

# BELTRAMO RANCH PROJECT, MOORPARK

## Qualitative Design Input Findings & Site Plan Modifications Implemented

### Warmington Residential Project Application/Site Plan

A number of community meetings were held to provide the adjacent neighborhoods an opportunity to find out more about the project and to express their comments and concerns. An initial meeting was held last fall, prior to filing the General Plan Amendment Pre-Screening Application with the City of Moorpark. The application was on track to be processed in accordance with the City’s Ordinance No. 2015-3466. A Design Review meeting was held at the City on January 8th, and a revised plan was prepared to address those City and Agency comments. A plan package was resubmitted on February 26, 2020, and the project was scheduled for the March 16, 2020 Community and Economic Development Committee (CEDC).

The March 18, 2020 Community & Economic Development Committee (CEDC) meeting, was delayed just over three months, due to COVID-19 crisis, and was held on June 24, 2020. CEDC did not make a recommendation on the proposed Site Plan at that time, but continued the meeting to September 16, 2020. The applicant was directed to meet with local community to continue discussions regarding their specific design comments and to prepare a new Site Plan for CEDC approval. As such, the following three levels of community input efforts were undertaken:

1. In-Person Community Meetings
  - a. Thursday, November 14, 2019 Meeting @ Foursquare Church held to introduce the proposed project.
  - b. Saturday, July 11, 2020 @ Foursquare Church (respecting social distancing) to ascertain immediate neighborhood design and project concerns.
  - c. Wednesday, July 31, 2020 Meeting. The Maureen Lane neighborhood scheduled an in-person meeting and invited Warmington to attend. Two of our representatives attended this meeting and answered questions and listened to additional site plan design comments/concerns.
  - d. Wednesday, August 5, 2020 Meeting @ Foursquare Church (respecting social distancing) held to present the significantly revised Site Plan the neighbors. The new plan was developed based on extensive community input and we listened to any other concerns/comments.

NOTE: All of our meetings were noticed via USPS to the approximately 300 homes in the Heather Glen and Maureen Lane neighborhoods that surround the subject site.

- e. Meeting Goals:
    - i. Acknowledge that the neighbors would not support the 102-unit Site Plan based on density, setbacks, view, and other issues impacting the area.
    - ii. Discuss community concerns regarding density, setbacks, design, height, privacy, sunlight, public access, green space, and other items to consider in developing the revised Site Plan.
    - iii. Gauge community-wide concern over the Beltramo Ranch proposal once key facts and site constraints/opportunities were presented.
2. Zoom Community Meetings
- a. July 13, 2020 Zoom meeting held for Maureen Lane residents.
  - b. July 15, 2020 Zoom meeting held for Loretta Drive residents.
  - c. July 22, 2020 Zoom meeting held for Heather Glen residents.  
NOTE: All meetings were noticed via USPS to approximately 300 homes surrounding the subject site.
  - d. Meeting Goals:
    - i. Offer to meet with neighbors through zoom (respecting social distancing) in groups, neighborhoods, or individually to gain an understanding of local concerns to address (to the extent possible) in the new Site Plan.
    - ii. Obtain impressions of possible Beltramo Ranch product types preferred and site layout requests.
    - iii. Understand areas of conflict and cooperation.
3. Project Website ([BELTRAMOMOORPARK.COM](http://BELTRAMOMOORPARK.COM))
- a. Offer a website including project information and history, including posting the various project Site Plans.
  - b. Website Goals:
    - i. Provide a platform for anyone to email comments regarding the proposed project for the applicant's benefit to understand project pros and cons.

**Community Outreach Findings:**

- 1. Issues of local concern are summarized below:
  - *Property Line Setbacks:* Neighbors want an increased setback from 10' or a drive aisle to provide a buffer. Majority of the homeowners that back to the western and eastern property lines prefer a drive aisle with a 6-8' wall and landscape buffer instead of a backyard of a home. A taller wall and landscape screening was also requested on the southern portion of the developed area for the adjoining backyards to the Loretta Drive homes.
  - *Height:* concern regarding height of homes compared to their home height and grade difference. Privacy and sunlight are also concerns.
  - *Density:* Concern over too many homes on 7-acre site. Would like a less dense project that is compatible with existing homes/neighborhoods.

