



Urgency Ordinance

CITY COUNCIL MEETING

JULY 5, 2017



45 Day Urgency Interim Ordinance

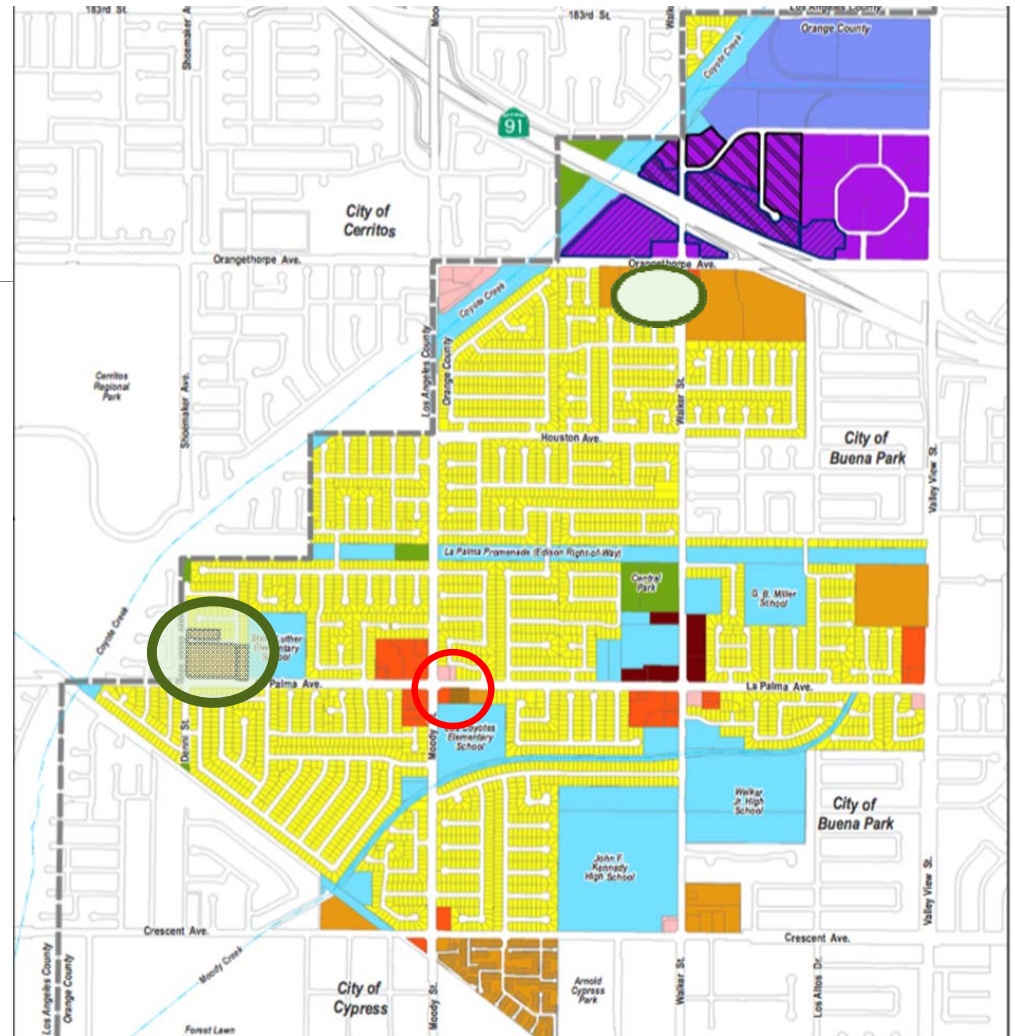
Prohibiting approval of any land use entitlements, permits, or approvals

- **Affects properties in Multiple Family Residential (R-3) that have Village Residential Overlay (VRO)**
- **Would take effect immediately**
- **Affects just 4 Areas**



Affected Areas

- ❑ Area “A” - Denni Street Specific Plan Phases I and II
- ❑ Area “B” - 7061 Walker Street - Seasons Senior Apartments at La Palma
- ❑ Area “C” - 5052 La Palma Avenue (.39 acre): APN 262-081-05
- ❑ Area “D” - 5062 La Palma Avenue (.39 acre): APN 262-081-04





Background

Proposed 11 Unit Apartment Project at 5062 La Palma Avenue

- **Community Voiced Concerns**
 - **Higher densities on such a small parcel**
 - **Massing of the built environment**
 - **Lack of landscaping and open space**
 - **Vehicular parking and access conflicts**



Temporary Moratorium

45 Day Urgency Interim Ordinance

- **Requires a 4/5 Vote of the City Council**
 - **Can be Extended to a maximum of 2 Years**
 - **Requires Written Report 10 days prior to expiration**
 - **August 1 City Council Meeting**
- **Required Findings**
- **Suspends Approval of Permits but not Processing of Applications**



Next Steps

- **Joint City Council and Development and Circulation Committee Meeting**
 - **Housing Law Update – What is Required**
 - **Review Zoning Areas**
 - **Identify Potential Village Overlay Sites**
 - **Identify Other Sites that may require zoning changes**
 - **Identify Changes to Zoning Standards**



Next Steps

- **Community Meetings**
- **Identify Changes to Zoning Code, Housing Element, General Plan, and Processes**
 - **Noticing and State Approvals**
- **Adoption and Implementation of Changes**



Recommended Action

Adopt an Urgency Interim Ordinance prohibiting the approval of any land use development entitlements, permit, or approvals on designated properties in the Multiple-Family Residential (R-3) Zone that are overlaid with the Village Residential Overlay (VRO) pending the completion of a study of amendment to the City's Zoning Ordinance and General Plan Land Use and Zoning Maps