

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director 
Prepared By: Joseph R. Vacca, Principal Planner 

DATE: October 8, 2009 (CC Meeting of 10/21/2009)

SUBJECT: Consider Status Update of Pardee Homes Proposed Residential Development of Vacant School Site in the Moorpark Highlands Specific Plan, Located at the Southeast Corner of Ridgecrest Drive and Elk Run Loop

BACKGROUND / DISCUSSION

On October 7, 2009, Councilmember Millhouse requested an update on the status of the residential development of the school site in the Moorpark Highlands Specific Plan.

On April 1, 2009, the City Council approved a Memorandum of Understanding (MOU) with Pardee Homes, allowing Pardee Homes to file an application for development of up to 225 homes on the vacant 22-acre school site in Planning Area 7 of the Moorpark Highlands Specific Plan. The adopted MOU included a timeline, estimating milestones in the consideration of the project application, with an assumption that the application would be filed by May 4, 2009. Pardee Homes did not submit the application until September 18, 2009, as they were refining the housing product and site plan that they felt would best utilize the site given current market conditions. The application is for a Specific Plan Amendment, Zoning Ordinance Amendment, Tentative Tract Map, Residential Planned Development Permit and Development Agreement for 133 single-family detached homes on the property. A site plan is attached. The proposal is within the development parameters outlined in the MOU.

The following is an update of the estimated timeline for administrative review of the project, which has been updated to reflect the actual date the application was submitted. Processing timeframes shown below are consistent with the timeframes established in the MOU:

Proposed Action	Original Estimated Date	New Estimated Date
Submittal of Application/Plans	5/4/2009	9/18/2009
Review of Applications/Plans	5/4-22/2009	9/18-10/14/2009
Letter of Incompleteness	5/22/2009	10/14/2009
Revisions to Plans by Applicant	5/22-6/12/2009	10/14-11/2/2009
Submittal of Revised plans	6/12/2009	11/2/2009
Review and Acceptance of Revised Plans	6/15-26/2009	11/2-11/16/2009
Prep of Draft Development Agreement (DA)	6/29-7/10/2009	11/16-11/30/2009
City Manager review of Draft DA	7/13-24/2009	11/30-12/11/2009
SUMMER RECESS JUL/AUG		N/A
Negotiation of Draft DA by Ad Hoc Comm. and Recommendation to CC	8/5 and 8/19/2009	12/14-12/30/2009
Preparation of Council Rpt on Draft DA	8/20-21/2009	1/4-1/6/2010
City Council Hearing on Ad Hoc Comm. Recommendations	9/2/2009	1/6/2010
Preparation of Planning Commission Agenda Report	9/3-18/2009	1/7-1/26/2010
Advertisement of Public Hearing for Planning Commission and availability of MND for public review	9/11/2009	2/3/2010
Planning Commission Public Hearing on Applications	9/22/2009	2/23/2010
Preparation of City Council Agenda Report	9/26-10/9/2009	2/23-3/12/2010
Advertisement of Public Hearing for City Council	10/9/2009	3/10/2010
City Council Public Hearing on Applications	10/21/2009	4/72010
Second Reading of DA Ordinance	11/4/2009	4/212010
Construction of new home site	TBD	TBD

Staff is currently reviewing the applications for completeness, and staff is current with the timeframes as established in the timeline above.

FISCAL IMPACT

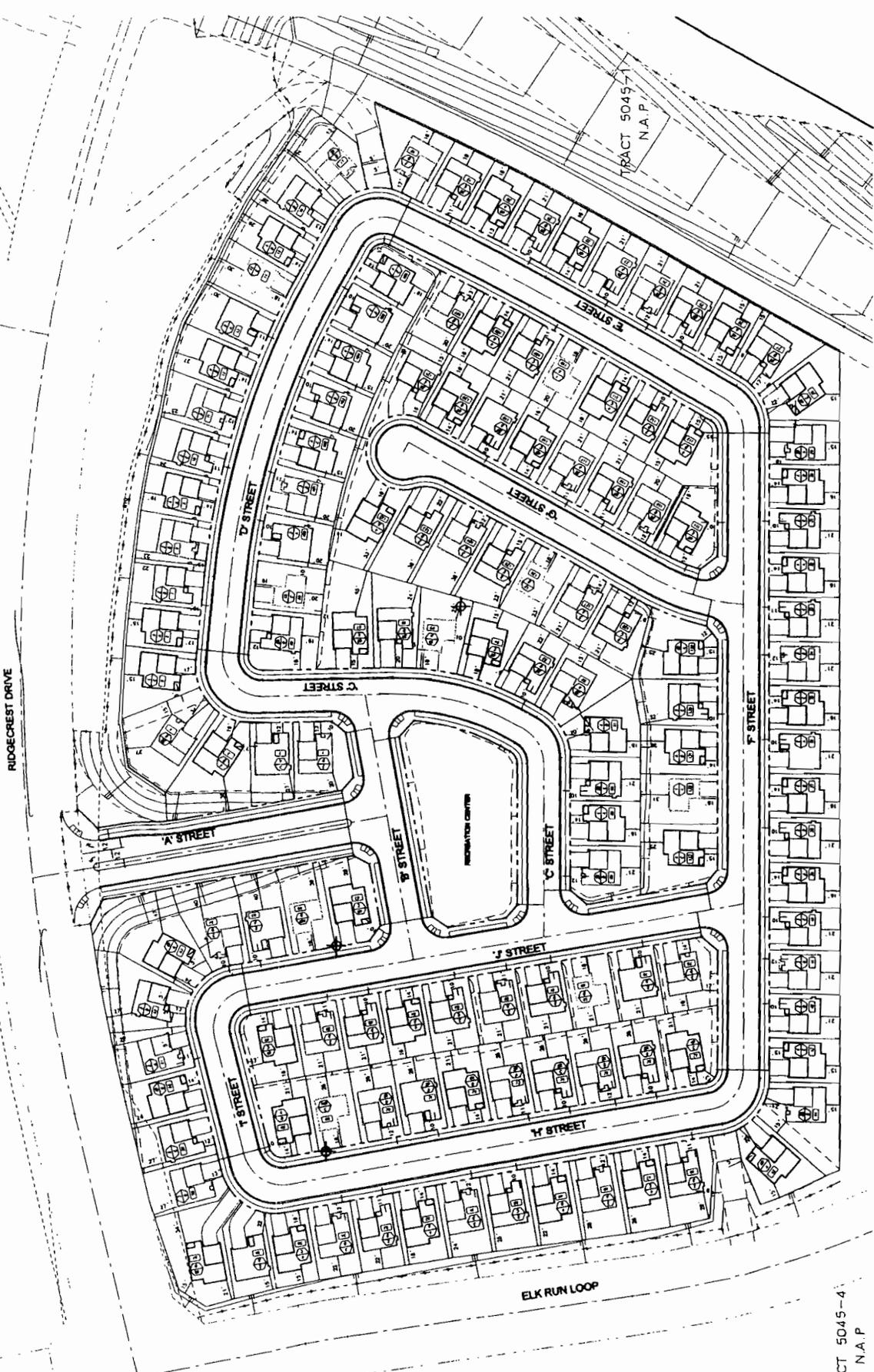
None.

STAFF RECOMMENDATION

Receive and file report.

ATTACHMENT:

1. Site Plan



LEGEND

- LOT NUMBER
- MINIMUM SETBACKS
- PLAN TYPE MIX
 - PLAN 1
 - PLAN 2
 - PLAN 3
 - PLAN 4

NOTE: WALLS SHOWN IN WHITE ONLY.

UNIT	A	B	C	D	UNIT TOTALS
1	LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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