



CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING -- BUILDING AND SAFETY -- CODE COMPLIANCE -- ENGINEERING
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September 29, 2005

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Planning Division County of Ventura
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Subject: City of Moorpark General Plan Annual Report

Enclosed please find a copy of this year's City of Moorpark General Plan Annual Report, including the Housing Element Progress Report.

Please call me at (805) 517-6281, if you have any questions.

Sincerely,

David A. Bobardt
Planning Manager

Attachment: 2005 General Plan Annual Report

C: Steven Kueny, City Manager (without attachment)
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MOORPARK CITY COUNCIL
AGENDA REPORT

TO: Honorable City Council

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

DATE: August 31, 2005 (CC Meeting of 09/21/2005)

SUBJECT: Consider the City of Moorpark General Plan Annual Report Including the Housing Element Progress Report - September 2004 to August 2005

BACKGROUND

Government Code Section 65400(b) requires the planning agency of each local government to provide an annual report to the legislative body on the status of the General Plan and progress in its implementation. Also included in the annual report is information about progress in meeting the community's share of regional housing needs with information concerning City efforts to remove local governmental constraints to the maintenance, improvement, and development of housing. This annual report must be provided to the City Council, the Governor's Office of Planning and Research, and the Department of Housing and Community Development on or before October 1st of each year. The following information is provided in compliance with the above Government Code provisions.

DISCUSSION

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

Land Use Element

A comprehensive update to the Land Use Element was adopted in May 1992. A number of substantial amendments have been made to this element since this time. These include the conversion of about 1,000 acres of rural residential designated land to higher residential densities and open space, the adoption or substantial amendment of three (3) Specific Plans (Carlsberg,

Downtown, and Moorpark Highlands), and the approval of a voter-initiated City Urban Restriction Boundary (CURB). The Community Development Department has begun preliminary work on a comprehensive update to this element, along with the Circulation Element, through conversion of the existing documents to electronic format and through development of Geographic Information Systems (GIS) data needed for the update. A full work effort on this update is expected after a final decision is made on the proposed North Park Village and Nature Preserve Specific Plan project (See General Plan Amendment No. 2001-05 discussed below).

Approved Amendments to the Land Use Element - September 2004 to August 2005

- General Plan Amendment No. 2003-02, Approved by City Council Resolution No. 2005-2303 (4/6/2005) - City Council approved a request from Shea Homes to amend the Land Use Element Map on approximately fifteen (15) acres of land, south of Los Angeles Avenue and west of Spring Road, changing the planned land use from "General Commercial" to "Very High Density Residential". This change now allows for the development of one-hundred two (102) duplex and detached housing units, entitled concurrently with the General Plan amendment.

Proposed Land Use Element Amendments with Applications Currently in Process that have Completed Pre-Screening

- General Plan Amendment No. 2001-05 - The North Park Village and Nature Preserve project proposes a "Specific Plan" designation on 3,544 acres mostly outside the City of Moorpark municipal boundaries. A proposed Specific Plan is being reviewed concurrently. If approved with the proposed Specific Plan, this General Plan amendment would permit the development of one-thousand-five-hundred (1,500) market rate housing units and one-hundred-eighty (180) affordable units. It also proposes an extension of the City Urban Restriction Boundary (CURB) in the Land Use Element, which requires voter approval. The land is presently in the unincorporated County of Ventura, and is designated for "Open Space" uses. Council hearings on the project began in May 2004. Consideration of whether or not to place the project on a special election ballot is scheduled for September 21, 2005. Amendments to the Circulation, and Open Space, Conservation, and Recreation

Elements of the General Plan are also requested for this project.

