

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Joseph Fiss, Planning Manager
Prepared by: Freddy A. Carrillo, Associate Planner I 

DATE: July 28, 2015 (CC Meeting of 08/19/2015)

SUBJECT: Consider Resolution Approving Modification No. 2 to Residential Planned Development No. 2003-04, a Request for Approval of One Additional New Single Story House Plan at Tract No. 5463 (Masters at Moorpark Country Club Estates), Located on the North Side of Championship Drive, East of Grimes Canyon Road, on the Application of Toll Brothers, Inc. and Finding the Previously Adopted Mitigated Negative Declaration Applicable.

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 October 2, 2013, the City Council approved Modification No. 1 to add two new house plans and modify three existing previously approved house plans, for a total of five house plans.

On July 23, 2015, Toll Brothers, Inc. submitted a modification application to add one additional new single story house plan.

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. The first modification, approved October 2, 2013, added two new house plans and updated three existing previously approved house plans, for a total of five house plans. This provided a sufficient variety to ensure a varied and interesting streetscape. The applicant is proposing to keep these five home plans, and add one

new single story plan. 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 new home design, 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 add a new single-story home plan, for a total of six different home plans. The new plan will be offered with three different elevations and 12 color selections. The floor plan and style are consistent and compatible with the approved architecture, and also incorporate architectural elements as shown in the original project. The six home plans compare as follows:

Plan Number	Plan Name	MCCE Equivalent	Stories Sq. Ft.	Bedrooms Bathrooms	Garage	Elevations
Plan 1 (No Change)	Santa Fe (Previously Catalina)	Approved 9/20/06	1 4,010	4 4 1/2	4 car	Tuscan: Spanish Colonial: Manor
Plan 2 (No Change)	La Morra	Approved 10/2/13	1 4,358	4 or 5 4 1/2	3 or 4 car	Tuscan: Spanish Colonial: Mediterranean
Plan 3 (No Change)	Napoli (Previously Palos Verdes)	Approved 9/20/06	2 4,675	5 4 1/2	3 car	Tuscan: Spanish Colonial: Manor: Mediterranean
Plan 4 (No Change)	Santa Barbara	Approved 9/20/06	2 4,967	5 or 6 5 1/2 or 6 1/2	4 car	Tuscan: Spanish Colonial: Manor: Mediterranean
Plan 5 (No Change)	La Spezia	Approved 10/2/13	2 5,175	5 or 6 5 1/2 or 6 1/2	3 or 4 car	Tuscan: Spanish Colonial: Manor
Plan 6 (New)	Marchetti	New Plan	1 4,200	3 or 4 3 1/2 or 4 1/4	3 or 4 car	Tuscan: Spanish Colonial: Manor

Floor plans, roof plans and architectural elevations for the proposed home may be seen in the reduced plans provided in Attachment 2. 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**

The new house plan is proposed with three architectural styles, 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. 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. 2 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: July 28, 2015
Planning Commission Action Deadline: Not Applicable
City Council Action Deadline: October 26, 2015

