



Legislation Details (With Text)

File #: 2016-846 **Version:** 1 **Name:**

Type: Discussion **Status:** Agenda Ready

File created: 7/19/2016 **In control:** City Council

On agenda: 8/2/2016 **Final action:**

Title: CONSIDER RESOLUTION NO. 16-104 AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U FOR KAISER PERMANENTE AT 18600 S. FIGUEROA STREET (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit No. 1 - Ordinance 16-1578U, 2. Exhibit No. 2 - emails, 3. Exhibit No. 3 - RESO 16-104 kaiser

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council		
8/2/2016	1	City Council		

Report to Mayor and City Council

Tuesday, August 02, 2016

Discussion

SUBJECT:

CONSIDER RESOLUTION NO. 16-104 AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U FOR KAISER PERMANENTE AT 18600 S. FIGUEROA STREET (CITY COUNCIL)

I. SUMMARY

On January 19, 2016, the City Council adopted Interim Urgency Ordinance No. 16-1578U extending a moratorium on new development and expansion or modification of existing buildings or sites in six Planning Areas for 10 months and 15 days. On February 2, 2016, the City Council ratified the ordinance (Exhibit No. 1). Section 6 of this Ordinance allows the City Council to make exceptions to the application of this Ordinance. On June 20, 2016, Mr. Jonathon Moffett and subsequently, on July 5, 2016, Gretchen Siemers representing Kaiser Permanente, filed a request to make an exception to this ordinance to allow processing of plans and all necessary permits for construction, operation, and maintenance of six photo-voltaic (PV) solar canopies to be installed over the existing parking area to the south of the existing building. All canopies will be painted white. No parking spaces will be removed due to the project. The construction will commence in fall of 2016 and last approximately 120 days, (Exhibit No. 2).

If the City Council determines to allow an exception pursuant to Section 6, such applications and/or permits may be filed and processed in accordance with the City's regulations and authority, and any other applicable laws, ordinances and regulations. Staff recommends adoption of Resolution No. 16-104 (Exhibit No. 3).

II. RECOMMENDATION

1. WAIVE further reading and ADOPT Resolution No. 16-104, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U TO ALLOW PROCESSING OF PLANS AND ALL RELATED PERMITS FOR THE CONSTRUCTION OF SIX PHOTO-VOLTAIC (PV) SOLAR CANOPIES TO BE INSTALLED OVER THE EXISTING PARKING AREA TO THE SOUTH OF THE EXISTING KAISER PERMANENTE BUILDING LOCATED AT 18600 S FIGUEROA STREET."

III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate, consistent with the requirements of law.

IV. BACKGROUND

Section 6 of Interim Urgency Ordinance No. 16-1578U states that the City Council may allow exceptions to the application of this Ordinance, if the City Council determines any of the provisions included in Section 6, A through D apply to the request. Staff has determined that provisions of Section 6.B. apply to this request. Section 6.B. of Interim Urgency Ordinance No. 16-1578U states:

"The City's receipt and consideration of an application for a permit to expand, or modify development in six planning study areas within the City's jurisdiction will result in a project which will improve energy or water efficiency; or"

Staff has determined the said proposal to be consistent with the existing zoning and improves energy efficiency of the Kaiser Permanente facility as required by Section 6.B.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Ordinance No. 16-1578U. (pgs. 3-11)
2. Emails from Mr. Jonathon Moffett dated June 20, 2016 and Gretchen Siemers dated July 5, 2016, (pg. 12-13)
3. Resolution No. 16-104. (pgs. 14-16)

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