

MADE BY  
MOORPARK

General Plan  
2050



2

# Land Use





## 2.1 INTRODUCTION

### 2.1.1 Legislative Foundation

The most fundamental decisions in planning begin with land use: what to put where. Land use planning envisions the future of a city and interacts with all other elements of planning. At its best, the land use element reflects Moorpark’s vision; promotes thoughtful, equitable, and accessible distribution of different land uses, including residential, commercial, industrial, agricultural, and open space; and aligns well with other general plan elements. The land use element is also used as a tool to improve public health, reduce infrastructure costs, enhance local economies, and address long-term environmental issues such as climate change and water resources.

Government Code § 65302 requires each city to adopt a land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, and other categories of public and private uses of land.

## 2.2 OUR STARTING POINT— MOORPARK IN 2022

### 2.2.1 Land Uses

Moorpark’s physical setting and history provide context for understanding its land uses and development form. The core of the community resides in a valley framed by hillsides to the

north and south, historically used for agriculture and converted over time to suburban and urban uses. Its earliest settlement was concentrated on the valley floor, which primarily expanded southerly into the hillsides flanking the Tierra Rejada Valley. Enactment of the Ventura County Save Open-space and Agricultural Resources (SOAR) initiative and Municipal Services Boundary placed limits on the city’s urbanized growth patterns.

Today, the city is characterized as a low-intensity suburban community containing a mix of residential neighborhoods, commercial corridors and centers, industrial districts, civic and educational facilities, parklands, and open spaces. **Figure LU-1** depicts the city’s existing uses.

**Residential uses** represent the largest portion of land uses in the city, occupying approximately 2,072 acres (28% of its area). Single-family residential uses (including mobile homes and rural residential) are the predominant form of housing (22%) and are distributed throughout the city, while multifamily residential units occupy 202 acres (3%) and are largely concentrated south of and adjoining Los Angeles Avenue.

**Commercial uses** occupy approximately 152 acres (approximately 2% of the city). These are primarily located along Los Angeles Avenue/California State Route 118 (SR-118), with scattered clusters on Moorpark Avenue, adjoining Moorpark College, and on other primary streets and intersections. Commercial buildings range from big-box stores in multitenant shopping centers to individual neighborhood grocery stores and fast-food businesses on individual parcels. A number of the centers contain vacant buildings and



storefronts that, before the onset of the COVID pandemic, were impacted by the transition of customers to on-line retailing. Mission Bell Plaza and Varsity Park Plaza exhibit high levels of vacancy.

**Office uses** comprise approximately 37 acres in the city (0.5% of its land area). Office uses are primarily clustered on properties abutting the Los Angeles Avenue/State Route-23 (SR-23) interchange, the business park to the east of Princeton Avenue, and in the downtown area. Offices can be found in structures like the Carton Professional Building on High Street that houses multiple small businesses and is interspersed among a mix of uses, to large steel frame and concrete, multistory complexes occupied by a single corporation in multitenant business parks.

There are approximately 280 acres of **industrial development** in the city (4% of the total land area). These uses include light industrial, manufacturing, open storage, and wholesale and warehousing uses. They are primarily concentrated in two areas, one on lands abutting the Los Angeles Avenue/State Route-23 interchange and the other in the western portion of the city between Los Angeles Avenue, Poindexter Avenue, and Gabbert Road. As of the date of this analysis, few vacancies exist in industrial buildings.

**Education uses** consist of preschool, elementary, K-8, middle, and high school as well as Moorpark College and cover approximately 296 acres in the city (4% of its land area). Generally, schools are located in residential neighborhoods, with Moorpark High School located on Tierra Rejada Road. Moorpark College is a 150-acre community college campus in the city's northeast and north of

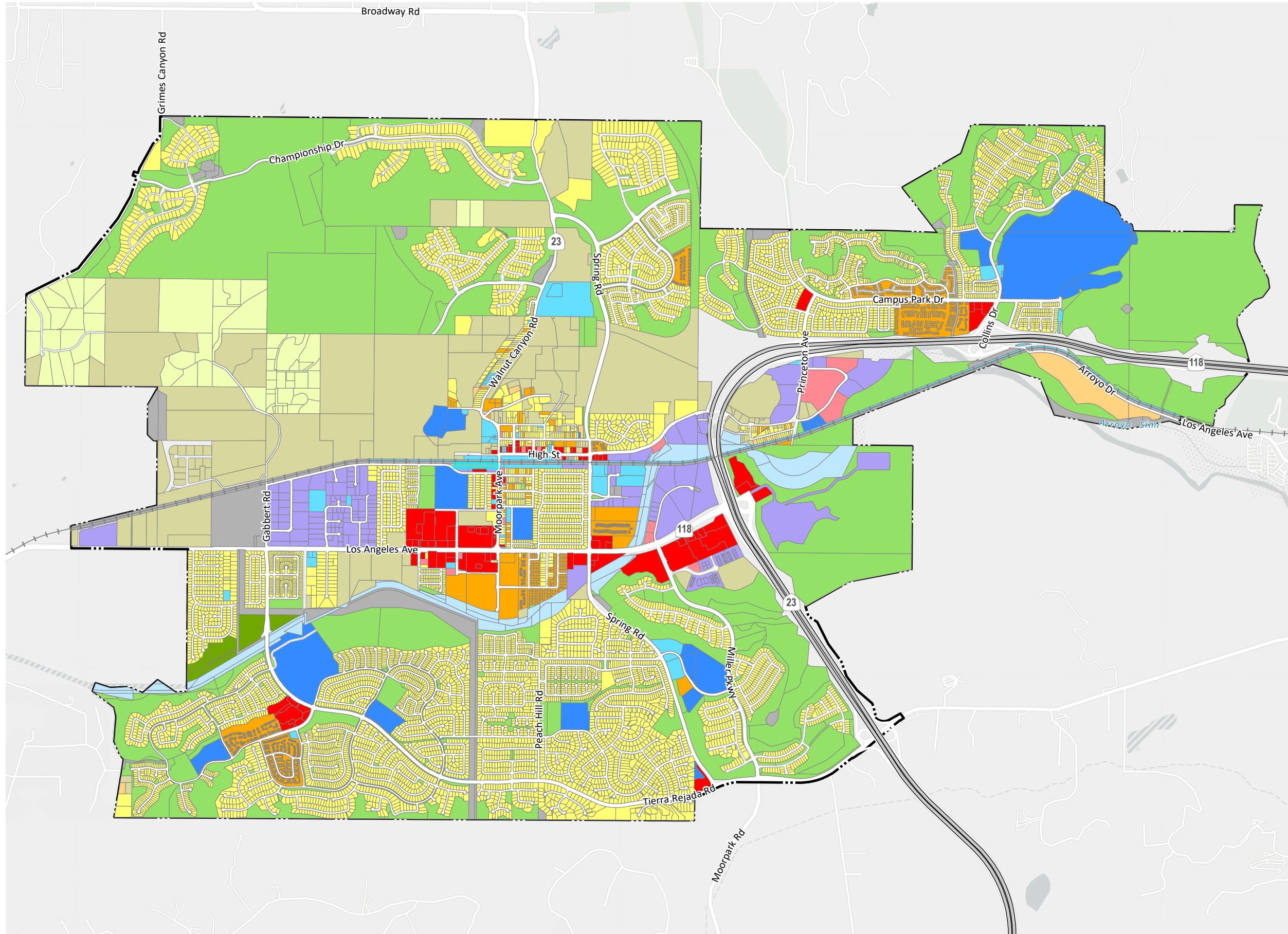
SR-23 with an enrollment of approximately 15,000 students.

**Public facility and quasi-public uses** include local, County, and state government offices, police and sheriff stations, fire stations, major healthcare and medical centers, and religious institutions. These occupy 101 acres (approximately 1% of the land) and are scattered throughout the city.

**Open space and recreation land uses** consist of golf courses, local parks, regional parks, and other reserved open spaces and natural areas. With the exception of golf courses, these properties are in public ownership. Open space and recreation areas occupy 2,240 acres (28% of the city's land)—the second largest land use by area. Parks are generally within or adjoining residential neighborhoods. The greatest density of parklands is in the southern half of the city, consistent with the distribution of residential neighborhoods. Open space generally consists of undeveloped hillsides not designated for future development and areas abutting the Arroyo Simi. Most of these areas are in the city's northwest and eastern foothills.

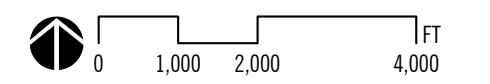
**Agricultural land uses** consist of cropland, pasture, orchards and vineyards, nurseries, and ranches and occupy approximately 29 acres in the city (0.5% of its land area). These uses are primarily on the city's western edge immediately north of the Arroyo Simi.





LAND USE  
 Figure LU-1  
 Existing Land Use

- City Boundary
- Railroad
- Existing Land Use
- Agriculture
- Rural Residential
- Single Family Residential
- Multi-family Residential
- Mobile Home
- Commercial Services
- General Office
- Industrial
- Education
- Public Facilities
- Transportation, Communication, Utilities
- Open Space and Recreation
- Vacant
- Water/Floodway
- Right of Way



Source: The City of Moorpark 2022 Date: 11/9/2022

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**Transportation, communications, and utilities** land uses consist of railroads, facilities, utilities, and water storage and occupy approximately 217 acres, or 3% of the city's land. Included in this category are the railway used by Metrolink and Amtrak, SR-23 and SR-118, power transmission line rights-of-way, and water tanks. The rail and utilities rights-of-way divide the city: the railway divides Moorpark into northern and southern halves and the power line right-of-way divides the southwest area of the city from the rest of Moorpark.

Approximately 13% of the city's land is **vacant** and potentially available for development. The majority of these lands are characterized by their topography with moderate to steep slopes. The largest contiguous area is located west of downtown, north of Poindexter Avenue, with others scattered throughout residential subdivisions in the southern and northern portions of the city. In flatland areas, vacant sites are found in the downtown area on or near the High Street corridor and along Los Angeles Avenue. Specific Plans have been adopted to guide development of a number of these areas, which may incorporate permanent open spaces for recreation and preservation of natural topography and habitat.

**Water courses**, such as the Arroyo Simi and water detention areas, comprise approximately 141 acres in the city, representing 2% of its total land area.

**Public right of way**, such as roadways and their adjacent landscaped areas, comprises approximately 1,155 acres in the city, representing 14% of its total land area and 26% of its urbanized land area.

