

REPORT TO CITY COUNCIL

DATE: MARCH 23, 2005

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CONDUCT A PUBLIC HEARING AND INTRODUCE ORDINANCE NO. 05-331; ADDING SECTION 9497.3 OF PART 10 OF CHAPTER 4 OF THE AGOURA HILLS MUNICIPAL CODE RELATING TO THE AGOURA VILLAGE COST RECOVERY FEE

The City is currently preparing a Specific Plan for Agoura Village. The purpose of the Cost Recovery Fee Ordinance is to allow the City to recover the costs for preparing the Agoura Village Specific Plan, as well as other various related planning and environmental costs. Since all property owners within the project area will benefit from the Specific Plan, the planning costs should be spread equitably among all property owners. The applicant for any building permit and/or discretionary land use permit for new construction on property located in whole or in part within the Agoura Village Specific Plan area would pay the Agoura Village Cost Recovery Fee at the same time and in the same manner as building permit and other development fees.

The costs to be recovered are estimated at \$497,731 (see Table 1 in attached Ordinance), and include the costs of preparing the Specific Plan, costs of preparing the Environmental Impact Report (EIR), costs for design assistance and financial plan preparation, and costs for roundabout design and traffic engineering.

Table 2 of the attached Ordinance provides the total square feet anticipated under build out conditions. This square footage represents the maximum build out by zone for land uses proposed in the Specific Plan as analyzed in the EIR being prepared for the project. As shown, there is an estimated 846,208 square feet of building area included in the Agoura Village project development. This represents a cost recovery fee of \$.5882 per square foot of building area.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and introduce Ordinance No. 05-331, adding Section 9497.3 of Part 10 of Chapter 4 of the Agoura Hills Municipal Code relating to the Agoura Village cost recovery fee.

ATTACHMENT: Ordinance No. 05-331