

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director 

DATE: December 6, 2012 (CC Meeting of 12/19/2012)

SUBJECT: Consider Setting Public Workshop on General Plan Amendment Pre-Screening No. 2012-02 to Expand the City Urban Restriction Boundary (CURB) and Establish Land Use Designations on 3,805.7 Acres Generally North and East of Moorpark College and Campus Hills Currently Outside the City Corporate Boundaries on the Application of Residential Strategies LLC for Coastline RE Holdings Moorpark Corporation

BACKGROUND/DISCUSSION

On October 26, 2012, Residential Strategies, LLC filed an application for a General Plan Amendment Pre-screening proposing to expand the City's corporate boundaries and CURB to develop between 552 and 765 homes of various densities on 665.9 acres of a 3,805.7 acre site north of Moorpark College on land currently outside the City corporate boundaries.

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.

Previous project proposals on this project site (Hidden Creek, North Park) have generated considerable public interest. Because of this, staff recommends holding a public workshop prior to consideration of the project by the Community and Economic Development Committee to go over the review process and take early comments and questions from the public. The workshop could be held at a regular meeting or at a

special meeting. Staff recommends a special meeting so that exhibits could be viewed and questions about the project could be asked at a more informal setting. If the City Council favors holding a public workshop at a regular meeting, staff recommends scheduling it for the February 6, 2013 City Council meeting.

FISCAL IMPACT

Costs related to the processing of the entitlement applications are paid for by the developer.

STAFF RECOMMENDATION

Direct staff as deemed appropriate.

Attachment: Proposed Conceptual Site Plan

PROJECT ACREAGE

PROPERTY LIMITS	3805.7 AC.
PROPOSED PROJECT BOUNDARY, C.U.R.B.	665.9 AC.

Proposed Permanent Open Space

Proposed Project Boundary,
City Urban Restriction Boundary (C.U.R.B.)

LEGEND

- PROPERTY LIMITS
- PROPOSED PROJECT BOUNDARY & C.U.R.B.
- POSSIBLE TANK SITE



PREPARED BY:



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ANNEXATION EXHIBIT MOORPARK PROJECT CC ATTACHMENT