

ITEM 8.D.

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director
Prepared by: Joseph Fiss, Principal Planner 

DATE: January 27, 2010 (CC Meeting of 2/17/2010)

SUBJECT: Consider General Plan Amendment Pre-Screening 2009-02 to Change the Land Use Designation on Approximately 37 Acres on the South Side of Los Angeles Avenue between Leta Yancy Road and Maureen Lane from Approximately 32 Acres High Density Residential and 5 Acres Very High Density to Approximately 24 Acres High Density Residential and 13 Acres Very High Density Residential on the Application of Corinna Ocampo, for Pacific Communities, Inc.

BACKGROUND/DISCUSSION

On January 20, 2010, the Community and Economic Development Committee (Mayor Pro Tem Mikos and Councilmember Pollock) considered General Plan Amendment (GPA) Pre-Screening Application No. 2009-02 to change the planned use of approximately 37 acres on the south side of Los Angeles Avenue between Leta Yancy Road and Maureen Lane from 32 acres High Density Residential and 5 acres Very High Density to 24 Acres High Density Residential and 13 Acres Very High Density Residential to allow for a proposed residential development of 157 single-family detached homes and 300 condominium homes. The current designations were approved in 1999 and 2000 for a development of 284 homes. A copy of the Committee agenda report with analysis of this proposal is attached. The Committee recommended that the City Council allow the filing of a General Plan Amendment application on this project, provided that a development agreement be included as part of the project proposal. A development agreement exists for the previous proposal and would need to be renegotiated to reflect the current project proposal.

FISCAL IMPACT

Staff and consultant costs related to the processing of the entitlement applications would be paid for by the developer.

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony and close the public hearing; and
2. Direct staff to accept a General Plan Amendment application, provided that all other necessary entitlement applications, including an application for a development agreement, are filed concurrently.

ATTACHMENT:

1. January 20, 2010, Community and Economic Development Committee Agenda Report

**COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT**

TO: Community and Economic Development Committee
(Mayor Pro-Tem Mikos and Councilmember Pollock)

FROM: David A. Bobardt, Planning Director 
Prepared by: Joseph Fiss, Principal Planner 

DATE: January 4, 2010 (CEDC Meeting of 1/20/2010)

SUBJECT: Consider General Plan Amendment Pre-Screening 2009-02 to Change the Land Use Designation on 37.09 Acres on the South Side of Los Angeles Avenue between Leta Yancy Road and Maureen Lane from High Density Residential and Very High Density to High Density Residential and Very High Density Residential on the Application of Corinna Ocampo, for Pacific Communities, Inc.

BACKGROUND

Section 17.44.050 of the Municipal Code requires the pre-screening of proposed General Plan Amendments through procedures set by City Council resolution. Resolution No. 2008-2672 establishes the procedures for General Plan Amendment pre-screening applications. There are two filing periods each year, May 31st and November 30th. Review and recommendation by the Community and Economic Development Committee is required prior to a public hearing before the City Council to determine whether or not a General Plan Amendment application may be accepted for processing.

On November 20, 2009, Corinna Ocampo, for Pacific Communities, Inc. filed an application for General Plan Amendment (GPA) Pre-Screening to change the land use designation on 37.09 acres on the south side of Los Angeles Avenue between Leta Yancy Road and Maureen Lane from High Density Residential and Very High Density Residential to High Density Residential and Very High Density Residential, to allow for the filing of a GPA application along with other entitlement applications for a proposed residential development of 157 single-family detached homes and 300 condominium homes.

DISCUSSION

Project Setting

The site is relatively flat. The site consists of five lots located between Los Angeles Avenue and the Arroyo Simi. No structures exist on the site. The site is bounded by Los Angeles Avenue on the north – with residential and light industrial across the street, the Maureen Lane neighborhood on the west, a service station/car wash and Leta Yancy Road on the east – with the Villa Campesina neighborhood across the street, and the Arroyo Simi on the south. A General Plan Amendment Pre-Screening application has been submitted for the property to the south. Attachment 1 to this report shows an aerial view of the project site and vicinity with current General Plan designations.

Previous Applications

On the application of Pacific Communities, a combined project of thirty-seven (37) single-family dwellings (RPD 99-04 Vesting Tentative Tract Map No. 5204) on five acres and 247 single-family dwellings (RPD 96-01, Vesting Tentative Tract Map No. 5053) on small lots, on thirty-five (35) acres was approved, with the two components approved on October 18, 2000 and June 16, 1999, respectively. Development Agreement No. 98-02 was approved as part of the combined project. The Residential Planned Development Permits expired on June 16, 2006 and Vesting Tentative Tract Map 5204 expired on October 8, 2005, however, the Development Agreement remains in force.

General Plan Land Use Designation

The High Density Residential and Very High Density Residential land use designations requested for the site would allow development of 157 single family detached dwellings and 300 attached condominiums with integrated recreation areas for the community. Remaining lot area within the Arroyo Simi would be dedicated to the Ventura County Flood Protection District.

| GENERAL PLAN/ZONING | | | |
|----------------------------|---|--|--------------------------|
| Direction | General Plan | Zoning | Land Use |
| Site | H (High Density Residential) and VH (Very High Density Residential) | Residential Planned Development | Unimproved |
| North | I-2 (Medium Industrial) | M-2 | Light Industrial |
| | I-1 (Light Industrial) | M-1 | Light Industrial |
| | H (High Density Residential) | R-1 (Single Family Residential) | Residential |
| | C2 (General Commercial) | CPD (Commercial Planned Development) | Unimproved Commercial |
| South | Floodway | OS (Open Space) | Arroyo Simi |
| East | C-2 (General Commercial) | CPD (Commercial Planned Development) | Service Station/Car Wash |
| | VH (Very High Density Residential) | RPD (Residential Planned Development) | Residential |
| West | L (Low Density Residential) | RE (Rural Exclusive Residential) and RO (Single Family Estate) | Residential |

