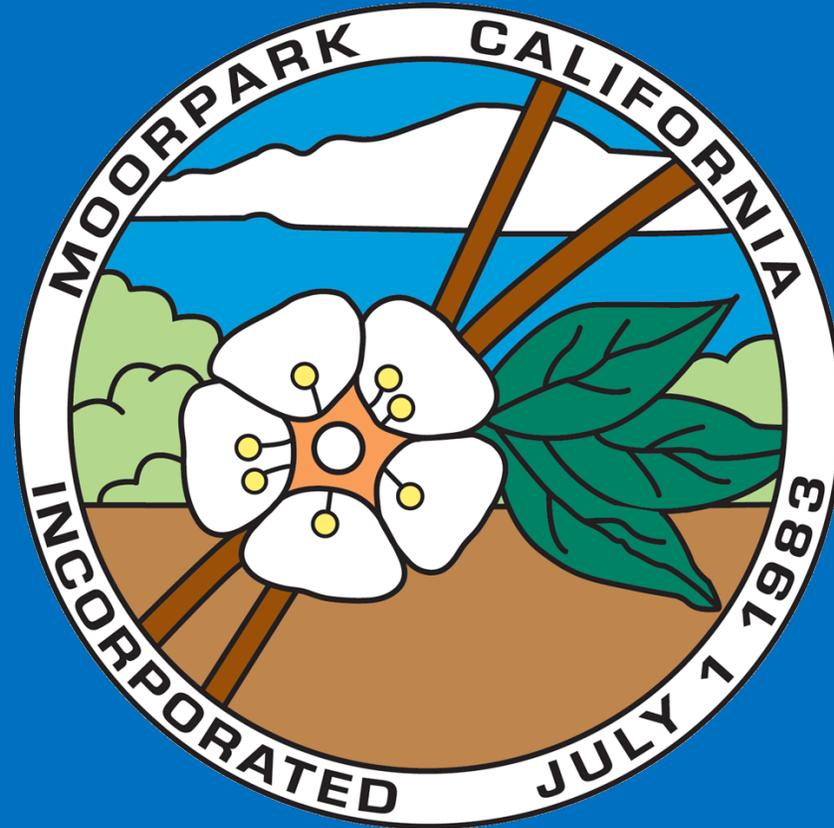


Beltramo Ranch General Plan Amendment Pre-Screening



Presented By: Shanna Farley-Judkins, Principal Planner

Applicant: Jay Deckard (Warmington Group)

Request

General Plan Amendment Pre-Screening Application No. 2019-02

Revised:

Allow a General Plan Amendment Application to be Filed to Change the Land Use Designation from Low Density Residential (L), High Density Residential (H) and Open Space and Recreation (P) to Very High Density Residential (VH) for the Development of a 69-Unit Residential Project located on 7.4 Acres of Property at the Southeast Corner of Los Angeles Avenue and Beltramo Ranch Road