- *Drainage*: Want more information about flood zone and project drainage (through entitlement application).
  - *Community Benefit*: want legal access through southern portion of site to access trail by the Arroyo and use of additional public green space.
  - *Loretta Drive Homes Horse Access*: Horse people want continued access to their property to trailer horses via Beltramo Ranch Road to the rear of their properties through the SCE owned property.
  - *Loretta Drive Access*: Loretta Drive residents would like a gate at the west end of Loretta Drive to maintain private vehicular access to authorized users only, while maintaining public pedestrian access on the south side of Loretta Drive.
  - *Acoustical Study*: requested as part of entitlement application.
  - *Emergency Access*: requested this be addressed as part of entitlement application.
  - *Traffic/Parking/Emergency Access*: concern over traffic and parking impacts and emergency evacuation route; requested study as part of entitlement application.
  - *Dog Park*: concerns over smell and barking; prefer not to have a dog park there.
  - *Affordable Housing Units*: Some residents expressed that they did not want affordable housing included as part of the project at this location.
2. Awareness and opinions over what could be developed on the site
- a. Many neighbors thought that the site would always stay as a church use and not ever be developed.
  - b. Many neighbors enjoy the use of the vacant private property or using open space to access the Arroyo Simi.
  - c. Many neighbors do not want the site to change at all.
  - d. Many neighbors wanted a residential development that is similar to the home types surrounding the project site, with open space connections provided.
  - e. Some neighbors expressed concerns over their property being reclassified into a FEMA flood zone due to Beltramo project development (resulting in flood insurance to be required).

## Site Plan Changes Implemented

The results of our community meetings provided valuable input for the revised Site Plan design. Question and Answer sessions and feedback received from these meetings centered on the following topics:

- Property Line Setbacks/Buffer
- Project Density
- Building Height/Privacy Views/Sunlight
- Architecture/Product Type/Community Character
- Open Space/Trail Connections
- Traffic, Parking, and Emergency Access

Our design team collaborated to discuss these identified topics and we held several internal land planning sessions over the past few weeks to develop a brand new Site Plan. We did our best to respond to all of the community and CEDC council member concerns identified. Below is a description of specific changes incorporated into the revised Site Plan:

#### Property Line Setbacks/Buffer

Our approach to providing ample property line setbacks was to consider the western and eastern boundaries of the subject site as “critical areas of concern” based on input from the local residents. The residents collectively preferred that the modified design placed the road along the edges of the property to provide a vast setback and placing the homes toward the interior of the development pad. This was much preferred over an increased setback to a backyard and house. We further increased the setbacks by providing an enhanced landscape buffer strip between the realigned road and the property lines to the west, south, and east.

*GOAL: Exceed minimum code standards for setback requirements of the R-1 Zone and provide the road design requested by neighbors to accommodate a substantial setback.*

#### Project Density

The project density, or number of dwelling units per acre, was greatly reduced in the revised Site Plan. The new plan accounts for a loss of 33 units and provides for a project density of 9.3 units per acre. This is a significant reduction from the prior plan which equated to 13.8 units per acre. Further, the mix of detached and attached homes mimic the existing subdivision to the west, and offers a better transition to adjacent single-family homes to the south and east.

*GOAL: Balance community housing needs with compatible densities surrounding the site and local areas.*

#### Building Height/Privacy Views/Sunlight

Due to the change in product type, the heights of the homes are slightly lower than the town-home product. It is anticipated that the single-family homes and duplexes will be no more than 26' - 29' in height at the top of the roof ridge. Moreover, with the new arrangement of the homes at the interior of the site, with considerable setbacks from the adjacent homes, the building heights, privacy views, and sunlight impacts are greatly reduced.

*GOAL: Provide compatible building heights with adjacent properties to lessen view and loss of sunlight impacts.*

### Architecture/Product Type/Community Character

The revised site plan is compatible with other residential uses surrounding the subject site. Compatibility is primarily achieved through generous setbacks from adjacent structures, relocation of the in-tract loop road design and landscape strip to provide a wide buffer at the western and eastern property lines, and a change to the product type plotted.

The product type changed from fifteen townhome buildings to 47 single-family detached homes and 22 duplex homes. These homes are in scale with nearby existing neighborhoods such that it will not adversely impact existing uses.

*GOAL: Provide a compatible mix of housing types consistent with the local area, with higher density product closer to the western portion of the site and lower density products closer to the eastern and southern property boundaries.*

### Open Space/Trail Connections

The Arroyo Simi and Glenwood Park provide for local recreation opportunities now and in the future. The southern “panhandle” of the site presents an opportunity for open space connections to these important local amenities. We propose to enhance the open space as a “green space” providing complementary passive areas adjacent to the park. We propose a public gate to be installed for access between the subject site and Glenwood Park. We also propose a connection through our property to the south toward the Arroyo via an additional gate. While, we can’t offer to improve a full connection to the Arroyo, since Southern California Edison owns the area between our property and the Arroyo Simi, we can create legal access through our parcel to provide enhanced connectivity.

*GOAL: Offer public open space/green passive space, and footpath connections to other nearby open spaces as a community benefit.*

### Traffic/Parking/Emergency Access

Based on input from City staff and CALTRANS, the existing entrance/exit alignment was retained off New Los Angeles Avenue to serve the subject site. There is one project entrance and exit serving the development. The proposed configuration provides for an added right turn lane, while maintaining a left turn lane at the project driveway entrance. It is anticipated that some restriping will take place as part of frontage improvements and the middle turn lane will continue to provide for left turns into the site for vehicles traveling westbound on L.A Ave.