Evaluation Criteria

Criteria most pertinent for approval or denial of this General Plan Amendment Pre-Screening are:

- Conformity with Goals, Policies, and Implementation Strategies of the General Plan
- Potential for Compatibility with Existing and Planned Uses in the Area
- Facilitation of a Significant Contribution to the Provision of Affordable Housing
- Conformity with Other City Council Policies
- Potential to Provide Public Benefit

General Plan Goals and Policies

Goals and policies from the General Plan most pertinent to this project include:

Land Use Element

- Attain a balanced city growth pattern which includes a full mix of land uses. New development shall be orderly with respect to location, timing, and density, consistent with the provision of local public services and facilities, and compatible with the overall suburban rural community character.
- Provide a variety of housing types and opportunities for all economic segments of the community. A mix of residential densities shall be provided which accommodate the housing needs of all members of the community. Residential projects shall include variation of product types, lot sizes, and designs where feasible. Inclusionary zoning shall be used where feasible to require that a percentage of new units are affordable to very low to moderate income households.
- Develop new residential housing which is compatible with the character of existing neighborhoods and minimizes land use incompatibility. Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood.
- Establish land uses and development intensities which are compatible with scenic and natural resources and which encourage environmental preservation.
- Enhance the physical and visual image of the community. New development shall be compatible with the scale and visual character of the surrounding neighborhood.

Housing Element

- Provide residential sites through land use, zoning and Specific Plan designations to provide a range of housing opportunities. Identify adequate housing sites to facilitate the 1998-2005 Regional Housing Needs Assessment (RHNA) goals. Ensure residential sites have appropriate public services, facilities, circulation, and other needed infrastructure to support development.
- Require, in aggregate, ten percent (10%) of new units to be affordable to lower-income households.

Noise Element

- Protect the public from adverse noise impacts. Incorporate noise considerations into planning decisions to prevent or minimize future land-use incompatibilities. Limit the impact of nuisance noise sources upon residential areas. Residential buildings should be located and oriented to minimize or eliminate a noise problem for a site adjacent to a highway.

Circulation Element

- The completion of the ultimate circulation system, through the improvement of sub-standard roadway segments and intersections and the construction of missing roadway links and related facilities shall be actively promoted.
- New residential streets should be designed so as to discourage pass-through trips which do not begin nor end within the residential areas within the City of Moorpark.
- New development projects shall mitigate off-site traffic impacts to the maximum extent feasible.

ANALYSIS

Under the current General Plan, Zoning Designations, and Development Agreement, 284 small-lot detached homes could be developed on this site. This proposed General Plan Amendment would allow for the development of 457 homes, with 157 small-lot detached homes and 300 attached condominiums. The proposed design is sensitive the context of the surrounding neighborhoods in that single-family detached homes are proposed west of Shasta Avenue, with a landscaped buffer between this development and the Maureen Lane neighborhood.

As mentioned above, a project was previously approved on this site in 1999/2000. Due to Flood Mapping issues, development of this project was delayed. These issues have since been resolved due to the recent finalization of the FEMA Flood Maps, and development of the project site can proceed. The current proposal for 457 dwelling units has been redesigned from the project approved 10 years ago to reflect current trends in the housing market towards higher density housing along transit corridors and near commercial centers. Staff encouraged the applicant to consider the higher density housing product as proposed in order to help meet housing goals under the Housing Element of the General Plan.

In order to ensure that a project involving a General Plan Amendment as proposed for this site furthers the General Plan goals without adverse impacts and provides for predictable, consistent development, it is recommended that a new development agreement be required to be processed concurrently with the applications for a General Plan Amendment, Specific Plan Amendment, Zone Change, Subdivision Map, Residential Planned Development Permit, and any other necessary entitlements. Besides addressing affordable housing, the new Development Agreement could address improvements to Los Angeles Avenue adjacent to the project site and contribution of the project to a road crossing of the Arroyo Simi, providing better access to the Arroyo Vista Community Park.

PROCESSING TIME LIMITS

Time limits have been established for the processing of development projects under the Permit Streamlining Act (Government Code Title 7, Division 1, Chapter 4.5), the Subdivision Map Act (Government Code Title 7, Division 2), and the California Environmental Quality Act Statutes and Guidelines (Public Resources Code Division 13, and California Code of Regulations, Title 14, Chapter 3). Since this project proposal requires consideration of a General Plan Amendment, which is a legislative matter, it is not subject to processing time limits under the Permit Streamlining Act. None of the other time limits are applicable to this pre-screening application.

ENVIRONMENTAL DETERMINATION

A GPA Pre-Screening application does not involve any approval action and is therefore not subject to environmental review. Should the City Council allow the filing of a GPA application on this project, an initial study will be prepared to determine the proper environmental documentation or further studies.

STAFF RECOMMENDATION

It is recommended that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application and that a Development Agreement be required.

Attachments:

1. Aerial Photograph of Project Site
2. Conceptual Site Plan

**Aerial Photograph of Project Site
With General Plan Land Use Designations**

(UNDER SEPARATE COVER)

Conceptual Site Plan

(UNDER SEPARATE COVER)

**EXHIBITS ITEM 8.D.
PACIFIC COMMUNITIES**

**Aerial Photograph of Project Site
With General Plan Land Use Designations**



CEDC ATTACHMENT 1

