

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Shanna Farley-Judkins, Principal Planner

DATE: 03/17/2021 Regular Meeting

SUBJECT: Consider a Resolution Accepting General Plan Amendment Request No. 2019-02 to Change the General Plan Land Use Designation on 7.4 Acres of Property Located at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road from Low Density Residential (L) and Park (P) to High Density Residential (H), on the Application of Jay Deckard (for Warmington Group)

BACKGROUND

On November 21, 2019, Jay Deckard for Warmington Group filed General Plan Amendment (GPA) Pre-Screening Application No. 2019-02 proposing to change the General Plan 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 Park (P) to Very High Density Residential (VH) for the development of a 102-unit attached residential condominium project.

The request was considered by the Community and Economic Development Standing Committee (CEDC) initially on June 24, 2020, where the CEDC provided feedback and the community provided input on the proposed GPA. A revised 69-unit project was later presented to the CEDC on September 16, 2020, showing a lower density project. Again, the CEDC and community provided feedback regarding the revised project. Ultimately, the CEDC voted to recommend rejection of the request for VH density GPA Pre-Screening Application to the City Council. The complete project history was included in the [January 6, 2021, agenda packet](#).

On January 6, 2021, the City Council considered the modified GPA pre-screening request for 69 residential units. The City Council received testimony and deliberated regarding the request for the VH density land use designation. The City Council found the proposed VH land use designation was not appropriate for the project site, given its location between two existing lower density neighborhoods. The City Council voted 5-0

to reject the application for a GPA for VH density, but directed staff to develop a timeline to allow the applicant to resubmit a revised request outside of the normal GPA pre-screening cycle timelines.

On February 3, 2021, the City Council adopted Resolution No. 2021-3988 (Attachment 1) authorizing the applicant to submit a revised GPA pre-screening request for staff analysis and consideration by the full City Council with the following alternative schedule:

- A. Submission of revised GPA pre-screen request and associated plans by February 17, 2021; and
- B. City Council consideration on March 17, 2021.

On February 17, 2021, the applicant submitted a revised application. The revised request includes a GPA request to change 4.81 acres of the site that is presently designated as Low Density Residential (L) and 0.5 acres of the site that is designated as Park (P) to High (H) density residential. Currently, 2.09 acres of the site is already designated as H and would not require an amendment to the land use designation. The H land use designation would allow a maximum density of seven dwelling units per acre (7 du/ac), which would equate to a maximum of 52 dwelling units on the project site.

REVISED GPA REQUEST

The request for consideration by the City Council is a General Plan land use designation of High (H), which carries a maximum density of 7 du/ac.

Project Setting

The project site consists of six lots that are owned by three property owners. These lots are described below and on the following page:

- 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 3.49-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.

Adjacent 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.

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 Land Use	Existing Zoning Designation	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation
Site	Community church, single-family home, and vacant road	Rural Exclusive (RE-20) and Single-Family Residential (R-1)	Low Density Residential (L), High Density Residential (H) and Park (P)	High Density Residential (H)
			Area L: 4.81 acres H: 2.09 acres P: 0.5 acre	Area H: 7.4 acres
North	Industrial Buildings	Limited Industrial (M-1)	Medium Industrial (I-2)	
South	Single-family homes and community park	Rural Exclusive (RE-20) and Open Space (O-S)	Low Density Residential (L) and Park (P)	
East	Single-family homes	Rural Exclusive (RE-20)	Low Density Residential (L)	
West	Single-family homes	Residential Planned Development (RPD-8.4U)	High Density Residential (H)	

Proposed General Plan Land Use Designation and Density

The request would change the underlying General Plan land use designations from L (maximum one du/ac) and Park (P) to High Density Residential (H). The requested land use designation of H is intended for a wide range of residential development types including attached and detached single family units and multiple family attached units.

