

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 regarding the measures the City has taken to alleviate the condition that led to the adoption of the interim 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 ordinance. In order to address the potential conflict between the establishment of and conversion to new commercial uses that may be inconsistent with future General Plan designations and Zoning Code regulations, on July 15, 2014, the City enacted a 45-day Interim Ordinance No. 14-0011. Subsequently, on August 19, 2014, after a duly noticed public hearing, the City adopted Interim Zoning Ordinance No. U14-0016 extending the regulations for 10 months and 15 days. On July 7, 2015 the City Council conducted a duly noticed public hearing and adopted Interim Zoning Ordinance No. U15-0017 further extending the regulations for 1 additional year. Interim Zoning Ordinance No. U15-0017 is due to expire on July 15, 2016. Since adoption of the Interim Ordinance, the City has continuously engaged in outreach efforts to all stakeholders including residents, property owners, business owners and merchants to educate them about the City's interim regulations.

In January 2015, the City, in collaboration with the Urban Land Institute (ULI), held a five-day Advisory Services Panel comprised of land use experts to engage community stakeholders and evaluate the Downtown area. The recommendations from the week-long visioning charrette were presented to the City Council, and in February 2015, the City Council awarded a contract to Pacific Municipal Consultants for preparation of a Downtown Specific Plan. In May 2015, the Downtown Specific Plan consultant team held their project kick-off with City Staff, downtown merchants, and the newly formed Downtown Specific Plan Advisory Committee, which includes community members, residents, community groups, and Downtown merchants and property owners. Since the initial kickoff the City has held five workshops and ten public meetings, over 70 hours of community outreach, to solicit public input on the proposed Downtown Specific Plan. Four public workshops (October 8 and 9 and November 16, 2015, and March 16 and 24, 2016) were held to frame the community issues and goals of the Specific Plan. Updates were provided to the Planning Commission and the City Council on March 23 and 28, 2016 respectively. The Draft Plan was released for public review in March 2016 and a joint study session with the City Council and Planning Commission was held on April 12, 2016 to receive initial feedback on the Draft Plan. The City Council had a follow-up study session on April 18, 2016 to further refine their direction on key concepts of the Plan. The Planning Commission then held two study sessions on April 27 and May 11, 2016, where they were provided with an update on the City Council's direction from April 18 and the opportunity for public and Planning Commission review and comments was provided. Additional Planning Commission meetings are anticipated this summer, to be followed by City Council public hearings and action on the Downtown Specific Plan. Since the Plan area is located within the Coastal Zone, after City Council action the amendments will need to be processed and certified by the California Coastal Commission.