

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Community Development Director
Prepared By: David A. Bobardt, Planning Manager 

DATE: October 2, 2006 (CC Meeting of 10/18/2006)

SUBJECT: Consider the Establishment of an Ad-Hoc Committee to Develop a Draft Development Agreement between Hitch Ranch Property Owners of Record and the City of Moorpark for Specific Plan No. 2004-01 (Specific Plan Area No. 1) and Zone Change No. 2004-01

BACKGROUND/DISCUSSION

Since 1993, the Hitch Ranch property owners of record have been working on and off with the Community Development Department in developing a specific plan for 605 housing units on approximately 281 acres west of Casey Road and north of Poindexter Avenue. The applicant has now indicated they wish to proceed and bring the application to Planning Commission and City Council review without further delay on their part. An Environmental Impact Report is currently under preparation for this project.

A Development Agreement is proposed to facilitate the implementation of this Specific Plan. Government Code Section 65864 et seq. 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.