



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.

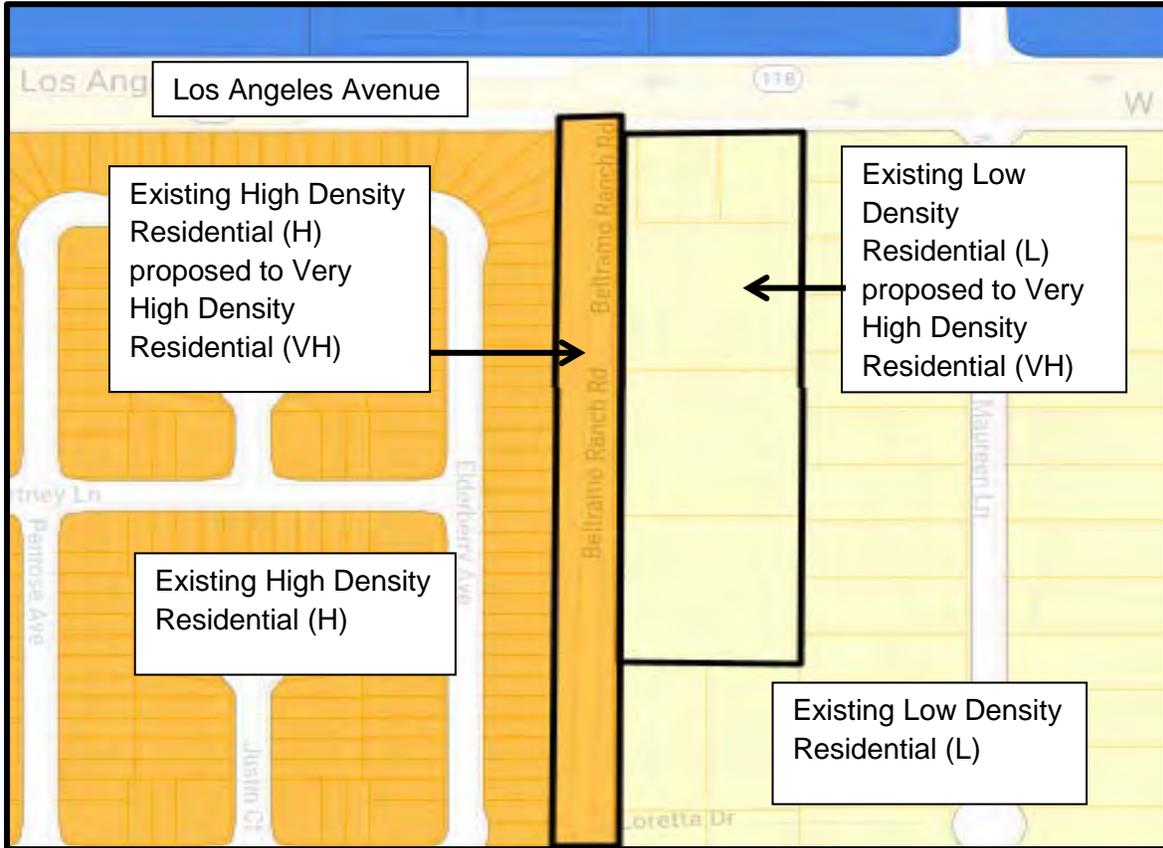
RECOMMENDATION

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.

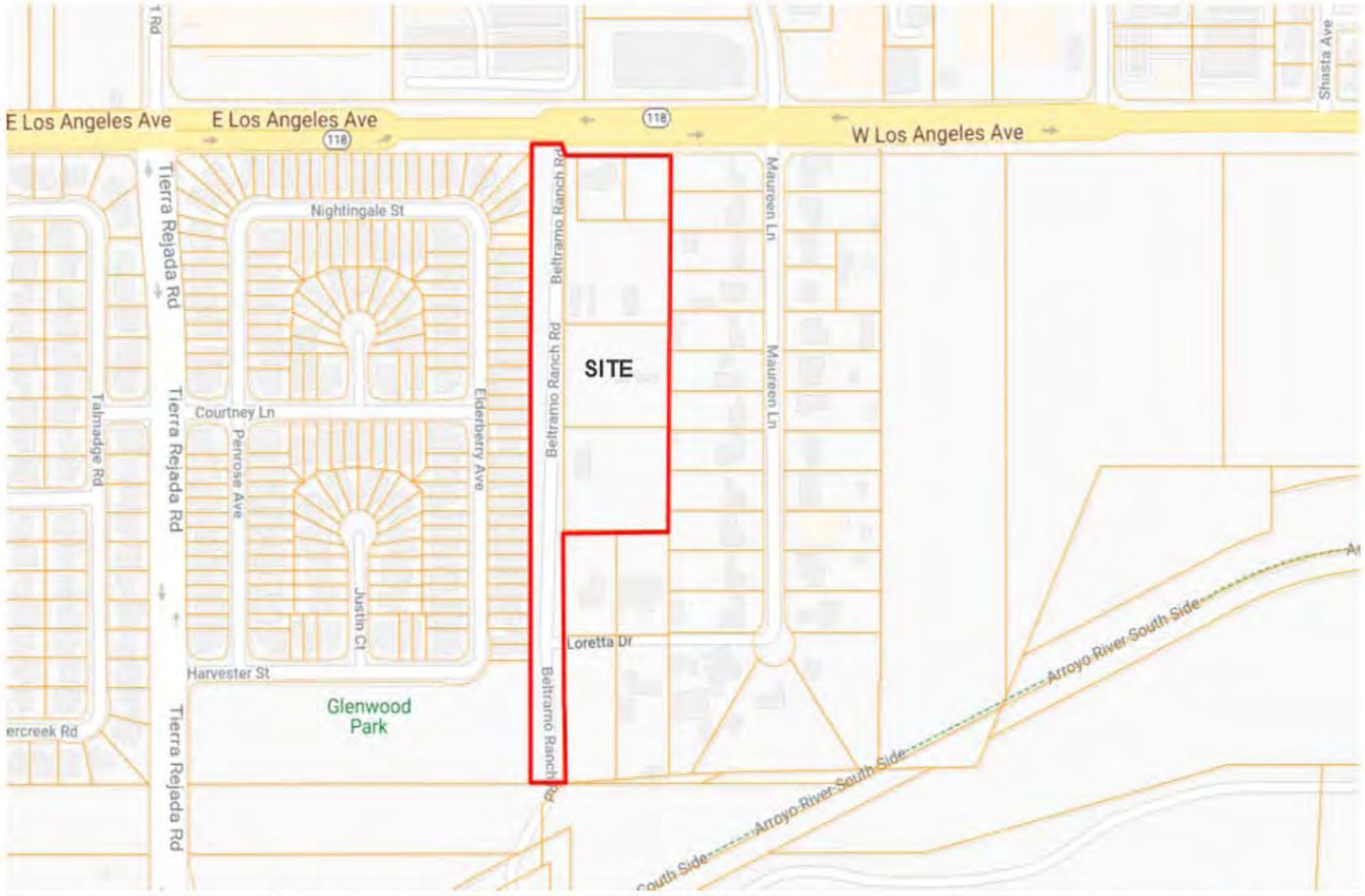
- ATTACHMENT A: Existing and Proposed General Plan Designation
- ATTACHMENT B: Location Map
- ATTACHMENT C: Aerial Map
- ATTACHMENT D: Federal Emergency Management Agency Flood Zone Map
- ATTACHMENT E: Project Plans
- ATTACHMENT F: Warmington Group Project Narrative