## 2.2.2 Neighborhoods and Districts

Moorpark's land uses cumulatively function as the places where its residents live, work, shop, and recreate; are educated and governed; participate in social and cultural events; and enjoy nature. These are its neighborhoods, districts, and corridors, and each contains a mix of uses and often is uniquely identifiable due to its function, physical form, and/or history within the community. For example, the places that people relate to as a "neighborhood" typically include housing, parks, schools, community centers, and open spaces. A "district" or "corridor" may include a mix of retail, office, and housing. Moorpark's neighborhoods and districts are generally depicted in **Figure LU-2** and are described as follows:

1. **Charles Street Neighborhood.** The earliest residential development in Moorpark, consisting predominantly of single-family housing on small lots, with scattered small apartments, abutting the commercial core along High Street that served as the center of community business and activity.



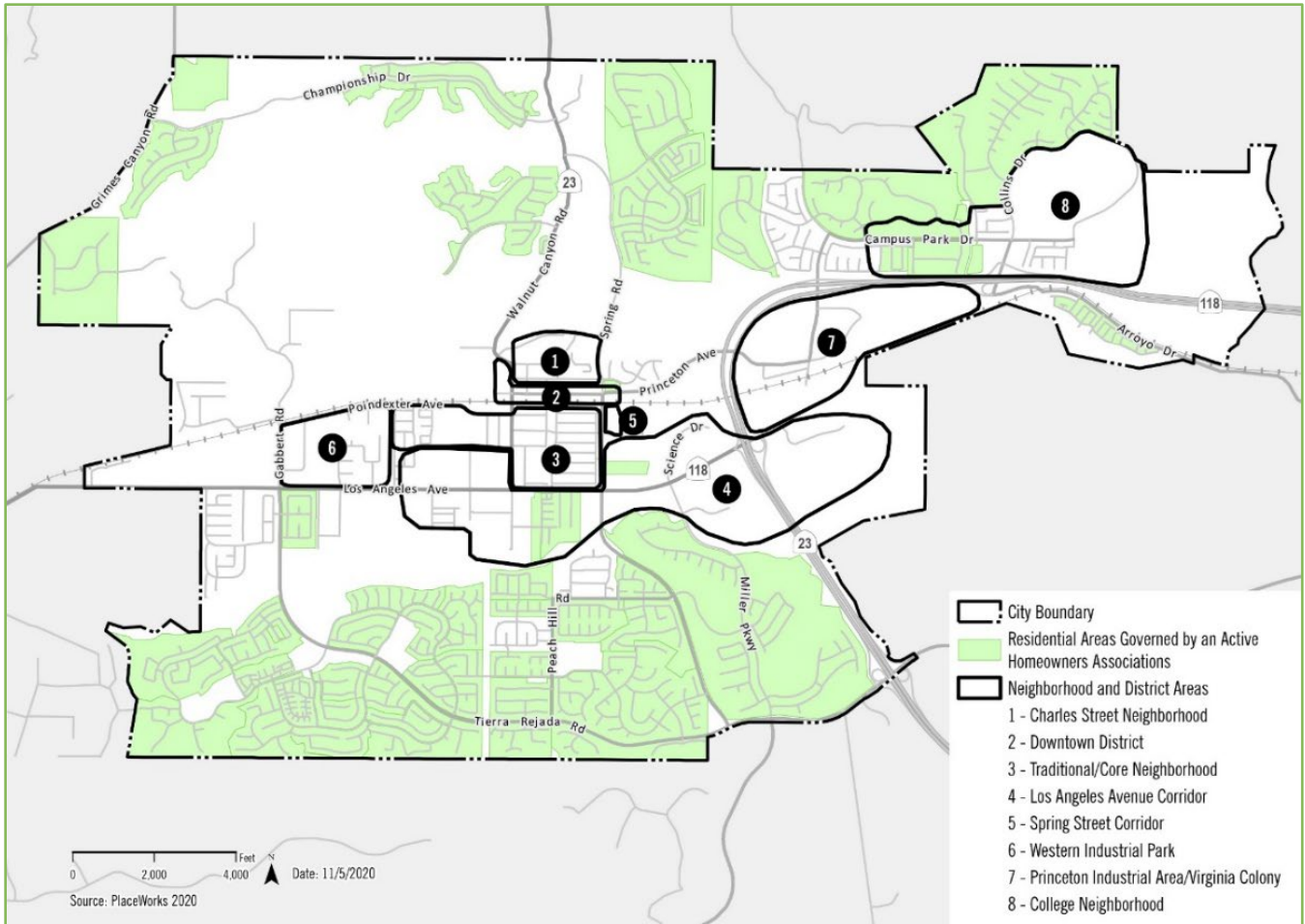


Figure LU-2 Neighborhoods and Districts Map

**2. Downtown District.** The Downtown District encompasses the High Street Corridor and Civic Center area. The High Street Corridor is the earliest developed core of Moorpark where residents purchased goods, worked, dined, and enjoyed entertainment and culture prior to the city’s rapid growth beginning in the 1980s. It once served as the distribution point for local agricultural products to the region from the local railroad station. Generally, buildings are located directly along the street frontage, enabling access by walking from Charles Street and other neighborhoods. The history, concentration and orientation of buildings to the street, and presence of the

Amtrak/MetroLink transit station contribute to the opportunity to establish a more active, pedestrian-oriented environment clearly distinguishing the area as Moorpark’s “downtown.”

Moorpark’s Civic Center anchors the western edge of the Downtown District and encompasses the city hall, library, and community rooms. Its proximity to a revitalized High Street and the Charles Street neighborhood offers the opportunity to function as an integral continuation of the downtown core.

- 3. Traditional/Core Neighborhood.** The area generally between the railroad and Los Angeles Avenue for many years functioned as the residential core of Moorpark. It is primarily developed with one-story, single-family housing on 5,000-square-foot lots with scattered public and private schools, including the Flory Academy of Science and Technology, Chaparral Middle School, and Poindexter Park.
- 4. Los Angeles Avenue Corridor.** Los Angeles Avenue is the primary travel corridor bisecting the city linking it to the freeway and region. Though considered a distinct district due to its automobile orientation, there are multiple subdistricts along its length, including multi-tenant commercial centers, industrial/office parks, and multifamily apartments and condominiums primarily south of Los Angeles Avenue. Primary access to uses along its length occurs from Los Angeles Avenue. Many retail and office uses are clustered on large properties with extensive surface parking and few pedestrian-oriented amenities. A few smaller properties are developed with single tenant retail and office uses, primarily at major street intersections. Retail trends to online shopping has resulted in the closure of a number of businesses, offering the opportunity to reposition them for other uses in the future. Northeast of Los Angeles Avenue and Science Drive is the city's principal industrial area, containing a diversity of technology, light manufacturing, and office uses surrounded by surface parking lots and extensive site landscaping.
- 5. Spring Road Corridor.** The east side of the northern Spring Road contains a mix of public and quasi-public uses that, in many respects, function as a secondary center of civic and public service uses. Among these are the Police Department, Family Medical Center, Food Pantry, and Family Resource Center. Largely these are located in single-purpose structures with surface parking lots.
- 6. West End Industrial Park.** Properties extending from Los Angeles Avenue to Poindexter Avenue toward the west end of the city are developed for industrial and office uses in a landscaped "business park-like" setting, with buildings surrounded by parking spaces and landscaped open spaces. Largely, these are concrete tilt-up and steel frame buildings visually convey the character of comparable multitenant business parks throughout Southern California.
- 7. Princeton Industrial Area/Virginia Colony.** Physically, the area south of the intersection of the SR-118 and SR-23 freeways is largely isolated from the remainder of Moorpark and bisected by the railroad and the Arroyo Simi. The Virginia Colony, in its southwest, is one of the city's earliest developments, containing single-family homes, townhomes, and a neighborhood park. The majority of the area north of the Colony is developed with two large industrial parks containing large footprint concrete tilt-up buildings, with surface parking lots and extensive landscaping along the Princeton frontage. A mix of financial, technology, and other businesses are located here, including PennyMac, one of the city's largest employers and an anchor tenant for the area.
- 8. Moorpark College Community.** Moorpark College occupies the northeast sector of the

city, surrounded by clusters of single-family housing, multifamily apartments, a small commercial center to its southwest, and open space to its north and east. It is largely isolated from Moorpark due to its geography, layout of buildings and parking spaces, and role as a commuter college, though a number of students live in the apartments along Campus Park and in the Virginia Colony.

- 9. Residential Neighborhoods.** As discussed earlier, residential neighborhoods are the predominant land use in Moorpark. These range from traditional layouts of housing built on small and medium-sized lots along a connected street grid to large scale master planned communities containing housing built on streets often conforming to the natural terrain and cul-de-sacs, with integrated community facilities, parks, and networks of open space and trails. Some newer neighborhoods, particularly in the southeast, are developed with controlled access as gated communities and are distinctly identified by their subdivision name. Schools, parks, and religious facilities are integrated in both older and newer neighborhoods.

## 2.3 OUR STARTING POINT— LAND USE PLANNING ISSUES

Key planning issues considered in formulating the Land Use Plan and goals and policies are summarized as follows:

1. Inherently, Moorpark’s location in the Southern California region, natural setting, and desirability as a place to live will subject

it to demands for new housing, commercial, and other development. The challenge for the future will be how to manage growth and sensitively integrate new development in a manner that protects those assets that contribute to the city’s character and quality of life.

2. The characteristics distinguishing Moorpark’s suburban and low-density pattern of development are those that necessitate primary travel and access by the automobile. An imbalance of jobs and housing and lack of businesses desired by residents results in extensive commutes by residents to destinations outside of the city, significantly impacting local contributions of air pollutants and greenhouse gas emissions and the lifestyles and health of residents.
3. The *2021-2029 Housing Element* identifies a deficit of housing to meet the needs of current and projected resident populations. Areas need to be planned at sufficient densities to accommodate a diversity of housing types at every income level. As Moorpark develops in the future, the *Housing Element* envisions a mix of infill residential development, including compact residential and mixed-use developments within the Los Angeles Corridor, along with new neighborhoods, such as Hitch Ranch. These new housing types are needed to accommodate emerging demographic trends and their associated housing and support service needs.
4. In concert with residential development, it will be increasingly important to provide a mix of health-serving land uses (e.g., health facilities, community services, social services, parkland and open spaces, education, and



other land uses that support resident needs). Achieving fairness and equity in the provision and access to these community resources for residents will be a guiding principle in decision-making.

