

STAFF REPORT



ITEM NO. 18
CITY OF OCEANSIDE

DATE: November 7, 2007
TO: Honorable Mayor and City Councilmembers
FROM: Community Development Department/Planning Division
SUBJECT: **APPROVAL OF THE FY 2007-2008 WORKPLAN FOR THE PLANNING COMMISSION**

SYNOPSIS

The Planning Commission has developed its workplan for FY 2007-2008; the Commissioners approved the workplan at their September 10, 2007 meeting. City Council approval of the proposed workplan is required to implement the activities and programs of the Commission. The Commission and staff recommend that the City Council approve the workplan as presented.

BACKGROUND

The City of Oceanside Planning Commission (the "Commission") is a seven-member body that reviews and takes action on a variety of land use requests throughout the City. The Commission's primary goal is to consider land use requests and study land use issues in light of the City of Oceanside's General Plan and its elements. The Commission is responsible for land use decisions and recommendations under the auspices of Federal, State, regional and local laws, ordinances and City policies.

The City Code (Chapter 2, Article VII), the City Subdivision Ordinance (Ordinance No. 91-08) and the City Zoning Ordinance (Ordinance No. 88-22 as amended to date) establish collectively the rules, roles and procedural responsibilities of the Planning Commission with respect to land use and development-related matters.

Present rules provide that the Planning Commission review and make recommendations to the City Council on the following land use items:

General Plan Amendments
Specific Plan Amendments
Zoning Map Amendments

Zoning Ordinance Text Amendments
Local Coastal Plan Amendments
Regulated Uses

The Commission has the final decision-making authority to approve, conditionally approve or deny the following:

Tentative Subdivision Maps
Development Plans
Conditional Use Permits

Variances
Regular Coastal Permits

However, the Commission's "final" decision-making authority noted above is subject to appeal and hearing by the City Council if an interested party files a written appeal, or if a Councilmember requests a "call for review" within 10 days of the Commission decision.

ANALYSIS

The Planning Commission works to improve the quality of life for members of the Oceanside community and make recommendations and decisions that contribute to the vision that will shape and define the City into the future.

To carry out its work the Commission annually conducts approximately 70 public hearings on land use issue applications for Development Plans, Conditional Use Permits, Tentative Maps, Zone Changes and other discretionary actions. The Commission also forms adhoc subcommittees to consider land use issues that need in-depth review and analysis. In general, the Commission meets approximately 24 to 26 times a year.

The Commission has prepared its workplan for FY 2007-2008 under the guidelines of the City Council and in consultation with staff from the Planning Division. The proposed goals and activities reflect the purpose and mission of the Commission as described in the Bylaws of the Commission and in the Vision Statement of the City.

As outlined, the proposed workplan continues the typical goals and tasks of the Commission with respect to land use and development-related matters. However, there are several new tasks and objectives added to this year's workplan. They include re-review the mixed-use ordinance and prepare a revised ordinance for Planning Commission review and City Council adoption; review our current parking regulations and policies as they relate to multiple-family developments, tourist rentals, and other visitor-serving uses; review our current sign ordinance and policies and recommend changes if needed to the City Council; and community education. The Planning Commission will be involved as a reviewing body for the various Vision/Master Planning efforts that will occur over the next year along with considering formal land use and Zoning Ordinance changes that may be needed to implement the plan.

Approval of the workplan by the City Council is required for implementation of tasks and objectives of the Commission.

FISCAL IMPACT

Land use and development-related applications are paid for by developer fees. Non-development-related work programs are funded by the General Fund as part of the Planning Department budget.

COMMISSION OR COMMITTEE REPORT

The Planning Commission has approved the proposed workplan for submission to the City Council.

CITY ATTORNEY'S ANALYSIS

Does not apply.

RECOMMENDATION

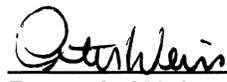
Staff recommends that the City Council approve the Planning Commission's FY 2007-2008 Workplan, as presented.

PREPARED BY:



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SUBMITTED BY:



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Mike Blessing, Deputy City Manager



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Attachment:

- 1. Planning Commission FY 2007-2008 Workplan

**CITY OF OCEANSIDE
Planning Commission
FY 2007-2008 Work Plan**

I MISSION STATEMENT

The Oceanside Planning Commission shall guide, encourage and promote responsible development as it relates to the physical, environmental, social, economic, cultural and safety needs of the community.

