

AGENDA NO. 6

**CITY OF OCEANSIDE
Planning Commission
FY 2008-2009 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: Claudia Troisi, Chairperson; Louise Balma, Vice Chair; and Commissioners Dennis Martinek, Richard Parker, Robert Neal, Stan Bertheaud and Tom Rosales. 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 Development Services 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 Chairperson 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) Updated Bylaws – The current Planning Commission bylaws are out-of-date. The anticipated revisions include updated language (i.e Planning Director vs. City Planner), inclusion of AB 1234 Ethics training, updated quorum and attendance requirements, and other language revisions.
- b) Citywide Parking Standards – The Planning Commission will work with the Redevelopment Advisory Commission (RAC) to revamp the parking standards in the Oceanside Zoning Ordinance. Areas to be studied are inclusion of compact spaces, transit oriented design (TOD) parking standards in “Smart Growth” areas, and guest parking requirements.
- c) Building Design Guidelines – The Planning Commission will work with the RAC to revise and update the Redevelopment Area Design Guidelines and determine where and how they can apply to other areas of the City.
- d) LEED Standards – The Commission will learn more about LEED (Leadership in Energy and Environmental Design) standards and to determine if they should be formulated into a policy or ordinance requiring such standards for future development in the City.
- e) Regulated Uses Update – The Planning Commission will study and make recommendations on revisions to the Regulated Use Section of the Zoning Ordinance.
- f) Mixed Use Regulations – The Planning Commission will review any mixed-use guidelines that are produced as part of the Coast Highway Vision Study and ongoing Oceanside Boulevard Vision process.
- g) Community Education
 - 1) Circulation Element Update - Presentation/workshop on the Circulation Element Update.
 - 2) Housing Law - Presentation by the City Attorney's Office on Housing Law.
 - 3) Economic Development in Oceanside – Presentation by Jane McVey, Economic Development Director.
 - 4) LEED Standards – Presentation on LEED standards and how they apply to local government and specific projects.
 - 5) Future Water Availability Report – Report on impact of predicted water shortages.
 - 6) Recycling Requirements in Oceanside – Report by Waste Management on required facilities.
 - 7) Review of Master Planning Efforts for North Coast Highway and South Coast Highway and Oceanside Boulevard– Report by staff.