

## **ITEM 8.A.**

### **MOORPARK CITY COUNCIL AGENDA REPORT**

**TO:** Honorable City Council

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

**DATE:** March 7, 2013 (CC Meeting of 04/17/2013)

**SUBJECT:** Consider Resolution Approving Modification No. 2 to Residential Planned Development Permit Nos. 2004-02 and 2004-03, a Request for Two Additional House Plans and Changes to the Overall Plotting of 132 Single-Family Houses in Planning Areas 8 and 9 of the Moorpark Highlands Specific Plan, Tract 5045-8, on Approximately 67.7 Acres Northeast of Ridgecrest Drive and Elk Run Way, on the Application of Kevin Rosinski of Toll Brothers, Inc.

#### **BACKGROUND**

On April 6, 2005, the City Council approved a request from Pardee Homes for Residential Planned Development (RPD) Permit Nos. 2004-02 and 2004-03 for Planning Area 8 (37 single-family detached houses) and Planning Area 9 (95 single-family detached houses) respectively, along with Zoning Ordinance Amendment No. 2004-05, to amend certain zoning standards specific to these planning areas within Specific Plan Area No. 2 of the Moorpark Highlands Specific Plan.

On August 11, 2006, KB Home purchased the development from Pardee Homes. Three model units were constructed and opened by KB Home on May 16, 2008. Toll Brothers, Inc., (Toll), purchased the project from KB Home on November 30, 2009 and reopened the models for the sale of units. On September 2, 2010, Toll submitted a modification application to add three new house plans to the approved architecture and to modify the unit mix of the approved houses within Planning Areas 8 and 9. On November 17, 2010, the City Council approved Modification No. 1, so that there were a total of seven different house plans in the project. To date, Toll has obtained 39 building permits using the already-approved house plans, has completed 29 houses, and construction is underway on the other ten. On January 30, 2013, Toll submitted this Modification No. 2 application to add two new one story house plans to the approved architecture and to modify the unit mix of the approved houses within Planning Areas 8 and 9.

## **DISCUSSION**

The approved architecture for Planning Areas 8 and 9, currently includes seven floor plans, and at least three different architectural styles per floor plan, with up to twenty-one styles in Planning Areas 8 and 9. Optional rooms in some plans increased the number of possible street elevations. Each style has three to four possible color and material schemes. This, along with required front yard setback variations, provided a sufficient variety to ensure a varied and interesting streetscape. The current Specific Plan and Zoning development standards in Planning Areas 8 and 9 require a three-foot (3') minimum variation in the front setback for every third house. There are no changes to the development standards proposed as all new architecture has been designed to comply with existing requirements. The neighborhoods are gated and the homes are accessible on private streets.

### **Proposed Project**

Toll is requesting approval for the introduction of two new one story house plans into the mix of housing units offered for sale within the Planning Area 8 and 9 neighborhoods of the Moorpark Highlands. Toll wants to include these plans to enhance the marketing opportunities of the development with new one story plans and to expand the choices for potential buyers. The new floor plans are designed to accommodate multiple generations living together, (e.g. a mother in-law living with an existing family with children). The original approvals included seven separate floor plans. Plans one and two are single-story homes and Plans three through seven are two-story homes. Toll is not asking for removal of any of the approved house plans, only the addition of the two new one story house plans. If approved, there would be a total of nine different house plans offered for sale.

Architectural floor plans and styles proposed to be added to Planning Areas 8 and 9 are consistent and compatible with the approved architecture, and also incorporate architectural elements as shown in the original Specific Plan. There are two new floor plans proposed with a total of six different architectural styles; and there are three color palettes proposed for each style. The proposed styles use a varied colors and materials palette with four-sided architecture demonstrating detailing on the sides and rears of the homes. The two new floor plans, Plans 8 and 9, are proposed as follows:

- Plan 8 - La Jolla, is approximately 70-feet wide by 90-feet deep, as a 4,010 sq. ft., one-story, four bedroom house, with two, two car garages, (providing four enclosed parking spaces). There are 6 Plan eight units proposed, representing 16% of the total 37 units of Planning Area 8; and there are 4 Plan eight units proposed, representing 4% of the total 95 units of Planning Area 9. The proposed architectural styles are Spanish Colonial, Manor and Tuscan.

- Plan 9 – Santa Fe, is approximately 72-feet wide by 90-feet deep, as a 4,162 sq. ft., one-story, four bedroom house, with a two car garage and a one car garage, (providing three enclosed parking spaces). There are 5 Plan nine units proposed, representing 14% of the total 37 units of Planning Area 8; and there is 1 Plan nine unit proposed, representing 1% of the total 95 units of Planning Area 9. The proposed architectural styles are Spanish Colonial, Manor and Tuscan.

Floor plans, roof plans and architectural elevations for the proposed homes may be seen in the reduced plans provided in Attachment 3. The proposed colors and materials are warm, earth tones, compatible with the colors and materials used on existing homes within the Moorpark Highlands.

## **ANALYSIS**

### **Issues**

Staff analysis of the proposed project has identified the following area for consideration by the City Council:

- Architecture

As stated, there are two new one-story house plans proposed with three architectural styles proposed for each house, with a minimum of three colors and material palettes for each style. The architecture is of good quality and is compatible in design with the existing architecture or Planning Areas 8 and 9 and the houses in the neighborhoods within the Moorpark Highlands master planned community. In order to ensure adequate variety and to minimize redundancy, staff is recommending a condition of approval that for house floor Plans 1 through 9, there is no minimum number of houses required to be plotted, but there must not be more than 25% of any one of the floor plans used throughout the plotting. Also a condition is recommended requiring at least three architectural styles, (i.e. Spanish Colonial, Manor and Tuscan) be provided per floor plan with no less than 3% nor more than 30% of any one architectural style used per floor plan, and side by side houses of the same floor plan must use different architectural styles. Also, a condition is recommended that final colors and materials must be reviewed and approved to include a minimum of three color schemes per architectural style, consistent with proposed design guidelines and no adjacent units, (side by side) will be allowed to use the same colors and materials palette. Finally, a condition is recommended that the applicant use durable materials for trim on the ground floor levels of the homes, such as wood window trim, or ¼" minimum cementous stucco coat over foam.

## Findings

The following findings are offered for the proposed Modification No. 2 to Residential Planned Development Permits 2004-02 and 2004-03:

1. The proposed project site design, including structure location, size, height, setbacks, massing, scale, architectural style, and colors and materials are consistent with the provisions of the City's General Plan, Specific Plan No. 2 and Zoning Ordinance, in that the proposed project will provide for the orderly development of land identified in the City's General Plan, Specific Plan No. 2 and Zoning Ordinance as appropriate for residential development within Planning Area Nos. 8 and 9, to be compatible with the developed residential neighborhoods within the Moorpark Highlands Specific Plan area, and;
2. The site design of the proposed project would not create negative impacts on or impair the utility of properties, structures or uses in the surrounding area, in that the use proposed is similar to uses existing or proposed to the north, south, east and west, and access to adjacent uses is not hindered by this project; and
3. The proposed project is compatible with existing and permitted uses in the surrounding area, in that the surrounding existing and future development includes a variety of single-family detached homes and open space throughout the Moorpark Highlands Specific Plan area.

## **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). Under the applicable provisions of these regulations, the following timelines have been established for action on this project:

**Date Application Determined Complete: February 28, 2013**  
**Planning Commission Action Deadline: Not Applicable**  
**City Council Action Deadline: May 27, 2013**

Upon agreement by the City and Applicant, one 90-day extension can be granted to the date action must be taken on the application.

## **ENVIRONMENTAL DETERMINATION**

In accordance with the City's environmental review procedures adopted by resolution, the Community Development Director (Director) determines the level of review necessary for a project to comply with the California Environmental Quality Act (CEQA). Some projects may be exempt from review based upon a specific category listed in CEQA. Other projects may be exempt under a general rule that environmental review is not necessary where it can be determined that there would be no possibility of significant effect upon the environment. A project which does not qualify for an exemption requires the preparation of an Initial Study to assess the level of potential environmental impacts.

Based upon the results of an Initial Study, the Director may determine that a project will not have a significant effect upon the environment. In such a case, a Notice of Intent to Adopt a Negative Declaration or a Mitigated Negative Declaration is prepared. For many projects, a Negative Declaration or Mitigated Negative Declaration will prove to be sufficient environmental documentation. If the Director determines that a project has the potential for significant adverse impacts and adequate mitigation can not be readily identified, an Environmental Impact Report (EIR) is prepared.

An Environmental Impact Report (SCH No. 96041030) had been prepared and certified for the original project. No new information or impacts that require preparation of a new or subsequent EIR have been identified as a result of the proposed amendments to the project. No further environmental documentation is required.

## **FISCAL IMPACT**

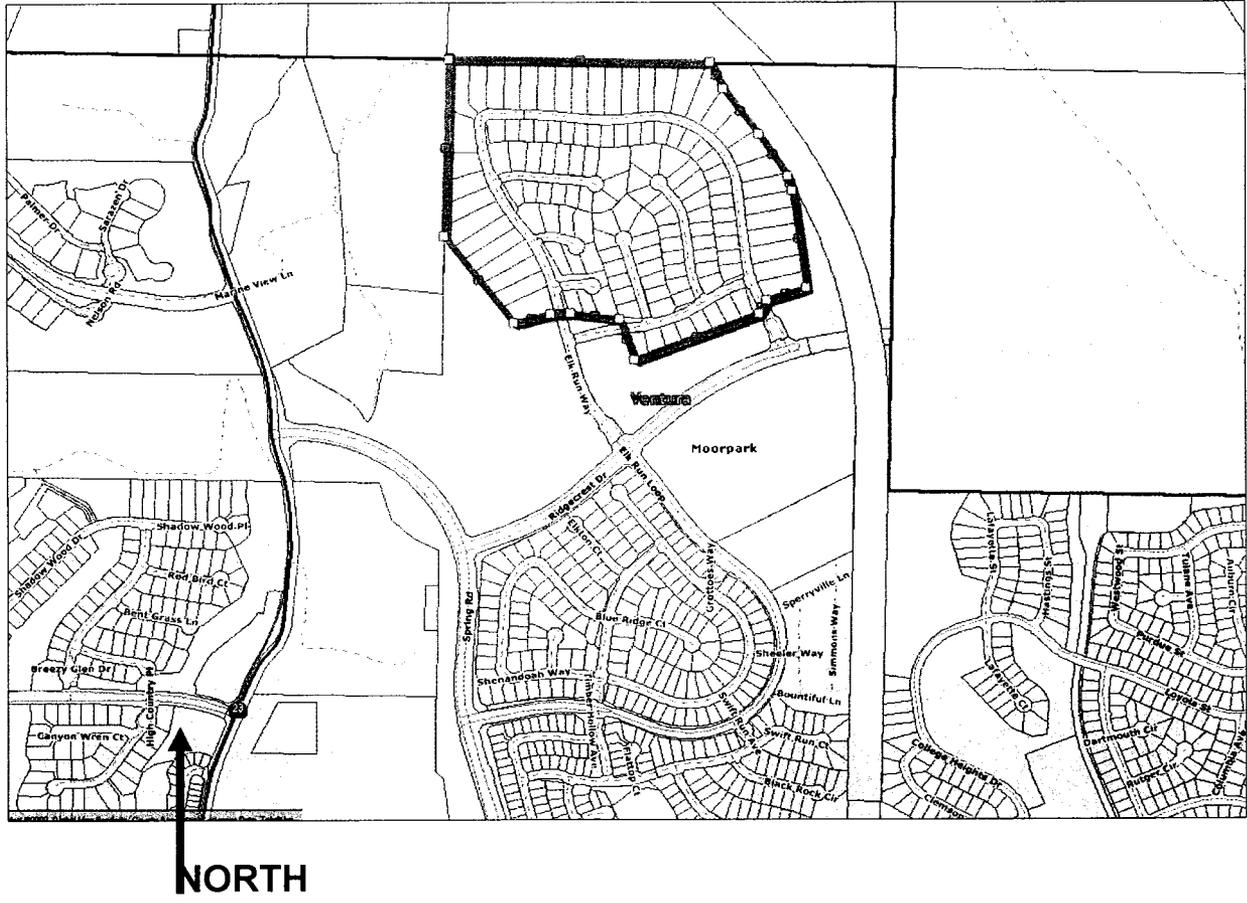
None

## **STAFF RECOMMENDATION**

1. Open the public hearing, accept public testimony, and close the public hearing;
2. Adopt Resolution No. 2013-\_\_\_\_, approving Modification No. 2 to Residential Planned Development Permit Nos. 2004-02, and 2004-03, subject to Conditions of Approval.

