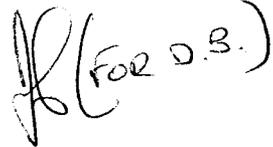


**ITEM 8.A.**

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

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

**DATE:** September 10, 2013 (CC Meeting of 10/2/2013)

**SUBJECT:** Consider Resolution Approving Modification No. 1 to Residential Planned Development 2003-04, a Request for Approval of Two New House Plans and Modification of Three Existing Previously Approved House Plans at Tract 5463 (Masters at Moorpark Country Club), and Finding the Previously Adopted Mitigated Negative Declaration Applicable, Located on the North Side of Championship Drive, East of Grimes Canyon Road, on the Application of Toll Brothers, Inc.

**BACKGROUND**

On September 20, 2006, the City Council adopted Resolution No. 2006-2541 approving a request from Toll Brothers, Inc. (Toll) for Residential Planned Development (RPD) No. 2003-04 and Tentative Tract Map No. 5463 for 49 single-family detached houses on 43.04 acres located on the north side of Championship Drive, east of Grimes Canyon Road.

On August 15, 2013, Toll submitted a modification application to add two new house plans and modify three existing previously approved house plans.

**DISCUSSION**

The architecture for RPD 2003-04 was originally approved to follow the design of RPD 1994-01, the original Moorpark Country Club Estates (MCCE) project, which included six home plans each with a selection of four elevations and four color and material schemes. This provided a sufficient variety to ensure a varied and interesting streetscape. The applicant is proposing to keep three of the original home plans, and add two new plans. The RPD Permit allowed minor changes proposed to the Architectural Guidelines to be considered by the Community Development Director

upon filing of a Permit Adjustment application and required that any proposed substantive or wholesale change to the Architectural Guidelines would be considered by the City Council upon filing of a Modification application. Staff has determined that, with the two new home designs, there are sufficient changes to the architecture to merit City Council review. There are no changes to the existing development standards as all the new architecture has been designed to comply with existing requirements.

Toll is requesting approval to keep three of the original home plans, delete three of the original home plans, and add two new home plans, for a total of five different home plans offered for sale. Each new home plan will be offered with at least three different elevation and 12 color selections. The architectural floor plans and styles are consistent and compatible with the approved architecture, and also incorporate architectural elements as shown in the original MCCE project.

The five home plans are proposed as follows:

Plan Number	Plan Name	MCCE Equivalent	Stories Sq. Ft.	Bedrooms Bathrooms	Garage	Elevations
Plan 1	Santa Fe	Catalina (Substantially Similar)	1 4,010	4 4 1/2	4 car	Tuscan: Spanish Colonial: Manor
Plan 2	La Morra	New plan	1 4,358	4 or 5 4 1/2	3 or 4 car	Tuscan: Spanish Colonial: Mediterranean
Plan 3	Napoli	Palos Verdes (Substantially Similar)	2 4,675	5 4 1/2	3 car	Tuscan: Spanish Colonial: Manor: Mediterranean
Plan 4	Santa Barbara	Same Name (Substantially Similar)	2 4,967	5 or 6 5 1/2 or 6 1/2	4 car	Tuscan: Spanish Colonial: Manor: Mediterranean
Plan 5	La Spezia	New Plan	2 5,175	5 or 6 5 1/2 or 6 1/2	3 or 4 car	Tuscan: Spanish Colonial: Manor

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 Country Club Estates.

## **ANALYSIS**

### **Issues**

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

- **Architecture**

There are two new house plans proposed with three or four architectural styles proposed for each house, with a minimum of twelve color and material palettes for each style. The architecture is of good quality and is compatible in design with the existing architecture of Moorpark Country Club Estates. Condition No. 12 of the original RPD states "The developer shall restrict the use of the Santa Barbara and San Marino models in order to provide more diversity in the development. The use of these two models shall be subject to approval by the Community Development Director on a lot-by-lot basis." This condition is recommended to be updated in the attached resolution. This project is a "pick your lot, pick your plan" development. In order to ensure architectural variety, an interesting streetscape, and to minimize redundancy, staff is recommending a condition of approval that no model of the same plan and color/material scheme will be permitted next to each other, and that no more than two of the same model will be permitted next to each other. 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 thickness cementitious stucco coat over foam.

### **Findings**

The following findings are offered for the proposed Modification No. 1 to Residential Planned Development Permit No. 2003-04:

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, and Zoning Ordinance, in that the proposed project will provide for the orderly development of land identified in the City's General Plan, and Zoning Ordinance as appropriate for residential development within Residential Planned Development No. 2003-04, to be compatible with the developed residential neighborhoods within the Moorpark Country Club Estates, 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 modification is consistent with the approved project and the existing adjacent residential development; 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.

### **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: September 13, 2013**

**Planning Commission Action Deadline: Not Applicable**

**City Council Action Deadline: December 12, 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 cannot be readily identified, an Environmental Impact Report (EIR) is prepared.

A Mitigated Negative Declaration had been prepared and adopted by City Council Resolution No. 2006-2537 for the original project. The proposed modification does not change the number or location of the homes, and does not have the potential to result in any new impacts or a substantial increase in any impacts not addressed by the previously adopted Mitigated Negative Declaration. No new information or impacts that require preparation of a new or subsequent Mitigated Negative Declaration have been identified as a result of the proposed modification to design of the homes for the project. No further environmental documentation is required.

**FISCAL IMPACT**

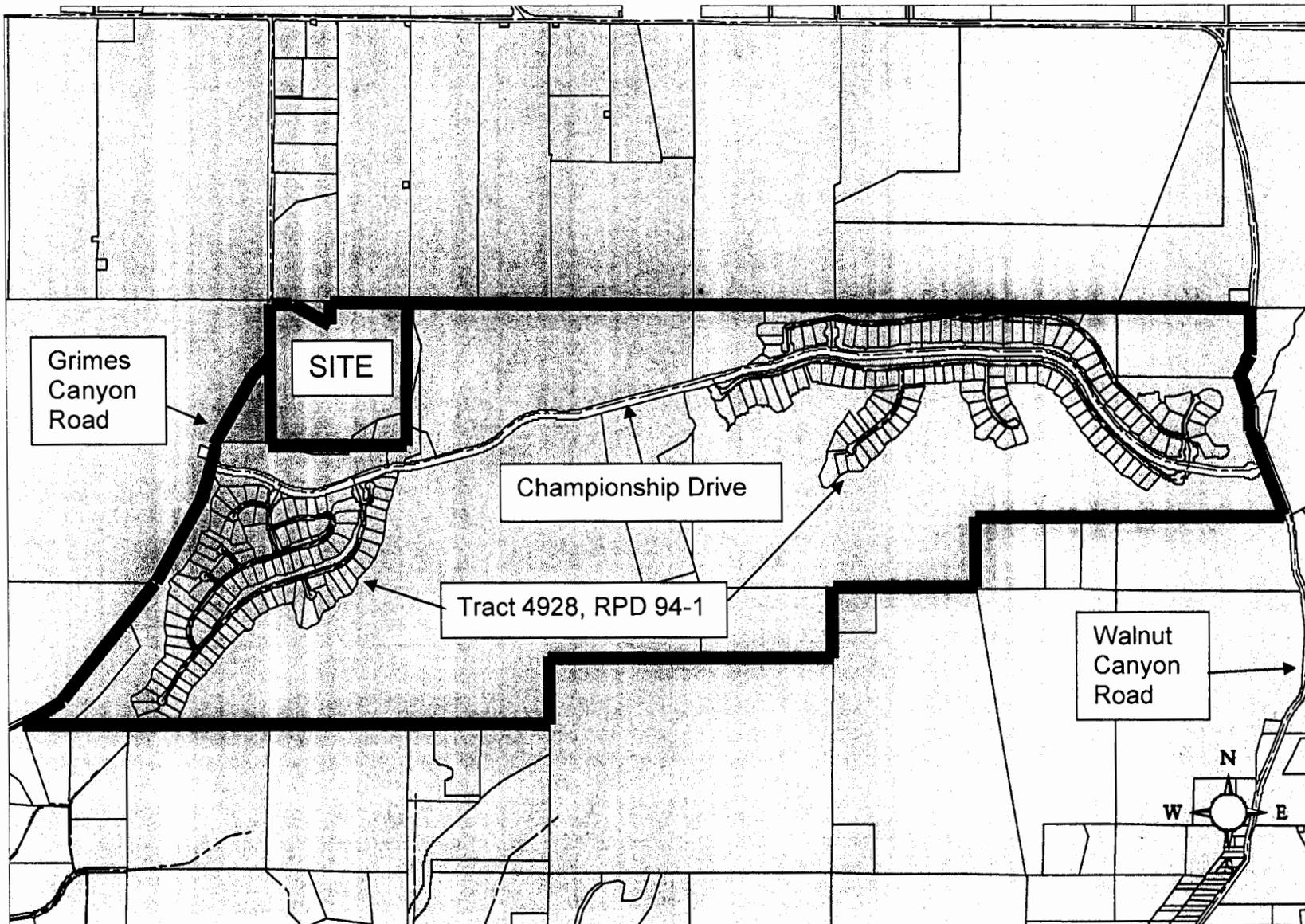
None.

**STAFF RECOMMENDATION**

1. Open the public hearing, take public testimony, and close the public hearing;
2. Adopt Resolution No. 2013-\_\_\_\_, approving Modification No. 1 to Residential Planned Development Permit No. 2003-04 subject to Conditions of Approval and finding the previously adopted Mitigated Negative Declaration applicable.

**ATTACHMENTS:**

1. Location Map
2. Proposed floor plans, elevations, and color boards
3. Draft Resolution Approving Modification No. 1 to Residential Planned Development Permit No. 2003-04.

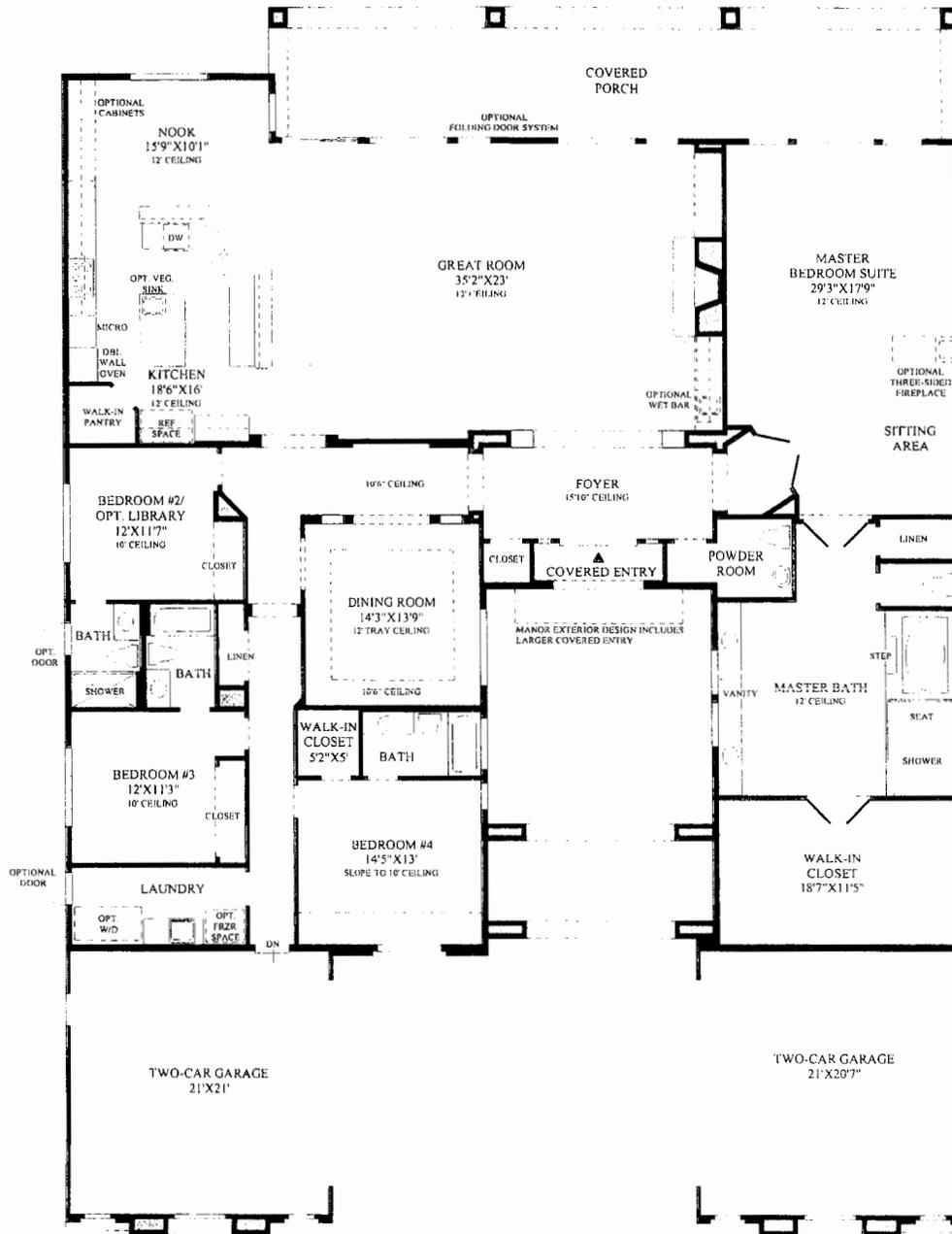


↑  
NORTH

Location Map

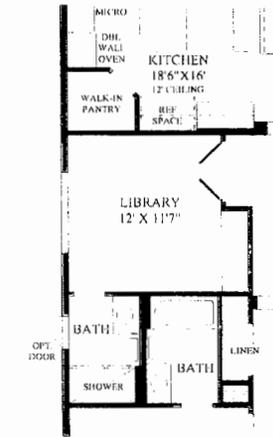
**CC**  
**ATTACHMENT**  
**NO. 2**

# Santa Fe



MANOR EXTERIOR DESIGN INCLUDES  
ALTERNATE GARAGE CONFIGURATION

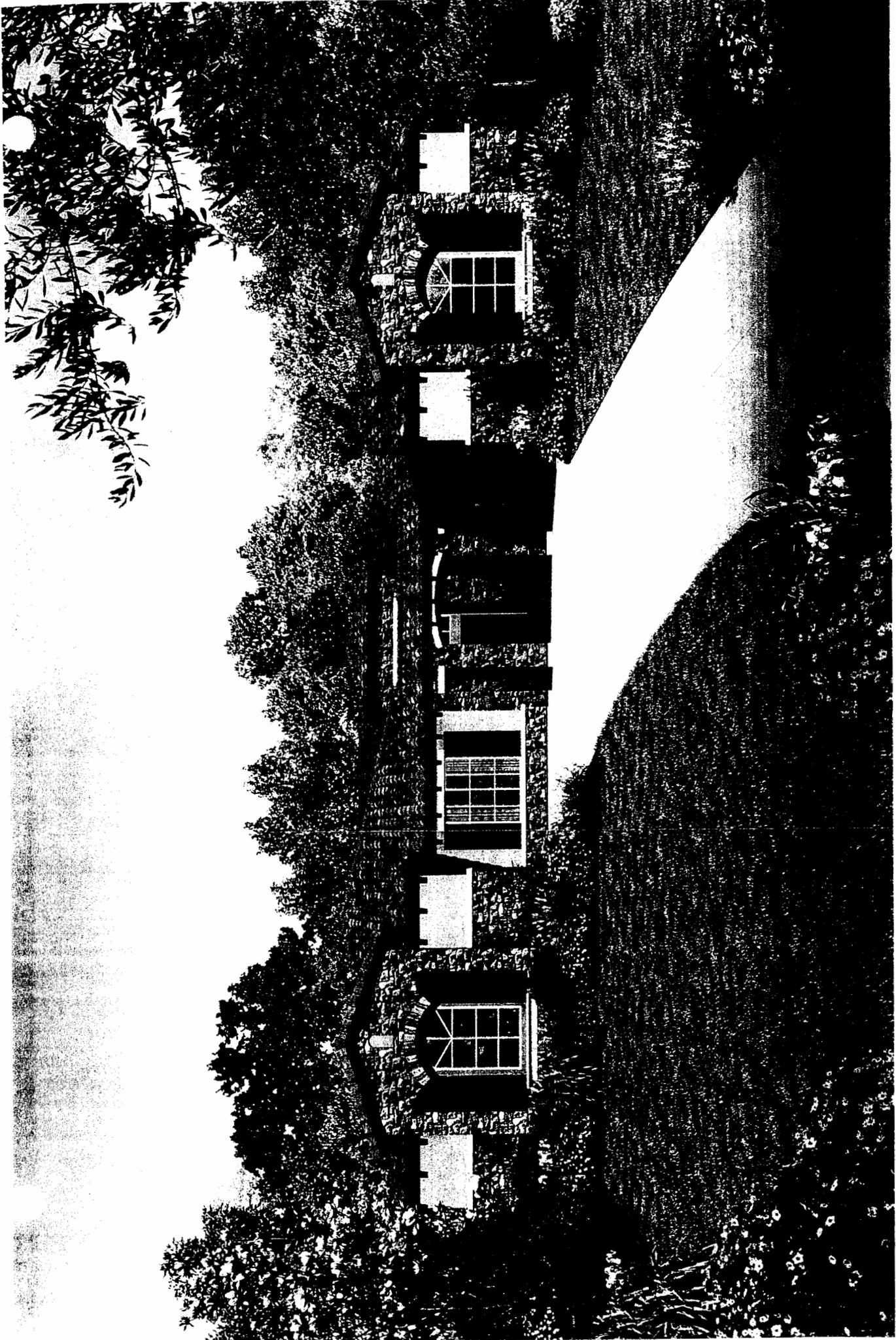
**Floor Plan**  
SPANISH COLONIAL EXTERIOR DESIGN SHOWN



SHOWN WITH OPTIONAL  
LIBRARY IN LIEU OF BEDROOM

**THE SANTA FE HIGHLIGHTS**

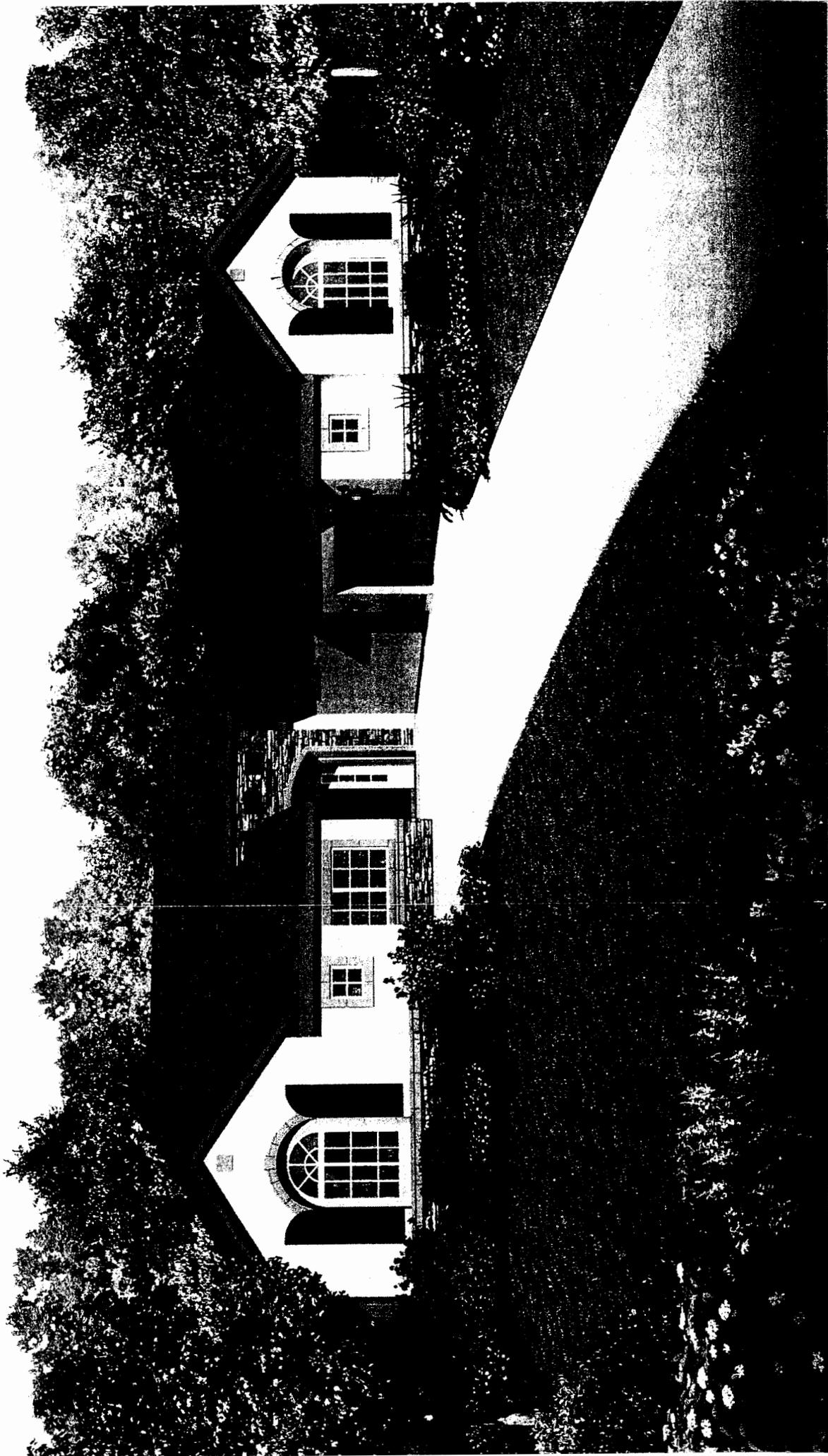
- Soaring foyer with dramatic ceiling opens to great room through columned opening.
- Extraordinary great room is spacious and features an inviting fireplace standard.
- Stunning kitchen which has many amenities such as a walk-in pantry, center island, and sunlit breakfast area.
- Majestic master bedroom suite with radiant array of window includes sitting area, marvelous walk-in closet, elegant dual-sink vanity, private water closet, soaking tub, and separate glass enclosed shower.
- Additional features include three additional bedrooms each with private baths, and split four-car garage.