5. A number of commercial centers exhibit comparative high rates of vacancy due to trends for on-line retailing. Their format and layout place them at a disadvantage to neighboring lifestyle centers and walkable retail districts. Market analyses suggest the total zoning capacity for commercial development today exceeds that likely to be supportable in the near future.
6. Similarly, existing commercial uses primarily serve the day-to-day needs of local residents who must drive to Thousand Oaks, Simi Valley, or further to make most major purchases diminishing the local capture of resident disposable income and revenue for the city, as well as impacting the number of vehicle trips and their impacts.
7. Office and industrial uses offer a limited range of job opportunities corresponding to the education and skills of Moorpark's residents, with 90% commuting to jobs outside of the city while 85% of the local jobs held by those from other cities. At the same time, the industrial parks do not offer the mix of supporting uses and amenities of contemporary business parks that make them attractive for the work force (recreation facilities, small restaurants, etc.).
8. As all cities, Moorpark is faced with rapid technological changes that affect the capabilities of its infrastructure, services, and ability to attract emergent industries and businesses pioneering in the use of these.
9. Moorpark College is a commuter-oriented campus attracting students from the greater region. While physically a part of the city, in many respects it functions as an island where students and faculty congregate and go home in the evening with very little participation and engagement in the Moorpark community.
10. Future growth and development is constrained by the physical geography and legal limitations on the extension of development into agricultural lands to the south and west of the city. While some vacant lands are available for development, as Moorpark grows it will be faced with the challenge of accommodating development within the fabric of existing uses and as infill.
11. Generally, there is a mismatch of development densities and intensities permitted by the current General Plan with the scale necessary to achieve an economically feasible project. The current Plan's maximum residential density (15 units per acre) is below the minimum necessary to support the development of housing that is affordable to lower income households. Similarly, the maximum intensity for commercial (FAR of 0.25) is sufficient to support commercial development with extensive surface parking, but inadequate for more contemporary developments where buildings are clustered along plazas and walkways and outdoor amenities incorporated to foster pedestrian activity. The Plan's FAR limit of 0.38 for industrial is also problematic and is inconsistent with recent developments in the city's industrial business parks where buildings typically range from 0.5 to 0.8 FAR.

## 2.4 OUR PLAN FOR THE FUTURE—MOORPARK IN 2050

### 2.4.1 Overview

As a healthy, growing city, Moorpark’s focus is on how to accommodate growth and change while preserving and enhancing the qualities and characteristics that make it such a desirable place to live. The city recognizes that the quality of life for its residents is dependent on recognizing its heritage and natural setting, while acknowledging that the next wave of development will involve it maturing into a balanced community, with a broader, and economically sustainable, mix of land uses and choices for its residents.

As extensive portions of Moorpark’s lands have been developed and limited vacant areas are suitable for new construction, **development will be largely focused inward** as expansion, infill, and/or replacement of existing uses. Consistent with the Vision Statement, the General Plan’s land use goals and policies strategically target and shape future development to **protect existing residential neighborhoods, economically successful commercial and industrial districts, and parks and open spaces**. Change will occur on lands that offer opportunities for enhancement, such as commercial centers with expansive and underused parking lots and businesses that have closed or are marginally surviving, and in areas where business prosperity, job opportunities, and civic activity can be strengthened. At the same time, vacant lands adjoining existing development afford the opportunity to accommodate new uses that

compatibly extend neighborhoods and districts that are sensitively integrated and reflect their natural setting.

Moorpark’s **residential neighborhoods** are in many respects the “heart of the community.” The Plan’s goals and policies recognize their importance and diversity through preservation of the historic neighborhoods in the city’s core, those in planned hillside communities, and multi-family neighborhoods adjoining business corridors. The need for affordable and livable housing for all is of paramount concern, as discussed in the Housing Element, and the Land Use Plan creates capacity for development of a diversity of housing units including single family, townhomes, apartments, and in buildings and on properties integrated with commercial and office uses.

Consistent with long-term intentions, **the High Street corridor** is recognized as the historic center of Moorpark offering the opportunity to be enhanced as its symbolic and functional center of community identity and culture with vitalized and pedestrian-active businesses, housing, and transit-oriented development. Improved streetscapes and public spaces contribute to the corridor’s function as an outdoor “living room” for gatherings and events.



*North side of High Street with businesses oriented and accessible to street frontage.*

A variety of **commercial centers** offer opportunities for residents to shop, do business, and be entertained nearby their neighborhood. While historically these centers have been oriented to access by the automobile and single destination shopping, Plan policies promote the development of a greater diversity of businesses that engage the consumer, create real-life experience, and inclusion of public spaces and pedestrian-oriented amenities. This enhances their desirability as places to shop, dine, and spend time with their neighbors and contributes to their economic prosperity. Commercial centers are differentiated by their role and markets with such places as the Moorpark Marketplace serving citywide and regional customers and the Campus Plaza, Moorpark Town Center, and Vons Center (Tierra Rejada Road) serving local shopping needs. Plan policies support the opportunity for **the re-envisioning of commercial centers and corridors experiencing declining activity** for a mixture of uses that enable residents to live in proximity to places of shopping, dining, and entertainment. Integration of housing with commercial uses has proven to reduce vehicle trips for residents of such projects, with

cumulative benefits in reducing energy consumption, air pollution, and greenhouse gas emissions. For example, should the market not support full buildout and sustainability of retail businesses at Mission Bell Plaza, Plan policies support the development of new housing in concert with commercial uses, either on upper floors of buildings containing retail or office uses on the ground floor or as free-standing buildings, as illustrated in the conceptual plan below.



*Illustrates revitalized development of the Mission Bell Plaza site by retention of existing buildings (shown in gray) replacement of others, and construction of new buildings on surface parking lots (color highlighted). Buildings contain a mix of retail and housing, front onto, and are oriented to new internal street grid with pedestrian-oriented amenities. Parking is consolidated in structures.*

Housing developed on the Campus Plaza site with commercial uses to provides the opportunity for students and/or faculty to live in proximity to Moorpark College, as illustrated in the conceptual plan below.





*Illustrates development of mixed-use (housing above retail) buildings on surface parking lots on the Campus Plaza site.*

Similarly, corridors that have historically been zoned to exclusively accommodate commercial uses, such as Moorpark Avenue, may allow the development of housing where there is insufficient commercial market.

As the scale of land available **for industrial development** is limited, policies target new businesses as infill within and complementary to the existing industrial clusters flanking the community core in the east and west. The Spring Road/Princeton Avenue Industrial Park is envisioned to evolve over time responsive to changing industrial markets and technologies and inclusion of uses that support employees and promote nighttime uses, such as health clubs, restaurants, and wine bars/brew pubs. In the long term, the concrete batching operations on Princeton Avenue may be phased out offering the opportunity to be redeveloped for a master-planned industrial park containing multiple tenants in a park-like campus setting.

Moorpark is recognized as a healthy community and residents value their health and wellbeing. As Moorpark matures, the General Plan land use plan is intended to allow for land uses that can accommodate a mix of **community services** coupled with a calendar of active events and celebrations where families, youth, and seniors

can have their health, recreational, educational, and social needs met. Achieving fairness and equity in accessing and benefiting from community services will continue to guide city priorities.



*One of numerous events attracting broad community participation conducted annually in Moorpark.*

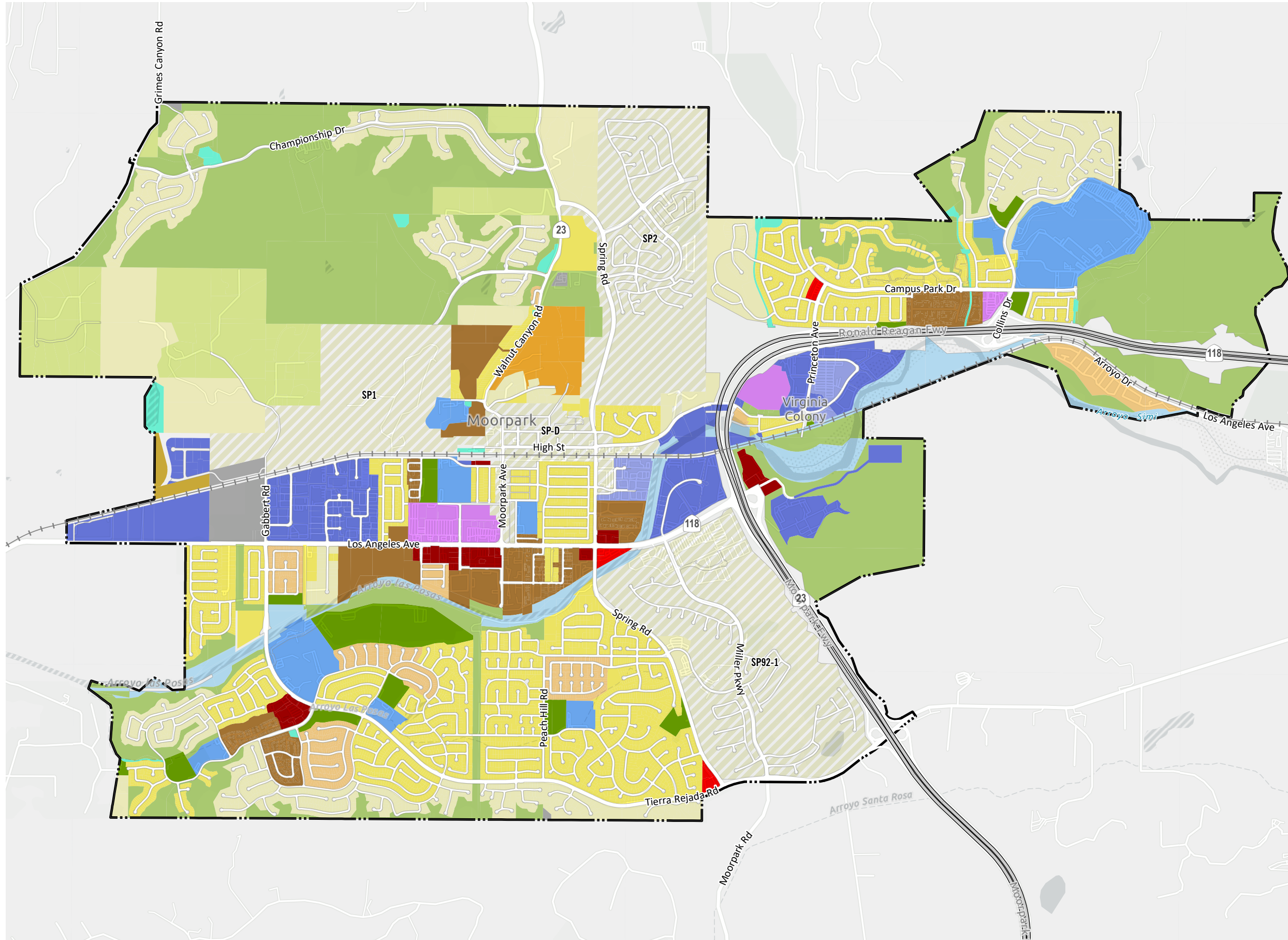
Plan policies complement the elements of the built land use environment with a network of **parklands, greenways, trails, and open spaces** described in the *Open Space, Parks and Recreation Element*. The Arroyo Simi with its parklands, planned trails, and natural areas crosses Moorpark and functions as the central spine that ties together the city's neighborhoods and districts.