ATTACHMENT A

EXISTING AND PROPOSED GENERAL PLAN DESIGNATION



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



1" = 376ft

GPA Pre-Screening

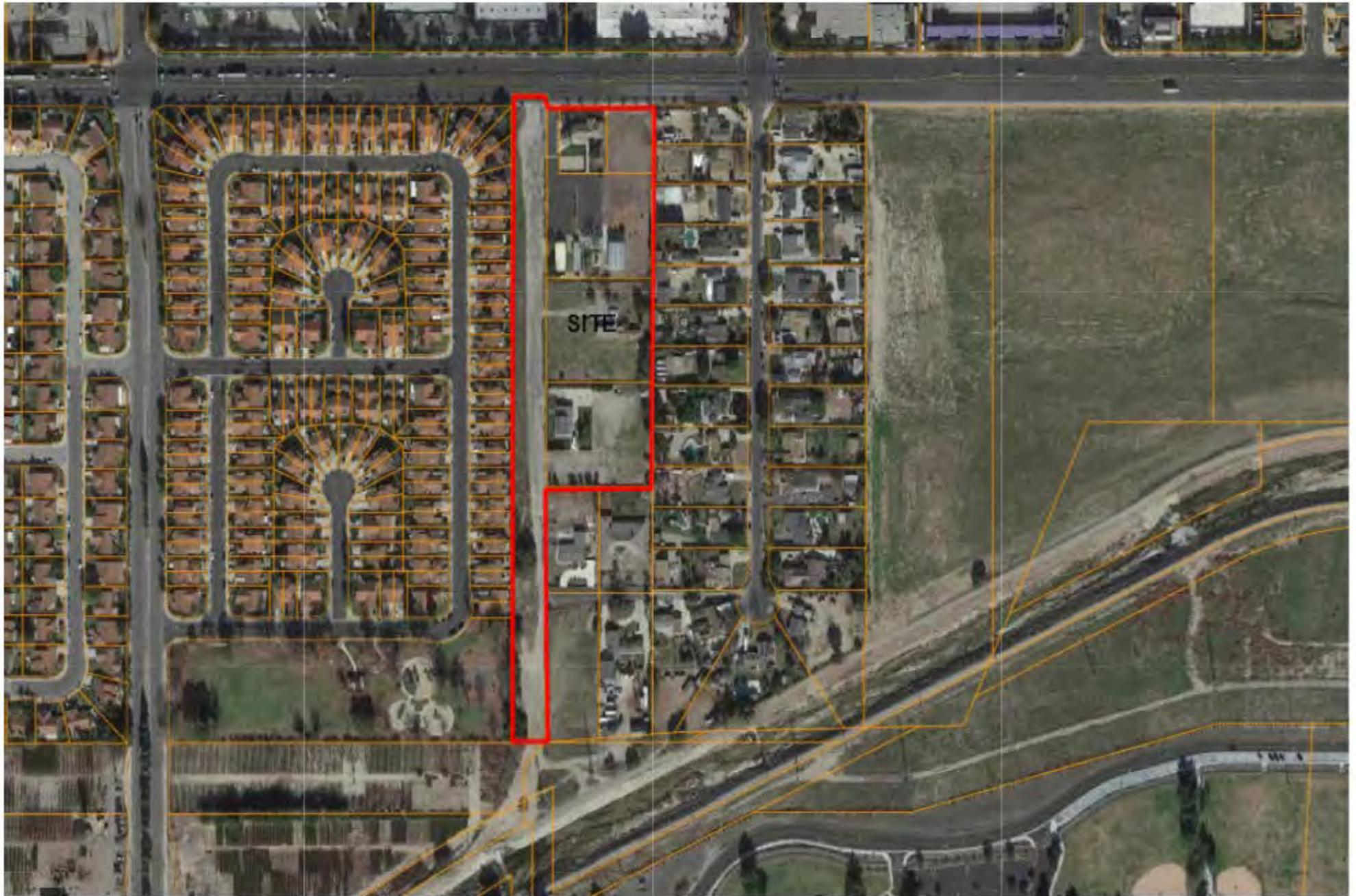
03/12/2020



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 16B

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



1" = 376ft

GPA Pre-Screening

03/12/2020

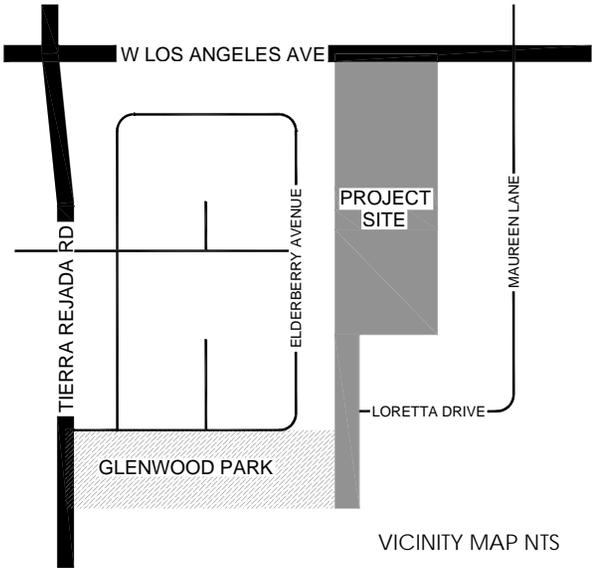


This map may represent a visual display of related geographic information. Data provided hereon is not guaranteed of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

ATTACHMENT 17C

BELTRAMO RANCH

MOORPARK, CALIFORNIA



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
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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

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)



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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.
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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
 APN: 506-0-030-210
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 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
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 Front Yard Setback: 20'
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 256 spaces - Total (±2.5 sp/unit)

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 ±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



