

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

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

**DATE:** August 3, 2006 (CC Meeting of 8/16/2006)

**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. This item was on the August 2, 2006, City Council Agenda and was carried over to the August 16, 2006 City Council meeting due to an extended public hearing on a separate item during the August 2, 2006 City Council meeting.

**STAFF RECOMMENDATION**

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