



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Manager

SUBJECT: SECOND READING – Adopt a Development Agreement (“DA”) between the City of Commerce and City Ventures Homebuilding, LLC (“City Ventures”) for the properties located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street

MEETING DATE: DECEMBER 1, 2020

RECOMMENDATION:

Conduct a Second Reading and Adoption, by waiving full reading, and read by Title Only, of an Ordinance Approving and Adopting a Development Agreement between the City of Commerce and City Ventures Homebuilding, LLC for the properties located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street

EXECUTIVE SUMMARY:

At its November 17th meeting the City Council overturned the Planning Commission’s denial of Plot Plan No. 995, Tentative Tract Map No. 82890, 82891, 82892 and considered a Development Agreement covering the details of a 133 residential unit development at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street. With its decision, the City Council also approved for Introduction and First Reading an Ordinance covering and approving the details of the aforementioned Development Agreement, which is subject to a Second Reading.

BACKGROUND:

On April 17, 2018 the City Council considered and approved procedures and requirements for the processing of Development Agreements. A Development Agreement is essentially a planning tool that allows public agencies greater latitude to advance local planning policies, sometimes in new and creative ways. Development Agreements are contracts negotiated between project applicants and public agencies that govern the land uses that may be allowed in a particular project. These are subject to negotiation, and land uses must still be consistent with the local planning policies set forth in a city’s general plan or applicable specific plan. Development agreements are not required,

however when parties agree to participate in one, allowable land uses, and other terms and conditions of approval are negotiated between the parties, subject to the approval of the municipality. These agreements may allow for developments to vary from otherwise applicable zoning standards and land use requirements; however, they must still advance a city's planning goals and policies.

In this case, a Development Agreement was considered and approved in conjunction with the proposal to cover the development standards for the project. More specifically, the applicant has worked closely with the Department to ensure parameters are in place to ensure an agreement will cover the development of the site in close compliance with the provisions as set forth in the Housing Opportunity Overlay Zone (HOO). As with all ordinances, the details of the DA are subject to a second reading with the City Council.

CITY COUNCIL OPTIONS:

1. Conduct the Second Reading for the Ordinance covering the details of the DA.
2. Provide staff with alternative direction.

FISCAL IMPACT:

This activity can be carried out without additional impact on the current operating budget.

RELATIONSHIP TO STRATEGIC GOALS:

This agenda report relates to the 2011 strategic planning goal: *"Protect and Enhance the Quality of Life in the City of Commerce"*.

Recommended and Prepared by: Jose D. Jimenez, Director of Economic Development and Planning

Reviewed by:	Vilko Domic, Assistant City Manager
Approved as to form:	Norma Copado, Assistant City Attorney
Respectfully submitted:	Edgar P. Cisneros, City Manager

ATTACHMENTS:

1. Ordinance
2. Draft DA