

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director

DATE: June 6, 2013 (CC Meeting of 6/19/2013)

SUBJECT: Consider Request of Councilmember Millhouse to Conduct a Public Hearing on General Plan Amendment Pre-Screening Application No. 2012-02 (Coastline RE Holdings Moorpark) without Review by the City Council Community and Economic Development Committee



BACKGROUND/DISCUSSION

On October 26, 2012, Residential Strategies, LLC filed an application on behalf of Coastline RE Holdings Moorpark for a General Plan Amendment Pre-screening proposing to expand the City's corporate boundaries and CURB to develop 552 to 765 homes of various densities on approximately 200 acres of a 665-acre site north of Moorpark College on land currently outside the City corporate boundaries. A conceptual site plan is attached.

On December 19, 2012, the City Council authorized a public workshop at a Special City Council Meeting on February 27, 2012 to go over the project and the review process, and to take early comments and questions from the public on this project. This workshop was in addition to the General Plan Amendment process established by Resolution No. 2008-2672. After listening to comments and questions from the public, the Council directed staff to return with an approach for Council consideration where the application would be set for public hearing and decision by the City Council without first going to the Community and Economic Development Committee.

On March 20, 2013, the City Council adopted Resolution No. 2013-3166, amending the procedure for the pre-screening of General Plan Amendment requests. The amended procedure included a provision that allows a Councilmember to request a public hearing on a General Plan Amendment Pre-Screening application without review by the Community and Economic Development Committee, when the application has not been previously scheduled for review by the Community and Economic Development Committee.

On April 2, 2013, Councilmember Millhouse submitted a request (Attachment 2) for the City Council to hold a public hearing on General Plan Amendment Pre-Screening Application No. 2012-02 (Coastline RE Holdings Moorpark) without review by the City Council Community and Economic Development Committee.

On May 15, 2013, the City Council, at a special meeting before the regular meeting, adopted Resolution No. 2013-3178 (Attachment 3), further amending the procedure for the pre-screening of General Plan Amendment requests by extending the time frame by which the City Council needs to consider a Councilmember's request on items in the November 30, 2012 cycle. That time frame was extended to June 20, 2013. At the regular meeting on May 15, 2013, the City Council considered Councilmember Millhouse's request and continued the matter to June 19, 2013.

