

114-08885

MOTION

Across the country, the development industry is encouraging, designing, and building what have come to be known as "Lifestyle Centers". Lifestyle Centers attempt to combine commercial, housing, and community spaces into a comprehensive design environment that encourages livable and sustainable neighborhood development.


In 2003, the Council adopted the Mini Shopping Center and Commercial Corner Ordinance (No. 175223), to encourage existing building or buildings to be converted to a Mini-Shopping Center or to a Commercial Corner Development without first obtaining a conditional use approval if it complies with certain requirements and conditions of operation.

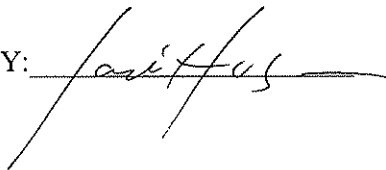
The city's Mini Shopping Center and Commercial Corner ordinance is akin to the intent and goals of these Lifestyle Centers. The downturn in the national economy has hurt every city resident in one way or another, therefore the city must explore every opportunity to incentivize sustainable economic development, increase property values, and enhance tax revenues while creating neighborhoods where commercial and mixed-use development thrives.

Given the desire to enhance the city's tax base revenue while revitalizing neighborhoods, it is imperative that a funding incentive policy be explored that will encourage private sector investment for the development of Lifestyle Centers throughout the city.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the Economic and Workforce Development Department, and in consultation with the City Attorney and Council District Seven, and representatives from the appropriate County and State agencies, to prepare a report on the creation of local financial and land use incentives for the development of Lifestyle Centers.

I FURTHER MOVE that the Council instruct the Planning Department to include in the report the number of mini shopping and commercial corner centers that have been developed citywide since its enactment in 2003 of the Mini Shopping Center and Commercial Corner Ordinance (No. 175223), and to prepare a map that provides a breakdown by Council District.

PRESENTED BY: 
FELIPE FUENTES
COUNCILMAN, 7TH DISTRICT

SECONDED BY: 


JUN 25 2014

ORIGINAL