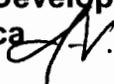


**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

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

**DATE:** March 29, 2006 (CC Meeting of 04/05/06)

**SUBJECT:** Permit Adjustment No. 1 to Suncal Residential Planned Development No. 1998-02; Tentative Tract Map No. 5130: To Change only the Timing Language of Condition Number 20 of City Council Resolution No. 2003-2150, for the Suncal Project Located Along the East Side of Walnut Canyon Road, North of Casey Road and Wicks Road, and South of the Ventura County Waterworks Property

**BACKGROUND**

On December 17, 2003, the City Council adopted Resolution No. 2003-2150 which approved Residential Planned Development Permit No. 1998-02 and Tentative Tract Map No. 5130. Condition Number 20 of Resolution No. 2003-2150 states the following:

20. Prior to issuance of a Certificate of Occupancy for the first dwelling unit, construction of roadway improvements to Walnut Canyon Road shall be completed to the satisfaction of the City Engineer. The improvements along Walnut Canyon Road associated with the project shall include improvements along the full extent of the frontage, as well as south of the property to Wicks Road, including any standard offsite transitions determined necessary by City Engineer and Caltrans. Improvements include, but are not limited to dedication of land to provide a sixty-four-foot (64') right-of-way, horizontal and vertical realignment of Walnut Canyon Road in accordance with City and Caltrans standards with no less than eight-foot (8') paved shoulders, no less than twelve-foot (12') travel lanes, and no less than twelve-foot (12') turning lanes. A five-foot (5') wide concrete pedestrian walkway shall be installed from the southern boundary of Tract 5405 along the west side of Walnut Canyon Road. The pedestrian facilities along the west side of Walnut Canyon Road shall be extended to the north side of the intersection of Walnut Canyon Road and Casey Road. Pedestrian facilities shall meet all City and American Disabilities Act (ADA) requirements. Crosswalk facilities will be constructed at Casey Road for

pedestrian access to the east side of Walnut Canyon Road to the satisfaction of the City Engineer.

**DISCUSSION**

Ed Pickett, of Suncal Companies, applied for a Permit Adjustment to change the timing language of Condition No. 20 as shown above, specifically on the requirement to improve Walnut Canyon Road prior to the issuance of a Certificate of Occupancy for the first dwelling unit of the project.

The Community Development Director determined, based upon a review of the proposed project, and a review of Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130, and the requirements of the Zoning Ordinance that the request for a Permit Adjustment is approved with the following conditions:

1. The permit is granted for the land and project as identified on the entitlement application for a Permit Adjustment.
2. All Conditions of Approval for Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130, are incorporated by reference in this approval letter and shall continue to apply unless specifically modified by this permit.
3. Only the timing language of Resolution No. 2003-2150- Condition No. 20 shall be changed to state that Construction of roadway improvements to Walnut Canyon Road shall be completed to the satisfaction of the City Engineer and Public Works Director by November 8, 2008, or prior to occupancy of the fiftieth (50<sup>th</sup>) residential unit, whichever comes first; the remainder of the language in Condition No. 20 shall remain in full force and effect as originally adopted.
4. The developer shall overlay the paving on Wicks Road consistent with city standards, to the satisfaction of the City Engineer and Public Works Director by November 8, 2008, or prior to occupancy of the fiftieth (50<sup>th</sup>) residential unit, whichever comes first.

The approval letter of Permit Adjustment No. 1 to RPD 1998-02 is attached for your review.

**RECOMMENDATION:**

Receive and File.

**ATTACHMENTS:**

1. Community Development Director Approval Letter of P.A. No. 1 to RPD 1998-02



# CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING -- BUILDING AND SAFETY -- CODE COMPLIANCE

799 Moorpark Avenue, Moorpark, California 93021 (805) 517-6200 fax (805) 529-8270  
[www.ci.moorpark.ca.us](http://www.ci.moorpark.ca.us)

March 29, 2006

Ed Pickett  
Suncal Companies  
Moorpark 150, LLC  
21900 Burbank Blvd., Suite 114  
Woodland Hills, CA 91367

