



# CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT | 799 Moorpark Avenue, Moorpark, California 93021  
Main City Phone Number (805) 517-6200 | Fax (805) 532-2540 | [www.moorparkca.gov](http://www.moorparkca.gov)

**NOTICE AND CALL OF A SPECIAL MEETING OF THE  
COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE  
(Councilmember Mikos and Councilmember Pollock)  
Wednesday, June 24, 2020, at 6:00 p.m.**

Pursuant to Governor Newsom's Executive Order N-29-20 et seq., members of the City of Moorpark Community and Economic Development Standing Committee will participate in this meeting via a teleconference from separate locations.

In the interest of maintaining appropriate social distancing, members of the public who want to participate in the meeting may do so in-person, but are encouraged to participate electronically, via email or call in. Pursuant to the California Department of Public Health, members of the public who attend the meeting in-person will be required to wear face coverings.

Email: Send comments to [planning@moorparkca.gov](mailto:planning@moorparkca.gov) prior to 4:00 p.m. on meeting day (Please limit to 500 words).

**Zoom Registration Link:**

[https://us02web.zoom.us/webinar/register/WN\\_qjP90\\_OXQaicB6m-tSgNkg](https://us02web.zoom.us/webinar/register/WN_qjP90_OXQaicB6m-tSgNkg)

*(After registering, you will receive a confirmation email containing information about joining the meeting.)*

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**TO THE MEMBERS OF THE COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE OF THE CITY OF MOORPARK:**

**NOTICE IS HEREBY GIVEN** that a **Special Meeting** of the Community and Economic Development Standing Committee is hereby called to be held on **Wednesday, June 24, 2020**, commencing at **6:00 p.m.** Said meeting will be held in the Moorpark Community Center, 799 Moorpark Avenue, Moorpark, California.

All writings and documents provided to the members of the Community and Economic Development Standing Committee of the City of Moorpark regarding all agenda items are available for public inspection at the City Hall public counter located at 799 Moorpark Avenue during regular business hours. The agendas and agenda reports for City Council Standing Committee meetings are available on the City's website at [www.moorparkca.gov](http://www.moorparkca.gov).

Said Special Meeting shall be for the purpose of considering the following items:

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. PUBLIC COMMENTS:**

**4. DISCUSSION ITEMS:**

- A. Consider General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the Development of a 102-Unit Residential Condominium Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Road, on the Application of Jay Deckard (for Warmington Group). Staff Recommendation: Staff recommends that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application for this project, subject to a Development Agreement and that all other necessary entitlement applications be submitted concurrently. **(Staff: Freddy A. Carrillo)**

**5. FUTURE AGENDA ITEMS:**

(Future agenda items are tentative and are subject to change.)

**6. ADJOURNMENT:**

Posted: June 18, 2020.

**COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE  
AGENDA REPORT**

**TO: Community and Economic Development Standing Committee  
(Councilmember Mikos and Councilmember Pollock)**

**FROM: Karen Vaughn, Community Development Director  
By: Freddy A. Carrillo, Associate Planner II**

**DATE: 06/24/2020 Special Meeting**

**SUBJECT: Consider General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the Development of a 102-Unit Residential Condominium Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group)**

**REQUEST**

On November 21, 2019, Jay Deckard for Warmington Group filed a General Plan Amendment Pre-Screening application to change the land use designation of 7.4 acres of land at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the development of a 102-unit residential condominium project and associated site improvements, collectively referred to as “Beltramo Ranch”.

Resolution No. 2015-3466 establishes the review procedures for General Plan Amendment Pre-Screening applications. Review and recommendation by the Community and Economic Development Committee (CEDC) is required prior to a City Council public hearing to determine whether or not a General Plan Amendment application may be accepted for processing. Pre-Screening applications are reviewed annually in two cycles, depending on the date of application submittal. This application was submitted under the Cycle 1 timeframe, which required the CEDC to review and make a recommendation no later than the March regular meeting.

Due to the coronavirus pandemic and local health emergency, the regular CEDC meeting scheduled for March 18, 2020 was cancelled and staff was unable to meet the Cycle 1 timeframe. However, on May 13, 2020, the City Council allowed the General Plan Pre-Screening requested by Warmington Homes to move forward to the CEDC and City Council off-schedule from the cycle timelines described in Resolution No. 2015-3466.

## **DISCUSSION AND ANALYSIS**

### **Project Setting:**

The overall project site consists of six lots that are owned by three property owners. These lots are described below:

- Assessor Parcel Number: 504-0-021-195  
Address: Vacant (Beltramo Ranch Road)  
The 2.59-acre lot is currently vacant.
- Assessor Parcel Numbers: 506-0-030-220, 506-0-030-210, 506-0-030-235, and 506-0-030-045  
Address: 11930-11934 Los Angeles Avenue (International Church of The Four Square Gospel)  
The 3.51-acre site is currently developed with a 1,600 square-foot building (church), 2,600 square-foot office trailer, and 700 square-foot classroom trailer. Access to the community church is provided from Los Angeles Avenue.
- Assessor Parcel Number: 506-0-030-055  
Address: 11944 Los Angeles Avenue  
The 1.32-acre lot is currently developed with a 1,541 square-foot single-family home. Ingress/egress to the home is secured by an easement over Beltramo Ranch Road.

These lots would be merged to create a 7.4-acre site for the project development (described under the Proposed Development). Adjacent development and land uses include single-family residential neighborhoods to the east and west; industrial development to the north and a community park adjacent to a vacant lot to the south of the site.

### **100-Year Flood Zone and Liquefaction Zone:**

A portion of the project site is located within the 100-Year Flood Zone. In 2011, the City successfully appealed to the Federal Emergency Management Agency (FEMA) to revise the Digital Flood Insurance Rate Maps (DFIRM) by removing over 850 residential and commercial properties from the 100-year flood zone. However, approximately 161 parcels, including APN: 504-0-021-195 (Beltramo Ranch Road), remain in the 100-year

flood zone. There are limitations regarding what can be constructed within areas of the site that are designated as a regulatory floodway; however, the proposed use of the property near the Arroyo Simi as a park does not conflict with the FEMA designations over that portion of the property. Attachment D depicts the Special Flood Hazard Area that is located in the southern portion of the project site and adjacent to Glenwood Park.

The project site is also located within a liquefaction zone, as is a good portion of the city. Development is not precluded within liquefaction zones. A Geotech Report and Soils Report would determine what construction methods and materials would be required for a development to occur.

#### Previous Applications:

On September 8, 1987, the Planning Commission adopted Resolution No. 87-152, approving Conditional Use Permit No. 4508 for the construction of church facilities, including a sanctuary and classrooms, on the southeast corner of Los Angeles Avenue and Beltramo Ranch Road. The Council appealed the decision regarding the use of a septic system in conjunction with the proposed church and day care center, and on November 4, 1987, the City Council adopted Resolution No. 87-424, approving Conditional Use Permit No. 4508 amending a condition of approval on the review of the permit.

On May 26, 2005, the City received a Pre-Application for a conceptual residential development of approximately 30 units on Beltramo Ranch Road. The application was reviewed by the City's Development Review Committee (DRC) and comments were provided to the applicant on July 15, 2005. The applicant decided not to move forward with the General Plan Amendment Pre-Screening application for the proposed project.

On April 19, 2019, the City received a Pre-Application for a conceptual residential development of 112-unit multi-family workforce rental project located at 11930 and 11944 Los Angeles Avenue and Beltramo Ranch Road. The application was reviewed by the DRC and comments were provided to the applicant on August 8, 2019. The applicant decided not to move forward with the General Plan Amendment Pre-Screening application for the proposed project.

A General Plan Amendment and Zone Change have not been previously proposed on the proposed project site.

#### Proposed Development:

The proposed Project would include 102 residential condominiums, a 20,000+/- square-foot neighborhood park and associated site improvements. The units would be provided within 30 two-story buildings at a maximum of 30 feet high. Each unit would include a two-car garage and the site would include 51 guest parking spaces dispersed throughout. A detailed Project Summary is included in Attachment F. As designed, the

proposed residential and guest parking would comply with the off-street parking requirements of the City Code. Two access points are provided by Los Angeles Avenue and a pedestrian gate is proposed at the southeast corner of the site, connecting through to Loretta Drive. The proposed park would be located on the south side of the Project, adjacent to the existing Glenwood Park. The proposed Project would provide an internal walkway system and private sidewalk linkages to surrounding local streets and Glenwood Park.

The conceptual site plan was reviewed by the DRC on January 8, 2020. Comments were provided by various agencies, including Ventura County Fire Protection Agency, Parks, Landscaping, Community Services, and Waste Management. Concerns regarding site accessibility in accordance with Ventura County Fire Protection District access standards; landscape buffer; and waste/recycling collection services were among the comments provided. Key comments have been addressed in the updated plans.

While the conceptual plans provide context to evaluate the requested General Plan Amendment, these plans will be refined if the project is allowed to proceed. The Pre-Screening process provides an opportunity for the City Council to evaluate the conceptual request, provide initial feedback to the Applicant, and determine whether or not a General Plan Amendment application may be accepted for processing.

Existing and Proposed General Plan Land Use Designation:

The existing and proposed General Plan designations of the parcels are outlined on Attachment A. The existing General Plan land use designation for parcel numbers 11930-11934 Los Angeles Avenue and 11944 Los Angeles Avenue is Low Density Residential (L) and High Density Residential (H) for Beltramo Ranch Road. The Low Density Residential designation allows for a maximum density of one unit per acre and is characterized by single-family homes. The High Density Residential designation allows for a maximum of seven units per acre and is intended for a wide range of residential development types including attached and detached single-family units and multiple-family attached units. Areas with this designation should exhibit adequate and convenient access to local collector streets and be conveniently serviced by neighborhood commercial and recreational facilities.

The Applicant is requesting to submit an application for a General Plan Amendment (GPA) to change the land use designation of the properties to Very High Density Residential (VH), which allows for a maximum density of 15 units per acre. The Very High Density land use designation is intended for a wide range of residential development characterized by multiple-family attached units, including apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide onsite recreational amenities and be located in close proximity to major community facilities, business centers and major arterials.

The conceptual Project proposes a gross density of 13.8 units per acre, with 15 units (15%) deed restricted for low (51-80% of the area median income (AMI) and moderate (81-120% AMI) income households. The Project’s ultimate affordable housing requirements would be negotiated in the Development Agreement, if the GPA is authorized.

Existing General Plan Land Use and Zoning Designations- Permitted Density:

The maximum density allowed in the Low Density Residential General Plan land use designation is one dwelling unit per acre, and seven dwelling units per acre in the High Density Residential General Plan land use designation. A total of 23 units could be permitted based upon the density of the existing General Plan land use designations of the subject property. The existing zoning designation for the site is Rural Exclusive (RE-20) and Single-Family Residential (R-1). The Rural Exclusive zone allows a maximum density of four units per gross acre, and seven units per gross acre in the Single-Family Residential zone. A total of 38 units could be permitted on the property based upon the current zoning designations; however, the density permitted by the General Plan designations take precedent over the zoning, as the zoning is required to implement the General Plan and be consistent with the General Plan designations.

The following table summarizes the permitted number of units allowed in the existing General Plan land use and zoning designation of the project site.

<b>Numbers of Units Permitted By Existing General Plan Land Designation</b>	<b>Number of Units Permitted By Existing Zoning Designation</b>
23 Units	38 Units

The following table summarizes the General Plan, zoning, and existing land uses on the subject properties and within the vicinity of the project site.

<b>Location</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>	<b>Existing Zoning Designation</b>	<b>Existing Land Use</b>
Site	Low Density Residential (1DU/AC) and High Density Residential (7DU/AC)	Very High Density Residential (15DU/AC)	Rural Exclusive (RE-20) and Single-Family Residential (R-1)	Community church, single-family home, and vacant road
North	Medium Industrial (I-2)		Limited Industrial (M-1)	Industrial Buildings

South	Low Density Residential (1DU/AC) and Park (P)		Rural Exclusive (RE-20) and Open Space (O-S)	Single-family homes and community park
East	Low Density Residential (1DU/AC)		Rural Exclusive (RE-20)	Single-family homes
West	High Density Residential (7DU/AC)		Residential Planned Development (RPD-8.4U)	Single-family homes

General Plan Goal and Policy Analysis

The design of the Project is conceptual at this time; however, the following Goals and Policies from the City’s General Plan are relevant to the project:

Land Use Element Goals and Policies:

- GOAL 1: Attain a balanced City growth pattern which includes a full mix of land uses.

Policy 1.3: New residential development shall be consistent with City-adopted growth ordinance policies.

- GOAL 3: Provide a variety of housing types and opportunities for all economic segments of the community.

Policy 3.1: A mix of residential densities shall be provided which accommodates the housing needs of all members of the community.

Policy 3.3: Where feasible, inclusionary zoning shall be used to require that a percentage of new, private residential development be affordable to very low to moderate income households.

- GOAL 5: Develop new residential housing which is compatible with the character of existing individual neighborhoods and minimizes land use incompatibility.

Policy 5.2: Infill development in existing residential neighborhood shall be compatible with the scale and character of the surrounding neighborhood.

Housing Element Goals and Policies:

- GOAL 2: Provide residential sites through land use, zoning and specific plan designations to provide a range of housing opportunities.

Policy 2.2: Ensure residential sites have appropriate public services, facilities, circulation, and other needed infrastructure to support development.

- GOAL 3: Expand and protect housing opportunities for lower income households and special needs groups.

Policy 3.4: Require, in aggregate, 10% of new units to be affordable to lower-income households. Establishing priority for usage of in-lieu fee is as follows: 1st priority – production of affordable housing; 2nd priority – subsidy of affordable housing; 3rd priority – housing rehabilitation; 4th priority – housing assistance; and 5th priority – staffing costs.

- GOAL 4: Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement and development of housing.

Policy 4.3: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.

Policy 4.4: Support infill development at suitable locations and provide, where appropriate, incentives to facilitate such development.

In addition, to the Project’s ability to implement the various Goals and Policies of the General Plan, the proposed General Plan Amendment could also facilitate additional housing units required by the State Housing and Community Development Department (HCD). A summary of the City’s current (5th Cycle, 2014-2021) Regional Housing Needs Assessment (RHNA) obligation, remaining housing units, and the impacts of the proposed development are outlined in the following table:

Housing Type	RHNA Required for 2014-2021	Moorpark Cumulative Totals 5 <sup>th</sup> cycle to date	Housing still needed/required by 2021	Beltramo Ranch Preliminary Proposal
Very Low Income	289 Units	15 Units	274 Units	0 Units
Low Income	197 Units	39 Units	158 Units	8 Proposed Units
Moderate	216 Units	11 Unit	205 Units	7 Proposed Units
Above Moderate	462 Units	518 Units	0 (Surplus of 56 Unit)	87 Proposed Units
<b>Totals:</b>	<b>1,164 Units Required</b>	<b>583 Total Unit Permitted in Moorpark 2014-2019</b>	<b>637 Additional Units Required by 2021</b>	<b>102 Proposed Units</b>

Planning for the upcoming 6th RHNA Cycle (2021-2029) is well underway and the RHNA allocation is subject to an appeal process before the numbers are finalized. Preliminary 6th Cycle RHNA projections for Moorpark include 1,288 units, in addition to the units allocated with the 5th Cycle.

### **PROCESSING TIME LIMITS FOR A GENERAL PLAN AMENDMENT PRE-SCREENING APPLICATION (CYCLE 1)**

The General Plan Amendment Pre-Screening Application Review Procedures requires the CEDC to make a recommendation to the City Council no later than the following March regular meeting. A public hearing held by the City Council will need to occur no later than the second regular meeting in May to determine whether or not a General Plan Amendment application may be filed. However, due to the coronavirus pandemic and local health emergency, the CEDC meeting scheduled for March 18, 2020 was cancelled and the application was unable to meet the Cycle 1 timeframe. On May 13, 2020, the City Council allowed the General Plan Pre-Screening requested by the applicant to move forward to the CEDC and City Council off-schedule from the normal cycle timelines.

### **ENVIRONMENTAL DETERMINATION**

A GPA Pre-Screening application does not involve any approval action and is therefore not subject to environmental review. Should the City Council allow the filing of a GPA application, an environmental analysis will be prepared for the proposed project.

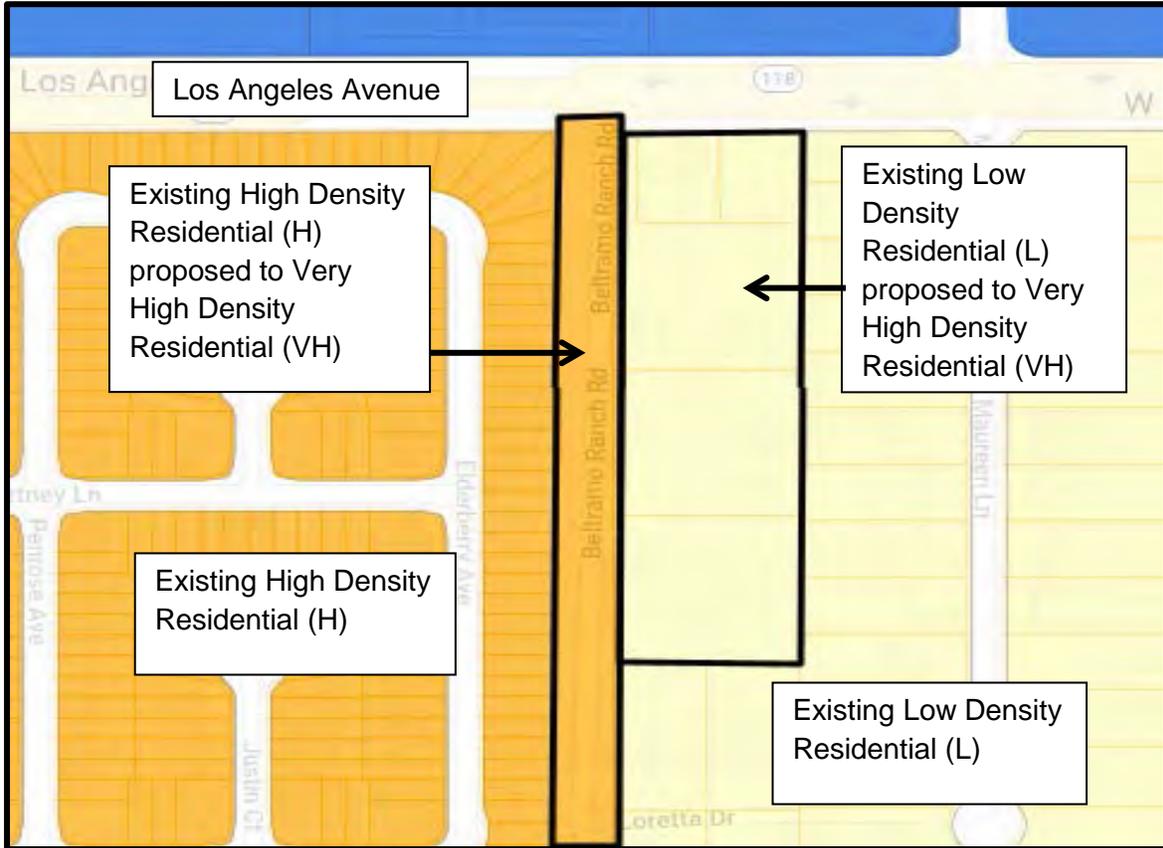
### **RECOMMENDATION**

It is recommended that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application for this project, subject to a Development Agreement and that all other necessary entitlement applications be submitted concurrently.

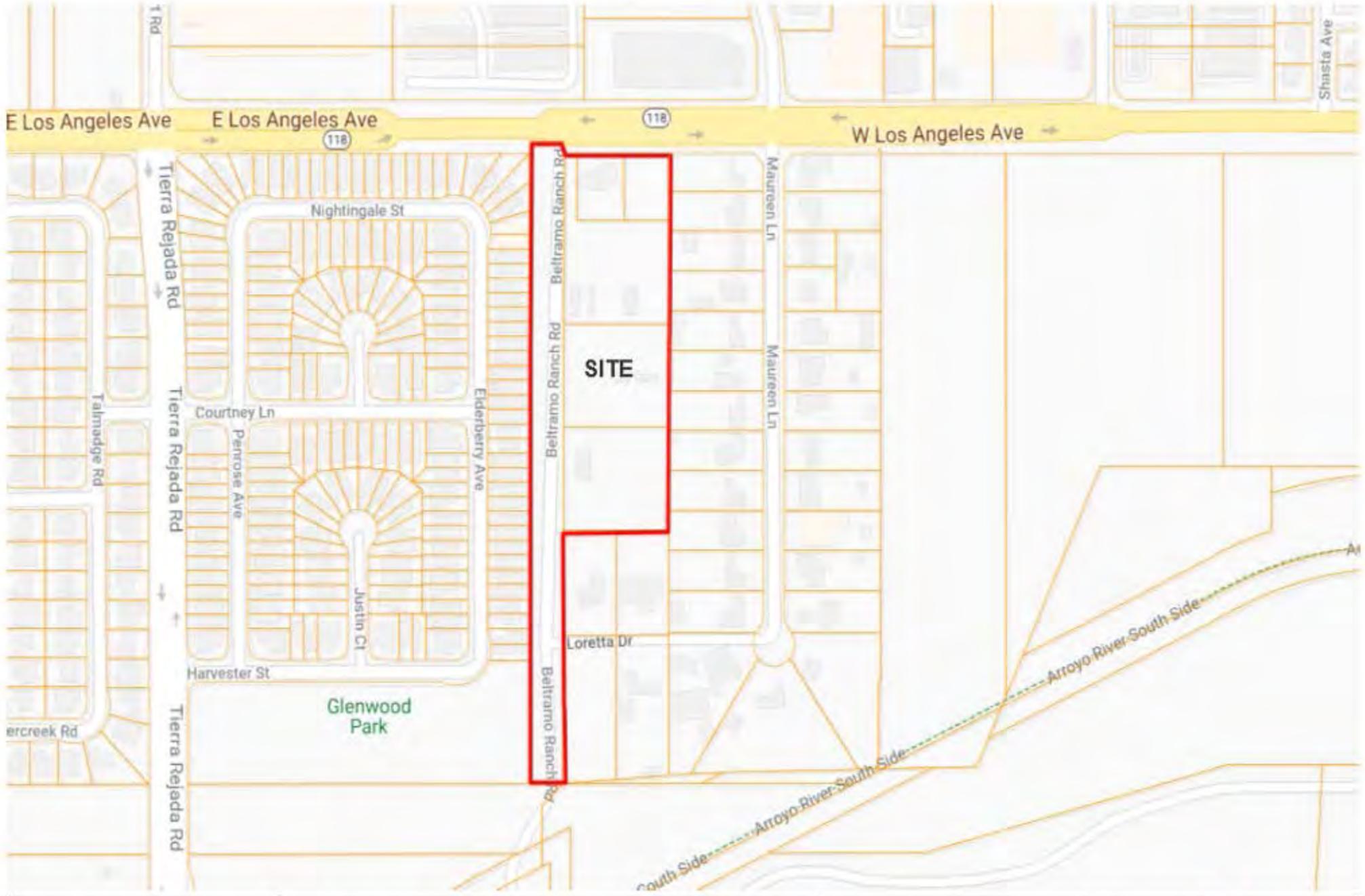
- ATTACHMENT A: Existing and Proposed General Plan Designation
- ATTACHMENT B: Location Map
- ATTACHMENT C: Aerial Map
- ATTACHMENT D: Federal Emergency Management Agency Flood Zone Map
- ATTACHMENT E: Project Plans
- ATTACHMENT F: Warmington Group Project Narrative

# ATTACHMENT A

## EXISTING AND PROPOSED GENERAL PLAN DESIGNATION



# Location Map - Southeast Corner of Los Angeles Avenue and Beltramo Road



1" = 376ft

GPA Pre-Screening

03/12/2020



This map may represent a visual display of related geographic information. Data provided hereon is not guaranteed of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

