

ORD19-0008

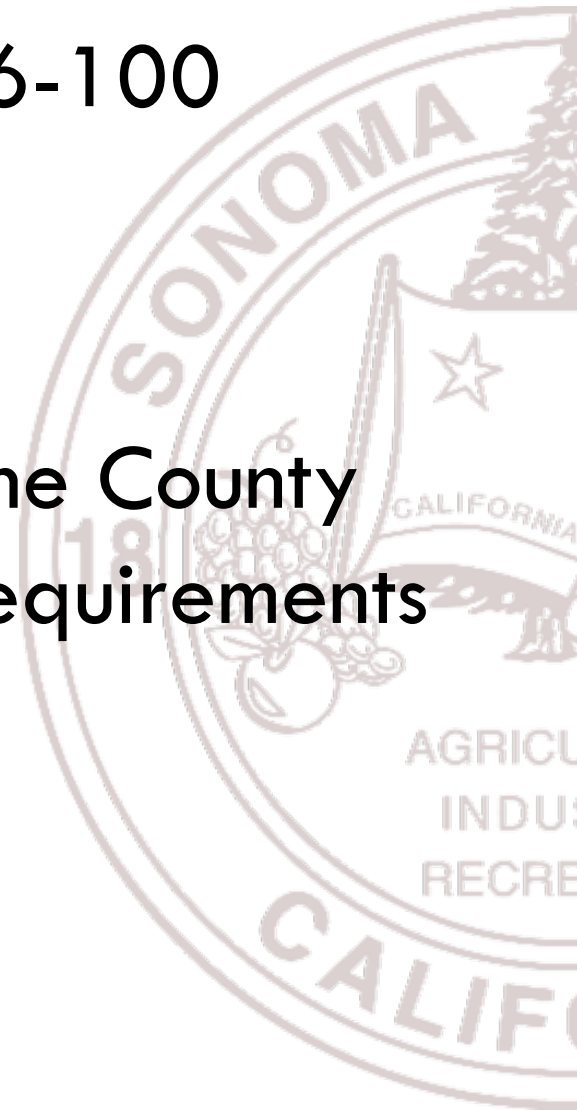
Procedures for Processing Development Agreements

February 25, 2020



Development Agreements

- New Zoning Code Chapter 26-100
- Establishing Procedures
- No Current Applications
- Detailed Contracts Between the County and Developers to “lock in” requirements



CA Government Code

- Development Agreements are authorized by state law (Gov. Code 65864-65869.5)
- Tool for Local Governments
 - ▣ Supports Long Range Planning
 - ▣ Greater Certainty for Developers
 - ▣ Valuable but focussed applicability



How Do DAs Work?

- Goals and Findings for DAs
- Application Process
- Review and Adoption
 - ▣ Consistency Findings
 - ▣ Public Hearings Required
- Periodic (Annual) Review



Examples

- ❑ Authorization for a variety of future tenants
- ❑ Public facilities financing without takings risk
- ❑ Fair share mechanism to pay for major public assets
- ❑ Partnerships with affordable housing developers
- ❑ Networking multiple parcels
- ❑ Off-site improvements
- ❑ Clustered development patterns
- ❑ Multi-phased vesting



Staff Recommendation

- Adopt the proposed Ordinance