*Arroyo Simi channel located adjoining Arroyo Vista Community Park. Opportunity to develop trails and greenways along its length throughout the city.*

LAND USE

Figure LU-3  
Land Use Diagram



- City Boundary
- Railroad

Proposed General Plan

- AG - Agriculture
- R - Rural
- NVL Neighborhood Very Low
- NL - Neighborhood Low
- NM - Neighborhood Medium
- NMX - Neighborhood Mixed Density
- NH - Neighborhood High
- MUD - Mixed Use District
- NC - Neighborhood Commercial
- C-A - Commercial Auto
- IF - Industrial Flex
- IP - Industrial Park
- PUB - Public
- S - School
- NCP - Neighborhood/Community Park
- OS - Open Space
- FLDWY - Floodway
- U - Utility
- SP-D - Downtown SP
- SP1 - Hitch Ranch SP
- SP2 - Moorpark Highlands SP
- SP92-1 - Carlsberg SP
- ROW - Right of Way



Source: PlaceWorks, 2022 Date: 11/11/2022

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## 2.4.2 Land Use Diagram

Development in Moorpark will be guided by the Land Use Diagram, which defines categories of use and standards of population density and building intensity, for all lands within its jurisdictional boundaries, consistent with the requirements of the California Government Code (section 65302(a)). Referred to by the California courts as the “constitution” for all future development, any decision regarding land use must be consistent with the Diagram, including zoning and land use entitlements.

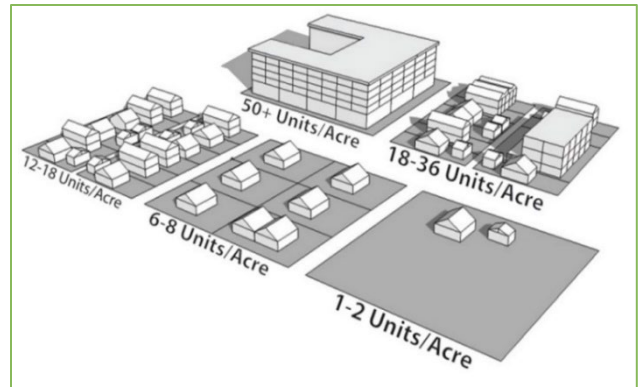
**Figure LU-3** presents the Land Use Diagram, and the text below describes the general uses and densities/ intensities permitted for each land use category.

The Land Use Diagram represents the culmination of extensive conversations and input from the community regarding their aspirations for the types of use and its physical form and character that are appropriate for all properties in the city. It is not a Plan driven by targets for population and employment growth, but rather by the expressed values about the intended character of the city’s neighborhoods and districts.

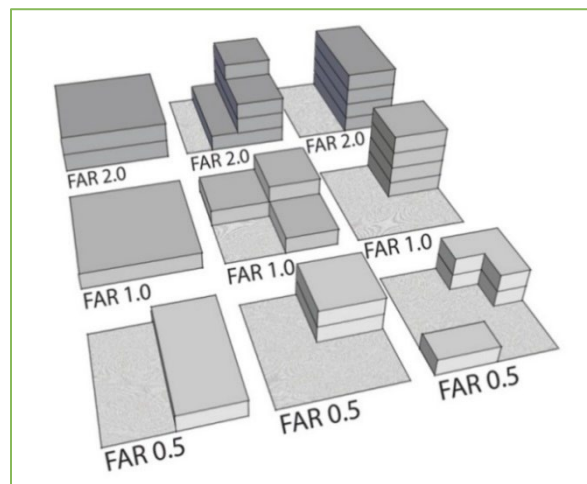
### Development Standards Definitions

#### Residential Uses

Standards of building density for residential uses are stated as allowable *dwelling units per net acre (du/ac)*. Standards of population density can be derived by multiplying the maximum number of dwelling units per net acre by the average number of persons assumed for the applicable residential designation, as specified below.



*This illustration shows different densities for residential development on a similarly sized lot. This graphic is intended only to show the relative differences between residential developments at various densities and does not represent a density standard for this General Plan.*



*This illustration shows how various building configurations represent different FARs of 0.5, 1.0, and 2.0 on a similar sized parcel. This graphic is intended only to show the relative differences in FAR and does not represent an intensity standard for this General Plan.*

#### Non-Residential Uses

Standards for building intensity for non-residential uses such as commercial, industrial, and mixed-use development are stated as *floor-area ratios (FARs)*. In the case of mixed-use developments that incorporate residential uses, the FAR includes residential building square footage and the density range is not applicable. In this case, the number of potential housing

units can be calculated by dividing the square footage allocated to housing by an average unit size of 1,000 square feet.

FAR is the gross building area on a site, excluding structured parking, to the net developable area of the site. The net developable area is the total of a site excluding portions that cannot be developed (e.g., right-of-way, public parks, and so on). A site includes all contiguous parcels that will share parking or access. For example, on a lot with 25,000 square feet of land area, a FAR of 0.5 will allow 12,500 square feet of usable building floor area to be built regardless of the number of stories in the building (e.g., 6,250 square feet per floor on two stories, or 12,500 square feet on one floor). On the same 25,000 square foot lot, a FAR of 0.8 would allow 20,000 square feet of usable floor area and a FAR of 1.5 would allow 37,500 square feet of usable floor area. The diagram above depicts various building configurations representing FARs of 0.5, 1.0, and 2.0.

### Land Use Categories

The following describes the categories of uses and their associated maximum densities/intensities to be permitted on properties throughout the city. The accompanying photographs are illustrative of their intended scale and character and not architectural design.

#### Residential

**Rural (R, 1 du/ac):** This designation is intended to allow development of residential estate lots on minimum one-acre lots or using clustering techniques for areas characterized by significant site constraints, (rugged topography, steep slopes, lack of services, limited access, etc.), or areas of important visual and natural resources.



*Illustrates typical rural housing located in the foothills and edges of the city.*

#### **Neighborhood Very Low/Estate (NVL, 3 du/ac):**

Housing developed on minimum 1/3-acre lots, which may include estate-type units in planned residential subdivisions with extensive trail systems and open spaces; and on the edges of the city.



*Illustrates typical large lot estate housing located primarily in hillside areas and planned residential developments in the north and south sides*

#### **Neighborhood Low (NL, 8 du/ac):**

This designation includes single-family neighborhoods at a variety of densities. The purposes are to (a) protect existing single-family areas and provide for infill development within these areas at a similar scale as the surrounding residential context and (b) provide



for the development of new single-family subdivisions on large vacant properties comparable in scale with existing single-family neighborhoods.



*Illustrates typical single family detached units, the predominant form of existing housing in Moorpark.*

**Neighborhood Medium (NM, 24 du/ac):** This designation includes a mix of lower-scaled attached multi-family homes, referred to as “missing middle” housing types, often close to existing or proposed retail and commercial areas.



*Illustrates courtyard ownership or rental housing with units clustered on a property around shared open spaces and amenities,*

**Neighborhood High (NH, 32 du/ac):** This designation includes a mix of attached multi-

family housing types, within walking distance of retail, services, and major centers of activity and transit stations.



*Illustrates typical multi-family condominiums and apartments, with well-defined entries and off-set building elevations and heights to create visual interest and avoid the sense of large undifferentiated building blocks.*

**Neighborhood Mixed Density (NMx, 8 du/ac):** This designation provides for a mix of housing types (such as single-family detached, duplex and multiplex, courtyard housing, and townhomes) within a large planned development area, with recreational amenities, community meeting rooms, and/or small neighborhood-serving retail, and extensive open spaces and trail systems.



*Illustrates the integration of multiple housing types within the same neighborhood block including single-family detached, duplex, and low-rise townhouses.*

## Commercial

### **Neighborhood Commercial (NC, .35 FAR):**

This designation applies to small parcels, typically 1 to 5 acres in size, providing convenience-type retail, neighborhood offices, and service activities in 1 story buildings designed to serve the immediate neighborhood accessible by car, bicycle, and on-foot.



*Illustrates small commercial center with uses predominantly serving adjoining residential neighborhoods and incorporation of pedestrian-oriented plazas and amenities. (Location: Calabasas).*

**Commercial Center – Auto (C-A, .5 FAR):** This designation provides for commercial areas with a wide range of retail and service activities (generally larger than 5 acres). Intended uses include community shopping centers, department stores, furniture and appliance stores, restaurants, automotive uses, office and professional services, and business support services. This designation encourages the grouping of commercial outlets into consolidated centers with direct access to major roads, arterials and/or freeways.



*Illustrates typical multi-tenant commercial center containing anchor retail use, restaurants, and similar uses with extensive surface parking lots. (Location: Vons Center, Tierra Rejada Road and Mountain Trail Street).*

### **Mixed Use**

**Mixed Use Low (MUL, 1.5 FAR):** This designation provides for neighborhood-serving goods and services and multi-family residential in a mixed-use format (vertical or horizontal). Buildings in this designation will be designed to be walkable with wide sidewalks, active frontages, and minimal setbacks from the back of the sidewalk.



*Illustrates buildings containing ground level commercial and office use and housing on upper floors, with shared open spaces and amenities. Building heights modulated to reduce sense of mass. (Location: Thousand Oaks Boulevard).*

**Mixed Use Medium (MUM, 2.0 FAR):** This designation provides for a mix of commercial, office, and housing development in buildings with an additional story in height to achieve



project feasibility. Buildings will contain active ground floor uses located at or near the sidewalk with housing or office next to or above.



*Illustrates building integrating ground level commercial and housing on upper floors, with additional height and greater building modulation to reduce sense of mass. (Location: Redwood City, CA).*

**Mixed Use District (MUD, 2.0 FAR):** This designation applies to larger sized properties developed with a mix of uses that may include buildings developed for a single use (such as retail, office, restaurant, and housing) and/or structures that integrate multiple uses vertically (such as housing above ground level retail). Typically, such projects establish a compact, walkable, “village-like” environment where buildings are grouped along external and internal street frontages and pedestrian-oriented pathways, plazas, and open spaces, with parking located in structures or subterranean. A model for the redevelopment of underutilized commercial centers.



