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December 9, 2019
VIA E-MAIL

City of Moorpark, Community Development Department
Karen Vaughn, Douglas Spondello, Freddy Carrillo
799 Moorpark Avenue
Moorpark, CA 93021

Re: 635 West Los Angeles Avenue - Response to Project Comments

Dear Ms. Vaughn, Mr. Spondello, and Mr. Carrillo:

On behalf of our client Sky Line 66, LLC, we would like to address the comments and questions raised at the Planning Commission hearing of October 22, 2019 related to the project located at 635 West Los Angeles Avenue, Moorpark, CA 93021 (the "Project"). Our understanding is that there are three issues that need to be addressed as follows:

- 1. Walkways.** In light of the comments regarding walkways, the Project has been updated to include a 36 inch sidewalk. This addition has not affected the 25 foot roadways.
- 2. Parking.** As we and City staff have indicated, the Project's guest parking complies with the code, which we believe is appropriate. Therefore, the Project has not been revised to add additional guest parking. Based on communications with City staff over the last year, and constraints in terms of the size of the Project, we are unable to add additional guest parking without losing valuable open space and amenity space that we believe is important to the efficacy of the Project.
- 3. Children's Play Area and Dog Park.** We have elected to maintain the location of the children's play area and the dog park relative to each other in order to ensure that children are not left unattended in the children's play area. We feel that having the children's play area just visible from the inside of the building is insufficient, and we would rather that parents be present and able to attend to their children.

We thank you again for your continued time, efforts, and professionalism.

Best regards,

A handwritten signature in blue ink, appearing to read 'A. Brady', with a long horizontal flourish extending to the right.

Andrew Brady

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