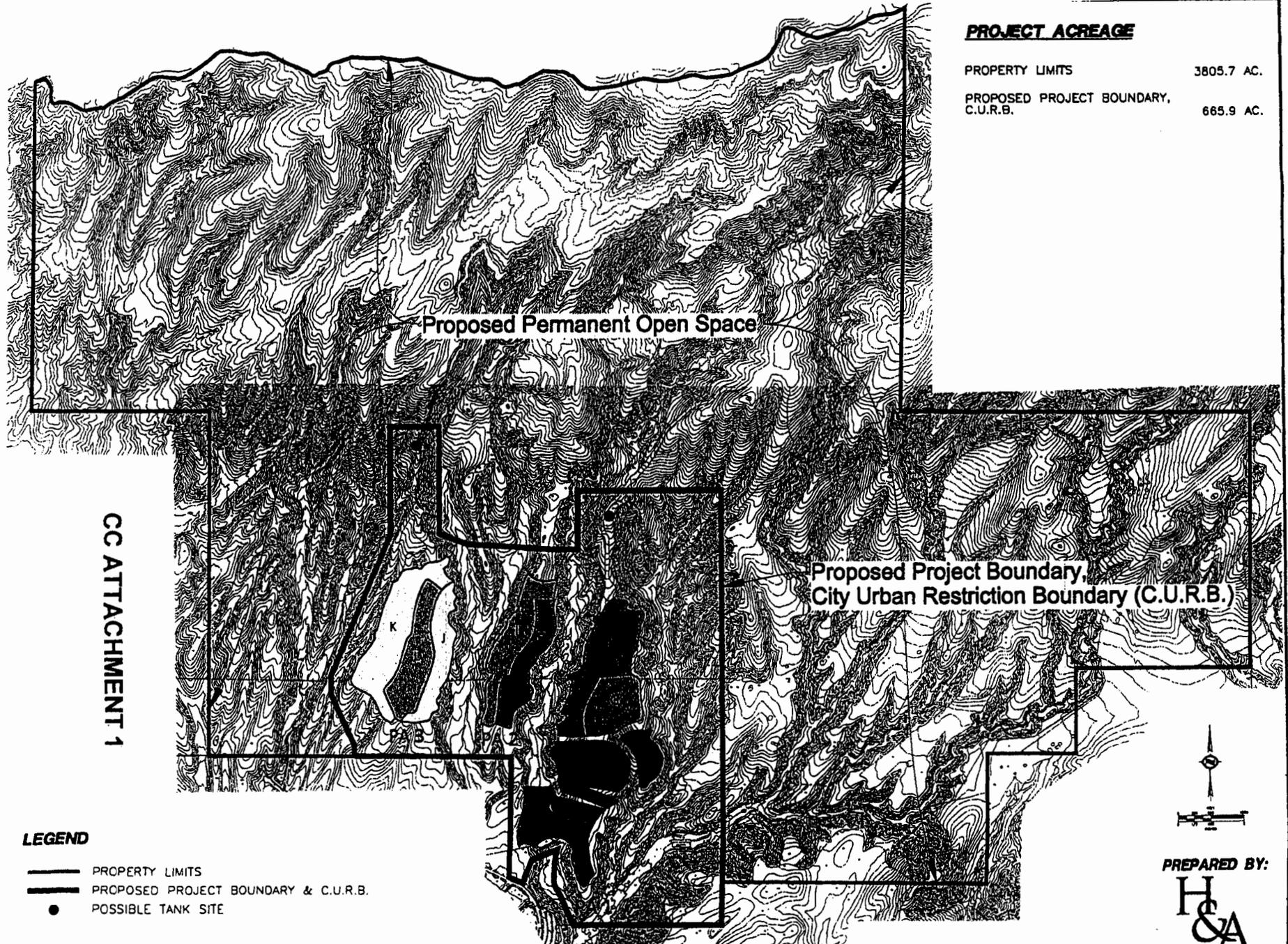
If the City Council approves the request from Councilmember Millhouse, the application will be scheduled for a public hearing at a future City Council meeting. If the City Council denies this request, the application will be scheduled for review and recommendation of the Community and Economic Development Committee before a public hearing is scheduled before the City Council.

STAFF RECOMMENDATION

Direct staff as deemed appropriate.

ATTACHMENTS:

1. Conceptual Site Plan
2. Letter from Councilmember Millhouse
3. Resolution No. 2013-3178



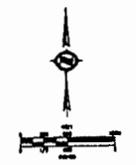
PROJECT ACREAGE

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

CC ATTACHMENT 1

LEGEND

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



PREPARED BY:



HUNAKER & ASSOCIATES
ENGINEERS, INC.
Folsom • Sacramento • Berkeley
San Jose • Irvine • San Diego
10000 Old County Road, Suite 200
San Diego, CA 92126
DATE: OCTOBER 17, 2012

**ANNEXATION EXHIBIT
MOORPARK PROJECT**

Keith F. Millhouse
City of Moorpark
799 Moorpark Avenue
Moorpark, CA 93021

April 2, 2013

VIA EMAIL AND U.S. MAIL

Mayor Janice Parvin
City Manager Steven Kueny
City of Moorpark
799 Moorpark Avenue
Moorpark, California 93021

Dear Honorable Mayor Parvin and Mr. Kueny:

Pursuant to Resolution 2013-3166, I would like to formally request that the City Council conduct a public hearing on General Amendment Pre-Screening application of Coastline RE Holdings Moorpark for its proposed project north of Moorpark College, without review by the Community and Economic Development Committee.