SANTA FE TUSCAN  
SAFE\_TUS\_CA\_4SPE\_2



SANTA FE SPANISH COLONIAL  
SAFE\_SCL\_CA\_4SPE\_2



SANTA FE MANOR  
SAFE\_MAN\_CA\_4SPE\_2

*The Santa Fe ♦ Spanish Colonial*

DRAFT



The Santa Fe Spanish Colonial is a truly distinctive stucco home with rustic wood shutters, stucco banding, and a multi-level roof line.

ARTIST RENDERING

*The Santa Fe ♦ Tuscan*

DRAFT

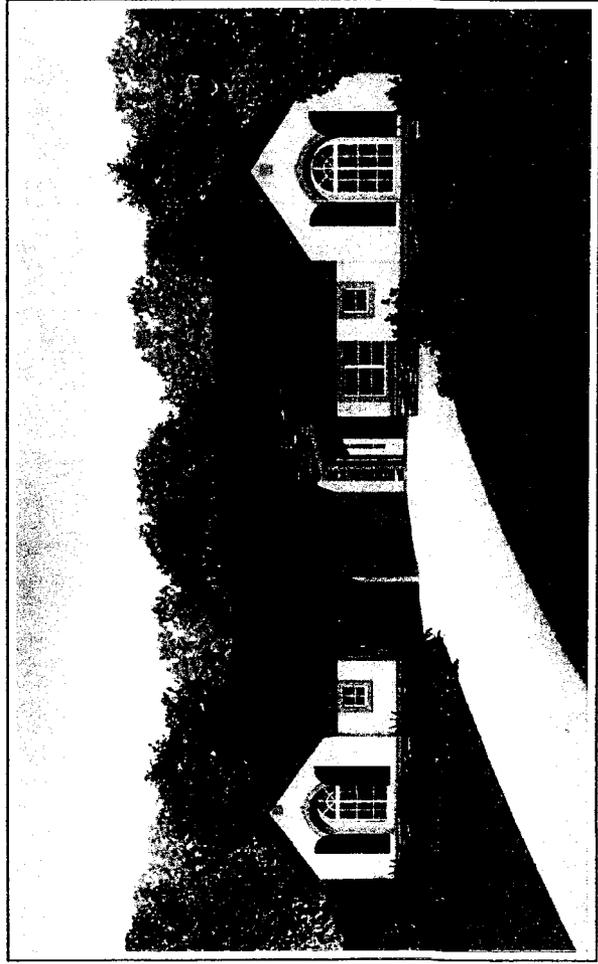


The Santa Fe Tuscan reflects the elegance with its radiant window display, rather tall, and intricate roof lines.

ARTIST RENDERING

*The Santa Fe ♦ Manor*

DRAFT



The Santa Fe Manor is perfectly proportioned with its stone accents, decorative keyholes, stylish stucco banding, and wing shutters.

ARTIST RENDERING

*The Santa Fe*  
by  
**Toll Brothers**  
*America's Luxury Home Builder™*

# THE CATALINA COLLECTION

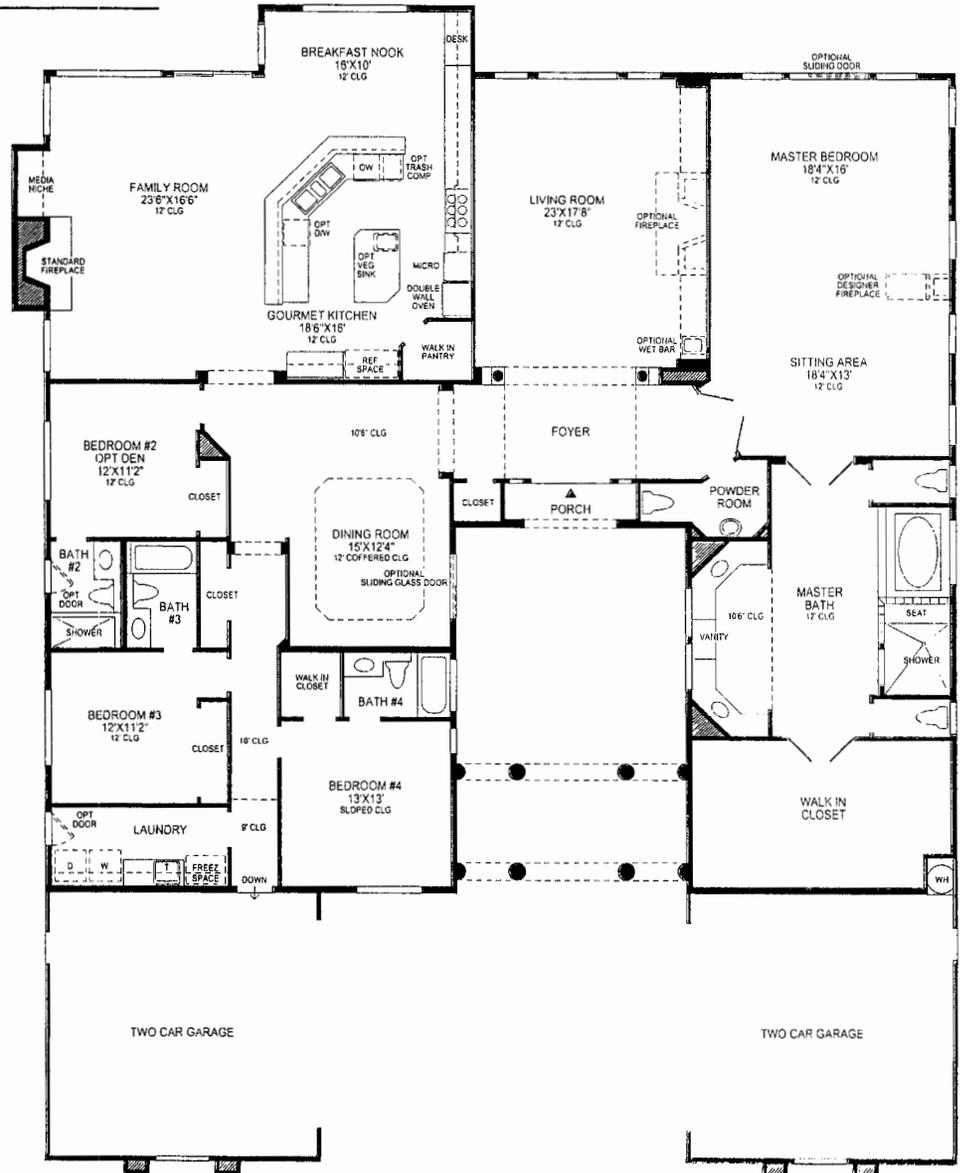
Foyer opens to spacious living room.

Large dining room is conveniently located near the kitchen.

Sunny breakfast nook adjacent to well equipped kitchen area with many amenities including butler pantry and large countertop island.

Elegant master bedroom includes sitting area, large walk in closet, luxurious master bath with Roman tub, vanity with separate sinks.

4 bedrooms and 4 1/2 baths.



DRAFT

DRAFT

FLOOR PLAN

All room dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows and floor plans may vary with elevations. Some features may vary from community to community. Please consult a Sales Manager for details. Options purchased must be specified in exhibit B.

(MASTER) 0530 #2001 TOLL BROTHERS, INC. (CATALINA)



The floorplans and elevations of Toll Brothers Homes are copyrighted. We have enforced and will continue to enforce our federal copyrights to protect the investment of our homebuyers.

This insert was produced using recycled products.



REGIONAL CHECKLIST: CALIFORNIA  
COMMUNITY SPECIFIC: NO  
SPECIAL COMMENTS: NONE

CATALINA TUSCAN  
CTNA\_TUS\_4C\_3

DATE: 08/05/06  
OPT 1: NONE  
OPT 2: NONE  
OPT 3: NONE

**Catalina-819 Spanish Colonial-32**  
**This model is mothballed.**



REGIONAL CHECKLIST: CALIFORNIA  
COMMUNITY SPECIFIC: PINNACLE AT UNIVERSITY PARK  
SPECIAL COMMENTS: NONE

CATALINA SPANISH COLONIAL  
CTNA\_SCL\_PAUP4C\_1

DATE: 04/13/2007  
OPT 1: NONE  
OPT 2: NONE  
OPT 3: NONE

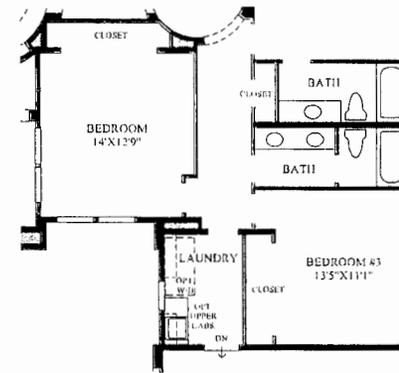
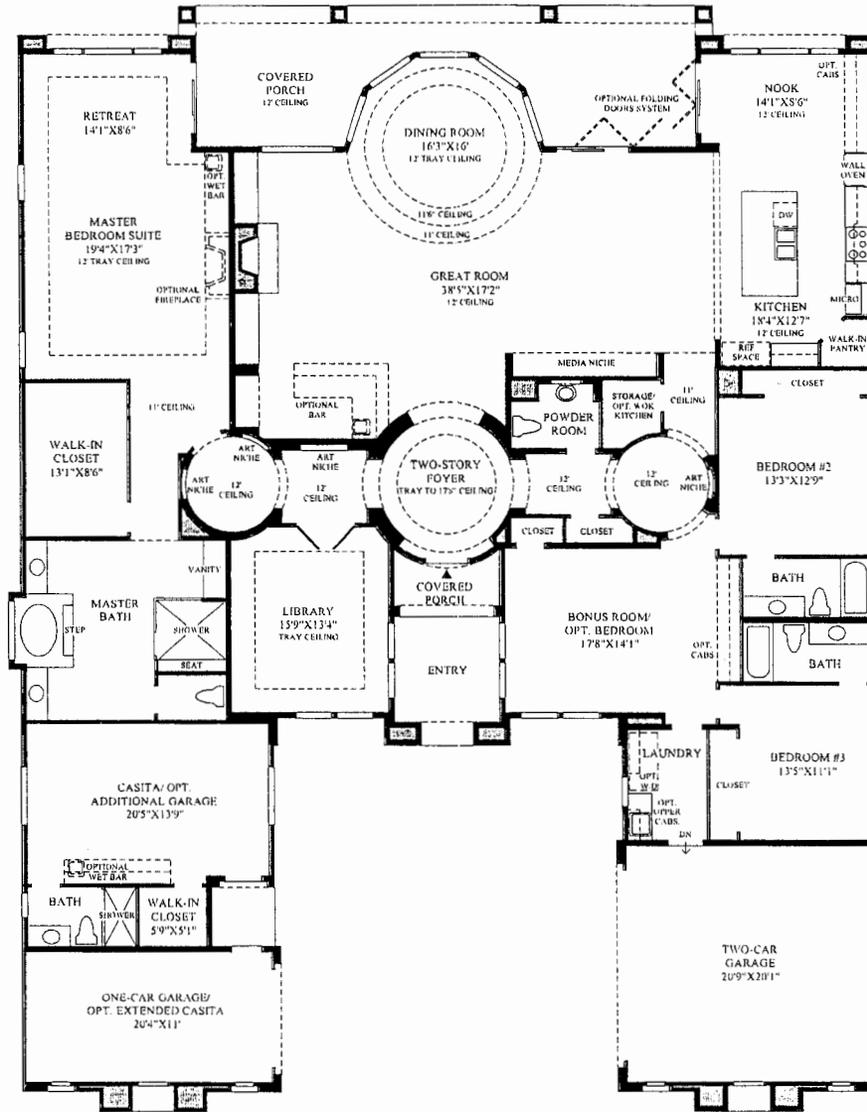
Architecture Region:  
Artwork Group:  
Garage Configuration:  
Garage Option:  
Option 1:  
Option 2:  
Option 3:

California South  
Company Master  
4 Car Split

Artwork Region:  
Community:  
Description:  
Artwork Filename:  
Date Artwork Created:  
Date Artwork Modified:

CTNA\_SCL\_PAUP4C\_1.jpg

# La Morra



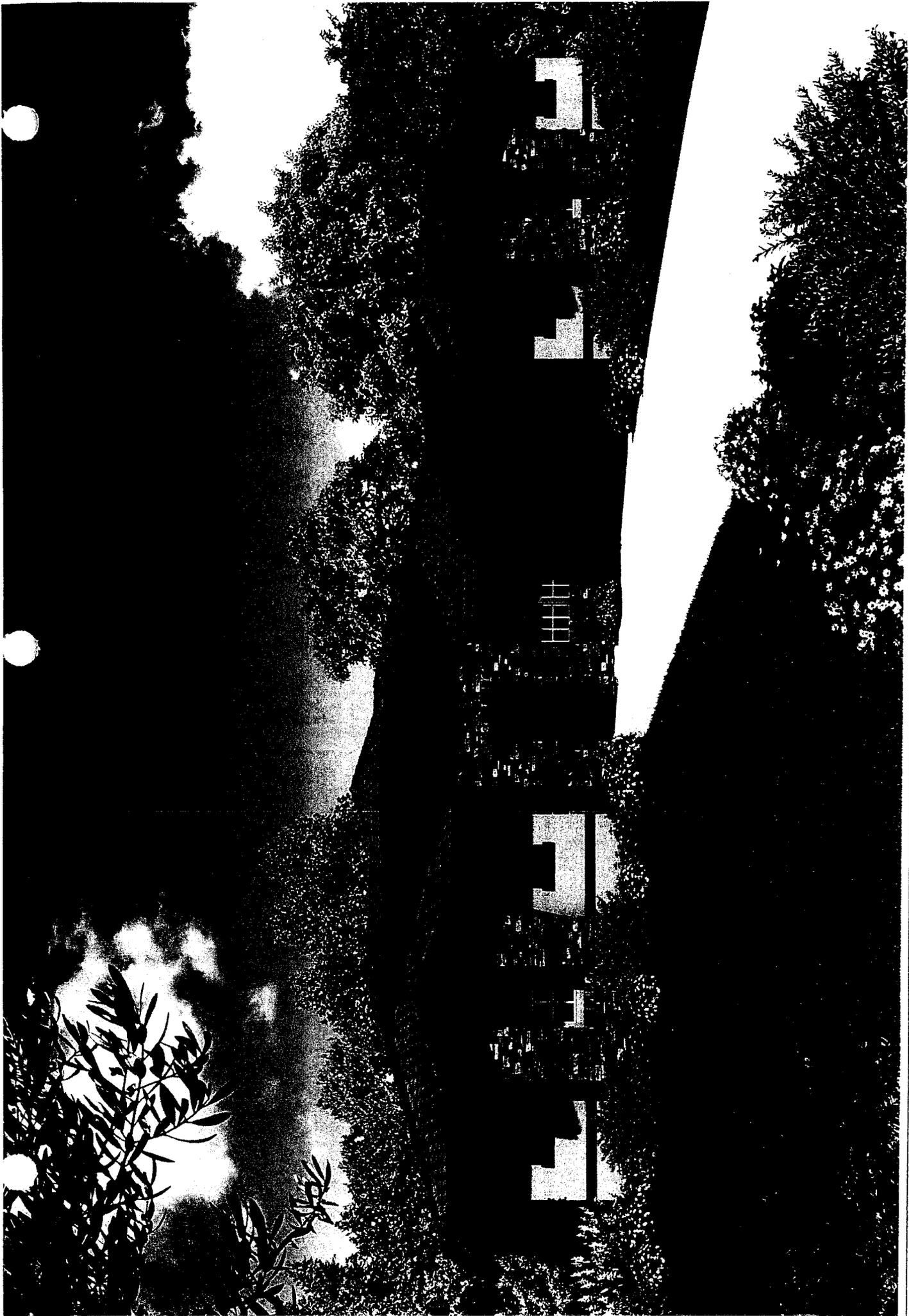
SHOWN WITH OPTIONAL BEDROOM  
IN LIEU OF BONUS ROOM

**Floor Plan**

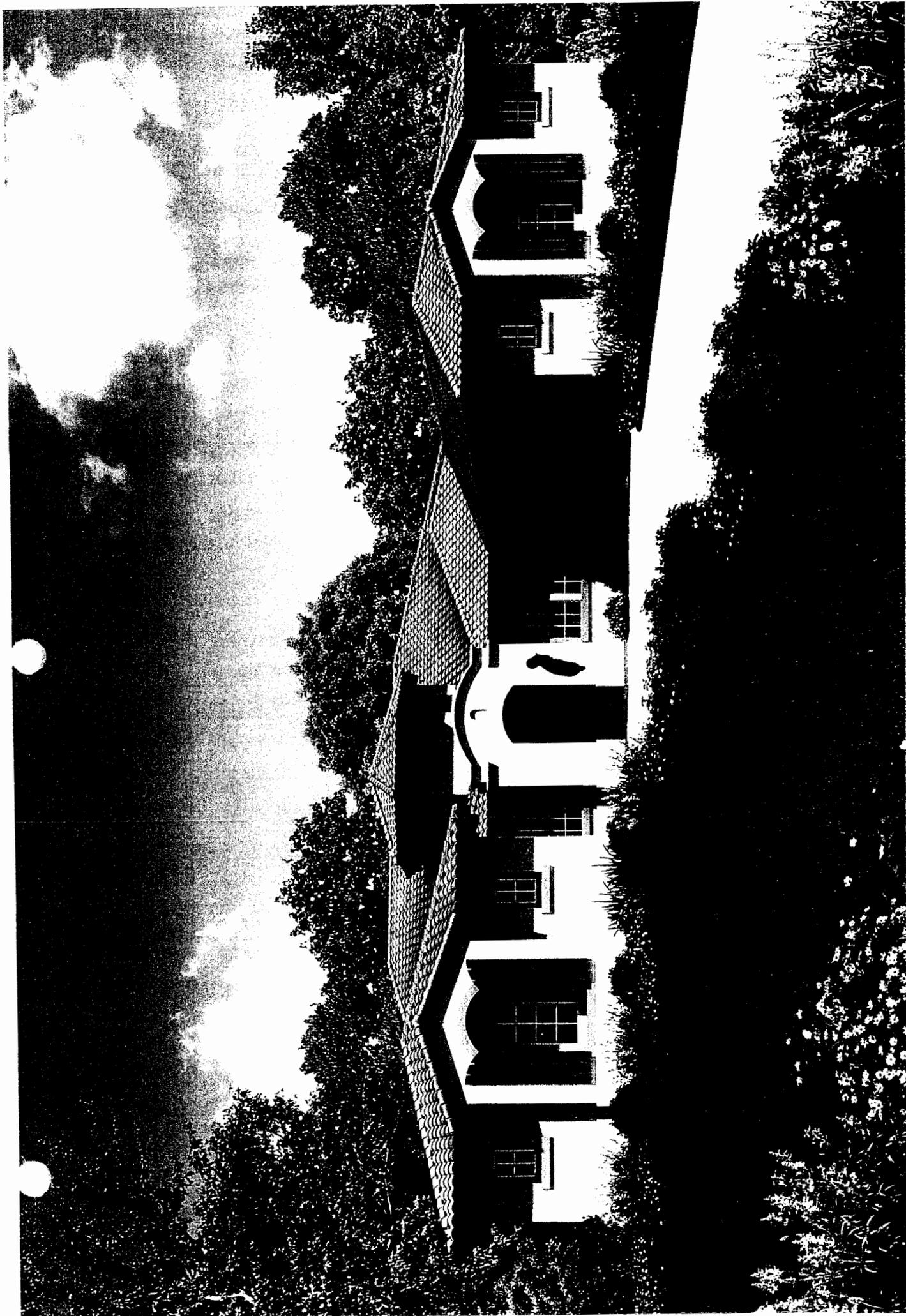
SPANISH COLONIAL EXTERIOR DESIGN SHOWN

**THE LA MORRA HIGHLIGHTS**

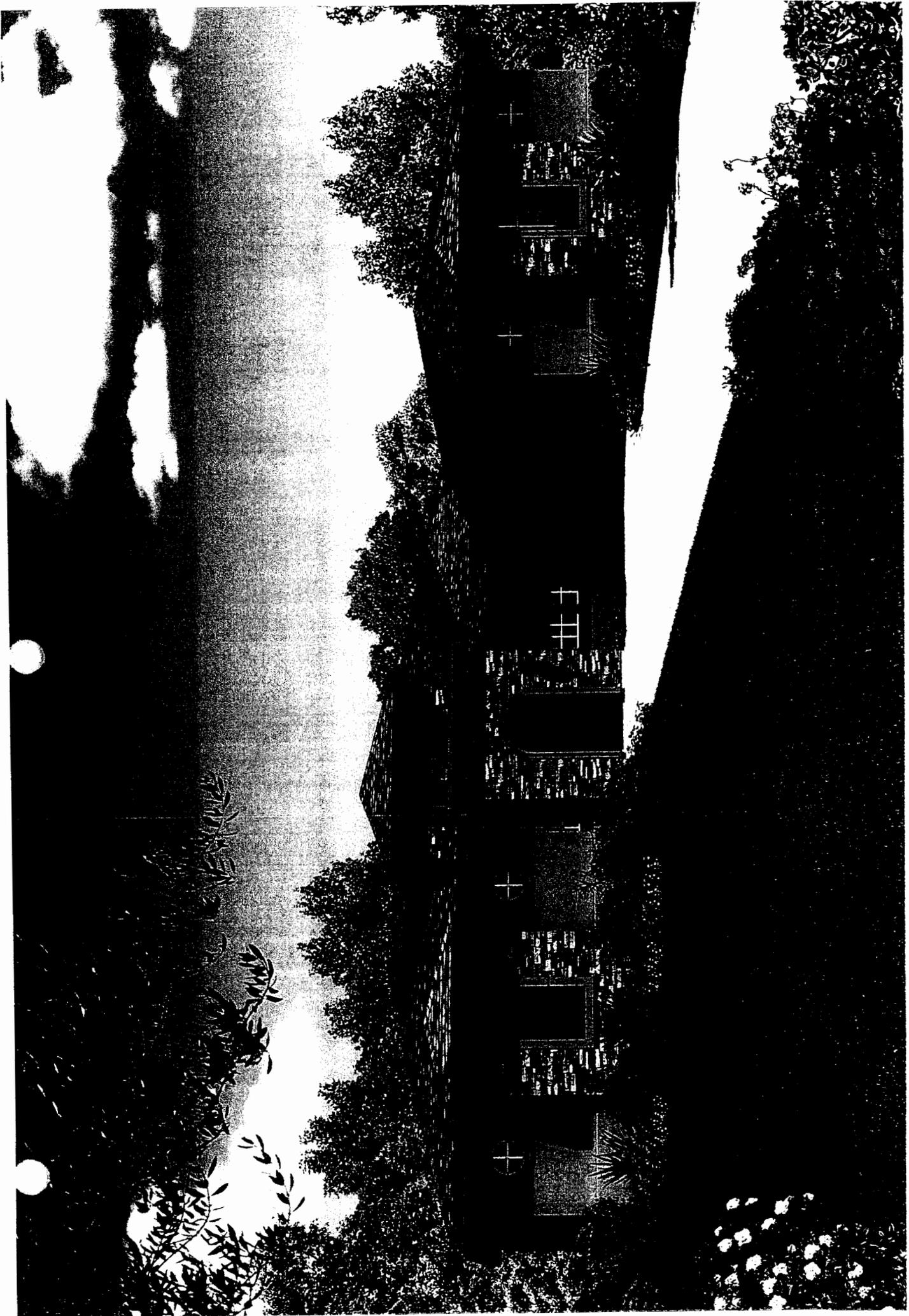
- Elegant entry leads to beautiful circular two-story foyer.
- Extraordinary dining room with a breathtaking array of large windows is tucked in the cavernous great room with grand fireplace, media niche, and rear porch access.
- Gorgeous kitchen flaunts large center island with abundant counter space to complement a well-designed nook with gorgeous windows and access to rear porch.
- Stunning master bedroom suite with rotunda entry includes a tray ceiling, private retreat, beautiful bank of windows, access to rear porch, and enchanting master bath with soaking tub, dual vanities, and captivating glass-enclosed shower.
- The masterful library with well-placed picturesque windows, stately tray ceiling, and double door entry is perfect for home office use.
- Additional features include standard casita, bonus room, and three-car split garage.



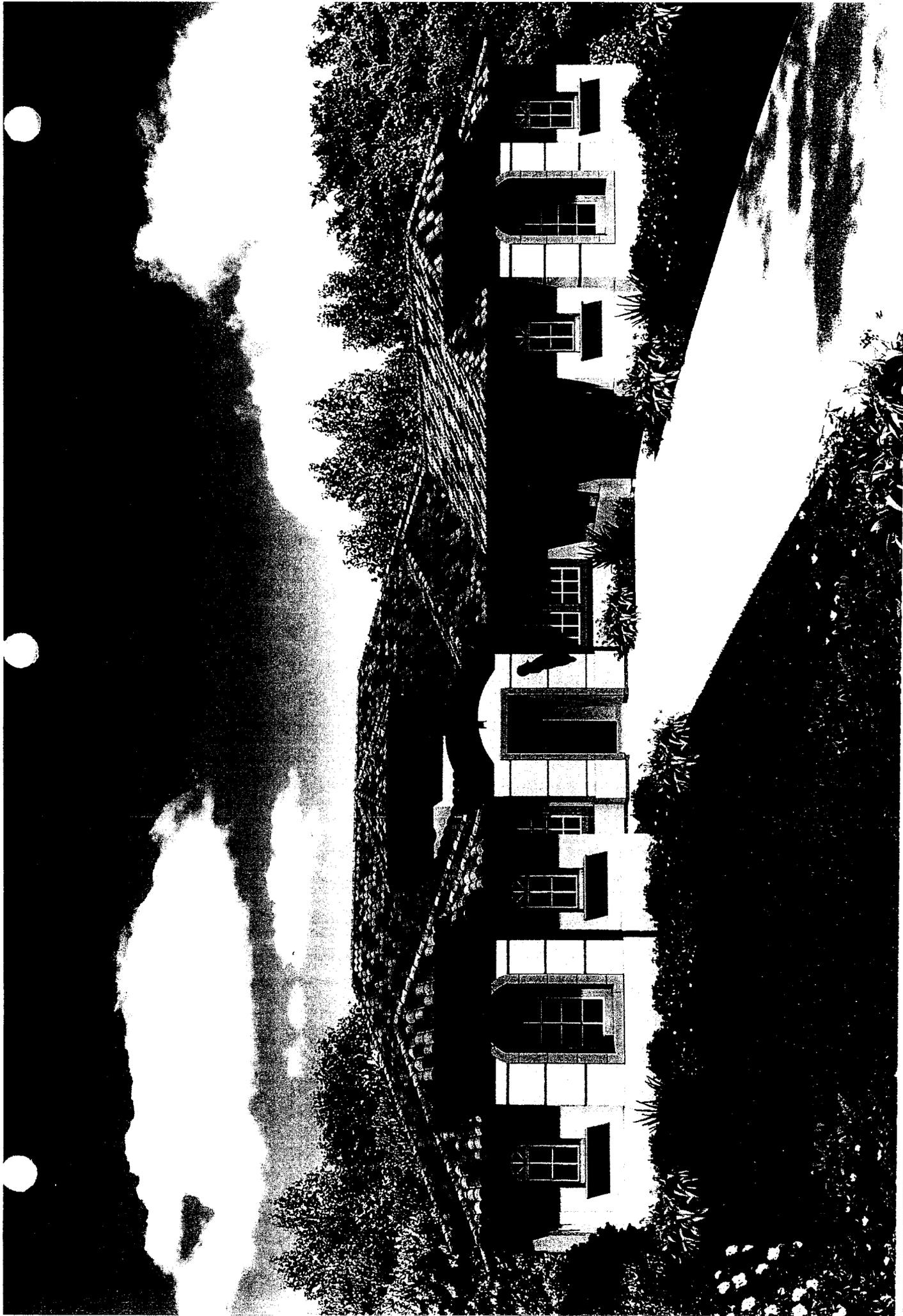
LA MORRA TUSCAN  
LAMR\_TUS\_CA\_3SPE\_1



LA MORRA SPANISH COLONIAL  
LAMR\_SCL\_CA\_3SPE\_2



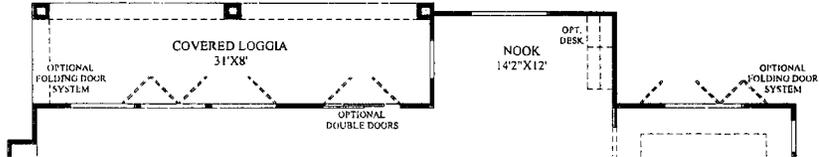
LA MORRA MANOR  
LAMR\_MAN\_CA\_3SPE\_3



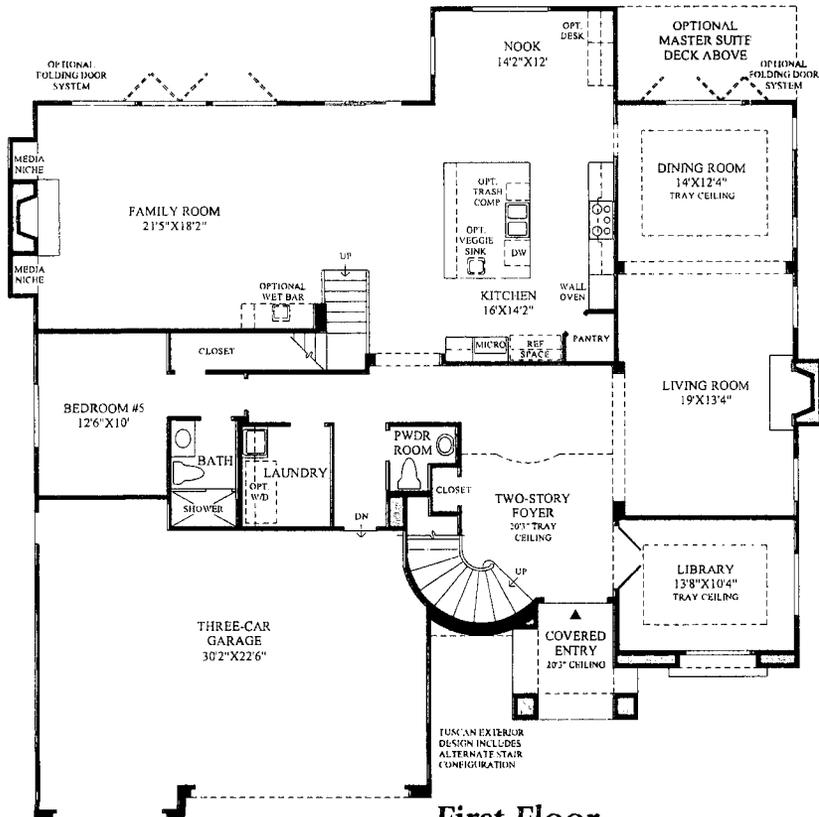
LA MORRA MEDITERRANEAN  
LAMR\_MED\_CA\_3SPE\_2

# Napoli

DRAFT

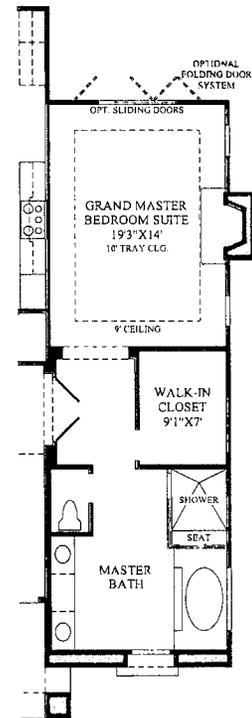


SHOWN WITH OPTIONAL COVERED REAR LOGGIA

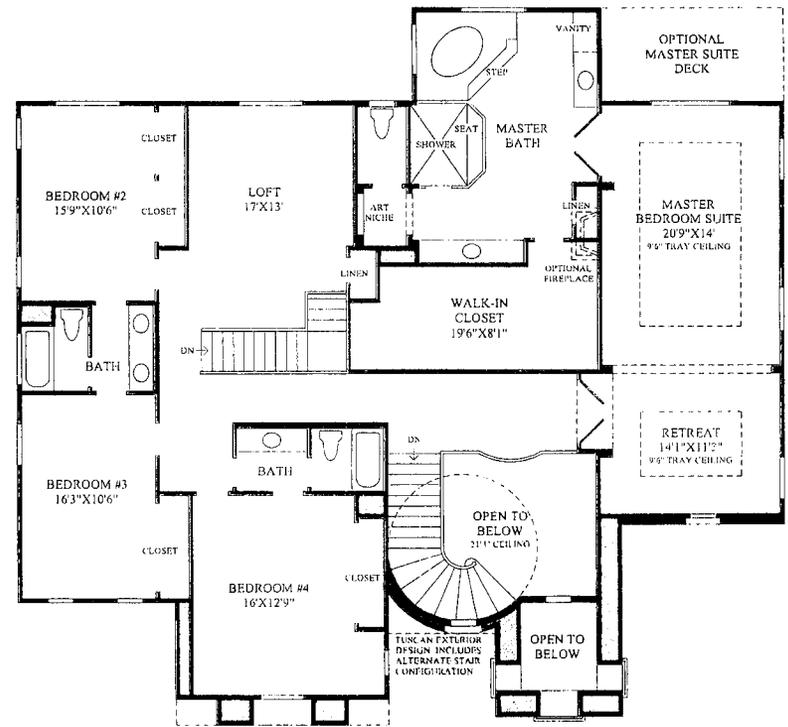


First Floor

SPANISH COLONIAL EXTERIOR DESIGN SHOWN



SHOWN WITH OPTIONAL ADDITIONAL GRAND MASTER SUITE



Second Floor

THE NAPOLI HIGHLIGHTS

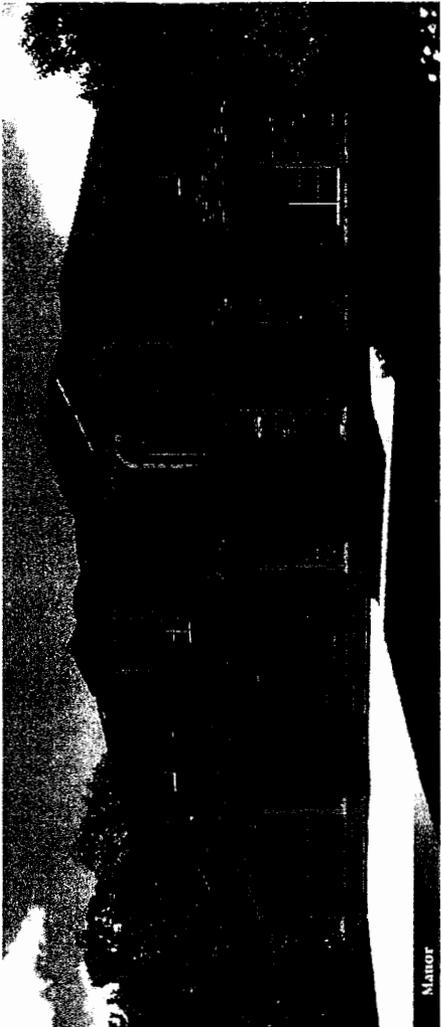
- The soaring two-story foyer is accented by the stylish curved stair and alluring library with double-door entry, tray ceiling, and beautiful windows.
- Exquisite living room with ample space is perfect for entertainment, opening into the gorgeous dining room with tray ceiling.
- Gourmet kitchen with large center island, breakfast bar, pantry, and marvelous nook with large window.
- Sensational family room offers rear yard access, cozy fireplace, media niches, and a beautiful bank of windows.
- Master bedroom suite is highlighted by its secluded retreat, well-placed windows to allow for perfect natural lighting, corner soaking tub, dual vanities, and generous walk-in closet.
- Second floor features overlook to grand foyer and desirable loft with back stair access.

