

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director
Prepared by: Joseph Fiss, Principal Planner 

DATE: May 6, 2013 (CC Meeting of 5/15/2013)

SUBJECT: Consider Resolution Authorizing the Acceptance of a General Plan Amendment Application for Review Consistent with General Plan Amendment Pre-Screening No. 2012-01, to Change the Land Use Designation on 49.52 Acres North of Casey Road and West of Walnut Canyon Road from Rural Low (RL) to Very High (VH) Density Residential Planned Development (RPD) on the Application of 1 Moorpark, LLC (c/o Ernie Mansi) to Allow Development of a Proposed 390-unit Senior Continuing Care Retirement Community

BACKGROUND/DISCUSSION

On March 20, 2013, the Community and Economic Development Committee (Councilmembers Mikos and Pollock) considered General Plan Amendment (GPA) Pre-Screening Application No. 2012-01 to change the planned use of 49.52 acres north of Casey Road and west of Walnut Canyon Road from Rural Low (RL) to Very High (VH) Density Residential Planned Development (RPD) to allow a proposed 390-unit Senior Continuing Care Retirement Community. A copy of the Committee agenda report with analysis of this proposal is attached. The Committee recommended that the City Council allow the filing of a General Plan Amendment application on this project, provided that a development agreement be included as part of the project proposal.

FISCAL IMPACT

Staff and consultant costs related to the processing of the entitlement applications would be paid for by the developer.

STAFF RECOMMENDATION

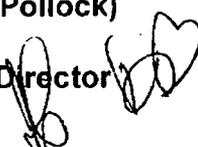
1. Open the public hearing, accept public testimony and close the public hearing;
and
2. Adopt Resolution No. 2013-_____ authorizing the acceptance of a General Plan Amendment application for review.

ATTACHMENTS:

1. March 20, 2013, Community and Economic Development Committee Agenda Report (with attachments)
2. Draft Resolution

**COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT**

**TO: Community and Economic Development Committee
(Councilmember Mikos and Councilmember Pollock)**

FROM: David A. Bobardt, Community Development Director 
Prepared by: Joseph Fiss, Principal Planner

DATE: March 13, 2013 (C&EDC Meeting of 3/20/2013)

SUBJECT: Consider General Plan Amendment Pre-Screening No. 2012-01 to Change the Land Use Designation on 49.52 Acres at the Northwest corner of Casey Road and Walnut Canyon Road from Rural Low (RL) to Very High (VH) Density Residential Planned Development (RPD) on the Application of 1 Moorpark, LLC (c/o Ernie Mansi) to allow a proposed 390-unit Senior Continuing Care Retirement Community.

BACKGROUND

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.

On May 30, 2012, 1 Moorpark, LLC (c/o Ernie Mansi) filed an application for a General Plan Amendment (GPA) Pre-Screening to change the land use designation on 49.52 Acres at the Northwest corner of Casey Road and Walnut Canyon Road from Rural Low (RL) to Very High (VH) Density Residential Planned Development (RPD), to allow for the filing of a GPA application along with other entitlement applications for a proposed 390 unit Senior Continuing Care Retirement Community. This application was deemed complete on December 1, 2012.

DISCUSSION

Project Setting

The topography of the site is complex. The site consists of several large lots within a small valley with slopes on the entire northern, eastern and western boundaries. There are no structures on the site. The site is bounded by The Meridian Hills project on the north, unimproved property on the west, the Walnut Canyon Road neighborhood on the east, and the Walnut Canyon School on the south. Attachment 1 to this report shows an aerial view of the project site and vicinity with current General Plan designations.

Previous Applications

In 2004, a GPA Pre-Screening application was submitted by Centex Homes to allow residential development of this site. That application was withdrawn by the applicant due to a desire to move the project in a different direction.

General Plan Land Use Designation

The Very High (VH) Density land use designation requested for the site would allow the applicant's proposed development of 390 residential units, consisting of 74 detached senior living units, 132 assisted living/memory care units, and 184 attached independent living units. The project includes amenities such as a swimming pool, fitness room, dining room, and a recreation room/theater. Remaining lot area would include open space, common areas, trails, and roadways, including the North Hills Parkway.

