

ORDINANCE NO. 345

AN ORDINANCE OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONE CHANGE NO. 2003-03, FOR CHANGES OF ZONING ON 28.69 ACRES NORTH OF CHAMPIONSHIP DRIVE AND WEST OF WALNUT CANYON ROAD AND 43.04 ACRES NORTH OF CHAMPIONSHIP DRIVE AND EAST OF GRIMES CANYON ROAD, BOTH ON THE APPLICATION OF TOLL BROTHERS, INC.

WHEREAS, on June 28, 2005, the Planning Commission adopted Resolution Nos. PC-2005-483 and PC-2005-484, recommending approval to the City Council of Zone Change No. 2003-03, for changes of zoning from Rural Exclusive – 5 acre minimum lot size (RE-5ac), Residential Planned Development – 1.48 units per acre (RPD-1.48u) and Open Space – 500 acre minimum (OS-500ac) to Residential Planned Development – 2.0 units per acre (RPD-2.0u) and Open Space – 500 acre minimum (OS-500ac) on 28.69 acres located north of Championship Drive and west of Walnut Canyon Road (Site 1), and from Rural Exclusive – 5 acre minimum lot size (RE-5ac), Open Space – 500 acre minimum (OS-500ac), and Institutional (I) to Residential Planned Development – 1.73 units per acre (RPD-1.73u), Open Space – 500 acre minimum (OS-500ac) and Institutional (I) on 43.04 acres north of Championship Drive and east of Grimes Canyon Road (Site 2), both on the application of Toll Brothers, Inc.; and

WHEREAS, at duly noticed public hearings on July 19, 2006, August 2, 2006, September 20, 2006, and November 15, 2006, the City Council considered the agenda reports for the projects affected by Zone Change No. 2003-03 and any supplements thereto and written public comments; opened the public hearings and took and considered public testimony both for and against the proposals, closed the public hearings and reached decisions on this matter; and

WHEREAS, the City Council has read, reviewed, considered and adopted a Mitigated Negative Declaration prepared for the projects referenced above.

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

SECTION 1. Zone Change No. 2003-03 is consistent with the General Plan as amended by General Plan Amendment No. 2003-04.

SECTION 2. The Zoning Map described and referenced in Chapter 17.12 of Title 17, Zoning, of the Municipal Code of the City of Moorpark is hereby amended for Sites 1 and 2 as shown in Exhibits "A" and "B" attached hereto.

SECTION 3. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

SECTION 4. This Ordinance shall become effective thirty (30) days after its passage and adoption.

SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance; shall enter the same in the book of original ordinances of said City; shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published once in the Moorpark Star a newspaper of general circulation, as defined in Section 6008 of the Government Code, for the City of Moorpark, and which is hereby designated for that purpose.

PASSED AND ADOPTED this 6th day of December, 2006.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk

Attachments:

Exhibit A: Zone Change Map for Site 1: 28.69 Acres West of Walnut Canyon Road
Exhibit B: Zone Change Map for Site 2: 43.04 Acres East of Grimes Canyon Road

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EXHIBIT – A
 ZONE CHANGE NO. 2003-03
 SITE 1: 28.69 ACRES WEST OF WALNUT CANYON ROAD