- General Plan Amendment No. 2003-04 - Toll Brothers, Inc., is requesting an amendment to the Land Use Element Map for two sites adjacent to the Moorpark Country Club Estates development along Championship Drive. The request is to change the land use designation on both sites from "Rural Low Density Residential" (one (1) unit per five (5) acres) to "Medium-Low Density Residential" (two (2) units per acre). This General Plan amendment application is part of a number of entitlement requests to permit the construction of twenty-nine (29) houses on a 23-acre site and fifty-one (51) houses on a 40-acre site. The Planning Commission has recommended approval of this General Plan amendment.
- General Plan Amendment No. 2004-01 - Hitch Ranch Partners is requesting an amendment to the General Plan Land Use Element to add industrial uses as a planned use for Specific Plan Area No. 1. Industrial uses are not currently planned for this 285-acre Specific Plan Area, north of Poindexter Avenue and west of the terminus of Casey Road. This area is currently planned in the Land Use Element for between four-hundred-fifteen (415) and six-hundred-twenty (620) housing units and three (3) acres of public institutional uses, with the approval of a Specific Plan. The proposed General Plan amendment is to allow for up to 375,000 square feet of industrial uses west of Gabbert Road, in addition to the 600 housing units east of Gabbert Road currently contemplated by the General Plan. The application is currently incomplete, awaiting revisions to a proposed Specific Plan application being reviewed concurrently with the General Plan amendment.
- General Plan Amendment No. 2004-02 - Centex Homes is requesting to redesignate forty-eight (48) acres north of Casey Road and west of Walnut Canyon Road, from "Rural Low Density Residential" (one (1) unit per five (5) acres) to "Medium Density Residential" (four (4) units per acre) to permit the construction of one hundred and ten (110) houses. The applicant is currently evaluating access options.
- General Plan Amendment No. 2004-03 - Birdsall Construction (formerly Dr. DeeWayne Jones) is requesting

to increase planned residential density on forty-one (41) acres at the north end of the City, east of Walnut Canyon Road. The request is to change the planned density from "Rural Low Density Residential" (one (1) unit per five (5) acres) to "Rural High Density Residential" (one (1) unit per one (1) acre) to allow twenty-one (21) housing units. The project design is currently being amended by the applicant.

- General Plan Amendment No. 2004-04 - Warehouse Discount Center is requesting a Land Use Element text amendment to permit a greater floor area ratio (0.38 vs. 0.25 existing) for furniture and appliance stores with distribution facilities on large parcels of land adjacent to arterials and freeways that are planned for General Commercial uses. This would permit 132,500 square feet of commercial use on the approximately 8-acre site. The Planning Commission has recommended approval of this amendment.
- General Plan Amendment No. 2004-05 - Essex Portfolio, L.P. is requesting the redesignation of the planned land use on approximately eleven (11) acres of land currently in the Specific Plan No. 9 area, south of Casey Road and west of Walnut Canyon Road. The land, currently designated "Specific Plan 9" (eighty (80) units on approximately twenty-five (25) acres total) with "School" overlay is proposed to be amended to "Very-High Density Residential". This would permit the construction of two-hundred (200) apartment units on the site, with twenty percent (20%) of the units affordable to very low and low income households. This amendment is currently scheduled for Planning Commission review on September 27, 2005.
- General Plan Amendment No. 2004-06 - Comstock Homes is requesting the redesignation of the planned land use on approximately nine (9) acres of land west of Moorpark Avenue and north of Los Angeles Avenue. The land, currently designated "General Commercial" is proposed to be amended to "Very High Density Residential". This would permit the construction of fifty-six (56) small-lot single-family homes and preservation of the Birkenshaw residence for public use. Staff and the applicant are currently discussing the potential re-use of the Birkenshaw residence.

Pre-Screening Applications for Land Use Element Amendments

City Council Resolution No. 99-1578 requires pre-screening of requests for General Plan amendments, based on adopted criteria, prior to submittal of formal General Plan amendment applications. The following pre-screening applications have been filed with the City:

- PS 2003-04 - This request from John C. Chiu is to add a new residential density category to the General Plan: "Downtown Very-High Density Residential" which would allow up to twenty-five (25) units per acre. This density category does not currently exist in the General Plan, as the highest planned density currently is "Very-High Density Residential", which allows up to fifteen (15) units per acre or twenty (20) units per acre with a density bonus for affordable housing. This request is part of a request to amend the Downtown Specific Plan on two (2) acres on the north side of Everett Street just east of Walnut Canyon Road within the Downtown Specific Plan area from "High to Very High Density Residential" (seven (7) to fifteen (15) units per acre) to "Downtown Very-High Density Residential" (twenty-five (25) units per acre). The applicant would like to construct fifty (50) apartment units on the site. The City Council has authorized the filing of a General Plan amendment application for this project, however; an application has not yet been submitted for review.
- PS 2004-01 - Centex Homes is proposing a change in planned use on thirty-four (34) acres of land on the northeast side of Gabbert Road, north of Elwin Street, from "Rural Low Residential" (one (1) unit per five (5) acres) to "Medium Density Residential" (four (4) units per acre) and "Open Space" to allow for the construction of thirty-six (36) houses. This application is currently being revised and may be combined with PS 2004-02, as well as additional acreage acquired by the applicant.
- PS 2004-02 - Centex Homes is proposing a change in planned use on ninety-three (93) acres of land west of the terminus of Gabbert Road from "Rural Low Residential" (one (1) unit per five (5) acres) to "Medium Density Residential" (four (4) units per acre) and "Open Space" to allow for the construction of seventy-eight (78) houses. This application is currently being revised and

may be combined with PS 2004-01, as well as additional acreage acquired by the applicant.

