

incompatible with the established and potentially historic neighborhood character. In particular, and after researching the properties within Lower Hastings Ranch, staff has concluded that a portion of the neighborhood may be eligible for landmark district designation, generally bounded by Shadow Grove Road to the north, Fairmeade Road to the south, Cliff Drive to the West, and Michillinda Avenue to the East. Staff is studying this sub-area in greater depth to further identify contributing and non-contributing properties. If this extension is not approved and as a result the urgency ordinance would expire on March 2, 2015, building permits issued thereafter could negatively impact such properties.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Community Development Department will continue to implement the proposed ordinance as requests for permits subject to the moratorium are sought.

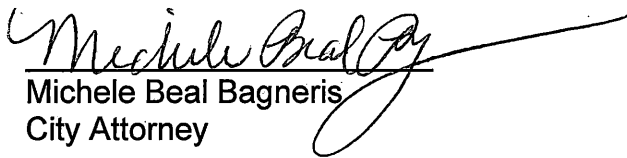
FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this temporary moratorium.

ENVIRONMENTAL DETERMINATION

On this same date, the Council found this ordinance to be exempt from the California Environmental Quality Act (CEQA Guidelines Sections 15061(b)(3) and 15262 because the interim ordinance does not have the potential for causing a significant effect on the environment and because the project involves only feasibility or planning studies for possible future actions which the City has not approved, adopted, or funded, and does not involve adoption of a plan that will have a legally binding effect on later activities.

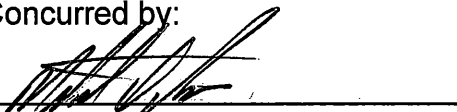
Respectfully submitted,


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