II COMPOSITION/ROLE

The Commission is composed of seven members: Dennis Martinek, Chairman; Richard Parker, Vice Chair; and Commissioners Randy Horton, Robert Neal, Louise Balma, Stan Bertheaud and Claudia Troisi. As stated in City Council Policy No. 300-020, adopted on May 21, 1997, the members of the Planning Commission have the knowledge and experience as citizens of Oceanside to represent the community as a whole in their decisions and recommendations. The Council Policy also includes standards of ethical conduct for the Planning Commission. These standards require the advancement of the public interest; the importance of independence in judgment; openness; and fairness.

III STRUCTURE

The Planning Commission serves under provisions of local ordinance and state law. Its secretary is the City Planner, and principal staff support is provided by the Community Development Department/Planning Division.

From time to time various adhoc committees are appointed by the Chair to work on specific issues. In addition, two Commission members serve on the Redevelopment Design Review Committee (RDRC). The Chairman of the Commission also serves as the Planning Commission representative on the Oceanside Mobilehome Park Financing Authority.

IV GENERAL GOALS AND TASKS

The Planning Commission's primary goal is to consider land use requests and study land use issues in light of the City of Oceanside's General Plan and its elements. The Commission is responsible for land use decisions and recommendations under the auspices of Federal, State, regional and local laws, ordinances and City policies.

The Planning Commission works to improve the quality of life for members of the Oceanside community and makes recommendations and decisions that contribute to the vision that will shape and define the City in the future.

The Commission works strongly and consistently for the enhancement of public participation and knowledge of the planning process.

To carry out its work the Commission annually conducts approximately 70 public hearings on land use applications for Development Plans, Conditional Use Permits, Tentative Maps, Zone Changes and other discretionary actions. The Commission also forms adhoc committees to consider land use issues that need in depth review and analysis. The Commission meets 24 to 28 times a year.

V SPECIFIC GOALS AND TASKS

1. The Planning Commission shall conduct public hearings and make land use decisions and/or recommendations to the City Council on project applications.
2. The Planning Commission shall hear all sides of any issue before it, by providing a complete opportunity for all interested parties to be heard in a public meeting.
3. The Commission shall conduct an in-depth review and complete public discussion of all projects it hears prior to making any decisions or recommendations.
4. The Commission shall review, affirm and adopt all of the findings required by State law and local regulation for the actions in takes on any projects either for or against.
5. The Commission shall consider all of the environmental documentation provided with a project and make findings based on the mitigation of any negative impacts based on the requirements of the California Environmental Quality Act.
6. The Commission shall continue to place and support conditions on projects to ensure that potential impacts are mitigated appropriately.
7. The Commission shall continue its practice of in-depth review of the architecture, design and landscaping of all development projects to insure their compatibility with and enhancement of the surrounding neighborhoods and the overall community.
8. The Commission shall provide input to the Community Development Commission (CDC) on projects within the Downtown Redevelopment project area as requested by the City Council/CDC through the Redevelopment Design Review Committee (RDRC).
9. During the coming year the Planning Commission is anticipated to discuss and provide input and recommendations on the following projects and work tasks:

- a) Mixed Use Ordinance - Re-review the mixed-use ordinance and prepare a revised ordinance for Planning Commission review and City Council adoption. The review should be focused on the percent of retail/commercial uses vs. residential uses and where these occur on a particular site. Members: Commissioner Martinek (chair), Commissioner Balma and Commissioner Troisi.
- b) Guest Parking Regulations/Policies - Review our current parking regulations and policies as they relate to multiple family developments, tourist rentals, and other visitor serving uses. Make recommendation for regulation and policy changes to the City Council. Members: Commissioner Neal (chair) and Commissioner Balma.
- c) Signage - Review our current sign ordinance and policies and recommend changes if needed to the City Council. Members: Commissioner Balma (chair), Commissioner Troisi and Commissioner Bertheaud.
- d) Community Education
 - 1) North County Transit District Projects - Have NCTD hold a workshop or give a presentation on Sprinter Stations and their future plans for the Downtown Transit Center.
 - 2) SANDAG - Have SANDAG present population and future land use projections for Oceanside and surrounding areas and provide an update on future plans and programs.
 - 3) Circulation Element Update - Presentation/workshop on the Circulation Element Update.
 - 4) Housing Law - Presentation by the City Attorney's Office on Housing Law.
 - 5) Economic Redevelopment Area Progress – Presentation by Kathy Baker, Redevelopment Manager.
 - 6) Economic Development in Oceanside – Presentation by Jane McVey, Economic Development Director.
 - 7) Future Water Availability Report – Report on impact of predicted water shortages.
 - 8) Recycling Requirements in Oceanside – Report by Waste Management on required facilities.
 - 9) Review of Oceanside Corridor Visioning Task Force – Report by staff.
 - 10) Review of Master Planning Efforts for North Coast Highway and “Bungalow Area” – Report by staff.
 - 11) Presentation on Proposed Orange County Toll Road –