GENERAL PLAN/ZONING			
Direction	General Plan	Zoning	Land Use
Site	M (Medium Density Residential) and RL (Rural Low Density Residential)	RE (Rural Exclusive) and RE-5AC (Rural Exclusive – 5 Acre Minimum)	Undeveloped
North	ML (Medium-Low Density Residential) and OS-1 (Open Space)	RPD (Residential Planned Development) and OS (Open Space)	Vacant Single Family Residential Lots (Meridian Hills) and Open Space
South	VH (Very High Density Residential and SP-9 (Specific Plan No. 9) Remnant	RPD (Residential Planned Development) and RE (Rural Exclusive)	School and Undeveloped
East	M (Medium Density Residential)	RE (Rural Exclusive)	Single Family Homes
West	M (Medium Density Residential) and SP-1 (Specific Plan Area No. 1 – Hitch Ranch)	RE (Rural Exclusive) and AE (Agriculture Exclusive)	Single Family Homes on Casey Road and Undeveloped Hitch Ranch Property

Evaluation Criteria

Criteria most pertinent for approval or denial of this General Plan Amendment Pre-Screening are:

- Conformity with Goals, Policies, and Implementation Strategies of the General Plan
- Potential for Compatibility with Existing and Planned Uses in the Area
- Facilitation of a Significant Contribution to the Provision of Affordable Housing
- Conformity with Other City Council Policies
- Potential to Provide Public Benefit

General Plan Goals and Policies

Goals and policies from the General Plan most pertinent to this project include:

Land Use Element

- Attain a balanced city growth pattern which includes a full mix of land uses. New development shall be orderly with respect to location, timing, and density, consistent with the provision of local public services and facilities, and compatible with the overall suburban rural community character.
- Provide a variety of housing types and opportunities for all economic segments of the community. A mix of residential densities shall be provided which accommodate the housing needs of all members of the community. Residential projects shall include variation of product types, lot sizes, and designs where feasible. Where feasible, inclusionary zoning shall be used to require that a percentage of new units are affordable to very low to moderate income households.
- Develop new residential housing which is compatible with the character of existing neighborhoods and minimizes land use incompatibility. Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood.
- Establish land uses and development intensities which are compatible with scenic and natural resources and which encourage environmental preservation.
- Enhance the physical and visual image of the community. New development shall be compatible with the scale and visual character of the surrounding neighborhood.

Housing Element

- Provide residential sites through land use, zoning and specific plan designations to provide a range of housing opportunities.
- Expand and protect housing opportunities for lower income households and special needs groups.

Noise Element

- Protect the public from adverse noise impacts. Incorporate noise considerations into planning decisions to prevent or minimize future land-use incompatibilities. Limit the impact of nuisance noise sources upon residential areas. Residential buildings should be located and oriented to minimize or eliminate a noise problem for a site adjacent to a highway.

Circulation Element

- The completion of the ultimate circulation system, through the improvement of sub-standard roadway segments and intersections and the construction of missing roadway links and related facilities shall be actively promoted.
- New residential streets should be designed so as to discourage pass-through trips which do not begin nor end within the residential areas within the City of Moorpark.
- New development projects shall mitigate off-site traffic impacts to the maximum extent feasible.
- Roadways in hillside areas shall not have a significant, adverse impact on the natural contours of the land; grading for streets shall be minimized; and harsh cut slopes which may not heal into natural appearing surfaces shall be avoided.
- Multi-use equestrian, bicycle, and pedestrian trails shall be encouraged wherever feasible.

ANALYSIS

Under the current General Plan and Zoning Designations, this property could be developed with up to 7 five-acre lots and 44 10,000 square foot lots. Although impacts would be low, such development would not likely provide substantial public benefit. This proposed General Plan Amendment, when accompanied by an appropriate development proposal, could further a number of the General Plan goals and policies stated above better than the lower density residential use currently planned for the site. It may, however result in traffic impacts on Casey Road, when combined with Walnut Canyon School traffic, the proposed Essex Apartments traffic, and the proposed Hitch Ranch traffic. Traffic impacts would need to be fully analyzed as part of the environmental review process for this project, if it is to proceed.

