

City of Moorpark, Community Development Department
 323 Science Drive, Moorpark, CA 93021, 805-517-6200
 LAND USE AND DEVELOPMENT PROJECTS
QUARTERLY STATUS REPORT FOR DECEMBER 2025
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APPLICANT / DEVELOPER	COMMON PROJECT NAME	CASE PLANNER	SUBMITTAL DATE	APPLICATION STATUS	SITE ADDRESS OR LOCATION	PERMIT(S)	CEQA ENVIRONMENTAL REVIEW STATUS	PROJECT DESCRIPTION	ACRES (APPX.)	RESIDENTIAL AFFORDABILITY	
RESIDENTIAL PROJECTS – IN REVIEW											
ALLIANT STRATEGIC DEVELOPMENT JORDAN CLARK 26050 MUREAU ROAD, SUITE 101 CALABASAS, CA 91302 818-964-0910 JORDAN.C@ALLIANTSTRATEGICDEV.COM	ARROYO SPRING APARTMENTS (Prev. Duncan Ashley)	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	08/23/2023	IN REVIEW	4875 SPRING ROAD AND 384 LOS ANGELES AVENUE	CD-RPD-2023-0008 CD-TPM-2023-0004 CD-DAA-2023-0002	TBD	150 MULTI-FAMILY UNIT AFFORDABLE APARTMENT PROJECT, PARCEL MAP, DEVELOPMENT AGREEMENT AMENDMENT	8.25	Proposed 150 Affordable Apartments Development Agreement	
SHEA HOMES LP EMILIE SIMARD 15261 LAGUNA CANYON ROAD SUITE 100 IRVINE, CA 92618 949-244-7172 Emilie.simard@sheahomes.com	LA PERCH	GENE BURSE gburse@moorparkca.gov (805) 517-6234	08/08/2025	IN REVIEW	7200 WALNUT CANYON ROAD	CD-RPD-2025-0014 CD-DA-2025-0003 CD-TTRM-2025-0008	TBD	52 SINGLE-FAMILY HOMES, 60 DUPLEXES, 3 POCKET PARKS, TRACT MAP, DEVELOPMENT AGREEMENT	24.1	17 Affordable Units - 6 Low - 11 Moderate Development Agreement	
RESIDENTIAL PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION											
WEST POINTE HOMES MOORPARK 67, LLC JAMES RASMUSSEN 26500 WEST AGOURA ROAD #652 CALABASAS, CA 91302 805-370-0165 james@rasmussendev.com	NORTH RANCH	DOUG SPONDELLO dspundello@moorparkca.gov (805) 517-6281	10/31/2016	APPROVED 1/04/2023	5979 GABBERT ROAD	RPD 2016-02 GPA 2016-02 ZC 2016-02 TTM 5847 DA 2016-02	MITIGATED NEGATIVE DECLARATION	134 SINGLE FAMILY HOMES AND 5 ESTATE LOTS	68.26	For Sale 20 Units: -2 Very Low -18 Moderate Development Agreement	
			06/03/2025	INCOMPLETE		CD-PA-2025-0017		PERMIT ADJUSTMENT TO CHANGE LOCATIONS OF COMMUNITY AND DOG PARK			
HITCH RANCH PARTNERS C/O DPS: DENNIS HARDGRAVE 651 VIA ALONDRA #714 CAMARILLO, CA 93012 805-484-8303 dennis@devplan.net COMSTOCK HOMES HARRIET ZEMLA 2301 ROSECRANS AVE #1150 EL SEGUNDO, CA 90245 310-546-5781 X235 Hzemla@comstock-homes.com	HITCH RANCH SPECIFIC PLAN SPECIFIC PLAN AREA 1	DOUG SPONDELLO dspundello@moorparkca.gov (805) 517-62581	01/17/2019	APPROVED 06/15/2022	NORTH OF UNION PACIFIC RAILROAD TRACKS AND WEST OF TERMINUS OF CASEY ROAD	SP No. 1 / 2019-01 TTM 2019-01 RPD 2019-01 ZC 2019-01 GPA 2020-01 DA 2019-01	ENVIRONMENTAL IMPACT REPORT	SPECIFIC PLAN INCLUDING 755 SINGLE AND MULTI-FAMILY RESIDENCES, OPEN SPACE, MANUFACTURED SLOPES, DETENTION BASINS, PRIVATE RECREATION, PUBLIC PARK	277	15% (113 units) affordable plus City Donation Parcel (Lot 378) – for future affordable housing Development Agreement	