## **ATTACHMENTS:**

1. Location Map
2. Original RPD Nos. 2004-02 & 03 Conditions of Approval
3. Modification No. 1 Conditions of Approval
4. Proposed floor plans, roof plans and elevations
5. Draft Resolution Approving a Modification No. 2 to Residential Planned Development Permit Nos. 2004-02, and -03.



### LOCATION MAP

Modification No. 2 to RPD 2004-02 and 03 Moorpark  
Highlands, Planning Areas 8 & 9 (Tract 5045-8)  
Northeast of Ridgecrest Drive and Elk Run Way, west  
of Happy Camp Canyon Regional Park

### CC ATTACHMENT 1

EXHIBIT A

SPECIAL AND STANDARD CONDITIONS OF APPROVAL  
FOR RESIDENTIAL PLANNED DEVELOPMENT NO. 2004-02

SPECIAL CONDITIONS

1. The Pardee Homes architectural booklet titled "Moorpark PA-8," dated March 11, 2004, and the Planning Area 8 Architectural Plans dated May 23, 2003, shall form the basis of the evaluation of architectural treatment to be incorporated on each residential structure for permit issuance. At a minimum, the drawings and color and materials samples that have depicted the respective architectural styles and sub-styles shall be incorporated in the project, as presented in the above-mentioned plans and materials.
2. Prior to the issuance of a Zoning Clearance for a building permit for the first residential unit, the applicant shall submit wall plans to the Community Development Department for review and approval. The wall plans shall be approved prior to the issuance of the first building permit.
3. At least ten percent (10%) of the dwellings, but no more than twenty-five percent (25%) of the dwellings shall be represented by any one of the architectural styles. No sub-style shall be represented by more than sixty percent (60%) of the dwellings for each architectural style.
4. Prior to the issuance of a Zoning Clearance for building permits, the applicant shall prepare, and submit for approval, a minimum of three (3) plans for the installation of a lattice-roofed patio cover in the rear yard of each floor plan proposed. These patio covers shall be offered as an option to home buyers, and the plans shall be made available to buyers in the event they decide to build the cover after they occupy the home.
5. Any change in the architectural elements shall require prior approval by the Community Development Director. Approval of any change shall require the Director to find that the change is consistent with these approved conditions, the Zoning Code and compatible with the dwellings along that street frontage and the dwellings located within two-hundred (200') feet of the side property line, as determined by the Community Development Director.

6. Prior to the issuance of a zoning clearance for the first building permit for the construction of homes within Planning Area 8, the applicant shall submit, and have approved by, the Community Development Director, a notice to be signed by all future buyers, acknowledging the potential for the keeping of horses and other animals within Planning Area 8. The notice shall identify potential impacts associated with the keeping of such animals, including, but not limited to noise, odor, flies, and visual impacts and shall provide notice to those prospective owners of the five lots which do not have a clear unimpeded side yard of twelve feet (12'). The disclosure shall also indicate that the trails are multipurpose trails. Original signed notices shall be provided to the Community Development Department prior to issuance of a zoning clearance for occupancy of each unit. The CC&R's for this neighborhood shall also include notice that the lots within Planning Area 8 permit the keeping of animals.
7. All lots adjoining the planned equestrian trail shall be provided with direct access to the trail from the rear yard area of the building pad. The access shall take the form of a three (3') foot wide path with a slope not greater than 3:1. Should the path be required to cross another property, appropriate easement documentation shall be recorded to ensure access to the trail by property owners served by the path.
8. The northerly property line of lot 254 shall be deemed to be the front property line for purposes of setback determination. The southerly property line shall be deemed the rear property line. The property line adjacent to the street shall be deemed a side property line, but shall maintain a setback area of at least twenty (20') feet within which no fence, wall, or structure may exceed three (3') feet in height. The elevation on the side of the house adjacent to the street shall have enhanced architectural and decorative treatment to be consistent with the front elevations of the other homes.
9. Lots 229, 231-232, 234-248, 250-252, and 254-264 shall provide and maintain a flat area on the side of the home twelve (12') feet in width extending from the front of the home to the rear of the home for use as RV access or parking. No encroachments into this twelve (12') foot area (including but not limited to room additions, pool

equipment, air conditioning units, storage structures, and patio covers) may be approved or constructed, other than gates for screening and securing the side yard.

10. In Planning Area 8 the applicant shall provide a vehicular access easement to the adjacent property to the west. Upon development of the adjacent property the owners and occupants of shall be allowed vehicular access through the private street system of Planning Areas 8 and 9. Prior to the recordation of the first final map for Planning Areas 8 and 9 the Community Development Director may require the inclusion of the adjacent property in the homeowner association for Planning Areas 8 and 9.
11. Prior to the issuance of a zoning clearance for the first building permit for the construction of homes within Planning Area 8, the applicant shall provide plans for a minimum of three (3) decorative treatments for driveways within the Planning Area. These treatments may be assigned to lots by the applicant, or selected by the purchasers of the homes. The treatments shall consist of decorative stamped concrete, pavers, or the use of an irrigated mow-strip in the center of the driveway.
12. Standards Relating to Animals. The keeping of animals shall comply with Chapter 17.28.030 of the Moorpark Municipal Code.
13. Landscaping maintenance for the slopes along the rear of the lots of Planning Area 8 shall be the responsibility of the Homeowners Association.
14. Prior to the completion of the trail along the northern boundary of the subdivision the applicant shall install signing at the intersection of this trail with the trail on C Street. The signage shall be reviewed and approved by the community development director. The signage shall indicate that the trail has no outlet. Maintenance of the signs shall be included as part of the homeowners association.

**STANDARD CONDITIONS**

- A. ***For compliance with the following conditions please contact the Community Development Department:***
  1. The Residential Planned Development Permit is granted for the land and project as identified on the entitlement application form and as shown on the plot plans and

elevations incorporated herein by reference as Exhibit "A". The location and design of all site improvements shall be as shown on the approved plot plans and elevations except or unless indicated otherwise herein in the following conditions.

