

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

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

DATE: February 17, 2010 (CC Meeting of 03/03/2010)

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 21, 2009, staff provided the Honorable City Council with a status update of this application with an associated table containing an estimated schedule of the entitlement review process.

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. The adopted MOU, allowed Pardee Homes' submittal of an application for a residential project on the school site property, and it anticipated a project of between 160 and 225 attached and detached residential units. 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 completed. Processing timeframes shown below are consistent with the timeframes established in the MOU:

| Proposed Action | Previous Estimated Date | Revised Estimated Date |
|---|--------------------------------|-------------------------------|
| Submittal of Application/Plans | 9/18/2009 | 9/18/2009* |
| Review of Applications/Plans | 9/18-10/14/2009 | 9/18-10/14/2009* |
| Letter of Incompleteness | 10/14/2009 | 10/14/2009* |
| Revisions to Plans by Applicant | 10/14-11/2/2009 | 10/14-12/23/2009* |
| Submittal of Revised plans | 11/2/2009 | 01/21/2010* |
| Review and Acceptance of Revised Plans | 11/2-11/16/2009 | 02/16/2010* |
| Prep of Draft Development Agreement (DA) | 11/16-11/30/2009 | 02/16-03/02/2010 |
| City Manager review of Draft DA | 11/30-12/11/2009 | 03/02-03/16/2010 |
| SUMMER RECESS JUL/AUG | N/A | N/A |
| Negotiation of Draft DA by Ad Hoc Committee and Recommendation to City Council | 12/14-12/30/2009 | 03/16-03/30/2010 |
| Preparation of Council Rpt on Draft DA | 1/4-1/6/2010 | 03/30-04/07/2010 |
| City Council Hearing on Ad Hoc Committee Recommendations | 1/6/2010 | 04/21/2010 |
| Preparation of Planning Commission Agenda Report | 1/7-1/26/2010 | 04/22-05/06/2010 |
| Advertisement of Public Hearing for Planning Commission and availability of MND for public review | 2/3/2010 | 05/07/2010 |
| Planning Commission Public Hearing on Applications | 2/23/2010 | 05/25/2010 |
| Preparation of City Council Agenda Report | 2/23-3/12/2010 | 05/26-06/03/2010 |
| Advertisement of Public Hearing for City Council | 3/10/2010 | 05/28/2010 |
| City Council Public Hearing on Applications | 4/7/2010 | 06/16/2010 |
| Second Reading of DA Ordinance | 4/21/2010 | 07/07/2010 |
| Construction of new home site | TBD | TBD |

*item already completed

On February 16, 2010, staff determined the application to be complete. Staff is currently analyzing the application materials and is preparing a draft Development Agreement and is completing the initial study; 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

