

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
From: Susan Emery
Dept: City Manager
Dept: Community Development
Subject: CONSIDERATION OF A REQUEST TO EXTEND THE DEVELOPMENT AGREEMENT WITH ORANGE COUNTY VECTOR CONTROL BY EXTENDING THE TERM OF THE AGREEMENT THROUGH JULY 8, 2008
Date: May 13, 2008

OBJECTIVE

The purpose of this report is to transmit a request by the applicant, Development One Services, Inc., on behalf of the Orange County Vector Control, to amend the Development Agreement for Site Plan No. SP-322-03 by extending the term of the agreement for one year through July 8, 2008. The Development Agreement approval was to allow the construction of a new 6,327 square foot vehicle maintenance and fish rearing facility at the existing Orange County Vector Control property located at 13001 Garden Grove Boulevard.

BACKGROUND

On May 15, 2003, the Planning Commission approved Site Plan No. SP-322-03 in order to facilitate the proposed development of the site with a new 6,327 square foot vehicle maintenance and fish rearing facility, and recommended that City Council approve Amendment No. A-100-03 in order to rezone the subject site to Office Professional. A Development Agreement was included.

On June 23, 2003, the City Council approved the Zone Change Amendment No. A-100-03, and the Development Agreement (by ordinance) for the Orange County Vector Control's proposed development.

DISCUSSION

Development Agreement:

The approved Development Agreement has an expiration date of July 8, 2007, and therefore, in order for the proposed expansion to the existing facilities, at Orange County Vector Control's property at 13001 Garden Grove Boulevard, to proceed at this time, the City Council would have to amend the Agreement to approve the extension through July 8, 2008. On April 22, 2008, Development One Services submitted a written request for extension of the Development Agreement. The applicant expresses that the reason for the lengthy delay has been due to economic hardship and the applicant is now at a position financially to proceed with the proposed development.

DEVELOPMENT AGREEMENT EXTENSION

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This request has been reviewed by Staff and it was determined that there are no changes to the approved plans, and there have been no changes in development codes and standards affecting this proposal that would warrant a new Site Plan submittal and subsequent approval by the hearing bodies. In addition, it was also determined that no further environmental review is necessary. Staff, therefore, would recommend that City Council approve the requested time amendment with the provision that all conditions of approval concerning Site Plan No. SP-322-03 remain in effect from the original approval.

FINANCIAL IMPACTS

None.

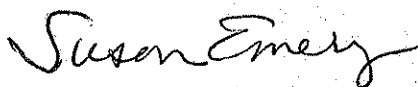
COMMUNITY VISION AND IMPLEMENTATION

The Community Vision Statement seeks to provide economic development opportunities in the community and provide opportunities for site improvements. This proposed Development Agreement extension achieves these goals by expanding the on-site facilities relating to the overall operation of the Orange County Vector Control.

RECOMMENDATION


The City Staff recommends that the City Council:

- Introduce the attached ordinance regarding the Amendment of the Development Agreement for Site Plan No. SP-322-03.



SUSAN EMERY
Community Development Director

Approved for Agenda Listing



Matthew Fertal
City Manager



By: Karl Hill
Planning Services Manager

- Attachment 1: Letter requesting Development Agreement extension, dated April 22, 2008
Attachment 2: Approved Development Agreement and approved plans
Attachment 3: Draft City Council Ordinance
Attachment 4: Draft Amendment to Development Agreement
SP-322-03