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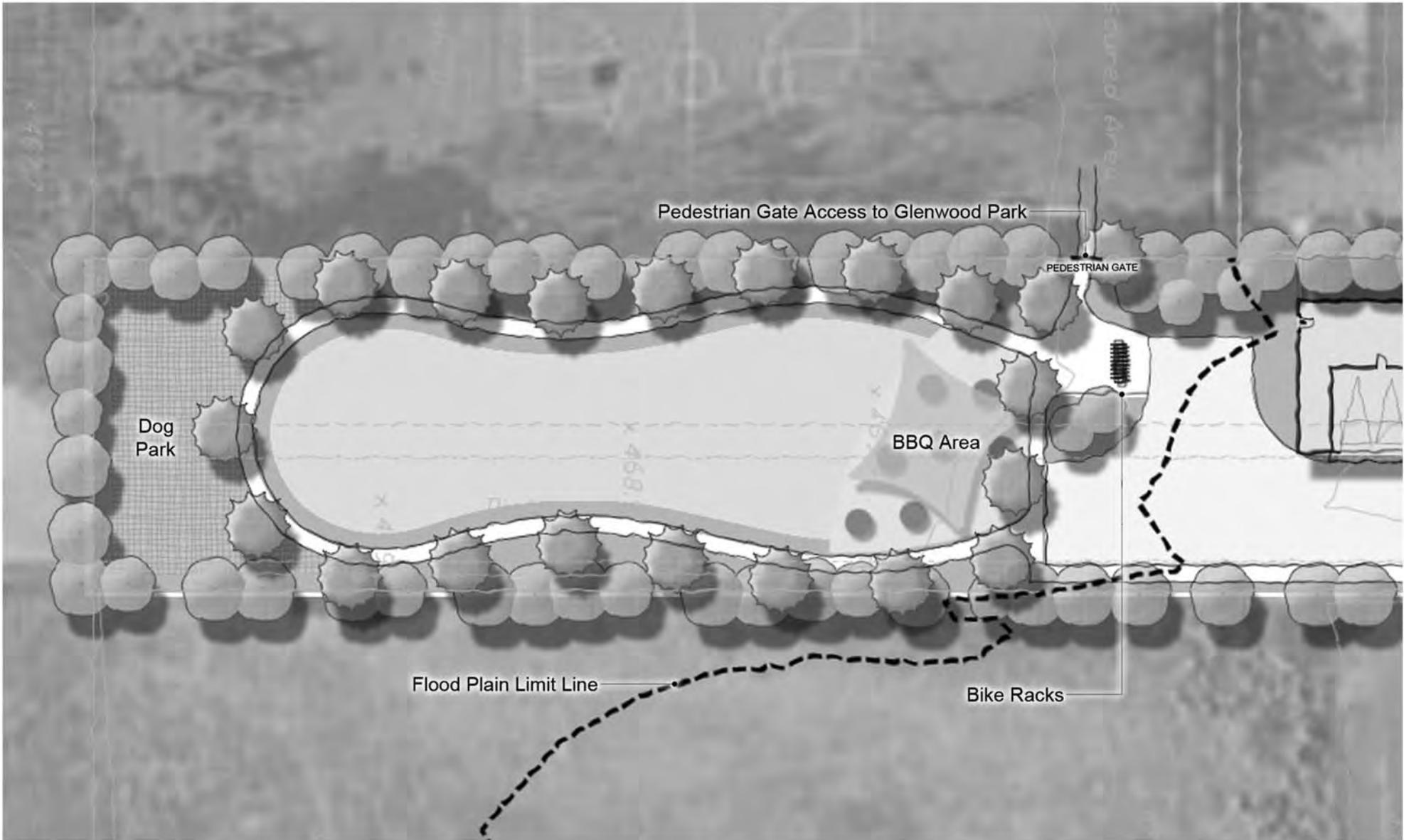


MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2019-0860

TRASH COLLECTION EXHIBIT
 FEBRUARY 26, 2020



A1.2

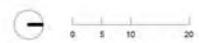


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MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2019-0860

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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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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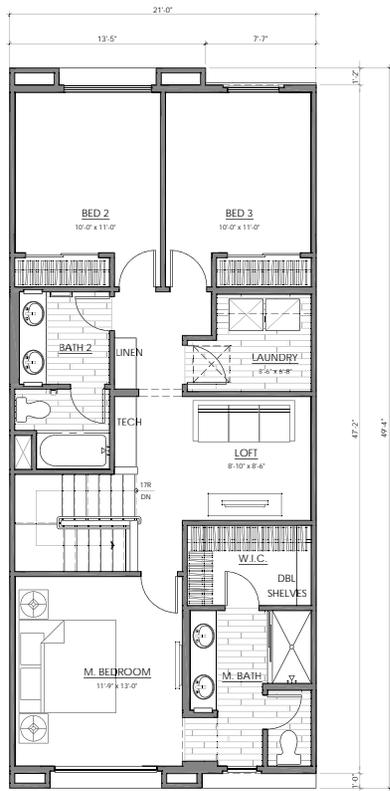
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

BELTRAMO RANCH
MOORPARK, CA # 2018-0860

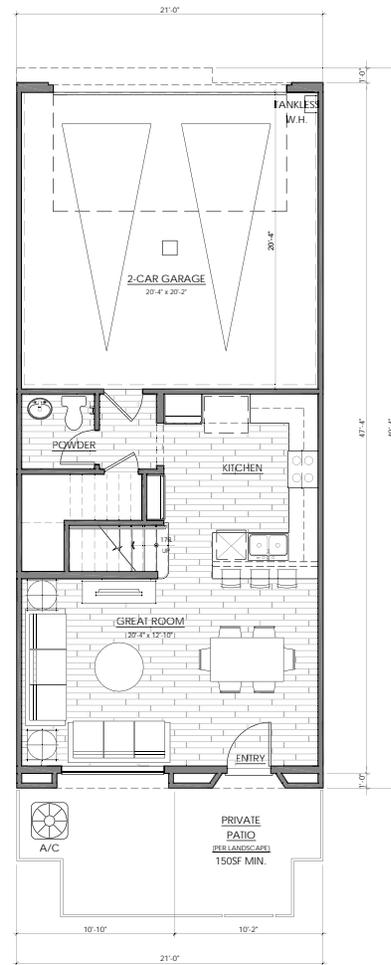
Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A3.0



SECOND FLOOR



FIRST FLOOR



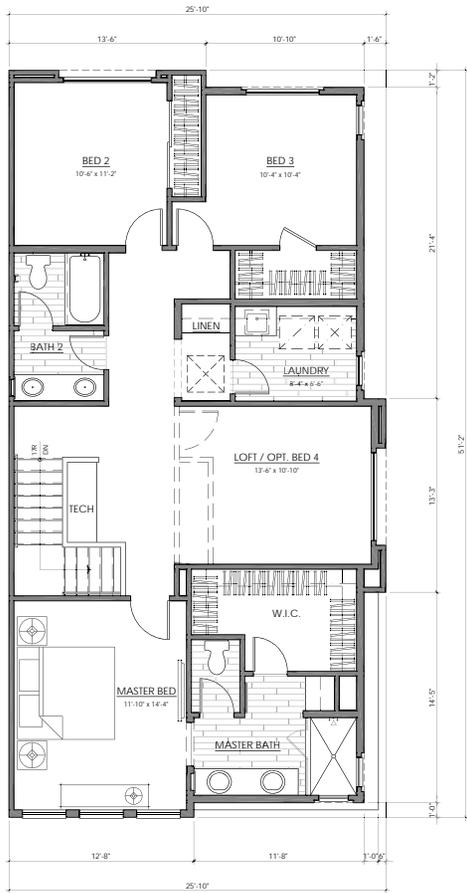
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949.851.2133
ktgy.com

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

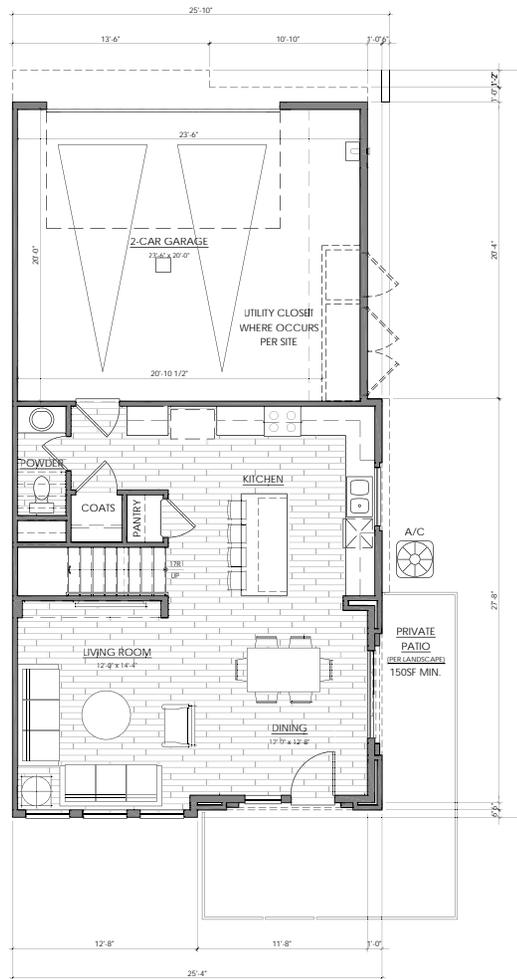
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 1 +/- 1400SF

