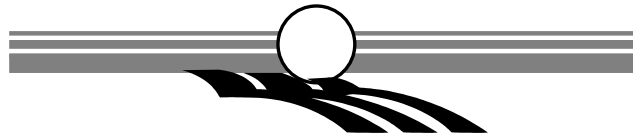


Mayor
Tom Buford
Mayor Pro Tem
John Murray
Councilmembers
John Grego
Ed Martin
John Flourde



CITY of
LEMOORE
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**Planning
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STAFF REPORT

Item # 12

To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: August 10, 2006
Subject: Urgency Ordinance 2006-06 - Prohibiting the Acceptance of General Plan Amendments and Zone Changes Citywide as well as Site Plan Reviews and Tentative Subdivision Maps in Specified Areas due to the 2030 General Plan Update

BACKGROUND:

As you are well aware, our 2030 General Plan update has been underway over the last several months. Our consultant Dyett & Bhatia met with stakeholders, staff, the Planning Commission and City Council, prepared a Citywide newsletter and survey, has been collecting data, and is now preparing a Map Atlas of existing conditions and tabulating survey results to bring to the August 28, 2006 Community-wide meeting. During the process of data collection and community assessment, various areas of opportunities within the community have been identified that may need changes in general plan/zoning designations or changes in the application of design criteria which may play a prominent role in future development.

Per California Government Code Section 65858, the City may adopt an urgency measure as an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, if the City Council makes a finding that there is an immediate threat to the public health safety and welfare created by continuing to process land use applications under the City's current development and land use policies. Such measure shall require a four-fifth vote of the legislative body for adoption. In order to preserve areas of opportunities, it is imperative that an Urgency Interim Ordinance be passed to prohibit the following actions until the new General Plan is adopted:

- General Plan amendments citywide
- Zoning amendments citywide
- Site Plan Reviews and Tentative Subdivision Maps within the areas shown on the attached map

The Ordinance would not affect current applications that have already been received by the Planning Department and deemed complete nor building permits issued by the Building Department that do not require the above entitlement approvals.

Michael Dyett, of Dyett & Bhatia, will be present at the meeting to go over any questions the Council may have.

The proposed urgency ordinance 2005-06 will be effective for 45 days if adopted. The City Council has the ability to consider an extension of the Urgency Ordinance following a public hearing. The extension could modify the format and content of the Urgency Ordinance as appropriate information is obtained.

Budget Impact:

None.

Recommendation:

Adopt the attached Urgency Interim Ordinance 2006-06 with the attached map and direct the City Clerk to carry out the proper noticing requirements.