			06/29/2024	IN REVIEW		CD-RPD-2024-0010 and 0011		DEVELOPMENT PERMITS FOR PLANNING AREAS 1 AND 3 WITHIN THE HITCH RANCH SPECIFIC PLAN			
			04/08/2025	IN REVIEW		CPD-RPD-2025-0013		DEVELOPMENT PERMITS FOR PLANNING AREA 4 WITHIN THE HITCH RANCH SPECIFIC PLAN			
JOHN C. CHIU, FLP-N C/O JOHN NEWTON 159 MOONSONG COURT MOORPARK, CA 93021 805-529-3494 newtoncnslit@msn.com	EVERETT STREET TERRACES	DOUG SPONDELLO dspundello@moorparkca.gov (805) 517-6281	12/05/2005	APPROVED 09/21/22	NORTHEAST CORNER OF EVERETT STREET AND WALNUT CANYON ROAD	RPD 2005-02 GPA 2005-02 ZC 2005-02 TTM 5739 DA 2005-04 SPA No. 4 to DTSP 95-1	MITIGATED NEGATIVE DECLARATION	60 CONDOMINIUM RESIDENCES	2.43	For Sale 9 Units: - 6 Low - 3 Very Low Development Agreement	
ALDERSGATE INVESTMENT, LLC ERNEST MANSI / MATT MANSI 300 ESPLANADE DRIVE #430 OXNARD, CA 93036 805-988-4114 ernie@aldersgatehome.com	CASEY ROAD SENIOR COMMUNITY	DOUG SPONDELLO dspundello@moorparkca.gov (805) 517-6281	09/03/2013	APPROVED 03/6/2019	NORTH OF CASEY ROAD AND WEST OF WALNUT CANYON ROAD	RPD 2013-01 GPA 2013-02 ZC 2013-02 DA 2013-01	MITIGATED NEGATIVE DECLARATION	390-UNIT SENIOR RETIREMENT COMMUNITY	50	26 units low income rental Development Agreement	
			12/21/2021	SUSPENDED		FIRST AMENDMENT TO DA		TBD			ALLOW AFFORDABLE UNITS TO BE ONSITE AND FOR RENT AND SPLIT ONE BUILDING INTO THREE BUILDINGS.
			08/06/24	INCOMPLETE		CD-MOD-2024-0014		TBD			ALLOW MODIFICATIONS TO SITE PLAN, LANDSCAPE PLAN, BUILDING FOOTPRINT, AND UNIT MIX

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BIRDSALL GROUP, LLC SCOTT BIRDSALL 2300 ALESSANDRO DRIVE VENTURA, CA 93001 805-643-3200 scott@birdsall.io	CANYON CREST	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	08/13/2004	APPROVED 03/17/2006 RPD/VTTM EXPIRED	MARINE VIEW DRIVE, EAST OF WALNUT CANYON ROAD AT CHAMPIONSHIP DRIVE	RPD 2004-05 GPA 2004-03 ZC 2004-02 VTTM 5347 DA 2006-01	MITIGATED NEGATIVE DECLARATION	21 SINGLE FAMILY RESIDENCES	42.44	\$30,000 affordable housing fee and 2 affordable for sale units: - 1 Low, - 1 Very Low Development Agreement
ERIC HO (C/O JENSEN DESIGN & SURVEY, INC. – TANNER SHELTON) 1672 DONLON STREET VENTURA, CA 93003 805-654-6977 tshelton@jdscivil.com			03/19/2024	INCOMPLETE		CD-TTRM-2024-0005	TBD	SUBDIVIDE 42.44 ACRES INTO 21 RESIDENTIAL LOTS AND OPEN SPACE AREAS.		
