CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT | 323 Science Drive, Moorpark, California 93021
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NOTICE AND CALL OF A SPECIAL MEETING OF THE COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE
(Councilmember Delgado and Councilmember Means)
Wednesday, April 15, 2026, 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, April 15,** commencing at **5:00 p.m.** Said meeting will be held in the Moorpark City Hall **Century Conference Room, at 323 Science Drive**, Moorpark, California.

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

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC COMMENTS:

4. DISCUSSION ITEMS:

A. Receive Presentation Regarding the Draft Downtown Specific Plan. **(Staff: Doug Spondello, Community Development Director)**

5. FUTURE AGENDA ITEMS:

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

6. ADJOURNMENT:

Posted: April 9, 2026.

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 323 Science Drive 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) 517-6200. 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).

CHRIS R. ENEGREN, Mayor | RENEE DELGADO, Councilmember | CHRIS BARRETT, Councilmember | TOM MEANS, Councilmember | DR. ANTONIO CASTRO, Councilmember

Item: 4.A.

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

TO: **Honorable Committee Members**

FROM: **Doug Spondello, Community Development Director**

DATE: **04/15/2026 Regular Meeting**

SUBJECT: **Receive Presentation Regarding the Draft Downtown Specific Plan**

SUMMARY

The City is in the process of preparing a Downtown Specific Plan (DTSP) to guide future development, land use, and infrastructure planning within the City's downtown area. The DTSP is intended to replace the existing 1998 Downtown Specific Plan and reflect current market conditions, community priorities, and long-term economic development goals. The DTSP also implements key Downtown-focused priorities of General Plan 2050 and the Economic Development Strategic Plan.

Over the past eight months, City Staff has worked with its consultant team to prepare the draft plan, informed by stakeholder outreach, community engagement, and coordination with local businesses and property owners. The Draft DTSP represents a significant update to the 1998 Plan, including a transition to a visual form-based code and objective development standards to provide greater certainty for residents and developers, clearly stated requirements (rather than suggestions), streamlined land use approvals, consolidated development requirements, and a refreshed vision for the character of Moorpark's Downtown.

The Draft DTSP is available online at: https://moorparkdtsp.konveio.com/. The online platform also includes public comments submitted during the open review period from March 20 through April 15.

PUBLIC OUTREACH

Public outreach efforts are ongoing and have consisted of a variety of engagement activities. These include three open house (two in-person and one virtual), a pop-up booth at the Country Days Community Parade and Street Fair on October 4, 2025, and an online survey. The first workshop on September 9, 2025, was attended by 49 community members, while a second session on October 25, 2025, was attended by 11 community members. The April 1 virtual workshop was attended by five people.

Public input was further encouraged through an online survey which resulted in 71 responses and over 250 written comments. Public review of the Draft DTSP began on March 20th and will conclude on April 15th. Over 120 detailed comments have been received so far, and provide input regarding circulation, land use, the public realm, and architectural character.

ENVIRONMENTAL DETERMINATION

Consideration of the Draft DTSP by the Community and Economic Development Committee is not a "project" subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as it involves the receipt of information and does not result in a direct or reasonably foreseeable indirect physical change in the environment. Environmental review of the Draft DTSP is underway and will be considered by the Planning Commission and City Council in connection with the adoption of the plan.

Environmental review for future adoption of the DTSP is currently underway and will be considered by the Planning Commission and City Council in connection with the adoption of the plan, consistent with CEQA.

NEXT STEPS

The public review period of the Draft DTSP remains open through April 15th. Following direction provided by the Community and Economic Development Committee, staff will schedule public hearings before the Planning Commission and City Council to consider adoption of the DTSP and a related Zoning Ordinance Amendment to facilitate implementation.

STAFF RECOMMENDATION

Staff recommends that the Committee receive the presentation, review the Draft Downtown Specific Plan, and provide feedback to staff.

Reference:
Draft Downtown Specific Plan (available online at: https://moorparkdtsp.konveio.com/)