

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** David A. Bobardt, Community Development Director  
Stefanie Edmondson, Contract Planner, Lilley Planning Group

**DATE:** April 20, 2015 (CC Meeting of 5/6/2015)

**SUBJECT:** Consider Resolution Directing the Planning Commission to Study, Hold a Public Hearing, and Provide a Recommendation on Amending the Zoning Designation for Properties on the West Side of Walnut Canyon Road between Rangewood Court and Casey Road from Rural Exclusive (RE) to Residential Planned Development (RPD-4U)

**BACKGROUND / DISCUSSION**

The City's Zoning Map designates the area on the west side of Walnut Canyon Road between Rangewood Court and Casey Road as Rural Exclusive (RE), shown in Attachment 1. The purpose of the RE zone is to provide and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with rural residential communities. As the attached aerial photo shows, the neighborhood is not rural in character in that it does not support any horticultural activities, and is developed solely with medium-density residential uses, with no service or institutional uses (Attachment 2). The City's General Plan calls for Medium Density Residential (M) uses in this area, as shown on Attachment 3.

Given the developed pattern of this area and the General Plan, staff believes consideration should be given to a change of zone to Residential Planned Development (RPD) at a density matching the General Plan, 4 units per acre. The purpose of the RPD zone is to provide areas for communities which will be developed utilizing modern land planning and unified design techniques; this zone provides a flexible regulatory procedure in order to encourage efficient use of land through clustering of dwelling units and variety and innovation in site design, density and housing unit options. It would allow for greater flexibility in the development of the nine vacant parcels owned by the City's Successor Housing Agency.

The City of Moorpark 2014-2021 Housing Element, Appendix B, Residential Land Inventory discusses the City of Moorpark's "Walnut Canyon Road Properties" which the City of Moorpark acquired for potential consolidation and construction of affordable housing units. There are several contiguous parcels which could be consolidated for the clustering of new developments. These properties are accessed from Walnut Canyon Road with available utility connections and services. The City is currently in negotiations with a developer on an agreement for an affordable housing project and would utilize the density bonus option. The RE zoning along Walnut Canyon Road has a minimum lot size of 10,000 square feet. With a density bonus, two affordable homes could be built on each lot, but the lots could not be subdivided with the units sold individually. The RPD-4U zoning would allow a similar density as the RE zoning, but it would also allow the creation of smaller lots that could be sold individually.

The Municipal Code calls for a resolution of City Council to initiate an amendment to the Zoning Ordinance. The attached draft resolution, if adopted by City Council, would direct staff and the Planning Commission to study and provide a recommendation to the City Council on the proposed zone change from RE to RPD-4U.

