

Government Code Section 65858(d) 10-Day Written Report

Government Code Section 65858(d) requires that 10 days prior to the expiration of any interim ordinance, the City Council must issue a written report regarding the measures the City has taken to alleviate the condition that led to the adoption of the interim zoning ordinance. In compliance with Government Code Section 65858(d), the City Council hereby issues this report.

The City has taken the following measures to alleviate the condition that led to the adoption of the interim zoning ordinance. In order to address the concerns that a recent proliferation of new health care facilities, including medical office, urgent care facilities, clinics, treatment centers and the like is having a detrimental impact to economic development goals, potential sales tax, and the diversity of land uses on Sepulveda Boulevard, the City Council enacted Interim Zoning Ordinance No. 17-0015-U on August 7, 2017, to require a Use Permit for such uses. A 45-day report on the Interim Zoning Ordinance was presented to City Council on September 5, 2017, and on September 19, 2017, Interim Zoning Ordinance No. 17-0015-U was subsequently extended by 10 months and 15 days by Interim Zoning Ordinance No. 17-0020-U after a duly noticed public hearing.

Since adoption of the Interim Zoning Ordinance, the City has ceased accepting applications for change of use and/or Use Permits and/or building permits for new medical establishments on Sepulveda Boulevard as defined by the Interim Zoning Ordinance. Additionally, City staff has been analyzing recent activity regarding health care uses in the City.

On September 13, 2017, a Planning Commission public hearing was held to consider adding a definition to the Municipal Code for "Urgent Care office use." The Planning Commission directed staff to return with draft Municipal Code and Local Coastal Program Amendments to address the Urgent Care land use, and continued the public hearing. On October 11, 2017, the Planning Commission continued the public hearing and approved a Resolution amending the Municipal Code and Local Coastal Plan with some small modifications that incorporates the Urgent Care office use into the definition of Office-Business & Professional land use while strengthening the definitions of the Hospital use and Emergency Health Care use to draw a sharper distinction between the three uses.

Concurrently with these amendments, in September 2017, City Council directed staff to move forward with the Sepulveda Planning Initiatives Project and Work Plan, to consider possibly limiting (but not prohibit) new office uses along Sepulveda using a cap, or a locational requirement, or allowing medical/office only as part of a mixed-use development.

From January through March 2018, staff convened five meetings with a Community Ad Hoc Working Group to discuss development standards and uses for the Sepulveda Corridor. Following their discussions, the Working Group did not recommend any changes to the current requirements for medical office, or any other medical uses.

On April 25, the Planning Commission received and discussed the Ad Hoc Working Group Summary Report and subsequently held two public hearings on May 23 and June 13 for the Sepulveda Initiatives Planning Project. At those meetings, the Planning Commission discussed

the topic of medical/office uses along the Corridor, and did not suggest incorporating new regulations.

On June 19, 2018, the City Council conducted a duly noticed public hearing on a draft permanent zoning ordinance that would replace the Interim Zoning Ordinance.

Since adoption of Interim Ordinance No. 17-0020-U, the City has continuously engaged in outreach efforts to various stakeholders including residents, property owners, business owners and real estate professionals to receive their input on the economic vitality, planning, development, and parking standards and other land use issues as it relates to the Sepulveda commercial corridor.