

Agenda Report

TO:

CITY COUNCIL

DATE:

AUGUST 9, 2004

FROM:

CITY MANAGER

SUBJECT: RESOLUTION ADOPTING AMENDMENTS TO THE CIVIC

CENTER SPECIFIC PLAN RELATED TO THE MONTANA I

AND II DEVELOPMENT PROJECT

RECOMMENDATION

It is recommended the City Council approve a resolution adopting amendments to the Civic Center Specific Plan related to the Montana I and II development project.

BACKGROUND

On May 10, 2004, the City Council approved amendments to the Civic Center Specific Plan related to the Montana I and II development project. The resolution (Exhibit I) implements the Council's approval by amending the Central District Specific Plan.

FISCAL IMPACT

Fees for review and approval applications will cover expenditures for processing, permitting, inspections, and monitoring of new development under the amendments to the Central District Specific Plan. Construction tax from the development project will be substantial. Development on the two vacant parcels will increase property tax revenue. The applicant anticipates payment of substantial fees in lieu of constructing inclusionary housing units on site.

> Respectfully submitted. City Marager

MEETING OF _____8/9/2004

AGENDA ITEM NO. ____7.B.2.

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Planner

Approved by:

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Director of Planning and Development