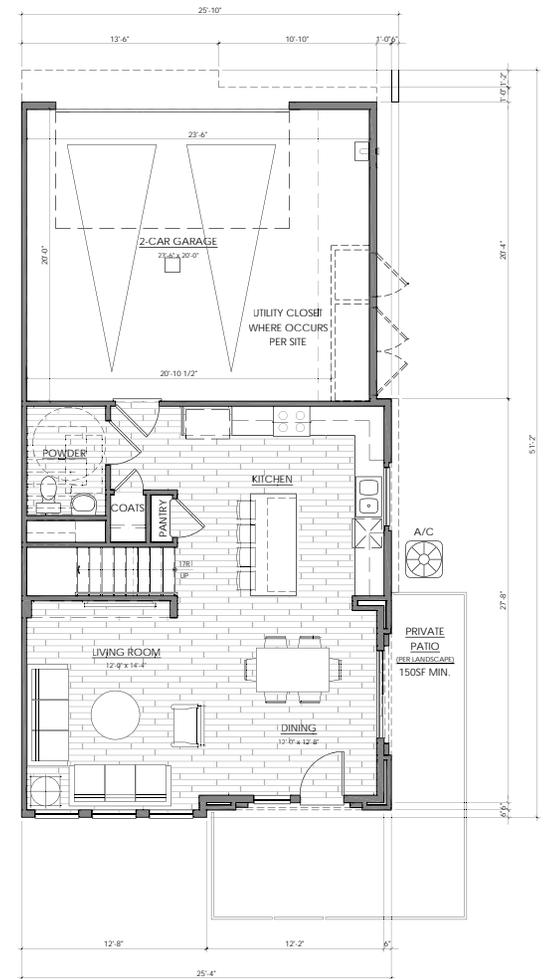
A4.0



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE UNIT



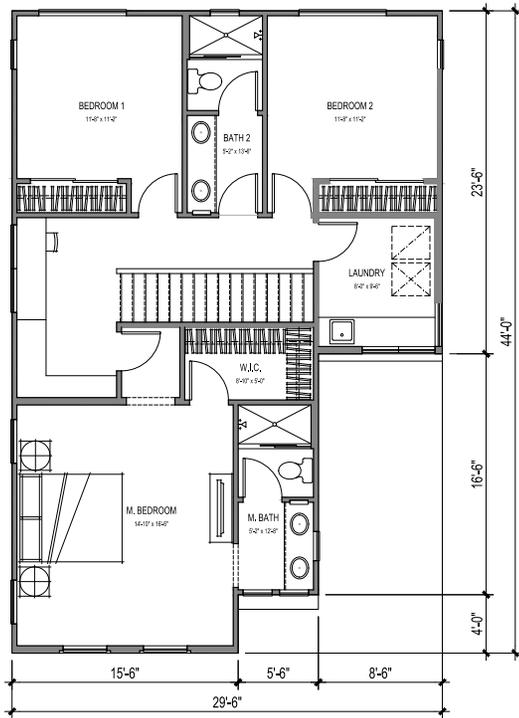
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W Warmington
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Warmington Residential
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Costa Mesa, CA 92626

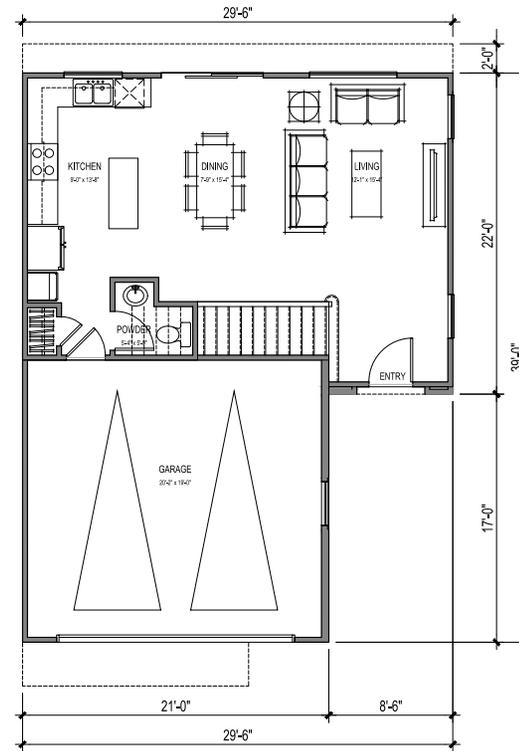
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 2 +/- 1750SF

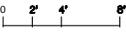
A4.1



2ND FLOOR



1ST FLOOR



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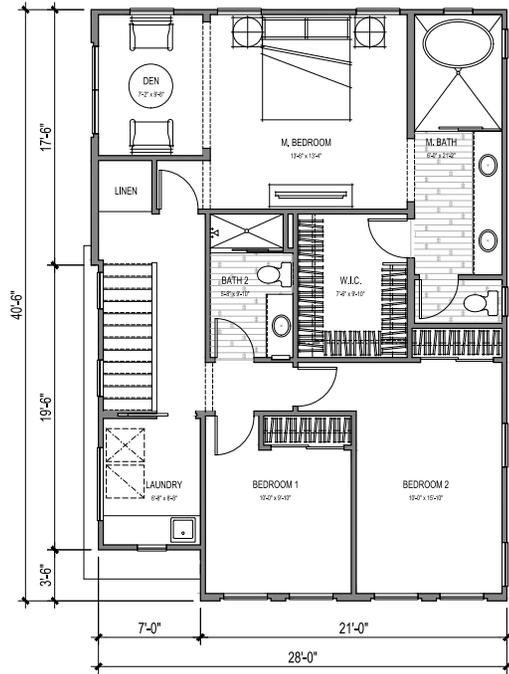


Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

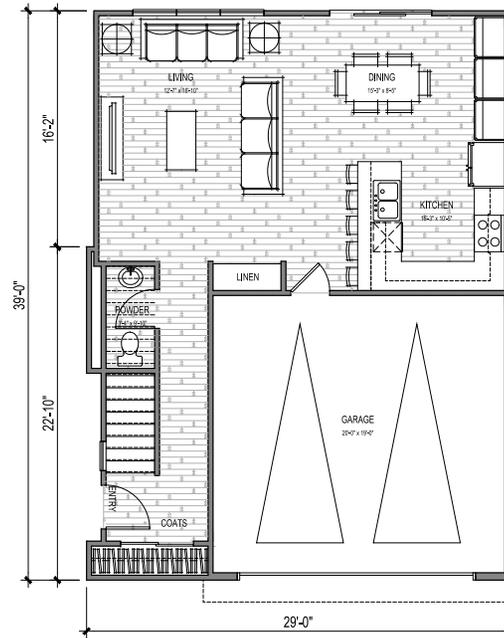
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 3A +/- 1600SF

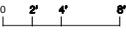
A4.2



2ND FLOOR



1ST FLOOR



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 Warmington Residential
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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:

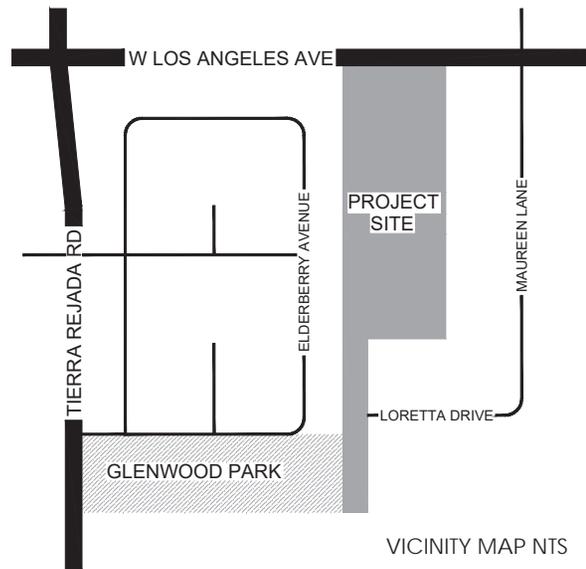
Development of the Beltramo Ranch project will require the following City approvals:

- *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
 17911 VON KARMAN AVENUE, STE 200
 IRVINE, CA 92614
 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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MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860

SHEET INDEX
 SEPTEMBER 03, 2020

A0.0

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

| R-2* Developmental 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)

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")

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

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

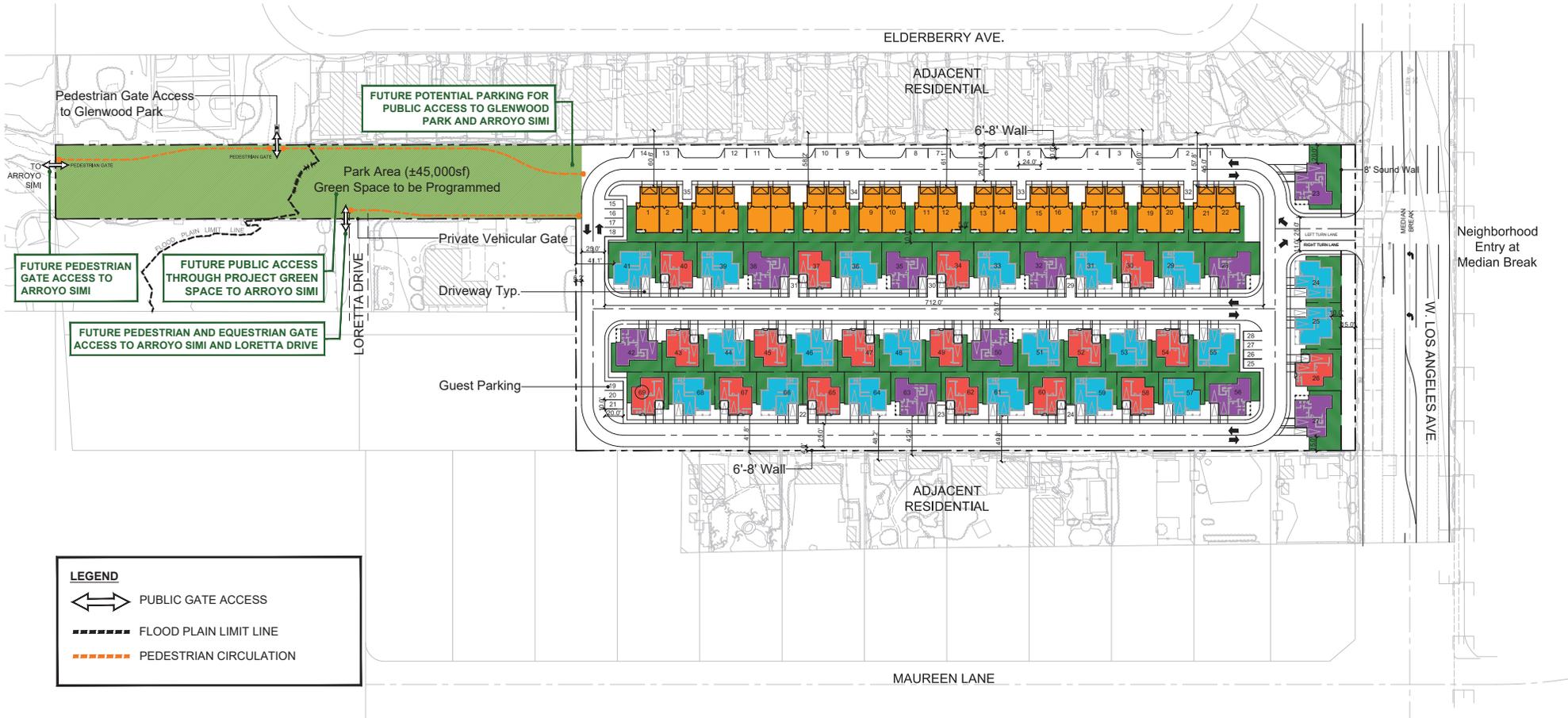
22 Duplex homes (1900-2000sf - 3bd+Opt Bed4/2.5ba)

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

Total Units: 69 homes

Site Density: ±9.3 du/ac

Proposed Zoning: RPD*



| 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 |

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| 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)

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

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Total Units: 69 homes

Site Density: ±9.3 du/ac

Parking Provided:

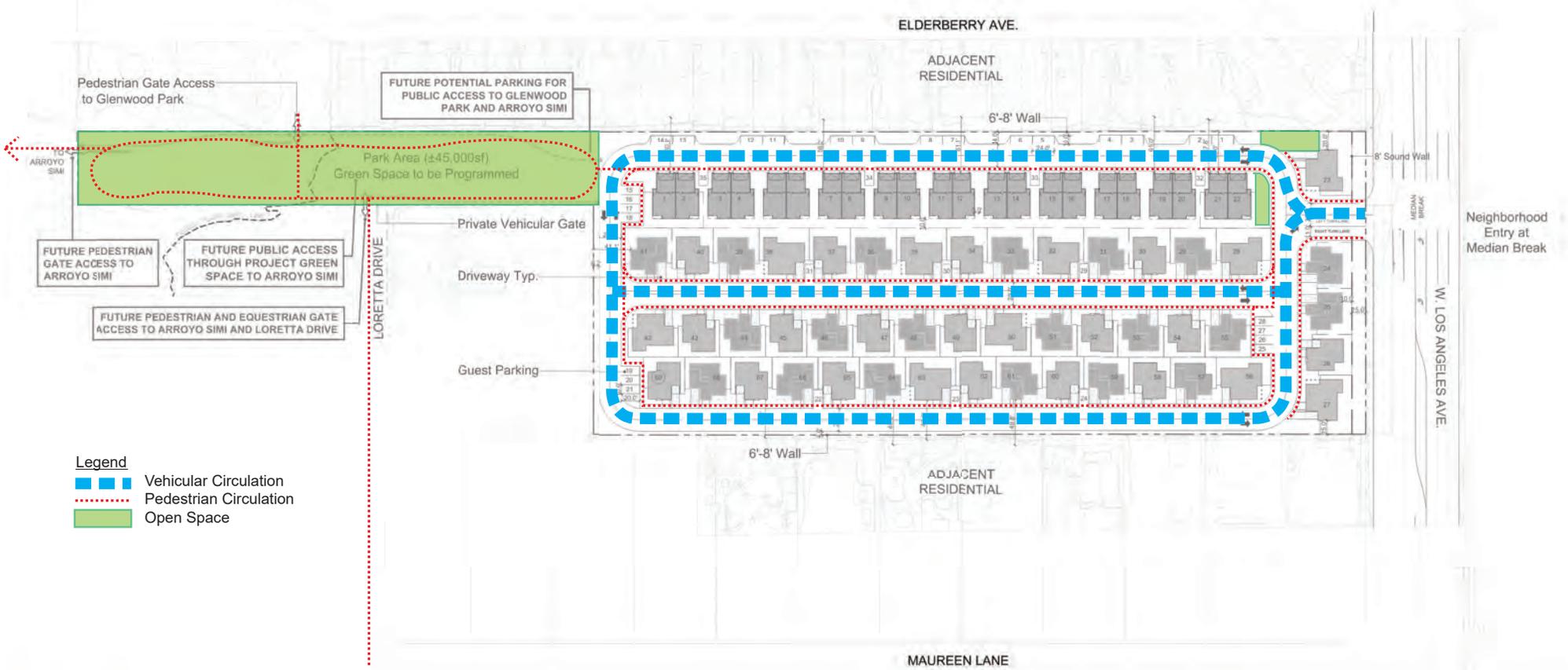
- 138 spaces - Garage Spaces
- 47 spaces - Driveway
- 35 spaces - Guest On-Site
- 220 spaces - Total (±3.2 sp/unit)

