

Attachment B

City Manager Green Sheet, Summary of Extension



TO: Michael J. Beck, City Manager

FROM: Vincent P. Bertoni, AICP, Director of Planning & Community Development Department

DATE: March 19, 2015

SUBJECT: Extension of Lower Hastings Ranch Interim Urgency Ordinance No. 7256

Background: At the March 2, 2015 City Council Meeting, the Council adopted Ordinance No. 7256 which imposed a moratorium temporarily prohibiting the following: demolition of more than 50 percent of exterior walls of a structure; second-story development or second-story additions of any size; a single-story addition to a dwelling unit that increases the gross floor area by more than 500 square feet or 20 percent of the existing floor area of the primary structure including an attached garage, whichever is greater, and a single-story detached accessory structure that constitutes more than 20 percent of the primary structure's gross floor area including an attached garage. The adopted interim urgency ordinance is effective for 45 days and is set to expire on April 19, 2015. At the March 30, 2015 City Council hearing, staff will be bringing forward a request to extend the interim urgency ordinance for an additional 10 months and 15 days for the City Council's consideration. If approved, the moratorium would be extended to March 4, 2016.

Pursuant to the requirements of Government Code Section 65858(d), this memorandum serves as a written report describing the measures taken to alleviate the conditions which lead to the adoption of the interim urgency ordinance.

Measures Taken Thus Far: Planning staff has already begun a multi-phase neighborhood compatibility code revision study to develop regulations that will encourage development in single-family neighborhoods to be consistent in scale and character with neighboring properties. The first phase of that study is the Lower Hastings Ranch neighborhood. On December 18, 2014, Planning staff held a neighborhood meeting at the Hastings Ranch Library where many residents raised the need for a moratorium to prohibit construction of out-of-scale homes that are developing throughout the neighborhood. On March 2, 2015, City Council voted to adopt a 45-day interim urgency ordinance.

At a community meeting in in December 2014, Planning staff distributed surveys to the Lower Hastings neighborhood aimed at understanding community concerns with incompatible single family home development. The surveys were due to staff in January 2015. Staff has received 29 completed surveys. On March 10, 2015, Planning staff reviewed the completed surveys and identified the most prevalent concerns in all the survey responses. Planning staff is in the

process of drafting the appropriate regulations needed to protect neighborhood character and will host another community meeting within the next three months to vet the proposed regulations with the Lower Hastings Ranch residents. In addition, on March 12, 2015 City staff contacted a resident interested in designating the Lower Hastings Ranch neighborhood as a landmark district. City staff confirmed that further study is needed in order to determine the area's eligibility as a landmark district neighborhood and will complete that study by April, 2015. A neighborhood meeting to discuss the neighborhood's potential eligibility will follow shortly thereafter.

Any new regulations and corresponding changes to the Zoning Code will require separate environmental review and must be presented to the Planning Commission for a formal recommendation prior to consideration by the City Council. This entire work effort is anticipated to take several months and should be completed by the end of summer 2015. Pursuant to State Law, the interim urgency ordinance extension request that will be presented to Council on March 30, 2015 is for 10 months and 15 days and would allow staff sufficient time to develop revised regulations, conduct additional public outreach, prepare the required environmental analysis and present the revised regulations to the required City Committees, Commission and the City Council. The interim urgency ordinance will be repealed once permanent regulations are adopted.

State Regulations: Pursuant to California Government Code Section 65858, the City Council may, in order to protect public safety, health, and welfare, adopt an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time. Legislative findings are required to be made that there is a current and immediate threat to the public health, safety, and welfare. A four-fifths vote of the body is necessary and the interim ordinance may be in effect for 45 days. The legislative body may, after proper notice and public hearing, extend an interim ordinance for a 10 month and 15 day period, and the item to extend this ordinance will be considered by the Council on March 30 at a duly noticed public hearing.