As described in the General Plan, it is intended that sites with the H land use designation should exhibit adequate and convenient access to local collector streets and be conveniently serviced by neighborhood commercial and recreational facilities.

With a land use designation of H, the total site could accommodate up to 52 units (maximum 7 du/acre).

Neighborhood Compatibility

The proposed change to the land use designation on the project site to H density residential would create a transitional density between the two adjacent neighborhoods to the east and west. The built-out density of the Maureen Lane neighborhood to the east is 1.75 du/ac, with a land use designation of L. The built-out density of the Heatherglen neighborhood to the west is 8.4 du/ac, with a land use designation of H. Located between the two existing developed neighborhoods, the maximum density of the project site would be 7 du/ac if the proposed GPA is approved for the H land use designation. The proposed land use designation of H would be consistent with other land use designations of similar density along the Los Angeles Avenue corridor, which consists of numerous built or approved residential developments with either H or VH land use designations. Through future site design and development review, various development standards would be applied to ensure the future project includes appropriate characteristics to be compatible with the existing built environment of both neighborhoods to the east and west and to provide appropriate infrastructure for the project site.

Site Layout Concepts

The applicant has prepared three conceptual site plans that are intended to represent possible site plan designs, which could be accommodated under the proposed H land use designation and as described further in the attached applicant narrative (Attachment 2). Each layout, while conceptual in nature, attempts to address differing concerns raised by the community. For example, Conceptual Site Plan 1 represents a plan with two-story homes, which provides a minimum 15-foot rear setback to adjacent existing neighbors. While Conceptual Site Plan 2 represents a plan with one-story homes along the perimeter of the project site and two-story homes clustered into the center, which would reduce shade and privacy of existing neighbors. Lastly, Conceptual Site Plan 3 presents a buffer to the project site with a loop road surrounding the homes, which would provide a 30-foot-wide road buffer to existing neighbors further reducing shade and privacy concerns. The eventual layout of the site and number of units would be developed in conjunction with staff and partner agencies through the Development Review Committee, as well as ongoing public outreach. In depth

technical analysis and feasibility studies could have an impact on final design. The applicant has prepared the conceptual plans to illustrate possible design scenarios that would fit within the H land use designation.

The GPA Pre-screening is a process designed to allow the City Council to consider proposed amendments to the General Plan; in this case a change to the underlying land use designation of the project site. Land use designations are classifications that stipulate the type, density, and intensity of a use in a particular area. The GPA Pre-screening is set up to allow the City Council to consider a request at a policy level, without having an applicant design a formal entitlement project application, which is both costly and time consuming. The action of the Council could be to either allow the applicant to proceed with the submittal of an entitlement application for a GPA or to reject the request to submit an application. A City Council action to allow the submittal of a formal entitlement application for a GPA does not imply nor guarantee approval of a project. Any request for a GPA that is allowed by Council would undergo a thorough and extensive development and environmental review and would require future review by the Planning Commission and final action of the City Council. Thus, example site plans provided are only intended for illustrative purposes of what site design could look like and are not intended to be a formal application to the City for a particular design.

ENVIRONMENTAL DETERMINATION

The City Council's decision regarding the GPA Pre-Screening application is not subject to environmental review because it is not considered a Project, as defined by Section 15378 of the California Environmental Quality Act (CEQA) and would have no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. 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 this report, four comment letters were submitted to staff and are included as Attachment 3.

FISCAL IMPACT

There are no fiscal impacts associated with this request.

COUNCIL GOAL COMPLIANCE

This action does not support a current strategic directive.

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony and close the public hearing; and
2. Adopt Resolution No. 2021-_____ accepting General Plan Amendment Request No. 2019-02 to change land use designations to High Density (Attachment 4).

Attachment 1: Resolution No. 2021-3988 - Revised General Plan Amendment Request Cycle Timeline Prescribed in Resolution No. 2015-3466.