**ATTACHMENT B**

# Aerial Map - Southeast Corner of Los Angeles Avenue and Beltramo Road



1" = 376ft

GPA Pre-Screening

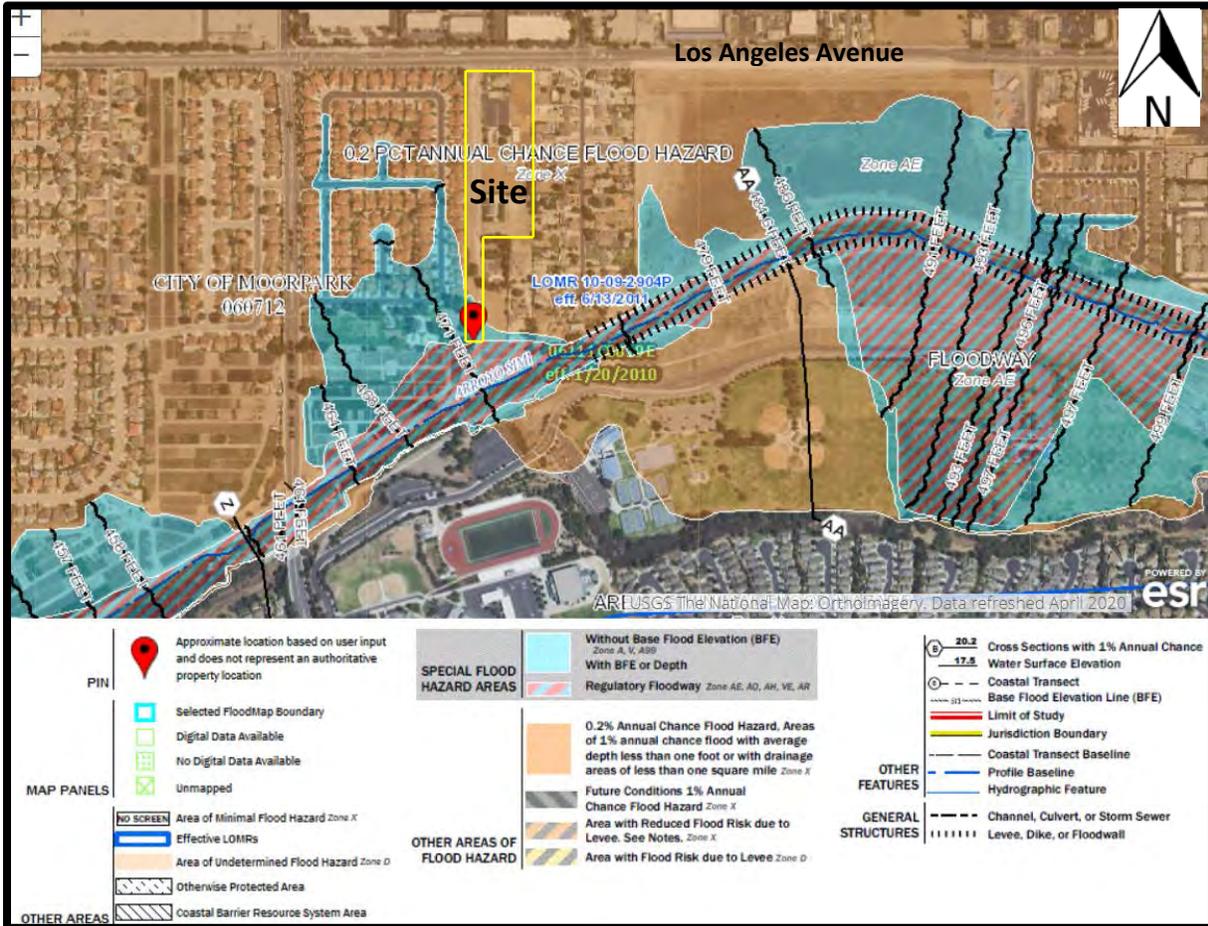
03/12/2020



This map may represent a visual display of related geographic information. Data provided hereon is not guaranteed of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

**ATTACHMENT C**

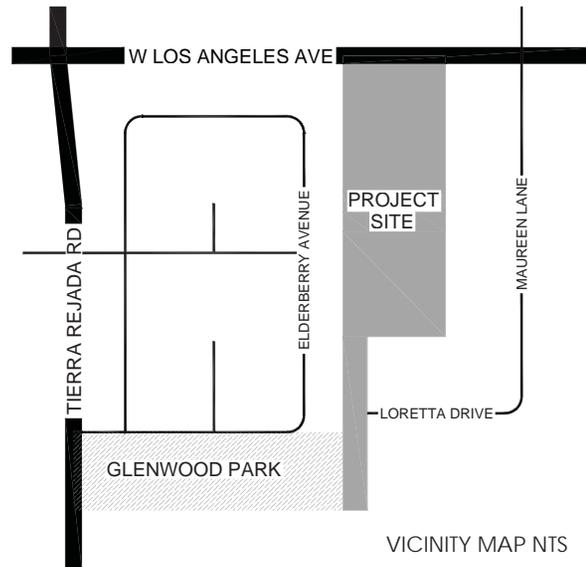
# ATTACHMENT D



Federal Emergency Management Agency (FEMA) Special Flood Hazard Area

# BELTRAMO RANCH

MOORPARK, CALIFORNIA



**ARCHITECTURAL**

- A0.0 SHEET INDEX
- A1.0 CONCEPTUAL SITE PLAN
- A1.1 CIRCULATION EXHIBIT
- A1.2 TRASH COLLECTION EXHIBIT
- A1.3 CONCEPTUAL PARK AMENITIES
- A2.0 IMAGE BOARD
- A3.0 CONCEPTUAL ELEVATION
- A4.0 SAMPLE FLOOR PLAN 1
- A4.1 SAMPLE FLOOR PLAN 2
- A4.2 SAMPLE FLOOR PLAN 3A
- A4.3 SAMPLE FLOOR PLAN 3B

**PROJECT TEAM**

DEVELOPER:  
 WARMINGTON RESIDENTIAL  
 3090 PULLMAN STREET  
 COSTA MESA, CA 92626  
 714.434.4439

ARCHITECT:  
 KTGy ARCHITECTURE + PLANNING  
 17911 VON KARMAN AVENUE, STE 200  
 IRVINE, CA 92614  
 949.851.2133

PREPARED FOR:  
 COMMUNITY & ECONOMIC  
 DEVELOPMENT COMMITTEE  
 (CEDC)



Architecture + Planning  
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 Suite 200  
 Irvine, CA 92614  
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 ktgy.com



Warmington Residential  
 3090 Pullman Street  
 Costa Mesa, CA 92626

**BELTRAMO RANCH**  
 MOORPARK, CA # 2018-0860

Plot Date: FEBRUARY 26, 2020

A0.0

Parcel Addresses & APNs  
 Beltramo Ranch Road  
 APN: 504-0-021-195

Existing Zoning  
 RE-1

R-2\* Development Standards  
 Density - "Very High Density:" 15 du/ac  
 Front Yard Setback: 20'  
 Interior Side Yard Setback: 5'  
 Street Side Yard Setback: 10'  
 Rear Yard Setback: 15'  
 Lot Coverage: 50%  
 Building Height: 35'  
 Resident Parking: 2.5 sp/unit

Site Plan Summary  
 Site Area: ±7.4 ac. (±323,000sf)

Townhomes:  
 27 homes - Plan 1 - ±1400nsf  
 36 homes - Plan 2 - ±1750nsf  
 39 homes - Plan 3 - ±1600nsf  
 102 homes - Total

Parking Provided:  
 204 spaces - Garage Spaces  
 51 spaces - Guest On-Site  
 256 spaces - Total (±2.5 sp/unit)

Building Coverage: 35%

Open Space Provided:  
 ±26,000sf - Private Open Space  
 ±54,000sf - Common Open Space  
 ±20,000sf - Park Area  
 ±100,000sf - Total Open Space Provided (31% of site)

11930-11934 West Los Angeles Ave.  
 APN: 506-0-030-220  
 APN: 506-0-030-210  
 APN: 506-0-030-235  
 APN: 506-0-030-045

RE-20

\*Conceptual Site Plan is compliant with R-2 zoning, standards, however project is seeking RPD zoning and Very High Density Residential.

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

Proposed Zoning: RPD\*



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 3090 Pullman Street  
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**MOORPARK - BELTRAMO RANCH**  
 MOORPARK, CA # 2019-0860

**CONCEPTUAL SITE PLAN**  
 FEBRUARY 26, 2020



**A1.0**

Parcel Addresses & APNs  
 Beltramo Ranch Road  
 APN: 504-0-021-195

Existing Zoning  
 RE-1

11930-11934 West Los Angeles Ave.  
 APN: 506-0-030-220  
 APN: 506-0-030-210  
 APN: 506-0-030-235  
 APN: 506-0-030-045

RE-20

11944 West Los Angeles Ave.  
 APN: 506-0-030-255

RO

Proposed Zoning: RPD\*

R-2\* Development Standards  
 Density: 15 du/ac  
 Front Yard Setback: 20'  
 Interior Side Yard Setback: 5'  
 Street Side Yard Setback: 10'  
 Rear Yard Setback: 15'  
 Lot Coverage: 50%  
 Building Height: 35'  
 Resident Parking: 2.5 sp/unit

\*Conceptual Site Plan is compliant with R-2 zoning standards, however project is seeking RPD zoning.

Site Plan Summary  
 Site Area: ±7.4 ac. (±323,000sf)

Townhomes:  
 27 homes - Plan 1 - ±1400nsf  
 36 homes - Plan 2 - ±1750nsf  
 39 homes - Plan 3 - ±1600nsf  
 102 homes - Total

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

Parking Provided:  
 204 spaces - Garage Spaces  
 51 spaces - Guest On-Site  
 256 spaces - Total (±2.5 sp/unit)

Building Coverage: 35%

Open Space Provided:  
 ±26,000sf - Private Open Space  
 ±54,000sf - Common Open Space  
 ±20,000sf - Park Area  
 ±100,000sf - Total Open Space Provided (31% of site)

Legend

-  Vehicular Circulation
-  Pedestrian Circulation
-  Open Space



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**MOORPARK - BELTRAMO RANCH**  
 MOORPARK, CA # 2018-0860

CIRCULATION EXHIBIT  
 FEBRUARY 26, 2020



A1.1

Parcel Addresses & APNs  
Beltramo Ranch Road  
APN: 504-0-021-195

Existing Zoning  
RE-1

11930-11934 West Los Angeles Ave.  
APN: 506-0-030-220  
APN: 506-0-030-210  
APN: 506-0-030-235  
APN: 506-0-030-045

RE-20

11944 West Los Angeles Ave.  
APN: 506-0-030-255

RO

Proposed Zoning: RPD\*

R-2\* Development Standards  
Density: 15 du/ac  
Front Yard Setback: 20'  
Interior Side Yard Setback: 5'  
Street Side Yard Setback: 10'  
Rear Yard Setback: 15'  
Lot Coverage: 50%  
Building Height: 35'  
Resident Parking: 2.5 sp/unit

\*Conceptual Site Plan is compliant with R-2 zoning standards, however project is seeking RPD zoning.

Site Plan Summary  
Site Area: ±7.4 ac. (±323,000sf)

Townhomes:  
27 homes - Plan 1 - ±1400nsf  
36 homes - Plan 2 - ±1750nsf  
39 homes - Plan 3 - ±1600nsf  
102 homes - Total

Density: ±13.8 du/ac

Number of Townhome Buildings: 30

Parking Provided:  
204 spaces - Garage Spaces  
51 spaces - Guest On-Site  
256 spaces - Total (±2.5 sp/unit)

Building Coverage: 35%

Open Space Provided:  
±26,000sf - Private Open Space  
±54,000sf - Common Open Space  
±20,000sf - Park Area  
±100,000sf - Total Open Space Provided (31% of site)

Legend  
Trash  
Recycle



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**MOORPARK - BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860

TRASH COLLECTION EXHIBIT  
FEBRUARY 26, 2020



A1.2



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**MOORPARK - BELTRAMO RANCH**  
 MOORPARK, CA # 2019-0860

CONCEPTUAL PARK AMENITIES  
 FEBRUARY 26, 2020



**A1.3**



WHITE STUCCO WITH 'S' TILE ROOF



RECESSED ENTRY DOOR



ARCHED SOFFIT AT FRONT DOOR



DECORATIVE GABLE END VENT / SHUTTERS / METAL DECOR OVER WINDOW



RECESSED OVAL WINDOW W/ METAL DECOR / FAUX CHIMNEY



BAY WINDOW



RECESSED GARAGE DOORS



CORBELS



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Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

**BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860

Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A2.0



CONCEPTUAL ELEVATION B



CONCEPTUAL ELEVATION A



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Irvine, CA 92614  
949.851.2133  
ktgy.com



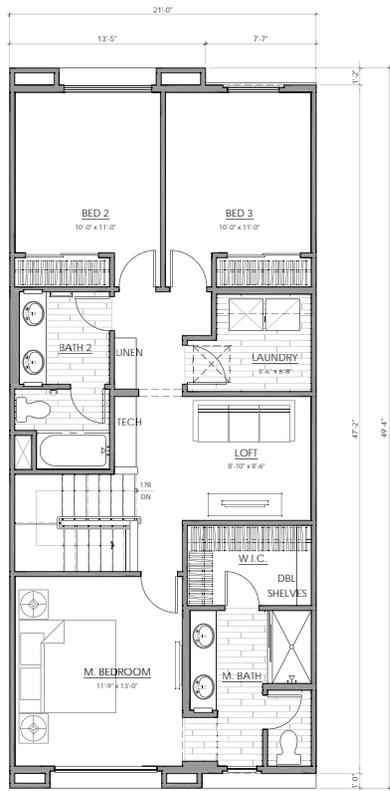
Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

**BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860

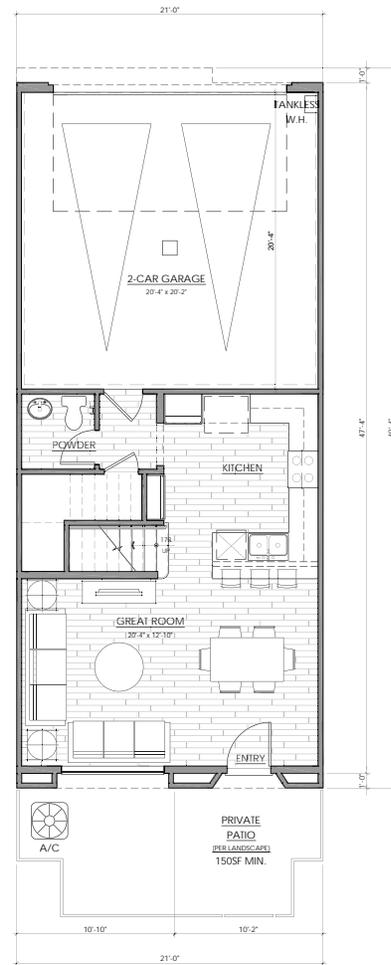
Plot Date: FEBRUARY 26, 2020 SCALE: NTS

IMAGE BOARD

A3.0



SECOND FLOOR



FIRST FLOOR



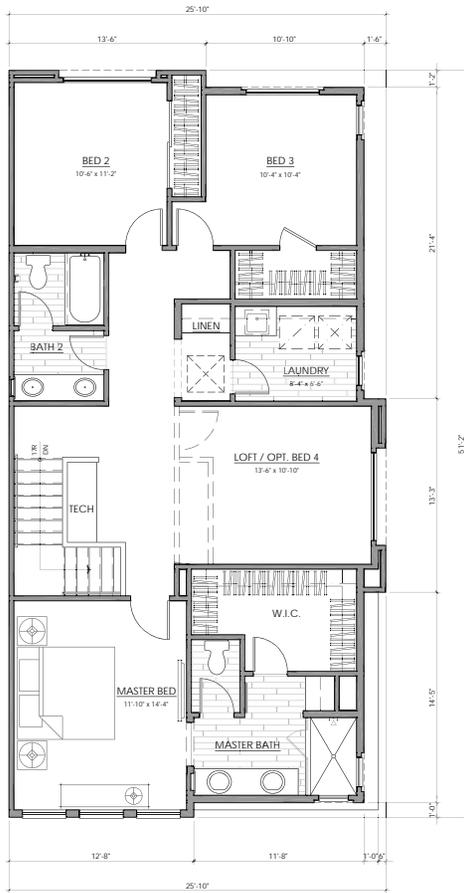
Architecture + Planning  
17911 Von Karman Ave.  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

**Warmington**  
RESIDENTIAL  
Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

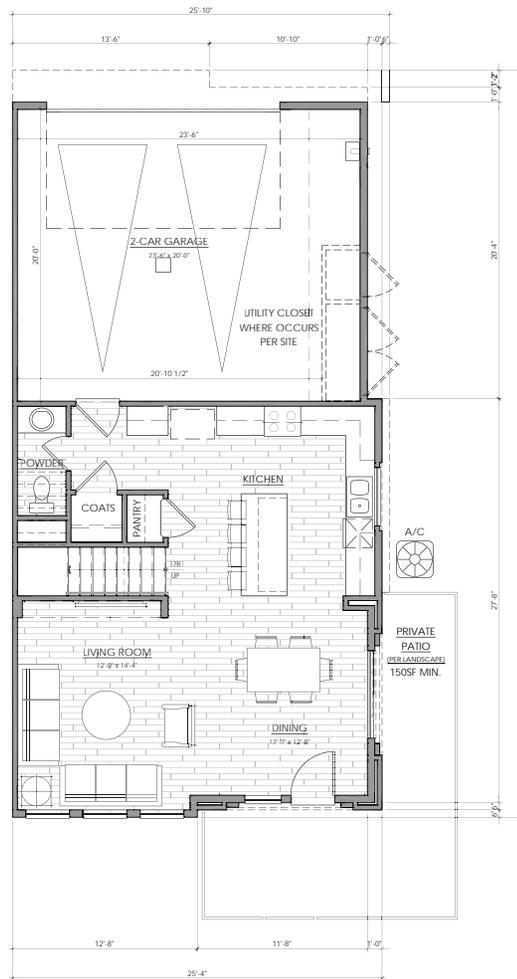
**MOORPARK - BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860  
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 1 +/- 1400SF

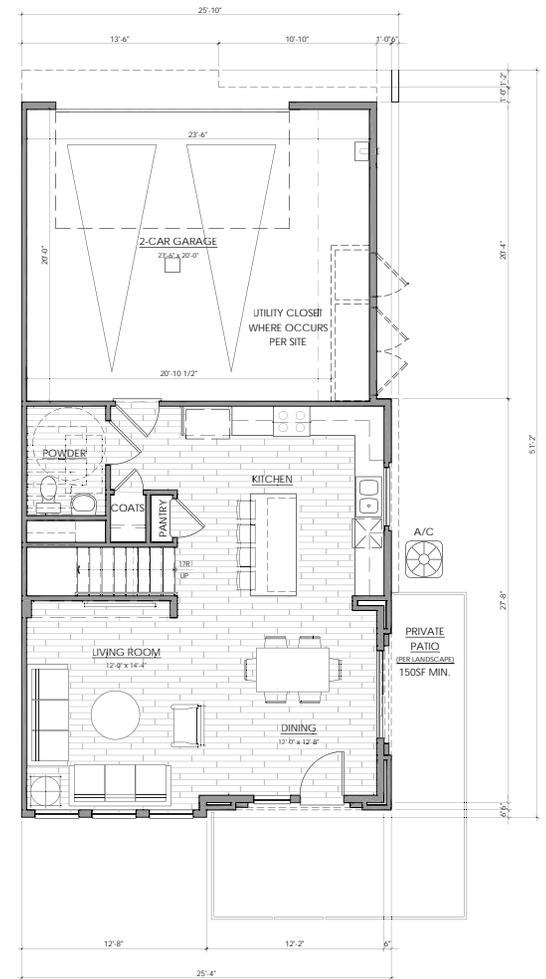
**A4.0**



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE UNIT



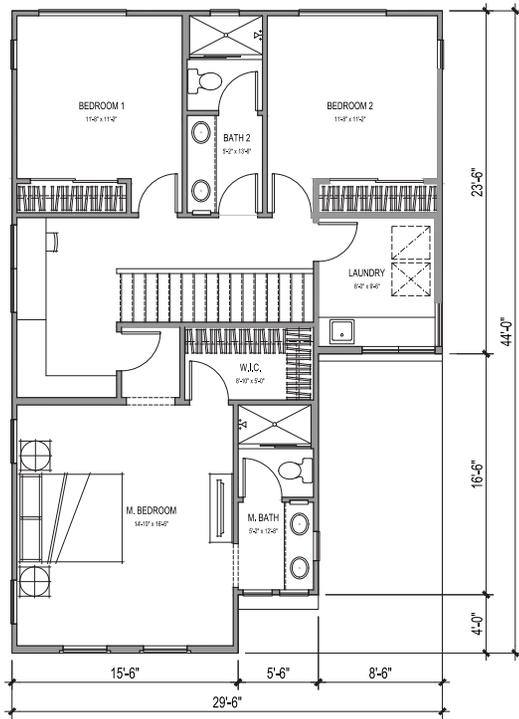
Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

**Warmington**  
RESIDENTIAL  
Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

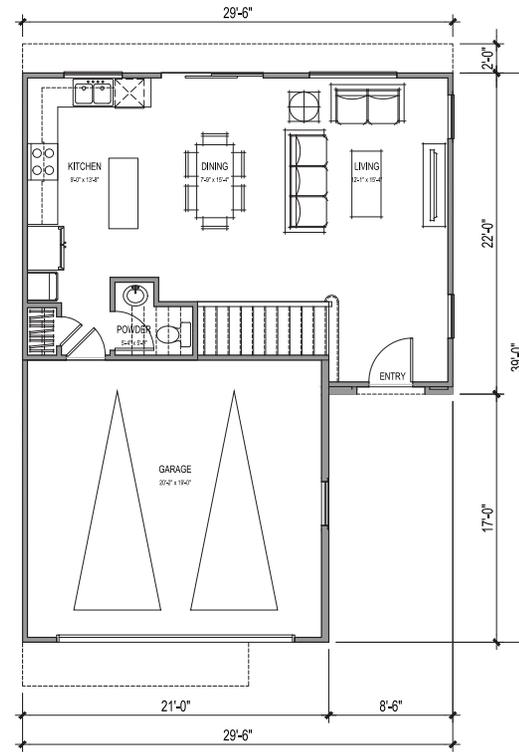
**MOORPARK - BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860  
FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 2 +/- 1750SF

A4.1



2ND FLOOR



1ST FLOOR



Architecture + Planning  
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 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

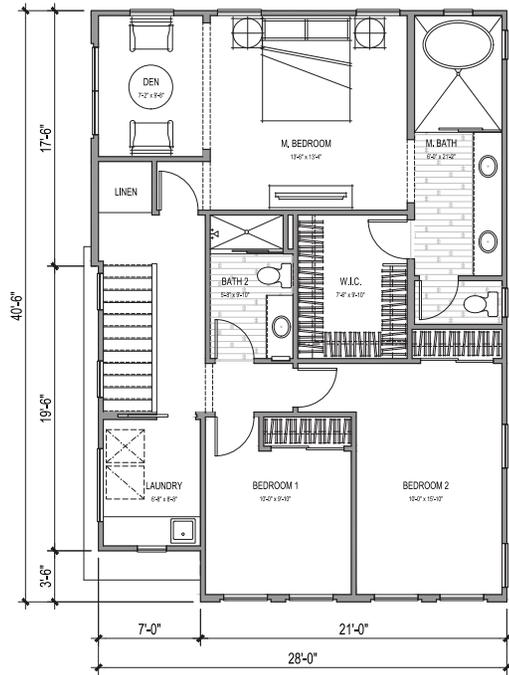


Warmington Residential  
 3090 Pullman Street  
 Costa Mesa, CA 92626

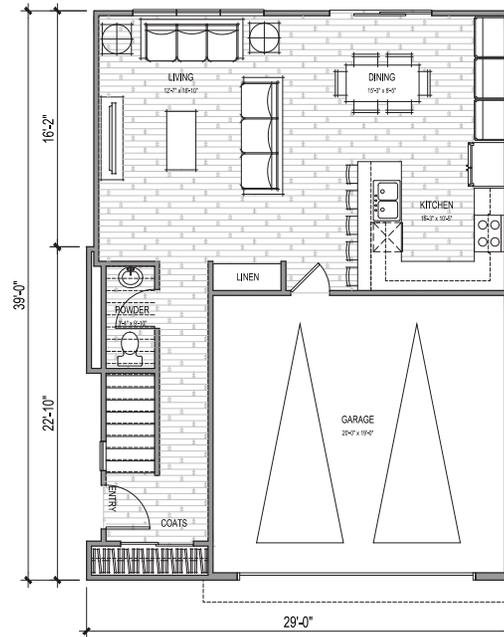
**MOORPARK - BELTRAMO RANCH**  
 MOORPARK, CA # 2018-0860  
 FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 3A +/- 1600SF

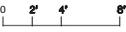
A4.2



2ND FLOOR



1ST FLOOR



Architecture + Planning  
 17911 Von Karman Ave,  
 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



Warmington Residential  
 3090 Pullman Street  
 Costa Mesa, CA 92626

**MOORPARK - BELTRAMO RANCH**  
 MOORPARK, CA # 2018-0860  
 FEBRUARY 26, 2020

SAMPLE FLOOR PLAN 3B +/- 1600SF

A4.3

BELTRAMO RANCH - MOORPARK  
PROJECT SUMMARY SHEET

The proposed "BELTRAMO RANCH" project provides for a new Moorpark residential community to be developed on a 7.4-acre site. Project development requires the relocation and/or demolition of existing buildings and site grading/improvements to prepare the site for land development. The Beltramo Ranch project is comprised of the following two development components:

*Beltramo Ranch Residential Component.* The project includes a non-gated residential neighborhood, consisting of 102 for-sale townhouse units (see Conceptual Site Plan dated 2.26.2020).

RESIDENTIAL PROJECT PLAN SUMMARY

Unit Plan Type	Square Footage	Total Units
Plan 1: 3-Bdrm/2.5 Bath	+/- 1,400 SF	27
Plan 2: 4-Bdrm/2.5 Bath	+/- 1,750 SF	36
Plan 3: 3-Bdrm/2.5 Bath	+/- 1,600 SF	39
	<i>Total</i>	<i>102 Units</i>
<i>Note: Plan 1 Units are Front-Loaded Townhomes, Plans 2/3 are Rear-Loaded Townhomes</i>		

The project will be on one lot, through a Vesting Tentative Tract Map for condominium purposes.

The Development Plan provides for fifteen affordable units (15% of the total project units) to be sold to qualifying, low and moderate-income residents. The plan proposes a mix of eight low-income units and seven moderate-income units.

The proposed architectural style for the townhomes incorporates a traditional Spanish-style (see Image Board). Spanish architectural features have been implemented into the overall plan to provide attractive, authentic details, including the following:

- White Stucco with Red "S" Tile Roof
- Wood and Metal Decor
- Faux Chimneys
- Recessed Doors & Windows

These three and four bedroom homes feature efficiently designed living spaces with kitchens on the first level and bedrooms on the second level. Each home includes two and one-half bathrooms. The builder will employ green building techniques to provide for energy efficient homes, well-balanced and integrated site lighting, and drought-tolerant native landscaping.

*Beltramo Ranch Amenities/Open Space Component.* The project offers over 70,000 square feet of combined open "green space" located throughout the project site. This open space concept provides for passive gathering spaces for use by Beltramo Ranch

residents and guests. The project also provides an internal walkway system and private sidewalk linkages to surrounding local streets and Glenwood Park, a local neighborhood City park. A dog park, park area, and barbeque/picnic areas are proposed at the southern end of the site, adjacent to Glenwood Park.

Applicant: Warmington Residential  
3090 Pullman Street  
Costa Mesa, California 92626

Project Setting: The project is located on generally the west end of the City of Moorpark at the southeast corner of West Los Angeles Avenue and Beltramo Ranch Road. The site consists of six parcels, identified as assessor's parcel numbers 504-0-021-195, 506-0-030-220, 506-0-030-210, 506-0-030-235, 506-0-030-235, and 506-0-030-055. The combined acreage for the all project parcels is 7.4 acres.

Existing/  
Proposed Zoning: Residential (R-1, R-20)/ Residential Planned Development (RPD)

Existing/Proposed  
General Plan  
Designation: Residential (Combination of Low Density and High Density)/Very High Density

Existing  
Uses: Community Church Facilities; Single-Family Home, Beltramo Ranch Road

Site Access: State Route 118 is the primary east-west access route serving the City of Moorpark and the subject site. In Moorpark, the 118 connects at the intersection of State Route 23 in eastern Moorpark. State Route 23 is the primary north-south access route to Moorpark. The 118 is also known as West Los Angeles Avenue and is contiguous to the project's northern site boundary.

Local street access to the project site will be provided via a new private loop street. The new in-tract street will be designated a local roadway and will provide direct entry to the project with ingress and egress at the primary driveway and egress at the secondary driveway.

A pedestrian gate is proposed at the southeast corner of the site, connecting through Loretta Drive.

Building Coverage: Proposed building coverage is 35%, which is well under the 50% maximum allowable standard.

Setbacks: Setbacks comply with the City's R-2 zone development standards.

Parking: Each unit will provide two garage parking spaces and guest surface parking spaces for a total of 2.5 spaces per unit. There are a total of 204 garage spaces and 51 surface (guest) parking spaces. Guest parking spaces are 9' x 20'.

Project  
Approval  
Requests:

Development of the Beltramo Ranch project will require the following City approvals:

- *General Plan Amendment & Zone Change*
- *Vesting Tentative Tract Map*
- *Development Agreement*

As mandated by State law, the project is subject to the California Environmental Quality Act (CEQA) statute. The CEQA environmental review imposes both procedural and substantive requirements, with the City of Moorpark designated as the lead agency. Other discretionary agency permits (such as RWQCB, CDFW, ACOE) may be required, as determined through the project approval process.

Item: 4.A.

**SUPPLEMENTAL**

**COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE  
SUPPLEMENTAL  
AGENDA REPORT**

**TO: Community and Economic Development Standing Committee  
(Councilmember Mikos and Councilmember Pollock)**

**FROM: Karen Vaughn, Community Development Director  
By: Freddy A. Carrillo, Associate Planner II**

**DATE: 06/24/2020 Special Meeting**

**SUBJECT: Consider General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the Development of a 102-Unit Residential Condominium Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group)**

**CORRESPONDENCE RECEIVED**

Subsequent to the preparation of the staff report, the following correspondence was received from members of the public.

Attachments

June 1, 2020

Brian & Mary Berry

Moorpark, CA 93021

City of Moorpark  
Community Development Department  
Community and Economic Development Standing Committee  
799 Moorpark Ave.  
Moorpark, CA 93021

RE: Letter of Objection – General Plan Amendment Pre-Screening Application  
No. 2019-02

Councilmembers Mikos & Pollock:

After reading the Community and Economic Development Standing Committee Agenda Report attached to agenda for the committee's meeting scheduled for Wednesday, March 18, 2020, we were shocked and very concerned by the details of the project and the pro-developer bias inherent in the report. The developer is proposing to wedge a Very High Density Residential (VH) development called Beltramo Ranch in between a Low Density Residential (L) area in the Maureen Lane area and a High Density (H) area of Heather Glen HOA. There is no mention at all of the impact this incredibly dense development will have on the communities it is jammed between.

The Warmington development is not consistent with either of the existing communities and does not take into consideration the quality of life that the residents of both Heather Glen and Maureen Lane have long enjoyed. The residents of Maureen Lane purchased their homes because of the Low-Density and Rural zoning that allows them to keep horses, chickens and other animals that are part of a rural lifestyle. That lifestyle will be obliterated by a high density development jammed up right next to it.

The residents of Heather Glen will also be adversely affected by the addition of so many people crammed in such a small area. Those of us who live on the east side of Elderberry Avenue will especially experience the negative impact of this development. The Warmington condos will be built next to and higher than our backyards, blocking sunlight and allowing our new neighbors to easily see into our yards and homes. Our privacy will disappear. Most of us bought our homes in that location because they abutted land that gave us a sense of open space and privacy. None of us expected it to be rezoned!

**From:** [Pam Peake](#)  
**To:** [David Pollock](#); [Roseann Mikos](#)  
**Cc:** [Douglas Spondello](#); [Karen Vaughn](#); [Freddy Carrillo](#)  
**Subject:** General Plan Amendment Pre-Screeningfor proposed Beltramo Ranch Community  
**Date:** Tuesday, June 16, 2020 3:55:57 PM

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Honorable Councilmembers Mikos and Pollock:

I am a resident of Moorpark and I am writing in response to the proposed Beltramo Ranch Community on Los Angeles Avenue.

I want to express my support for this building project.

I am happy to hear that this project name reflects the environment of the area.

I believe this community can be an asset to Moorpark and the neighborhood by reflecting a rural ranch type of area for people to live in and be a part of.

It would be a great asset to the surrounding neighborhood, if it contained a horse trail or community garden in which those who already have a lifestyle of rural ranch living could also be included in this plan.

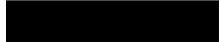
It would also add to unity amongst communities, and help to ease fears of a way of life with rural ranch living being eliminated.

People are drawn to the beauty of this community and the picturesque hills and open land.

I believe this project can add to that by taking the current property and transforming it into a beautiful area to live, amongst a lovely rural designed setting.

Sincerely,

Pamela Peake



Moorpark, CA 93021

**From:** [Reggie Mercado](#)  
**To:** [David Pollock](#); [Roseann Mikos](#)  
**Cc:** [Douglas Spondello](#); [Karen Vaughn](#); [Freddy Carrillo](#)  
**Subject:** General Plan Amendment Pre-Screening Application No. 2019-02  
**Date:** Tuesday, June 16, 2020 3:35:47 PM

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***Reggie Mercado***  
[REDACTED]  
***Moorpark, CA 93021***

June 16, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmember Mikos and Councilmember Pollock  
799 Moorpark Avenue  
Moorpark, CA 93021

***Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community***

Honorable Councilmembers Mikos and Pollock:

As a Moorpark resident I want to express my support for the proposed Beltramo Ranch community. The proposed community offers the City of Moorpark many economic benefits much needed in the city including: entry level for-sale housing, increased property and sales tax, and shoppers/diners to support our stores and restaurants along Los Angeles Avenue. Additionally, 15% of the homes will be made available to affordable for-sale buyers. This proposed development is the right solution for the area and fits well with the adjacent uses.

For all of these reasons I support the redevelopment of property into the proposed Beltramo Ranch community.

Sincerely,

Reggie Mercado

Item: 4.A.

**SUPPLEMENTAL**

**COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE  
SUPPLEMENTAL  
AGENDA REPORT**

**TO: Community and Economic Development Standing Committee  
(Councilmember Mikos and Councilmember Pollock)**

**FROM: Karen Vaughn, Community Development Director  
By: Freddy A. Carrillo, Associate Planner II**

**DATE: 06/24/2020 Special Meeting**

**SUBJECT: Consider General Plan Amendment Pre-Screening Application No. 2019-02 to Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L) and High Density Residential (H) to Very High Density Residential (VH) for the Development of a 102-Unit Residential Condominium Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road, on the Application of Jay Deckard (for Warmington Group)**

**CORRESPONDENCE RECEIVED**

Subsequent to the preparation of the staff report, the following correspondence was received from members of the public between June 22 – June 24, 2020.

Attachments

**From:** [Ann Marie Brummond](#)  
**To:** [Planning](#)  
**Subject:** "Opposition to General Plan Amendment for Beltramo Ranch"  
**Date:** Sunday, June 21, 2020 9:00:54 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the

Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

### **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their back yards.

### **4. OVERCROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

*Ann-Marie and Lee Brummond*

  
Moorpark, Ca.

June 22, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

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**4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is

currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Brian & Mary Berry



Moorpark, CA 93021

**From:** [Brita Murphy](#)  
**To:** [Planning](#)  
**Cc:** [MurphysHouse2@gmail.com](mailto:MurphysHouse2@gmail.com)  
**Subject:** Beltramo Ranch - Opposition to General Plan Amendment  
**Date:** Monday, June 22, 2020 12:52:33 AM

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June 23rd, 2020

Moorpark Community & Economic Development Standing Committee  
Council-member Roseann Mikos  
Council-member David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

Re. General Plan Amendment Application for Proposed **Beltramo Ranch Community**

Honorable Council-members Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed **Warmington development on Los Angeles Avenue between my house on Elderberry Avenue in the Heather Glen HOA**, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

**I am the owner of one of the properties directly adjacent to your proposed development. My house is on the Eastern side Elderberry Avenue. I fear your two-story 5-unit building will be only a few feet from my upstairs windows. The proposed construction will be higher than my property, therefore blocking the sun and my current view of the church and the land beyond. I also fear the noise and activities of large number of residents will adversely impact the peace and quiet of my property.** My son and grandchildren enjoy living here and this is their home for some 15 years. I share with others the many other reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the “new residential houses [in]compatible with the character of existing individual neighborhoods.” It is also incompatible “with the scale and character of the surrounding neighborhood.”

2. INCREASED TRAFFIC ON ALREADY CONGESTED #118

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS **OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, **the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue where my property is located. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30’ tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their back yards.**

As a property owner in Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood, **I strongly urge the Committee and the Council to not approve the General Plan Amendment** requested by the Warmington Group. If the project appeals to you, please find another parcel where it won’t impact the quality of life of people who have chosen their homes for that very quality of life, **or approve it for a less dense development.**

Sincerely,  
Brita Murphy

[REDACTED]  
Moorpark 93021  
[REDACTED]

Cc: Michael Murphy, [REDACTED]

Sent from [Mail](#) for Windows 10



Los Angeles/Ventura Chapter

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June 21, 2020

Councilmember Mikos  
Councilmember Pollock  
Moorpark City Hall  
799 Moorpark Ave.  
Moorpark, CA 93021

### **Re: Approve Beltramo Ranch – Moorpark Community and Economic Development Standing Committee**

Dear Councilmember Mikos & Councilmember Pollock:

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIASC-LAV), is a non-profit trade association of nearly 1,200 companies employing over 100,000 people all affiliated with building housing for all. On behalf of our membership, we would like to express our support for the approval of Warmington Group's residential condominium project, Beltramo Ranch. This development will provide homeownership opportunities for many residents and families within the City of Moorpark.

Currently, California is facing one of the most drastic housing shortages in the nation. A recent [McKinsey Global Institute report](#) estimated that the State needs 3.5 million units of housing to fill this gap. As projected by the [Regional Housing Needs Assessment \(RHNA\)](#), the City of Moorpark, will be responsible for creating nearly 1,300 new housing units by 2029. Beltramo Ranch would provide 102 residential condominiums of much needed housing. Every new unit of housing in the City is helpful in meeting this goal. The project also addresses the affordability shortfall. In addition to market-rate housing, the Warmington project adds affordable housing options to the City's housing stock. This project is a step in the right direction.