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

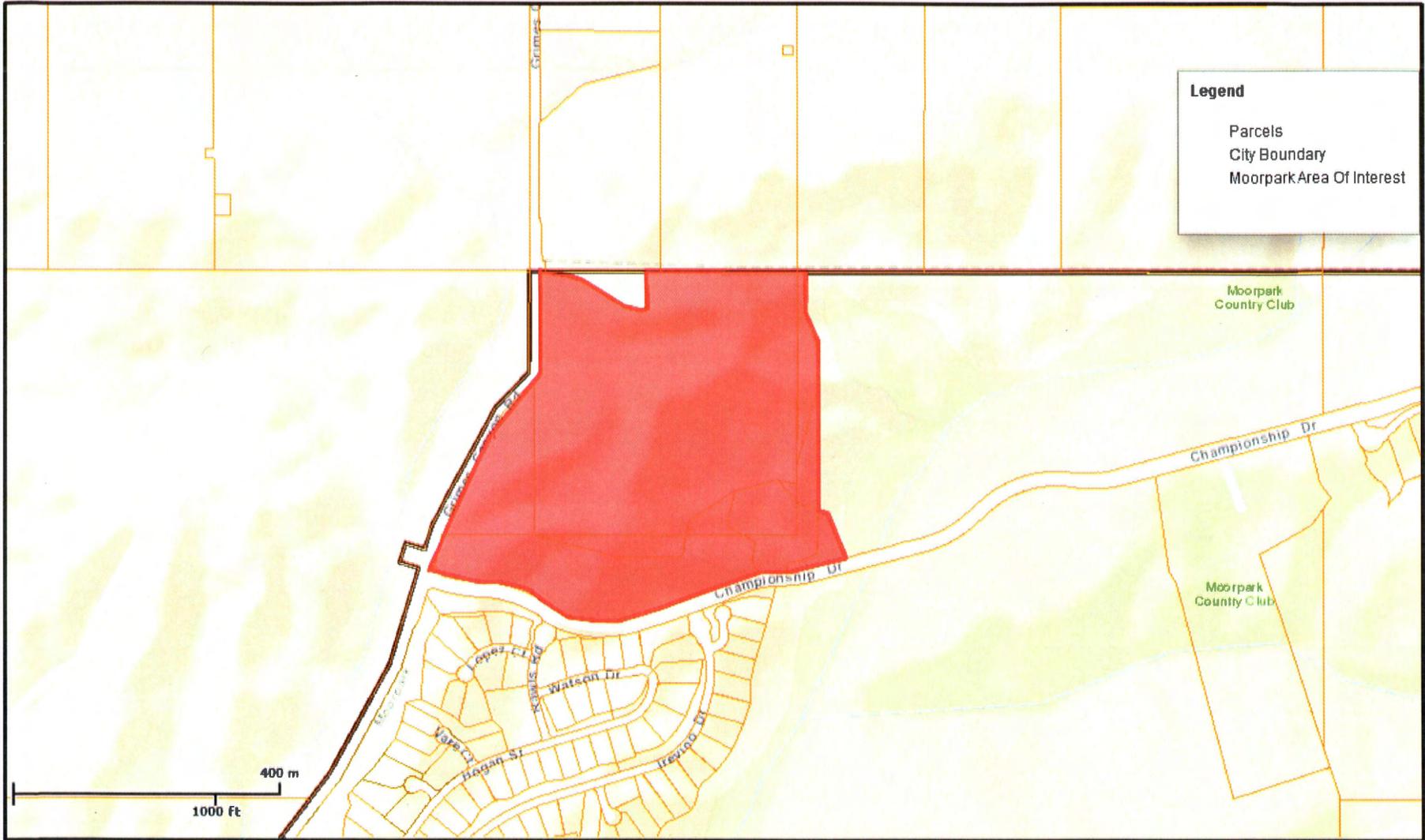
1. Open the public hearing, take public testimony, and close the public hearing;
2. Adopt Resolution No. 2015-____, approving Modification No. 2 to Residential Planned Development Permit No. 2003-04 subject to Conditions of Approval and finding the previously adopted Mitigated Negative Declaration applicable.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Proposed Floor Plans and Elevations (Under Separate Cover)
4. Draft Resolution Approving Modification No. 2 to Residential Planned Development Permit No. 2003-04.

Location Map - Track 5463

CC ATTACHMENT 1



<p>1" = 752 ft</p>	<p>Mod. No.2 to RPD No. 2003-04</p>	<p>07/29/2015</p>		
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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.

Location Map - Track 5463

CC ATTACHMENT 2



1" = 752 ft	Mod. No.2 to RPD No. 2003-04	07/29/2015		
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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.

PROJECT EXHIBITS

A. PROPOSED FLOOR PLANS / ELEVATIONS

(UNDER SEPARATE COVER)

**COPIES OF THE EXHIBITS ARE AVAILABLE
UPON REQUEST OF THE PROJECT PLANNER**

RESOLUTION NO. 2015-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING MODIFICATION NO. 2 TO RESIDENTIAL PLANNED DEVELOPMENT NO. 2003-04, A REQUEST FOR APPROVAL OF ONE ADDITIONAL NEW SINGLE STORY HOUSE PLAN AT TRACT NO. 5463 (MASTERS AT MOORPARK COUNTRY CLUB ESTATES), LOCATED ON THE NORTH SIDE OF CHAMPIONSHIP DRIVE, EAST OF GRIMES CANYON ROAD, ON THE APPLICATION OF TOLL BROTHERS, INC. AND FINDING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION APPLICABLE.

WHEREAS, at a duly noticed public hearing on August 19, 2015, the City Council considered Modification No. 2 to Residential Planned Development No. 2003-04 on the application of Hamid Pezeshkian for Toll Brothers, Inc. for one additional single story house plan at Tract No. 5463 (Masters at Moorpark Country Club Estates), located on the north side of Championship Drive, east of Grimes Canyon Road; and

WHEREAS, at its meeting of August 19, 2015, 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; and

WHEREAS, 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.

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. 2 to Residential Planned Development No. 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 ____ day of August, 2015.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Exhibit A – Special Conditions of Approval

EXHIBIT A

**SPECIAL CONDITIONS OF APPROVAL FOR MODIFICATION NO. 2 TO
RESIDENTIAL PLANNED DEVELOPMENT NO. 2003-04**

1. All prior conditions of approval of Resolution No. 2006-2541 for Residential Planned Development Permit No. 2003-04 and Tentative Tract Map No. 5463 shall continue to apply unless specifically modified by this resolution.
2. No models of the same plan and color/material scheme will be permitted next to each other.
3. No more than two of the same model will be permitted next to each other.
4. 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.
5. 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.

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