

MINUTES OF THE CITY COUNCIL

Moorpark, California

February 27, 2013

A Special Meeting of the City Council of the City of Moorpark was held on February 27, 2013, in the Community Center of said City located at 799 Moorpark Avenue, Moorpark, California.

1. CALL TO ORDER:

Mayor Parvin called the meeting to order at 7:18 p.m.

2. ROLL CALL:

Present: Councilmembers Mikos, Millhouse, Pollock, Van Dam, and Mayor Parvin.

Staff Present: Steven Kueny, City Manager; Hugh Riley, Assistant City Manager; Deborah Traffenstedt, Deputy City Manager; David Bobardt, Community Development Director; Dave Klotzle, City Engineer/Public Works Director; Joseph Fiss, Principal Planner; and Maureen Benson, City Clerk.

3. PUBLIC COMMENT:

None.

4. REORDERING OF, AND ADDITIONS TO, THE AGENDA:

None.

5. PRESENTATION/ACTION/DISCUSSION:

- A. Consider 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 Approximately 3,844 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. Staff Recommendation: Refer application to Community and Economic Development Committee for recommendation.

Mr. Fiss presented the City's process for handling the application.

Mr. Frank Foster of Residential Strategies, representing Coastline RE Holdings, presented "The Preserve at Moorpark" outlining the goals of the

proposal and the items to be addressed in a future environmental impact report (EIR) for the project.

Joe Perez, a Moorpark resident in Campus Hills, expressed concerns regarding the traffic congestion and circulation near the college and the sole evacuation route for this area.

Jerry Davis, representing Palm Communities, which specializes in workforce affordable housing, spoke in support of the project as an opportunity to bring this type of housing to the City.

Sergei Akimtsev, a Moorpark resident near the proposed development, stated his concerns about traffic congestion and the high fire hazard in the area.

Tim Saivar, a Moorpark resident, stated he is pro-development except in this area. His comments cited annexation only generates one-half the tax benefit for the City; increased traffic at the college; and the voters have twice defeated an extension of the City Urban Restriction Boundary with the Hidden Creek and North Park projects.

In response to Mayor Parvin, Ms. Benson summarized one written statement card from Suzanne and Kerry Wilson, residents of Moorpark, expressing concerns regarding increased traffic in the project area and the need for an access road behind the project to connect with Spring/Walnut Canyon Roads rather than Collins/Campus Park Drives.

Mr. Foster responded to the residents' concerns by stating traffic and environmental issues would be studied in an EIR once the application is submitted. He stated the property tax revenues would not be detrimentally impacted by this project.

A discussion among the Council, Mr. Foster, and staff focused on the land proposed for development also being up for sale; whether 96 homes on 40-acre lots had been considered; whether the applicant has visited the area during peak traffic hours; whether drainage to residents below the project has been considered; the need for the open space proposal for the project to be dedicated to the City; and whether the applicant will ultimately work with the County of Ventura on the current zoning for 10 acre lots, which would not go to the voters of Moorpark, but the Ventura County Board of Supervisors as the deciding body.

In response to Councilmember Millhouse, Mr. Ennis and Mr. Kueny stated staff could return on March 20, 2013, with options to follow the current process of having the review of the project go before the Community and Economic Development Committee prior to coming to the Council or to bypass the Committee and go straight to the Council for decision.

In response to Mayor Parvin, Mr. Foster stated, whichever process is decided upon; they wish to move forward and would not withdraw the application.

MOTION: Councilmember Millhouse moved and Mayor Parvin seconded a motion to bring this item back on March 20, 2013, with analysis of the process and options for the Community and Economic Development Committee to review the application or to bypass the Committee and go straight to the City Council for review. The motion carried by unanimous voice vote.

6. CLOSED SESSION:

None was held.

7. ADJOURNMENT:

MOTION: Mayor Parvin moved and Councilmember Van Dam seconded a motion to adjourn. The motion carried by unanimous voice vote. The time was 8:59 p.m.

---

Janice S. Parvin, Mayor

ATTEST:

---

Maureen Benson, City Clerk