Attachment 2: Applicant Narrative and Conceptual Site Plans 1, 2, and 3

Attachment 3: Public Comments

Attachment 4: Draft Resolution Accepting a General Plan Amendment Application for High Density Land Use Designation (Staff recommendation)

Attachment 5: Draft Alternative Resolution Rejecting General Plan Amendment Application for High Density Land Use Designation

RESOLUTION NO. 2021-3988

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MOORPARK, CALIFORNIA, ALLOWING A REVISED GENERAL
PLAN AMENDMENT REQUEST FOR THE PROPOSED
BELTRAMO RANCH PROJECT TO PROCEED ALONG AN
EXPEDITED PROCESSING TIMELINE

WHEREAS, on December 16, 2015, the City Council adopted Resolution No. 2015-3466 outlining the General Plan Amendment Pre-Screening Process; and

WHEREAS, on January 6, 2021, the City Council considered the agenda report and supplements thereto, written public comments, and Community and Economic Development Committee recommendation; opened the public hearing and took and considered public testimony; closed the public hearing and voted 5-0 to adopt Resolution No. 2021-3983 to deny the application for General Plan Amendment Request No. 2019-02 as presented; and

WHEREAS, on January 6, 2021, upon denying the General Plan Amendment Request, the City Council moved to allow Warmington Homes (Applicant) to submit a revised General Plan Amendment Request for expedited processing; and

WHEREAS, efforts are currently underway for a comprehensive update to the City's General Plan and community discussions regarding development opportunity sites, housing and land use will begin in spring 2021; and

WHEREAS, an expedited review and processing schedule is necessary to consider the revised General Plan Amendment Request by Warmington Homes ahead of the community-wide General Plan land use discussions.

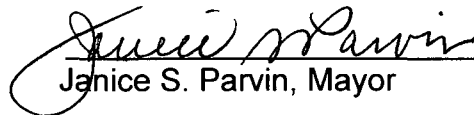
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council approves an expedited review schedule for a revised General Plan Amendment Request by Warmington Homes for the proposed Beltramo Ranch project, outside of the process outlined in City Council Resolution No. 2015-3466, as follows:

- A. Submission of revised GPA pre-screen request and associated plans by February 17, 2021.
- B. City Council consideration on March 17, 2021.

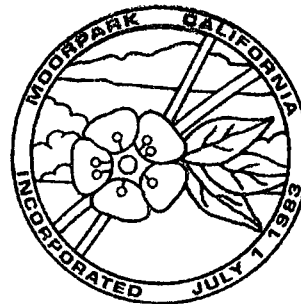
SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book or original resolutions.

PASSED, AND ADOPTED this 3rd day of February, 2021.


Janice S. Parvin, Mayor

ATTEST:



Ky Spangler, City Clerk

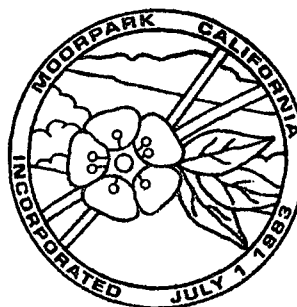


I, Ky Spangler, City Clerk of the City of Moorpark, California, do hereby certify under penalty of perjury that the foregoing Resolution No. 2021-3988 was adopted by the City Council of the City of Moorpark at a regular meeting held on the 3rd day of February, 2021, and that the same was adopted by the following vote:

AYES:	Councilmembers Castro, Enegren, Groff, Pollock, and Mayor Parvin
NOES:	None
ABSENT:	None
ABSTAIN:	None

WITNESS my hand and the official seal of said City this 3rd day of February, 2021.


Ky Spangler, City Clerk
(seal)



BELTRAMO RANCH PROJECT**GPA PRE-SCREENING APPLICATION - March 17, 2021 CC COUNCIL MEETING**

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 combined acreage for the all project parcels is 7.4 acres, comprised 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, 06-0-030-235, and 506-0-030-055.
Current Land Use Designation:	Combination of (H) High Density Residential (504-2-021-195 Beltramo Ranch Road Parcel) , (L) Low Density Residential ,and (P) Park.
Proposed Land Use Designation:	Request to change the remaining properties to the same existing (H) High Density land use designation of the rectangular shaped parcel known as Beltramo Ranch Road parcel on a portion of the western boundary of the project site.
Density:	The proposed (H) High Density request, yields a maximum of 7.0 units per acre.
Site Plans:	Three conceptual site plans have been provided for consideration to demonstrate potential site plan layouts, based on a variety of residential home products within the (H) High Density land use designation.
GPA Pre-Screening Application:	We ask that the City Council authorize us to submit a full entitlement application based on a (HD) High Density development plan, of 7.0 units per acre. If approved to move forward, we understand that the project will be subject to a full conceptual review process, including CEQA, parallel to the separate, General Plan Update process currently underway by the City.

Parcel Addresses & APNs	Existing Zoning	R-1* Developmental Standards:		Site Plan Summary		Parking Provided:
Beltramo Ranch Road	RE-1	Density:	7 du/ac	Site Area: ±7.4 ac. (±323,000sf)		104 spaces - Garage Spaces
APN: 504-0-021-195		Front Yard Setback:	20'			104 spaces - Driveway
11930-11934 West Los Angeles Ave.	RE-20	Interior Side Yard Setback:	5'	Home Mix:		73 spaces - Guest On-Street Parking
APN: 506-0-030-220		Street Side Yard Setback:	10'	8 homes - 89'x75' SFD Two-Story (2500-3500sf)		281 spaces - Total (±5.4 sp/unit)
APN: 506-0-030-210		Rear Yard Setback:	15'	44 homes - 50'x54' SFD Two-Story (1600-1900sf)		
APN: 506-0-030-235		Lot Coverage:	50%	52 homes - Total SFD		
APN: 506-0-030-045		Building Height:	35'	Site Density: ±7.0 du/ac		Building Coverage: ±23%
11944 West Los Angeles Ave.	RO	Resident Parking:	2.5 sp/unit	Proposed Building Height:		Open Space Provided:
APN: 506-0-030-255		*Conceptual Site Plan is compliant with R-1 zoning standards, however project is seeking RPD zoning and High Density Residential (R-1) zoning throughout		Two-Story Homes: ±26'		±88,000sf - Private Yards
Proposed Zoning: RPD*						±56,000sf - Open Area
						±144,000sf - Total Open Space Provided (45% of site)

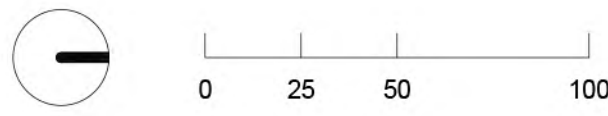


Architecture + Planning
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949.851.2133
ktgy.com



MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

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



A1.0

Parcel Addresses & APNs	Existing Zoning	R-1* Developmental Standards:	Site Plan Summary	Parking Provided:
Beltramo Ranch Road	RE-1	Density: 7 du/ac	Site Area: ±7.4 ac. (±323,000sf)	96 spaces - Garage Spaces
APN: 504-0-021-195		Front Yard Setback: 20'		74 spaces - Driveway
11930-11934 West Los Angeles Ave.	RE-20	Interior Side Yard Setback: 5'	Home Mix:	70 spaces - Guest On-Street Parking
APN: 506-0-030-220		Street Side Yard Setback: 10'	9 homes - 89'x75' SFD Single-Story (2000-2200sf)	240 spaces - Total (±5.0 sp/unit)
APN: 506-0-030-210		Rear Yard Setback: 15'	11 homes - 65'x59' SFD Single-Story (1400-1600sf)	
APN: 506-0-030-235		Lot Coverage: 50%	28 homes - 50'x54' SFD Two-Story (1600-1900sf)	
APN: 506-0-030-045		Building Height: 35'	48 homes - Total SFD	
11944 West Los Angeles Ave.	RO	Resident Parking: 2.5 sp/unit	Site Density: ±6.5 du/ac	Building Coverage: ±23%
APN: 506-0-030-255		*Conceptual Site Plan is compliant with R-1 zoning standards, however project is seeking RPD zoning and High Density Residential (R-1) zoning throughout	Proposed Building Height:	Open Space Provided:
Proposed Zoning: RPD*			Single-Story Homes: ±18'	±88,000sf - Private Yards
			Two-Story Homes: ±26'	±56,000sf - Open Area
				±144,000sf - Total Open Space Provided (45% of site)