DRAFT

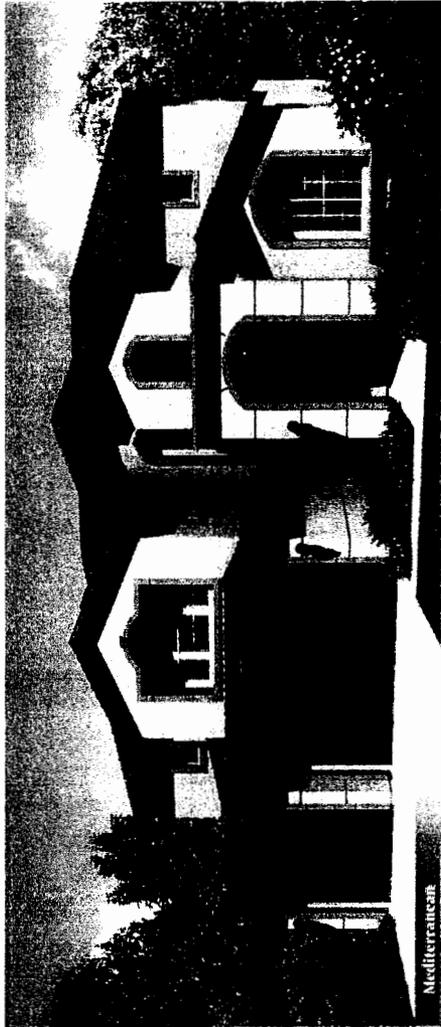


Mediterranean

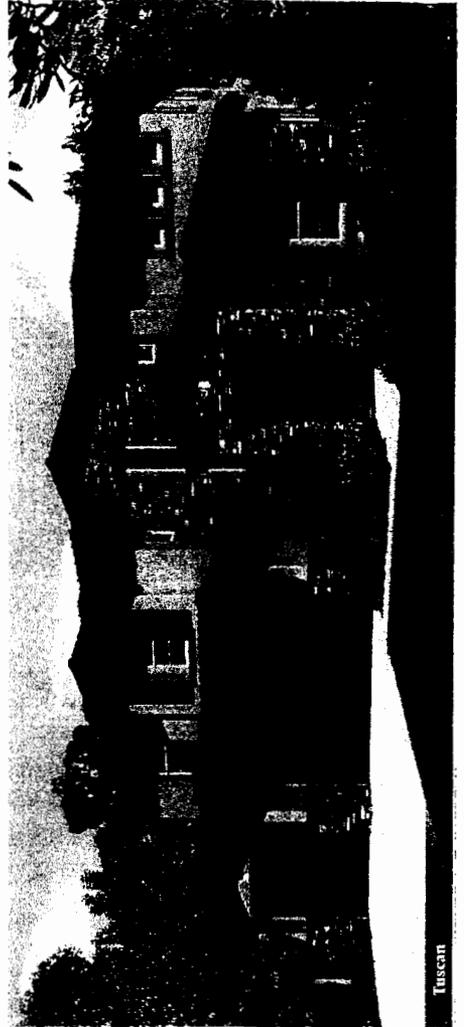
THE NAPOLI | Exterior Designs



Manor



Mediterranean



Tuscan

THE NAPOLI

**Toll Brothers**  
America's Luxury Home Builder™



# THE PALOS VERDES COLLECTION

The two story foyer leads to study and formal Living areas.

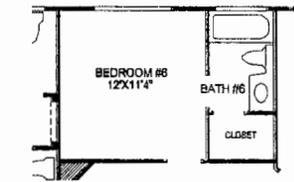
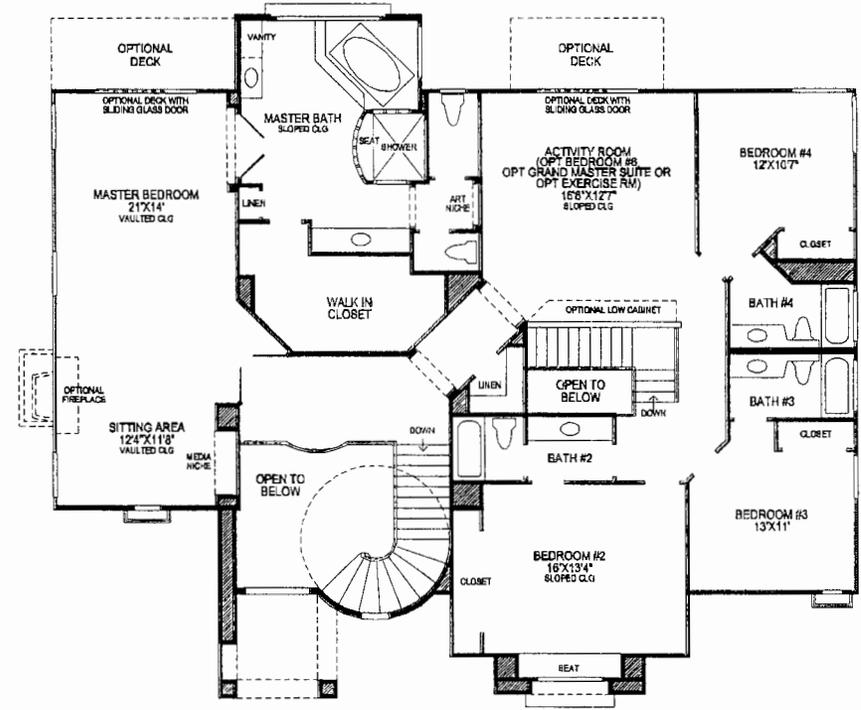
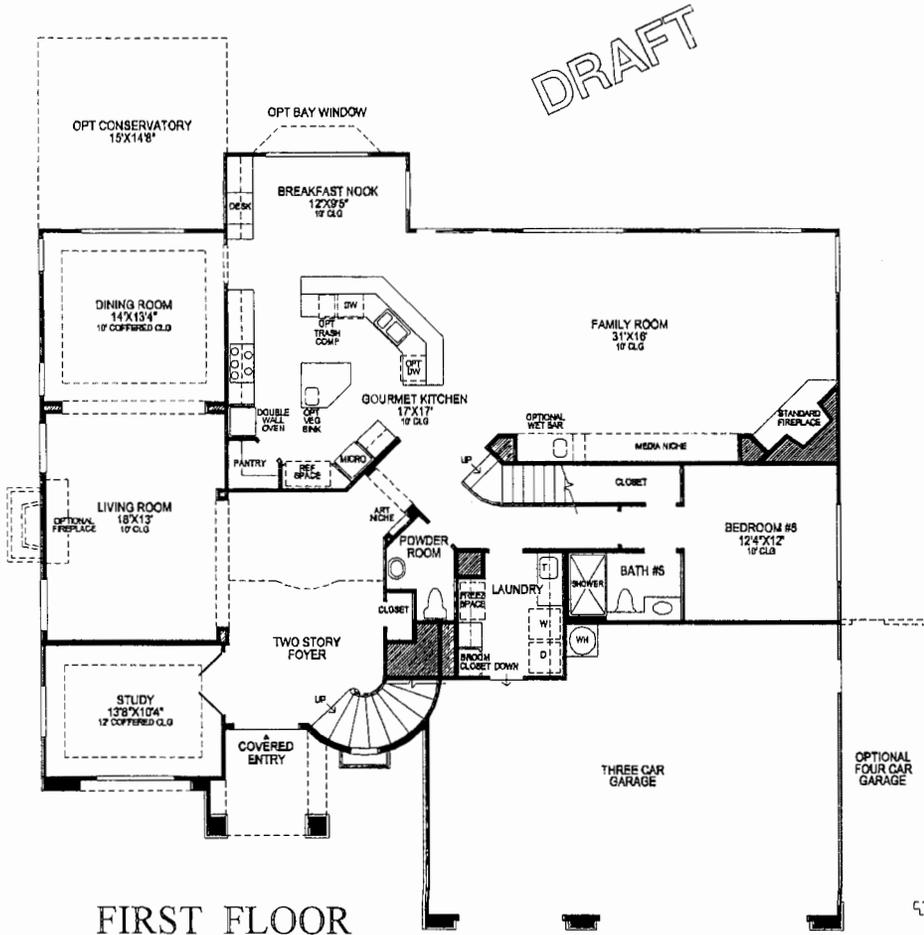
The spacious living room is adjoined to the dining room for convenient entertaining.

The naturally sunlit breakfast nook is adjacent to the spacious kitchen.

A private first floor study.

Master bedroom with sitting area and master bath with large walk in closet, private shower and dual vanities.

5 bedrooms, 5½ baths, activity room and study.



All room dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, and floor plans may vary with elevation. Features may also vary from community to community. Please consult a Sales Manager for details. Options purchased must be specified in Exhibit B.



The floorplans and elevations of Toll Brothers homes are copyrighted. We have enforced and will continue to enforce our federal copyrights to protect the investment of our homebuyers. This insert was produced using recycled products.

Palos Verdes-823 Tuscan-44  
This model is mothballed.



REGIONAL CHECKLIST: CALIFORNIA  
COMMUNITY SPECIFIC: NO  
SPECIAL COMMENTS: NONE

PALOS VERDES TUSCAN  
PVRD\_TUS\_FE\_1

DATE: 04/18/06  
OPT. 1: 173 DESIGNER GARAGE DOOR  
OPT. 2: NONE  
OPT. 3: NONE

Architecture Region:  
Artwork Group:  
Garage Configuration:  
Garage Option:  
Option 1:  
Option 2:  
Option 3:

California South  
Company Master  
4 Car Front Entry  
001-FOUR CAR GARAGE

Artwork Region:  
Community:  
Description:  
Artwork Filename:  
Date Artwork Created:  
Date Artwork Modified:

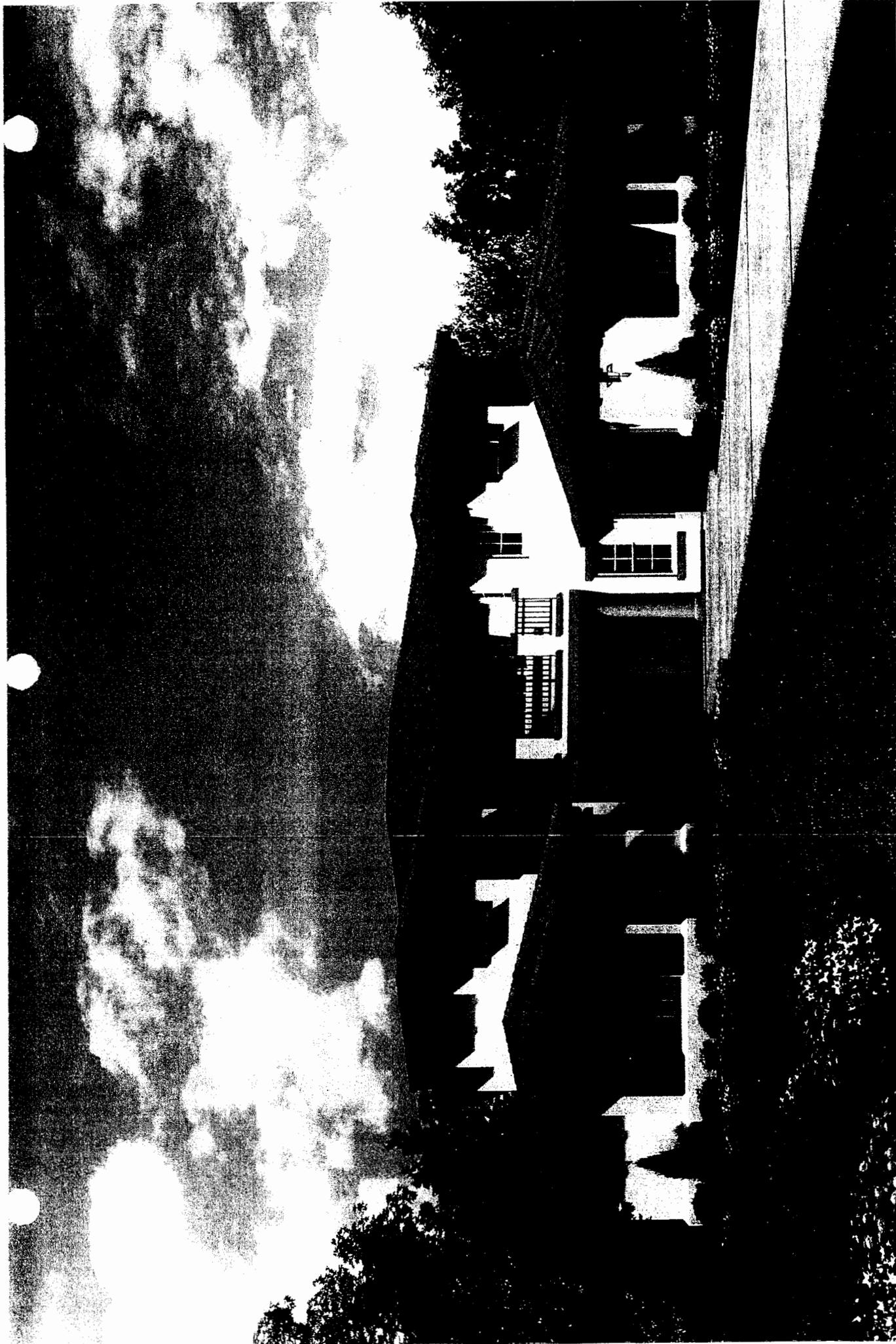
PVRD\_TUS\_FE\_1.jpg

# Santa Barbara





SANTA BARBARA MANOR  
STBA\_MAN\_CA\_4CE\_11



SANTA BARBARA SPANISH COLONIAL  
STBA\_SCL\_CA\_4SPE\_2



. CHECKLIST: CALIFORNIA  
TY SPECIFIC: PINNACLE AT UNIVERSITY PARK  
OMMENTS: NONE

SANTA BARABARA TUSCAN  
STBA\_TUS\_PAUP4C\_1

DATE: 04/12/2007  
OPT. 1: NONE  
OPT. 2: NONE  
OPT. 3: NONE

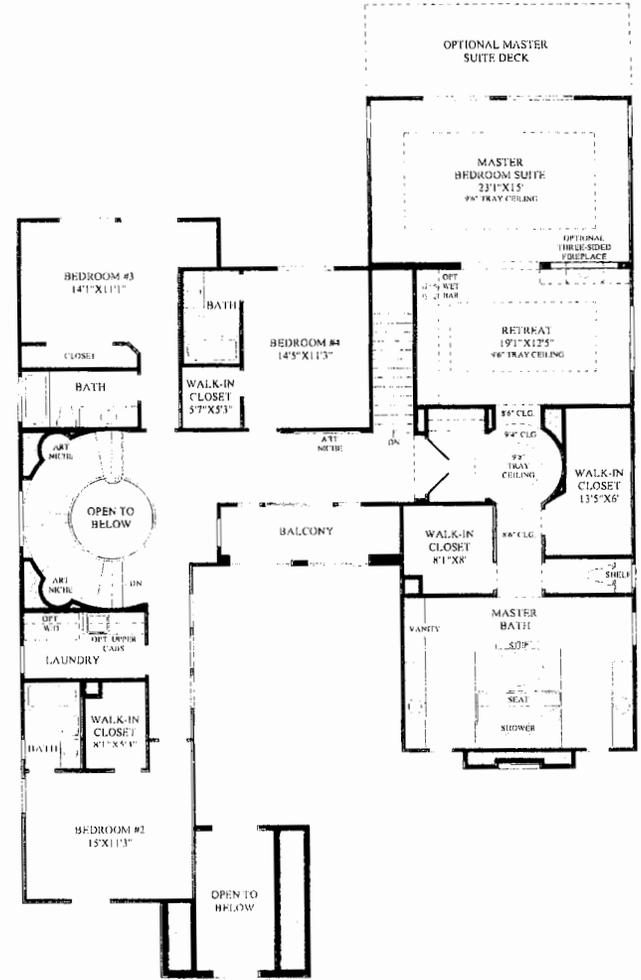
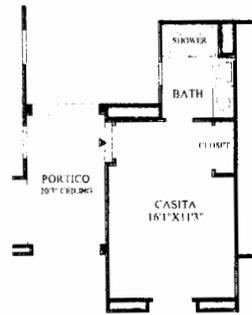
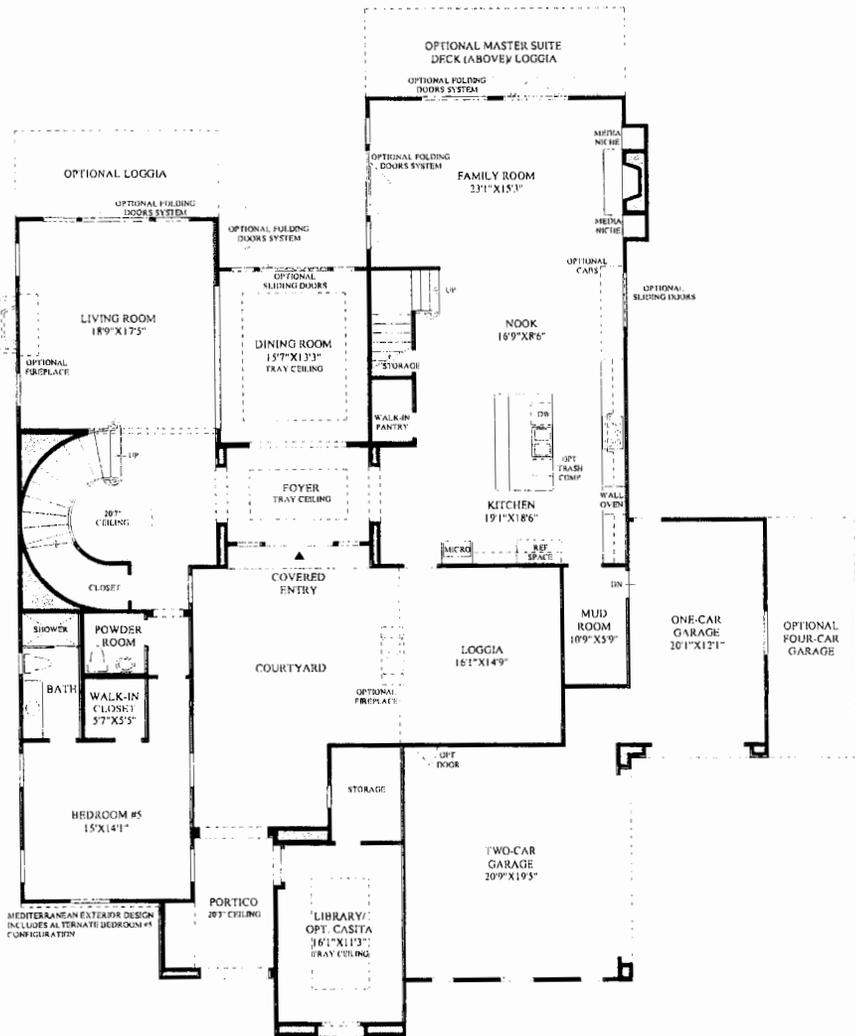