2. All conditions of Tentative Tract Map 5045 and any subsequent modifications shall apply to this Residential Planned Development Permit.
3. Unless the Residential Development Permit is inaugurated (building foundation slab in place and substantial work in progress) not later than three (3) years after this permit is granted, this permit shall automatically expire on that date. The Community Development Director may, at his/her discretion, grant up to two (2) 1-year extensions for project inauguration if there have been no changes in the adjacent areas and if Applicant can document that he/she has diligently worked towards inauguration of the project during the initial three-year period and the Applicant has concurrently requested a time extension to the Tentative Tract Map. The request for extension of this entitlement shall be made at least thirty (30) days prior to the expiration date of the permit.
4. Prior to occupancy of each dwelling unit the Applicant shall install front yard landscaping as approved on the landscape plans.
5. All air conditioning or air exchange equipment shall be placed at ground level, may not be placed in a sideyard setback area within fifteen (15') feet of an opening window at ground floor level of any residential structure, and shall not reduce the required sideyards to less than five (5') feet of level ground.
6. All facilities and uses other than those specifically requested in the application are prohibited unless an application for a modification is submitted to the Department of Community Development consistent with the requirements of the Zoning Code.
7. Garages shall maintain a clear unobstructed dimension of twenty (20') feet in length and ten (10') feet in width for each parking stall provided with a minimum of two garage-parking stalls required for each dwelling unit.
8. Rain gutters and downspouts shall be provided on all sides of the structure for all structures where there is a

directional roof flow. Water shall be conveyed to the street or drives in non-corrosive devices as determined by the City Engineer.

9. Prior to the issuance of a Zoning Clearance for construction, working drawings, grading and drainage plans, plot plans, final map (if requested by the Community Development Director), sign programs, and landscaping and irrigation plans (three full sets) shall be submitted to the Community Development Director for review and approval.
- B. For compliance with the following conditions please contact the Engineering Division:**
10. The City Engineering Conditions of Approval for Tentative Tract Map No. 5045 apply to Residential Planned Development Permit No. 2002-03.
- C. For compliance with the following conditions please contact the Ventura County Fire Department:**
11. All conditions of Tentative Tract Map 5045 shall apply.
- D. For compliance with the following conditions please contact the Ventura County Waterworks District No. 1:**
12. All conditions of Tentative Tract Map 5045 shall apply.
- E. For compliance with the following conditions please contact the Police Department:**
13. Prior to issuance of building permits for either the residential or recreational components of the project, the Police Department shall review development plans for the incorporation of defensible space concepts to reduce demands on police services. To the degree feasible, public safety planning recommendations shall be incorporated into the project plans. The Applicant shall prepare of list of project features and design components that demonstrate responsiveness to defensible space design concepts. Review and approval by the Police Department of all defensible space design features incorporated into the project shall occur prior to initiation of the building plan check process.

Resolution No. 2005-2306

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**F. For compliance with the following conditions please contact the Moorpark Unified School District:**

14. Prior to issuance of building permits for the residential units, all legally mandated school impact fees applicable at the time of issuance of a building permit shall be paid to the Moorpark Unified School District.

-End-

EXHIBIT B

SPECIAL AND STANDARD CONDITIONS OF APPROVAL  
FOR RESIDENTIAL PLANNED DEVELOPMENT NO. 2004-03

SPECIAL CONDITIONS

1. The Pardee Homes architectural booklet titled "Moorpark PA-9," dated March 11, 2004, and the Planning Area 9 Architectural Plans dated May 23, 2003, shall form the basis of the evaluation of architectural treatment to be incorporated on each residential structure for permit issuance. At a minimum, the drawings and color and materials samples that have depicted the respective architectural styles and sub-styles shall be incorporated in the project, as presented in the above-mentioned plans and materials.
2. At least twenty-five percent (25%) of the dwellings, but no more than forty percent (40%), of the dwellings shall be represented by any one of the architectural styles. No sub-style shall be represented by more than forty percent (40%) of the dwellings for each architectural style.
3. Prior to the issuance of a Zoning Clearance for building permits, the applicant shall prepare, and submit for approval, a minimum of three plans for the installation of an lattice-roofed patio cover in the rear yard of each floor plan proposed. These patio covers shall be offered as an option to home buyers, and the plans shall be made available to buyers in the event they decide to build the cover after they occupy the home.
4. Any change in the architectural elements shall require prior approval by the Community Development Director. Approval of any change shall require the Director to find that the change is consistent with these approved conditions, the Zoning Code and compatible with the dwellings along that street frontage and the dwellings located within two-hundred (200') feet of the side property line, as determined by the Community Development Director.
5. Prior to the issuance of a zoning clearance for the first building permit for the construction of homes within Planning Area 9, the applicant shall provide plans for a minimum of three (3) decorative treatments for driveways within the Planning Area. These treatments may be assigned to lots by the applicant, or selected by the purchasers of

the homes. The treatments shall consist of decorative stamped concrete, pavers, or the use of an irrigated mow-strip in the center of the driveway.

6. Prior to the issuance of a zoning clearance for the first building permit for the construction of homes within Planning Area 9, the applicant shall submit, and have approved by, the Community Development Director, a notice to be signed by all future buyers, acknowledging the potential for the keeping of horses and other animals within Planning Area 8. The notice shall identify potential impacts associated with the keeping of such animals, including, but not limited to noise, odor, flies, and visual impacts. The disclosure shall also indicate that the trails are multipurpose trails. Original signed notices shall be provided to the Community Development Department prior to issuance of a zoning clearance for occupancy of each unit. The CC&R's for this neighborhood shall also include notice that the lots within Planning Area 8 permit the keeping of animals.
7. The driveway on lot 304 shall be at least 20 feet in depth from the garage door to the front property line.

**STANDARD CONDITIONS**

- A. ***For compliance with the following conditions please contact the Community Development Department:***
  1. The Residential Planned Development Permit is granted for the land and project as identified on the entitlement application form and as shown on the plot plans and elevations incorporated herein by reference as Exhibit "A". The location and design of all site improvements shall be as shown on the approved plot plans and elevations except or unless indicated otherwise herein in the following conditions.
  2. All conditions of Tentative Tract Map 5045 and any subsequent modifications shall apply to this Residential Planned Development Permit.
  3. Unless the Residential Development Permit is inaugurated (building foundation slab in place and substantial work in progress) not later than three (3) years after this permit is granted, this permit shall automatically expire on that date. The Community Development Director may, at his/her discretion, grant up to two (2) 1-year extensions for

project inauguration if there have been no changes in the adjacent areas and if Applicant can document that he/she has diligently worked towards inauguration of the project during the initial 3-year period and the Applicant has concurrently requested a time extension to the Tentative Tract Map. The request for extension of this entitlement shall be made at least thirty (30) days prior to the expiration date of the permit.