*Illustrates site developed with a mix of free-standing commercial and housing buildings and those integrating housing above ground level retail. Buildings are accessible and oriented to street frontage, with extensive shared open spaces and pedestrian-oriented amenities. (Location: Uptown District, San Diego).*

## Industrial

**Industrial Park (IP, 1.0 FAR):** This designation applies to properties developed with multiple industrial (light manufacturing), research and development, offices, and other buildings containing one or more tenant and limited support uses, with surface parking lots. Some areas developed with landscapes and streetscapes to convey a “campus-like” environment. Truck access to individual businesses normally required.



*Illustrates multi-tenant industrial buildings developed with extensive open spaces and pedestrian-oriented amenities.*

**Industrial Flex (IF, 1.0 FAR):** This designation applies to properties developed predominately for with uses permitted by “Industrial Park” category allowing the integration of ancillary and a diversity of specialty commercial uses, such as restaurants, brew pubs, reproduction facilities, overnight accommodations, and similar uses that activate the area in the evening and on weekends. Truck routes and hours of operation are limited to prevent conflicts with customers.



*Illustrates integration of arts and crafts stores, restaurants, brew pubs, and similar uses in a predominant industrial district. (Location: Funk Zone, Santa Barbara).*

### Agriculture

**Agriculture (AG, .1-.025 FAR):** This designation applies to land used for the growing and harvesting of crops and raising livestock.

### Open Space and Parks

**Open Space (OS, .1-.025 FAR):** This designation identifies those open space lands which contain various development constraints such as slope gradient, soil and geotechnical hazards, plus other environmental concerns, access, and availability of public services. This designation also includes permanent open space areas which function to preserve visual resources and natural areas, buffer communities

and provide relief from noise and crowding of urban development, maintain environmentally hazardous areas, etc. This designation allows for trails and recreational use where the open space is adjacent to existing recreational areas.



*Expansive open spaces and hillsides surround Moorpark.*

**Neighborhood/Community Park (NCP):** This designation applies to properties developed for active and passive recreational activity serving a neighborhood or the larger community. Natural open areas may be preserved and integrated into the park. Ideally, a park is located within a quarter mile of every residence.



*Parks are distributed throughout and accessible to Moorpark's neighborhoods. (Location: Miller Park).*



## Public

**School (S):** Public school sites of all levels, elementary through high school, as well as the Moorpark College facility are all identified by this classification.



*Schools are distributed throughout Moorpark. (Location: Moorpark High School).*

**Utilities (U):** This designation identifies major public utility facilities such as electricity substations and transmission lines; sewage collection and treatment; water storage, treatment, and distribution; telecommunication equipment; and storm drainage systems.

**Public/Institutional (PUB):** This designation identifies public facilities, including: government buildings, libraries, fire stations, non-profit organization buildings, and community service centers but excludes jail facilities.

**Floodway (FLDWY):** This designation identifies the floodway of the Arroyo Simi as identified by the Federal Emergency Management Agency (FEMA). Habitable structures are prohibited.

**Freeway Right-of-Way (FRWY-R/W):** This designation identifies street, freeway, and railroad rights-of-way within the city.

## Specific Plans

**Hitch Ranch Specific Plan (SP-1):** The approved Hitch Ranch Specific Plan includes the development of 755 residential units (372 single-family and 383 multi-family), public parks, associated roadways and infrastructure, as well as expansive open space, trails, and manufactured slopes. Hitch Ranch is generally located north of Poindexter Avenue, west of Casey Road, and extending approximately 1,700 feet to the west of Gabbert Road.

**Moorpark Highlands Specific Plan II (Sp-2):** The Moorpark Highlands Specific Plan II, adopted June 1999, covers a 445-acre site in the northern section of Moorpark. It guides the phased development of a new residential neighborhood with supporting parks and schools balanced by the preservation of surrounding open spaces. The plan is nearing buildout, with a few residential parcels remaining to be developed.

**Carlsberg Specific Plan (SP-92-1):** The Carlsberg Specific Plan, adopted October 30, 1990, and subsequently amended on September 7, 1994, covers a 500-acre site in the southeastern area of Moorpark. The Specific Plan, which has been substantially implemented, includes a mix of uses, including residential (154 acres), subregional retail/commercial/business park (40 acres), open space (220.4 acres), nature preserve (9 acres), park space (6.5 acres) and institutional (7 acres). The remaining development activity is centered on vacant sites at the Patriot Commerce Center. The GPAC members have recommended Industrial Flex uses for these vacant parcels.

**Downtown Specific Plan (SP-D):** The Downtown Specific Plan, adopted October 7,

1998, and most recently amended July 15, 2020, encompasses the Moorpark Downtown Area and Old Moorpark along and surrounding Moorpark Avenue and High Street. The plan envisions transforming Downtown Moorpark into a vibrant commercial and residential destination in the heart of the city. The Downtown Specific Plan furthers the vision for the overall revitalization of the downtown and implements design standards, guidelines, and a strategy for business attraction and development of the city-owned parcels in the downtown area. The GPAC members have recommended that the Specific Plan be amended to allow for uses conforming to the Mixed-Use Medium designation along High Street and for uses conforming to the Mixed-Use Low designation along Moorpark Avenue. This district allows residential densities from 7 to 32 dwelling units per acre and commercial intensities between .25-2.0 FAR.

### Development Capacity

The Land Use Plan's estimate of development capacity (see **Table 2-1**) represents the acreage and maximum number of housing units and building square feet that could occur by 2050. It is not a projection or mandate but represents what could occur under normal market conditions should lands be developed for the uses and densities/intensities defined by the Plan. Its calculation is based on the preservation of existing neighborhoods for current uses and densities with new development targeted as infill of vacant properties and reuse of retail properties containing uses no longer supportable by the marketplace.



**Table 2-1  
Land Use Plan Development Capacity**

Land Use	Acreage		Housing Units	Building SF
	Acres	% Total		
<b>RESIDENTIAL</b>				
Rural	394.2		382	
Neighborhood Very Low	979.7		2,624	
Neighborhood Low	808.0		4,532	
Neighborhood Mixed Density	67.5		568	
Neighborhood Medium	157.6		1,220	
Neighborhood High	254.6		3,143	
MPK Highlands SP	388.0		548	
Accessory Dwelling Units			480	
<i>Sub-Total</i>	3,335.4	41.88%	13,497	0
<b>COMMERCIAL</b>				
Neighborhood Commercial	12.3			173,532
Commercial-Auto	51.4			606,377
<i>Sub-Total</i>	63.7	0.80%	0	779,909
<b>MIXED USE</b>				
Mixed Use District	70.6		1,088	675,267
Mixed Use Medium	7.7		100	796
Hitch Ranch SP	285.8		755	6,398
Downtown SP	93.5		961	1,092,991
Carlsberg SP	450.1		554	1,387,495
<i>Sub-Total</i>	528.4	6.62%	3,458	3,162,947
<b>INDUSTRIAL</b>				
Industrial Park	352.3		3	6,797,695
Industrial Flex	39.2			1,153,815
<i>Sub-Total</i>	391.5	4.90%	3	7,951,510
<b>PUBLIC</b>				
School	258.9			1,314,684
Public Facility	28.1		1	113,487
Park	138.7		1	39,966
<i>Sub-Total</i>	425.7	5.33%	2	1,468,137
<b>UTILITIES AND CORRIDORS</b>				
Utility	46.2			39,971
Rights-of-Way	1,035.8			
Floodway	206.2			
<i>Sub-Total</i>	1,288.2	16.13%	0	39,971
<b>OPEN SPACE</b>				
Open Space	1,842.0		64	164,609
Agriculture	15.5			
<i>Sub-Total</i>	1,857.5	23.27%	64	164,609
<b>TOTAL</b>	<b>7,983.9</b>		<b>17,025</b>	<b>13,567,083</b>

## 2.4.3 GOALS AND POLICIES

Guided by the *Vision Statement*, the following goals and policies provide for strategic growth and change while protecting the important assets and characteristics contributing to Moorpark’s identity and quality of life. These are organized in three sections: goals and policies that address all uses and locations in the city, those relevant to specific categories of land use, and those uniquely applicable to specific districts in the city.

Policies provide for the protection of existing neighborhoods and targeting of new development to infill areas that are vacant or underutilized, at densities and scale that complement adjoining uses. Changes focus on enhancing the quality of life with a reduced need for automobile trips, increased walkability, improved connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.

### CITYWIDE

#### GOAL LU 1

**DEVELOPMENT CAPACITY: SUSTAINABLE GROWTH THROUGH WELL-PLANNED DEVELOPMENT THAT PROVIDES FOR THE NEEDS OF MOORPARK’S RESIDENTS AND BUSINESSES, MAKES EFFICIENT USE OF LAND AND INFRASTRUCTURE, PROTECTS IMPORTANT ENVIRONMENTAL RESOURCES, PROMOTES THE HEALTH OF THE COMMUNITY, AND MAINTAINS THE UNIQUE CHARACTER DISTINGUISHING THE CITY AS A SPECIAL PLACE IN THE REGION.**

#### LU 1.1

**Growth respecting Moorpark’s values and character:** Accommodate growth that is

consistent with community values and complements the scale and character of Moorpark’s residential neighborhoods, business districts, and natural environmental setting.

#### LU 1.2

**Types and distribution of land uses:**

Accommodate population and employment growth attributable to the categories and standards for densities/intensities of the land uses depicted on the Land Use Diagram and as evaluated in the General Plan Program Environmental Impact Report (PEIR).

#### LU 1.3

**Housing to meet resident needs:** Review the city’s land use inventory concurrent with Housing Element updates and, if necessary, modify the land use element to ensure that general plan policies are being adhered to and to provide an adequate up-to-date database for continuing development considerations.

#### LU 1.4

**Public services to support growth:** Coordinate new development and redevelopment of existing properties to ensure that the existing and planned capacity of public facilities and services shall not be adversely impacted.

#### LU 1.5

**Development timing:** Manage new development and redevelopment to ensure that it is orderly with respect to location, timing, and density/intensity; concurrent with the provision of local public services and facilities; and compatible with the overall community character.

#### LU 1.6

**Development priorities:** Prioritize infill and redevelopment of existing developed areas and immediately adjoining properties to achieve a seamless and connected development pattern, limiting expanded development outward into hillsides and natural areas.

## GOAL LU 2

**SPHERE OF INFLUENCE:** A LOGICAL SPHERE OF INFLUENCE ENSURING CONSISTENCY WITH MOORPARK'S VISIONS AND VALUES.

### LU 2.1

**Growth beyond the city's boundaries:**

Evaluate the appropriateness of expanding Moorpark's Sphere of Influence to manage conservation and uses adjoining the city boundary, consistent with the community's visions and values and consideration of the area's environmental resources, hazards, accessibility of infrastructure and services and local and regional growth policies and regulations.

