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Title: CONSIDER RESOLUTION NO. 17-034, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U FOR THE RENOVATION OF THE BUILDING AND SITE AND TO ACCOMMODATE TWO NEW RESTAURANTS, A COFFEE SHOP, RETAIL, AND OFFICE USES AT 20715 AVALON BOULEVARD (CITY COUNCIL)

Sponsors:

Indexes:

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Attachments: 1. Exhibit No. 1 - Ord. No. 16-1578U, 2. Exhibit No. 2 - Letter from Robert Haro, 3. Exhibit No. 3 - RESO 17-034

Date	Ver.	Action By	Action	Result
3/21/2017	1	City Council		

Report to Mayor and City Council

Tuesday, March 21, 2017

Discussion

SUBJECT:

CONSIDER RESOLUTION NO. 17-034, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U FOR THE RENOVATION OF THE BUILDING AND SITE AND TO ACCOMMODATE TWO NEW RESTAURANTS, A COFFEE SHOP, RETAIL, AND OFFICE USES AT 20715 AVALON BOULEVARD (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 March 13, 2017, Mr. Robert Haro, Manager Member for 20715 Avalon LLC, filed a request to make an exception to this ordinance to allow 20715 Avalon LLC to renovate the existing building and site to accommodate two new restaurants and a coffee-shop (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. 17-034 allowing the applicant to proceed with filing the plans (Exhibit No. 3).

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 17-034, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1758U TO ALLOW PROCESSING OF PLANS AND ALL RELATED PERMITS FOR THE RENOVATION OF THE BUILDING AND SITE TO ACCOMMODATE TWO NEW RESTAURANTS, A COFFEE SHOP, RETAIL, AND OFFICE USES LOCATED AT 20715 AVALON BOULEVARD."

III. ALTERNATIVES

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

IV. BACKGROUND

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

"The request is for an exception from the application of this Ordinance for the leasing and tenant improvements of tenant space within an existing building or structure and the use proposed under the lease is consistent with and will not pose an impediment to the establishment of a "signature project" as that concept is described in the Land Use and Economic Development Elements of the City's General Plan."

Staff has determined the said proposal to be consistent with the existing zoning as required by Section 6.C. The renovations proposed by the applicant will be further reviewed by staff when it is formally submitted for review to ensure the highest quality of design is proposed by the applicant.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Ordinance No. 16-1578U. (pgs. 3-11)

2. Letter from Mr. Robert Haro dated March 13, 2017 (pgs. 12-15)

3. Resolution No. 17-034. (pgs. 16-18)

1.

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