4. Prior to occupancy of each dwelling unit the Applicant shall install front yard landscaping as approved on the landscape plans.
5. All air conditioning or air exchange equipment shall be placed at ground level, may not be placed in a sideyard setback area within fifteen (15') feet of an opening window at ground floor level of any residential structure, and shall not reduce the required sideyards to less than five (5') feet of level ground.
6. All facilities and uses other than those specifically requested in the application are prohibited unless an application for a modification is submitted to the Department of Community Development consistent with the requirements of the Zoning Code.
7. Rain gutters and downspout shall be provided on all sides of the structure for all structures where there is a directional roof flow. Water shall be conveyed to the street or drives in non-corrosive devices, as determined by the City Engineer.
8. Garages shall maintain a clear unobstructed dimension of twenty (20') feet in length and ten (10') feet in width for each parking stall provided with a minimum of two (2) garage-parking stalls required for each dwelling unit.
9. Prior to the issuance of a Zoning Clearance for construction, working drawings, grading and drainage plans, plot plans, final map (if requested by the Community Development Director), sign programs, and landscaping and irrigation plans (three full sets) shall be submitted to the Community Development Director for review and approval.

**B. For compliance with the following conditions please contact the Engineering Division:**

10. The City Engineering Conditions of Approval for Tentative Tract Map No. 5045 apply to Residential Planned Development Permit No. 2002-03.

**C. For compliance with the following conditions please contact the Ventura County Fire Department:**

11. All conditions of Tentative Tract Map 5045 shall apply.

**D. For compliance with the following conditions please contact the Ventura County Waterworks District No. 1:**

12. All conditions of Tentative Tract Map 5045 shall apply.

**E. For compliance with the following conditions please contact the Police Department:**

13. Prior to issuance of building permits for either the residential or recreational components of the project, the Police Department shall review development plans for the incorporation of defensible space concepts to reduce demands on police services. To the degree feasible, public safety planning recommendations shall be incorporated into the project plans. The Applicant shall prepare of list of project features and design components that demonstrate responsiveness to defensible space design concepts. Review and approval by the Police Department of all defensible space design features incorporated into the project shall occur prior to initiation of the building plan check process.

**F. For compliance with the following conditions please contact the Moorpark Unified School District:**

14. Prior to issuance of building permits for the residential units, all legally mandated school impact fees applicable at the time of issuance of a building permit shall be paid to the Moorpark Unified School District.

-End-

**EXHIBIT A**

**CONDITIONS OF APPROVAL FOR MODIFICATION NO.1 TO RESIDENTIAL  
PLANNED DEVELOPMENT PERMIT NOS. 2004-02 AND 2004-03**

1. All prior conditions of approval of Resolution No. 2005-2306 for Residential Planned Development Permit Nos. 2004-02 and 2004-03 and Resolution 2000-1767 for Tract Map 5045 shall continue to apply unless specifically modified by this resolution.
2. Prior to the issuance of the tenth building permit for a residential unit within Planning Areas 8 and/or 9, a master plotting plan must demonstrate that for house floor plans 1 through 7, there are no less than 5% or no more than 25% of any one of the floor plans, to the satisfaction of the Community Development Director.
3. Prior to the issuance of the tenth building permit for a residential unit within Planning Areas 8 and/or 9, a master plotting plan must demonstrate that at least three architectural styles, (i.e. Mission, Tuscan, and Traditional) must be provided per floor plan with no less than 3% nor more than 30% of any one architectural style used per floor plan, and side by side houses of the same floor plan must use different architectural styles to the satisfaction of the Community Development Director.
4. Prior to the issuance of the tenth building permit for a residential unit within Planning Areas 8 and/or 9, final colors and materials must be reviewed and approved to include a minimum of three color schemes per architectural style, consistent with proposed design guidelines, to the satisfaction of the Community Development Director.
5. Prior to the issuance of the tenth building permit for a residential unit within Planning Areas 8 and/or 9, a master plotting plan must demonstrate that no adjacent units, (side by side) will use the same colors and materials palette to the satisfaction of the Community Development Director.
6. Prior to the issuance of the tenth building permit for a residential unit within Planning Areas 8 and/or 9, the applicant shall submit garage door specifications, and the garage door designs must include paint treatment and be decorative sectional roll up garage doors, and must including garage window glazing, external carriage door hardware such as hinges and handles, and the doors must be compatible with the architectural style of each home, to the satisfaction of the Community Development Director.
7. Prior to the issuance of the tenth building permit for a residential unit within Planning Areas 8 and/or 9, the applicant shall submit construction plan details for plan check and the trim on the ground floor levels of the homes must be constructed of durable materials, (i.e. wood window trim or 1/4" minimum cementous stucco coat over foam), to the satisfaction of the Community Development Director.

8. The applicant shall provide a minimum of three standard plans demonstrating front yard decorative hardscape features and driveways, including but not limited to the use of decorative pavers, and colored and stamped concrete, to be used for the construction of the front yard hardscape of the residential units to the satisfaction of the Community Development Director.
9. Prior to the issuance of building permits, the architecture of side or rear elevations of two-story homes adjacent to streets, or clearly visible from streets, must be enhanced with additional architectural treatments to the satisfaction of the Community Development Director.