CITY VENTURES MICHELLE THRAKULCHAVEE 3121 MICHELSON DRIVE #150 IRVINE, CA 92612 949-258-7536 michellet@cityventures.com	VISTAS AT MOORPARK	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	05/06/1998	APPROVED 03/18/2015	EAST OF WALNUT CANYON ROAD, NORTH OF WICKS ROAD	RPD 2014-01 GPA 1998-01 ZC 1998-01 VTTM 5130 DA 1998-03	MITIGATED NEGATIVE DECLARATION	110 SINGLE FAMILY RESIDENCES	72	12 Affordable for sale units: - 7 Low - 5 Very Low Development Agreement
CITY VENTURES HOMEBUILDING LLC MICHAEL YOU 3121 MICHAELSON DRIVE SUITE 150 IRVINE, CA 92612 949-258-7541 myou@cityventures.com			10/28/2024	INCOMPLETE		CD-RPD-2024-0012 CD-TTRM-2024-0007 CD-DAA-2024-0005		205 SINGLE FAMILY RESIDENCES AND 141 TOWNHOMES		
PACIFIC COMMUNITIES NELSON CHUNG 1000 DOVE STREET #100 NEWPORT BEACH, CA 92660 949-660-8988 nelson@pcbinc.com	PACIFIC COMMUNITIES PACIFIC ARROYO • VERBENA (Detached Townhouses) • FUCHSIA (Single-Family Detached)	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	04/15/2016	APPROVED 09/20/2017	SOUTH OF LOS ANGELES AVENUE AND EAST OF MAUREEN LANE	RPD 2016-01 GPA 2016-01 ZC 2016-01 VTTM 5882 DA 2016-01	MITIGATED NEGATIVE DECLARATION	284 SINGLE FAMILY RESIDENCES	37.09	Affordable Housing Fee \$4,186,000.00 and City Site Dedication 1.6 Acres Development Agreement
			04/25/2023	APPROVED 05/01/2024		1st DA Amendment		PREVIOUSLY ADOPTED MND		
SKYLINE 66, LLC MIKE EVANISKO 4751 WILSHIRE BLVD. #110 LOS ANGELES, CA 90010 mike@hankeycapital.com	GREEN ISLAND VILLAS	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	10/10/2014	APPROVED 02/19/2020 RPD – EXPIRED ON 09/01/25 VTTM – EXPIRES 09/01/26	635 LOS ANGELES AVENUE	RPD 2014-02 GPA 2014-01 ZC 2014-01 TT 5869 DA 2014-03	NEGATIVE DECLARATION	69 TOWNHOUSE CONDOMINIUMS	4	10 affordable units low income for sale
			11/13/2020	APPROVED 09/01/2021		MOD 1 TO RPD FIRST AMENDMENT TO DA		PREVIOUSLY ADOPTED ND		
RESIDENTIAL PROJECTS – UNDER CONSTRUCTION										
MOORPARK CASEY ROAD LP DANCO MCKENZIE DIBBLE, PROJECT MANAGER 5251 ERICSON WAY ARCATA, CA 95521	VENDRA GARDEN APARTMENTS (PREVIOUSLY ESSEX MOORPARK APARTMENTS)	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6281	09/24/2004	APPROVED 03/01/2017	SOUTH OF CASEY ROAD AND WEST OF WALNUT CANYON ROAD	RPD 2012-02 GPA 2004-05 ZC 2004-04 DA	MITIGATED NEGATIVE DECLARATION	200 APARTMENT RESIDENCES	11	Affordable Housing Agreement and Development Agreement 200 Units 198 affordable 2 manager units Rental units
			06/07/2021	APPROVED 09/15/2021		FIRST AMENDMENT TO DA		PREVIOUSLY ADOPTED MND		

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(949) 929-8407 mdibble@danco-group.com			09/24/2022	APPROVED 10/19/2022		SECOND AMENDMENT TO DA	PREVIOUSLY ADOPTED MND	CHANGES TO THE AFFORDABLE HOUSING AGREEMENT (RENTS/UNIT MIX)		
			12/27/2022	APPROVED 03/01/2023		THIRD AMENDMENT TO DA	PREVIOUSLY ADOPTED MND	CHANGE SECTION 2 DATE TO JUNE 30, 2023		
			04/03/2023	APPROVED 01/17/2024		FOURTH AMENDMENT TO DA	PREVIOUSLY ADOPTED MND	CHANGE ASSESSMENT DISTRICT LANGUAGE, SECOND ACCESS AND PEDESTRIAN PATH LANGUAGE, FINANCING, AND DESCRIPTION OF STORM WATER BASINS.		