**Subject: PERMIT ADJUSTMENT NO. 1 TO SUNCAL - RESIDENTIAL PLANNED DEVELOPMENT NO. 1998-02; TENTATIVE TRACT MAP NO. 5130: TO CHANGE ONLY THE TIMING LANGUAGE OF CONDITION NUMBER 20 OF CITY COUNCIL RESOLUTION NO. 2003-2150, LOCATED ALONG THE EAST SIDE OF WALNUT CANYON ROAD, NORTH OF CASEY ROAD AND WICKS ROAD AND SOUTH OF THE VENTURA COUNTY WATERWORKS PROPERTY**

Dear Mr. Pickett:

We have completed our review of your request for a Permit Adjustment to change the only the timing language of condition number 20 of City Council Resolution Number 2003-2150, (which stated that: Prior to issuance of a Certificate of Occupancy for the first dwelling unit, construction of roadway improvements to Walnut Canyon Road shall be completed to the satisfaction of the City Engineer), for the original approval of Residential Planned Development No. 1998-02; and Tentative Tract Map No. 5130. Any change which would not alter any of the findings pursuant to this title, nor any findings contained in the environmental document prepared for the permit and would not have any adverse impact on surrounding properties, may be deemed a Permit Adjustment and acted upon by the Community Development Director or designee without a hearing.

Findings Pursuant to Title 17, Chapter 17.44 of the Municipal Code:

1. The revisions referenced above will not alter any of the findings of the original approval of Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130.
2. The proposed revisions will not alter any of the findings in the environmental documents prepared for Residential Planned Development No. 1998-02 and

## CC ATTACHMENT

\\Mor\_pri\_serv\City - Share\Community Development\DEV PMTS\R P D1998-02 SunCal\Permit Adjustments\P\_A\_No1\_Approval\_Letter\_060328.doc

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PATRICK HUNTER  
Mayor

ROSEANN MIKOS  
Mayor Pro Tem

CLINT HARPER  
Councilmember

KEITH F. MILLHOUSE  
Councilmember

JANICE PARVIN  
Councilmember

Tentative Tract Map No. 5130 and will have no adverse impacts on the environment.

3. The proposed revisions will not have any adverse impact on surrounding properties.
4. The requested Permit Adjustment application meets the submittal criteria set forth in the Municipal Code.

#### Approval of Application

The Community Development Director has determined, based upon a review of the proposed project, and a review of Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130, the requirements of the Zoning Ordinance and the above findings that this request for a Permit Adjustment is hereby APPROVED subject to the following conditions:

1. The permit is granted for the land and project as identified on the entitlement application for a Permit Adjustment.
2. All Conditions of Approval for Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130, are incorporated by reference in this approval letter and shall continue to apply unless specifically modified by this permit.
3. Only the timing language of Resolution No. 2003-2150- Condition No. 20 shall be changed to state that Construction of roadway improvements to Walnut Canyon Road shall be completed to the satisfaction of the City Engineer and Public Works Director by November 8, 2008, or prior to occupancy of the fiftieth (50<sup>th</sup>) residential unit, whichever comes first; the remainder of the language in Condition No. 20 shall remain in full force and effect as originally adopted.
4. The developer shall overlay the paving on Wicks Road consistent with city standards, to the satisfaction of the City Engineer and Public Works Director by November 8, 2008, or prior to occupancy of the fiftieth (50<sup>th</sup>) residential unit, whichever comes first.

The approved Permit Adjustment No. 1 to Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130 becomes effective ten (10) business days from the date of this letter, unless an appeal is filed in writing. The approval of Permit Adjustment No. 1 to Residential Planned Development No. 1998-02 and Tentative Tract Map No. 5130 will expire one (1) year from the effective date, if construction with a valid Building Permit has not commenced within that time.

Ed Pickett  
March 29, 2006  
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Please contact Joseph R. Vacca, Principal Planner at (805) 517-6236, if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry K. Hogan", written over a circular scribble.

Barry K. Hogan  
Community Development Director

C: Honorable City Council  
Honorable Planning Commission  
Steven Kueny, City Manager  
Deborah S. Traffenstedt, Administrative Services Director/ATCM/City Clerk  
Building and Safety Division  
City Engineer  
Case File (PA No. 8 to RPD No. 1999-02 and TTM No. 5187)  
Chron

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