



public health, safety and welfare because without the moratorium, the established and potentially historic character of the Lower Hastings Ranch neighborhood could be adversely impacted by demolition of existing structures, or new remodeling that is incompatible with the established and potentially historic neighborhood character.

**PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED**

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

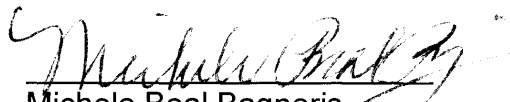
**FISCAL IMPACT**

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.

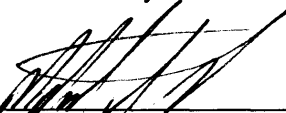
Respectfully submitted,

  
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