KB HOME GREATER LOS ANGELES, INC. JAKE PERSONS 10990 WILSHIRE BLVD, SUITE 700 LOS ANGELES, CA 90024 (805) 513-3435 jpersons@kbhome.com	BELTRAMO RANCH	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	06/04/2021	APPROVED 09/07/22	SOUTH OF LOS ANGELES AVENUE, EAST OF TIERRA REJADA ROAD, AND WEST OF MAUREEN LANE	GPA 2021-01 DA 2021-01 ZCH 2021-01 VTTM 2021-01 RPD 2021-01	MITIGATED NEGATIVE DECLARATION	NEW RESIDENTIAL COMMUNITY CONSISTING OF 47 SINGLE-FAMILY DETACHED HOMES AND PROGRAMMED OPEN SPACE AREAS	7.42	Affordable Housing Fee \$1,034,000.00 Development Agreement
NON-RESIDENTIAL PROJECTS – IN REVIEW										
YOSSI BAR-ZION 21 CINDY AVENUE NEWBURY PARK, CA 91320 805-300-0199 YOSSI@BARZION.NET	347 MOORPARK AVENUE MIXED-USE BUILDING	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	10/20/2023	IN REVIEW	347 MOORPARK AVENUE	MPD CD-MPD-2023-0000	EXEMPT	8,970 SQUARE-FOOT MIXED-USE BUILDING WITH TWO COMMERCIAL SPACES AND SIX RESIDENTIAL UNITS.	.41	N/A
HECATE GRID GWENT LAND LLC JAMES DAMON 600 W. FULTON STREET, SUITE 510 CHICAGO, IL 60661 (347) 436-6808 JDAMON@HECATEGRID.COM	HECATE GWENT BATTERY STORAGE	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	03/19/2024	INCOMPLETE ZOA PRE-SCREENING – REJECTED 09/18/2024	WEST OF GABBERT ROAD (APNS 511-0-210-015, -025, -035, -045, -055, -065, -075, -085, -095, -105, -115, -125, -135, -145, -155, -165, -175)	CD-CUP-2024-0021, CD-DAA-2024-0003*, CD-TPM-2024-0005 ZOA PRE-SCREENING *Amending DA actions associated with Tract Map 5906 (Prev. 5147)	TBD	BATTERY STORAGE FACILITY LOCATED, INCLUDING A DEVELOPMENT AGREEMENT AMENDMENT AND A TENTATIVE PARCEL MAP	19.14	N/A
PROLOGIS DANNY ARELLANO 1800 WAZEE STREET, SUITE 500 DENVER, CO 80202 (562) 376-9233 DARELLANO@PROLOGIS.COM	PROLOGIS INDUSTRIAL BUILDINGS & BATTERY STORAGE	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	09/26/2024	INCOMPLETE	NORTH OF LOS ANGELES AVENUE, WEST OF GABBERT ROAD (APNS 511-0-200-155, -130, -145, -275)	CD-IPD-2024-0001, CD-TPM-2024-0006, CD-CUP-2024-0024, CD-DAA-2024-0004	TBD	THREE INDUSTRIAL BUILDINGS AND A BATTERY ENERGY STORAGE SYSTEM, INCLUDING A DEVELOPMENT AGREEMENT AMENDMENT AND A TENTATIVE PARCEL MAP	44.33	N/A
NON-RESIDENTIAL PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION										
KEENAN WOLENS AMIR DEVELOPMENT COMPANY 8730 WILSHIRE BLVD, SUITE 300 BEVERLY HILLS, CA 90211 (310) 657-8987 KEENAN@AMIRDEVEV.COM	PENTAIR EXPANSION	ARELI PEREZ APerez@moorparkca.gov (805) 517-6210	01/25/2022	APPROVED 11/02/2022	10941 LOS ANGELES AVENUE	IPD 2022-01 CUP 2022-01	MITIGATED NEGATIVE DECLARATION	90,566 SQUARE-FOOT INDUSTRIAL BUILDING	5.65	N/A