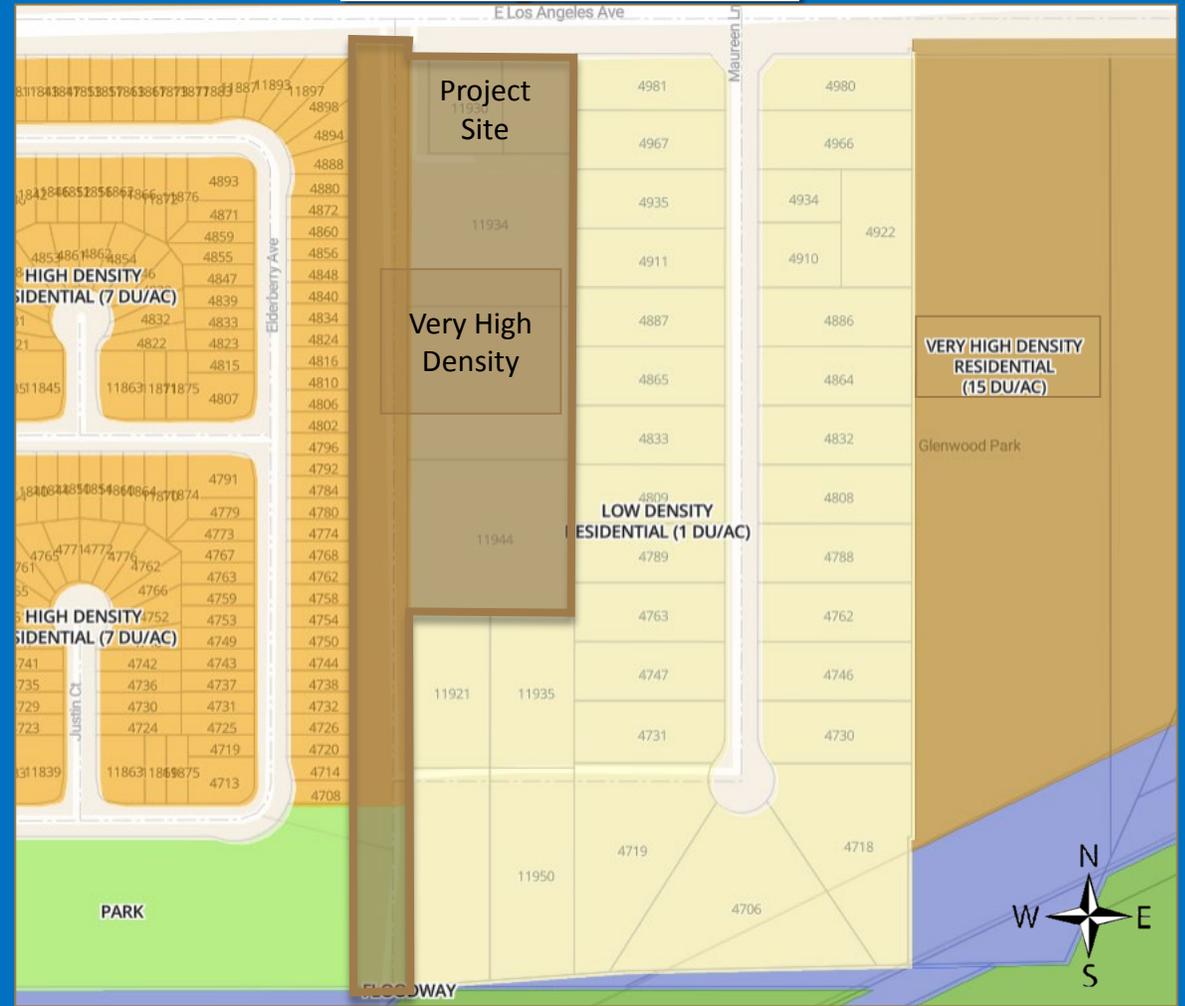
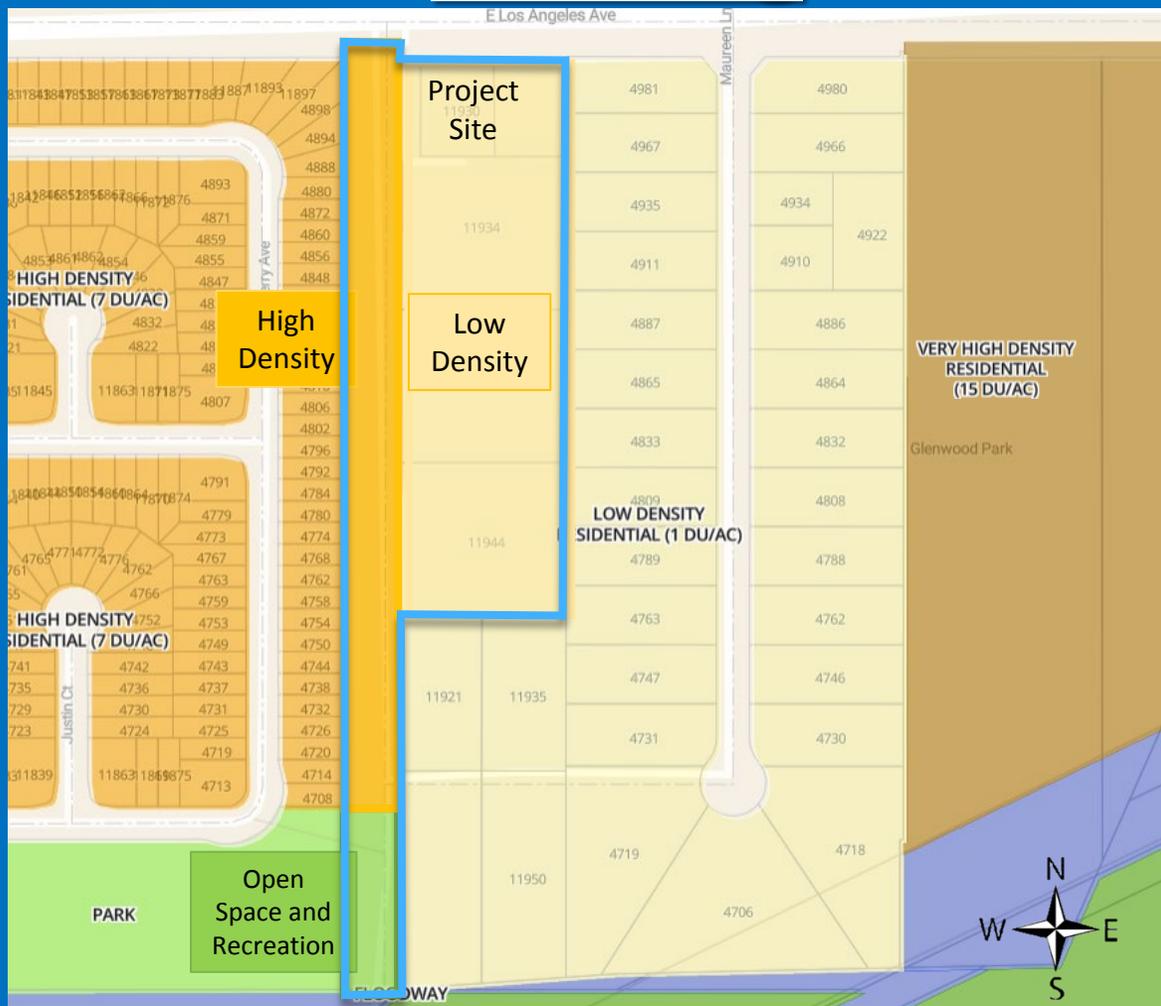
Project Location



