

DEVELOPMENT AGREEMENT DA2016-0006: PRICE-CONN

Planning Commission August 23, 2016

Page 1 of 2

LOCATION MAP



BACKGROUND

Site Description

The project site is located at 645 Price Drive, west of DeWitt Avenue. The proposed development is for one custom single-family residence. The lot was identified as Parcel No. 1 of Administrative Subdivision Map ASD06-04 (Dewitt-Wong), approved by the City on March 22, 2007. Parcel No. 1 was created utilizing the single lot exemption and required a building allotment through the Residential Development Control System (RDSCS) prior to development.

ANALYSIS

The project (MMC-15-08:Price-Conn) was awarded one building allotment in the 2015 RDSCS competition for Fiscal Year 2017-2018. Development of the project site would be consistent with the R1-12,000 RPD development standards and other RDSCS requirements. The design and site layout would be reviewed and approved as part of the City's building permit approval process.

Development Agreements are required as a formal contract between the developer and the City in order to formalize commitments made during the RDSCS process and

DEVELOPMENT AGREEMENT DA2016-0006: PRICE-CONN

Planning Commission August 23, 2016

Page 2 of 2

establishes project deadlines for commencement of construction. Approval of the Development Agreement would allow the project to continue through the development review process. The project deadlines are identified in Exhibit C and project commitments are identified in Exhibit D of the Development Agreement (Attachment 2). Implementation of the project would allow for the development of one custom single-family residence.

CEQA (California Environmental Quality Act)

The project is Categorical Exempt from CEQA in accordance with Section 15303(a) (New Construction) of the CEQA Guidelines, as the project is for the development of one custom single family residence in a residential zone.

Community Engagement

The proposed project was publicly noticed (mailing to property owners within 300 feet of the project and newspaper legal noticing) for the minimum 10-day period.

Conclusion

The Development Agreement implements the 2015 RDSCS commitments for MMC-15-08:Price-Conn. It is recommended that the Planning Commission adopt a Resolution recommending City Council approval of the Development Agreement for the project.

LINKS/ATTACHMENTS:

1. Development Agreement Resolution
2. Development Agreement