Parcel Addresses & APNs	Existing Zoning	R-1* Developmental Standards:		Site Plan Summary	Parking Provided:
Beltramo Ranch Road	RE-1	Density:	7 du/ac	Site Area: ±7.4 ac. (±323,000sf)	94 spaces - Garage Spaces
APN: 504-0-021-195		Front Yard Setback:	20'		94 spaces - Driveway
11930-11934 West Los Angeles Ave.	RE-20	Interior Side Yard Setback:	5'	Home Mix: 47 homes - 60'x53'-6" SFD Two-Story (2000-2200sf)	76 spaces - Guest On-Street Parking
APN: 506-0-030-220		Street Side Yard Setback:	10'		264 spaces - Total (±5.64 sp/unit)
APN: 506-0-030-210		Rear Yard Setback:	15'	Site Density: ±6.4 du/ac	Building Coverage: ±23%
APN: 506-0-030-235		Lot Coverage:	50%		Open Space Provided:
APN: 506-0-030-045		Building Height:	35'	Proposed Building Height: Two-Story Homes: ±26'	±88,000sf - Private Yards
11944 West Los Angeles Ave.	RO	Resident Parking:	2.5 sp/unit		±56,000sf - Open Area
APN: 506-0-030-255		*Conceptual Site Plan is compliant with R-1 zoning standards, however project is seeking RPD zoning and High Density Residential (R-1) zoning throughout			±144,000sf - Total Open Space Provided (45% of site)

Proposed Zoning: RPD*

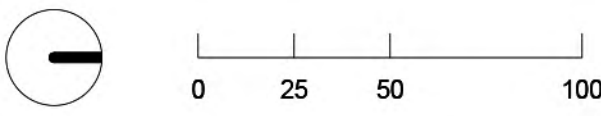


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MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

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



A1.0

From: [Sandra Schneider](#)
To: [Planning](#)
Subject: Beltramo Ranch Joint Ad Hoc Committee Update
Date: Thursday, March 4, 2021 11:56:49 AM

Dear Mayor Parvin, City Council Members, and Planning Department:

I'd like to give you an update on our committee's recent communications with the Warmington Group, particularly in regard to the recent site plans that have been included in the packet Warmington submitted to Planning and the Council in advance of the March 17th. In an extended conversation I had with Joe Otfelie a few weeks ago, he asked what the Heather Glen and Maureen Lane homeowners needed to feel comfortable with the Beltramo Ranch project. I told him that privacy, density, and parking (and how they impacted quality of life in both communities) remained dominant issues.

To ameliorate the privacy concerns, I suggested building either single family homes along the east and west sides of the project or a perimeter road around the entire development. I also informed him that the homeowners felt that 52 units (the number presented in the latest iteration of the plan) were still too many, but a number in the low 40's might be acceptable. He said he could probably meet those concerns and would get back to me with two new site plans. Once the plans were completed, I told him, I would share them with the Heather Glen and Maureen Lane homeowners to see which version they preferred. He offered to keep the preferred plan in the packet and pull the other two.