- PS 2004-04 - This is a request from Centex Homes to redesignate approximately eight (8) acres on Spring Road, south of Los Angeles Avenue, from "General Commercial" to "Very-High Density Residential" (fifteen (15) units per acre) to permit the construction of sixty-six (66) duplex housing units. This application will be considered by the City Council on September 21, 2005.

Circulation Element

An updated General Plan Circulation Element was adopted in May 1992. Further analysis of circulation system alternatives continued in 1999 with the approval of Specific Plan No. 2. The adoption of Specific Plan No. 2 included a circulation system amendment to allow for the construction of an extension of Spring Road, to function as a connecting arterial between Los Angeles Avenue and Walnut Canyon Road, through the central portion of the City, establishing an additional north/south corridor. Specific Plan No. 2 also includes right-of-way reservations for the SR-23 and SR-118 arterials across the project site.

The city-wide equestrian and bicycle trails were expanded by the adoption of a Class 1 and Class 2 bicycle trail within Specific Plan No. 2, and addition of a segment of the city-wide and regional connection of equestrian trails to serve the northern portion of the community. Modification No. 2 to Tract 4928 (Toll Brothers), approved in 1999, included an alignment alteration to provide an expanded "C" Street (now Championship Drive) right-of-way which includes an equestrian/multi-use trail alignment.

Measure "S", adopted by the voters of the City of Moorpark in January 1999, restricted the future eastern extension of Broadway to serve circulation needs of potential agricultural, open space, or recreational uses in the portion of the planning area northeast of the City limits.

The City is presently undertaking two (2) projects to widen Los Angeles Avenue: one between Spring Road and Moorpark Avenue, and the other between Beltramo Ranch Road and a point east of Maureen Lane. The widening will provide six (6) lanes of traffic as called for in the Circulation Element.

In addition, the City is currently studying potential future alignments and appropriate improvements for the SR-23 Bypass and

SR-118 Bypass currently included on the Highway Network map in the Circulation Element. These alignments and improvements will be considered in a comprehensive update to Circulation Element, expected to begin later this fiscal year. A full work effort on this update is expected after a final decision is made on the proposed North Park Village and Nature Preserve Specific Plan project (See General Plan Amendment No. 2001-05 discussed below).

Approved Amendments to the Circulation Element - September 2004 to August 2005

- General Plan Amendment Case No. 2003-03 Approved by City Council Resolution No. 2003-2115 (9/3/2003), Partially Rescinded by City Council Resolution No. 2005-2344 (6/15/2005) - This amendment to the Highway Network map added "A" Street from Tentative Tract Map No. 5187 to the Highway Network as a rural collector and also originally added a westerly extension of High Street to the Highway Network as a local collector. However, as a result of litigation, the High Street extension was later omitted from the amendment.

Proposed Circulation Element Amendments with Applications Currently in Process that have Completed Pre-Screening

- General Plan Amendment Case No. 2001-05 - The North Park Village and Nature Preserve Specific Plan is seeking Circulation Element text changes as well as an amendment to the Highway Network, Bikeway Element, and Equestrian Trail Network maps. Of significance are the proposed additions of a freeway interchange and an arterial to serve the Specific Plan site and the proposed deletion of the eastern extension of Broadway as a rural collector. Council hearings on the project began in May 2004. Consideration of whether or not to place the project on a special election ballot is scheduled for September 21, 2005.

Pre-Screening Applications for Circulation Element Amendments

None.

Noise Element

The Noise Element was amended in 1998, satisfying Implementation Measure No. 2 in the Land Use Element that required an update of the Noise Element to reflect the City's land use and circulation plans. A Noise Ordinance was also adopted.

Approved Amendments to the Noise Element - September 2004 to August 2005

None.

Proposed Noise Element Amendments with Applications Currently in Process that have Completed Pre-Screening

None.

Pre-Screening Applications for Noise Element Amendments

None.

Open Space, Conservation, and Recreation (OSCAR) Element

The OSCAR is a combined element, meeting State mandates for an Open Space Element and Conservation Element, and providing an optional Recreation Element. The City adopted the OSCAR Element in August 1986. Implementation Measure No. 2 in the Land Use Element requires an update of the OSCAR Element to ensure consistency of open space and park designations and policies with the Land Use Element.

