

**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:  
47 homes - 60'x53'-6" SFD Two-Story (2000-2200sf)  
  
Site Density: ±6.4 du/ac  
  
Proposed Building Height:  
Two-Story Homes: ±26'

**Parking Provided:**

94 spaces - Garage Spaces  
94 spaces - Driveway  
76 spaces - Guest On-Street Parking  
264 spaces - Total (±5.64 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\*

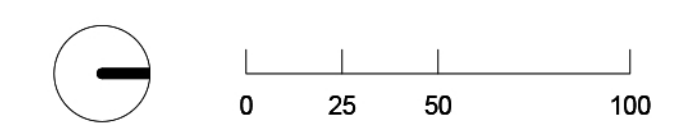


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**MOORPARK - BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860

Representative Site Plan for Road on Outer Edges  
**CONCEPTUAL SITE PLAN 3**  
FEBRUARY 19, 2021



**AI.0**