ECKLIST: CALIFORNIA  
SPECIFIC: PINNACLE AT UNIVERSITY PARK  
MENTS: NONE

SANTA BARBARA FEDERAL  
STBA\_FED\_PAUP4C\_1

DATE: 04/12/2007  
OPT. 1: NONE  
OPT. 2: NONE  
OPT. 3: NONE

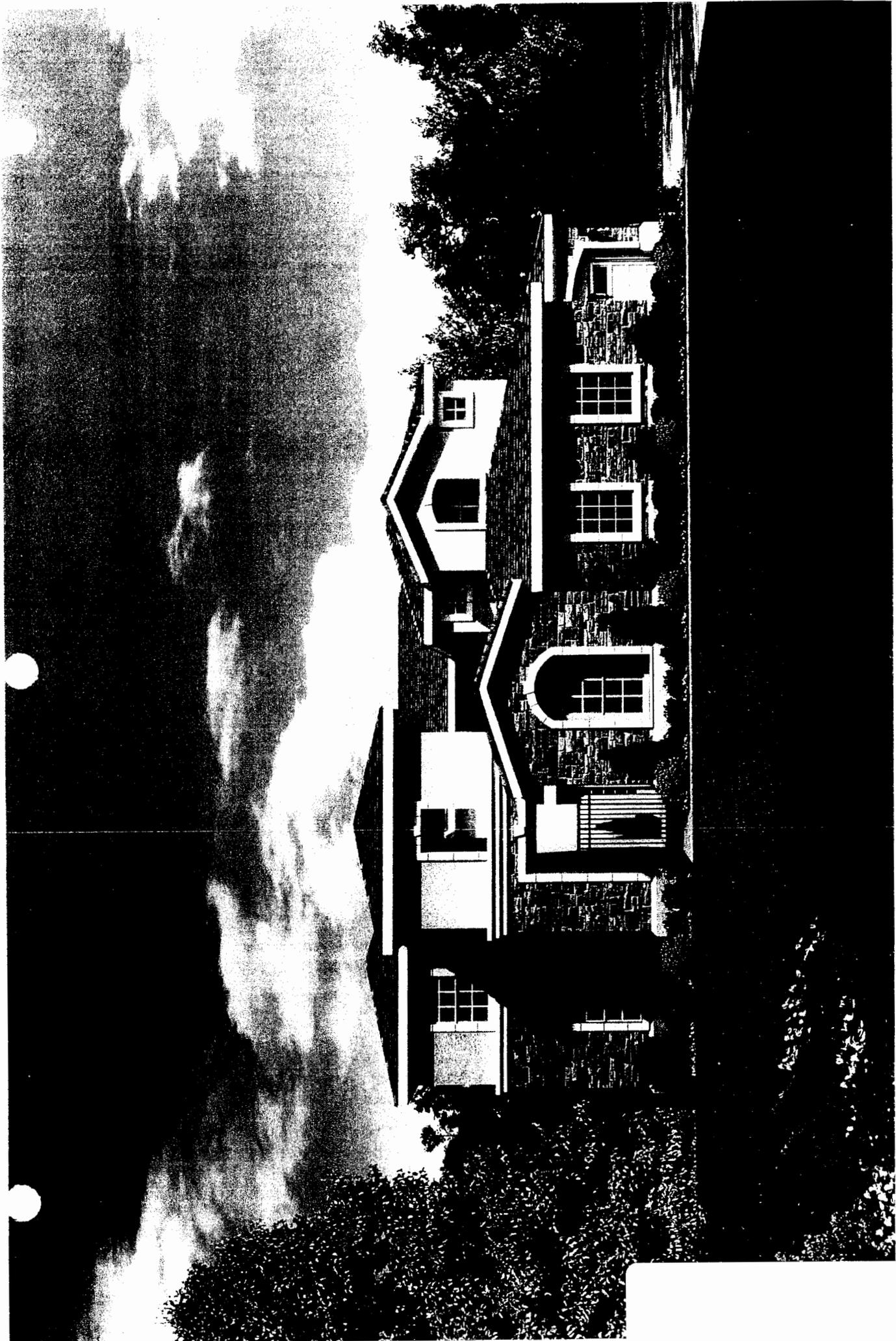
# La Spezia



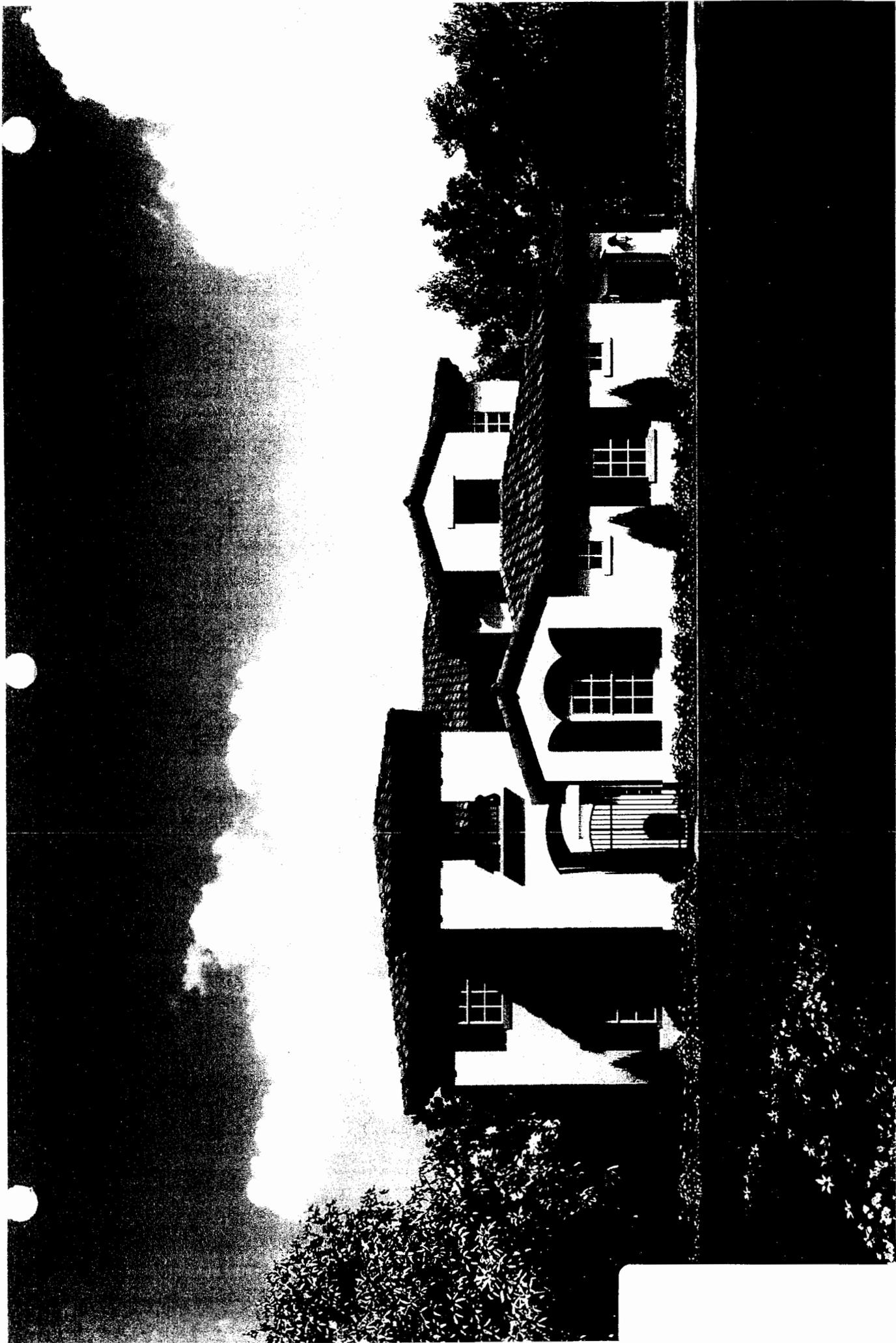
Second Floor

- THE LA SPEZIA HIGHLIGHTS**
- Tranquil courtyard with loggia leads into the grand foyer with tray ceiling.
  - The elegant dining room with its wall of windows and alluring pass-through is great for entertaining.
  - Impressive living room flaunts large windows and views of beautiful curved staircase.
  - Superb kitchen with generous center island, also features access to spacious nook and convenient back stair.
  - Radiant family room with stately fireplace, and large windows includes access to rear yard.
  - Second floor proudly displays the prominent master bedroom suite with stylish tray ceiling, majestic private retreat with tray ceiling, dual walk-in closets, and luxurious master bath with inviting shower, soaking tub, and dual vanities.
  - Private library, second floor balcony, and split three-car garage round out the highlights of this remarkable home.

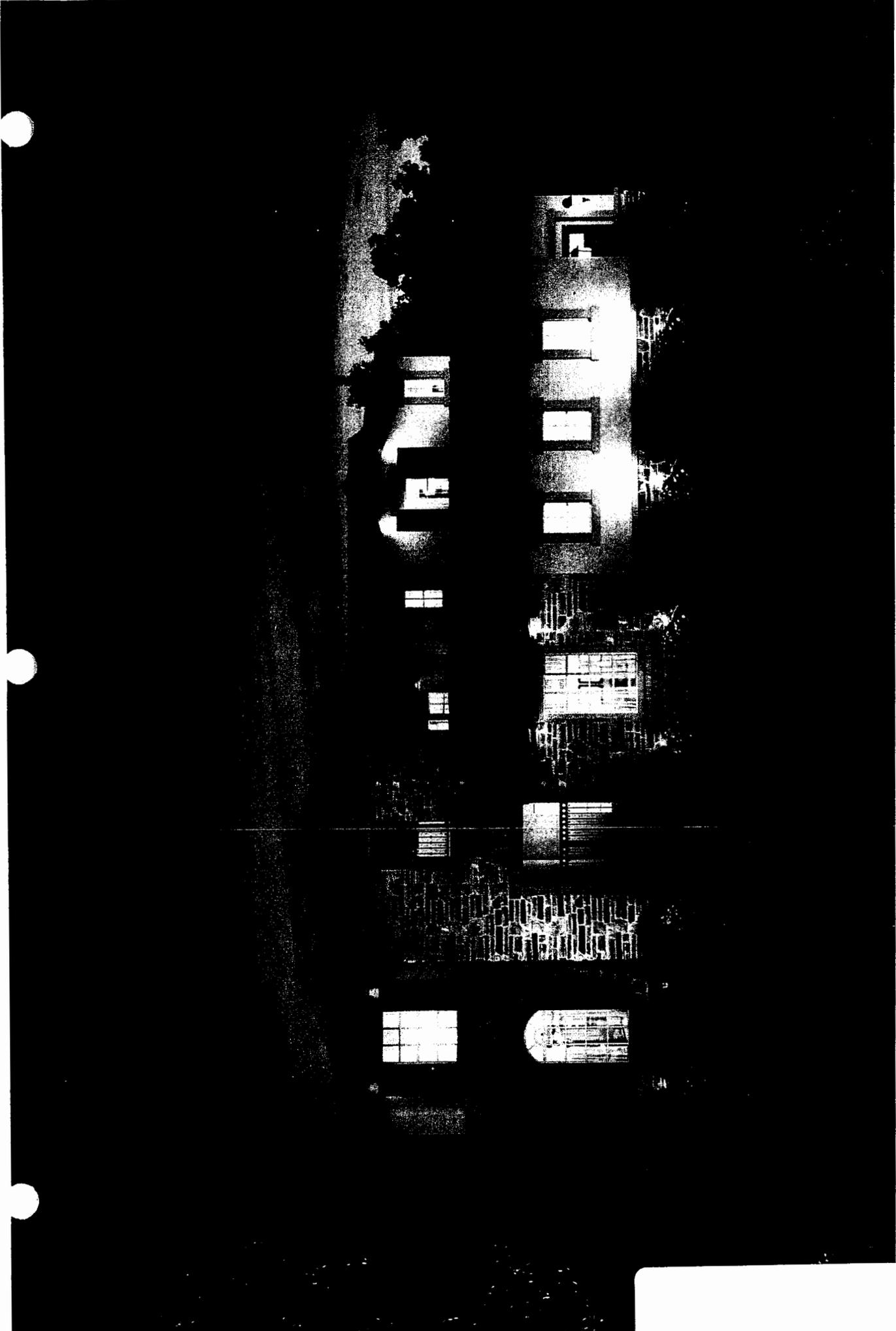
© 2013 TOLL BROTHERS, INC. ALL RIGHTS RESERVED. Photographs, renderings and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home. All dimensions are subject to field revisions. Some design features and options shown may not be offered in your community. All options to be included in your home must be specified in an Addendum to the Agreement of Sale. All Toll Brothers floor plans and designs are copyrighted. All rights reserved and strictly enforced. This plan is a living plan produced by us. Please consult our sales representative to see all



LA SPEZIA MANOR  
LASP\_MAN\_CA\_3SPE\_1



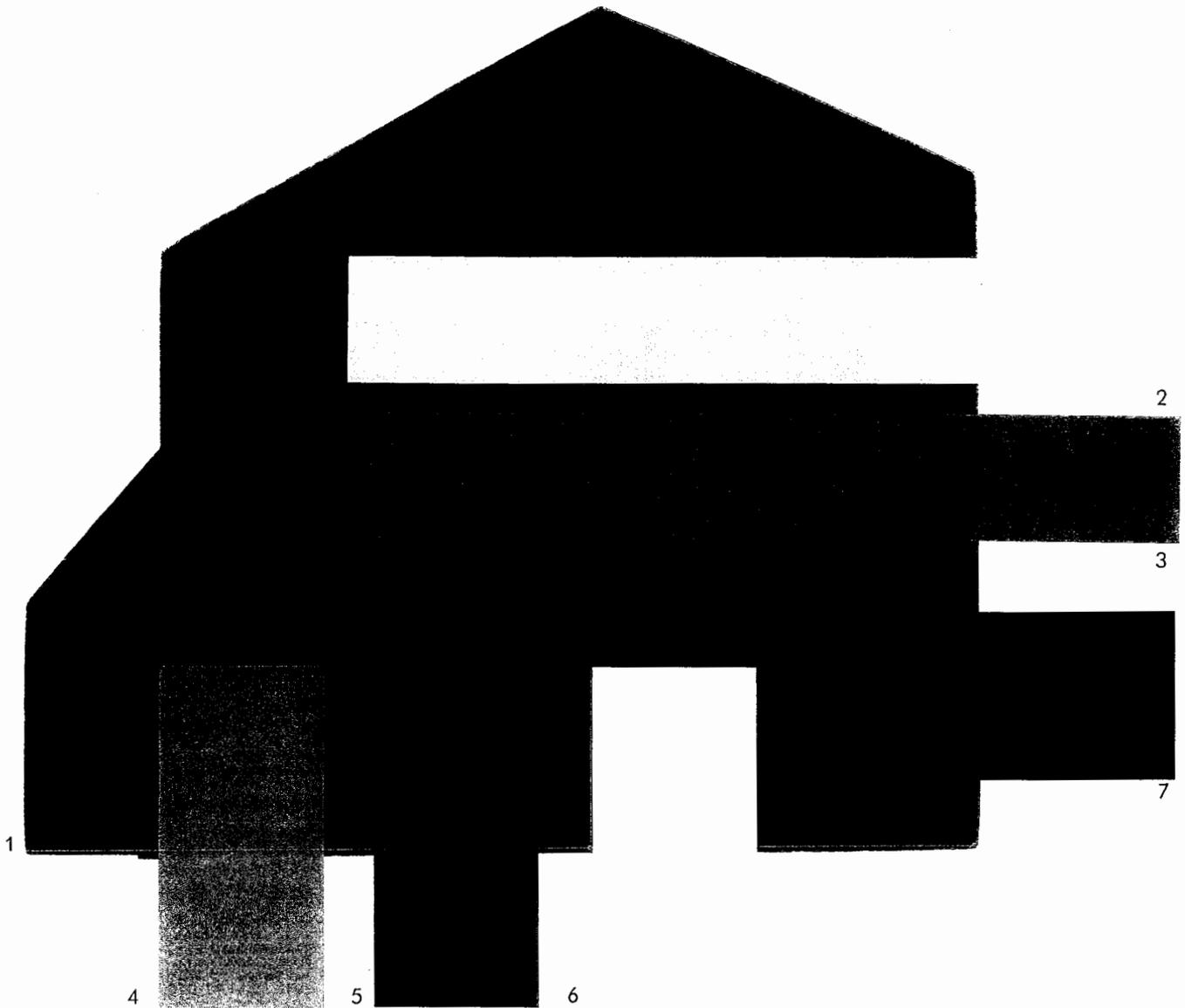
LA SPEZIA SPANISH COLONIAL  
LASP\_SCL\_CA\_3SPE\_1



LA SPEZIA TUSCAN  
LASP\_TUS\_CA\_3SPE\_1

# **PAIN T AND MATERIALS**

# Scheme 1



## Masters at Moorpark | Toll Brothers



13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

1 Stucco	Tea Chest	SW 6103
2 Fascia   Garage Door	Hopsack	SW 6109
3 Trim	Windsor Greige	SW 7528
4 Shutters	Green Earth	SW 7748
5 Clay Outlookers	Sturdy Brown	SW 6097
6 Gutters   Downspouts	Whitetail	SW 7103
7 Wrought Iron	Tricorn Black	SW 6258

# Scheme 2



## Masters at Moorpark | Toll Brothers

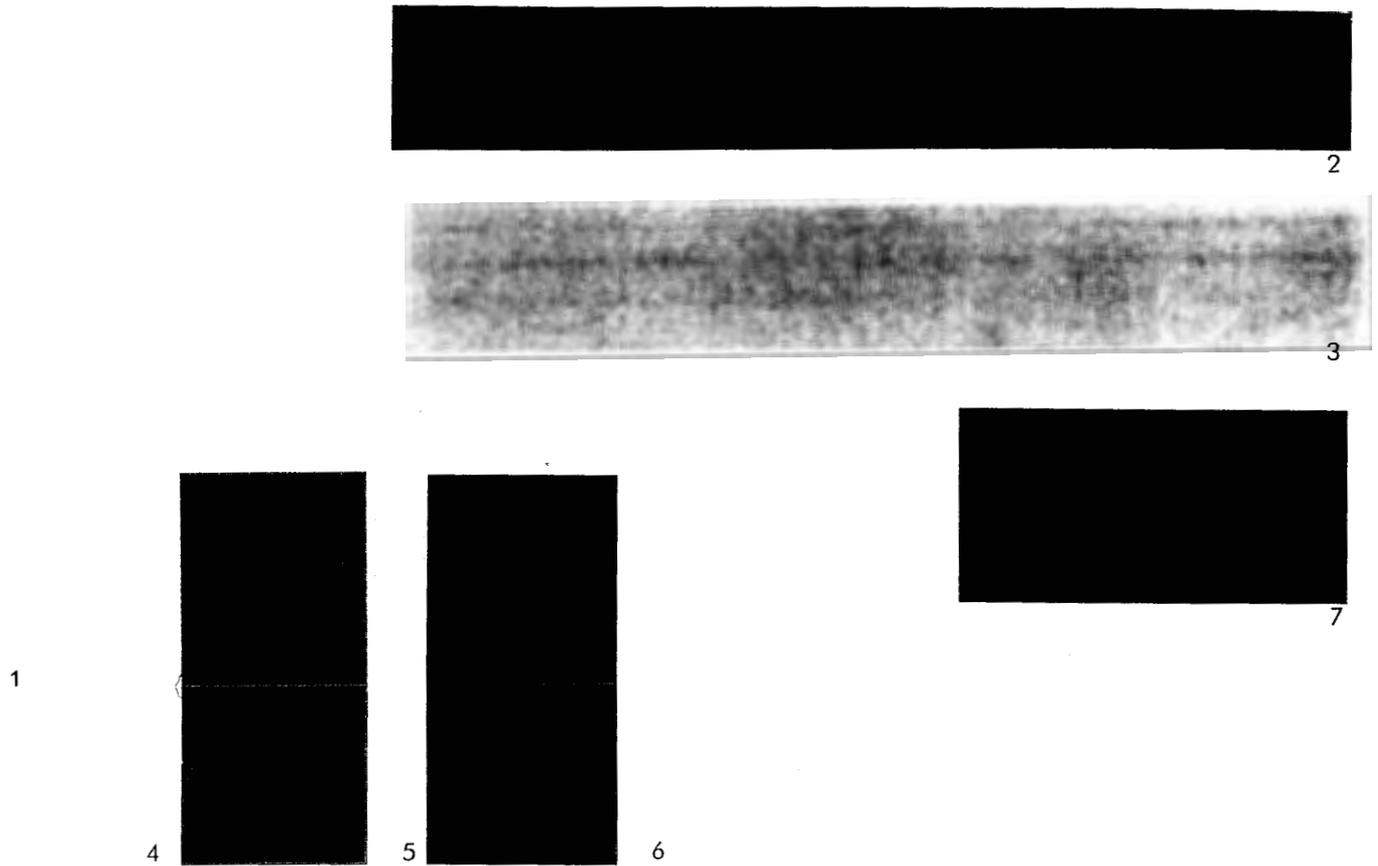


13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

1 Stucco	Muslin	SW 6133
2 Fascia   Garage Door	High Tea	SW 6159
3 Trim	Windsor Greige	SW 7528
4 Shutters	Brevity Brown	SW 6068
5 Clay Outlookers	Sturdy Brown	SW 6097
6 Gutters   Downspouts	Muslin	SW 6133
7 Wrought Iron	Tricorn Black	SW 6258

