

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director *DB*

DATE: April 8, 2008 (CC Meeting of 4/16/2008)

SUBJECT: Consider the County of Ventura Application for Conditional Use Permit No. LU05-0138 – Muranaka Farms, Located at 11018 Los Angeles Avenue

BACKGROUND/DISCUSSION

Under the Guidelines for Orderly Development, the County consults with each City on proposed development projects within the City's Area of Interest. On April 4, 2008, the Moorpark Community Development Department received a project review request from the County for a Conditional Use Permit application to legalize the use of a house and a manufactured building as agricultural offices for Muranaka Farms at 11018 Los Angeles Avenue, south of Pentair Pool Products, and just outside the Moorpark City limits. This site has had agricultural offices operating without proper parking or a Conditional Use Permit. The County Planning Director is the decision maker for this permit.

The project site is part of a larger operation of Muranaka Farms that has been an eyesore at a prominent entrance to Moorpark, with unpaved parking and truck storage areas adjacent to Los Angeles Avenue. An aerial photograph shows the uses on the two properties. Overflow truck and trailer storage often includes vehicles double parked adjacent to Los Angeles Avenue. This illegal parking is not necessarily associated with the Muranaka Farms operation. Only recently has the property to the east, used by Muranaka Farms as part of its operation, but under different ownership, been landscaped to screen the truck parking and storage. Muranaka Farms is seeking the Conditional Use Permit from the County of Ventura to resolve the code violations for the two office buildings. The Conditional Use Permit should address the entire operation, since the offices are directly related to the rest of the site activities.

A draft comment letter (attached) requests that the site under the Conditional Use Permit be expanded to include the entire operation and that enhanced landscaping and

paved parking be provided. It also requests that truck storage on the site be removed, except as directly related to the agricultural uses on the site.

STAFF RECOMMENDATION

Direct staff to send a comment letter to the County of Ventura as drafted.

ATTACHMENTS:

1. Aerial Photograph
2. Draft Letter to County of Ventura

**Aerial Photograph of Project Site
11018 Los Angeles Avenue**



1" = 200'

NORTH ↑

CC ATTACHMENT 1



City of Moorpark

COMMUNITY DEVELOPMENT DEPARTMENT: PLANNING – BUILDING AND SAFETY – CODE COMPLIANCE

799 Moorpark Avenue, Moorpark, California 93021 (805) 517-6200 fax (805) 532-2540

April __, 2008

DRAFT

Becky Linder
Ventura County Resource Management Agency, Planning Division
800 South Victoria Avenue, L #1740
Ventura, CA 93009

RE: ***Conditional Use Permit Case No. LU05-0138
Muranaka Farms Agricultural Offices at 11018 Los Angeles Avenue***

Dear Ms. Linder,

The City of Moorpark has reviewed the application for the Conditional Use Permit for Agricultural offices associated with the Muranaka Farms operation and has the following concerns and comments for your consideration:

1. In the permit request and environmental analysis of the project, the agricultural offices should not be separated from the rest of the Muranaka Farms operations on the project site, which includes both the Latasa property and the Milligan Family Trust property. This would be segmenting the project and would not afford an appropriate analysis of the impacts of the permit request.
2. Truck and other vehicle trips associated with the site use need to be evaluated in the environmental documentation for this project. Los Angeles Avenue along the project frontage is within the City of Moorpark boundaries. The City's General Plan Circulation Element identifies this road as a six-lane arterial within the City, including the section adjacent to the project site. Dedication and improvements along the entire project frontage consistent with the City of Moorpark's General Plan Circulation Element should be required as part of the project approval. Physical improvements at this time should at a minimum include dedicated right and left turn lanes for the trucks entering and leaving the site. Additional improvements may be needed as determined by the traffic study.
3. Any approval action should include sufficient landscaping across the whole site to screen the view of the parking, loading, and storage areas from both Los Angeles Avenue and the residences to the east.

CC ATTACHMENT 2

PATRICK HUNTER
Mayor

JANICE PARVIN
Mayor Pro Tem

ROSEANN MIKOS
Councilmember

KEITH F. MILLHOUSE
Councilmember

MARK VAN DAM
Councilmember

000111

4. Parking, loading, and storage areas should include paved surfaces on the entire site to reduce dust. Driveways to Los Angeles Avenue should be minimized to avoid the need to back into a State Highway.
5. Truck parking and storage not associated with the agricultural operations should be removed and monitored on a regular basis by Muranaka Farms.
6. Decorative fencing or bollards should be required along the Los Angeles Avenue frontage of the entire site except driveways to discourage illegal truck parking.
7. As a new permit, this use would be subject to the City's Traffic Impact Mitigation Fee per the agreement between the City and the County.

Thank you for your consideration of these comments.

Sincerely,

David A. Bobardt
Planning Director

C: Honorable City Council
Honorable Planning Commission
Honorable Supervisor Peter Foy
Steven Kueny, City Manager
Barry K. Hogan, Deputy City Manager
File
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