Building Coverage: 30%

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

Open Space Provided:

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



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Warmington
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Warmington Residential
3050 Pullman Street
Costa Mesa, CA 92625

MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0880

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



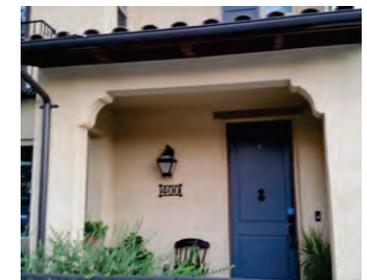
RECESSED OVAL WINDOW W/ METAL DECOR / FAUX CHIMNEY



BAY WINDOW



RECESSED GARAGE DOORS



CORBELS



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949.851.2133
ktgy.com



MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

IMAGE BOARD
SEPTEMBER 03, 2020

A2.0



PAIRED HOMES



DETACHED SINGLE FAMILY HOMES



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949.851.2133
ktgy.com

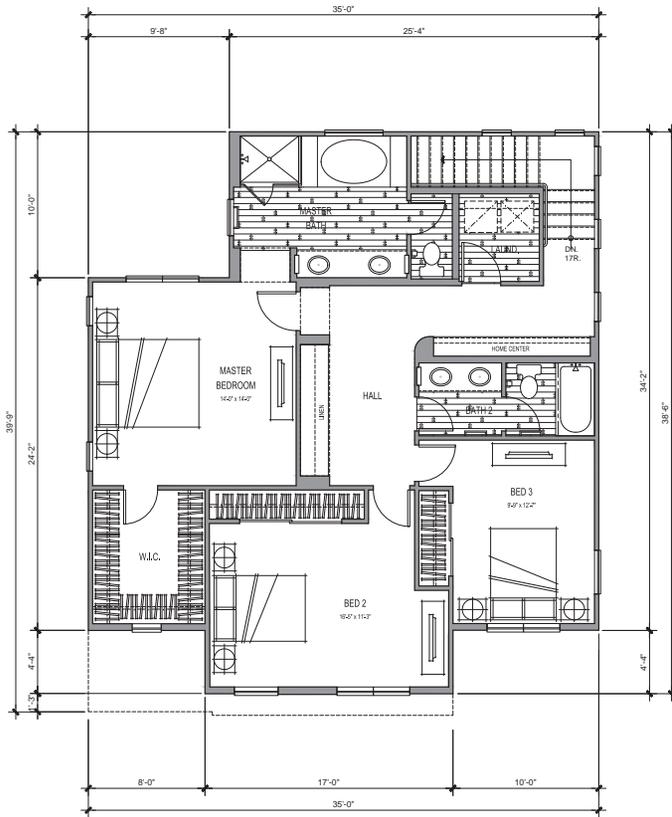


Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

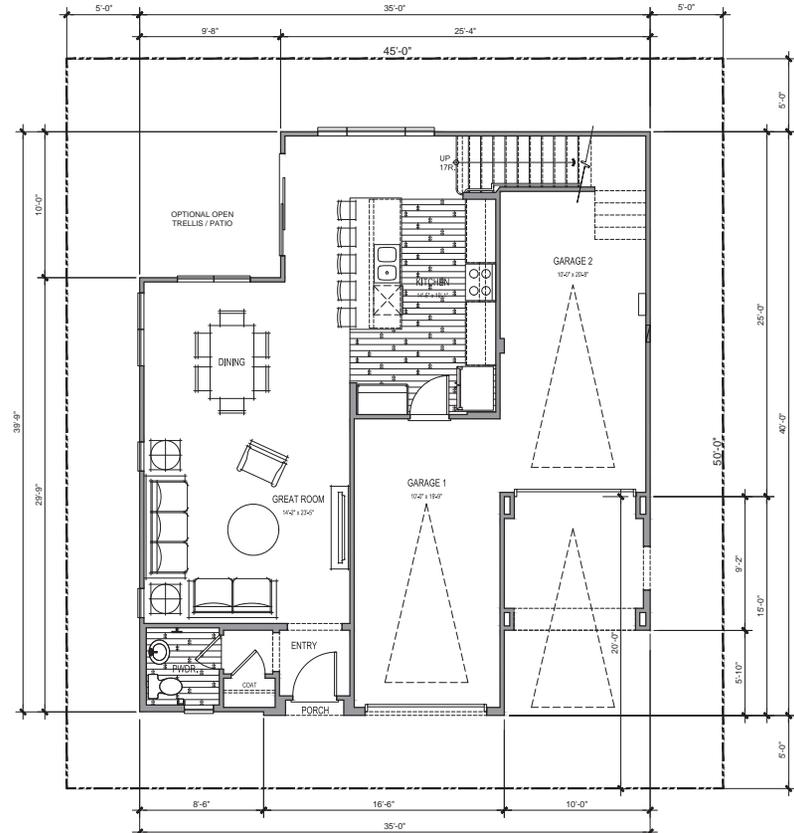
MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

