

## DEVELOPMENT AGREEMENT DA2016-0008: PEAK-FINAMORE

Planning Commission December 13, 2016

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### LOCATION MAP



### BACKGROUND

#### Site Description

The 0.3 acre project site is located at the southeast corner of Peak Avenue and Claremont Drive. The proposed development is for a single-family attached (duet) residence on two lots as shown on the proposed Tentative Map SD2016-0008 (Peak-Finamore). A Tentative Parcel Map (SD2016-0008 Peak-Finamore) for the two lot subdivision is pending administrative approval.

### ANALYSIS

The project (MMC-15-09:Peak-Finamore) was awarded one building allotment in the 2015 Residential Development Control System (RDCS) competition for Fiscal Year 2017-2018. Development of the project site would be consistent with the R1-7,000 development standards, General Plan, and other RDCS requirements. The design and

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site layout would be reviewed and approved as part of the City's subdivision and building permit approval processes.

A Development Agreement is required as a formal contract between the developer and the City to formalize commitments made during the RDSCS process and would establish project deadlines for the 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 (Development Schedule) and project commitments are identified in Exhibit D (Specific Restrictions and Requirements) of the Development Agreement (Attachment 2). Implementation of the project would allow for the development of a duet.

### CEQA (California Environmental Quality Act)

The project is Categorically Exempt from CEQA in accordance with Section 15303(a) (New Construction of small structures) of the CEQA Guidelines, as the project is for the development of a single duet (single family attached 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-15-09:Peak-Finamore. It is recommended that the Planning Commission adopt a Resolution recommending that the City Council approve of the Development Agreement for the project.

### **LINKS/ATTACHMENTS:**

1. Development Agreement Resolution
2. Project Plans