

**MOORPARK CITY COUNCIL
AGENDA REPORT****TO: Honorable City Council****FROM: Barry K. Hogan, Community Development Director**
Prepared By: Joseph Fiss, Principal Planner **DATE: July 13, 2006 (CC Meeting of July 19, 2006)****SUBJECT: Consider General Plan Amendment No. 2003-04, Zone Change No. 2003-03, Development Agreement No. 2004-01, Tentative Tract Map No. 5463, and Residential Planned Development Permit No. 2003-04 for Fifty-One (51) Single-Family Homes on 43.04 Acres North of Championship Drive and East of Grimes Canyon Road, on the Application of Toll Brothers, Inc.****BACKGROUND/DISCUSSION**

This proposed fifty-one (51) home development adjacent to the Country Club Estates project was reviewed by the Planning Commission on March 22, April 26, and June 28, 2005, and public comments were received. On June 28, 2005, the Planning Commission adopted Resolution No. PC-2005-484 recommending to the City Council adoption of a Mitigated Negative Declaration and approval of the proposed General Plan Amendment, Zone Change, Tentative Tract Map, and Residential Planned Development Permit. Following Planning Commission review of this project, a draft Development Agreement was prepared with oversight by a City Council ad-hoc committee of Council Members Parvin and Millhouse. On June 27, 2006, the Planning Commission considered the draft Development Agreement and adopted Resolution No. PC-2006-502, recommending its approval to City Council.

Development Agreement negotiations have been concluded and staff has been working with the applicant to clarify details in the draft agreement. Therefore, staff is requesting this item be continued to the next City Council meeting.

STAFF RECOMMENDATION

Open the public hearing, receive public testimony, and continue the open public hearing, without staff presentation, to August 2, 2006.