

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Joseph Fiss, Economic Development and Planning Manager 

DATE: January 7, 2016 (CC Meeting of 1/20/2016)

SUBJECT: Consider the Establishment of an Ad-Hoc Committee to Develop a Draft Development Agreement between 1 Moorpark LLC (Ernie Mansi) and the City of Moorpark for General Plan Amendment No. 2013-02; Zone Change No. 2013-02; and Residential Planned Development No. 2013-01

BACKGROUND/DISCUSSION

1 Moorpark LLC (Ernie Mansi) has submitted applications to allow development of a 390-unit senior continuing care retirement community on 49.52 acres on the north side of Casey Road, west of Walnut Canyon Road;

The proposed project includes applications for General Plan Amendment No. 2013-02, Zone Change No. 2013-02, and Residential Planned Development No. 2013-01. A Development Agreement is also proposed. On May 15, 2013, the City Council approved General Plan Amendment Pre-Screening No. 2012-01 for this proposal, provided all other necessary entitlement applications for the proposed development project, including an application for a development agreement, and were filed concurrently. The application is complete and is currently undergoing environmental review. Required studies have been conducted and staff is currently reviewing revised traffic plans.

Government Code Section 65864 and City of Moorpark Municipal Code Section 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 involving changes in land use and hillside grading, it is recommended that an Ad-Hoc Committee be appointed to negotiate a Development Agreement for the proposed project.

Currently, two Ad-Hoc Committees exist for Development Agreement negotiations. Councilmembers Mikos and Millhouse are the committee members for the Hitch Ranch Development Agreement, and Councilmembers Millhouse and Van Dam are the committee members for the Everett Street Terraces (Chiu) Development Agreement.

Upcoming projects that may require Ad-Hoc Committees include: Grand Moorpark (66 units), Pacific Communities (small lot residential), Moorpark RV (townhouse development), Sunbelt Enterprises (Kavlico), AB Properties (North Village), and Rasmussen (small lot residential).

FISCAL IMPACT

None.

NOTICING

No Public Notice is required for the appointment of an Ad-Hoc Committee. Subsequent project entitlement requests will require appropriate noticing.

STAFF RECOMMENDATION

Appoint two (2) Councilmembers to an Ad-Hoc Committee to develop a draft Development Agreement for this project.