



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 2, 2007

ITEM NUMBER: _____

SUBJECT: REPORT ON ORDINANCE 07-9 EXTENDING THE MORATORIUM ON THE APPROVAL OF INDUSTRIAL CONDOMINIUM CONVERSIONS

DATE: SEPTEMBER 19, 2007

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, AICP, ASST. DEVELOPMENT SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT (714) 754-5604

RECOMMENDATION:

Receive and file; no action is required.

BACKGROUND:

On March 20, 2007, City Council adopted an urgency ordinance which established a moratorium on the approval of industrial condominium conversions, on a 5-0 vote. The initial timeframe for the urgency ordinance was 45 days. On May 1, City Council adopted another urgency ordinance to extend the moratorium for an additional six months. The expiration date for the moratorium extension is November 5, 2007. Although the moratorium will have been in effect 7 and one-half months at the time of its expiration, Council has the option of extending the moratorium for a total time period of two years following additional notice and hearings. Government Code Section 65858 also requires the City to file a report which documents the progress being made to address the issue which resulted in the moratorium. The report must be completed at least 10 days prior to the hearing to extend the urgency ordinance.

This report fulfills the state law requirements cited above. Council will hold a public hearing on the possible time extension of the moratorium on October 16, 2007.

ANALYSIS:

Since Council's action on May 1, 2007, the Planning Commission has extensively reviewed a draft ordinance that addresses non-residential common interest developments and conversion projects. On August 13, 2007, the Planning Commission made their final recommendations to City Council on the ordinance. After conducting a public hearing, Council gave the ordinance first reading on September 18, 2007.

If Council gives the ordinance second reading on October 2, 2007, the ordinance will become effective on November 1, 2007, at which time the moratorium regarding industrial condominium conversions will also be repealed.

ALTERNATIVES CONSIDERED:

This is a progress report on the industrial condominium conversion moratorium; no action is required by Council at this time. Should second reading of the ordinance not occur on October 2, 2007, Council may consider extending the timeframe of the moratorium at the October 16, 2007 meeting.

FISCAL REVIEW:

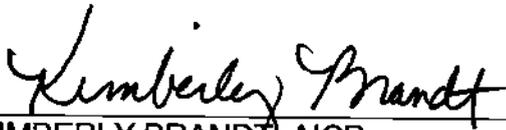
This progress report does not require any fiscal review.

LEGAL REVIEW:

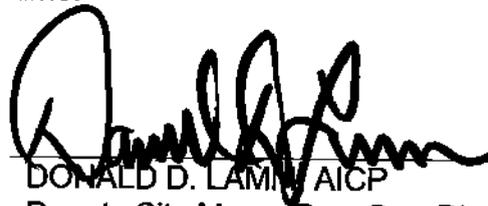
This progress report does not require any legal review.

CONCLUSION:

No action is required by the City Council at this time.



KIMBERLY BRANDT, AICP
Asst. Development Services Director



DONALD D. LAMIN, AICP
Deputy City-Mgr. – Dev. Svs. Director

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File Name: 100207IndCondoConv	Date: 092007	Time: 10:30 a.m.
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