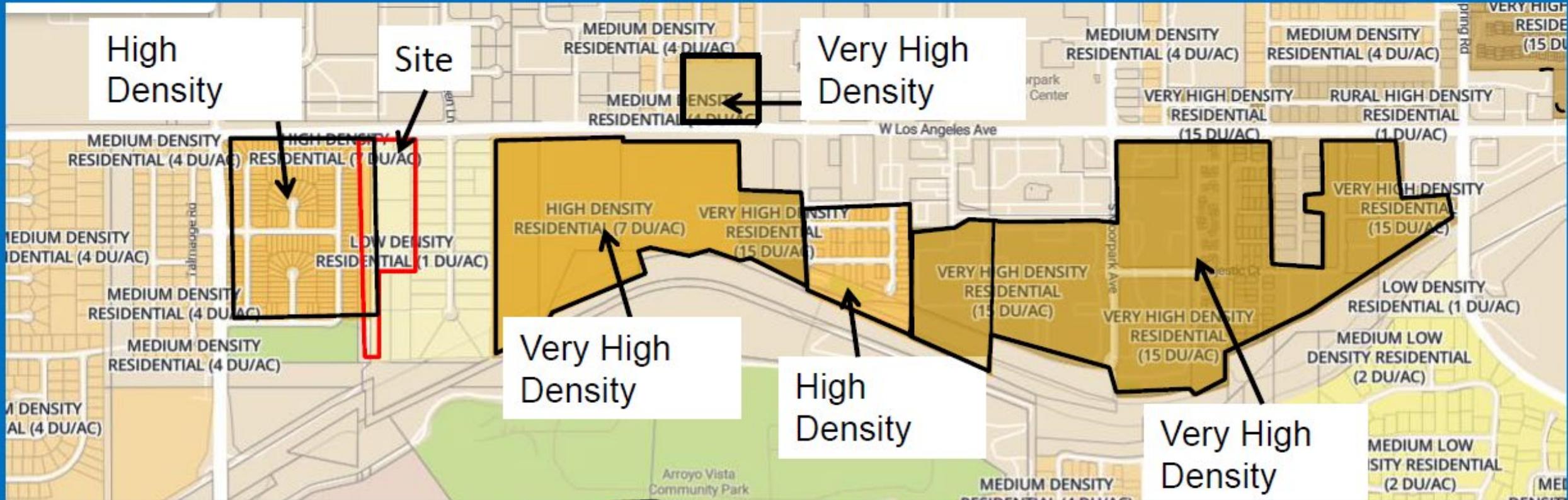
General Plan Land Use Designation

Existing

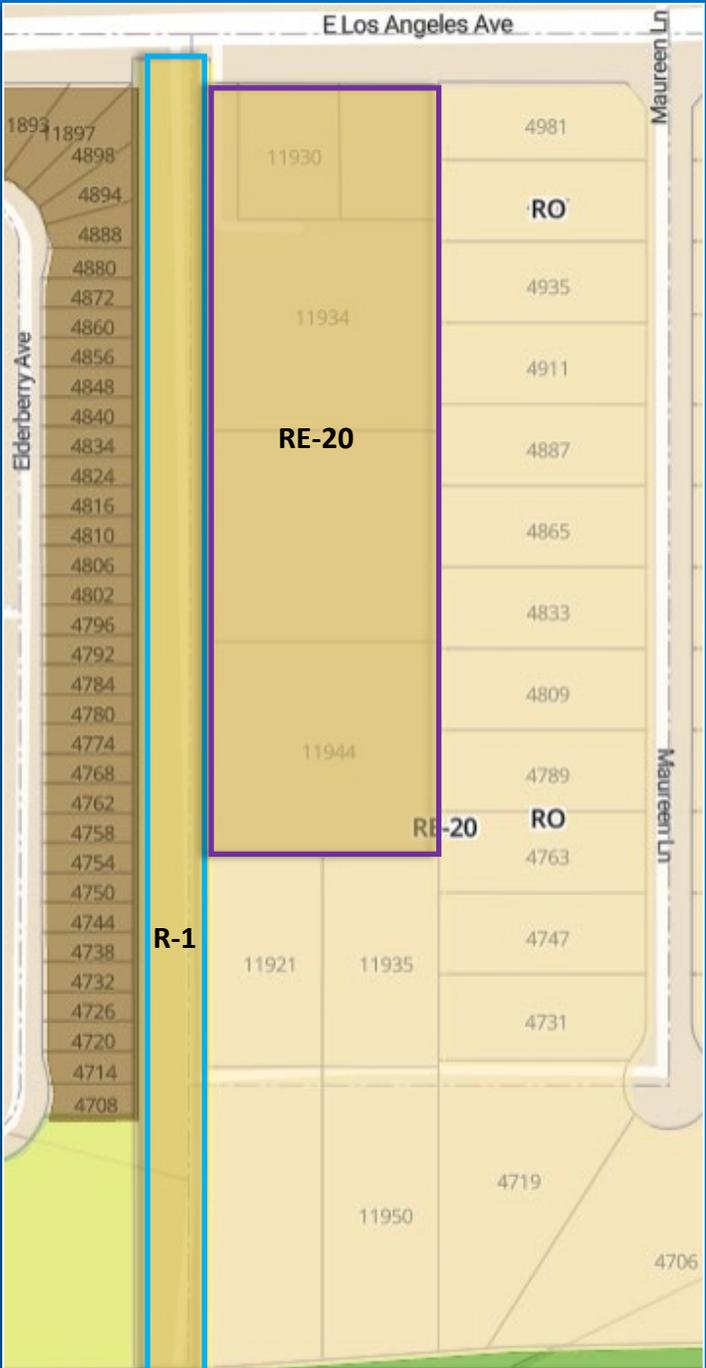
Proposed



General Plan Land Use Designation



Current Zoning Development Potential



General Requirements	R-E (4.83 acres)	R-1 (2.59 acres)
Density Maximum dwellings per acre	4	7
Base units	19	18
TOTAL	37 units	
ADU + JADU (+2 units per base)	57	54
TOTAL	111 units	
Density Bonus 100% (*2)	38	36
TOTAL	74 units	

Background

- November 21, 2019 – Pre-Screening Application Filed
- March 18, 2020 – CEDC Cancelled due to COVID
- May 13, 2020 – City Council allowed alternative schedule
- June 24, 2020 – CEDC Initial Review of Pre-Screening Application
 - 54 comment letters submitted
 - 21 individual public comment speakers
- Continued to September 16, 2020 to allow applicant to consider comments, conduct additional community outreach and consider revisions to the proposed project.
- Primary concerns: density and neighborhood compatibility
- Additional concerns: flood zone, access to Arroyo Simi and potential greenway trail, and to provide setbacks and buffers more consistent with the character of the adjacent neighboring lots

Revised Project Summary

<u>Project Details</u>	Original Proposal	Revised Proposal
Dwelling Units	102 Units	69 Units
Density	13.8 dwelling units per acre	9.3 dwelling units per ac
Parking (Total)	256 (2.5 spaces / unit)	220 (3.2 spaces / unit)
Garage Spaces	204	138
Driveway Spaces	0	47
Guest Spaces	51	35
Park Area	20,000 square feet	45,000 square feet



Original



Revised



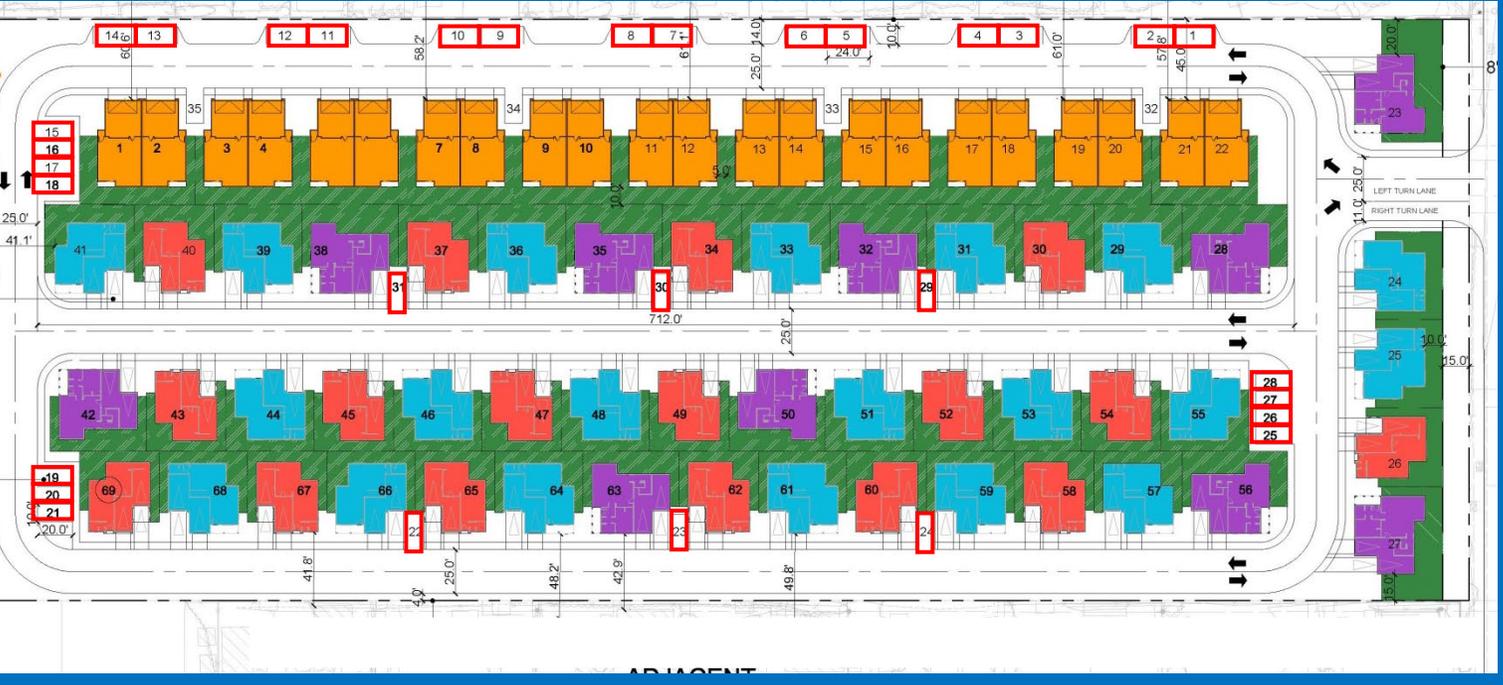
Parking Provided:
 204 spaces - Garage Spaces
 51 spaces - Guest On-Site
 256 spaces - Total (± 2.5 sp/unit)

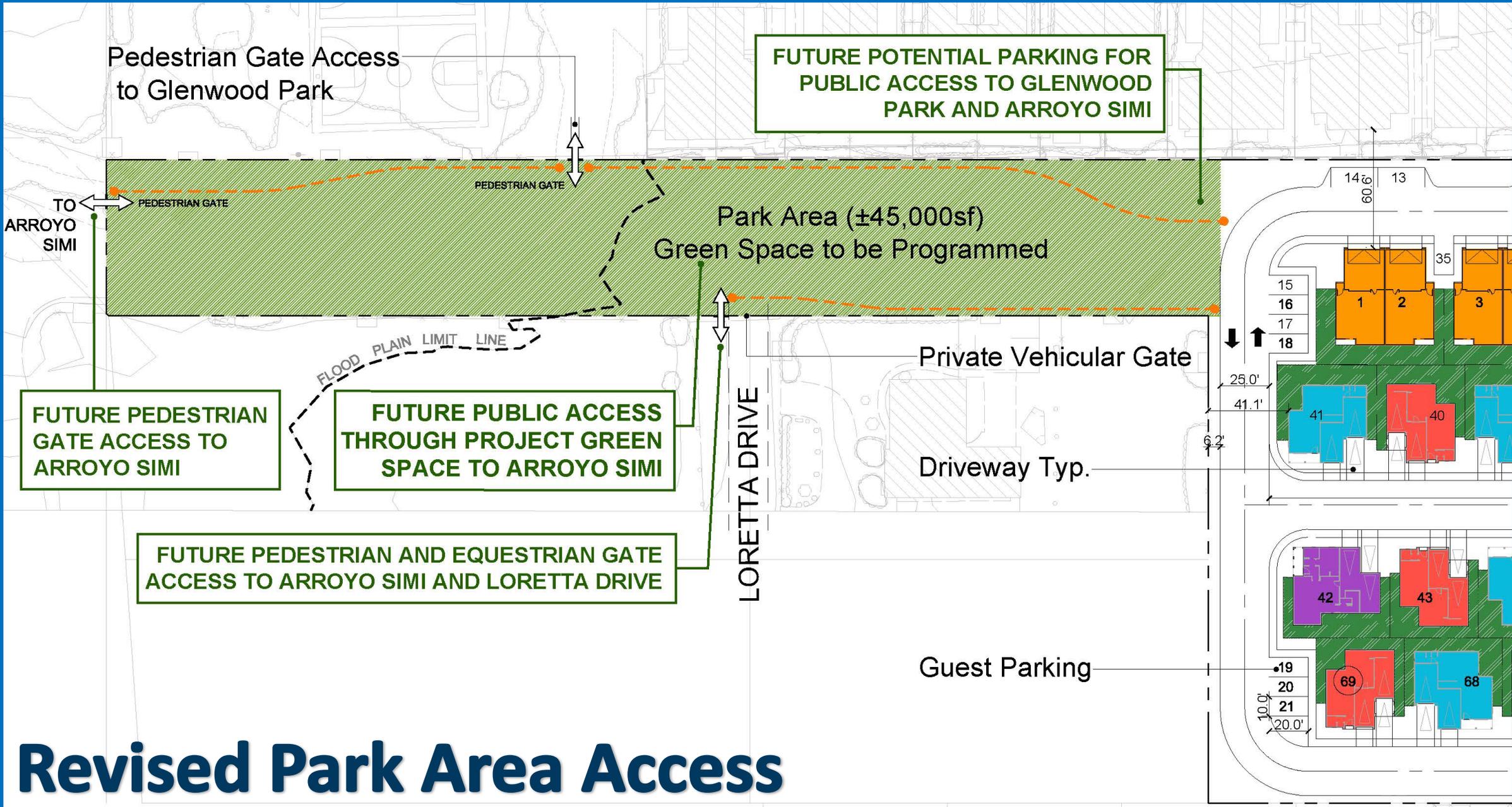
Original Parking



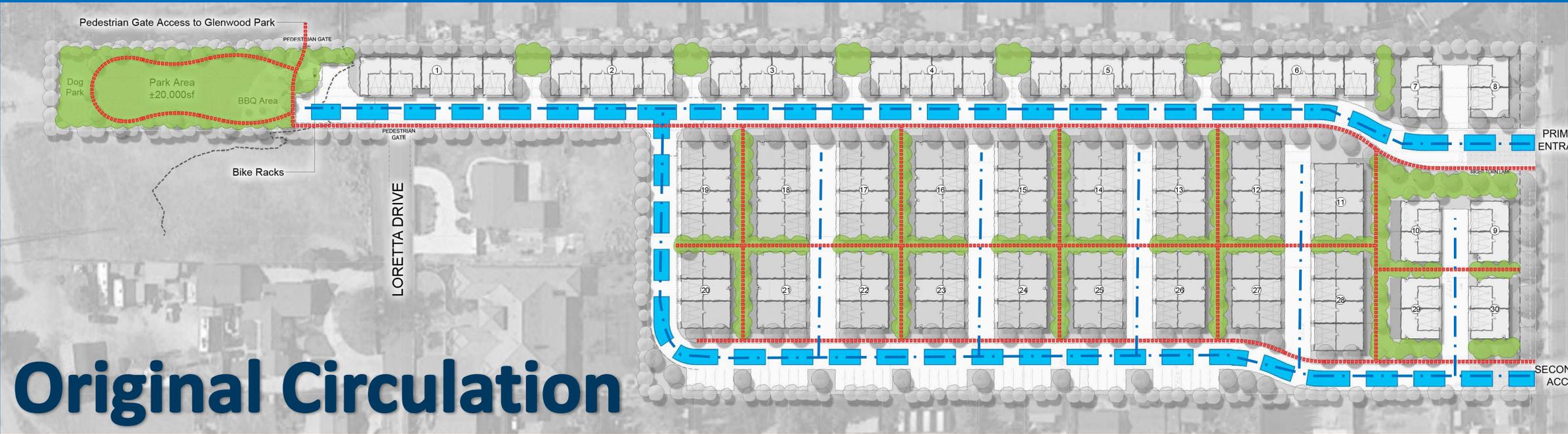
Parking Provided:
 138 spaces - Garage Spaces
 47 spaces - Driveway
 35 spaces - Guest On-Site
 220 spaces - Total (± 3.2 sp/unit)

Revised Parking





Revised Park Area Access



Original Circulation



Revised Circulation

Comment Letters

76 comment letters

- 34 letters in support

New market rate and affordable housing opportunities

Additional housing options (Moorpark College students, families, retired, etc.)

Attract employees

Support RHNA and need for housing in the region

Increase property tax and sales tax revenue

-42 letters in opposition

Density

Parking

Neighborhood incompatibility

Traffic

Privacy / Noise / Light

Next Steps

- CEDC's recommendation will be forwarded to the City Council
- City Council will determine whether to authorize submittal of a proposed GPA
 - If allowed to apply for a General Plan Amendment, application must be filed within 2 years
 - If denied, no resubmittal of a similar application within 1 year
- Subsequent development application will be reviewed for conformance to development requirements and to assess potential environmental impacts pursuant to CEQA

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.