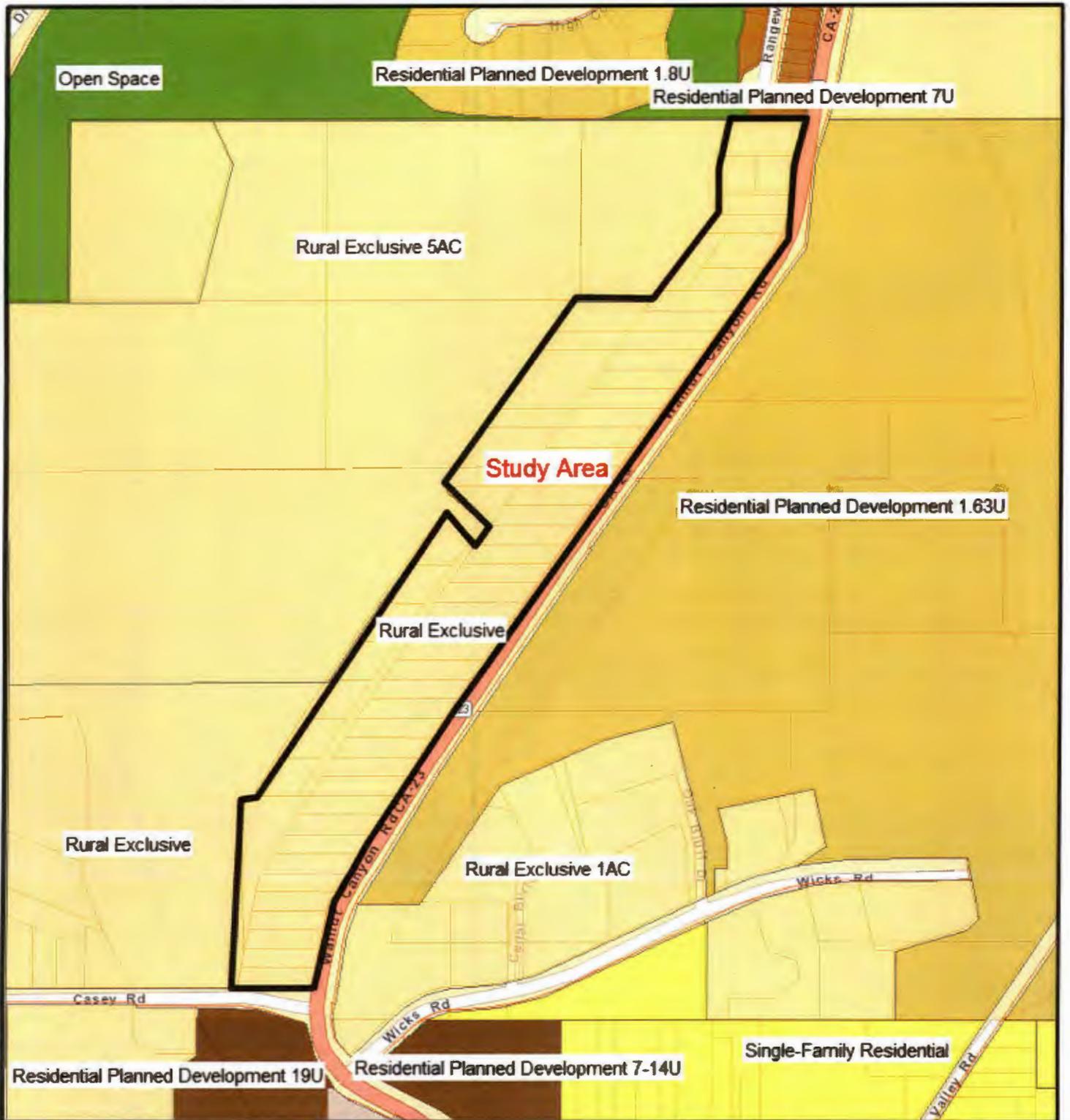
### **STAFF RECOMMENDATION**

Adopt Resolution 2015-\_\_\_\_\_.

#### **ATTACHMENTS:**

1. Zoning Map
2. Aerial map
3. General Plan – Land Use Designation
4. Draft Resolution

# Zoning Map



1" = 376 ft	Study Area	04/28/2015		
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Moorpark staff for the most up-to-date information.

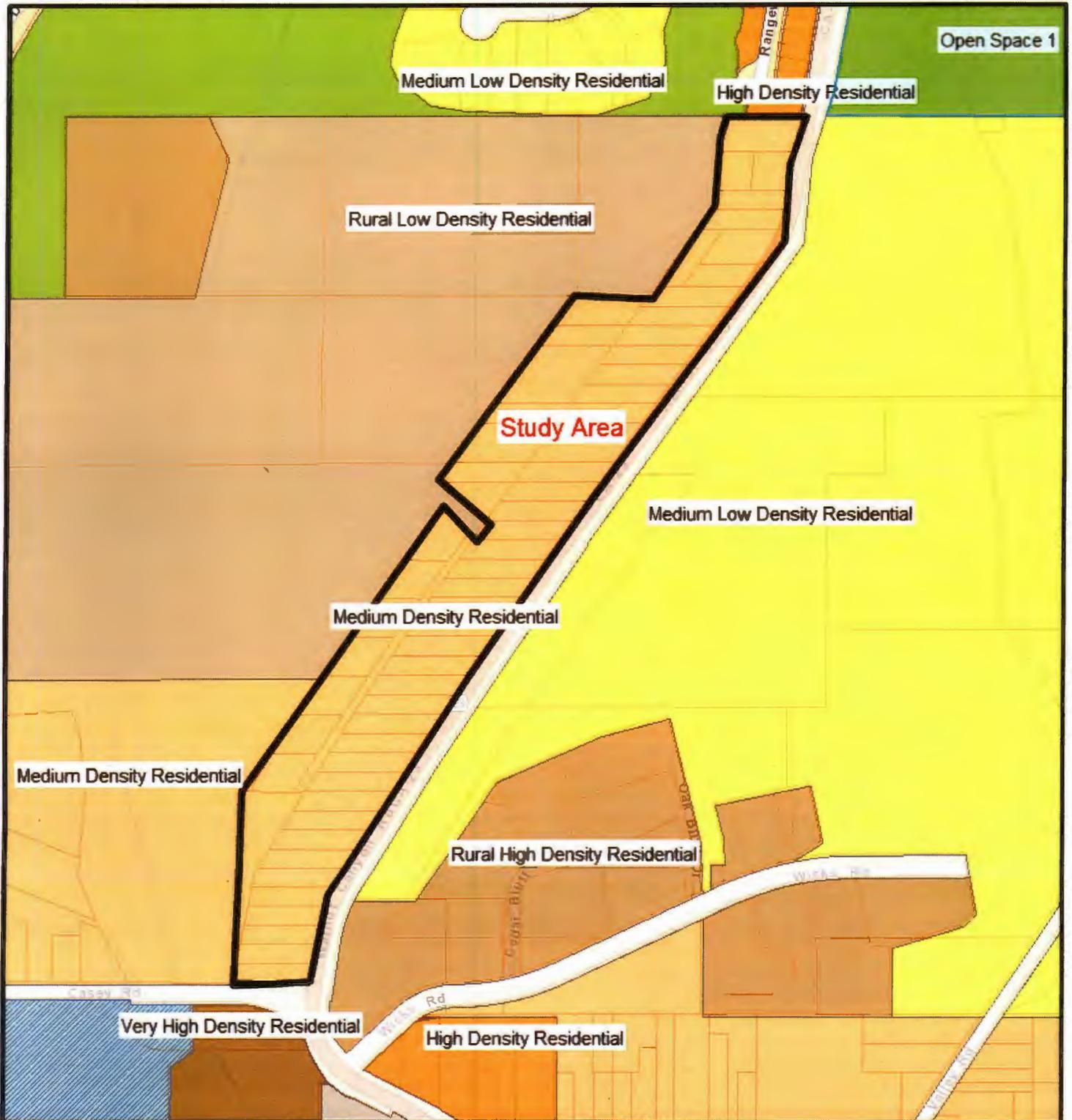
# Aerial Map



1" = 376 ft	Study Area	04/28/2015		
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# General Plan - Land Use Designation



1" = 376 ft	Study Area	04/28/2015		
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## CC ATTACHMENT 3

RESOLUTION NO. 2015-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, DIRECTING THE PLANNING COMMISSION TO STUDY, HOLD A PUBLIC HEARING, AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON AMENDING THE ZONING MAP FOR PROPERTIES ON THE WEST SIDE OF WALNUT CANYON ROAD FROM RANGWOOD COURT TO CASEY ROAD FROM RURAL EXCLUSIVE (RE) TO RESIDENTIAL PLANNED DEVELOPMENT – 4 UNITS PER ACRE (RPD-4U)

WHEREAS, Section 17.44.050 of the Municipal Code provides that the City Council may initiate proceedings to consider Zoning Map Amendments by the adoption of a resolution of intent; and

WHEREAS, the City Council wishes to initiate proceedings to consider a Zoning Map Amendment that would rezone properties on the west side of Walnut Canyon Road between Rangewood Court and Casey Road from Rural Exclusive (RE) to Residential Planned Development – 4 Units per Acre (RPD-4U); and

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

SECTION 1. INITIATION OF PROCEEDINGS: The City Council hereby authorizes the initiation of proceedings to consider a Zoning Map Amendment for properties on the west side of Walnut Canyon Road between Rangewood Court and Casey Road from Rural Exclusive (RE) to Residential Planned Development – 4 Units per Acre (RPD-4U).

SECTION 2. DIRECTION TO PLANNING COMMISSION: The Planning Commission is hereby directed to study, hold a public hearing, and provide a recommendation to the City Council on this matter.

SECTION 3. CITY CLERK CERTIFICATION AND FILING: 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 6<sup>th</sup> of May, 2015.

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Janice S. Parvin, Mayor

ATTEST:

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Maureen Benson, City Clerk

**CC ATTACHMENT 4**