There are many added benefits for the City that result from the production of housing. This includes valuable investments within the community such as: a communitywide park, including a dog park and a barbeque/picnic area, and an internal walkway system. Beltramo Ranch will strengthen the local economy by generating new streams of revenue for Moorpark. Estimates show that for each unit of housing at



Los Angeles/Ventura Chapter

least three jobs are produced. This project, itself, will create construction jobs during this difficult economic condition, and the infusion of work and future residents will help support local businesses.

In addition to improving the economic sustainability of the community, this project will maintain consistency in character with the surrounding neighborhood by meeting the City's Housing Element Goals and Policies. The Warmington Group has worked to address the concerns expressed during the City's Development Review Committee and has worked with the community to mitigate any negative impacts.

We are proud to support these critical efforts in the creation of housing opportunities. For these reasons, we would like to urge the Community & Economic Development Committee to approve the Beltramo Ranch housing development. Thank you for your consideration of this request. Should you have any questions, please contact BIASC-LAV Vice President, Diana Coronado at [dcoronado@bialav.org](mailto:dcoronado@bialav.org).

Sincerely,

Diana Victoria Coronado  
Vice President  
BIASC-Los Angeles/Ventura

Sent via e-mail

**From:** [Carri Brown](#)  
**To:** [Planning](#)  
**Subject:** Opposition to Beltramo Ranch  
**Date:** Monday, June 22, 2020 12:44:17 PM

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Ms. Mikos and Mr. Pollack:

I assume that neither of you would want a high density, three story condominium built three feet off your back property line. So why do you think it is okay to do it to mine? I also assume that you would not want your privacy invaded, your backyard the subject of peering eyes, and the sun completely blocked from your yard. Why do you think the residents of Heather Glen and Maureen Lane would want that? It would be hard for me to believe that either of you would be fine with increased traffic, increased crime, and increased noise, along with a decrease in home value and quality of life in **your** neighborhood.

A super high density development wedged between two of the longest standing neighborhoods in Moorpark is not only incompatible, but will give off a "San Fernando Valley feel" that does not belong here in Ventura County. We live here because we do not want that – not because we want to become that.

Respectfully,

Carri Brown - Resident since 1984



**From:** [Chris Aitkens](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 11:08:16 AM

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June 22, 2020

Moorpark Community & Economic Development Standing Committee

Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit

housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

### **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their backyards.

### **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Chris Aitkens

[REDACTED]  
Moorpark, CA 93021

[REDACTED]  
[REDACTED]

**From:** [SHARON CLUGSTON](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 8:50:02 AM

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June 22, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
[799 Moorpark Avenue](#)  
[Moorpark, CA 93021](#)

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Thank you,

Gladys Sharon Clugston

[REDACTED]  
Moorpark, Ca 93021

**From:** [Lee, Heather](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 12:55:52 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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Thank you,

**Heather Lee**



Moorpark, Ca. 93021

**From:** [Heather Stuve](#)  
**To:** [City Council & City Manager](#); [Freddy Carrillo](#)  
**Subject:** No Very High Density Residential Planning Development  
**Date:** Monday, June 22, 2020 12:58:15 PM

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To whom it may concern:

As a resident of [REDACTED] Avenue in Moorpark, I would like to express my vehement opposition to The Warmington Group's request to make a change to the General Plan Amendment for the parcel of land between Tierra Rejada Road and Maureen Lane.

There is no reason to make a change to the General Plan to Very High Density and would allow a monstrous new development between our small neighborhood and the large lot single family homes on Maureen Lane.

Sincerely,  
Heather Stuve

[REDACTED]  
Moorpark, CA 93021

**From:** [Jerry Lee](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Sunday, June 21, 2020 8:29:49 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
[799 Moorpark Avenue](#)  
[Moorpark, CA 93021](#)

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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Thank you,

- Jerry Lee

  
Moorpark, CA

June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

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Thank you,

Judy Dee

████████████████████  
Moorpark, CA 93021

805-479-2418

**From:** [bobapino@gmail.com](mailto:bobapino@gmail.com)  
**To:** [Planning](#)  
**Subject:** Opposition to General plan Amendment for Beltramo Ranch  
**Date:** Sunday, June 21, 2020 8:15:09 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
[799 Moorpark Avenue](#)  
[Moorpark, CA 93021](#)

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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Thank you,

Kelsey and Bonnie Vela



Moorpark, Ca. 93021

Sent from my iPhone

**From:** [Laura Hansen](#)  
**To:** [Planning](#); [Linda Hofer](#)  
**Subject:** Re. General Plan Amendment Application for Proposed Beltramo Ranch Community  
**Date:** Monday, June 22, 2020 12:36:10 PM

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Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern and apprehension about the proposed Warmington development on Los Angeles Avenue between our HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to allow this 102-unit development in this small space will irreversibly impact the quality of life for our community.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

### **1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

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### **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

These new condos will be too close to the back walls of the homes on the east side of Elderberry Avenue. The height of the Beltramo units is incompatible with the adjacent Elderberry Avenue homes, affording an easy view into the bedroom and living area windows of those homes.

The height of the buildings will block sunlight to the homes and backyards, making those homes dark and dreary.

### **4. OVERCROWDING OF MOORPARK SCHOOLS**

The high density of the project will impact our school community, especially considering the development on the other side of Maureen Lane.

I have lived in the Heather Glen community for almost twenty years. This development will seriously degrade our quality of life.

I urge the Committee and the Council to disallow the General Plan Amendment requested by the Warmington Group. The project should be relocated to another parcel where it won't impact the quality of life of people who already live here, or the height of the development should be restricted and the location of the buildings on each lot modified to allow more room between the new development and existing homes.

Thank you,

Laura Hansen

[REDACTED]  
Mooropark

(Also own [REDACTED] directly adjacent to the new development.)

--

Laura Hansen

[REDACTED]

**From:** [REDACTED]  
**To:** [Freddy Carrillo](#)  
**Subject:** FW: Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 4:05:29 PM

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**From:** Jo [REDACTED]  
**Sent:** Monday, June 22, 2020 1:59 PM  
**To:** Planning  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch

June 22, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Melanie Jo Baldwin

  
Moorpark, CA 93021

**From:** [Michael](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Sunday, June 21, 2020 9:45:42 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
[799 Moorpark Avenue](#)  
[Moorpark, CA 93021](#)

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding

neighborhood.”

## **2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

## **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30’ tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their back yards.

## **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let’s not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won’t impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Michael and Olivia Whitelaw

[REDACTED]  
Moorpark, CA 93021

**From:** [Christy Strunk](#)  
**To:** [Planning](#)  
**Subject:** Re. General Plan Amendment Application for Proposed Beltramo Ranch Community  
**Date:** Monday, June 22, 2020 11:52:32 AM

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Moorpark Community & Economic  
Development Standing Committee  
Councilmembers Roseann Mikos and David  
Pollack  
[799 Moorpark Avenue](#)  
[Moorpark, CA 93021](#)

**Re. General Plan Amendment Application  
for Proposed Beltramo Ranch  
Community**

Honorable Councilmembers Roseann Mikos  
and David Pollack:

I am writing to express my deep concern  
about the proposed Warmington  
development on Los Angeles Avenue  
between my HOA, Heather Glen, and the  
community around Maureen Lane.  
Amending the Land Use Designation of the  
General Plan to shoe-horn this 102-unit  
development into just 7.4 acres will  
irreversibly impact the quality of life for two  
long-time communities.

There are several reasons this project  
should not be permitted to move forward.  
Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and  
POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the  
proposed development have long enjoyed  
the rural character of this edge of Moorpark.  
People in the Maureen Lane community

own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

## **2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you.

Sincerely,

Morgan and Christy Strunk



Moorpark CA 93021

Dr. Robert P. Hager Jr.

████████████████████  
Moorpark, CA 93021

June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

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Thank you,

*Robert Hager*

**From:** [Sarie Vassallo](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Sunday, June 21, 2020 9:07:31 PM

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## **Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

### **Honorable Councilmembers Roseann Mikos and David Pollack:**

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Thank you,

**Rosaria Vassallo**

Rosaria Vassallo

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████████████████████ 93021

████████████████

██

**From:** [Sandra Schneider](#)  
**To:** [Planning](#)  
**Subject:** General Plan Amendment for Beltramo Ranch Development  
**Date:** Sunday, June 21, 2020 8:27:19 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
[799 Moorpark Avenue](#)  
[Moorpark, CA 93021](#)

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

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Thank you,

Sandra Schneider

████████████████████

**From:** [Liz Carr](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 10:17:56 PM

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June 22, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

On this point, I would like to add the safety concern regarding the increased traffic in this area. Moorpark already has one of the worst wildfire evacuation routes. The increased traffic will greatly impact our safety during an emergency. In the 2018 Hill fire, the traffic for me to get from Moorpark College to my residence off of LA Avenue and Tierra Rejada took 2 hours.

Another concern regarding the increased traffic is the amount of potholes that will increase. Our home is backed up to LA Avenue and the amount of potholes that resurface shortly after they have been filled in is very high. When cars or trucks hit the pot holes, our home shakes so we are very aware of when they need to be filled in and know when new potholes form.

We have a child who attends Mountain Meadows elementary school. Turning left onto Tierra Rejada from both Courtney Avenue and Harvester Street can take upwards of 10 minutes on some days because of the amount of traffic turning onto Tierra Rejada to LA Avenue. Some days we are 5 or 6 cars deep just to exit our community to go to school. Not only will the increased traffic with hundreds of new residents add to this congestion, it is unsafe to turn left out of our neighborhood during high traffic times.

My last concern regarding the increased traffic is the overflow parking of visitors in the new proposed housing development. With only a few designated parking spots per household, I can assure you that their guests will be parking in our community. We love to ride our bikes and walk around our neighborhood and are afraid the increased traffic will pose a safety risk to our small children.

### **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their backyards.

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. We chose to purchase our home in the Heather Glen neighborhood because it really does have a small-town, close knit

community feel. We have 2 young girls, a 6 and 3 year old and felt like this neighborhood in Moorpark would give us the opportunity to raise them in a quiet, friendly neighborhood without all of the hustle and bustle. The new development would take this away from the community. We greatly enjoy walking, riding our bikes, looking for lizards and friendly snakes in the dirt area where the proposed buildings will be. We enjoy walking the path at Arroyo Vista Park and know that with the amount of families moving into the new proposed development, this walking path will be significantly busier than it already is. The wash will be overrun with people as well.

If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you for your time reading this,

Elizabeth Carr



Moorpark, CA 93021

**From:** [Jeff Mayeda](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Tuesday, June 23, 2020 9:19:58 AM

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June 23, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

## **Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

We are writing to express our deep concern about the proposed Warmington development on Los Angeles Avenue between our HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

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Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

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The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

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As long-time citizens of Moorpark who love this community and especially cherish the ambiance and character of the neighborhood we live in here, we urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Jeff & Sui-Yuk Mayeda

  
Moorpark, CA

Sent from [Mail](#) for Windows 10

**From:** [Jannah Morgan](#)  
**To:** [David Pollock](#); [Douglas Spondello](#); [Freddy Carrillo](#); [Karen Vaughn](#); [Roseann Mikos](#)  
**Subject:** In Favor- Beltramo Ranch community  
**Date:** Monday, June 22, 2020 8:32:49 PM

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From:  
Jannah Morgan  
[REDACTED] Moorpark, CA

Moorpark Community & Economic Development Standing Committee  
Councilmember Mikos and Councilmember Pollock  
799 Moorpark Avenue  
Moorpark, CA 93021

***Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community***

Honorable Councilmembers Mikos and Pollock:

As a Moorpark resident I want to express my support for the proposed Beltramo Ranch community. The proposed community offers the City of Moorpark many economic benefits much needed in the city including: entry level for-sale housing, increased property and sales tax, and shoppers/diners to support our stores and restaurants along Los Angeles Avenue. Additionally, 15% of the homes will be made available to affordable for-sale buyers. This proposed development is the right solution for the area and fits well with the adjacent uses.

In addition I personally owned ranch property in Moorpark for almost 8 years. I'm very familiar with horses, arenas and farm type animals. While I understand the neighbors not wanting development to take place on this land, and I love the fact that they are grandfathered in to specific zones to have farm animals, The area and location of this land really calls for something more. The area is not rural Moorpark and practically speaking, the value development would bring to the city out weighs the few houses that prefer to retain the rural feel.

I sympathize with your decision as it's not an easy one. It's definitely not a position where you can please and satisfy all involved.

I would just ask you to consider the decision that is best for the city now and for the future.

Out of all the spots in Moorpark that more housing is proposed or wanting to be built.. this land is the BEST area for that.

