

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council
FROM: Joseph Fiss, Economic Development and Planning Manager
DATE: August 10, 2016 (CC Meeting of 9/07/2016)



SUBJECT: Consider the Establishment of an Ad-Hoc Committee to Develop a Draft Development Agreement between Spring Road LLC and the City of Moorpark for Residential Planned Development No. 2015-02, General Plan Amendment No. 2015-02, Zone Change No. 2015-03, and Vesting Tentative Tract Map No. 5972

BACKGROUND/DISCUSSION

Spring Road LLC (c/o Scott Uhles) has submitted applications to allow development of a 95-unit townhouse condominium project on 8.25 acres located at 4875 Spring Road and 384 Los Angeles Avenue.

The proposed project includes applications for Residential Planned Development No. 2015-02, General Plan Amendment No. 2015-02, Zone Change No. 2015-03, Vesting Tentative Tract Map No. 5972, and Development Agreement No. 2015-01. On April 15, 2015, the City Council considered General Plan Amendment Pre-Screening No. 2014-01 for this proposal, and authorized the filing of an application, provided all necessary entitlement applications for the proposed development project were submitted, including an application for a development agreement. 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, it is recommended that an Ad-Hoc Committee be appointed to negotiate a Development Agreement for the proposed project.

Currently, four Ad-Hoc Committees exist for Development Agreement negotiations. Councilmembers Mikos and Millhouse are the committee members for the Hitch Ranch Development Agreement, Councilmembers Millhouse and Van Dam are the committee members for the Everett Street Terraces (Chiu) Development Agreement, Councilmembers Van Dam and Pollock are committee members for the Moorpark LLC (Aldersgate/Ernie Mansi) Development Agreement, and Mayor Parvin and Councilmember Millhouse are the committee members for the Pacific Communities (Chung) Development Agreement.

One other project that involves a Development Agreement application is the Grand Moorpark 66-home townhouse development. Staff will be requesting appointment of an Ad-Hoc Committee for this project at a future meeting.

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.