

Government Code Section 65858(d) Written Report

Government Code Section 65858(d) requires that 10 days prior to the expiration or extension of any interim ordinance, the City Council must issue a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance. On July 5, 2016, the City Council adopted Interim Ordinance. In compliance with Government Code Section 65858(d), the City Council hereby issues this report.

On July 5, 2016, the City Council adopted Interim Ordinance No. 16-0009-U to require a use permit for certain ground floor street front uses and retail uses proposed to exceed 1600 square feet. Certain ground floor street front uses and retail uses occupying too much of the City's limited retail space may be inconsistent with future General Plan goals and policies, Zoning Code regulations and Coastal Program provisions for the Downtown area. Accordingly, the City has required a use permit for such uses so that the City may review any proposed use to determine whether such use is compatible with surrounding uses and the character of the Downtown area.

The City has taken the following measures to alleviate the condition that led to the adoption of the interim ordinance. Staff has studied the Downtown area and will be making recommendations as to the uses governed by the interim ordinance. Public hearings before the Planning Commission and the City Council will take place in the upcoming months to consider the adoption of a Downtown Specific Plan. The Specific Plan will contain zoning regulations and requirements, including specific provisions as to those certain uses governed by the interim ordinance, and, perhaps, the size of retail space. The Specific Plan will be designed to alleviate the condition which led to the adoption of Interim Ordinance No. 16-0009-U.