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

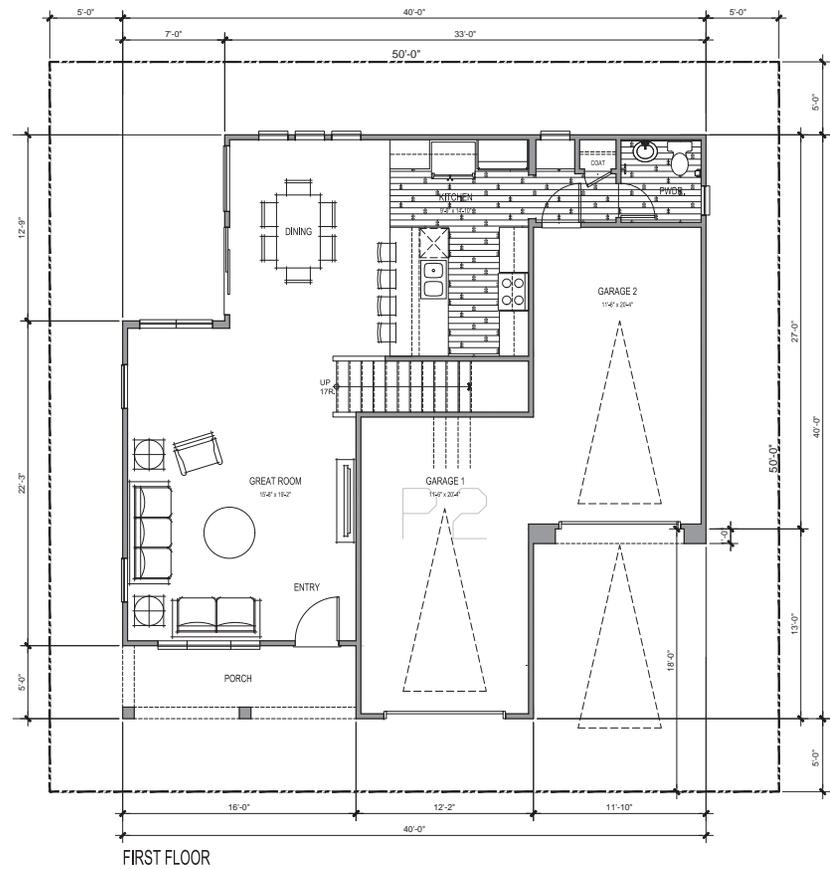


Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

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

SAMPLE FLOOR PLAN 1 - 1845 SF

A4.0



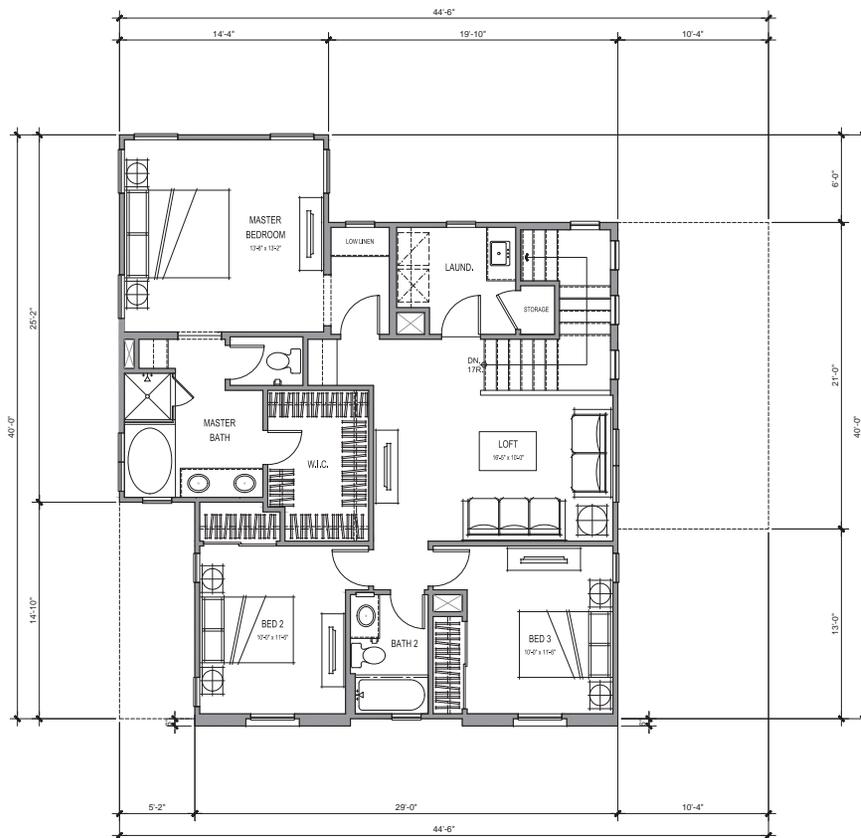
Architecture + Planning
 17911 Von Karman Ave.
 Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com

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

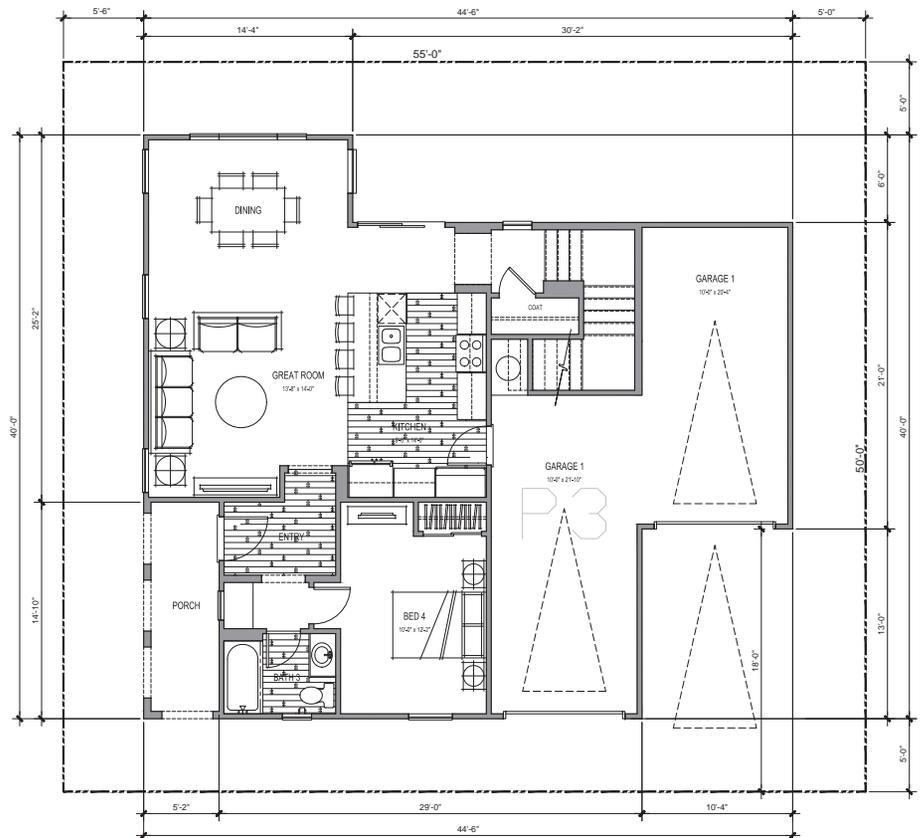
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 SEPTEMBER 03, 2020

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

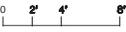
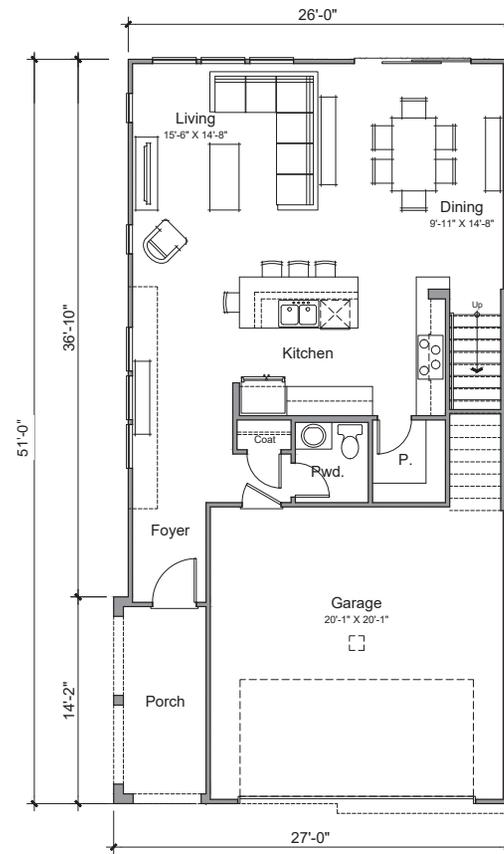
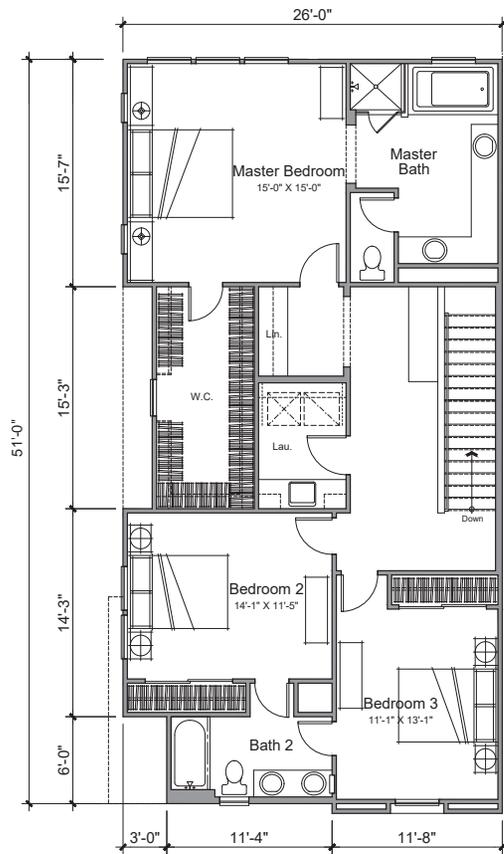


