



STAFF REPORT

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

MEETING DATE: MARCH 16, 2026

FROM: DEREK COLE, CITY ATTORNEY

SUBJECT: MORATORIUM ON REVIEW, PROCESSING, OR APPROVAL OF NEW TEMPORARY RESIDENTIAL USES

Background and Analysis

The City has in recent years allowed several temporary residential uses to be approved. In recent months, the City Council has become aware of concerns about the continued permitting of such uses in the absence of specific controls and regulations. In response, the proposed urgency ordinance would impose a moratorium on the continued processing or approval of permits for temporary residential uses.

A *four-fifths* vote of the Council is required to approve the proposed moratorium. Should four-fifths of the City Council vote to enact the urgency ordinance, the ordinance would become effective immediately, but *only for a period of 45 days* unless extended

The ordinance may be extended *two* additional times, as follows: (1) for an extension of 10 months and 15 days, and (2) for an extension of an additional year. The ordinance may remain in effect for no longer than two years. The purpose of this overall two-year period is to allow the City Council to consider and formulate a permanent ordinance while the moratorium is in effect.

If the Council approves the ordinance, it should give direction regarding the scheduling of any further meeting to continue the urgency ordinance beyond the initial 45-day period. Without an extension, the initial moratorium would expire on *April 30, 2026*.

Fiscal Impact

There is no material financial impact associated with the adoption of the proposed moratorium.

Recommendation

The City Council should consider the adoption of an ordinance imposing a moratorium on the review, processing, or approval of new temporary residential uses within City limits.

ATTACHMENTS:

1. Ordinance Imposing Moratorium on Approval or Processing of Temporary Residential Uses