- End -



STATE NOT VALID  
WITHOUT  
ARCHITECT

PLAN 1 - SANTA FE  
FLOOR PLAN



7515 E. South Ave. Suite 100  
Denver, CO 80231  
Tel: 303.751.1234  
Fax: 303.751.1234  
WWW.LSAINTERIORS.COM  
DATE: 01/11/11  
PROJECT: MASTERS AT MOORPARK  
DRAWING: EXTERIOR

A1.3  
Sheet

**FLOOR PLAN NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.
4. ALL FLOORS ARE TO BE CONCRETE SLAB ON GRADE WITH FINISHES AS SHOWN.
5. ALL ROOFING IS TO BE AS SHOWN ON THE ROOF PLAN.
6. ALL EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH FINISHES AS SHOWN.
7. ALL EXTERIOR DOORS ARE TO BE AS SHOWN ON THE DOOR SCHEDULE.
8. ALL EXTERIOR WINDOWS ARE TO BE AS SHOWN ON THE WINDOW SCHEDULE.
9. ALL EXTERIOR LIGHTING IS TO BE AS SHOWN ON THE LIGHTING PLAN.
10. ALL EXTERIOR PAINT IS TO BE AS SHOWN ON THE PAINT SCHEDULE.
11. ALL EXTERIOR MATERIALS ARE TO BE AS SHOWN ON THE MATERIAL SCHEDULE.
12. ALL EXTERIOR FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
13. ALL EXTERIOR DETAILS ARE TO BE AS SHOWN ON THE DETAIL SCHEDULE.
14. ALL EXTERIOR CONDITIONS ARE TO BE AS SHOWN ON THE CONDITIONS SCHEDULE.
15. ALL EXTERIOR NOTES ARE TO BE AS SHOWN ON THE NOTES SCHEDULE.
16. ALL EXTERIOR WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.
17. ALL EXTERIOR WORK IS TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
18. ALL EXTERIOR WORK IS TO BE DONE IN ACCORDANCE WITH THE CODES.
19. ALL EXTERIOR WORK IS TO BE DONE IN ACCORDANCE WITH THE PERMITS.
20. ALL EXTERIOR WORK IS TO BE DONE IN ACCORDANCE WITH THE ORDINANCES.

**CALIFORNIA ENERGY CODE  
FIREPLACE REQUIREMENTS**

1. ALL FIREPLACES ARE TO BE AS SHOWN ON THE FIREPLACE PLAN.

2. ALL FIREPLACES ARE TO BE APPROVED BY THE CALIFORNIA ENERGY CODE.

3. ALL FIREPLACES ARE TO BE APPROVED BY THE CALIFORNIA ENERGY CODE.

4. ALL FIREPLACES ARE TO BE APPROVED BY THE CALIFORNIA ENERGY CODE.

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**EXTERIOR DOORS**

1. ALL EXTERIOR DOORS ARE TO BE AS SHOWN ON THE DOOR SCHEDULE.

2. ALL EXTERIOR DOORS ARE TO BE APPROVED BY THE CALIFORNIA ENERGY CODE.

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**EXTERIOR WINDOWS**

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**EXTERIOR FINISHES**

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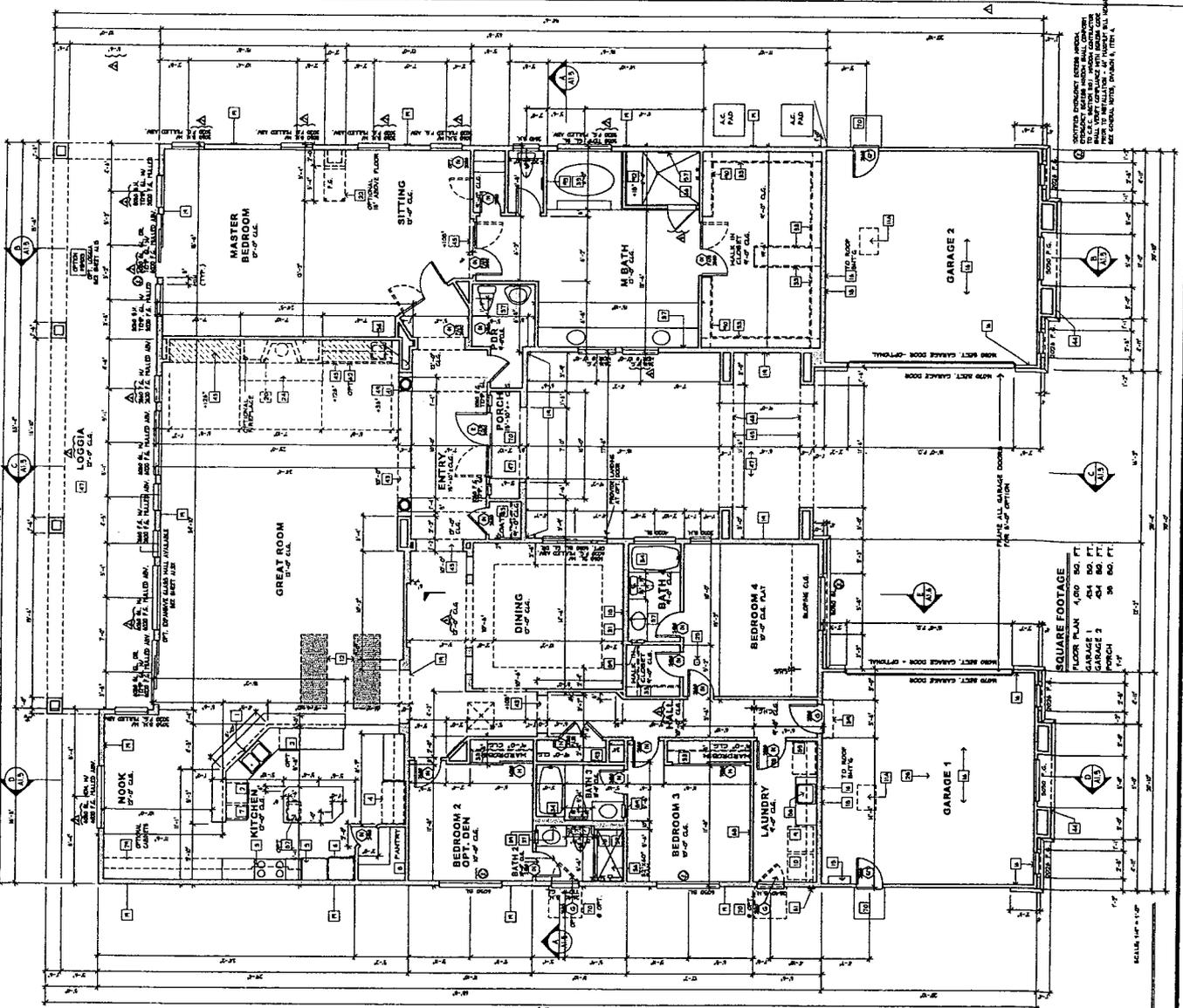
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**EXTERIOR WINDOWS & DOORS**

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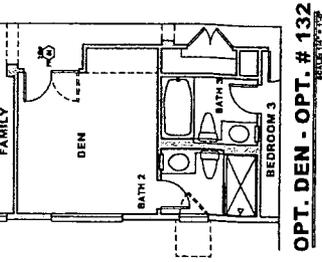
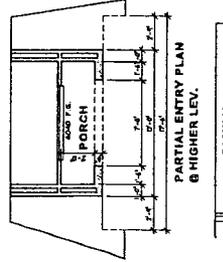
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OPT. DEN - OPT. # 132  
FIRST FLOOR PLAN  
PLAN REFLECTS FINISH COLOR ELEVATION





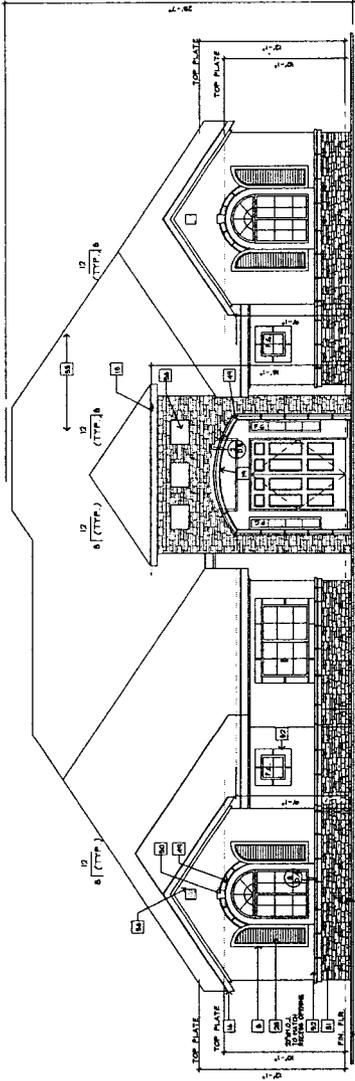


THIS SET OF PLANS  
WAS PREPARED BY  
TOLL BROTHERS ARCHITECTS  
INCORPORATED

FRONT ELEVATION  
"MANOR"



2025 Construction  
10000 10th Street  
Suite 100  
Denver, CO 80202  
Tel: 303.733.1000  
Fax: 303.733.1001  
www.lsaarch.com



FRONT ELEVATION "MANOR"

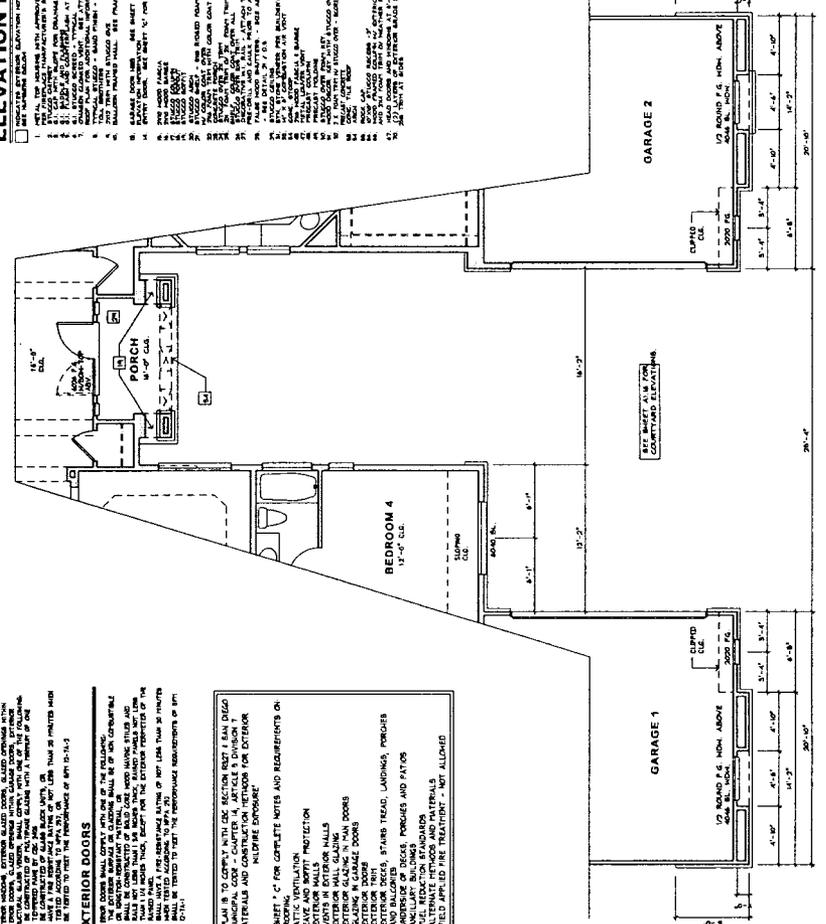
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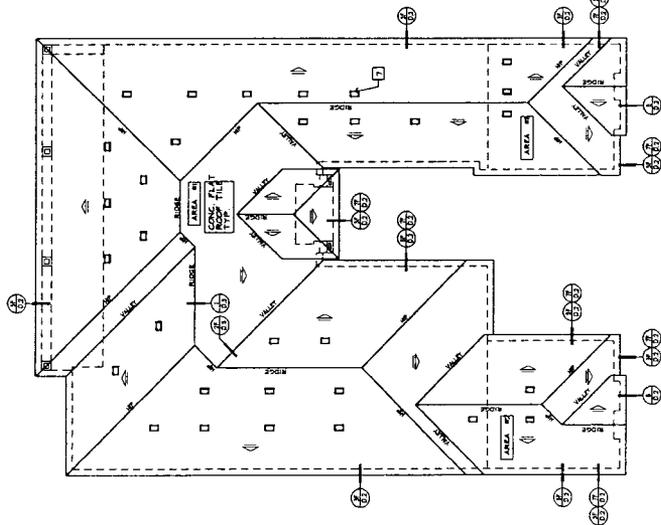
THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATIONS AND ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING CODES AND REGULATIONS. THE ARCHITECT'S SPECIFICATIONS SHALL BE THE BASIS FOR ALL CONSTRUCTION. THE ARCHITECT'S SPECIFICATIONS SHALL BE THE BASIS FOR ALL CONSTRUCTION.

