

**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. 2004-02, Tentative Tract Map No. 5464, and Residential Planned Development Permit No. 1994-01 Modification No. 6 for Thirty-Six (36) Single-Family Homes on 28.69 Acres North of Championship Drive and West of Walnut Canyon Road, on the Application of Toll Brothers, Inc.****BACKGROUND/DISCUSSION**

This proposed thirty-six (36) home expansion of the Country Club Estates development 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-2005-483 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 Modification to the existing 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-2006-503, 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, take public testimony, and continue the open public hearing, without staff presentation, to August 2, 2006.