

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director 

DATE: August 6, 2008 (CC Meeting of 8/20/2008)

SUBJECT: Consider General Plan Amendment Pre-Screening Application No. 2008-01 to Change the Land Use Designation on 10.75 Acres of a 32.65-Acre Site at 11289 Los Angeles Avenue from General Commercial to Medium Industrial on the Application of TriLiad Development, Inc.

BACKGROUND/DISCUSSION

On June 18, 2008, the Economic and Community Development Committee (Mayor Pro Tem Parvin and Councilmember Mikos) considered General Plan Amendment (GPA) Pre-Screening Application No. 2008-01 to change the planned use of 10.75 acres of a 32.65-acre site at 11289 Los Angeles Avenue from General Commercial (C-2) to Medium Industrial (I-2) to allow for the construction and operation of a motion picture studio. A copy of the Committee agenda report with analysis of this proposal is attached. The Committee recommended that the City Council allow the filing of a General Plan Amendment application on this project, provided that a development agreement be included as part of the project proposal.

FISCAL IMPACT

Staff and consultant costs related to the processing of the entitlement applications would be paid for by the developer.

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony and close the public hearing;
2. Direct staff to accept a General Plan Amendment application, provided that all other necessary entitlement applications, including an application for a development agreement, are filed concurrently; and
3. Appoint an Ad Hoc Committee for negotiation of the development agreement.

Attachment: June 18, 2008, Economic and Community Development Committee Report

**COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT**

TO: Community and Economic Development Committee
(Mayor Pro-Tem Parvin and Councilmember Mikos)

FROM: David A. Bobardt, Planning Director 

DATE: June 5, 2008 (CEDC Meeting of 6/18/2008))

SUBJECT: Consider General Plan Amendment Pre-Screening 2008-01 to Change the Land Use Designation along the North Side of Los Angeles Avenue West of Gabbert Road from General Commercial to Medium Industrial on the Application of TriLiad Development, Inc.

BACKGROUND

Section 17.44.050 of the Municipal Code requires the pre-screening of proposed General Plan Amendments through procedures set by City Council resolution. Resolution No. 2008-2672 establishes the procedures for General Plan Amendment pre-screening applications. There are two filing periods each year, May 31st and November 30th. Review and recommendation by the Community and Economic Development Committee is required prior to a public hearing before the City Council to determine whether or not a General Plan Amendment application may be accepted for processing.

On May 27, 2008, TriLiad Development, Inc. filed an application for General Plan Amendment pre-screening to change the land use designation on approximately 10.75 acres of their 32.65-acre property from General Commercial to Medium Industrial, to allow for the filing of a General Plan Amendment application along with other entitlement applications for a proposed motion picture studio complex.

DISCUSSION

Project Setting

The commercially designated 10.75-acre site, part of a larger 32.65-acre parcel, is relatively flat and vacant. An open storm drain channel crosses the site on the south. The site is bounded by Los Angeles Avenue on the south, the Southern California Edison Moorpark Substation on the east, and vacant property under the same

ownership on the north and west. The report Attachment 1 shows an aerial view of the project site and vicinity with current General Plan designations.

Previous Applications

In 1992, as part of the Land Use Element update, the General Plan land use designation for the 10.75 acres was changed from Medium Industrial to General Commercial to allow a clothing manufacturer, Bugle Boy Industries, to conduct retail sales of clothing that were to be manufactured or warehoused on site. The proposed use was never developed, and the property was subsequently sold to the current owner.

In 1999, the current owner submitted applications for a General Plan Amendment, Zone Change, and six Industrial Planned Development permits to develop the site as an industrial park. The Planning Commission and City Council held hearings on this proposal. On December 6, 2000, the City Council referred these applications back to the Planning Commission for further study, after public concerns were raised on truck trips from the proposed development. The applicant suspended processing of the applications to address floodplain issues and later the applications were deemed withdrawn by the City due to lack of activity.

General Plan Land Use Designation

The Medium Industrial land use designation requested for the 10.75 acres is a designation intended for intensive industrial uses including light manufacturing, processing, fabrication, and other non-hazardous industrial uses. The proposed motion picture studio would be appropriately sited in an area planned for Medium Industrial land uses.

