



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** October 16, 2024  
**PREPARED BY:** Michael Burrell, Interim Development Services Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Development Agreement Establishing Development Standards for the Boyce PJT Development (107 Boyce Street).

**BACKGROUND/SUMMARY:**

This development agreement is for one tract of land located at 107 Boyce Street owned by Jiwon Jung for a mixed-use development which is part of a larger development known as the Boyce PJT Development consisting of three additional tracts of land and two property owners, Jiwon Jung and Build Block, Inc. The tracts that make up the Boyce PJT Development have their own separate development agreement due to ownership and as requested by property owner, Jiwon Jung to allow for an assignment of development rights if the property is sold. Both owners consent to have one development covered by three separate development agreements.

The development agreement contemplates entering into a 380 agreement and includes provisions for concurrent subdivision review, building standards, sidewalk connectivity, assignment approval if owner sells the property to BB Boyce, LLC; and modified parking requirements, cut/fill, and landscaping and irrigation placement.

**LEGAL REVIEW:** Yes, Veronica Rivera, Assistant City Attorney  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Development Agreement

**STAFF RECOMMENDATION:**

The City Staff recommends that the City Council approve the Development Agreement Establishing Development Standards for the Boyce PJT Development (107 Boyce Street).

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