

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

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

DATE: November 8, 2013 (CC Meeting of 11/20/2013)

SUBJECT: Receive a Letter or Withdrawal of Modification No. 1 to Residential Planned Development Permit No. 1999-02, a Request for Approval to Construct Four New House Plans for Construction of 66 Single Family Homes on Existing Lots Within the Meridian Hills Gated Community, Tract 5187, North of Meridian Hills Drive and West of Walnut Canyon Road, on the Application of Rick Bianchi, for TRI Pointe Homes, Inc.

BACKGROUND/DISCUSSION

Since 2008, Resmark Equity Partners, LLC, (who purchased the property from William Lyon Homes, Inc., as successor in interest) has been responsible for compliance with the terms of the Development Agreement, Residential Planned Development Permit No. 1999-02 and Tract Map 5187, for the Meridian Hills project, located off of Meridian Hills Drive, west of Walnut Canyon Road. Resmark has partnered with TRI Pointe Homes, LLC (TPH), a home builder based in Irvine, to construct 66 single family homes, on 66 of the 183 remaining vacant lots. Rick Bianchi, as representative for TPH, filed the Modification No. 1 to Residential Planned Development (RPD) Permit No. 1999-02 application on May 21, 2013.

On November 6, 2013, a public hearing on the requested Modification No. 1 to RPD Permit No. 1999-02 occurred before the City Council. During the applicants' rebuttal period prior to the close of the public hearing, Rick Bianchi, the applicant, requested clarification from staff, asking if the current RPD 1999-02 permit allows using the seven original approved floor plans for construction of homes on the remaining 183 vacant lots within Tract 5187. Staff clarified that yes, there are seven approved house plans that are on file with the current RPD permit, but there have been building code updates that would need to be addressed prior to obtaining permits with those plans in order to

construct homes on the remaining 183 vacant lots. Following staff clarification to the applicant on this, the applicant verbally withdrew the Modification No. 1 application. On November 8, 2013, Mike McMillen, Vice President of TRI Pointe Homes, sent staff, (via electronic mail) a letter of withdrawal on the requested Modification No. 1 to RPD Permit No. 1999-02 (attached).

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Receive and File.

ATTACHMENT:

November 8, 2013, TRI Pointe Homes Letter of Withdrawal of Modification No. 1 to RPD No. 1999-02 application.

November 8, 2013

Joseph R. Vacca, AICP
Principal Planner
City of Moorpark
799 Moorpark Avenue
Moorpark, CA 93021

Subject: Modification No. 1 to RPD Permit No. 199-02

Dear Joe,

At City Council on November 6th, the subject application was noticed, presented by staff for the City Council and residents that were in attendance. At the end of the public hearing, Rick Bianchi withdrew our application from consideration. As requested, this letter is to confirm that action.

Over the next several weeks, Resmark will consider their alternatives and come back to staff with a proposed course of action. You will recall that we confirmed that night that except for structural code changes, the originally approved units can be built in the community.

Thank you for your hard work on this application and we look forward to meeting with you soon to discuss the future build out of Meridian Hills.

Do not hesitate to contact me directly should you have any questions.

Sincerely,



Mike McMillen
Vice President
TRI Pointe Homes