GENERAL PLAN/ZONING			
Direction	General Plan	Zoning	Land Use
Site	C-2 (General Commercial) and I-2 (Medium Industrial)	CPD (Commercial Planned Development) and M-2 (Limited Industrial)	Vacant
North	I-2 (Medium Industrial)	M-2 (Limited Industrial)	Union Pacific Rail Tracks and Vacant
South	M (Medium Density Residential) in City and Agriculture in County	RPD (Residential Planned Development) in City and AE (Agricultural Exclusive) in County	Residential in City and Agricultural in County
East	U (Utility)	M-2 (Limited Industrial)	Southern California Edison Substation
West	I-2 Medium Industrial	M-2 (Limited Industrial)	Vacant

General Plan Goals and Policies

Goals and policies from the General Plan most pertinent to this proposal include:

Land Use Element

Goal: Attain a balanced city growth pattern which includes a full mix of land uses.

- New development and redevelopment shall be coordinated so that the existing and planned capacity of public facilities and services shall not be adversely affected.

Goal: Encourage a diversity of industrial uses which are located and designed in a compatible manner with surrounding land uses.

- New industrial development should be located adjacent to existing industrial uses and along major transportation corridors.
- Industrial uses shall incorporate design features, such as screen walls, landscaping and setbacks, and include height and lighting restrictions, so as to minimize adverse impacts on adjacent uses and enhance the visual characteristics of the area.
- Industries which are considered to have limited emissions and which meet local, regional, and state air and water pollution control goals and standards should be encouraged to locate within the City.

Goal: Achieve a well-balanced and diversified economy within the City which provides a variety of economic and employment opportunities.

- New commercial and industrial uses which will generate long-term employment opportunities and diversify the community's employment base shall be encouraged.

Goal: Enhance the physical and visual image of the community.

- New development shall be compatible with the scale and visual character of the surrounding neighborhood.

Circulation Element

Goal: Provide a transportation system that supports the land use plan in the General Plan and provides the safe and efficient movement of people, goods, and services within, into, out of, and through the City of Moorpark.

- The completion of the ultimate circulation system through the improvement of sub-standard roadway segments and intersections and the construction of missing roadway links and related facilities shall be actively promoted.

Goal: Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

- Level of service "C" shall be the system performance objective for traffic volumes on the circulation system. For roadways and interchanges already operating at

less than level of service "C", the system performance objective shall be to maintain or improve the current level of service.

- New development projects shall mitigate off-site traffic impacts to the maximum extent feasible.
- Secondary access should be required for projects located in the middle of a block adjacent to a limited-access arterial.
- Adequate off-street parking shall be provided for new construction.

ANALYSIS

The project site was designated for industrial uses prior to 1992. The designation was changed to accommodate retail sales from a clothing manufacturer that would have been on the project site. The site is in an appropriate location for industrial uses as it is surrounded by existing utility uses and planned industrial uses on three sides. The proposed use would meet the General Plan criteria for encouraging clean industry and long term employment. The site plan also shows screening of the uses on site from the residential neighborhood south of Los Angeles Avenue. Development of the North Hills Parkway, a Circulation Element four-lane arterial, adjacent to the site is proposed on the site plan for this project. Improvements to Los Angeles Avenue would also be required of this project. A traffic study, currently under preparation, would be reviewed by City staff as part of the environmental review process if an application is authorized for this project. The project would also contribute to address regional drainage concerns by development of a detention basin upstream on the Hitch Ranch property. In order to achieve consistency with the General Plan and provide certainty to both the City and developer on public improvements associated with this project, a development agreement should be required as part of any consideration of a General Plan Amendment and other entitlement applications for this project.

PROCESSING TIME LIMITS

Time limits have been established for the processing of development projects under the Permit Streamlining Act (Government Code Title 7, Division 1, Chapter 4.5), the Subdivision Map Act (Government Code Title 7, Division 2), and the California Environmental Quality Act Statutes and Guidelines (Public Resources Code Division 13, and California Code of Regulations, Title 14, Chapter 3). Since this project proposal requires consideration of a General Plan Amendment, which is a legislative matter, it is not subject to processing time limits under the Permit Streamlining Act. None of the other time limits are applicable to this pre-screening application.