In 1996, the City Council approved a contract with a consultant to prepare an updated OSCAR Element. A final draft was prepared, received staff review and was anticipated to go to public hearing late in 1999. However, due to the adoption of a Voter Initiative Measure "S", several areas of the OSCAR have required revision. The Planning Commission and Parks and Recreation Commission held a joint workshop on the draft element in May 2000. The Parks and Recreation Commission gave further review to the document in July 2000. The rewritten element was discussed at public workshops before the Planning Commission in June and August 2001. Hearings were held by the Planning Commission in September 2001. In October 2001, the City Council considered the draft element and referred it to an ad-hoc committee for further study. The element is presently being redrafted by staff, and will follow a final decision on the North Park Specific Plan project (see General Plan Amendment No. 2001-05 discussed below) in order to include this project in the element, if necessary. Part of the update will include goals and policies on stormwater quality to address National Pollution Discharge Elimination System (NPDES) issues.

Approved Amendments to the Open Space, Conservation, and Recreation Element - September 2004 to August 2005

None.

Proposed Open Space, Conservation, and Recreation Element Amendments with Applications Currently in Process that have Completed Pre-Screening

General Plan Amendment No. 2001-05 - The North Park Village Specific Plan is seeking an amendment to a map and table of open space and parks in the Open Space, Conservation, and Recreation Element. Of significance are the proposed additions of a 27-acre public community park and a 2,160-acre nature preserve. Council hearings on the project began in May 2004. Consideration of whether or not to place the project on a special election ballot is scheduled for September 21, 2005.

Pre-Screening Applications for Open Space, Conservation, and Recreation Element Amendments

None.

Safety Element

The Safety Element was approved in April 2001. This update includes information and environmental studies related to the West Simi Valley Alquist-Priolo Zone. The adopted Safety Element includes the most recent information on earthquake faults, including identification of active faults and policies on setbacks and development constraints. Also, current information on flooding and drainage improvement needs is included in the updated element.

Approved Amendments to the Safety Element - September 2004 to August 2005

None.

Proposed Safety Element Amendments with Applications Currently in Process that have Completed Pre-Screening

None.

Pre-Screening Applications for Safety Element Amendments

None.

Housing Element

The current Housing Element was approved by the City in December 2001, and subsequently certified by the California Department of Housing and Community Development. The City's progress to date in implementing the Housing Element is discussed below.

Approved Amendments to the Housing Element - September 2004 to August 2005

None.

Proposed Housing Element Amendments with Applications Currently in Process that have Completed Pre-Screening

None.

Pre-Screening Applications for Housing Element Amendments

None.

Progress in Implementing the Housing Element, Including Meeting the Local Share of the Regional Housing Needs

Share of Regional Housing Needs - The City's fair share for affordable housing units under the 1998-2005 Regional Housing Needs Assessment (RHNA) requirements is shown in Table 1.

TABLE 1: LOCAL SHARE OF REGIONAL HOUSING NEEDS: 1998-2005

Income Group	Number	Percentage
Very Low	269	21.4%
Low	155	12.4%
Moderate	383	30.5%
High	448	35.7%
TOTAL	1,255	100.0%

Progress in Meeting Local Share - Table 2 is a list of housing units in new subdivisions or apartment complexes that have been completed since January 1, 1998. This table includes the number of units affordable by households with incomes categorized as Very Low (less than 50 percent of County median income), Low (50-80 percent of County median income), Moderate (80-120 percent of County median income), or High (greater than 120 percent of County median income), based on estimated original sales or rental price. Units affordable to very-low and low-income residents were all secured through development agreements with the City. Moderate income units include both market rate units and units restricted through development agreements. It should be noted that the market rate units in Tract 5307 (Colmer) were originally projected as moderate income units,

however, the sharp rise in housing prices during the time from when these units were entitled to the time when these units were sold made them no longer affordable to moderate income households. It should also be noted that during this RHNA period, the City participated in mobile home park revenue bond financing that enabled a restriction on the rents of twenty-four (24) spaces to be affordable for very-low income households.