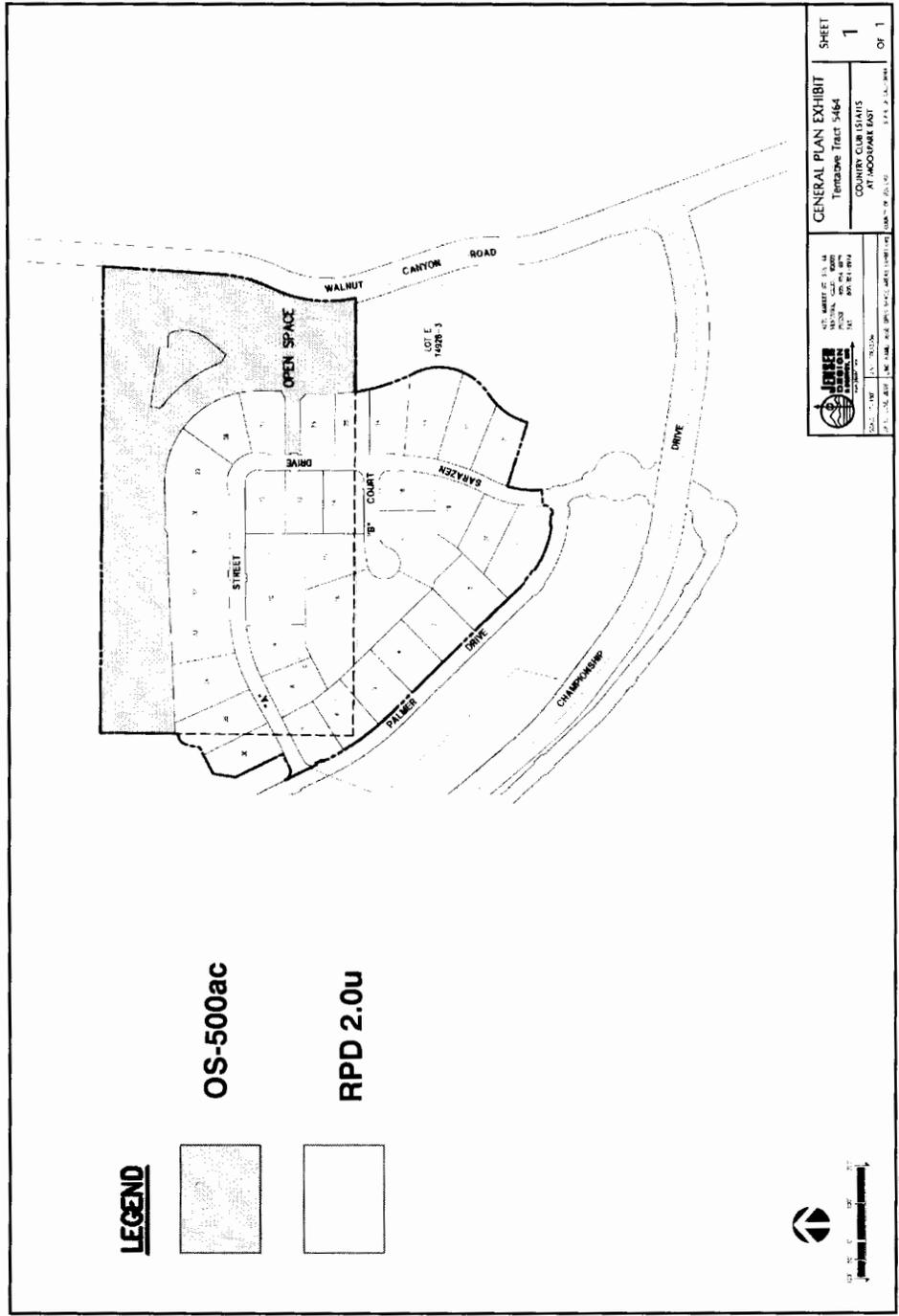
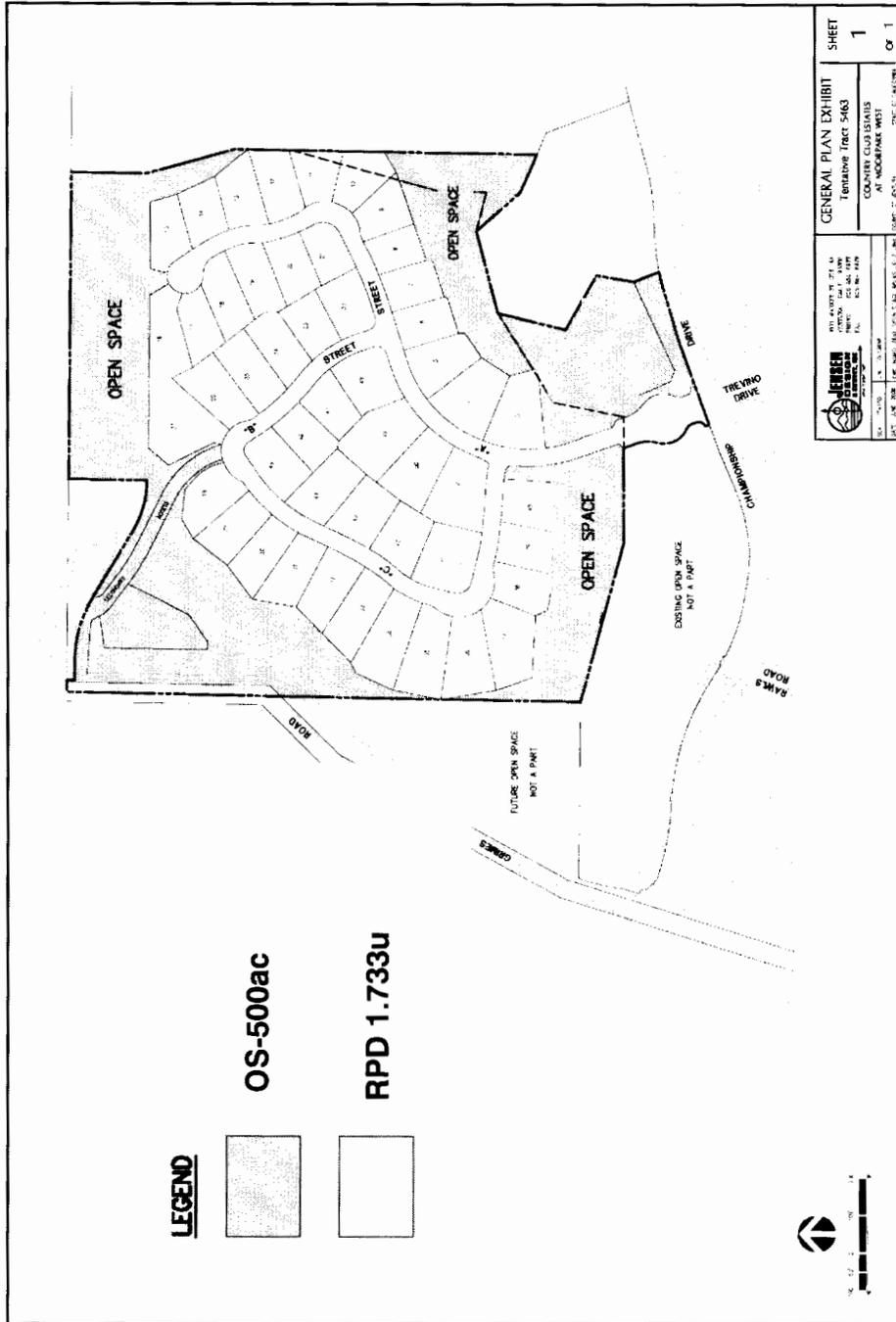


EXHIBIT – A
ZONE CHANGE NO. 2003-03
SITE 2: 43.04 ACRES EAST OF GRIMES CANYON
ROAD



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