# Scheme 3



## Masters at Moorpark | Toll Brothers

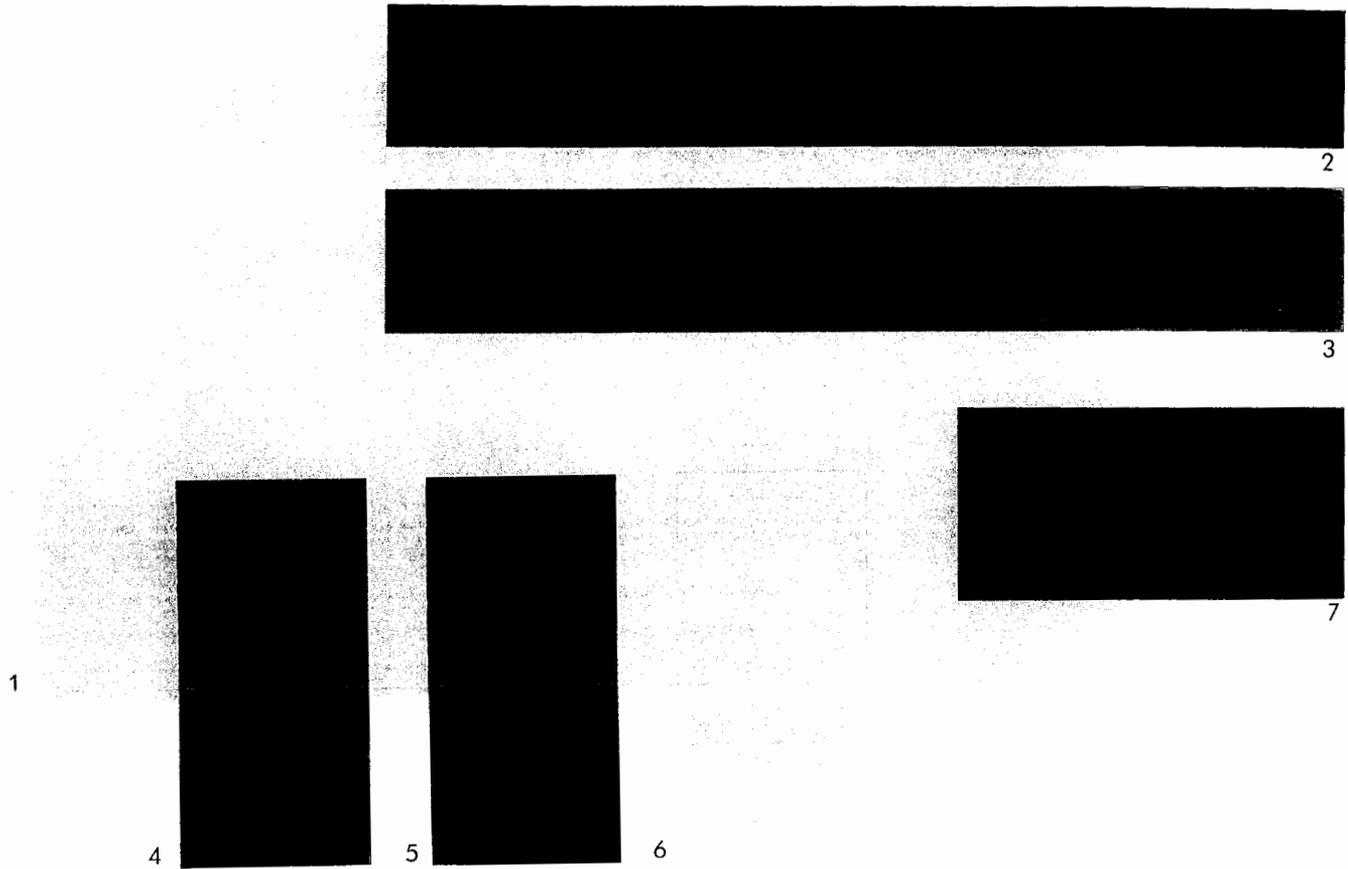


13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

1 Stucco	Softer Tan	SW 6141
2 Fascia   Garage Door	Rookwood Medium Brown	SW 2807
3 Trim	Threshold Taupe	SW 7501
4 Shutters	Sage Green Light	SW 2851
5 Clay Outlookers	Sturdy Brown	SW 6097
6 Gutters   Downspouts	Softer Tan	SW 6141
7 Wrought Iron	Tricorn Black	SW 6258

# Scheme 4



## Masters at Moorpark | Toll Brothers



13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

1 Stucco	Tawny Tan	SW 7713
2 Fascia   Garage Door	Sable	SW 6083
3 Trim	Down Home	SW 6081
4 Shutters	Grays Harbor	SW 6236
5 Clay Outlookers	Sturdy Brown	SW 6097
6 Gutters   Downspouts	Tawny Tan	SW 7713
7 Wrought Iron	Tricorn Black	SW 6258

# Scheme 5



2



3



6



4

5

1

## Masters at Moorpark | Toll Brothers

1 Stucco	China Doll	SW 7517
2 Fascia   Garage Door	Summit Gray	SW 7669
3 Trim	Nomadic Desert	SW 6107
4 Shutters	Brevity Brown	SW 6068
5 Gutters   Downspouts	China Doll	SW 7517
6 Wrought Iron	Tricorn Black	SW 6258

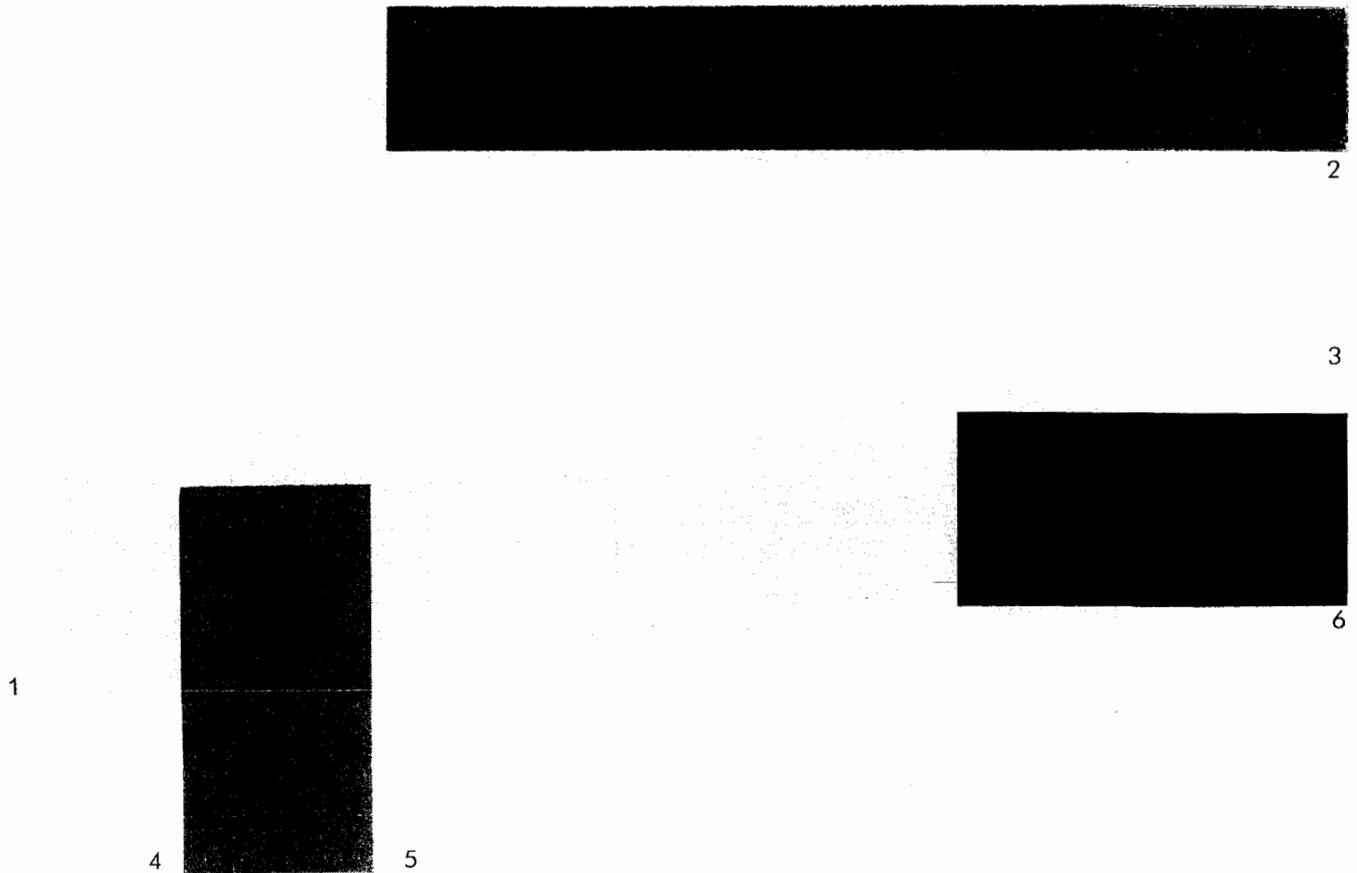


THE  
FINISHING  
TOUCH™

13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

# Scheme 6



## Masters at Moorpark | Toll Brothers

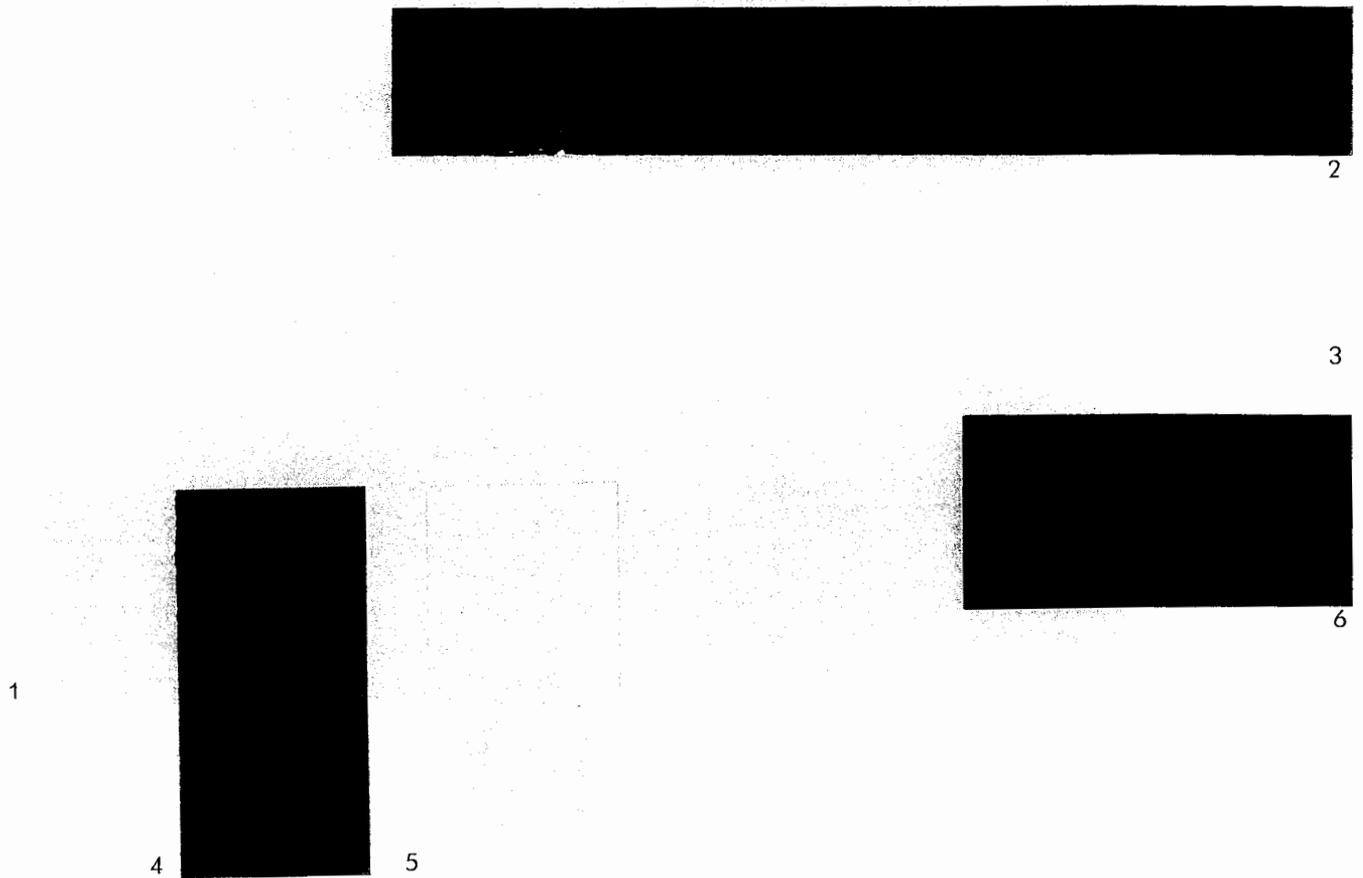
1 Stucco	Pavillion Beige	SW 7512
2 Fascia   Garage Door	Tree Branch	SW 7525
3 Trim	Softer Tan	SW 6141
4 Shutters	Serious Gray	SW 6256
5 Gutters   Downspouts	Pavillion Beige	SW 7512
6 Wrought Iron	Tricorn Black	SW 6258



13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

# Scheme 7



## Masters at Moorpark | Toll Brothers

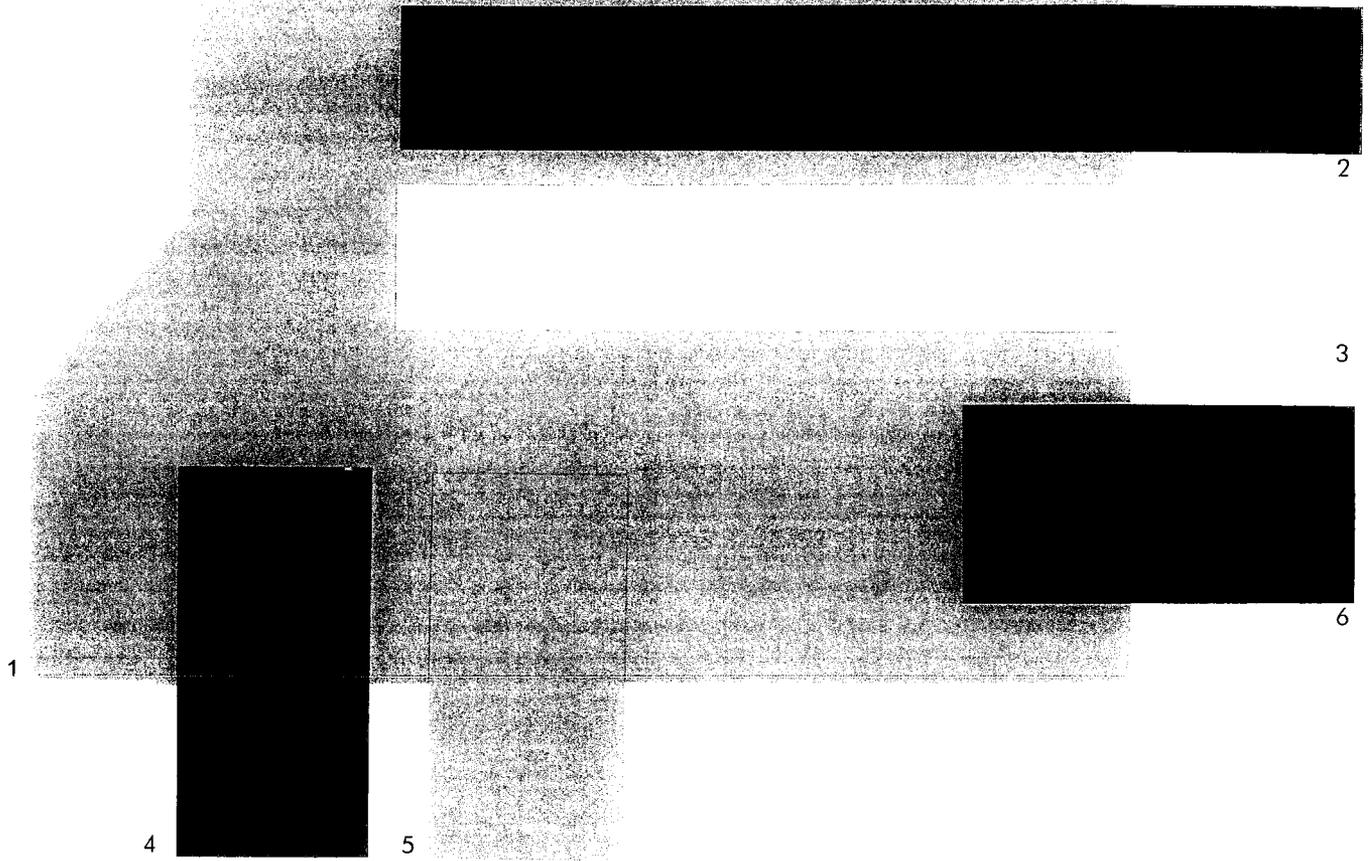


13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

1 Stucco	Practical Beige	SW 6100
2 Fascia   Garage Door	Bitter Chocolate	SW 6013
3 Trim	Moderate White	SW 6140
4 Shutters	Still Water	SW 6223
5 Gutters   Downspouts	Practical Beige	SW 6100
6 Wrought Iron	Tricorn Black	SW 6258

# Scheme 8



## Masters at Moorpark | Toll Brothers

1 Stucco	Mesa Tan	SW 7695
2 Fascia   Garage Door	Cobble Brown	SW 6082
3 Trim	Navajo White	SW 6126
4 Shutters	Eclipse	SW 6166
5 Gutters   Downspouts	Mesa Tan	SW 7695
6 Wrought Iron	Tricorn Black	SW 6258