Last week, Nancy Johns brought a few copies of the revised plans to me so that I could show them to the impacted homeowners. I shared them with 19 homeowners on the east side of Elderberry, and the verdict was overwhelming. Eighteen selected the perimeter road version, and one couldn't decide. The tally from Maureen Lane is still incomplete, but at present we have 2 votes for the perimeter road. I relayed these results to Nancy and Joe on Wednesday, March 3rd. We agreed the two new site plans would stay in the packet, but that the 52-unit plan didn't need to be included.

We realize there is a long way to go in the process and many unresolved details to wrangle. But we now have something we can work with, which is a good thing.

Please feel free to contact me with any questions you might have at this stage.

Thanks,
Sandra Schneider
Chair, Beltramo Ranch Joint Ad Hoc Committee

Sent from my iPad

From: [Emily Hickey](#)
To: [Planning](#)
Cc: [Shanna Farley-Judkins](#)
Subject: Opposing Application No. 2019-02
Date: Monday, March 08, 2021 1:09:14 PM

Dear Councilmembers,

My name is Emily Hickey, my husband and I just recently moved to [REDACTED] Maureen Lane. For the past 13 years, we have enjoyed the hustle and bustle of Los Angeles, living in both Manhattan Beach and the West LA neighborhood outside Santa Monica. We specifically sought out a community where we could spread out more and enjoy a quiet, rural atmosphere (while having access city life in reasonable proximity) and we have found that in the Maureen Lane neighborhood within Moorpark.

Our property is beautiful. It is quiet, our neighbors are absolutely lovely and there is enough space for our 75-pound German Shepherd rescue dog to sprint zoomies in the backyard. We have luscious and abundant fruit trees sprouting lemons, tangerines, avocados, figs, cumquats, macadamia nuts and soon, mangos, navel oranges and limes. Additionally, our property is home to wild squirrels, birds, lizards, ducks, raccoons, butterflies and owls. We have fully embraced rural living and have begun preparing for a small homestead on our property that includes a raised vegetable garden, chicken coop and a grazing goat so that we can be fully sustainable here.

We love this community and the ability to live sustainably and house livestock and we specifically bought this property with the intent to enjoy those benefits without disrupting neighbors with the cockling of roosters, goat calls and hopefully ponies someday (and unfortunately the flies/pests that accompany them.)

Our backyard is an oasis, boasting a beautiful pool that is powered by solar, a greenhouse and a small guesthouse. The backyard opens up to an amazing neighbor that is also respecting and celebrating the rural community with their primary structure more than 50 yards from ours, which allows us to enjoy incredible views of the sunset as well as an abundance of privacy.

I am vehemently against changing the zoning on the adjacent lots. Even medium density housing or a road separating the properties would infringe on our privacy and the community and lifestyle that we purchased into with the Maureen Lane neighborhood. Furthermore, I am concerned that our livestock (sounds, smells and pests) will infringe on the enjoyment of future residences if they are constructed within proximity and also with density.

This letter is to reject any proposal that includes changing the zoning of adjacent properties or constructing a road, structure or structures within a 50-yard radius of our West-side property line. I appreciate you hearing my voice and considering my thoughts with respect to re-zoning and permitting alternate housing plans adjacent to Maureen Lane. While I understand there is a need for low-income housing; boxing-in, strangling and destroying the last rural neighborhood in Moorpark is not the place tick a box.

With Gratitude,

Emily Hickey

Owner, [REDACTED] Maureen Lane

[REDACTED]

iPhone

#3453

Category: iPhone
Priority: 3
Assigned To: Staff RT iPhone
Submitted: 3/9/2021 5:55 PM
Source: Website 10.2.9.110

SUBMITTER

Emma
[REDACTED] Elderberry Ave
Moorpark, California 93021

[View Request](#)

CONTACT

[REDACTED]
[REDACTED]

4806 Elderberry Ave
Moorpark, CA 93021

REQUEST DETAILS

Description

I live at 4 [REDACTED] on Elderberry Avenue. The neighborhood is concerned because we hear that there will be a parking lot installed behind our homes. Not only will cars be loud, but will also make the beautiful wildlife we all enjoy leave. No more birds singing in the morning, no more owls hooting at night, no more bunnies in the field, instead-cars honking. Please do not install a parking lot behind our neighborhood. We love the wildlife. Putting a parking lot there will be a big mistake. I know this and I am 13 years old. Prove that the citizens of Moorpark have a voice.