TABLE 2: NEW HOUSING UNITS COMPLETED JANUARY 1998 TO AUGUST 2005

Tract Map No. (Developer)	Affordability				
	Very Low	Low	Mod.	High	Total
Tr. 4340 (Deauville)	-	-	-	15	15
Tr. 4637 (Mirabella)	-	-	-	23	23
Tr. 4975 (Greystone/Lyon)	-	-	-	127	127
Tr. 4976 (Greystone)	-	-	-	160	160
Tr. 4977 (Richmond American)	-	-	-	109	109
Tr. 4980 (Western Pacific)	-	-	-	138	138
RPD 97-01 (Archstone)	29	21	262	-	312
Tr. 4928 (Toll Brothers)	-	-	-	134	134
Tr. 5161 - Phase 1 (Cabrillo)	4	11	44	-	59
Tr. 5201 (Wilshire Builders)	-	-	-	10	10
Tr. 5307 (Colmer)	2	4	-	19	25
Vintage Crest Senior Apts. (USA Properties)	48	142	-	-	190
Tr. 5181 (TR Partners)	-	1	7	-	8
Total Units Completed	83	179	313	735	1,310
1998-2005 RHNA Share	269	155	383	448	1,255
(% RHNA Share Met)	(31%)	(115%)	(82%)	(164%)	(104%)

Table 3 shows units in various stages of construction. It should be noted that although work has begun on models for Tract 5045 (Pardee), Tracts 5187 and 5405 (William Lyon), and Tract 5133 (Shea), none of the housing units in these projects will be completed for residential occupancy by the end of 2005, the end of the RHNA target period.

TABLE 3: NEW HOUSING UNITS UNDER CONSTRUCTION AUGUST 31, 2005

Tract Map No. (Developer)	Expected Affordability				
	Very Low	Low	Mod.	High	Total
Tr. 4928 (Toll Brothers)	-	-	-	82	82
Tr. 5045 (Pardee)		25	77	450	552
Tr. 5187 and 5405 (William Lyon)	4	4	9	250	267
Tr. 5133 (Shea)	-	7		70	77
Parcel Map No. 5371 (Sun State)	-	-	-	2	2
Total Units to be Built	4	36	86	854	980

Table 4 shows residential projects that have been approved but are not yet under construction, with expected affordability by household income. None of these are expected to be completed by the end of 2005.

TABLE 4: APPROVED RESIDENTIAL PROJECTS NOT UNDER CONSTRUCTION

Tract	Units	Applicant	Expected Inc. Category Served
5053	247	Pacific Communities	225 High (Market Rate) plus 22 Low plus fee for 15 Very Low
5130	110	Suncal Companies	110 High (Market Rate) plus 7 Low and 5 Very Low off-site
5204	37	Pacific Communities	High (Market Rate)
5425	102	Shea Homes	82 High (Market Rate) plus 5 Moderate, 9 Low, and 6 Very Low
Total	496	-	-

Program No. 3 in the Housing Element calls for a monitoring of progress toward compliance with RHNA by the end of 2002, and rezoning if necessary. It should be noted, most of the recently approved residential development projects have been approved as a result of rezoning, either through the upzoning of land planned from lower residential densities or through the rezoning of commercial land to allow residential uses, as called for in the City's Housing Element. After all these projects were approved, only relatively small areas of land remain within the City to provide additional opportunity for rezoning for additional residential development. Nonetheless, the City continues to seek opportunities to rezone or upzone land to provide for housing, where possible.

City Efforts to Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing Units - The City of Moorpark has taken the following steps to remove governmental constraints that hinder the development of affordable housing units:

1. Continued implementation of the City's General Plan, as discussed previously in this report.
2. Continued processing of development agreements and other entitlements with inclusionary affordable housing components.
3. Continued revisions to the Zoning Ordinance to allow more flexibility in affordable housing projects.
4. Compliance with the affordable housing provisions of the Community Redevelopment Law.
5. Use of Community Development Block Grant (CDBG) funds for housing services in lower income neighborhoods.
6. Provision of priority processing to projects that include affordability components.
7. Support of changes in planned land uses from non-residential to residential uses with high to very-high densities under Residential Planned Development provisions.
8. Support of upzoning of land planned for lower residential densities.
9. Support of density bonuses for residential projects that provide an affordability component within the project.

Honorable City Council

September 21, 2005

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10. Preparation and adoption of an amendment to Second Unit Ordinance to make permits for second units ministerial in compliance with AB 1866.
11. Participation in mobile home park revenue bond financing to provide for reserved spaces and affordable rents for very low income households.

STAFF RECOMMENDATIONS:

1. Receive and file the report.
2. Direct staff to forward a copy of this report to:
Governor's Office of Planning and Research
State Department of Housing and Community Development
County of Ventura- Planning Division