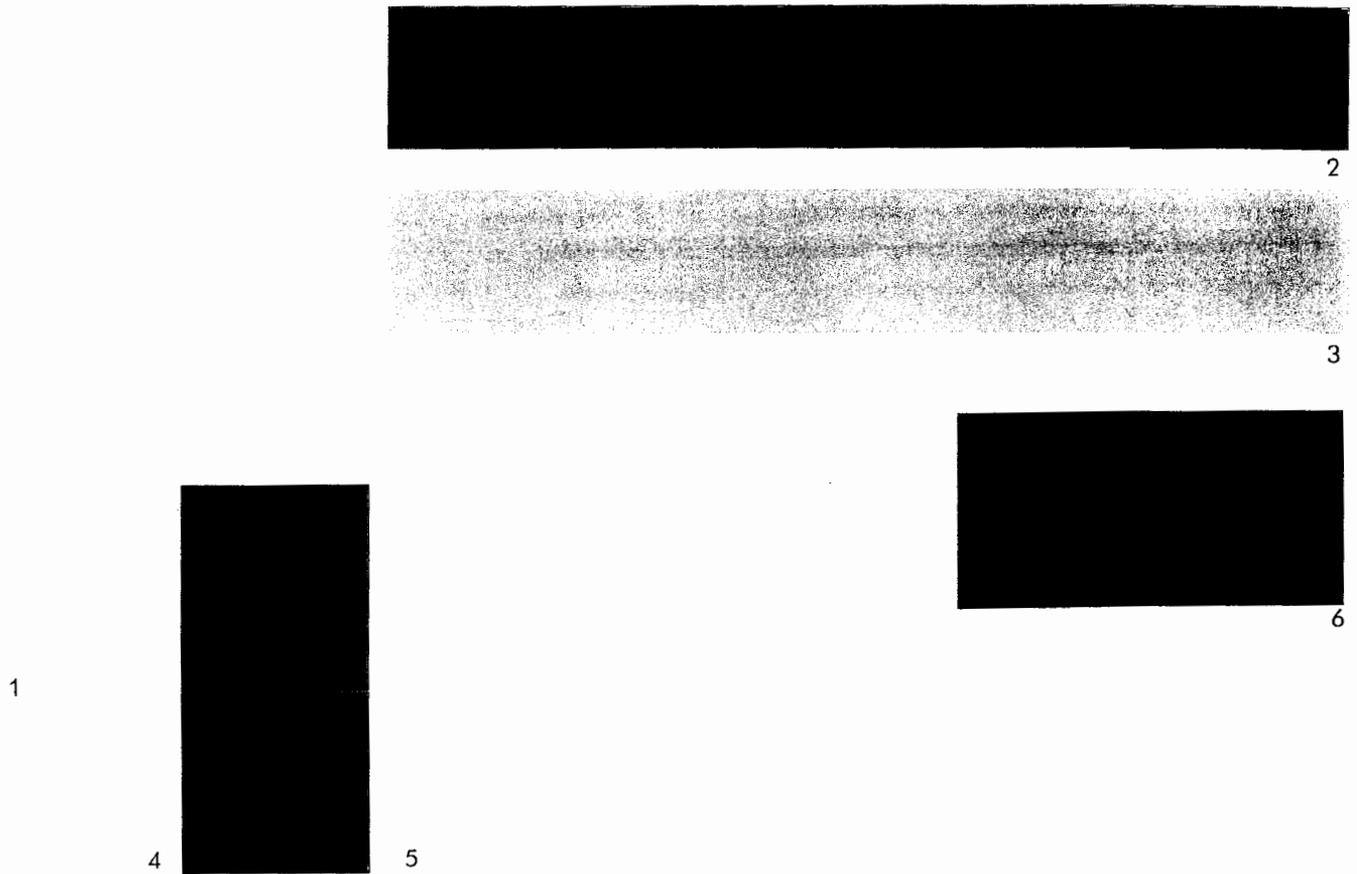


**THE  
FINISHING  
TOUCH™**

13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

# Scheme 9



## Masters at Moorpark | Toll Brothers

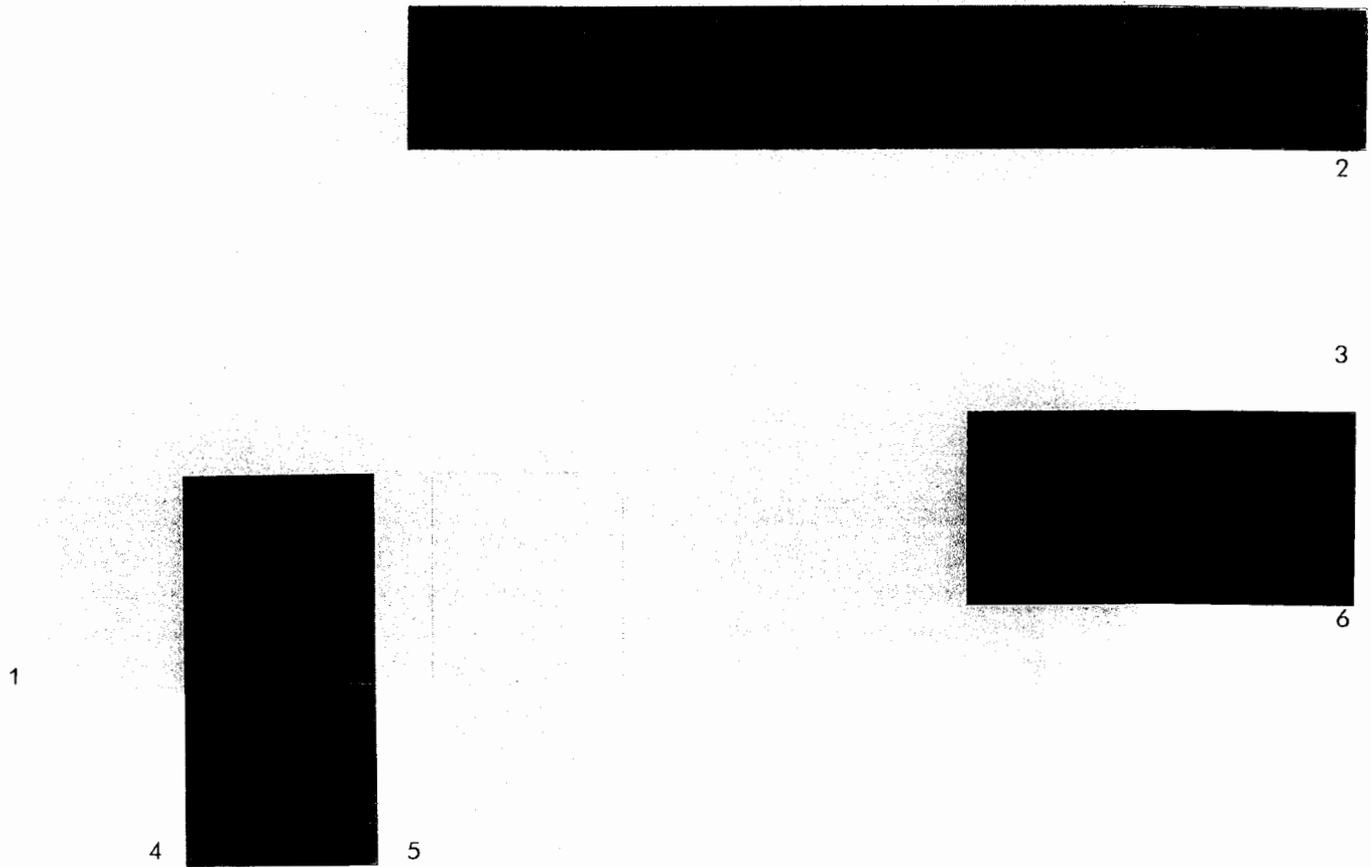
1 Stucco	Ivoire	SW 6127
2 Fascia   Garage Door	Jute Brown	SW 6096
3 Trim	Mesa Tan	SW 7695
4 Shutters	Rugged Brown	SW 6062
5 Gutters   Downspouts	Ivoire	SW 6127
6 Wrought Iron	Tricorn Black	SW 6258



13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

# Scheme 10



## Masters at Moorpark | Toll Brothers

1 <b>Stucco</b>	Golden Fleece	SW 6388
2 <b>Fascia   Garage Door</b>	Thatch Brown	SW 6145
3 <b>Trim</b>	Antique White	SW 6119
4 <b>Shutters</b>	Rosemary	SW 6187
5 <b>Gutters   Downspouts</b>	Golden Fleece	SW 6388
6 <b>Wrought Iron</b>	Tricorn Black	SW 6258

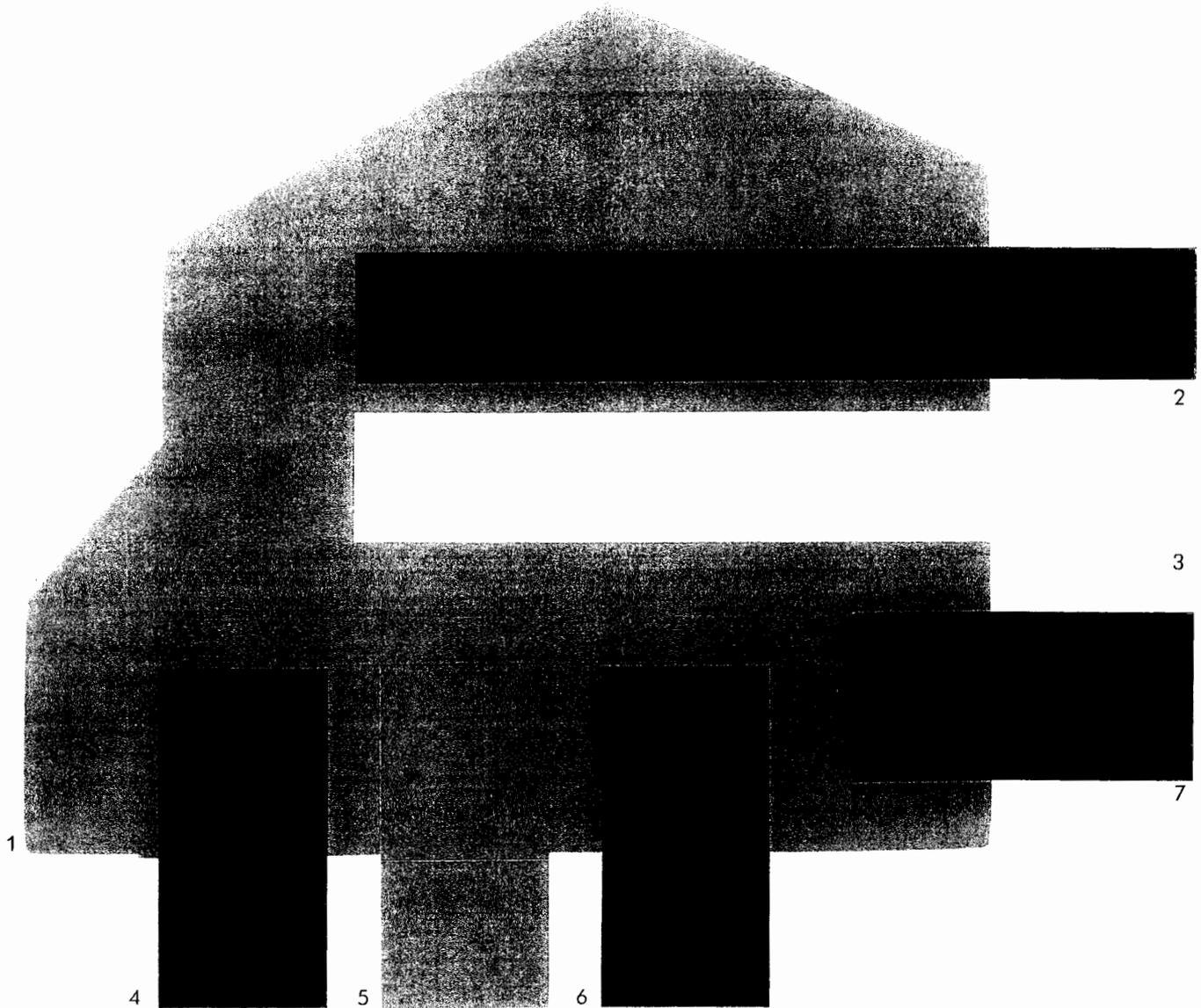


**THE  
FINISHING  
TOUCH™**

13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

# Scheme 11



## Masters at Moorpark | Toll Brothers



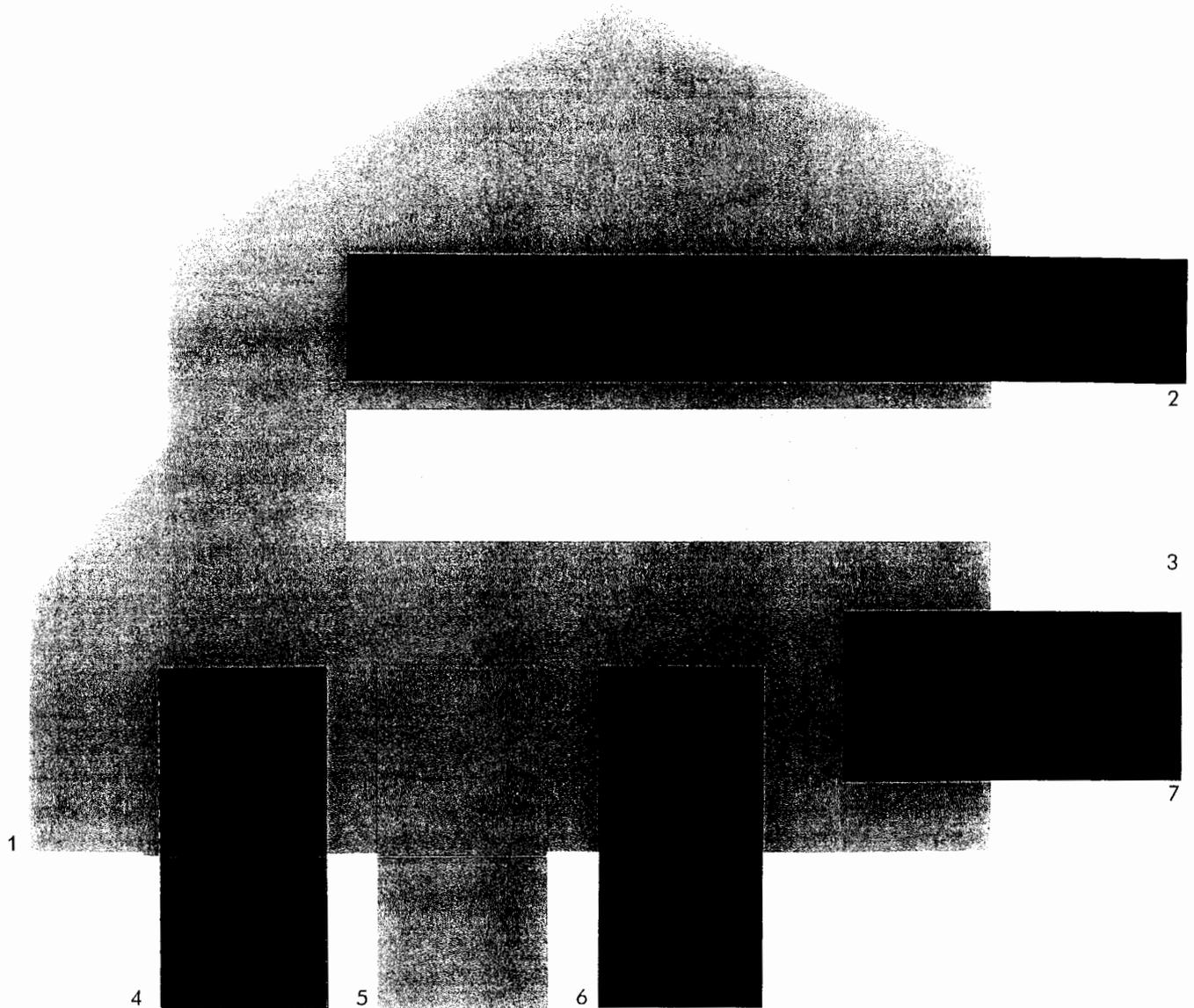
**THE  
FINISHING  
TOUCH™**

13-04-0633

Color samples shown approximate  
actual paint colors as closely as possible.

1 Stucco	Tatami Tan	SW 6116
2 Fascia	Java	SW 6090
3 Trim	Eaglet Beige	SW 7573
4 Shutters	Outerspace	SW 6251
5 Gutters   Downspouts	Tatami Tan	SW 6116
6 Garage Door	Outerspace	SW 6251
7 Wrought Iron	Tricorn Black	SW 6258

# Scheme 12



## Masters at Moorpark | Toll Brothers



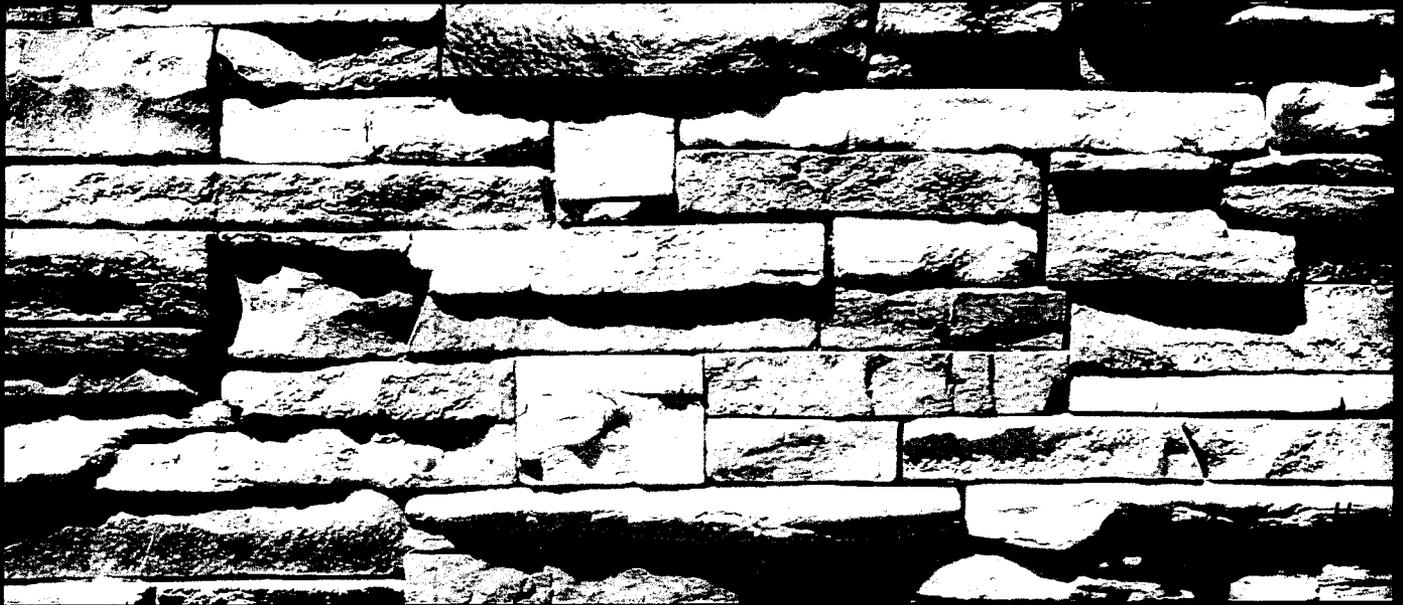
13-04-0633

Color samples shown approximate actual paint colors as closely as possible.

1 Stucco	Oak Creek	SW 7718
2 Fascia	French Roast	SW 6069
3 Trim	Row House Tan	SW 7689
4 Shutters	Garden Gate	SW 6167
5 Gutters   Downspouts	Oak Creek	SW 7718
6 Garage Door	French Roast	SW 6069
7 Wrought Iron	Tricorn Black	SW 6258

**Toll Brothers**  
America's Luxury Home Builder™

*Color Scheme #1*



QUICK STACK®

COLOR: CAPE COD GREY



QUICK STACK®

COLOR: COASTAL BROWN

Photographed mortar color may vary from what is installed on Toll Brothers® Homes.

Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663

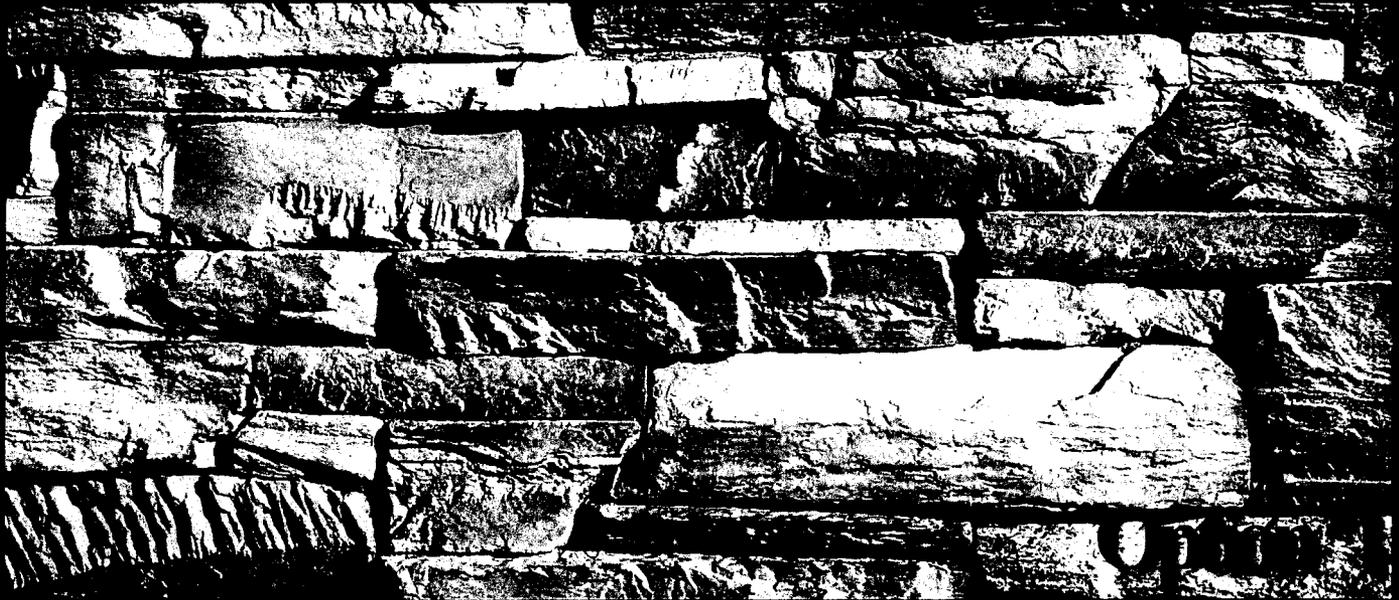


[www.CORONADO.com](http://www.CORONADO.com)

# Toll Brothers

America's Luxury Home Builder™

## Color Scheme #10



OLD WORLD LEDGE

COLOR: PROVO CANYON GREY



OLD WORLD LEDGE

COLOR: BROOKSIDE

Photographed mortar color may vary from what is installed on Toll Brothers' Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663

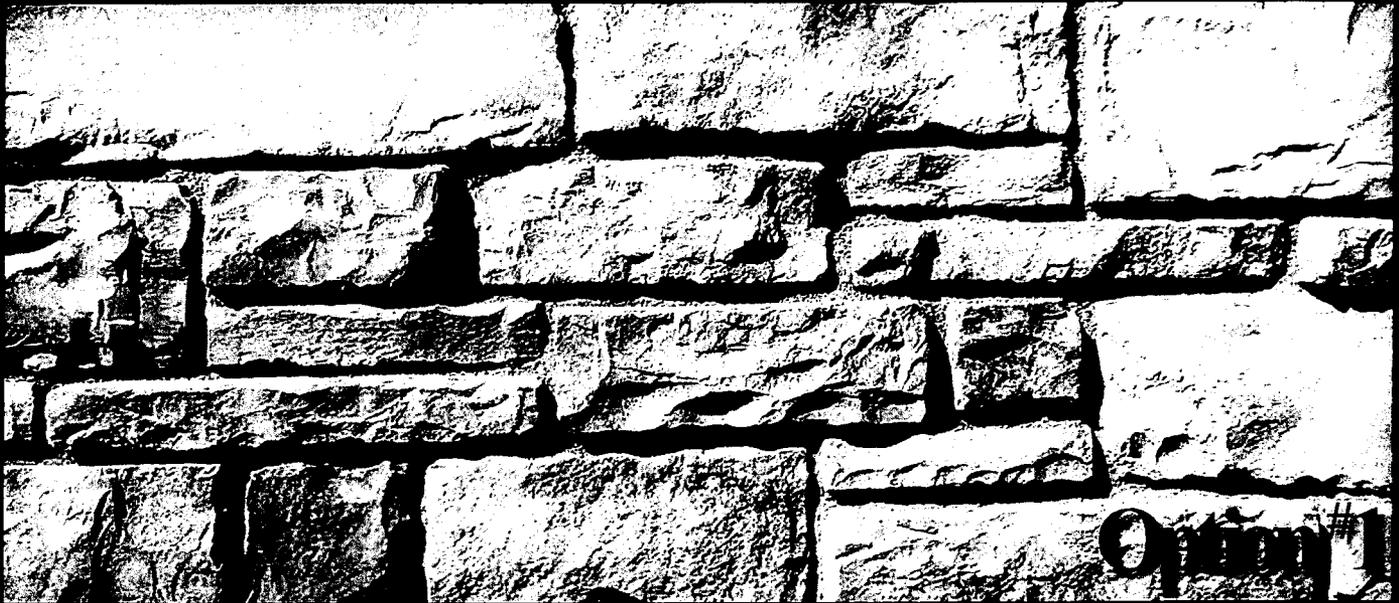


[www.CORONADO.com](http://www.CORONADO.com)

# Toll Brothers

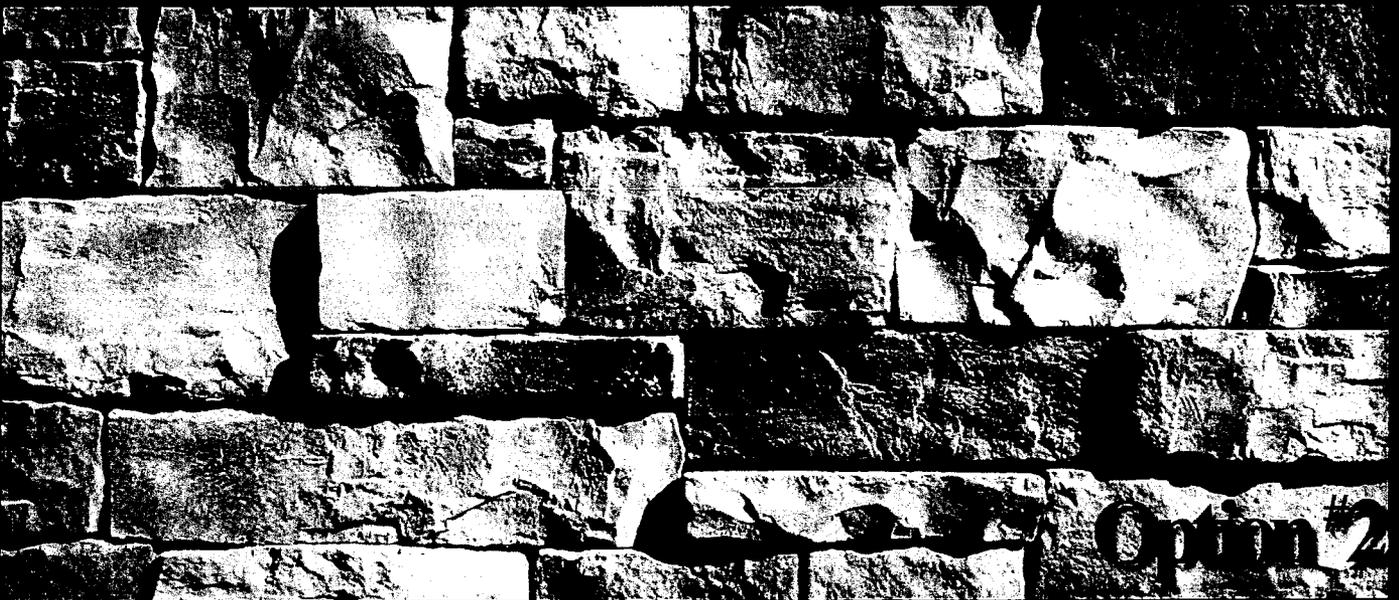
America's Luxury Home Builder™

## Color Scheme #11



COUNTRY RUBBLE

Option #1  
COLOR: GREY QUARTZITE



COUNTRY RUBBLE

Option #2  
COLOR: CARMEL MOUNTAIN

Photographed mortar color may vary from what is installed on Toll Brothers' Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

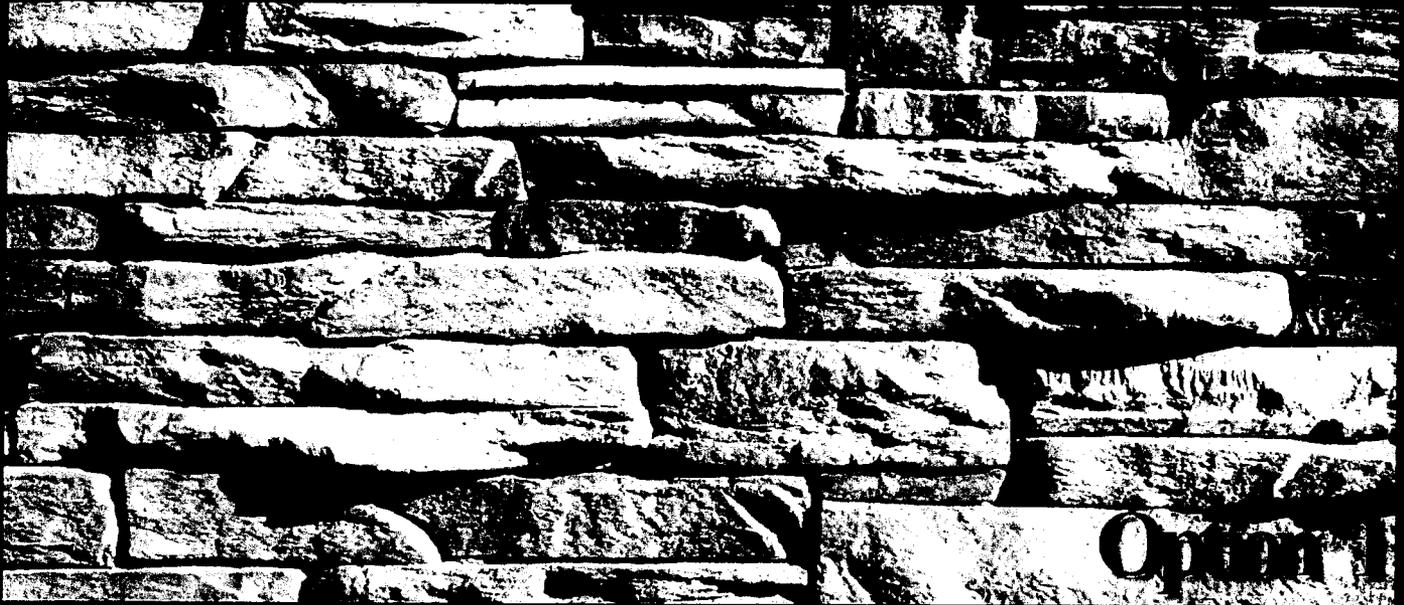
11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663



[www.CORONADO.com](http://www.CORONADO.com)

**Toll Brothers**  
America's Luxury Home Builder™

*Color Scheme #12*



**EASTERN MOUNTAIN LEDGE®**

*COLOR: GREY QUARTZITE*



**EASTERN MOUNTAIN LEDGE®**

*COLOR: CARMEL MOUNTAIN*

Photographed mortar color may vary from what is installed on Toll Brothers® Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663



[www.CORONADO.com](http://www.CORONADO.com)

**Toll Brothers**  
America's Luxury Home Builder™

*Color Scheme #13*



**FRENCH COUNTRY VILLA®**

*COLOR: VERSAILLES*



**OLD WORLD LEDGE**

*COLOR: SUNSET BLEND*

Photographed mortar color may vary from what is installed on Toll Brothers® Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663



[www.CORONADO.com](http://www.CORONADO.com)

**Toll Brothers**  
America's Luxury Home Builder™

*Color Scheme #11*



70% OLD WORLD LEDGE & 30% APPALACHIAN FIELDSTONE

COLOR: CARMEL MOUNTAIN



OLD WORLD LEDGE

COLOR: BROOKSIDE

Photographed mortar color may vary from what is installed on Toll Brothers® Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663



[www.CORONADO.com](http://www.CORONADO.com)

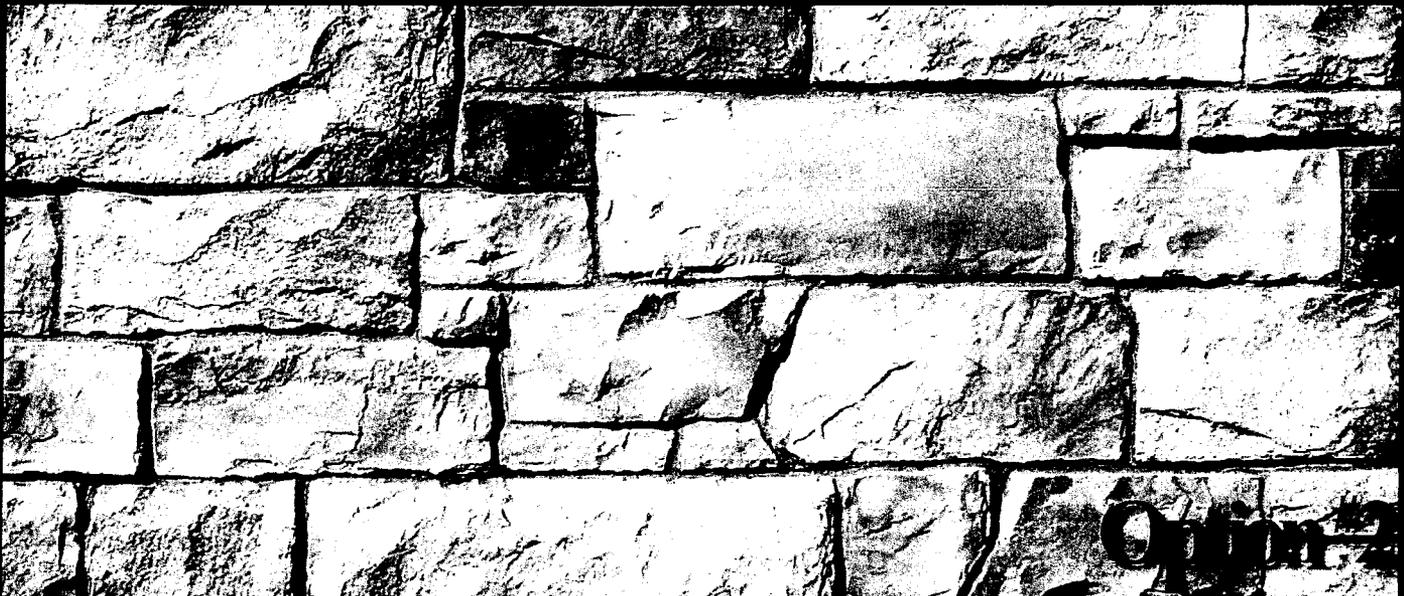
**Toll Brothers**  
America's Luxury Home Builder™

*Color Scheme #15*



ITALIAN VILLA®

COLOR: VERONA



VENITIAN VILLA®

COLOR: SUNSET BLEND

Photographed mortar color may vary from what is installed on Toll Brothers® Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone® product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663



[www.CORONADO.com](http://www.CORONADO.com)

**Toll Brothers**  
America's Luxury Home Builder™

*Color Scheme #16*



TUSCAN VILLA®

*COLOR: FLORENTINE*



IDAHO DRYSTACK

*COLOR: CHABLIS*

Photographed mortar color may vary from what is installed on Toll Brothers' Homes.  
Due to photographic and printing variations, colors may not be accurate. We suggest examination of Coronado Stone™ product samples prior to purchase.

11191 Calabash Ave. • Fontana, CA 92337  
Phone: (800) 847-8663



[www.CORONADO.com](http://www.CORONADO.com)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING MODIFICATION NO. 1 TO RESIDENTIAL PLANNED DEVELOPMENT 2003-04, A REQUEST FOR APPROVAL OF TWO NEW HOUSE PLANS AND MODIFICATION OF THREE EXISTING PREVIOUSLY APPROVED HOUSE PLANS AT TRACT 5463 (MASTERS AT MOORPARK COUNTRY CLUB), AND FINDING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION APPLICABLE, LOCATED ON THE NORTH SIDE OF CHAMPIONSHIP DRIVE, EAST OF GRIMES CANYON ROAD, ON THE APPLICATION OF MIKE NIX OF TOLL BROTHERS, INC.

WHEREAS, at a duly noticed public hearing on October 2, 2013, the City Council considered Modification No. 1 to Residential Planned Development 2003-04 on the application of Mike Nix of Toll Brothers, Inc. for a Request for Approval of Addition of Two New House Plans and Modification of Three Existing Previously Approved House Plans; and, Modification to Floor Plans and Elevations at Tract 5463 (Masters at Moorpark Country Club), Located on the North Side of Championship Drive, East of Grimes Canyon Road; and

WHEREAS, at its meeting of October 2, 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 reached a decision on this matter.

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

SECTION 1. ENVIRONMENTAL DOCUMENTATION: A Mitigated Negative Declaration had been prepared and adopted by City Council Resolution No. 2006-2537 for the original project. The proposed modification does not change the number or location of the homes, and does not have the potential to result in any new impacts or a substantial increase in any impacts not addressed by the previously adopted Mitigated Negative Declaration. No new information or impacts that require preparation of a new or subsequent Mitigated Negative Declaration have been identified as a result of the proposed modification to design of the homes for the project. Therefore, based upon its independent judgment and analysis, the City Council finds the previously adopted Mitigated Negative Declaration is applicable and no subsequent environmental documentation is needed.

SECTION 2. PLANNED DEVELOPMENT FINDINGS: Based upon the information set forth in the staff report(s), accompanying studies, and oral and written public testimony, the City Council makes the following findings in accordance with City of Moorpark, Municipal Code Section 17.44.030:

- A. 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, and Zoning Ordinance, in that the proposed project will provide for the orderly development of land identified in the City's General Plan, and Zoning Ordinance as appropriate for residential development within Residential Planned Development No. 2003-04, to be compatible with the developed residential neighborhoods within the Moorpark Country Club Estates, and;
- B. 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 modification is consistent with the approved project and the existing adjacent residential development; and
- C. 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.

SECTION 3. CITY COUNCIL APPROVAL: The City Council hereby approves Modification No. 1 to Residential Planned Development 2003-04 subject to the Special Conditions of Approval included in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 4. 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 2<sup>nd</sup> day of October, 2013.

---

Janice S. Parvin, Mayor

ATTEST:

---

Maureen Benson, City Clerk

Exhibit A – Special Conditions of Approval

**EXHIBIT A**

**SPECIAL CONDITIONS OF APPROVAL FOR MODIFICATION NO. 1 TO  
RESIDENTIAL PLANNED DEVELOPMENT 2003-04**

1. All prior conditions of approval of Resolution No. 2006-2541 for Residential Planned Development Permit Nos. 2003-04 and Tract Map 5463 shall continue to apply unless specifically modified by this resolution.
2. The developer shall restrict the use of the Santa Barbara model in order to provide more diversity in the development. The use of this model shall be subject to approval by the Community Development Director on a lot-by-lot basis.
3. No models of the same plan and color/material scheme will be permitted next to each other.
4. No more than two of the same model will be permitted next to each other.
5. The applicant must use durable materials for trim on the ground floor levels of the homes, such as wood window trim, or ¼" minimum thickness cementitious stucco coat over foam.
6. 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 -