ENVIRONMENTAL DETERMINATION

A pre-screening application does not involve approval action and is therefore not subject to environmental review. Should the City Council allow the filing of a General Plan Amendment application on this project, an initial study will be prepared to determine the proper environmental documentation or further studies.

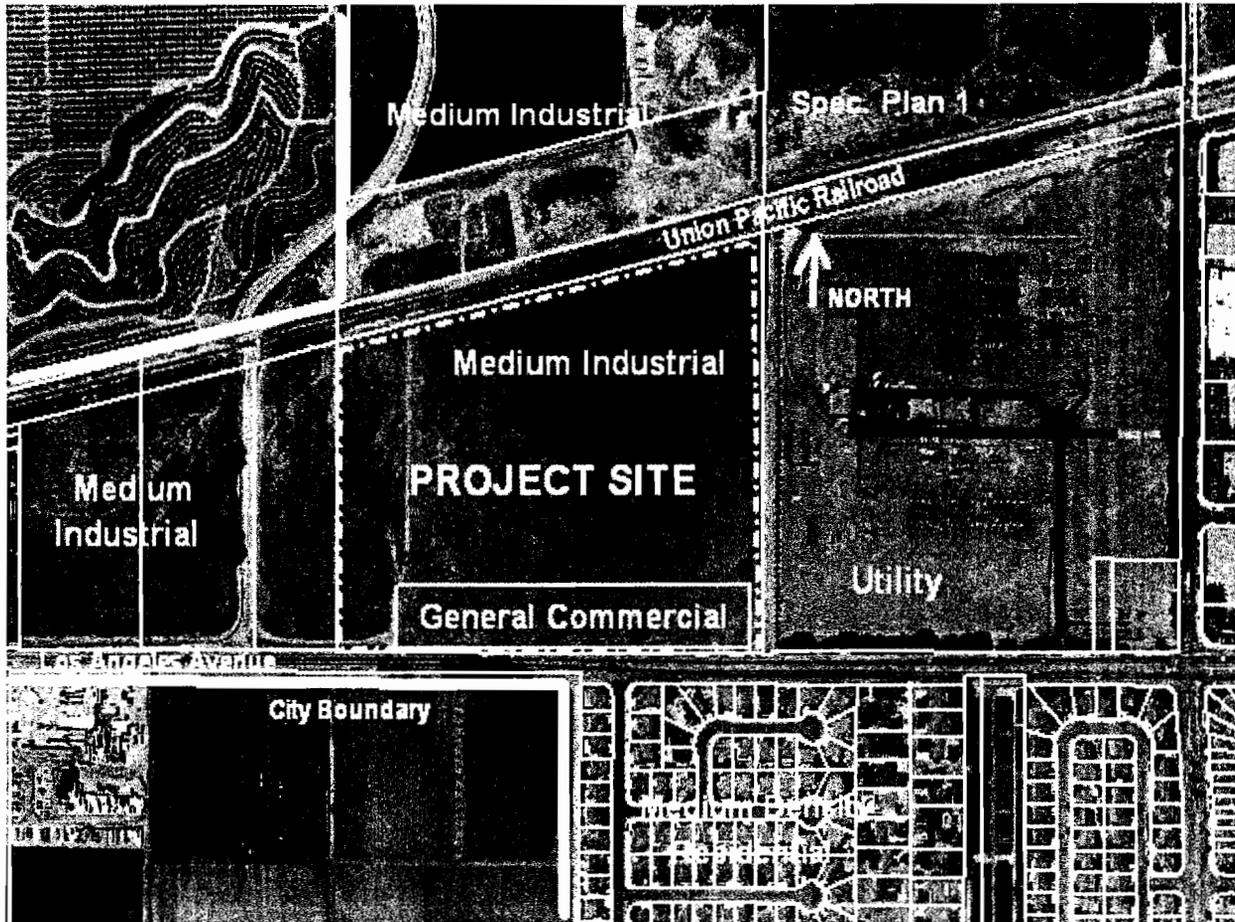
STAFF RECOMMENDATION

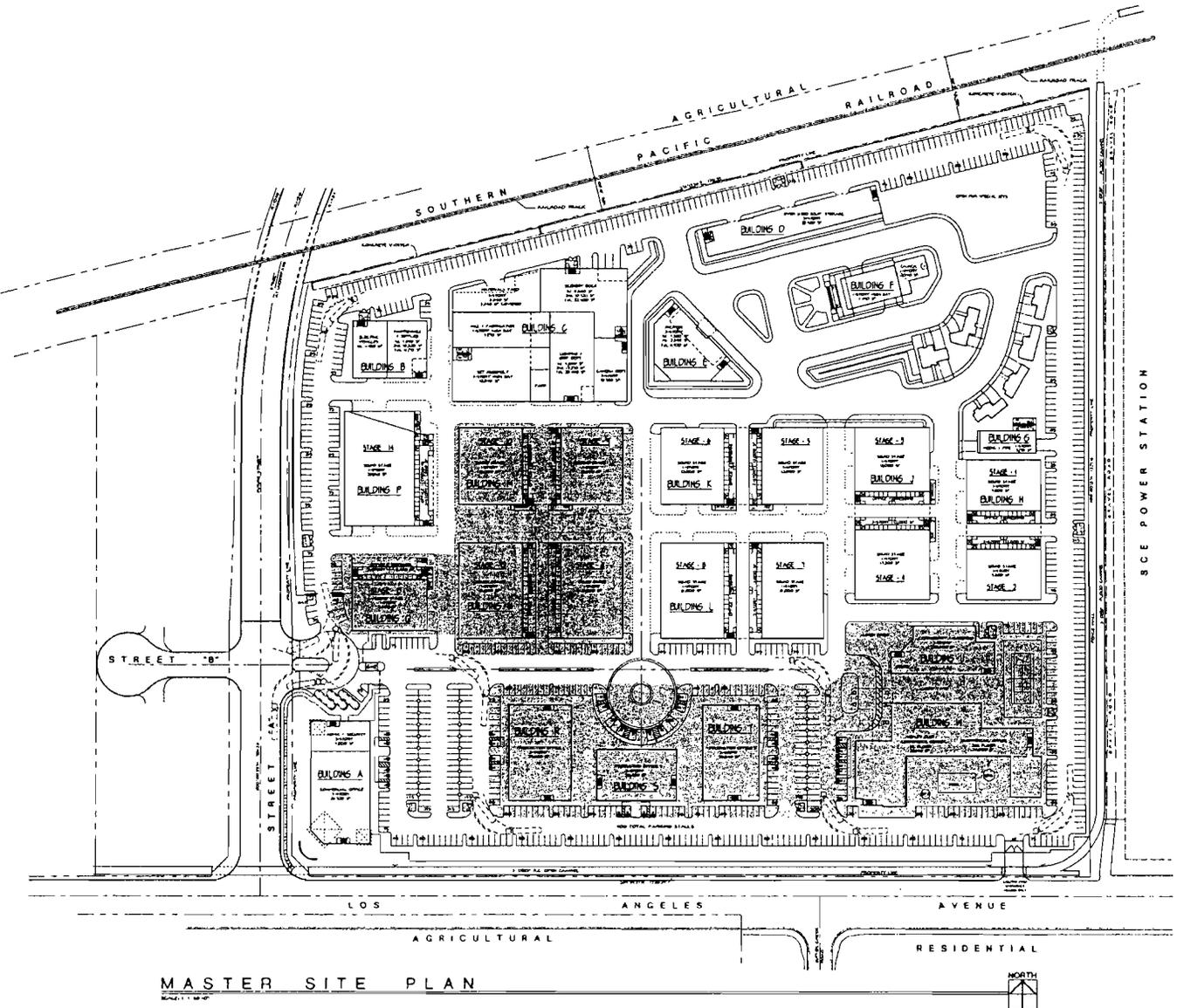
It is recommended that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application and that a Development Agreement be required.

Attachment:

1. Aerial Photograph of Project Site
2. Conceptual Site Plan

Aerial Photograph of Project Site With General Plan Land Use Designations





MASTER SITE PLAN