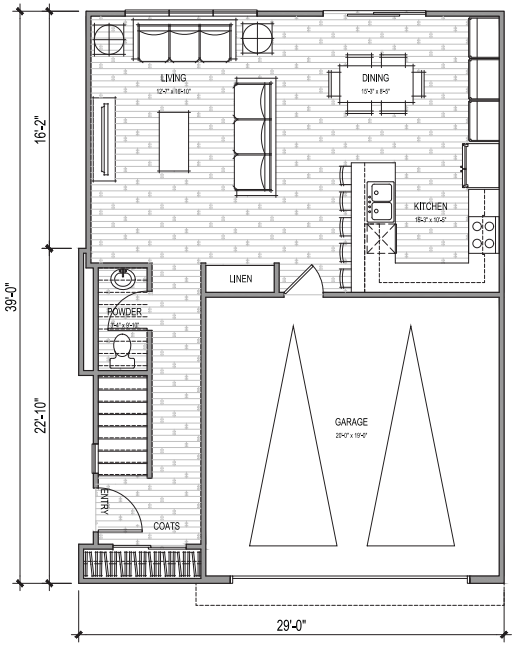
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 3A +\- 1600SF

A4.2



2ND FLOOR



1ST FLOOR

0 2' 4' 8'

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
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
	Total	*102 Units*

Note: Plan 1 Units are Front-Loaded Townhomes, Plans 2/3 are Rear-Loaded Townhomes

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.

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: **Freddy A. Carrillo, Associate Planner ll**

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)**

CORRESPONDENCE RECEIVED

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

Attachments

June 1, 2020

Brian & Mary Berry

Moorpark, CA 93021

City of Moorpark
Community Development Department
Community and Economic Development Standing Committee
799 Moorpark Ave.
Moorpark, CA 93021

RE: Letter of Objection – General Plan Amendment Pre-Screening Application No. 2019-02

Councilmembers Mikos & Pollock:

After reading the Community and Economic Development Standing Committee Agenda Report attached to agenda for the committee's meeting scheduled for Wednesday, March 18, 2020, we were shocked and very concerned by the details of the project and the pro-developer bias inherent in the report. The developer is proposing to wedge a Very High Density Residential (VH) development called Beltramo Ranch in between a Low Density Residential (L) area in the Maureen Lane area and a High Density (H) are of Heather Glen HOA. There is no mention at all of the impact this incredibly dense development will have on the communities it is jammed between.

The Warmington development is not consistent with either of the existing communities and does not take into consideration the quality of life that the residents of both Heather Glen and Maureen Lane have long enjoyed. The residents of Maureen Lane purchased their homes because of the Low-Density and Rural zoning that allows them to keep horses, chickens and other animals that are part of a rural lifestyle. That lifestyle will be obliterated by a high density development jammed up right next to it.

The residents of Heather Glen will also be adversely affected by the addition of so many people crammed in such a small area. Those of us who live on the east side of Elderberry Avenue will especially experience the negative impact of this development. The Warmington condos will be built next to and higher than our backyards, blocking sunlight and allowing our new neighbors to easily see into our yards and homes. Our privacy will disappear. Most of us bought our homes in that location because they abutted land that gave us a sense of open space and privacy. None of us expected it to be rezoned!

From:	Pam Peake
To:	David Pollock; Roseann Mikos
Cc:	Douglas Spondello; Karen Vaughn; Freddy Carrillo
Subject:	General Plan Amendment Pre-Screeningfor proposed Beltramo Ranch Community
Date:	Tuesday, June 16, 2020 3:55:57 PM

Honorable Councilmembers Mikos and Pollock:

I am a resident of Moorpark and I am writing in response to the proposed Beltramo Ranch Community on Los Angeles Avenue.
I want to express my support for this building project.
I am happy to hear that this project name reflects the environment of the area.

I believe this community can be an asset to Moorpark and the neighborhood by reflecting a rural ranch type of area for people to live in and be a part of.

It would be a great asset to the surrounding neighborhood, if it contained a horse trail or community garden in which those who already have a lifestyle of rural ranch living could also be included in this plan.
It would also add to unity amongst communities, and help to ease fears of a way of life with rural ranch living being eliminated.

People are drawn to the beauty of this community and the picturesque hills and open land.
I believe this project can add to that by taking the current property and transforming it into a beautiful area to live, amongst a lovely rural designed setting.

Sincerely,

Pamela Peake
[redacted]
Moorpark, CA 93021

From:	Reggie Mercado
To:	David Pollock; Roseann Mikos
Cc:	Douglas Spondello; Karen Vaughn; Freddy Carrillo
Subject:	General Plan Amendment Pre-Screening Application No. 2019-02
Date:	Tuesday, June 16, 2020 3:35:47 PM

Reggie Mercado
[redacted]
Moorpark, CA 93021

June 16, 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 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.

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

Sincerely,

Reggie Mercado