

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director
Prepared By: Joseph Fiss, Principal Planner



DATE: September 10, 2007 (CC Meeting of 9/19/2007)

SUBJECT: Consider the Establishment of an Ad-Hoc Committee to Develop a Draft Development Agreement between John Chiu FLPN and the City of Moorpark for Residential Planned Development Permit No. 2005-02, General Plan Amendment No. 2005-02, Amendment to the Downtown Specific Plan, Zone Change No. 2005-02, Development Agreement No. 2005-04, and Tentative Tract Map No. 5739

This project application consists of a Zone Change, General Plan Amendment, Amendment to the Downtown Specific Plan, Tentative Tract Map and Residential Planned Development to allow construction of a fifty (50) unit apartment building with 125 under-building parking spaces on a two (2) acre site on the north side of Everett Street, east of Walnut Canyon Road. On May 5, 2004, the City Council authorized the filing of a General Plan Amendment for this project, provided that a Downtown Specific Plan Amendment application, Zone Change application, Residential Planned Development Permit application, Tentative Tract Map application (if needed), and Development Agreement application are filed for concurrent processing. These applications have been filed and are now complete for processing.

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.