For all of these reasons I support the redevelopment of property into the proposed Beltramo Ranch community.

Sincerely,

Jennah Morgan

**From:** [BH Janitorial Services](#)  
**To:** [Planning](#)  
**Cc:** [BH Janitorial Services Inc](#)  
**Subject:** "Opposition to General Plan Amendment for Beltramo Ranch"  
**Date:** Monday, June 22, 2020 5:10:38 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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### **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their back yards.

### **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Josue Alberto Castillo Tabares

████████████████████

Moorpark, CA 93021

**From:** [Kim Cook](#)  
**To:** [David Pollock](#); [Roseann Mikos](#)  
**Cc:** [Douglas Spondello](#); [Karen Vaughn](#); [Freddy Carrillo](#)  
**Subject:** Support for the project of Beltramo Ranch community  
**Date:** Tuesday, June 23, 2020 2:10:11 PM

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**Kim Cook**  
[REDACTED]  
**Simi Valley, CA 93065**

June 22, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmember Mikos and Councilmember Pollock  
799 Moorpark Avenue  
Moorpark, CA 93021

***Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community***

Honorable Councilmembers Mikos and Pollock:

As someone who works and shops in Moorpark I want to express my support for the proposed Beltramo Ranch community. I feel this project has many benefits for the city of Moorpark and it's residents. The project will offer housing opportunities for young people and younger families who are currently priced out of the housing market in Moorpark. We want young people to have a place in in our city after graduating college or starting a family where they can be near their families in Moorpark. In addition, the development will be more visually pleasing to people driving by on Los Angeles Ave.

For all of these reasons I support the redevelopment of property into the proposed Beltramo Ranch community.

Sincerely,

Kim Cook

**From:** [Ryan Carr](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 8:24:18 PM

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Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a

nightmare.

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### **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

M. Ryan Carr



Moorpark, CA 93021

**From:** [Marco Della Ripa](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 8:09:50 PM

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June 22, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

### **Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

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Thank you,

Marco Della Ripa

  
Moorpark, CA 93021

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Marco Della Ripa



**From:** [Mary Mercado](#)  
**To:** [David Pollock](#); [Roseann Mikos](#)  
**Cc:** [Freddy Carrillo](#); [Karen Vaughn](#); [Douglas Spondello](#)  
**Subject:** General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community  
**Date:** Monday, June 22, 2020 10:02:44 PM

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June 22, 2020

***Re: General Plan Amendment Pre-Screening for Proposed Beltramo Ranch Community***

Honorable Councilmembers Mikos and Pollock:

I have been a resident of Moorpark for 17 years. I want to express my support for the proposed Beltramo Ranch Community project. I believe this proposed community offers the City of Moorpark many economic benefits. This project will increase property and sales tax and bring additional shoppers/diners to support businesses in Moorpark. I believe this project is a great solution for the area.

For all of these reasons I support the redevelopment of property into the proposed Beltramo Ranch community.

Sincerely,

Mary Mercado



Moorpark, CA 93021

**From:** [Freddy Carrillo](#)  
**To:** [REDACTED]  
**Subject:** FW: Beltramo Ranch development  
**Date:** Tuesday, June 23, 2020 12:24:43 PM

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**From:** sandra [REDACTED]  
**Sent:** Tuesday, June 23, 2020 11:39 AM  
**To:** Planning  
**Subject:** Beltramo Ranch development

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

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Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Maureen Baker



Moorpark, CA

**From:** [Paul Farley](#)  
**To:** [Planning](#)  
**Subject:** Pre-Screening Application No. 2019-02  
**Date:** Tuesday, June 23, 2020 3:26:13 AM

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Good Morning,

I wanted to express my concern regarding the pre-screening proposal before you. The goal of the developer is to bundle a group of parcels to create an avenue for very high density housing. I am aware of the need for affordable housing and that City of Moorpark is being forced to try and do that in a hurry up fashion.

My concern is that the Maureen Lane neighborhood is zoned at 1/2 acre parcels. To be clear a 7 acre project would equate to 14 homes. That is how the bulk of the land that borders our property lines is currently zoned. Only a small portion of this project currently has higher density zoning. The higher zoned lot is the 2.59 acres west of Beltramo rd. The majority of the land is low density single family residential @ 2/acre.

I think the density proposed does not really take into account the current living environment of Maureen lane. I believe the density is too high. It would be my hope that the City would dictate that at a minimum, whatever project happens, the developer be required to erect an 8' high wall the length of the eastern boundary prior to any grading or demo of existing sites. As we all know this proposed plan will be moving a lot of dirt to do underground way before actual building construction begins.

I look forward to a productive dialog and working together towards a good project as we move forward.

Thank you Moorpark Planning.

Respectfully,  
Paul Farley  
Maureen Lane Resident

From: [Tori Ziscerberg](#)  
To: [Bianca](#)  
Subject: Opposition to General Plan Amendment for Beltramo Ranch  
Date: Monday, June 22, 2020 5:09:15 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warrington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warrington development.

The clash between existing communities and the High Density Warrington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

**3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warrington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their back yards.

**4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warrington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Shirley Williams

████████████████████

Moorpark

I appreciate the opportunity to comment on this matter. While it's an opportunity to provide additional residential units, as proposed the project is not compatible with either of the existing adjacent neighborhoods. The proposed project is too dense. Before this GPA allowed to move forward, additional information about flood and grading issues should be provided. The proposed pad height of the site relative to the homes on Elderberry is very critical. If allowed to proceed the project should be considered as High Density Residential with a density of 7 DU per acre. As I recall this is the density of the Pacific Communities Project to the east of the Maureen Lane neighborhood. This density is more compatible with the adjacent neighborhoods. My specific concerns with the proposal include the following items.

1. In addition to the Land Use Element Goals and Policies referenced in the Staff Report there are other equally or more important Goals and Policies relevant to this proposed project including A. Policy 1.1 "...compatible with the overall suburban rural community character". B. Policy 4.1 " Residential character of identifiable neighborhoods shall be maintained by requiring new development to have compatible ... building setbacks and building heights." C. Policy 4.2 " Existing neighborhoods shall be protected and preserved in order to maintain their character and identity". Policy 5.1 " Multiple family dwellings shall be developed ... with careful consideration of the proximity to and compatibility with single family neighborhoods". ( The proposed project does meet some of the criteria of this Policy related to location near jobs and shopping.) D. Goal 16- "Enhance and maintain the suburban/rural identity of the community." and Policy 16.1 " For each existing neighborhood the overall theme and character shall be maintained or enhanced. Development and/or infill projects shall be consistent with the theme and character of the area."E. Goal 17- "Enhance the physical and visual image of the community." and Policy 17.1 " New development shall be compatible with the scale and visual character of the surrounding neighborhood." and Policy 17.7 " Design features which provide visual relief and separation shall be required between land uses of conflicting character.

2. A project of 102 units with 15 affordable units is not in the big picture all that critical to assist city in meeting its RHNA obligation. A project of 60 units on the site would yield only 6 fewer affordable units. Those 6 units ( or even 15 ) can be provided by other pending projects such as Chiu ( 60 DU ), West Pointe / Rasmussen ( 138 DU ), Hitch Ranch (755 DU ), and city controlled properties in the downtown area ( 60-120 DU ). In addition, the pending updates to the Downtown Specific Plan and Land Use and Housing Elements could add higher densities on existing residential sites better suited for Very High density ( 15 DU per acre )and allow conversion of some commercial sites to residential uses.

3. Though some features of the proposed project are typically not evaluated in detail until a GPA is approved for processing some items with a potentially significant impact should be evaluated before this project is considered. For this proposed project these include flood zone and related grading and final pad elevations. Both of these could have a huge impact on the existing homes. I remind the Committee Members of what occurred in the Canterbury Lane project a few years ago. The final grading required as a result of flood studies which occurred after project approvals significantly raised the pads above the existing homes on Fremont Street. Even without this consideration the residents of both neighborhoods should be told what the proposed pad heights are compared to their existing adjacent lots so they can provide informed comments at this time. At the Community meeting hosted by Warmington Homes several months ago I requested this information be provided prior to the community and Committee's consideration.

4. Other items of concern include A. potential emergency vehicle access between this proposed project and Maureen Lane ( perhaps similar to Home Acres Buffer which benefits both neighborhoods ); B. enhanced setbacks from Los Angeles Avenue ; C. Sound wall extended west of the project; D. Los Angeles Avenue impacts on proposed median and location of proposed site access points: E. Reference to affordable units includes low and moderate. City has historically only accepted units affordable to low and very low income buyers to meet his requirement. F. It should be clear that the proposed park is a private park for the

project only. G. The project should demonstrate no negative impact on current flood map status on any other property. H. The existing constraints such as utility easements and court granted easement on the Beltramo Ranch property should have been addressed as part of this GPA consideration. I. What is the planned disposition of the existing overhead utility line on the site? J. The potential loss of property zoned for horses and similar uses and related impact on the Maureen Lane properties should be considered. City has added miles of multi-use trails but has only about 250 lots presently zoned to permit horses and similar uses.

In conclusion, this proposal should be continued until additional information about flood and grading issues are provided. This will allow the city and public to assess any impacts on the existing neighborhoods. If this project is allowed to proceed with GPA consideration it should be at High Density 7 DU per acre similar to the approved Pacific Communities project to the east of Maureen Lane. Thank you for considering my comments and concerns. Steve Kueny

**From:** [Teri Zierenberg](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Monday, June 22, 2020 5:06:36 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

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Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

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### **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Teri & John Phillips



Moorpark

**From:** [Vanessa Ponce](#)  
**To:** [Planning](#)  
**Subject:** General Plan Amendment Application for Proposed Beltramo Ranch Community  
**Date:** Monday, June 22, 2020 8:51:39 PM

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Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

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Thank you,

Vanessa & Richard Ponce

  
Moorpark, CA 93021

**From:** [ANGELA ZAPATA](#)  
**To:** [Planning](#)  
**Subject:** Beltramo Plan - I oppose  
**Date:** Wednesday, June 24, 2020 9:27:40 AM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

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Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the

Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

### **3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight to plants and gardens in their back yards.

### **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

How can the high school accommodate the large number of additional students that will come from two large new developments when the school is currently at capacity with over 2000 students? (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Angela Zapata

  
Moorpark, CA 93021

**From:** [CAROLYN CARLSON](#)  
**To:** [Planning](#)  
**Date:** Tuesday, June 23, 2020 3:53:13 PM

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June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

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Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. This separation of residential from rural would be wiped out by the Warmington development.

The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and character of the surrounding neighborhood."

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### **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Carolyn Carlson



**From:** [David McGarry](#)  
**To:** [Planning](#)  
**Cc:** [City Council & City Manager: Freddy Carrillo](#)  
**Subject:** General Plan Amendment Pre-Screening No. 2019-02  
**Date:** Tuesday, June 23, 2020 6:18:39 PM

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City of Moorpark  
Moorpark City Council  
Planning Department

I am writing to you today to express my opposition to the proposed change to the land use designation for the property on the southeast corner of Los Angeles Avenue and Beltramo Rd.

The Warmington Group is asking the City of Moorpark to change the land use designation for this property from its current status as High Density to Very High Density. I, and all my neighbors, oppose this change. The General Plan already has designated this property as High Density. The Heather Glen tract, on the west side of the new development, where I live on Elderberry Ave, is designated as High Density. The neighborhood of Maureen Lane, on the east side of the new development, is designated as Low or High Density (I couldn't quite interpret the map).

My reasoning is as follows:

1. There is nothing wrong with the General Plan as is and there is no compelling reason to change it.
2. Having a Very High Density development in between our two neighborhoods will most certainly negatively affect our home values, especially for those of us that live on the east side of Elderberry Ave.
3. With more people living in a confined area there is bound to be a higher noise level that will affect the quality of life for the Elderberry residents.

Please consider our concerns. As you can imagine, there is a great deal of unrest among my neighbors over any development. We are aware it isn't practical to think we have the ability or right to stop development of any kind, but we would at least like to have a voice as to how much we will be impacted.

Thank you for your consideration.

David McGarry  
[REDACTED]  
Moorpark, CA 93021  
[REDACTED]

**From:** [Frank Lagattuta](#)  
**To:** [Planning](#)  
**Subject:** Overcrowding Concerns  
**Date:** Tuesday, June 23, 2020 3:32:35 PM

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Concerns about the proper spread of Very High Density Developments around the city of Moorpark. Loading up a small area of the City with MORE High Density Homes will create significant traffic concerns (both vehicle and foot) around the surrounding neighborhoods, Los Angeles Avenue, Tierra Rejada and Glenwood Park.