In order to ensure that a project involving a General Plan Amendment as proposed for this site furthers all the General Plan goals, including the provision of affordable housing, without adverse impacts and provides for predictable, consistent development, it is recommended that a development agreement be required to be processed concurrently with the applications for a General Plan Amendment, Specific Plan Amendment, Zone Change, Subdivision Map, Residential Planned Development Permit, and any other necessary entitlements.

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). Since this project proposal requires consideration of a General Plan Amendment, which is a legislative matter, it is not subject to processing time limits under the Permit Streamlining Act. None of the other time limits are applicable to this pre-screening application.

ENVIRONMENTAL DETERMINATION

A GPA Pre-Screening application does not involve any approval action and is therefore not subject to environmental review. Should the City Council allow the filing of a GPA application on this project, an initial study will be prepared to determine the proper environmental documentation or further studies.

STAFF RECOMMENDATION

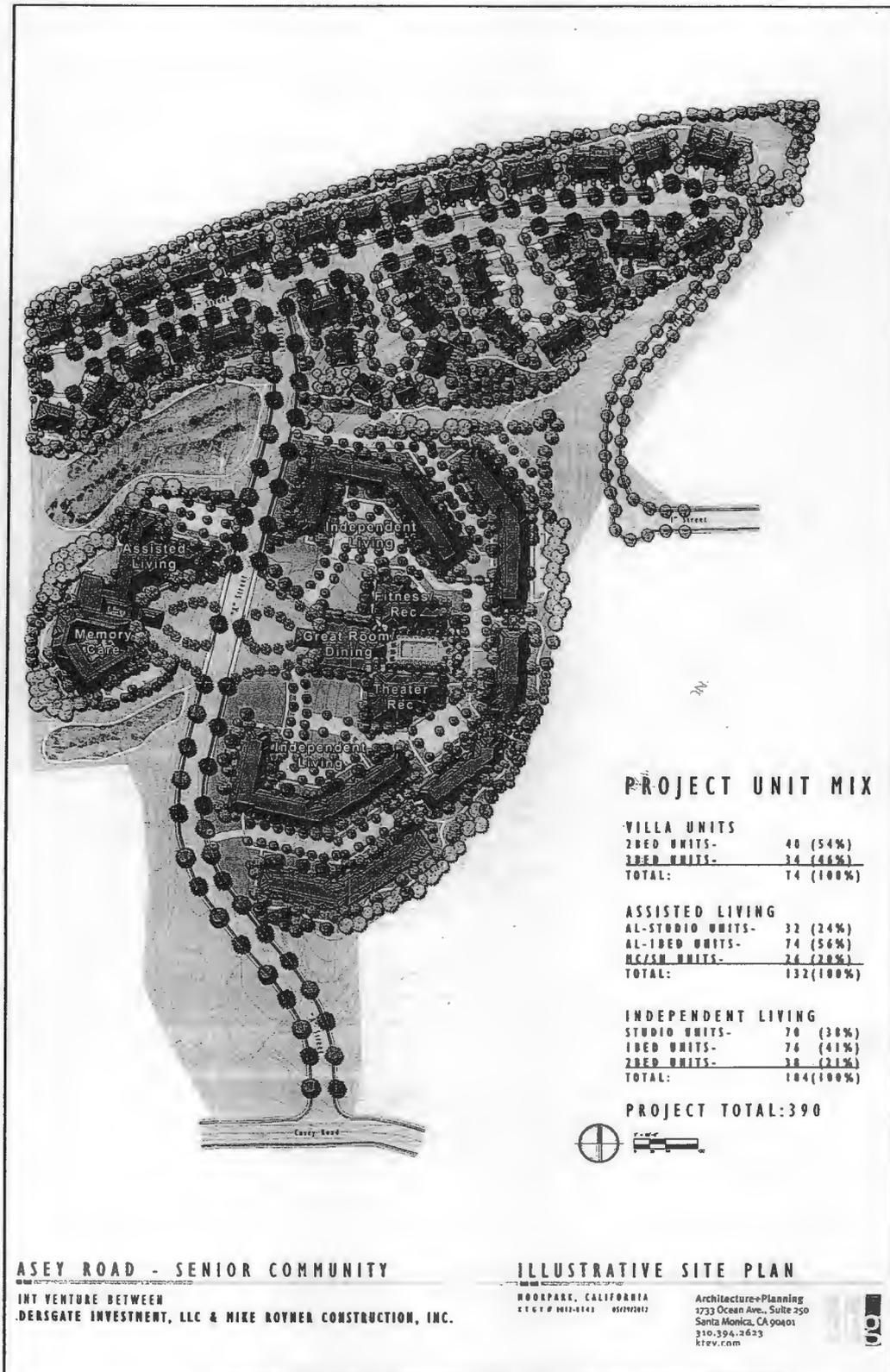
It is recommended that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application and that a Development Agreement be required.

