

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director 

DATE: May 14, 2009 (CC Meeting of 6/3/2009)

SUBJECT: Consider a Project Alternative for Specific Plan No. 2004-01 (Specific Plan Area No. 1: Hitch Ranch) Involving 755 Housing Units on the Application of Hitch Ranch Partners

BACKGROUND/DISCUSSION

Since 1993, the Hitch Ranch property owners of record have been working on and off with the Community Development Department staff in developing a specific plan and environmental impact report for 620 housing units on approximately 285 acres west of Casey Road and north of Poindexter Avenue. The current proposed project design involves a combination of 395 single-family detached homes and 225 apartment style condominiums. The Community Development Department staff has recently approached the applicant to consider a design alternative with more high density housing on the east side of the specific plan site. In response, the applicant has prepared a 755-unit alternative, with 235 single-family detached homes and 520 townhouse and apartment style housing units. While such an alternative would require an amendment to the Land Use Element of the General Plan (which calls for a maximum of 620 housing units on the project site with substantial public benefit findings or 415 housing units without such findings), it would help achieve goals of the Housing Element of the General Plan by providing more affordable housing to meet the City's housing needs. It is estimated that the City will need to identify about 20+ acres of land to zone at a density of 20 units per acre or more to meet State Housing and Community Development requirements for the upcoming Housing Element update. Another potential benefit of the increased density is providing more housing units within walking distance of the Metrolink station, allowing for commuting by train or bus as an option for more future residents.

STAFF RECOMMENDATION

Direct staff to process a 755-housing unit design alternative for Specific Plan No. 2004-01 in addition to a 620-unit and a 415-unit alternative.