Sent from [Mail](#) for Windows 10

June 21, 2020

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

Re. General Plan Amendment Application for Proposed Beltramo Ranch Community

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to ***shoe-horn*** this 102-unit development into just 7.4 acres will ***irreversibly impact the quality of life for two long-time communities.***

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

Granted, Heather Glen is designated High Density, but our community has little impact on the Maureen Lane community because we are separated from each other by a wide swath of land that includes Beltramo Ranch Road. ***This separation of residential from rural would be wiped out*** by the Warmington development.

The clash between existing communities and the ***Very High Density*** Warmington development makes the "new residential houses ***[in]compatible with the character of existing individual neighborhoods.***" It is also incompatible "with the scale and character of the surrounding neighborhood."

2. INCREASED TRAFFIC ON ALREADY CONGESTED #118

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred, ***Maybe A Thousand***, MORE cars to that juncture will be a nightmare.

3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE

As the Warmington plan is currently envisioned, the new condos will be lined up just a few feet from the back walls of the homes on the east side of Elderberry Avenue. ***The Beltramo units will be several feet higher than the Elderberry Avenue homes and about 30' tall, affording an easy view into the bedroom and living area windows of those homes and blocking much needed morning sunlight*** to plants and gardens in their back yards.

4. OVER-CROWDING OF MOORPARK HIGH SCHOOL

How can the high school accommodate the large number of additional students that will come from two large new developments when **the school is currently at capacity with over 2000 students?** (Let's not even talk about COVID-19 social distancing!)

As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, **I urge the Committee and the Council to not approve** the General Plan Amendment requested by the Warmington Group. If the project appeals to you, **please find another parcel** where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,  
Joseph Kastelic



[Redacted]  
Moorpark, CA 93021

[Redacted]

**From:** [Laura Hansen](#)  
**To:** [Planning](#); [Linda Hofer](#)  
**Subject:** Re: Re. General Plan Amendment Application for Proposed Beltramo Ranch Community  
**Date:** Wednesday, June 24, 2020 2:57:05 PM

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I have not received any confirmation from the city. I plan on joining the zoom meeting, and I had requested to speak. Please confirm.

On Mon, Jun 22, 2020 at 12:35 PM Laura Hansen <[REDACTED]> wrote:

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern and apprehension about the proposed Warmington development on Los Angeles Avenue between our HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to allow this 102-unit development in this small space will irreversibly impact the quality of life for our community.

There are several reasons this project should not be permitted to move forward. Here are a couple of the most concerning:

**1. VIOLATION OF ELEMENT GOAL #5 and POLICY #5.2 FROM THE GENERAL PLAN**

Both of the communities adjacent to the proposed development have long enjoyed the rural character of this edge of Moorpark. People in the Maureen Lane community own horses and other farm animals that will be traumatized by both the building process and the subsequent proximity to such a densely populated area. We in Heather Glen appreciate being next to a rural community that reminds us of Moorpark's roots. For some of us, it's the reason we chose this location to buy our homes.

The clash between existing communities and the High Density Warmington development makes the "new residential houses incompatible with the character of existing individual neighborhoods. It is also incompatible with the surrounding neighborhoods.

**2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will become much worse once the new housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that intersection will be a nightmare.

**3. INVASION OF PRIVACY AND BLOCKED SUNLIGHT FOR RESIDENTS OF ELDERBERRY AVENUE**

These new condos will be too close to the back walls of the homes on the east side of Elderberry Avenue. The height of the Beltramo units is incompatible with the adjacent Elderberry Avenue homes, affording an easy view into the bedroom and living area windows of those homes.

The height of the buildings will block sunlight to the homes and backyards, making those homes dark and dreary.

#### **4. OVERCROWDING OF MOORPARK SCHOOLS**

The high density of the project will impact our school community, especially considering the development on the other side of Maureen Lane.

I have lived in the Heather Glen community for almost twenty years. This development will seriously degrade our quality of life.

I urge the Committee and the Council to disallow the General Plan Amendment requested by the Warmington Group. The project should be relocated to another parcel where it won't impact the quality of life of people who already live here, or the height of the development should be restricted and the location of the buildings on each lot modified to allow more room between the new development and existing homes.

Thank you,

Laura Hansen

[REDACTED]  
Mooropark

(Also own [REDACTED], directly adjacent to the new development.)

--

Laura Hansen

[REDACTED]

--

Laura Hansen

[REDACTED]

**From:** [Becky](#)  
**To:** [Planning](#)  
**Subject:** Beltramo Ranch RD project  
**Date:** Wednesday, June 24, 2020 12:11:35 PM

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Mark and BECKY RITCHIE, [REDACTED] Mrpk. My first concern is that as a "rural" street, Maureen Lane does not need 102 units...very high density...built on top of us! By the time the builder uses fill dirt and then builds garages with 2 story condos....those could be 20 ft ABOVE the current houses on Maureen! My 2nd concern is the proposed park at the end of the project. This would put 2 parks side by side and I feel would encourage usage detrimental to our rural neighborhood! Thirdly, we are owners of most of the private road known as Loretta Dr and it CANNOT support any thru traffic. If the plan includes it being used for any emergency thru traffic, we would NOT be in favor of it! LA Ave has more than enough traffic now, add to this approx 2 cars (?) per household at 102 units....that's adding over 200 vehicles onto an already over congested, over signaled state highway!!!! This highway already has numerous accidents, more traffic would mean more!!! We are not at the mtg in person because of COVID-19 and being in the high risk category, this is unfair and the meeting should be rescheduled when ALL can attend! Thank you, Mark and BECKY Ritchie  
Sent from my iPhone

**From:** [Max Ghenis](#)  
**To:** [Planning](#)  
**Subject:** Please approve the General Plan Amendment at Beltramo Ranch  
**Date:** Wednesday, June 24, 2020 11:50:48 AM

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Councilmembers Mikos and Pollack,

Our community is experiencing a historic economic recession and housing shortage. California has fewer housing units per adult than any other state, causing overcrowded homes that worsens the spread of the coronavirus. We also have the highest poverty rate thanks to high housing costs, and while we might have less crowded freeways for the time being, as the economy recovers, more will again be forced to commute long distances due to sprawl, harming quality of life and the environment.

Projects like the 102 townhomes at Beltramo Ranch can address each of these issues. It will create jobs we can't afford to lose; it will enable more families to have their own home without sharing cramped quarters; it will provide more families the opportunity to live in vibrant, beautiful areas like Moorpark, without spending \$1 million or more for a single-family home (especially the 15 low-income families who would be able to live in the complex).

Please approve the General Plan Amendment to make Moorpark more inclusive, sustainable, safe, and economically active.

Thank you,  
Max Ghenis

**From:** [Mindy Greenberg](#)  
**To:** [Planning](#)  
**Subject:** Please approve the General Plan Amendment at Beltramo Ranch  
**Date:** Wednesday, June 24, 2020 1:54:12 PM

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Councilmembers Mikos and Pollack,

Our community is experiencing a historic economic recession and housing shortage. California has fewer housing units per adult than any other state, causing overcrowded homes that worsens the spread of the coronavirus. We also have the highest poverty rate thanks to high housing costs, and while we might have less crowded freeways for the time being, as the economy recovers, more will again be forced to commute long distances due to sprawl, harming quality of life and the environment.

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Please approve the General Plan Amendment to make Moorpark more inclusive, sustainable, safe, and economically active.

Thanks, Mindy Greenberg

**From:** [Patricia Martin](#)  
**To:** [Planning](#)  
**Subject:** Community Dev. Beltramo Ranch Site  
**Date:** Wednesday, June 24, 2020 10:58:21 AM

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Hello,

Our concern is still the traffic amount of 102 units multiply that by at least 2-3 cars per household. If it were in your neighborhood, would you be concern? We are!

Thank you

Patty and Dan Martin

Patty Martin,COTA/L  
Ventura County Selpa



**From:** [owltowing@aol.com](mailto:owltowing@aol.com)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Wednesday, June 24, 2020 9:16:56 AM

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Hello,

Moorpark Community & Economic Development Standing Committee  
Councilmembers Roseann Mikos and David Pollack  
799 Moorpark Avenue  
Moorpark, CA 93021

**Re. General Plan Amendment Application for Proposed Beltramo Ranch  
Community**

Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

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The clash between existing communities and the High Density Warmington development makes the "new residential houses [in]compatible with the character of existing individual neighborhoods." It is also incompatible "with the scale and

character of the surrounding neighborhood.”

## **2. INCREASED TRAFFIC ON ALREADY CONGESTED #118**

Another very serious concern is related to increased traffic. The backup at the intersection of Los Angeles Avenue and Tierra Rejada is terrible at certain times of the day. This will only become much worse once the already-approved 369-unit housing development on the east side of the Maureen Lane community is built. To add several hundred MORE cars to that juncture will be a nightmare.

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## **4. OVER-CROWDING OF MOORPARK HIGH SCHOOL**

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As a citizen of Moorpark who loves this community and especially cherishes the ambiance and character of the neighborhood I live in here, I urge the Committee and the Council to not approve the General Plan Amendment requested by the Warmington Group. If the project appeals to you, please find another parcel where it won't impact the quality of life of people who have chosen their homes for that very quality of life.

Thank you,

Delivered by [HOA Express](#) | [Contact preferences](#) | [Privacy](#)

Thank you,  
Pete Gonzalez

[REDACTED]  
[REDACTED]

**From:** [Cindy Ake](#)  
**To:** [Planning](#)  
**Subject:** Opposition to General Plan Amendment for Beltramo Ranch  
**Date:** Tuesday, June 23, 2020 10:55:26 PM

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Honorable Councilmembers Roseann Mikos and David Pollack:

I am writing to express my deep concern about the proposed Warmington development on Los Angeles Avenue between my HOA, Heather Glen, and the community around Maureen Lane. Amending the Land Use Designation of the General Plan to shoe-horn this 102-unit development into just 7.4 acres will irreversibly impact the quality of life for two long-time communities.

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Please don't!

Thank you,

Rock & Cynthia Ake



Moorpark

[Sent from Yahoo Mail for iPad](#)

**From:** [REDACTED]  
**To:** [Freddy Carrillo](#)  
**Subject:** FW: Opposition to the proposed development of Beltramo Ranch  
**Date:** Wednesday, June 24, 2020 10:14:07 AM

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**From:** Tyler Smith [REDACTED]  
**Sent:** Tuesday, June 23, 2020 10:33 PM  
**To:** Planning; City Council & City Manager  
**Subject:** Opposition to the proposed development of Beltramo Ranch

City of Moorpark

Community Development Department  
Community and Economic Development Standing Committee  
799 Moorpark Ave,  
Moorpark, CA 93021

To the Planning Department of the City of Moorpark:

As residents and homeowners in Moorpark, we are writing to express our strong opposition to the proposed rezoning and development of the Beltramo Ranch Community. As residents living on the east side of Elderberry Avenue this development has a significant negative impact on our property value and our community. These new units have a building height of 35' and the foundation would already start several feet higher than where our homes sit. The development of this community and the units within it would therefore completely block our view, destroy our privacy, and create noise and light pollution. Many of us bought our homes because the empty belt of space behind us gives us the privacy and lack of traffic we wanted for raising our families.

The properties east of the proposed development enjoy low density zoning and low traffic. This development completely changes the characteristic of that neighborhood as well.

An additional 256 parking spaces means at least that many cars making unprotected turns in and out of that extremely dense community. This is less safe for pedestrian and motor vehicle traffic, and puts our families and children in greater danger due to the significant increase in vehicle traffic. The additional noise and pollution from that traffic further reduces quality of life for those of us who live adjacent to the development.

Additionally, there is nothing wrong with the General Plan as is and no mistake was made in the current "Low Density" and "High Density" designations. There is no reason to make a change to the General Plan to Very High Density which would allow a new development to be built between our small neighborhood and large lot single family homes on Maureen Lane. More significantly, the current General Plan states that the land use designation should not be changed unless there is an error in the plan. The "Low Density" designation for the Maureen Lane neighborhood was intentional and no mistake was made, as that area is limited to a very low number of large single family homes. Additionally, the "High Density" designation of the Heatherglen neighborhood was intentional and no mistake was made, as this area contains a small park and limited number of townhouse-style homes.

Furthermore, there is evidence that the area was intentionally NOT designated as Very High Density since the land is adjacent to an extremely busy, main road that is heavily trafficked by semi trucks. Adding a very highly populated community, all of whose residents would need to enter and leave the neighborhood via Los Angeles Avenue, significantly increases the risk of deadly traffic accidents. The construction, density, and potential consequences of additional traffic in these two neighborhoods indicates that the current designations were intentional and therefore must not be changed.

For these reasons and more we write our strong opposition to the rezoning to Very High Density Residential for this development.

Sincerely,  
Tyler and Carli Smith  
  
Moorpark, CA 93021