

# Ground Floor Commercial Development Code Amendments Discussion Item

September 21, 2020



# Background

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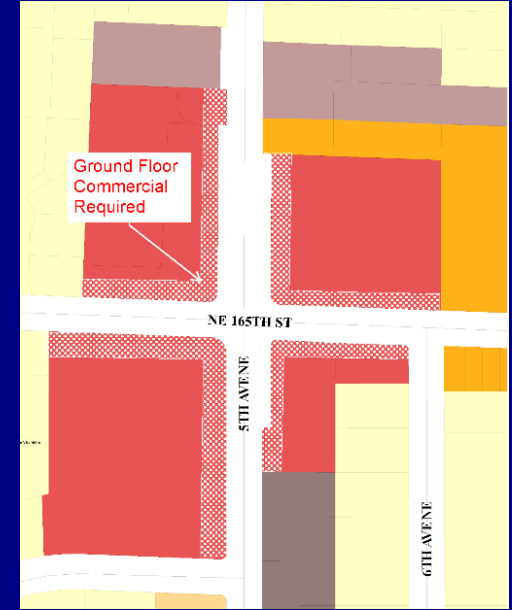
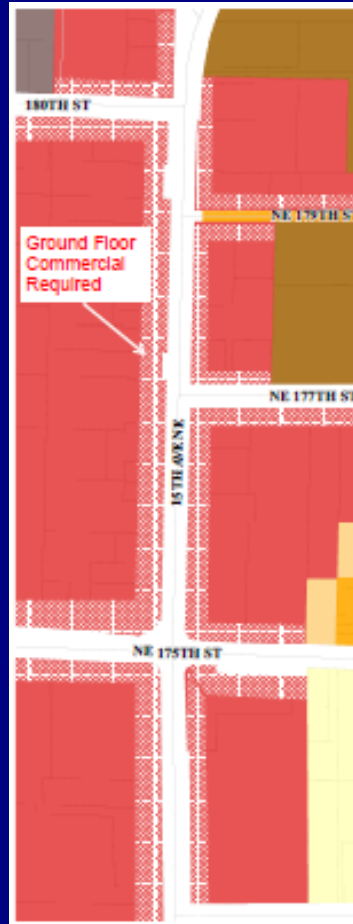
- Comprehensive Plan Request.
- Code Research.
- Online Survey.
- Planning Commission study sessions June 18 and August 6, 2020.
- Planning Commission Public Hearing September 3, 2020.



PRESENTER: STEVE SZAFRAN, SENIOR PLANNER

# Policy Points

- Applicability
  - Ridgecrest
  - North City



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# Policy Points

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- Uses
  - Not eligible
  - “Restaurant Ready”



# Policy Points

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- Incentives
  - Height
  - Hardscape



PRESENTER: CATE LEE, ASSOCIATE PLANNER

# Policy Points

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- Building design
  - Minimum ceiling height
  - Minimum depth



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# Public Comments

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- Two written public comments received
  - Rooftop bars and restaurants
  - Excluding additional uses from eligibility



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# Planning Commission Recommendation

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- Amendments as shown in Exhibit A to Attachment A (Ord. No. 901)
- Recommendation letter
  - Vacant commercial space registry
  - Future code amendments
  - Grant program
  - Activate rooftops



PRESENTER: CATE LEE, ASSOCIATE PLANNER



# Next Steps

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- City Council potential adoption
  - October 19, 2020



PRESENTER: CATE LEE, ASSOCIATE PLANNER