The project provides for two parking spaces in each garage and one parking space in the driveway for single-family homes and two garage spaces for the duplexes. The City development code does not require guest parking for single-family homes or duplexes. The reason for this, is that typically parking is met through garage parking or driveway parking spaces provided. Nevertheless, we have provided 35 parking spaces throughout the site for guests, resulting in a project parking count of 3.2 spaces per dwelling unit.

As part of the entitlement process, a full traffic, circulation and emergency access study will be prepared. These reports will be reviewed by the City and applicable agencies to determine if there are any project impacts and if any mitigation is required.

*GOAL: Design the vehicular circulation systems that are adequate, safe, and efficient.*

## **Summary**

In summary, the 102 Unit Site Plan was discarded based CEDC review and public comments received on June 24, 2020. After extensive community outreach efforts, we designed a significantly different Site Plan and layout.

We strongly feel that we have listened to and addressed the CEDC and community concerns with the roll out of this new plan. We have decreased the project density by 32%, increased property line setbacks and buffers for the western adjacent properties (with 20' at the northern property line and 41.5' for the remainder of the western boundary to the duplexes), maintained a large setback at the eastern property line, added landscape screening buffers, realigned the in-tract loop road, changed homes to a predominantly detached product with some duplexes, reduced building heights, provided 35 guest parking space (zero guest parking spaces are required by code, and expanded the park area (+25,000 square feet for a total of 45,000 square feet), while offering legal public access and gate connections through our site.

Table 1, attached, summarizes a comparison between the prior 102-unit townhome site plan and the current proposed site plan.

Warmington Residential desires to build a quality project that provides Moorpark with new homes that are accepted by the local neighborhoods and compatible with this area of the community.

**TABLE I  
PROJECT COMPARISON SUMMARY MATRIX**

GENERAL TOPIC	CEDC PLAN (2.26.2020)	CEDC #2 PLAN (9.3.2020)	DIFFERENCE
UNIT COUNT	102 HOMES	69 HOMES	33 LESS HOMES
DENSITY	13.8 DU/AC	9.3 DU/AC	4.5/AC LESS
BUFFER BETWEEN PROPERTY LINES (PL)	SETBACK 10' PER CODE REQUIREMENT ON WESTERN PL/ROAD AND PARKING ON EASTERN PL	INCREASED SETBACKS ON WESTERN PL/ROAD AGAINST ALL PROPERTY LINES	ENHANCED BUFFERS THROUGH ROAD DESIGN AND INCREASED SETBACKS
PRODUCT TYPE	TOWNHOMES	SINGLE-FAMILY & DUPLEXES	HYBRID DETACHED AND ATTACHED
WESTERN PROPERTY LINE SETBACK	10'	20' TO SFD #23 45' to DUPLEXES	10' - 35' MORE
EASTERN PROPERTY LINE SETBACK	52"	15' TO SFD #27 41.5' TO SFD #56 -#69	(20.5' - 26') LESS
SOUTHERN PROPERTY LINE SETBACK (@ LORETTA BACKYARDS)	28'	41'	13' MORE
NORTHERN PROPERTY LINE SETBACK	25'	25'	NO CHANGE
HEIGHT- SINGLE-FAMILY	30' MAX	26' MAX	4' LESS
HEIGHT- DUPLEXES	30' MAX	29' MAX	1' LESS
PUBLIC ACCESS TO PARK	PEDESTRIAN GATE	PEDESTRIAN GATE	NO CHANGE
PUBLIC CONNECTION THROUGH PROPERTY NEAR ARROYO SIMI	OPEN SPACE/TRAIL	OPEN SPACE/TRAIL PEDESTRIAN GATE	PEDESTRIAN GATE ADDED
HORSE PROPERTY ACCESS	MAINTAIN CURRENT ACCESS THROUGH BELTRAMO ROAD	MAINTAIN CURRENT ACCESS THROUGH BELTRAMO ROAD	ADDED PRIVATE GATE FOR LORETTA DRIVE PRIVATE LANE TO BE MAINTAINED BY BELTRAMO HOA
FLOOD ZONE	AVOID BUILDING IN FLOOD ZONE/WILL DESIGN TO NOT CHANGE FEMA MAPPING DESIGNATIONS	AVOID BUILDING IN FLOOD ZONE/WILL DESIGN TO NOT CHANGE FEMA MAPPING DESIGNATIONS	NO CHANGE
OPEN SPACE	PROVIDE ONSITE OPEN SPACE FOR PUBLIC BENEFIT	PROVIDE 45,000 SF ONSITE OPEN SPACE FOR PUBLIC BENEFIT	25,000 SF MORE