

City of Moorpark, Community Development Department
799 Moorpark Avenue, Moorpark, CA 93021, 805-517-6230
LAND USE AND DEVELOPMENT PROJECTS
QUARTERLY STATUS REPORT FOR DECEMBER 2021

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APPLICANT / DEVELOPER	COMMON PROJECT NAME	CASE PLANNER	SUBMITTAL DATE	APPLICATION COMPLETE OR INCOMPLETE	SITE ADDRESS OR LOCATION	PERMIT(S)	CEQA STATUS	APPLICATION STATUS	PROJECT DESCRIPTION	ACRES (APPX.)
RESIDENTIAL PROJECTS – IN REVIEW										
HITCH RANCH PARTNERS C/O DPS: DENNIS HARDGRAVE 651 VIA ALONDRA #714 CAMARILLO, CA 93012 805-484-8303 dennis@devplan.net COMSTOCK HOMES HARRIET RAPISTA 2301 ROSECRANS AVE #1150 EL SEGUNDO, CA 90245 310-546-5781 X235 Hrapista@Comstock-homes.com	HITCH RANCH SPECIFIC PLAN SPECIFIC PLAN AREA 1	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	01/17/2019	COMPLETE	NORTH OF UNION PACIFIC RAILROAD TRACKS AND WEST OF TERMINUS OF CASEY ROAD	SP No. 1 / 2019-01 TTM 2019-01 RPD 2019-01 ZC 2019-01 GPA 2020-01 DA 2019-01	ENVIRONMENTAL IMPACT REPORT (IN PROCESS)	IN REVIEW PROCESS	SPECIFIC PLAN INCLUDING 755 SINGLE AND MULTI-FAMILY RESIDENCES, OPEN SPACE, MANUFACTURED SLOPES, DETENTION BASINS, PRIVATE RECREATION, PUBLIC PARK	277
JOHN C. CHIU, FLP-N C/O JOHN NEWTON 159 MOONSONG COURT MOORPARK, CA 93021 805-529-3494 newtoncnsit@msn.com	EVERETT STREET TERRACES	SHANNA FARLEY sfarley@moorparkca.gov (805) 517-6236	12/05/2005	COMPLETE	NORTHEAST CORNER OF EVERETT STREET AND WALNUT CANYON ROAD	RPD 2005-02 GPA 2005-02 ZC 2005-02 TTM 5739 DA 2005-04 SPA No. 4 to DTSP 95-1	INITIAL STUDY (IN PROCESS)	IN REVIEW PROCESS	60 CONDOMINIUM RESIDENCES	2.43
WEST POINTE HOMES MOORPARK 67, LLC JAMES RASMUSSEN 26500 WEST AGOURA ROAD #652 CALABASAS, CA 91302 805-370-0165 james@rasmussendevlopment.com	NORTH RANCH	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	10/31/2016	INCOMPLETE	5979 GABBERT ROAD	RPD 2016-02 GPA 2016-02 ZC 2016-02 TTM 5847 DA 2016-02	INITIAL STUDY (IN PROCESS)	IN REVIEW PROCESS	134 SINGLE FAMILY HOMES AND 5 ESTATE LOTS	68.26
JOE OFTELIE WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714)557-5511 joftelie@warmingtongroup.com	BELTRAMO RANCH	SHANNA FARLEY sfarley@moorparkca.gov (818) 642-6458	06/04/2021	COMPLETE	SOUTH OF LOS ANGELES AVENUE, EAST OF TIERRA REJADA ROAD, AND WEST OF MAUREEN LANE	GPA 2021-01 DA 2021-01 ZCH 2021-01 VTTM 2021-01 RPD 2021-01	INITIAL STUDY (IN PROCESS)	IN REVIEW PROCESS	NEW RESIDENTIAL COMMUNITY CONSISTING OF 47 SINGLE-FAMILY DETACHED HOMES AND PROGRAMMED OPEN SPACE AREAS	7.42
RESIDENTIAL PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION										