Warmington
 RESIDENTIAL
 Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

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

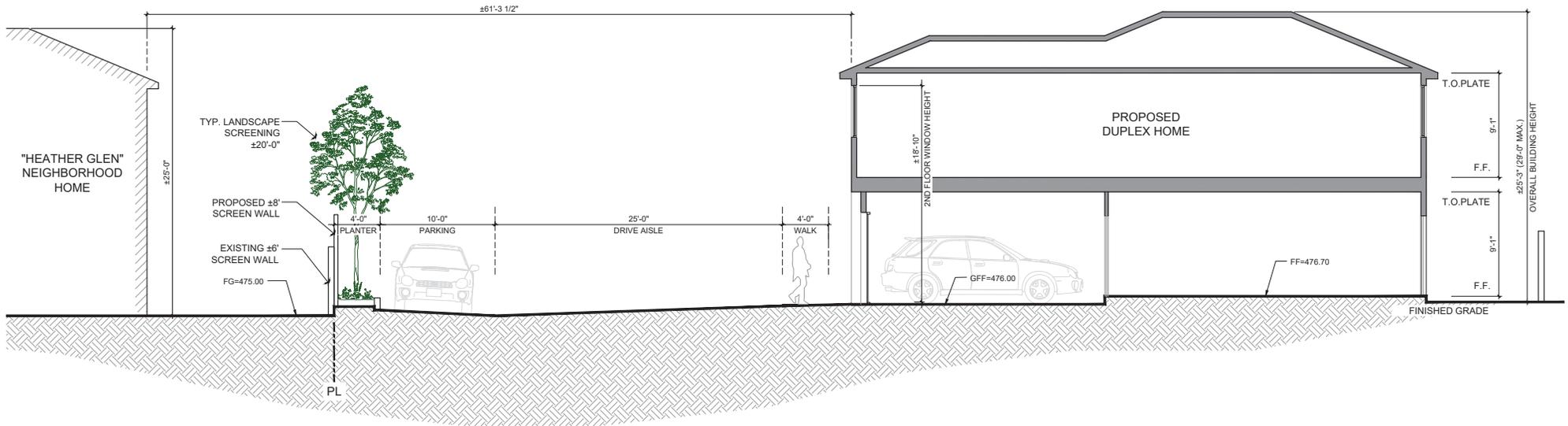


Warmington
 RESIDENTIAL
 Warmington Residential
 3090 Pullman Street
 Costa Mesa, CA 92626

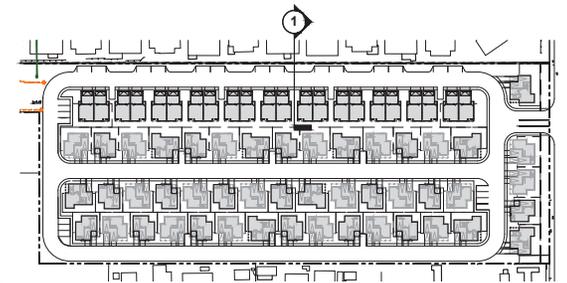
MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860
 SEPTEMBER 03, 2020

SAMPLE FLOOR PLAN DUPLEX
 +/- 1900-2000 SF

A4.3



① SECTION AT WESTERN PROPERTY LINE



KEY SITE PLAN - NTS



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

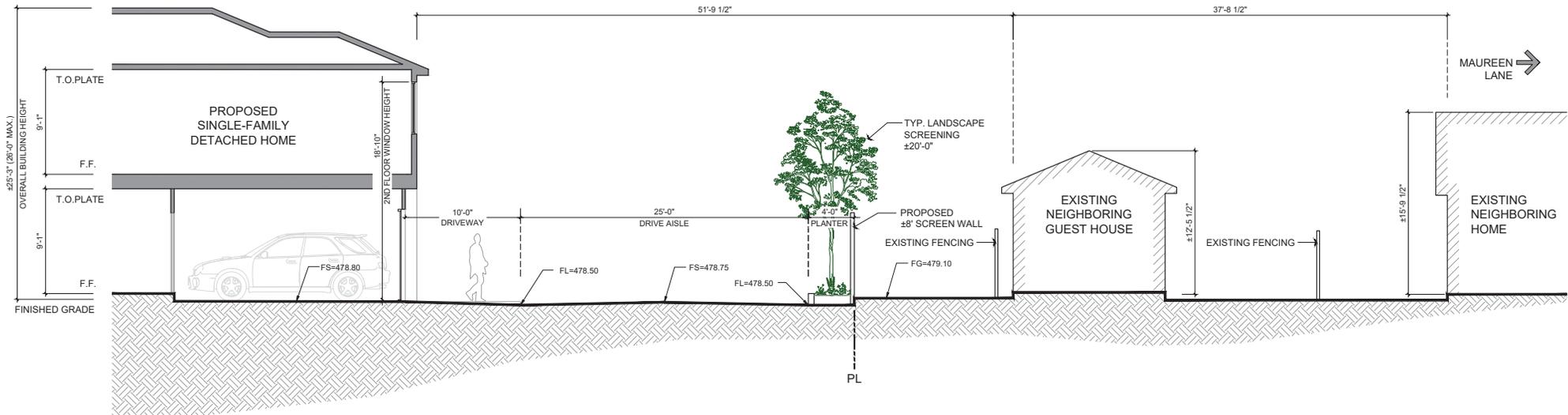


MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

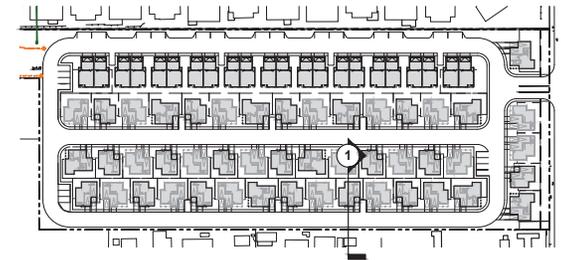
SITE SECTIONS
SEPTEMBER 03, 2020



A5.0



① SECTION AT EASTERN PROPERTY LINE



KEY SITE PLAN - NTS

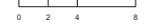


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949.851.2133
ktgy.com



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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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

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████████████████████

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:

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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 p/unit, so overflow parking in Heather Glen remains a very real concern.
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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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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 judiciously, 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