TRILIAD DEVELOPMENT VALERIE DRAEGER 270 CONEJO RIDGE AVENUE #200 THOUSAND OAKS, CA 91361 (805) 379-9800 MAIL@TRILIAD.COM	MOORPARK WEST STUDIOS	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6281	03/23/2009	APPROVED 10/05/2011	LOS ANGELES AVENUE, WEST OF SCE SUBSTATION	IPD 2009-01 CUP 2009-01 GPA 2009-01 ZC 2009-01 DA 2009-02 (amended)	MITIGATED NEGATIVE DECLARATION	MOTION PICTURE STUDIO COMPLEX	37	N/A
			08/06/2019	APPROVED 11/20/2019		FIRST AMENDMENT TO THE DA		EXTEND THE TERM OF THE AGREEMENT 5 YEARS (UNTIL 11/18/2026)		
CITY OF MOORPARK JESSICA SANDIFER DEPUTY DIRECTOR PARKS AND RECREATION DIRECTOR	NEW CITY LIBRARY (CIVIC CENTER MASTER PLAN EIR)	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	2/8/2023	APPROVED 02/27/2024	83 HIGH STREET AND 699 MOORPARK AVENUE	CD-CUP-2023-0013	ENVIRONMENTAL IMPACT REPORT	NEW 17,272 SQ. FT. LIBRARY AND DEMOLITION OF EXISTING 7,900 SQ. FT. LIBRARY AND ASSOCIATED SITE IMPROVEMENTS	2.24	N/A
			3/5/2024	APPROVED	83 HIGH STREET	CD-LM-2024-0002	PREVIOUS EIR	LOT MERGER OF 3 CONTIGUOUS PARCELS	2.24	N/A

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(805) 517-6225 JSANDIFER@MOORPARKCA.GOV										
NON-RESIDENTIAL PROJECTS – UNDER CONSTRUCTION										
THE DALY GROUP JASCH JANOWICZ 31255 CEDAR VALLEY DRIVE #323 WESTLAKE VILLAGE, CA 91361 (805) 728-5340 JJANOWICZ@DALYGROUPINC.COM	HIGH STREET DEPOT	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	09/06/2018	APPROVED 10/07/2020	226 HIGH STREET	RPD 2018-01 DA 2018-01 (amended) DDA 2018-01 (amended)	MITIGATED NEGATIVE DECLARATION	79 APARTMENTS AND 13,656 SQUARE FEET COMMERCIAL MIXED USE	2.15	12 units rental moderate Development Agreement and Affordable Housing Agreement
				APPROVED 11/02/2022		FIRST AMENDMENT TO THE DA	PREVIOUSLY ADOPTED MND	UPDATE PROPERTY DESCRIPTION TO ALIGN WITH LOT LINE ADJUSTMENT		
				APPROVED 11/15/2023		SECOND AMENDMENT TO THE DA	PREVIOUSLY ADOPTED MND	UPDATE DA TO ALIGN TO ACCOUNT FOR CHANGES WITHIN THE AFFORDABLE HOUSING AGREEMENT.		
PAUL MINOO 4M INVESTMENT CORPORATION 6222 WILSHIRE BLVD, SUITE 270 LOS ANGELES, CA 90048 (213) 624.4040 X100 PAUL@4MINVESTMENT.COM	5751 CONDOR DRIVE	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	11/19/2019	APPROVED 07/15/2020	5751 CONDOR DRIVE	IPD 2019-01 CUP 2020-02	EXEMPT	48,211 SQ. FT. INDUSTRIAL BUILDING	3.5	N/A
			10/30/2020	APPROVED 06/16/2021		MOD 1 TO IPD 2019-01 AND CUP 2020-02		UNDERGROUNDING OF UTILITY POLES AND SKYLIGHTS		
PATRIOT INVESTORS, LP MARTIN TEITELBAUM 29601 AGOURA ROAD AGOURA HILLS, CA 91301 (805) 383-2221 MARTIN@MTCONSTRUCT.COM	PATRIOT OFFICE COMPLEX AND TRACT MAP	ARELI PEREZ aperez@moorparkca.gov (805) 517-6210	09/22/2021	APPROVED 07/20/2022	858 PATRIOT DRIVE	CPD 2021-01 VTTM 2021-02	EXEMPT	28,955 SQUARE-FOOT OFFICE COMPLEX WITH 7 SHELL BUILDINGS.	2.59	N/A