### LU 2.2

**Process for considering future areas of growth:**

Participate in Ventura County Local Agency Formation Commission's five-year municipal service and Sphere of Influence reviews to identify appropriateness of any modifications to city's designated Sphere of Influence.

## GOAL LU 3

**LAND USE MIX:** A MIX OF LAND USES THAT MEETS THE DIVERSE NEEDS OF THE MOORPARK COMMUNITY.

### LU 3.1

**Housing for all residents:**

Provide a mix of residential densities to accommodate the housing needs of all members of the community and address Moorpark's fair share of regional housing needs consistent with the Housing Element.

### LU 3.2

**Housing types:** Provide for the development of a diversity of residential product types, lot sizes, and designs, unless determined by the city to be infeasible due to the size of the project.

### LU 3.3

**Broader mix of housing types:** Facilitate the development of mid-range, or "missing middle," housing units such as duplexes, multiplexes, courtyard homes, and townhomes.

### LU 3.4

**Reuse of declining commercial properties:**

Promote the redevelopment of commercial centers and corridors that are underutilized, where businesses have closed, and do not exhibit supportable market demand for economically viable uses desired by the community.

### LU 3.5

**Mixed-use development:**

Provide for development projects that mix housing with commercial uses to enable Moorpark's residents to live close to businesses and employment, reducing vehicle trips, and supporting social interactions.

### LU 3.6

**Industries and jobs:**

Prioritize the development of industries that have limited emissions, meet local, regional, and state air and water pollution control goals and standards, and are designed to be compatible with surrounding land uses.

### LU 3.7

**Transit-oriented development:**

Promote opportunities to develop uses that can economically benefit from their proximity to the Moorpark Metrolink station and promote increased ridership.

### LU 3.8

**Public services and facilities:**

Support a diversity of uses and services supporting Moorpark's residents such as facilities for governance and administration, public safety, seniors and youth, community gatherings, and comparable activities.

### LU 3.9

**Parks, recreation, and open spaces:** Maintain existing parks and recreations facilities, trails, and other open space amenities and develop new parks, facilities and amenities in areas of need consistent with the provisions of the Open Space, Conservation and Recreation Elements.

## GOAL LU 4

**URBAN FORM: A CITY OF DISTINCT, COMPACT, AND WALKABLE CENTERS AND CORRIDORS, SURROUNDED BY DIVERSE AND COMPLETE NEIGHBORHOODS, AND CONNECTED TO A UNIFYING NETWORK OF GREENWAYS AND OPEN SPACES.**

### LU 4.1

**Sustainable urban form:** Provide an overall pattern of land uses that promotes efficient development; reduces automobile dependence, greenhouse gas emissions; and consumption of non-renewable resources; ensures compatibility among uses; enhances community livability and health; and sustains economic vitality.

### LU 4.2

**Focused development:** Reinforce existing patterns of development by concentrating development in key centers and districts serving as destinations and gathering places for the community that are linked by pedestrian connections to adjoining residential neighborhoods, such as the downtown High Street corridor, Mission-Bell/Moorpark Town Center, and Moorpark Marketplace.

### LU 4.3

**Residential neighborhoods:** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community facilities that are connected with neighborhood-serving businesses and public transit.

### LU 4.4

**Multi-family housing:** Promote the development of multiple-family dwellings in close proximity to employment opportunities, shopping areas, public parks, and transit lines, with careful consideration of the proximity to and compatibility with single-family neighborhoods.

### LU 4.5

**Community-serving uses:** Encourage uses that meet the daily needs of residents such as grocery stores, local-serving restaurants, and service businesses to be located within safe walking distance of residents.

### LU 4.6

**Highway-oriented development:** Cluster commercial development in compact areas along major roadways and provide pedestrian links to adjacent residential areas.

### LU 4.7

**Moorpark College community:** Promote the long-term development of commercial uses and housing in proximity to Moorpark College.

### LU 4.8

**Enhanced industrial districts:** Support new industrial development adjacent to and as infill within existing industrial uses and along major transportation corridors.

### LU 4.9

**Development fit with natural terrain:** Decrease the overall density and intensity of development as the slope of the natural terrain increases.



## GOAL LU 5

**CHARACTER:** A WELL-DESIGNED COMMUNITY CONTRIBUTING TO THE CITY'S DISTINCT IDENTITY AND QUALITY OF LIFE OF RESIDENTS.

### LU 5.1

**Development complements existing**

**character:** Require that new development be designed to complement Moorpark's historical family-oriented small-town feel.

### LU 5.2

**Integration of public spaces:** Maintain public spaces and services to create an aesthetically and functionally welcoming environment.

### LU 5.3

**Special design districts:** Establish design concepts for the overall community and special treatment areas, such as the downtown district, which may include guidelines for architecture, landscape architecture, signage, streetscape, and infrastructure.

### LU 5.4

**Landscapes for quality development:** Require the use of landscaping around residential, commercial, and industrial buildings and parking areas as well as along easements of flood control channels, roadways, railroad right of ways, and other public and private areas, to soften the urban environment and enhance views from roadways and surrounding uses.

### LU 5.5

**Compatible land uses:** Require design features that provide visual relief and separation between land uses of conflicting character.

### LU 5.6

**Historic resources:** Collaborate with the County of Ventura Cultural Heritage Board and Moorpark Historical Society to identify, inventory, and preserve Moorpark's historical resources.

### LU 5.7

**Public art:** Encourage the provision of art in public places and inclusion of works of art or artistic elements as a part of commercial and industrial development projects.

### LU 5.8

**Entryways:** Encourage the development of identifiable entryways for the overall community, and in unique or principal business/commercial districts of the city (i.e.; city core and transportation corridors) by establishing design standards for these areas that include landscape setbacks, sign monumentation and other special design treatments.

## GOAL LU 6

**MAINTENANCE AND COMPATIBILITY WITH OTHER USES:** DEVELOPMENT IS LOCATED AND DESIGNED TO MAINTAIN THE QUALITIES DISTINGUISHING MOORPARK AND ENSURE EFFECTIVE TRANSITIONS AMONG NEIGHBORHOODS AND DISTRICTS.

### LU 6.1

**Land use compatibility:** Require that development is located and designed to assure compatibility among land uses.

### LU 6.2

**Development transitions:** Require that the scale and massing of new development in higher density locations provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of the adjoining uses.

### LU 6.3

**Design for safety:** Require that development and public spaces are designed to enhance public safety and discourage crime by providing street-fronting uses, adequate lighting, and features that cultivate a sense of community ownership.

#### LU 6.4

**Property maintenance:** Maintain aging structures and prevent deteriorating conditions through private and public conservation and rehabilitation programs.

#### LU 6.5

**Property upgrades:** Provide for and promote the revitalization of visually degraded landscaping, building facades and deteriorated buildings in the community.

#### LU 6.6

**Gathering places for residents:** Permit the development of assembly facilities for social, cultural, and educational, organizations in locations where they can be located, designed, and managed to assure compatibility with adjoining uses.

#### LU 6.7

**Protection from environmental hazards:** Prohibit or effectively control land uses that pose potential environmental hazards to Moorpark's neighborhoods and districts.

### GOAL LU 7

**COMPATIBILITY WITH THE NATURAL ENVIRONMENT:** LAND USES AND DEVELOPMENT INTENSITIES THAT ARE COMPATIBLE WITH SCENIC AND NATURAL RESOURCES AND THAT ENCOURAGE ENVIRONMENTAL PRESERVATION.

#### LU 7.1

**Mitigate environmental impacts:** Locate and design new development to minimize adverse visual and/or environmental impacts to the community.

#### LU 7.2

**Design development to respect natural setting:** Require that new development respect, integrate with, and complement the natural features of the land including conforming

building massing to topographic forms, restricting grading of steep slopes, and encouraging the preservation of visual horizon lines and significant hillsides as prominent visual features.

#### LU 7.3

**Protect uses from hazards:** Require that new commercial and residential development be located and designed to avoid or mitigate any potentially hazardous conditions, including the Very High FHSZ.

#### LU 7.4

**Open space corridor:** Preserve and enhance the flood control easement area adjacent to the Arroyo Simi floodway as an important natural and scenic feature of the community.

#### LU 7.5

**Arroyo Simi corridor recreation:** Encourage the development of compatible open space/recreational uses of the Arroyo Simi floodway that are consistent with the provisions of the Federal Emergency Management Agency for floodway uses.

### GOAL LU 8

**SUSTAINABLE LAND USE DEVELOPMENT:** LAND USE DEVELOPMENT PRACTICES THAT PROTECTS ENVIRONMENTAL RESOURCES, REDUCES GREENHOUSE GAS EMISSIONS, REMOVES CARBON FROM THE ATMOSPHERE, AND IS RESILIENT TO CLIMATE CHANGE.

#### LU 8.1

**Model of environmental sustainability:** Establish Moorpark as a leader of land use development practices that contribute to the sustainability and stewardship of environmental resources including air quality protection, energy and water efficiency, natural resource conservation, greenhouse gas reduction, and climate change resiliency.

## LU 8.2

### **Reduction of energy and water use:**

Encourage developers to exceed standards for building design and construction specified by the California Green Building Standards Code, with goals of achieving net zero energy and water use.

## LU 8.3

**Design for climate change:** Require major development projects, as defined in the Municipal Code, to prepare greenhouse gas reduction and climate change resilience plans.

## LU 8.4

### **Adaptive re-use of existing buildings:**

Encourage the adaptive reuse of structures as a means of minimizing waste, capitalizing on a building's embodied energy, and supporting environmental sustainability.

## LU 8.5

**Low-impact landscapes:** Require new development projects to use, and encourage existing development to retrofit properties using, low impact landscaping techniques which include drought-tolerant plant species, reduction of turf area, irrigation designed to meet plant needs, and grouping plants according to their watering needs.

## LU 8.6

**Sustainable streetscapes:** Consider improvements of the city's streetscapes addressing the impacts of climate change by such techniques as tree canopies to reduce heat islands and use of pervious paving, and bioswales to capture stormwater and percolate into the groundwater.

## LU 8.7

**Habitat protection:** Encourage public & private projects to be located and designed to preserve significant habitats, vegetation, and other significant educational, scientific, scenic, resources of social value, protect air quality, and

reduce greenhouse gas emissions as specified by the Conservation, Open Space and Recreation Element.