Very truly yours,



KEITH F. MILLHOUSE
Member, Moorpark City Council

KFM/rl

RESOLUTION NO. 2013-3178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AMENDING THE PROCEDURE FOR THE PRE-SCREENING OF GENERAL PLAN AMENDMENTS AND RESCINDING RESOLUTION NO. 2013-3166

WHEREAS, on March 20, 2013, the City Council adopted Resolution No. 2013-3166 adopting an amended procedure for pre-screening of general plan amendments to allow a Councilmember to request that a General Plan Amendment Pre-Screening application be scheduled for public hearing before the City Council without review by the Community and Economic Development Committee and to require that the City Council decisions on General Plan Amendment Pre-Screening applications be made by resolution; and

WHEREAS, at its special meeting of May 15, 2013, the City Council considered an additional amendment to the pre-screening process for general plan amendments, to change the date by which the City Council is to consider a written request by a Councilmember to consider a General Plan Amendment Pre-Screening application received in the November 30, 2012 cycle without Community and Economic Development Committee review from May 20, 2013 to June 20, 2013.

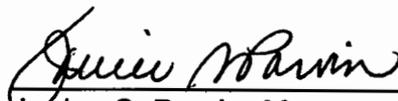
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Resolution No. 2013-3166 is hereby rescinded.

SECTION 2. PRE-SCREENING PROCEDURE: The City Council hereby amends the City's pre-screening procedure for the processing of general plan amendments as shown in Exhibit A, attached.

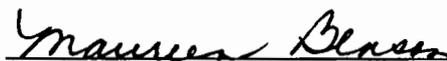
SECTION 3. CERTIFICATION OF ADOPTION: The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 15th day of May, 2013.



Janice S. Parvin, Mayor

ATTEST:



Maureen Benson, City Clerk



Attachment – Exhibit A Pre-Screening Procedures

CC ATTACHMENT 3

**EXHIBIT A
GENERAL PLAN AMENDMENT PRE-SCREENING APPLICATION
REVIEW PROCEDURE**

PURPOSE:

To provide a pre-screening review procedure for property owners or their agents to present information to the City Council related to proposals for amendments to the General Plan.

APPLICATION:

An application for pre-screening must be submitted to the Community Development Department on the Universal Application form along with appropriate accompanying maps and materials required by the Community Development Department and a deposit to process the application consistent with the adopted Council resolution. Application materials may be obtained from the Community Development Department, Moorpark City Hall, 799 Moorpark Avenue, Moorpark, California, 93021 or on the City's website at www.ci.moorpark.ca.us.

SUBMITTAL CYCLES:

Two application submittal cycles are established in November and May for each calendar year.

ACTION	CYCLE 1	CYCLE 2
Application Cycle Deadline (Application must be deemed complete by this date)	November 30 th	May 31 st
Community and Economic Development Committee (CEDC) Recommendation	Not later than the following March regular meeting	Not later than the following September regular meeting
City Council Public Hearing and Decision	Not later than the second regular meeting in May	Not later than the second regular meeting in November

Except as provided below, all complete pre-screening applications are reviewed by the standing City Council Community and Economic Development Committee. The Committee recommendation regarding the requested amendment shall be forwarded to the full Council for a decision on whether or not to accept an application for amendment.

A Councilmember may request in writing within 30 days of the application cycle deadline that the City Council conduct a public hearing on the General Plan Amendment Pre-Screening application without review by the Community and Economic Development Committee. Such request will be considered by the City Council within 60 days of the application cycle deadline. Any application submitted in the November 30, 2012 cycle not previously scheduled for review by the City Council Community and Economic Development Committee shall be subject to Councilmember's written request to have the City Council conduct the public hearing described below without review by the City Council Community and Economic Development Committee, if such written

request is received by April 19, 2013. Such request, if received, shall be considered by the City Council by June 20, 2013.

A duly advertised and noticed public hearing shall be held by the City Council on the pre-screening application to determine whether the Council decides to approve or deny the filing of a formal application for amendment. The City Council decision shall be made by resolution. In accordance with Section 17.44.060(D) of the Zoning Ordinance, no resubmittal of a similar application may be made for one (1) year after a denial decision.

