



Moorpark – Beltramo Ranch Opportunity

COMMUNITY OPEN HOUSE

THURSDAY, NOVEMBER 14, 2019

Warmington – Overview



Warmington
RESIDENTIAL

The Warmington Group of Companies

- ▶ The Warmington company began as a custom homebuilder and the group traces its roots to 1926 when William C. Warmington first gained recognition as a “builder to the stars” in and around Hollywood, California.
- ▶ Today, the Warmington Group of Companies is a full-service real estate organization that maintains expertise in residential homebuilding, community development, acquisitions, and apartment and commercial property asset management.



- ▶ The group of companies is comprised of Warmington Residential, Warmington Properties and Chateau Interiors & Design.



Post-war building boom in Bellflower, California circa 1946

Warmington Residential

- ▶ The Warmington name has been recognized for excellence in new home building for more than 90 years. It is estimated that during this time, the group of residential building companies have constructed approximately 40,000 homes in core markets throughout California and in Nevada.
- ▶ With its reputation for quality and providing beautiful architecturally-significant homes, Warmington is a recognizable and well-respected name in the home building industry. Now in its fourth-generation, many of the first Warmington custom and estate homes maintain historical significance and are highly sought-after, while a variety of new homes are being designed and built to accommodate modern tastes, trends and technology.
- ▶ In addition to its corporate headquarters and Southern California division offices that are located in Costa Mesa, CA, Warmington Residential also has a division office in San Ramon, CA with satellite offices in: Sacramento, San Diego and Ventura.

Warmington Residential



- ▶ With its roots in custom home building, Warmington Residential has long been associated with high-quality and diverse architecture.

Warmington Residential

the
E·R·B·

- ▶ Local Active Communities:
 - ▶ The ERB (Eagle Rock) – 4328 N Eagle Rock Blvd
 - ▶ The Glen LA (Valley Glen) – 13103 W Victory Blvd
- ▶ Upcoming Communities:
 - ▶ Seahouse (Carpinteria) – 1300 Cravens Lane
 - ▶ CUE (North Hollywood) – 10907 Otsego Street
 - ▶ Skye 22 (Toluca Lake) – 10811 Hortense Street



the**glen** LA



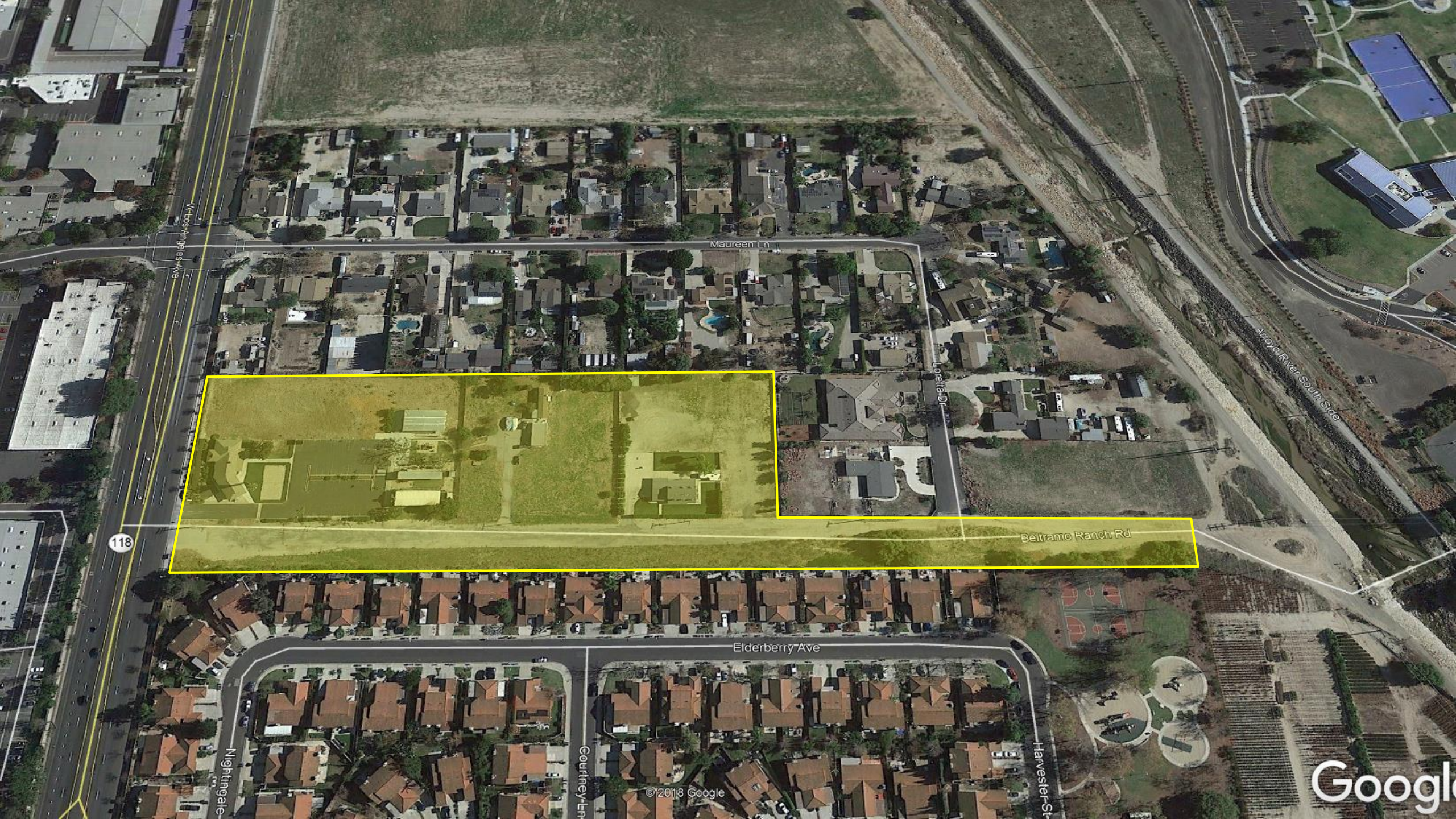
SEAHOUSE

SKYE22

Moorpark – Beltramo Ranch Opportunity

Moorpark – Beltramo Ranch Opportunity

- ▶ Property
 - ▶ Size: 7.4 acres over three ownerships
 - ▶ Land Use: Low & High Density Residential
 - ▶ Zoned: R-1/RE-20



Wilco's Angeles Ave

Maureen Ln

College

Arroyo River South Side

118

Beltramo Ranch Rd

Elderberry Ave

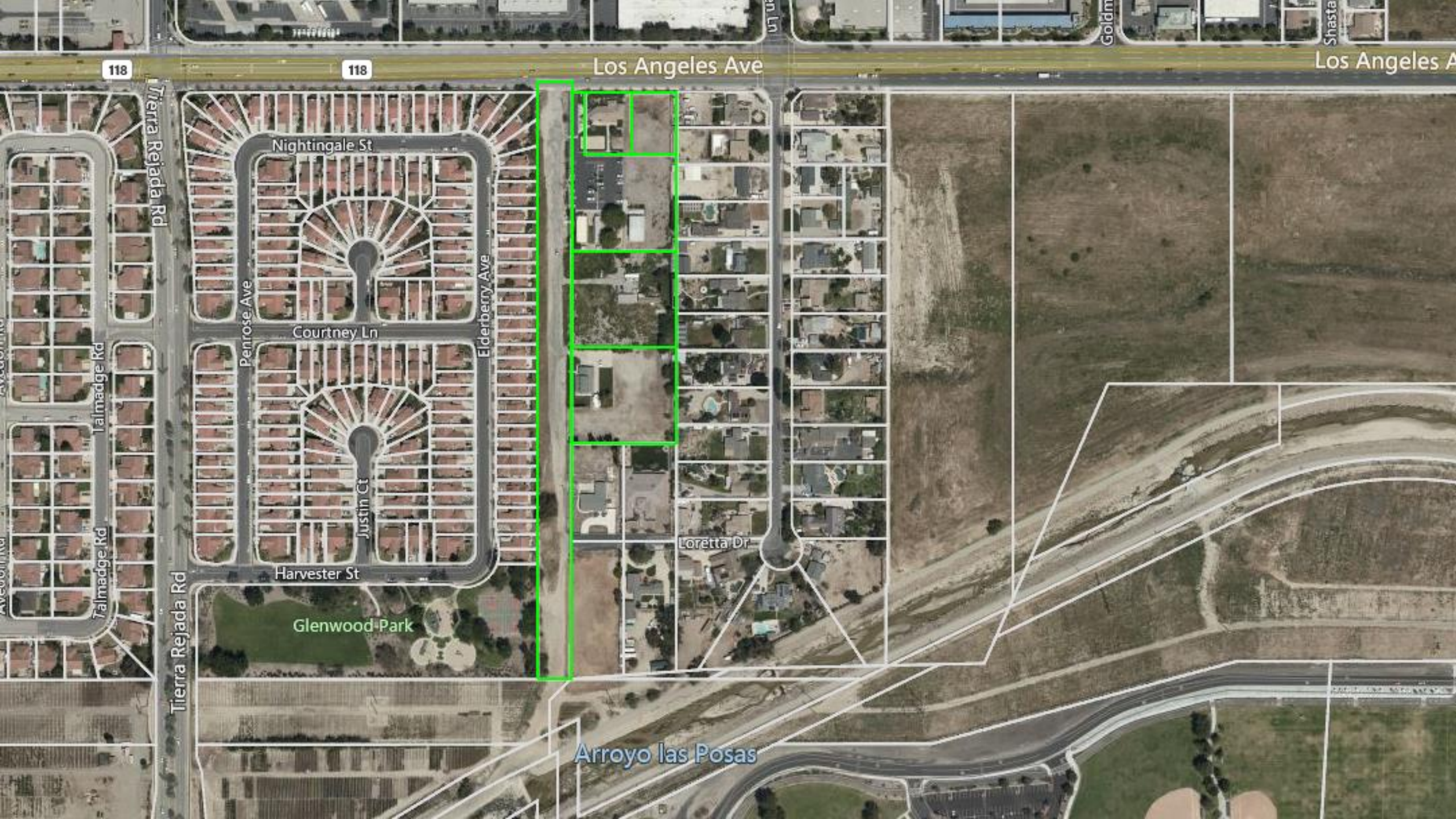
Nightingale

Courtney Ln

Harvester St

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Google



118

118

Los Angeles Ave

Los Angeles A

Nightingale St

Courtney Ln

Harvester St

Glenwood Park

Loretta Dr

Arroyo las Posas

SITE INFORMATION
Address:
City: Moorpark
APNs:
County: Ventura County
Zoning:

DEVELOPMENT STANDARDS	R-2	RPD
Density:	15 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	

SITE PLAN SUMMARY

Site Area: ±7.4 ac. (±323,000sf)

Units:
48 units - Plan 1 - ±1400nsf
49 units - Plan 2 - ±1750nsf
97 units - Total

Density: ±13.0 du/ac

Parking Provided:
192 spaces - Garage Spaces
48 spaces - Guest On-Site
240 spaces - Total (±2.5 sp/unit)

Building Coverage: 33%

Common Open Space: ±42,000sf (±440sf/unit)

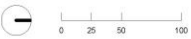


Architecture + Planning
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3090 Pullman Street
Costa Mesa, CA 92626

MOORPARK - BELTRAMO RANCH
MOORPARK, CA # 2018-0860

OPTION 4c rev
CONCEPTUAL DENSITY STUDY
NOVEMBER 13, 2019





WHITE STUCCO WITH 'S' TILE ROOF



RECESSED ENTRY DOOR



ARCHED SOFFIT AT FRONT DOOR



DECORATIVE GABLE END VENT / SHUTTERS /
METAL DECOR OVER WINDOW



RECESSED OVAL WINDOW W/ METAL DECOR / FAUX CHIMNEY



BAY WINDOW



RECESSED GARAGE DOORS



CORBELS

Questions & Comments