

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Community Development Director
Prepared By: David A. Bobardt, Planning Manager 

DATE: January 11, 2007 (CC Meeting of 1/17/2007)

SUBJECT: Consider Resolution Directing the Planning Commission to Study, Hold a Public Hearing and Provide a Recommendation on Proposed Amendments to the General Plan Land Use Element, Downtown Specific Plan, and Title 17 (Zoning) of the Moorpark Municipal Code Regarding Development at up to 25 Units per Acre at 765 Walnut Street, 782 Moorpark Avenue, and 798 Moorpark Avenue on the Application of the Moorpark Redevelopment Agency

BACKGROUND / DISCUSSION

The three lots on the northern half of the block bounded by Everett Street on the north, Moorpark Avenue on the west, Charles Street on the south, and Walnut Street on the east, comprising approximately 1.03 acres, are currently used for a residence and City offices. These lots, owned by the Moorpark Redevelopment Agency, are designated for office, public institutional, and medium density residential (4-6 units/acre) uses in the Downtown Specific Plan. Agency staff believes these lots are suitable for a residential-ownership project developed at a density of about 20-25 units per acre. The current General Plan, Downtown Specific Plan, and Zoning Ordinance do not allow for development above 20 units per acre anywhere in the city. The City Council has already agreed to consider a similar amendment request for a 25 unit per acre residential project proposal on Everett Street, immediately north of these lots. The Municipal Code calls for a resolution of City Council to initiate an amendment to the General Plan, any Specific Plan, or Zoning regulations. 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 a General Plan Amendment, Specific Plan Amendment, and Zoning Ordinance Amendment for these three properties.

STAFF RECOMMENDATION

Adopt Resolution No. 2007-_____.

RESOLUTION NO. 2007-_____

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 PROPOSED AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT, DOWNTOWN SPECIFIC PLAN AND TITLE 17 (ZONING) OF THE MOORPARK MUNICIPAL CODE REGARDING DEVELOPMENT AT UP TO 25 UNITS PER ACRE AT 765 WALNUT STREET, 782 MOORPARK AVENUE AND 798 MOORPARK AVENUE ON THE APPLICATION OF THE MOORPARK REDEVELOPMENT AGENCY

WHEREAS, Section 17.44.050 of the Municipal Code provides that the City Council may initiate proceedings to consider amendments to the General Plan, any Specific Plan, and Zoning Ordinance (including the Zoning Map) by the adoption of a resolution of intent; and

WHEREAS, the City Council wishes to initiate proceedings to consider amendments to the General Plan Land Use Element, Downtown Specific Plan and Title 17 (Zoning) of the Moorpark Municipal Code regarding development at up to 25 units per acre at 765 Walnut Street, 782 Moorpark Avenue, and 798 Moorpark Avenue on the application of the Moorpark Redevelopment Agency.

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 amendments to the General Plan Land Use Element, Downtown Specific Plan and Title 17 (Zoning) of the Moorpark Municipal Code regarding development at up to 25 units per acre at 765 Walnut Street, 782 Moorpark Avenue and 798 Moorpark Avenue.

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.

CC ATTACHMENT

000142

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 17th day of January, 2007.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk