

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

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

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

Existing Zoning
 RE-1
 RE-20
 RO

R-1* Developmental Standards:
 Density: 7 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-1 zoning standards, however project is seeking RPD zoning and High Density Residential (R-1) zoning throughout

Site Plan Summary
 Site Area: ±7.4 ac. (±323,000sf)
 Home Mix:
 8 homes - 89'x75' SFD Two-Story (2500-3500sf)
 44 homes - 50'x54' SFD Two-Story (1600-1900sf)
 52 homes - Total SFD
 Site Density: ±7.0 du/ac
 Proposed Building Height:
 Two-Story Homes: ±26'

Parking Provided:
 104 spaces - Garage Spaces
 104 spaces - Driveway
 73 spaces - Guest On-Street Parking
 281 spaces - Total (±5.4 sp/unit)

Building Coverage: ±23%

Open Space Provided:
 ±88,000sf - Private Yards
 ±56,000sf - Open Area
 ±144,000sf - Total Open Space Provided (45% of site)

Proposed Zoning: RPD*

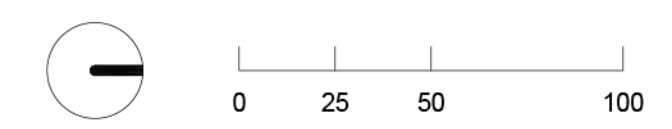


Architecture + Planning
 17911 Von Karman Ave,
 Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



MOORPARK - BELTRAMO RANCH
 MOORPARK, CA # 2018-0860

Representative Site Plan with all 2-story Homes
CONCEPTUAL SITE PLAN 1
 FEBRUARY 19, 2021



A1.0