THE DALY GROUP / VINCE DALY 31255 CEDAR VALLEY DRIVE #323 WESTLAKE VILLAGE, CA 91361 805-309-6100 vincedaly@icloud.com	HIGH STREET STATION	CARLENE SAXTON csaxton@moorparkca.gov (805) 517-6236	09/6/2018	COMPLETE	226 HIGH STREET	RPD 2018-01 DA 2018-01 DDA 2018-01	MITIGATED NEGATIVE DECLARATION	APPROVED 10/7/20	79 APARTMENTS AND 13,656 SQUARE FEET COMMERCIAL MIXED USE	2.15

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ALDERSGATE INVESTMENT, LLC ERNEST MANSI / MATT MANSI 300 ESPLANADE DRIVE #430 OXNARD, CA 93036 805-988-4114 ernie@aldersgatehome.com	CASEY ROAD SENIOR COMMUNITY	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	09/3/2013	N/A	NORTH OF CASEY ROAD AND WEST OF WALNUT CANYON ROAD	RPD 2013-01 GPA 2013-02 ZC 2013-02 DA 2013-01	MITIGATED NEGATIVE DECLARATION	APPROVED 03/6/2019	390-UNIT SENIOR RETIREMENT COMMUNITY	50
			12/21/2021	UNDER REVIEW		FIRST AMENDMENT TO DA	UNDER REVIEW	UNDER REVIEW	ALLOW AFFORDABLE UNITS TO BE ONSITE AND FOR RENT AND SPLIT ONE BUILDING INTO THREE BUILDINGS.	
BIRDSALL GROUP, LLC SCOTT BIRDSALL 2300 ALESSANDRO DRIVE VENTURA, CA 93001 805-643-3200 scott@birdsall.io	CANYON CREST	SHANNA FARLEY sfarley@moorparkca.gov (805) 517-6236	08/13/2004	N/A	MARINE VIEW DRIVE, EAST OF WALNUT CANYON ROAD AT CHAMPIONSHIP DRIVE	RPD 2004-05 GPA 2004-03 ZC 2004-02 VTTM 5347 DA 2006-01	MITIGATED NEGATIVE DECLARATION	APPROVED 03/17/2006	21 SINGLE FAMILY RESIDENCES	42
CITY VENTURES MICHELLE THRAKULCHAVEE 3121 MICHELSON DRIVE #150 IRVINE, CA 92612 949-258-7536 michellet@cityventures.com	VISTAS AT MOORPARK	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	05/06/1998	N/A	EAST OF WALNUT CANYON ROAD, NORTH OF WICKS ROAD	RPD 2014-01 GPA 1998-01 ZC 1998-01 VTTM 5130 DA 1998-03	MITIGATED NEGATIVE DECLARATION	APPROVED 03/18/2015	110 SINGLE FAMILY RESIDENCES	72
ESSEX MOORPARK, L.P. BOB LINDER 17461 DERIAN AVE #110 IRVINE, CA, 92614 949-929-8407 blinder@essex.com	ESSEX MOORPARK APARTMENTS	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	09/24/2004	N/A	SOUTH OF CASEY ROAD AND WEST OF WALNUT CANYON ROAD	RPD 2012-02 GPA 2004-05 ZC 2004-04 DA	MITIGATED NEGATIVE DECLARATION	APPROVED 03/01/2017	200 APARTMENT RESIDENCES	11
			06/07/2021	N/A		FIRST AMENDMENT TO DA	PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION	APPROVED 09/15/2021	200 APARTMENT RESIDENCES ALL AFFORDABLE	
PACIFIC COMMUNITIES NELSON CHUNG 1000 DOVE STREET #100 NEWPORT BEACH, CA 92660 949-660-8988 nelson@pcbinc.com	PACIFIC ARROYO • VERBENA (Detached Townhouses) • FUCHSIA (Single-Family Detached)	SHANNA FARLEY sfarley@moorparkca.gov (805) 517-6236	04/15/2016	N/A	SOUTH OF LOS ANGELES AVENUE AND EAST OF MAUREEN LANE	RPD 2016-01 GPA 2016-01 ZC 2016-01 VTTM 5882 DA 2016-01	MITIGATED NEGATIVE DECLARATION	APPROVED 09/20/2017	284 SINGLE FAMILY RESIDENCES	37.09
SPRING ROAD, LLC MIKE ASHLEY/DON DUNCAN 5300 WHITMAN ROAD,	DUNCAN/ASHLEY 4875 SPRING ROAD	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	11/17/2015	N/A	4875 SPRING ROAD AND 384 LOS ANGELES AVENUE	RPD 2015-02 GPA 2015-02 ZC 2015-03	MITIGATED NEGATIVE DECLARATION	APPROVED 12/06/2017	95 UNIT TOWNHOUSE CONDOMINIUM	8

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HIDDEN HILLS, CA 91302 818-888-6469 mike@aci5300.com						VTTM 5972 DA 2015-01				
MENASHE KOZAR 12725 VENTURA BLVD. SUITE D STUDIO CITY, CA 91604 818-927-4130 manny@summerlandpartners.com	GREEN ISLAND VILLAS	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	10/10/2014	N/A	635 LOS ANGELES AVENUE	RPD 2014-02 GPA 2014-01 ZC 2014-01 TT 5869 DA 2014-03	NEGATIVE DECLARATION	APPROVED 02/19/2020	69 TOWNHOUSE CONDOMINIUMS	4
			11/13/2020	N/A		MOD 1 TO RPD 2014-02 FIRST AMENDMENT TO DA 2014-03	PREVIOUSLY ADOPTED NEGATIVE DECLARATION	APPROVED 09/01/2021	63 TOWNHOUSE CONDOMINIUMS	
RESIDENTIAL PROJECTS – UNDER CONSTRUCTION										
OAKMONT SENIOR LIVING ATTN: JAMES LAWSON, AICP 9240 OLD REDWOOD HIGHWAY, SUITE 200 WINDSOR, CA 95492 james.lawson@oakmontsl.com	OAKMONT SENIOR LIVING	DOUG SPONDELLO dspondello@moorparkca.gov (805) 517-6251	04/20/2018	N/A	13960 PEACH HILL ROAD	CPD 2018-01	MITIGATED NEGATIVE DECLARATION	UNDER CONSTRUCTION	77 UNIT SENIOR LIVING FACILITY	2.78
COMMERCIAL / INDUSTRIAL / OTHER PROJECTS – IN REVIEW										
PATRIOT INVESTORS, LP SHIMON HEIDINGSFELD 6061 GABBERT ROAD MOORPARK, CA 93021 (805) 807-8634 Rabbi@jewishmoorpark.com	SYNAGOGUE AND JEWISH CENTER	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	06/24/2020	INCOMPLETE	6061 GABBERT ROAD	CUP 2020-03	EXEMPT FROM CEQA	IN REVIEW PROCESS	SYNAGOGUE AND JEWISH CENTER	5.5
TOM SCHLENDER 774 WILDWOOD AVENUE THOUSAND OAKS, CA 91360 (805) 231-7300 TOMS@WDCAPPLICANCES.COM	WAREHOUSE DISCOUNT CENTER DEVELOPMENT AGREEMENT AMENDMENT	SHANNA FARLEY sfarley@moorparkca.gov (805) 517-6236	5/4/2020	COMPLETE	14349 WHITE SAGE ROAD	AMENDMENT 1 TO DA 2004-02	NEGATIVE DECLARATION (PENDING)	INITIAL STUDY/NEGATIVE DECLARATION (IN PROCESS)	DA AMENDMENT TO CONSIDER EXPANDED USES ALLOWED ON SITE	6.08
PATRIOT INVESTORS, LP MARTIN TEITELBAUM 29601 AGOURA ROAD AGOURA HILLS, CA 91301 (805) 383-2221 Martin@mtconstruct.com	PATRIOT OFFICE COMPLEX AND TRACT MAP	SHANNA FARLEY sfarley@moorparkca.gov (805) 517-6236	09/22/2021	INCOMPLETE	858 PATRIOT DRIVE	CPD 2021-01 VTTM 2021-02	PREVIOUSLY ADOPTED EIR	IN REVIEW PROCESS	28,955 SQUARE-FOOT OFFICE COMPLEX WITH 7 SHELL BUILDINGS.	2.59

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A-B PROPERTIES C/O JOHN NEWTON 159 MOONSONG COURT MOORPARK, CA 93021 805-529-3494 newtoncnslt@msn.com	TENTATIVE TRACT NO. 5906 (A RESUBDIVISION OF TRACT 5147)	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	08/17/2012	N/A	NORTH OF UNION PACIFIC RAILROAD TRACKS, WEST OF GABBERT ROAD	TT 5906 (PRIOR TR 5147)	MITIGATED NEGATIVE DECLARATION	FINAL MAP APPROVED	17 LOT INDUSTRIAL SUBDIVISION	36
TRILIAD DEVELOPMENT VALERIE DRAEGER 270 CONEJO RIDGE AVENUE #200 THOUSAND OAKS, CA 91361 (805) 379-9800 mail@triliad.com	MOORPARK WEST STUDIOS	SHANNA FARLEY sfarley@moorparkca.gov (805) 517-6236	03/23/2009	N/A	LOS ANGELES AVENUE, WEST OF SCE SUBSTATION	IPD 2009-01 GPA 2009-01 ZC 2009-01 DA 2009-02	MITIGATED NEGATIVE DECLARATION	APPROVED 10/05/2011	MOTION PICTURE STUDIO COMPLEX	37
NEARON, NICK RINI 101 YGNACIO VALLEY ROAD, SUITE 450 WALNUT CREEK, CA 94596 (925) 743-3300 NRini@nearon.com	NEARON	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	04/12/2017	N/A	400 SCIENCE DRIVE	TPM 2016-01 IPD 2017-01	EXEMPT FROM CEQA	APPROVED 12/6/2017	35,330 SQUARE-FOOT INDUSTRIAL BUILDING	2.2
PAUL MINOO 4M INVESTMENT CORPORATION 6222 WILSHIRE BLVD, SUITE 270 LOS ANGELES, CA 90048 (213) 624.4040 x100 paul@4minvestment.com	5751 CONDOR DRIVE	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	11/19/2019	N/A	5751 CONDOR DRIVE	IPD 2019-01 CUP 2020-02	EXEMPT FROM CEQA	APPROVED 07/15/2020	48,211 SQ. FT. INDUSTRIAL BUILDING	3.5
			10/30/2020	N/A		MOD 1 TO IPD 2019-01 AND CUP 2020-02		APPROVED 06/16/2021		
ABDUL SALEHI 14711 DARTMOUTH CIRCLE TUSTIN, CA 92780 (949) 701-3346 abdul.salehi@twc.com	13816 PRINCETON AVENUE	FREDDY CARRILLO fcarrillo@moorparkca.gov (805) 517-6224	08/05/2020	COMPLETE	13816 PRINCETON AVENUE	CPD 2020-01 CUP 2020-04	EXEMPT FROM CEQA	APPROVED 07/07/2021	DEVELOP A 6,186 SQ. FT. AUTO REPAIR SHOP	0.57
SUNBELT ENTERPRISES 5715 Mesmer Avenue Los Angeles, CA 90230 Frank Marasco (805) 338-4140 Frankmarasco45@gmail.com	Hilltop (Sunbelt/Kavlico)	CARLENE SAXTON csaxton@moorparkca.gov (805) 517-6281	12/23/2021	N/A	Hilltop Parcel (APN 513- 0-010-285 and 513-0- 010-295)	GPA 2015-01 CH 2015-02	EXEMPT FROM CEQA	APPROVED 06/01/2016 and 07/20/2016	ZONE CHANGE FROM RE TO M- 1	36
						Modification to Deed Restriction		PENDING		

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DOUG HINRICHS 18831 BARDEEN AVENUE, ST 100 IRVINE, CA 92612 (949) 862-2135 Doug.hinrichs@hparchs.com	DCX6- AMAZON	PHILIP NEUMANN pneumann@moorparkca.gov (805) 517-6230	01/28/2020	COMPLETE	6000 CONDOR DRIVE	CUP 2020-01	MITIGATED NEGATIVE DECLARATION	UNDER CONSTRUCTION	CONVERSION OF AN EXISTING INDUSTRIAL BUILDING INTO A 189,364 SQ.FT. DISTRIBUTION AND TRANSPORTATION FACILITY	11.78