

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Community Development Director
Prepared By: Joseph R. Vacca, Principal Planner 

DATE: February 1, 2006 (CC Meeting of 02/15/06)

SUBJECT: Consider Approval of the Off-Site Wall to be Constructed by Pardee Homes Along the West Side of Spring Road from Los Angeles Avenue North to the Last Residential Unit South of the Union Pacific Railroad Tracks

BACKGROUND

The Development Agreement between the City and Agoura Fountainwood for the Moorpark Highlands Specific Plan project (now Pardee Homes), Tentative Tract Map No. 5045, and Residential Planned Development Permit Nos. 2002-03, -04, and -05 all require the developer of this Specific Plan project to remove the existing block walls and fences on the west side of Spring Road between the railroad tracks and Los Angeles Avenue, and construct in their place a new decorative block wall between six (6) feet and eight (8) feet high. Staff has been working with Pardee Homes on the design of this wall, which requires City Council approval.

DISCUSSION

On January 24, 2006, Pardee Homes submitted a conceptual wall plan for City Council review to obtain authorization to proceed with plan check and construction of the off-site Spring Road wall. The proposal is to construct this wall with the following specifications:

- The wall is to be six feet (6') high along Spring Road and eight feet (8') high as visible from the rear yards of the private properties that back up to Spring Road.
- The wall is to be built with tan (doeskin color spec.) slump stone block with a darker tan (fawn color spec.) cap or top block to match the approved wall materials that have been constructed on-site at Pardee's Moorpark Highlands project.
- Decorative battered pilasters that will be faced with yellowish-tan (La Plata-Bluffstone color spec.) El Dorado stone veneer, to be located at the property line corners and then spaced at thirty feet (30') on center.

- Landscaping includes Crape Myrtle trees, Daylilies and Boston Ivy. The landscaping will be planted along the face of the wall in a two foot (2') deep planter. Half of a decorative tree grate (to be heel proof and A.D.A. compliant) will also be used to accommodate the tree planting. There is no ability to have a landscaped parkway at the curb face because there is an existing underground box storm drain right below the sidewalk.
- The trees are proposed to be spaced at thirty feet (30') on center. This planting arrangement matches the tree species and spacing of the landscaping already in place along the east side of Spring Road in front of the Police Station.
- The spacing of the decorative pilasters and trees will be arranged so that at every fifteen feet there will be either a pilaster or a tree. Since the landscape area is limited and the tree species mature slowly, this unique spacing will help to break up the linear wall and provide greater interest along Spring Road's western facing streetscape.

Pardee Homes is required to cover the costs for plan preparation, staff review, permitting, construction and inspection of the off-site wall, landscaping and irrigation; as well as for acquiring the right of entry of the independent property owners to the west of Spring Road. After approval of the conceptual plan by the Council, city staff will approve the final design plan and issue the required permits.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the conceptual plan for the off-site wall and related improvements.

Attachments:

- Conceptual Off-site Wall Plans along the west side of Spring Road

10 DEC 2005
 9 NOV 2004
 REV. 4 Aug 2004
 R51P7



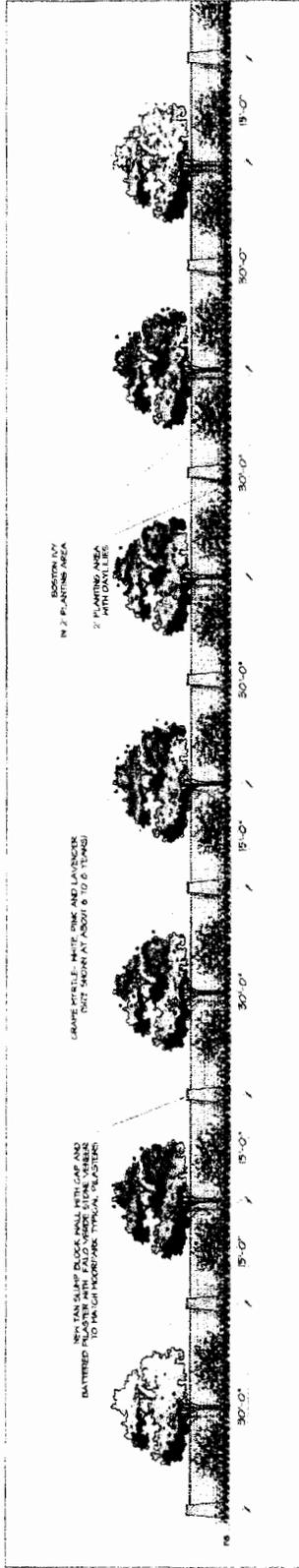
SPRING ROAD WALL SECTION AND ELEVATION

Moorpark Highlands

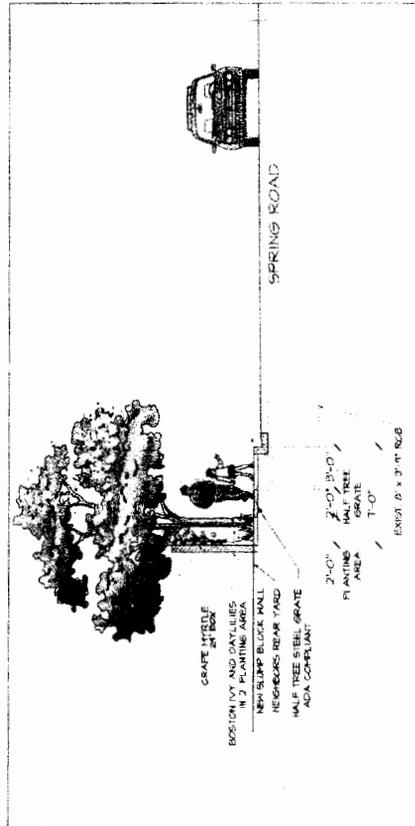
TRACT #5045

Prepared for:

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STREET ELEVATION
 SCALE 1/8" = 1'-0"



STREET SECTION
 SCALE 1/8" = 1'-0"

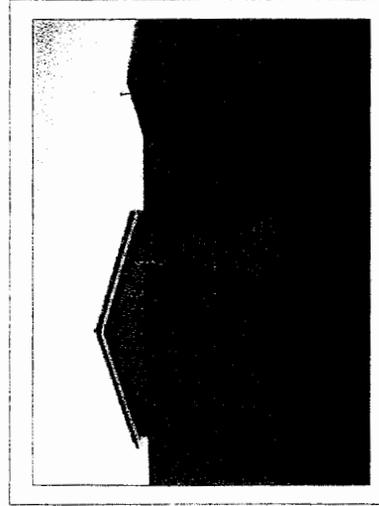
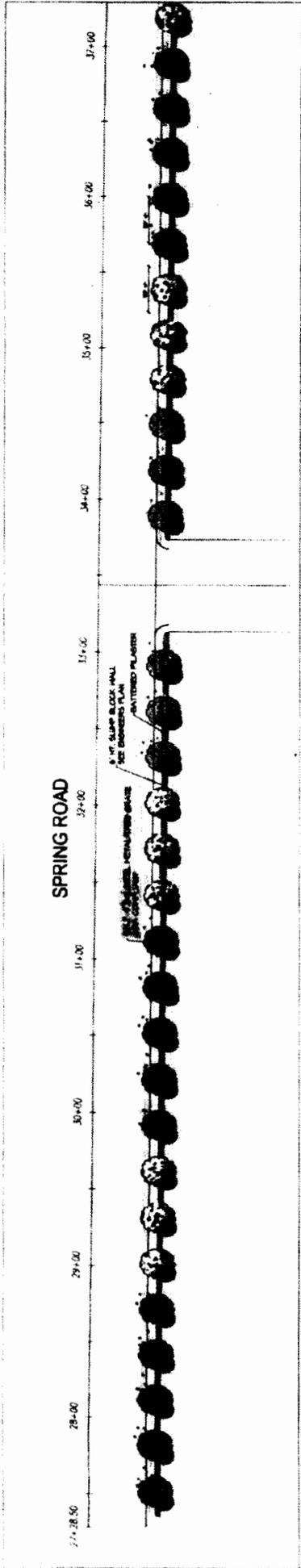
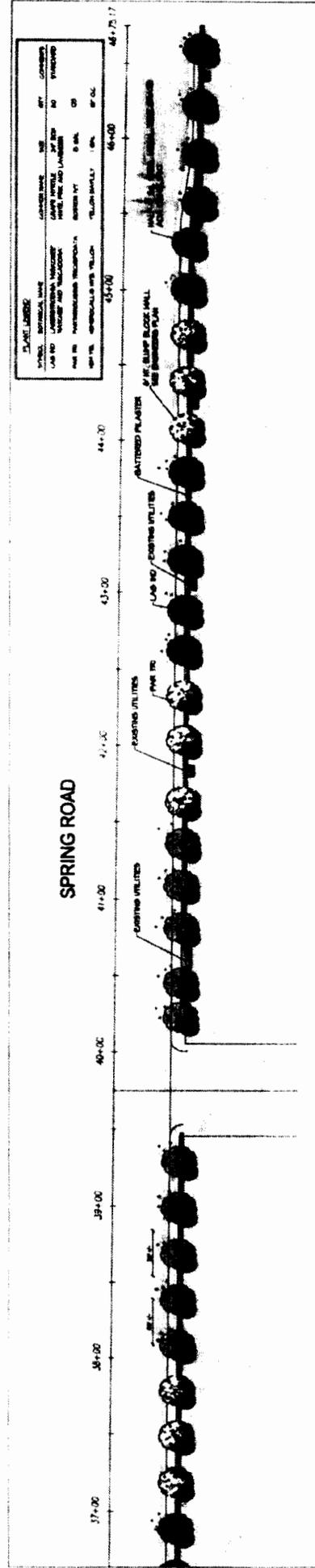


PHOTO EXAMPLE OF PILASTER
 SCALE NTS



STREET PLAN VIEW
SCALE 1"=30'



STREET PLAN VIEW
SCALE 1"=30'



SPRING ROAD WALL

Moorpark Highlands

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