

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, CONTRACT PLANNER
SUBJECT: PROCESS FOR CONSIDERATION OF DEVELOPMENT AGREEMENTS
RELATED TO SPECIFIC PLAN AREAS
DATE: MARCH 21, 2006

Needs: For the City Council to consider continuing the scheduled discussion regarding the process for City consideration of Development Agreements with property owners within (a) specific plans in general and (b) the Chandler Ranch Area Specific Plan in particular.

Facts:

1. On February 21, 2006, the City Council considered a draft policy regarding Specific Plans and Development Agreements (DAs) that would potentially apply to properties within Specific Plan areas. The Council discussion was continued to the meeting of March 21, 2006.
2. In follow-up to the February 21 meeting, all of the property owners in both the Chandler Ranch Area Specific Plan (CRASP) and the Olsen-Beechwood Specific Plan (OBSP) were invited to provide written input on the proposed policy. Four letters from three of the property owners/representatives were received and copies were sent to Council.
2. On March 13, 2006 a meeting was held with property owners and representatives of two Specific Plan studies currently underway. Copies of the letters were distributed. Following an extended discussion, it was the consensus that further exchanges between the City and the property owners / representatives should be held before bringing the policy matter back to the City Council.

Analysis

And Conclusion: In order to provide better input for City Council consideration, specific plan property owners and representatives along with City participants have agreed to additional meetings to explore the policy options. It is proposed that the City Council continue the consideration of this subject to the meeting scheduled for Tuesday, April 18, 2006.

Options:

- a. That the City Council continue the scheduled discussion of Development Agreement related policies to Tuesday, April 18, 2006.
- b. Amend, modify or reject the foregoing option.