ATTACHMENTS:

1. Aerial Photograph of Project Site
2. Conceptual Site Plan



**AERIAL PHOTOGRAPH OF PROJECT SITE
With General Plan Land Use Designations
CEDC ATTACHMENT 1**



ASEY ROAD - SENIOR COMMUNITY

JOINT VENTURE BETWEEN
 DEERSGATE INVESTMENT, LLC & MIKE ROYMER CONSTRUCTION, INC.

ILLUSTRATIVE SITE PLAN

WOODBRIDGE, CALIFORNIA
 2160 W 101ST AVE #101 927292012

Architecture+Planning
 1733 Ocean Ave., Suite 250
 Santa Monica, CA 90401
 310.394.2623
 krev.com



CONCEPTUAL SITE PLAN
CEDC ATTACHMENT 2

RESOLUTION NO. 2013-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF A GENERAL PLAN AMENDMENT APPLICATION FOR REVIEW CONSISTENT WITH GENERAL PLAN AMENDMENT PRE-SCREENING NO. 2012-01, TO CHANGE THE LAND USE DESIGNATION ON 49.52 ACRES NORTH OF CASEY ROAD AND WEST OF WALNUT CANYON ROAD FROM RURAL LOW (RL) TO VERY HIGH (VH) DENSITY RESIDENTIAL PLANNED DEVELOPMENT (RPD) ON THE APPLICATION OF 1 MOORPARK, LLC (C/O ERNIE MANSI) TO ALLOW DEVELOPMENT OF A PROPOSED 390-UNIT SENIOR CONTINUING CARE RETIREMENT COMMUNITY

WHEREAS, Section 17.44.050(C) of the Moorpark Municipal Code requires the pre-screening of General Plan Amendment applications requested by property owners before an application can be accepted for review; and

WHEREAS, Resolution No. 2013-3166 establishes the process for the review of General Plan Amendment Pre-Screening applications; and

WHEREAS, on May 30, 2012, Ernie Mansi, on behalf of 1 Moorpark, LLC, submitted an application for General Plan Amendment Pre-Screening No. 2012-01, requesting a change in the land use designation on 49.52 acres at the northwest corner of Casey Road and Walnut Canyon Road from Rural Low (RL) to Very High (VH) Density Residential Planned Development (RPD) to allow development of a proposed 390-unit senior continuing care retirement community; and

WHEREAS on March 20, 2013, the Community and Economic Development Committee reviewed General Plan Amendment Pre-Screening No. 2012-01 and recommended that the City Council allow the acceptance for review of a General Plan Amendment application for this proposal; and

WHEREAS, at a duly noticed public hearing held on May 15, 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; closed the public hearing and reached a decision on this matter; and

WHEREAS, the Community Development Director has determined that action on a General Plan Amendment Pre-Screening application is not a project approval subject to the California Environmental Quality Act of 1970, as amended.

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

SECTION 1. ENVIRONMENTAL DOCUMENTATION: The City Council concurs with the determination of the Community Development Director that action on a General Plan Amendment Pre-Screening application is not a project approval subject to the California Environmental Quality Act of 1970, as amended, in that it only allows for the filing of an application for a General Plan Amendment, which is subject to review and action by the Planning Commission and City Council.

SECTION 2. AUTHORIZATION TO ACCEPT APPLICATION: Staff is hereby authorized to accept for review a General Plan Amendment application consistent with General Plan Amendment Pre-Screening No. 2012-01, provided that all other necessary entitlement applications for the proposed development project, including an application for a development agreement, are filed concurrently.

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 ____ day of _____, 2013.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk