

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director 

DATE: June 18, 2010 (CC Meeting of 7/7/2010)

SUBJECT: Consider the County of Ventura Application for Conditional Use Permit No. LU09-0143 – Outdoor Temporary Event Facility, Located at 3900 Brennan Road

BACKGROUND/DISCUSSION

Under the Guidelines for Orderly Development, the County consults with each City on proposed development projects within the City's Area of Interest. On December 28, 2009, the County of Ventura sent the Moorpark Community Development Department a project review request for a Conditional Use Permit application to allow temporary outdoor events such as weddings on a 5.4 acre site owned by George and Deborah Tash at 3900 Brennan Road, in the Tierra Rejada Valley just south of the City of Moorpark. The applicant is Carole Alary. A site plan is attached (Attachment 1). The application was initially determined to be incomplete, but is now complete and scheduled for a hearing before the County Planning Director on July 22, 2010. Staff has prepared a draft comment letter on this project for City Council consideration (Attachment 2).

The application proposes using the site for temporary events, including weddings, birthday and anniversary parties, garden tours and gardening classes, along with non-profit and charity fundraisers. A total of 221 parking spaces in two gravel parking lots are proposed. A maximum of 60 event days are proposed per year, with hours from 10:00 AM to 12:00 AM. A maximum of 100 guests per event are proposed Monday through Friday, with up to 400 guests on Saturday and Sunday events. City staff originally requested a noise and traffic study, which were provided by the County. A Negative Declaration had been prepared by County staff for this project, with a determination that the project would not have any significant environmental impacts.

Community Development staff has identified four areas of concern from the proposed project that may affect Moorpark: traffic, stormwater quality, noise, and lighting. These

concerns could be addressed through appropriate project conditions of approval. The draft letter attached details the areas of concern with recommended conditions of approval.

STAFF RECOMMENDATION

Direct staff to send a comment letter to the County of Ventura as drafted.

ATTACHMENTS:

1. Site Plan
2. Draft Letter to County of Ventura



City of Moorpark

COMMUNITY DEVELOPMENT DEPARTMENT: PLANNING – BUILDING AND SAFETY – CODE COMPLIANCE

799 Moorpark Avenue, Moorpark, California 93021 (805) 517-6200 fax (805) 532-2540

July 8, 2010

Ms. Michelle Glueckert D'Anna
Ventura County Resource Management Agency, Planning Division
800 South Victoria Avenue, L #1740
Ventura, CA 93009

RE: **Conditional Use Permit Case No. LU09-0143**
Outdoor Temporary Events Facility
3900 Brennan Road

Dear Ms. D'Anna,

The City of Moorpark has reviewed the application for the Conditional Use Permit for the outdoor temporary events facility at 3900 Brennan Road and has the following areas of concern and recommended conditions of approval for your consideration:

Traffic:

Brennan Road, the sole access for the proposed use, is a private dead end road that has all ingress and egress from Tierra Rejada Road within the City of Moorpark. The Brennan Road/Tierra Rejada Road intersection is unsignalized with a stop sign on Brennan Road. Left turns can currently be made into and out of Brennan Road. The left turn movement out of Brennan Road involves considerable delay given the traffic volumes on Tierra Rejada Road and the close proximity to the Tierra Rejada Road/SR-23 freeway interchange.

As part of the Traffic Control Plan recommended by the County Transportation Department, a detailed intersection analysis is needed to determine if the concentration of special event traffic exiting Brennan Road to Tierra Rejada Road after the events warrants restricting turn movements to right-turns only. An alternative that needs to be fully evaluated and considered is for the applicant to provide access to the event facility from Sunset Valley Road, which connects to Tierra Rejada Road via a signalized intersection. The Traffic Control Plan should also be subject to the review and approval of the City of Moorpark Public Works Director/City Engineer before any special events are permitted, since site access involves and may impact City streets. Traffic control activities on City streets may require an Encroachment Permit from the City of Moorpark. In addition, a condition of approval is recommended for the City's portion of the Traffic Impact Mitigation Fee to be paid consistent with the agreement between the City and County.

Stormwater Quality:

Parking is proposed in two gravel parking lots, one adjacent to the event facility and one further south on Brennan Road. The existing Brennan Road is composed of a deteriorated asphalt surface that is partially covered by dirt from adjacent agricultural operations. Additional use of Brennan Road in its current condition would increase the amount of dirt that enters Tierra Rejada Road, increasing street sweeping needs for this street. To ensure that this dirt does not end up on Tierra Rejada Road, a condition of approval is recommended for Brennan Road to be resurfaced to County Road standards with an asphalt surface and maintained in clean condition and that the parking areas be designed to prevent dirt from entering the pavement.

Noise:

The application proposes event hours from 10:00 AM to midnight. Excessive noise could result from P.A. systems or from music during special events. The noise study submitted with the application only addressed noise impacts at the eastern property line, a property currently being used for industrial purposes. Although the facility is far enough away from nearby residences to the north that noise should not be discernable in most cases, a condition of approval is recommended for any speakers to be directed to face away from the residential neighborhood in Moorpark to the north, and for events to conclude no later than 10:00 PM.

Lighting:

Temporary lighting is proposed for events that extend into the evening hours. To prevent light and glare impacts, conditions of approval are recommended for all event lighting to be directed downward, angled lighting to be prohibited, all event lighting to be turned off by 10:00 PM, and all parking lot lighting to be turned off by 10:30 PM. No glare or direct view of any event or parking lot lighting should be visible from any point on Tierra Rejada Road in the City of Moorpark.

Thank you for your consideration of these comments. With appropriate conditions of approval to address these concerns, the project should not adversely affect nearby land uses in Moorpark.

Sincerely,

David A. Bobardt
Community Development Director

C: Honorable City Council
Honorable Planning Commission
Steven Kueny, City Manager
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