

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Community Development Director
Prepared By: Joseph R. Vacca, Principal Planner



DATE: July 18, 2006 (CC Meeting of 8/02/2006)

SUBJECT: Consider the Establishment of an Ad-Hoc Committee to Develop a Draft Development Agreement between Centex Homes and the City of Moorpark for General Plan Amendment No. 2004-02, Zone Change No. 2004-02, Tentative Tract Map No. 5505, and Residential Planned Development Permit No. 2004-04

BACKGROUND/DISCUSSION

Centex Homes has submitted entitlement applications for one hundred and ten (110) single-family homes on a 48.2 acre parcel at the northwest corner of Casey Road and Walnut Canyon Road. The proposed project was reviewed by the City Council as a General Plan Pre-Screening application in August 2003, and the applicant was authorized to file a General Plan Amendment request for this project, provided that a Development Agreement was also considered as part of this application.

Government Code Section 65864 and City of Moorpark Municipal Code Chapter 15.40 provide for Development Agreements between the City and property owners in connection with proposed plans of development for specific properties. Development Agreements are designed to strengthen the planning process, to provide developers some certainty in the development process and to assure development in accordance with the terms and conditions of the agreement. As with past projects, it is recommended that an Ad-Hoc Committee be appointed to negotiate a Development Agreement for the proposed project.

STAFF RECOMMENDATION

Appoint two (2) Councilmembers to an Ad-Hoc Committee.