I live at 4 [REDACTED] on Elderberry Avenue. The neighborhood is concerned because we hear that there will be a parking lot installed behind our homes. Not only will cars be loud, but will also make the beautiful wildlife we all enjoy leave. No more birds singing in the morning, no more owls hooting at night, no more bunnies in the field, instead-cars honking. Please do not install a parking lot behind our neighborhood. We love the wildlife. Putting a parking lot there will be a big mistake. I know this and I am 13 years old. Prove that the citizens of Moorpark have a voice.

Elderberry Ave

ZIP Code
93021

Your Information

Name

Emma

Elderberry Ave

ZIP Code
93021

Email Address
[REDACTED]

From: [Paul Farley](#)
To: [Planning; City Council & City Manager](#)
Subject: Beltramo Ranch pre screen 2019-02
Date: Thursday, March 11, 2021 3:53:40 AM

Dear Honorable Mayor Parvin, City Council, Planning Commission,

Thank you for all of the hard work and process that has been going into the Warmington application to change the density of the properties that border the Maureen Lane and Heather Glen Communities, the Beltramo Ranch project.

To summarize there is one sliver of property currently zoned for high density that borders Heather Glen on the west (west of Beltramo road). This parcel is being bundled by the developer with a few larger parcels currently zoned low density on the east that border Maureen Lane. We have all been trying to find a solution that works for the existing homeowners that border the proposed zoning change, the City, and the developer.

There is the obvious elevation change that affects the Heather Glen property owners. The Maureen Lane side has all single story homes and is zoned rural (horses and farm animals). The land bordering Maureen Lane is also currently zoned this way. I believe that the rural nature of the existing homes deserve stronger consideration when the density up tick will forever change the rural nature of these homes. To be clear, the owners on both sides of the property understand a development will happen. We are not against the existing owners selling their land. What we do understand is those owners will no longer live here. We will. We care about what is happening in the neighborhood, we want to live here.

Please look at the existing neighborhood. Please visit the site, drive Heather Glen see the community, drive Maureen Lane and Loretta. Please see what a high density designation will do to these neighborhoods. For these reasons I believe this project as presented is a poor fit. The density is still too high. A natural transition would be low (existing) to medium (NEW) to high (existing), from east to west. Please deny the current change of use application. It does not fit.

Respectfully,
Paul Farley
Maureen Lane

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, ACCEPTING GENERAL PLAN AMENDMENT REQUEST NO. 2019-02 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION ON 7.4 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LOS ANGELES AVENUE AND BELTRAMO RANCH ROAD FROM LOW DENSITY RESIDENTIAL (L), AND PARK (P) TO HIGH DENSITY RESIDENTIAL (H), ON THE APPLICATION OF JAY DECKARD (FOR WARMINGTON GROUP)

WHEREAS, Section 17.44.050(C) of the Moorpark Municipal Code requires the pre-screening of General Plan Amendment applications requested by property owners or the owner's agent before an application can be accepted for review; and

WHEREAS, Resolution No. 2015-3466 establishes the process for the review of General Plan Amendment Pre-Screening applications; and

WHEREAS, on February 3, 2021, the City Council adopted Resolution No. 2021-3988 to allow a General Plan Amendment Pre-Screening application to be submitted by the Warmington Group and to proceed along an expedited timeline; and

WHEREAS, on February 17, 2021, Warmington Group submitted an application for General Plan Amendment Pre-Screening No. 2019-02, requesting a change in the land use designation from low density residential (L), and parks (P) to high density residential (H) for the development of a residential project located on 7.4 acres of property at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road; and

WHEREAS, at a duly noticed public hearing on March 17, 2021, the City Council considered the agenda report and any supplements thereto requesting a change in the land use designation from L and P to H for the development of a residential project with a du/ac maximum density of located on 7.4 acres of property at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road and written public comments; opened the public hearing and took and considered public testimony both for and against the proposal; closed the public hearing and reached a decision on this matter; and

WHEREAS, a General Plan Amendment Pre-Screening request is not a formal development entitlement application and is therefore not subject to the California Environmental Quality Act (CEQA). The legislative action of this request is not considered a Project, as defined by CEQA Section 15378 and would have no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL DOCUMENTATION: The City Council concurs with the determination that action on a General Plan Amendment Pre-Screening application is not a project subject to the California Environmental Quality Act.

SECTION 2. ACCEPTING OF GENERAL PLAN AMENDMENT REQUEST: Staff is hereby authorized to accept for review a General Plan Amendment Request No. 2019-02 to change the land use designations of the site from L and P to High (H) density residential with a maximum allowable density of 7 du/ac. In accordance with Section 17.44.060(0) of the Zoning Ordinance.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 17th day of March, 2021.

Janice S. Parvin, Mayor

ATTEST:

Ky Spangler, City Clerk

RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, REJECTING GENERAL PLAN AMENDMENT REQUEST NO. 2019-02 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION ON 7.4 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LOS ANGELES AVENUE AND BELTRAMO RANCH ROAD FROM LOW DENSITY RESIDENTIAL (L), AND PARK (P) TO HIGH DENSITY RESIDENTIAL (H), ON THE APPLICATION OF JAY DECKARD (FOR WARMINGTON GROUP)

WHEREAS, Section 17.44.050(C) of the Moorpark Municipal Code requires the pre-screening of General Plan Amendment applications requested by property owners or the owner's agent before an application can be accepted for review; and

WHEREAS, Resolution No. 2015-3466 establishes the process for the review of General Plan Amendment Pre-Screening applications; and

WHEREAS, on February 3, 2021, the City Council adopted Resolution No. 2021-3988 to allow a General Plan Amendment Pre-Screening application to be submitted by the Warmington Group and to proceed along an expedited timeline; and

WHEREAS, on February 17, 2021, Warmington Group submitted an application for General Plan Amendment Pre-Screening No. 2019-02, requesting a change in the land use designation from low density residential (L), and parks (P) to high density residential (H) for the development of a residential project located on 7.4 acres of property at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road; and

WHEREAS, at a duly noticed public hearing on March 17, 2021, the City Council considered the agenda report and any supplements thereto requesting a change in the land use designation from L and P to H for the development of a residential project with a du/ac maximum density of located on 7.4 acres of property at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road and written public comments; opened the public hearing and took and considered public testimony both for and against the proposal; closed the public hearing and reached a decision on this matter; and

WHEREAS, a General Plan Amendment Pre-Screening request is not a formal development entitlement application and is therefore not subject to the California Environmental Quality Act (CEQA). The legislative action of this request is not considered a Project, as defined by CEQA Section 15378 and would have no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL DOCUMENTATION: The City Council concurs with the determination that action on a General Plan Amendment Pre-Screening application is not a project subject to the California Environmental Quality Act.

SECTION 2. REJECTION OF GENERAL PLAN AMENDMENT REQUEST: Staff is hereby authorized to reject for review a General Plan Amendment Request No. 2019-02 to change the land use designations of the site from L and P to High (H) density residential with a maximum allowable density of 7 du/ac. In accordance with Section 17.44.060(0) of the Zoning Ordinance, no resubmittal of a similar application may be made for one (1) year after a denial decision.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 17th day of March, 2021.

Janice S. Parvin, Mayor

ATTEST:

Ky Spangler, City Clerk