ELEVATION NOTES

1. ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
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FLOOR PLAN ADDENDUM "MANOR"



ROOF PLAN ROOF SLOPE = 8:12 TYP. U.S.G.S.

**ATTIC VENTILATION**  
 ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
 1. ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
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 5. ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

**ATTIC VENTILATION CALC.**

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**ROOF NOTES**  
 1. ROOF SLOPE - TYPICAL ROOF SLOPE = 8:12 U.S.G.S.  
 2. ROOF OVERHANG - 12" AT GUTTER (U.S.G.S.)  
 3. ROOF JOISTS - SPACING SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.  
 4. ROOF TRUSS - ALL TRUSS JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
 5. ROOF MATERIAL - ALL ROOF MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

**ROOF NOTES**  
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 5. ROOF MATERIAL - ALL ROOF MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:





















RESOLUTION NO. 2013-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING MODIFICATION NUMBER 2 TO RESIDENTIAL PLANNED DEVELOPMENT NOS. 2004-02 AND 2004-03, A REQUEST FOR TWO ADDITIONAL HOUSE PLANS AND CHANGES TO THE OVERALL PLOTTING OF 132 SINGLE-FAMILY HOUSES IN PLANNING AREAS 8 AND 9 OF THE MOORPARK HIGHLANDS SPECIFIC PLAN, TRACT 5045-8, ON APPROXIMATELY 67.7 ACRES NORTHEAST OF RIDGECREST DRIVE AND ELK RUN WAY, ON THE APPLICATION OF KEVIN ROSINSKI OF TOLL BROTHERS, INC.

WHEREAS, at a duly noticed public hearing held on April 17, 2013, the City Council considered the agenda report and any supplements thereto and written public comments; opened the public hearing and took and considered public testimony both for and against the proposal; and on April 17, 2013 reached a decision on this matter; and

WHEREAS, the City Council, prior to making its decision on this project, had originally considered the Final EIR (SCH No. 96041030) which had been prepared and certified for the Moorpark Highlands Specific Plan No. 2 project pursuant to the California Environmental Quality Act (CEQA) in accordance with Sections 15162 and 15164 of the California Code of Regulations (CEQA Guidelines). No new information or impacts that require preparation of a new or subsequent EIR have been identified as a result of the proposed amendments to the project. No further environmental documentation is required.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. PLANNED DEVELOPMENT FINDINGS: Based upon the information set forth in the staff report, accompanying studies, and oral and written public testimony, the City Council makes the following findings in accordance with City of Moorpark, Municipal Code Section 17.44.040:

1. The proposed project site design, including structure location, size, height, setbacks, massing, scale, architectural style, and colors and materials are consistent with the provisions of the City's General Plan, Specific Plan No. 2 and Zoning Ordinance, in that the proposed project will provide for the orderly development of land identified in the City's General Plan, Specific Plan No. 2 and Zoning Ordinance as appropriate for residential development within Planning Area Nos. 8 and 9, to be compatible with the developed residential neighborhoods within the Moorpark Highlands Specific Plan area; and

**CC ATTACHMENT 5**

2. The site design of the proposed project would not create negative impacts on or impair the utility of properties, structures or uses in the surrounding area, in that the use proposed is similar to uses existing or proposed to the north, south, east and west, and access to adjacent uses is not hindered by this project; and
3. The proposed project is compatible with existing and permitted uses in the surrounding area, in that the surrounding existing and future development includes a variety of single-family detached homes and open space throughout the Moorpark Highlands Specific Plan area.

SECTION 2. CITY COUNCIL APPROVAL: The City Council hereby approves Modification No. 2 to Residential Planned Development Permit Nos. 2004-02 and 2004-03, subject to the Conditions of Approval included in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED, AND ADOPTED this 17<sup>th</sup> day of April, 2013.

---

Janice S. Parvin, Mayor

ATTEST:

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Maureen Benson, City Clerk

Exhibit A – Conditions of Approval

**EXHIBIT A**

**CONDITIONS OF APPROVAL FOR MODIFICATION NO.2 TO RESIDENTIAL  
PLANNED DEVELOPMENT PERMIT NOS. 2004-02 AND 2004-03**

1. All prior conditions of approval of Resolution No. 2005-2306 for Residential Planned Development Permit Nos. 2004-02 and 2004-03 and Resolution 2000-1767 for Tract Map 5045, and Resolution No. 2010-2973 for Modification No. 1 to Residential Planned Development Permit Nos. 2004-02 and 2004-03 shall continue to apply unless specifically modified by this resolution.
2. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, a master plotting plan must demonstrate that for house floor plans 1 through 9, there are no more than 25% of any one of the floor plans, to the satisfaction of the Community Development Director.
3. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, a master plotting plan must demonstrate that at least three architectural styles, (i.e. Spanish Colonial, Manor and Tuscan) must be provided per floor plan with no less than 3% nor more than 30% of any one architectural style used per floor plan, and side by side houses of the same floor plan must use different architectural styles to the satisfaction of the Community Development Director.
4. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, final colors and materials must be reviewed and approved to include a minimum of three color schemes per architectural style, consistent with proposed design guidelines, to the satisfaction of the Community Development Director.
5. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, a master plotting plan must demonstrate that no adjacent units, (side by side) will use the same colors and materials palette to the satisfaction of the Community Development Director.
6. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, the applicant shall submit garage door specifications, and the garage door designs must include paint treatment and be decorative sectional roll up garage doors, and must include garage window glazing, external carriage door hardware such as hinges and handles, and the doors must be compatible with the architectural style of each home, to the satisfaction of the Community Development Director.

7. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, the applicant shall submit construction plan details for plan check and the trim on the ground floor levels of the homes must be constructed of durable materials, (i.e. wood window trim or 1/4" minimum cementous stucco coat over foam), to the satisfaction of the Community Development Director.
8. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, the applicant shall provide a minimum of three standard plans demonstrating front yard decorative hardscape features and driveways, including but not limited to the use of decorative pavers, and colored and stamped concrete, to be used for the construction of the front yard hardscape of the residential units to the satisfaction of the Community Development Director.
9. Prior to the issuance of a building permit for a residential unit within Planning Areas 8 and/or 9, following adoption of this Resolution, the architecture of side or rear elevations of two-story homes adjacent to streets, or clearly visible from streets, must be enhanced with additional architectural treatments to the satisfaction of the Community Development Director.

- End -