## LU 8.8

**Waste reduction and recycling:** Require that commercial, industrial, and manufacturing uses implement reuse, reduction, and recycling programs consistent with the city's Source Reduction and Recycling Element.

## LU 8.9

**Design to avoid hazards:** Require that development in significant hazard areas is located and designed to ensure safety in accordance with the Safety Element.

## GOAL LU 9

**HEALTH AND WELLNESS: LAND USE DEVELOPMENT PRACTICES AND PROGRAMS THAT CONTRIBUTE TO HEALTHY LIVES FOR MOORPARK'S RESIDENTS.**

## LU 9.1

**Healthy buildings and places:** Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, building materials and universal accessibility using existing tools, practices, and programs.

## LU 9.2

**Active pedestrian environment:** Locate and design new development to foster active pedestrian access and use by such techniques as locating a mix of uses and buildings around common plazas and open spaces to promote outdoor gatherings and walking among businesses, inclusion of bicycle storage facilities, and pedestrian walkways and connections to adjoining residential neighborhoods.



### LU 9.3

**Age-friendly living:** Encourage the development of barrier-free buildings and streets, enhanced mobility, and independence of people with disabilities and safe neighborhoods to support a life-long process of active aging by making Moorpark an “age friendly” city that strives to create a positive, socially inclusive, and supportive environment.

### LU 9.4

**Active transportation:** Promote infrastructure improvements that support active transportation with safe, attractive, and comfortable facilities that meet community needs.

### LU 9.5

**Parks contributing to healthy lives:** Promote opportunities for physical activity for users of all ages and abilities by continuing to improve the quality of existing park and open space facilities and creating recreation programs as defined by the Conservation, Open Space, and Recreation Element.

### LU 9.6

**Urban agriculture:** Encourage and preserve land for urban agriculture in the city to ensure a long-term supply of locally produced healthy food; promote resiliency, green spaces, and healthy food access through resources such as a farmers’ market; increase the number of urban agriculture sites including but not limited to: community gardens, parkway gardens, urban farms, and rooftop gardens.

### LU 9.7

**Arts and culture:** Support arts and culture as a way of enhancing mental health, social connectedness, and overall well-being.

### LU 9.8

**Healthy food options:** Promote ready access to affordable, fresh, and healthy food options by supporting and promoting community

gardens, urban agriculture, culinary classes, farmers markets, and full service and culturally diverse markets.

### LU 9.9

**Responsible alcohol use:** Support responsible alcohol regulations that protect public health, safety, and welfare that include, but are not limited to: responsible advertising, licensing conditions, social host regulations, prevention of overconcentration of stores selling alcohol, and appropriate public education.

### LU 9.10

**Drug aversion:** Discourage drug (mis)use through prohibition of the cultivation or use of cannabis, appropriate public education, and extra-curricular programs and activities for youth (e.g., Teen Center, Boys and Girls Club, etc.).

### LU 9.11

**Childcare provision:** Support an adequate supply of affordable and quality child-care options in a variety of settings- private homes, schools, public agencies, faith-based organizations, and private agencies- for caregivers.

### LU 9.12

**Elder and assisted care:** Support the increased availability of home care and appropriate assisted-living opportunities for older adults and people with disabilities, including appropriate support and resources for their caregivers.

### LU 9.13

**Health services:** Support nonprofit and for-profit organizations, business, and local schools that are engaged in health and wellness education and that provide access to affordable, quality health care for all residents.

### LU 9.14

**Access to quality health care:** Leverage city tools to attract and retain a full complement of

primary, preventive, and specialty health care providers, including those providing mental health, vision, and dental care.

#### **LU 9.15**

**Mental health literacy:** Support a range of appropriate activities and resources and promote community awareness and sensitivity regarding the importance of mental health literacy and care for residents of all ages.

#### **LU 9.16**

**Food security:** Support nonprofit agencies, local schools, and governmental agencies that reduce food insecurity and improve readily available nutrition for lower income or assistance-dependent residents, particularly in underserved areas.

#### **LU 9.17**

**Family resources:** Support family resource centers that offer activities for children and their caregivers that focus on early literacy, parenting classes and workshops, caregiver-and-child classes, childcare, nutrition classes, school readiness, and other services.

#### **LU 9.18**

**Library and lifelong learning:** Provide and promote a state-of-the-art library that offers resources and engaging programs to meet the varied educational, cultural, civic, and general business needs of all residents and support opportunities for lifelong learning and enrichment.

#### **LU 9.19**

**Smoking and vaping:** Continue to support public health and safety through local tobacco/smoking regulations; discourage youth smoking and vaping and support prevention and cessation efforts.

### **GOAL LU 10**

**FAIR AND EQUITABLE:** FAIR AND EQUITABLE ACCESS FOR ALL RESIDENTS TO EMPLOYMENT, HOUSING, PARKS, EDUCATION, RECREATION, TRANSPORTATION, RETAIL, AND PUBLIC SERVICES, INCLUDING PARTICIPATION IN GOVERNMENTAL DECISION-MAKING.

#### **LU 10.1**

**Access to services and amenities:** Strive to ensure that recreational, health, public service, and other desired services and neighborhood amenities are distributed equitably throughout the city.

#### **LU 10.2**

**Access to housing:** Promote an equitable distribution of housing types for all income groups throughout the city and promote mixed-income developments rather than over-concentrating below-market-rate housing in certain areas.

#### **LU 10.3**

**Employment and education match:** Encourage a balance between job type, the workforce, and housing development to reduce the negative impacts of long commutes and provide a range of employment opportunities for all city residents.

#### **LU 10.4**

**Overconcentration of impact uses:** Avoid the overconcentration of high-impact uses and facilities that disproportionately affects a particular neighborhood, center, or corridor to ensure that such uses do not result in an inequitable environmental burden on low-income or minority neighborhoods.

#### **LU 10.5**

**Local-serving businesses:** Encourage mixed-use and commercial development to provide retail spaces conducive to community-serving small businesses and business incubation.

### LU 10.6

**Community participation:** Provide and promote opportunities for all residents to fully participate in civic decision-making through the city's commissions, boards, oversight entities, and committees and processes that emphasize the collaborative exchange of ideas by all segments of the community.

### LU 10.7

**Educational partnerships:** Collaborate with local schools in areas of opportunity, including school transit, health and safety, academic performance, and educational outcomes.

### LU 10.8

**Economic security:** Promote and support workforce development options for residents seeking to enhance their job skills, employment stability, and economic security by supporting collaborations with Moorpark College, high schools, adult schools, and employers.

## LAND USE CATEGORIES

### GOAL LU 11

**MAINTAIN AND ENHANCE RESIDENTIAL NEIGHBORHOODS:** A CITY COMPOSED OF NEIGHBORHOODS WITH A VARIETY OF HOUSING TYPES THAT ARE DESIRABLE PLACES TO LIVE, CONTRIBUTE TO THE QUALITY OF LIFE, AND WELL-MAINTAINED.

### LU 11.1

**Quality neighborhoods:** Maintain the uses, character, amenities, and quality of Moorpark's residential neighborhoods, recognizing their contribution to the city's identity, economic value, and residents' quality of life.

### LU 11.2

**Neighborhood maintenance and upgrades:** Promote the renovation of existing housing units in single- and multi-family neighborhoods requiring that they maintain the distinguishing

characteristics and qualities of their neighborhood, such as prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements.

### LU 11.3

**Pedestrian-oriented neighborhoods:** Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity and alternative to automobile use.

### LU 11.4

**Safe neighborhoods:** Require that residential developments be designed to facilitate and enhance neighborhood surveillance for safety.

### LU 11.5

**Sustained development standard:** Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways.

### GOAL LU 12

**COMPATIBILITY OF NEW RESIDENCES:** NEW HOUSING THAT IS COMPATIBLE WITH THE CHARACTER OF EXISTING INDIVIDUAL NEIGHBORHOODS AND MINIMIZES LAND USE INCOMPATIBILITY.

### LU 12.1

**Managed growth:** Require that new residential development be consistent with city-adopted growth ordinance policies for location and standards.

### LU 12.2

**Development that complements:** Require that new residential development complements the overall character of the city, establishes a sense



of place, is compatible with the scale and character of the surrounding neighborhood, and ensures compatibility with important existing local community identities.

### LU 12.3

**Accessory dwelling units:** Require that accessory dwelling units are located and designed to complement the scale and architectural character of the existing single family unit on a property.

### LU 12.4

**Recreation and open space:** Require that new residential development includes adequate public and private open space and recreational uses to serve residential neighborhoods.

### LU 12.5

**Multi-family housing quality:** Require that new and renovated multi-family residences achieve a high level of architectural design and quality of life for residents, in consideration of the following principles:

- a. Consistent architectural design treatment of all elevations, including those not visible from public places.
- b. Design elevations of multi-family buildings facing public streets and pedestrian ways to exhibit a high level of visual interest and distinguish entries for separate residences as feasible for security and privacy.
- c. Incorporate setbacks, modulate building mass, and design multi-family buildings and projects in consideration of the development patterns of the surrounding neighborhood.

### LU 12.6

**Inclusion of public spaces:** Provide ample public spaces and tree-lined sidewalks or pathways furnished with appropriate pedestrian amenities that contribute to comfortable and attractive settings for pedestrian activity in multi-family neighborhoods.

## GOAL LU 13

### MAINTAIN AND ENHANCE COMMERCIAL

**AREAS: VITAL, ACTIVE, PROSPEROUS, AND WELL-DESIGNED COMMERCIAL CENTERS AND CORRIDORS THAT OFFER A DIVERSITY OF GOODS, SERVICES, AND ENTERTAINMENT AND CONTRIBUTE A POSITIVE EXPERIENCE FOR MOORPARK'S RESIDENTS AND VISITORS.**

### LU 13.1

**Commercial uses and diversity:** Provide for and encourage the development of a broad range of uses in Moorpark's commercial centers and corridors consistent with Economic Development Element that reduce the need to travel to adjoining communities and capture a greater share of local spending.

### LU 13.2

#### **Los Angeles Avenue commercial centers:**

Provide for the concentration of commercial uses along Los Angeles Avenue and other arterial corridors in a manner that provides for improved commercial services to the community, maximizes revenue generation, and improves access to adjoining residential neighborhoods.

### LU 13.3

#### **Intensification of commercial centers:**

Encourage the intensification of existing commercial centers by permitting the construction of new buildings on surface parking lots, provided that sufficient parking is developed to support existing and new businesses.

### LU 13.4

#### **Economic enhancement of commercial**

**centers:** Prioritize the transition of existing commercial centers to incorporate experiential uses that enhance their economic vitality and role as active places for community gathering and patronage.

### LU 13.5

**Commercial center identities:** Establish and maintain distinct identities for Moorpark’s commercial centers and corridors to reflect their location, mix of uses, surrounding uses, and targeted markets, differentiating these by use, scale and form of development, and amenities.

### LU 13.6

**Quality commercial design:** Require that new development and renovated or remodeled multi-tenant commercial centers and corridors be designed to complement existing uses, as appropriate, and exhibit a high quality of architecture and site planning in consideration of the following principles as feasible and appropriate to the site:

- a. Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials.
- b. Landscaping contributing to the appearance and quality of development.
- c. Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts.
- d. Incorporation of plazas and expanded sidewalks to accommodate pedestrians, outdoor dining, and other activities.

### LU 13.7

**Connections with neighborhoods and districts:** Require the development of external cross-connections between commercial uses so as to reduce the number of curb cuts and number of vehicle trips on adjacent roadways.

### LU 13.8

**Coordinated design:** Encourage adjacent commercial developments to coordinate design with regard to access, parking, and architectural features.

## GOAL LU 14

**COMPATIBILITY OF NEW COMMERCIAL USES: NEW COMMERCIAL DEVELOPMENT THAT IS COMPATIBLE WITH SURROUNDING LAND USES.**

### LU 14.1

**Commercial compatibility with adjoining uses:** Require that new commercial uses are compatible in scale and character with adjacent commercial uses and residential neighborhoods.

### LU 14.2

**Managed truck access:** Require that automobile and truck access to commercial properties be located so as to minimize impacts to adjacent uses.

### LU 14.3

**Maintained commercial properties:** Require that commercial uses be well maintained to enhance the visual characteristics of the area.

## GOAL LU 15

**MIXED USE DISTRICTS AND CORRIDORS: A DIVERSITY OF WELL-DESIGNED DISTRICTS AND CORRIDORS CONTAINING AN INTEGRATED MIX OF COMMERCIAL, OFFICE, AND/OR HOUSING THAT ENABLE MOORPARK’S RESIDENTS TO LIVE CLOSE TO BUSINESSES AND EMPLOYMENT, REDUCE AUTOMOBILE USE, AND ACTIVELY ENGAGE AND ENHANCE PEDESTRIAN ACTIVITY.**

### LU 15.1

**Integrated housing and commercial development:** Support the development of housing integrated with commercial and/or office uses on existing commercially-developed properties in Moorpark characterized by declining retail activity where full development for such uses is unlikely to be supportable by

the marketplace and/or properties with expansive surface parking lots.

#### LU 15.2

**Mix uses to enhance economic activity:**

Support mixed-use development projects as a strategy to enhance the economic vitality of adjoining commercial districts, through increases of population in proximity to these uses.

#### LU 15.3

**Mixed-use compatibility:** Require that buildings and sites integrating housing with nonresidential uses be designed to assure compatibility among uses.

#### LU 15.4

**Inclusion of recreation and amenities:**

Require that residential/commercial mixed-use projects provide on-site recreational areas and other pedestrian-scale amenities such as benches, fountains, and landscaping that contribute to the living environment of residents or contribute funds for their development within proximity of the project.

#### LU 15.5

**Active mixed-use districts:** Require that sites and corridors integrating housing and commercial/office uses are designed to establish the character of distinct, cohesive, and pedestrian-oriented places that are linked with and walkable from adjoining residential neighborhoods. Contributing elements may include:

- a. Wide sidewalks, plazas, and courtyards along building frontages for outdoor dining and gathering.
- b. Pedestrian walkways connecting parking areas with buildings and public spaces that are well defined by paving materials, landscaping, lighting, and way-finding signage.

- c. Landscaping that is sustainable and contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions.

- d. Buildings oriented toward the street and public spaces with parking located to the rear of the buildings, underground, or in structures.

#### LU 15.6

**Ground floor building frontages:** Require that the ground floor of buildings facing primary street frontages, as defined in the Municipal Code, be developed for pedestrian active retail and comparable uses, with housing located on their upper floors or to their rear.

#### LU 15.7

**Parking:** Encourage that parking be located and accessed from the rear of buildings along corridor frontages, while supporting the development of shared parking structures as an alternative to individual on-site parking.

#### LU 15.8

**Transitions with adjoining uses:** Require that development projects in the “Mixed Use Corridors” are designed to assure transitions in density and scale, and avoidance of impacts on adjoining residential neighborhoods.

### GOAL LU 16

**INDUSTRIAL USES: A DIVERSITY OF INDUSTRIAL USES THAT ARE LOCATED AND DESIGNED IN A COMPATIBLE MANNER WITH SURROUNDING LAND USES.**

#### LU 16.1

**Diverse industries and jobs:** Support a variety of industrial uses, including green industries, that offer job opportunities for Moorpark’s residents and revenues to the city without compromising environmental quality.

### LU 16.2

**Industrial expansion:** Provide sufficient land capacity and development standards attracting development of technology and digital, research and development, and creative industries offering skilled jobs for Moorpark’s residents consistent with the Economic Development Element.

### LU 16.3

**Technology and innovation:** Anticipate the technological and innovative evolution to support a greater diversity of activity by facilitating new development that is flexible and can accommodate changing uses over time.

### LU 16.4

**Redevelopment of Princeton Avenue industrial:** Support the long-term redevelopment of the concrete batching facilities along Princeton Avenue as a unified industrial park, integrating multiple buildings and tenants in a “park-like” setting with extensive common areas, landscape, and amenities for employees.

### LU 16.5

**Industrial park diversity:** Support the integration of uses in areas designated as “Industrial Flex” supporting local employees and that may attract evening use, such as financial offices, health clubs, childcare, restaurants, and entertainment, provided that these are compatible and do not detrimentally impact the primary industrial function of the area.

### LU 16.6

**Design for compatibility:** Require that industrial uses incorporate design features, such as screen walls, landscaping and setbacks, and include height and lighting restrictions, so as to minimize adverse impacts on adjacent uses and enhance the visual characteristics of the area.

### LU 16.7

**Maintenance and enhancement:** Require that industrial uses shall be well maintained to enhance the visual characteristics of the area.

### LU 16.8

**Bicycle access:** Encourage major business park and industrial projects, as defined in the Municipal Code, to incorporate facilities that promote employee access by bicycles such as secured storage, showers, and lockers.

### LU 16.9

**Alternative energy infrastructure:** Encourage large scale industrial development projects, as defined in the Municipal Code, to provide on-site alternative energy sources and containment of stormwater runoff.

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## GOAL LU17

### PUBLIC FACILITIES AND SERVICES:

GOVERNMENTAL, UTILITY, INSTITUTIONAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, AND SOCIAL FACILITIES AND SERVICES ARE LOCATED AND DESIGNED TO COMPLEMENT MOORPARK’S NEIGHBORHOODS, CENTERS, AND CORRIDORS.

### LU 17.1

**Services supporting Moorpark’s residents:** Provide public facilities and services that are cost effective, and contribute to the health, safety, welfare, and personal development of all residents.

### LU 17.2

**Efficient development:** Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources.



### LU 17.3

**Maintenance and enhancement:** Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from city land use control and approval to plan and improve their properties and design improvements to achieve a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located.

### LU 17.4

**Compatibility with adjoining uses:** Ensure that city-owned buildings, sites, and infrastructure are designed to be compatible in scale, character, and landscape with the district or neighborhood in which they are located, and minimize potential impacts such as traffic, noise, and lighting.

### LU 17.5

**Design excellence:** Lead by example, demonstrating design excellence in new buildings developed by the city by incorporating sustainable building practices and providing a high level of architectural quality.

### LU 17.6

**Utility undergrounding:** Encourage the undergrounding of utilities in conjunction with development projects where feasible.

### LU 17.7

**Design of utility facilities:** Minimize the visual impacts of above-grade utility structures, such as water storage tanks, water check valves, electric and telephone boxes, etc. through use of landscaping, screening materials, and colors that blend with the environment to the extent feasible.

### LU 17.8

**Equitable access to infrastructure:** Support equitable access to a full complement of critical

infrastructure and utilities for all residents and businesses.

## GOAL LU 18

**SPECIFIC PLAN AREAS:** DISTRICTS INTEGRATING MULTIPLE BUILDINGS, PROJECTS, AMENITIES, AND LANDSCAPE INTO A COHESIVE DEVELOPMENT PROJECT DISTINGUISHED AS A SPECIAL PLACE TO LIVE, WORK, AND VISIT.

### LU 18.1

**Role of specific plans:** Utilize Specific Plans as a tool for implementation of General Plan policies and priorities as appropriate to integrate uses and establish a unique district.

### LU 18.2

**Consistency of specific plans with 2050 General Plan:** Review and amend existing adopted Specific Plans to ensure that the ultimate land uses, design guidelines, development standards, infrastructure and phasing requirements are consistent with the 2050 General Plan text discussion for the type, location and intensity of use determined appropriate for each Specific Plan area.

## SPECIFIC LOCATIONS

## GOAL LU 19

**DOWNTOWN:** REVITALIZE THE DOWNTOWN COMMERCIAL CORE (MOORPARK AVENUE AREA, WALNUT STREET, BARD STREET, MAGNOLIA AVENUE, AND HIGH STREET)

### LU 19.1

**Core community district:** Support the continued development of the area along High Street as a distinct place identified as the symbolic and functional downtown of Moorpark.

### LU 19.2

**Complementary development:** Promote the development of new commercial and office uses, housing, park or recreational facilities, public parking, and a potential multimodal transportation center in the commercial core.

### LU 19.3

**Relationship to transit station:** Locate and design development to capitalize on and reflect its adjacency to the Metrolink station, including developing direct pedestrian connections.

### LU 19.4

**Visual character:** Strengthen the visual character of the downtown commercial core in order to attract a variety of commercial and mixed-use (commercial and housing) projects and promote the economic viability of downtown Moorpark.

### LU 19.5

**Tree canopy:** Maintain and expand the tree canopy in the downtown area to provide shade, improve air and water quality, reduce the heat island effect, and create habitat for birds and pollinators.

### LU 19.6

**Cooling elements:** Encourage the use of trees and architectural elements that provide shade, cooling stations, and seating areas for pedestrian corridors.

### LU 19.7

**Pedestrian-oriented development:** Require that buildings are located along and oriented to the street frontage of High Street to maintain an active pedestrian environment.

### LU 19.8

**Historic buildings:** Preserve where possible historic structures and ensure that where new development occurs, it complements the physical qualities and distinct features of existing historic resources.

### LU 19.9

**Parking:** Consider creative programs to provide sufficient parking for commercial and mixed-use developments on High Street.