

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

This Report is Available on the City's Webpage - [www.moorparkca.gov](http://www.moorparkca.gov)

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.)
<b>RESIDENTIAL PROJECTS – IN REVIEW</b>										
HITCH RANCH PARTNERS C/O DPS: DENNIS HARDGRAVE 651 VIA ALONDRA #714 CAMARILLO, CA 93012 805-484-8303 <a href="mailto:dennis@devplan.net">dennis@devplan.net</a> COMSTOCK HOMES HARRIET RAPISTA 2301 ROSECRANS AVE #1150 EL SEGUNDO, CA 90245 310-546-5781 X235 <a href="mailto:Hrapista@Comstock-homes.com">Hrapista@Comstock-homes.com</a>	HITCH RANCH SPECIFIC PLAN  SPECIFIC PLAN AREA 1	DOUG SPONDELLO <a href="mailto:dspondello@moorparkca.gov">dspondello@moorparkca.gov</a> (805) 517-6251	01/17/2019	INCOMPLETE	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 <a href="mailto:newtoncnsit@msn.com">newtoncnsit@msn.com</a>	EVERETT STREET TERRACES	SHANNA FARLEY-JUDKINS <a href="mailto:sfarley-judkins@moorparkca.gov">sfarley-judkins@moorparkca.gov</a> (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 <a href="mailto:james@rasmussendevlopment.com">james@rasmussendevlopment.com</a>	NORTH RANCH	DOUG SPONDELLO <a href="mailto:dspondello@moorparkca.gov">dspondello@moorparkca.gov</a> (805) 517-6251	10/31/2016	INCOMPLETE	5979 GABBERT ROAD	RPD 2016-02 GPA 2016-02 ZC 2016-02 TTM 5847 VTTM 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 <a href="mailto:joftelie@warmingtongroup.com">joftelie@warmingtongroup.com</a>	BELTRAMO RANCH	PETER LYONS <a href="mailto:plyons@moorparkca.gov">plyons@moorparkca.gov</a> (818) 642-6458	06/04/2021	PENDING	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	PENDING	IN REVIEW PROCESS	NEW RESIDENTIAL COMMUNITY CONSISTING OF 47 SINGLE-FAMILY DETACHED HOMES AND PROGRAMMED OPEN SPACE AREAS.	7.42
<b>RESIDENTIAL PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION</b>										
THE DALY GROUP VINCE DALY 31255 CEDAR VALLEY DRIVE #323 WESTLAKE VILLAGE, CA 91361	HIGH STREET STATION	CARLENE SAXTON <a href="mailto:csaxton@moorparkca.gov">csaxton@moorparkca.gov</a> (805) 517-6281	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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805-309-6100 <a href="mailto:vincedaly@icloud.com">vincedaly@icloud.com</a>										
ALDERSGATE INVESTMENT, LLC ERNEST MANSI / MATT MANSI 300 ESPLANADE DRIVE #430 OXNARD, CA 93036 805-988-4114 <a href="mailto:ernie@aldersgatehome.com">ernie@aldersgatehome.com</a>	CASEY ROAD SENIOR COMMUNITY	DOUG SPONDELLO <a href="mailto:dspondello@moorparkca.gov">dspondello@moorparkca.gov</a> (805) 517-6251	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
BIRDSALL GROUP, LLC SCOTT BIRDSALL 2300 ALESSANDRO DRIVE VENTURA, CA 93001 805-643-3200 <a href="mailto:scott@birdsall.io">scott@birdsall.io</a>	CANYON CREST	SHANNA FARLEY-JUDKINS <a href="mailto:sfarley-judkins@moorparkca.gov">sfarley-judkins@moorparkca.gov</a> (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 <a href="mailto:michellet@cityventures.com">michellet@cityventures.com</a>	VISTAS AT MOORPARK	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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 <a href="mailto:blinder@essex.com">blinder@essex.com</a>	ESSEX MOORPARK APARTMENTS	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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 <a href="mailto:nelson@pcbinc.com">nelson@pcbinc.com</a>	PACIFIC ARROYO <ul style="list-style-type: none"> <li>• VERBENA (Detached Townhouses)</li> <li>• FUCHSIA (Single-Family Detached)</li> </ul>	SHANNA FARLEY-JUDKINS <a href="mailto:sfarley-judkins@moorparkca.gov">sfarley-judkins@moorparkca.gov</a> (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, HIDDEN HILLS, CA 91302 818-888-6469 <a href="mailto:mike@aci5300.com">mike@aci5300.com</a>	DUNCAN/ASHLEY 4875 SPRING ROAD	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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 VTTM 5972 DA 2015-01	MITIGATED NEGATIVE DECLARATION	APPROVED 12/06/2017	95 UNIT TOWNHOUSE CONDOMINIUM	8

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MENASHE KOZAR 12725 VENTURA BLVD. SUITE D STUDIO CITY, CA 91604 818-927-4130 <a href="mailto:manny@summerlandpartners.com">manny@summerlandpartners.com</a>	GREEN ISLAND VILLAS	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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	
<b>RESIDENTIAL PROJECTS – UNDER CONSTRUCTION</b>										
OAKMONT SENIOR LIVING ATTN: JAMES LAWSON, AICP 9240 OLD REDWOOD HIGHWAY, SUITE 200 WINDSOR, CA 95492 <a href="mailto:james.lawson@oakmontsl.com">james.lawson@oakmontsl.com</a>	OAKMONT SENIOR LIVING	DOUG SPONDELLO <a href="mailto:dspondello@moorparkca.gov">dspondello@moorparkca.gov</a> (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
<b>COMMERCIAL / INDUSTRIAL / OTHER PROJECTS – IN REVIEW</b>										
PATRIOT INVESTORS, LP SHIMON HEIDINGSFELD 6061 GABBERT ROAD MOORPARK, CA 93021 (805) 807-8634 <a href="mailto:Rabbi@jewishmoorpark.com">Rabbi@jewishmoorpark.com</a>	SYNAGOGUE AND JEWISH CENTER	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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 <a href="mailto:TOMS@WDCAPPLICANCES.COM">TOMS@WDCAPPLICANCES.COM</a>	WAREHOUSE DISCOUNT CENTER DEVELOPMENT AGREEMENT AMENDMENT	PETER LYONS <a href="mailto:plyons@moorparkca.gov">plyons@moorparkca.gov</a> (818) 642-6458	5/4/2020	N/A	14349 WHITE SAGE ROAD	AMENDMENT 1 TO DA 2004-02	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 <a href="mailto:Martin@mtconstruct.com">Martin@mtconstruct.com</a>	PATRIOT OFFICE COMPLEX AND TRACT MAP	SHANNA FARLEY-JUDKINS <a href="mailto:sfarley-judkins@moorparkca.gov">sfarley-judkins@moorparkca.gov</a> (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
<b>COMMERCIAL / INDUSTRIAL / OTHER PROJECTS – APPROVED, NOT YET UNDER CONSTRUCTION</b>										
A-B PROPERTIES C/O JOHN NEWTON	TENTATIVE TRACT NO. 5906 (A RESUBDIVISION OF TRACT	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a>	08/17/2012	N/A	NORTH OF UNION PACIFIC RAILROAD	TT 5906 (PRIOR TR 5147)	MITIGATED NEGATIVE DECLARATION	FINAL MAP APPROVED	17 LOT INDUSTRIAL SUBDIVISION	36

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159 MOONSONG COURT MOORPARK, CA 93021 805-529-3494 <a href="mailto:newtoncnslt@msn.com">newtoncnslt@msn.com</a>	5147)	(805) 517-6224			TRACKS, WEST OF GABBERT ROAD					
TRILIAD DEVELOPMENT VALERIE DRAEGER 270 CONEJO RIDGE AVENUE #200 THOUSAND OAKS, CA 91361 (805) 379-9800 <a href="mailto:mail@triliad.com">mail@triliad.com</a>	MOORPARK WEST STUDIOS	SHANNA FARLEY-JUDKINS <a href="mailto:sfarley-judkins@moorparkca.gov">sfarley-judkins@moorparkca.gov</a> (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 <a href="mailto:NRini@nearon.com">NRini@nearon.com</a>	NEARON	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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 <a href="mailto:paul@4minvestment.com">paul@4minvestment.com</a>	5751 CONDOR DRIVE	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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 <a href="mailto:abdul.salehi@twc.com">abdul.salehi@twc.com</a>	13816 PRINCETON AVENUE	FREDDY CARRILLO <a href="mailto:fcarrillo@moorparkca.gov">fcarrillo@moorparkca.gov</a> (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
<b>COMMERCIAL / INDUSTRIAL / OTHER PROJECTS – UNDER CONSTRUCTION</b>										
DOUG HINRICHS 18831 BARDEEN AVENUE, ST 100 IRVINE, CA 92612 (949) 862-2135 <a href="mailto:Doug.hinrichs@hparchs.com">Doug.hinrichs@hparchs.com</a>	DCX6- AMAZON	PHILIP NEUMANN <a href="mailto:pneumann@moorparkca.gov">pneumann@moorparkca.gov</a> (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