



DATE: September 9, 2009

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department/Planning Division

SUBJECT: **ADHOC COMMITTEE FINDINGS AND RECOMMENDATIONS AND APPROVAL OF THE FY 2009-2010 WORK PLAN FOR THE PLANNING COMMISSION**

SYNOPSIS

The Planning Commission has developed its work plan for FY 2009-2010; the Commissioners approved the work plan at their August 10, 2009 meeting. City Council approval of the proposed work plan is required to implement the activities and programs of the Commission. The Commission and staff recommend that the City Council approve the work plan.

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 | Zoning Ordinance Text Amendments |
| Specific Plan Amendments | Local Coastal Plan Amendments |
| Zoning Map 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 is subject to appeal and hearing by the City Council if an interested party files a written appeal, or if two Councilmembers request 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 meets approximately 24 to 26 times a year and conducts approximately 60 public hearings on land use applications for Development Plans, Conditional Use Permits, Tentative Maps, Zone Changes and other discretionary actions. The Commission also forms ad hoc subcommittees to consider advance planning matters that would benefit from early input from the Commissioners and holds public study sessions that serve as educational forums for community members, staff and Commissioners on planning related issues. In 2010, the Planning Commission will also review and forward to the City Council for acceptance an Annual Progress Report (APR) on the status of the General Plan and implementation thereof.

The Commission has prepared its work plan for FY 2009-2010 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 work plan 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 work plan. They include:

- a) Advance Master Planning Efforts
 - i. Oceanside Boulevard Specific Plan - Planning Commission public workshops/study sessions to review the Oceanside Boulevard Specific Plan draft(s) and collaborate with the project team and the public in the preparation and refinement of the Specific Plan document.
 - ii. Arts Technology and Environment Overlay District - Planning Commission workshop/study sessions to collaborate with the project team and the public in the preparation and refinement of the Arts Technology and Environment Overlay District document.
- b) Advance Planning Implementation Efforts

- i. Coast Highway Community Revitalization Incentives Program - Planning Commission workshop/study sessions to collaborate with the project team and the public in the preparation and refinement of the Coast Highway Community Revitalization Incentives Program.
 - ii. Coast Highway Vision and Strategic Plan Transfer of Development Rights (TDR) Program - Planning Commission public workshop/study sessions to collaborate with the project team and the public in the preparation of the Coast Highway Vision and Strategic Plan TDR Program.
- c) Community Education - The Planning Commission will hold:
- i. Climate Change - Presentation/workshop on climate change impacts and related considerations in future planning as related to implementation efforts associated with Senate Bill 375 and Assembly Bill 32.
 - ii. CEQA Update - Presentation/workshop on California Environmental Quality Act (CEQA).
 - iii. Circulation Element Update - Presentation/workshop on the Circulation Element Update.

The Planning Commission has worked with staff on their approved FY 2008-2009 Work plan. Attached are ad hoc sub committee findings and recommendations that the Planning Commission is recommending that the City Council consider and direct staff to incorporate them as part of the Planning Division's work program for FY 2009-2010 and to implement them as proposed by the Planning Commission.

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

FISCAL IMPACT

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

COMMISSION OR COMMITTEE REPORT

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

CITY ATTORNEY'S ANALYSIS

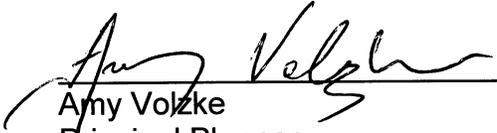
Does not apply.

RECOMMENDATION

Staff recommends that the City Council approve the Planning Commission's FY 2009-2010 work plan and direct staff to implement Planning Commission/Adhoc Subcommittee recommendations for FY 2008-2009 work plan.

PREPARED BY:

SUBMITTED BY:



Amy Volzke
Principal Planner



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
George Buell, Development Services Director
Jerry Hittleman, City Planner





ATTACHMENTS:

1. Planning Commission FY 2009-2010 Work plan
2. LEED Standards Ad Hoc Subcommittee recommendations, dated June 22, 2009
3. Building Design Guidelines Ad Hoc Sub Committee recommendations, dated June 22, 2009
4. Mixed-use Ad Hoc Subcommittee recommendations, dated June 22, 2009
5. Regulated Uses Ad Hoc Subcommittee recommendations, dated July 27, 2009
6. Citywide Parking Standards Ad Hoc Subcommittee recommendations, dated July 27, 2009
7. Updated Bylaws Ad Hoc Subcommittee recommendations, dated May 18, 2009 - Draft Bylaws

**CITY OF OCEANSIDE
Planning Commission
FY 2009-2010 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; Robert Neal, Vice Chair; and Commissioners Louise Balma, Stan Bertheaud, Dennis Martinek, Tom Rosales and Jay Scrivener. As stated in City Council Policy No. 300-021, 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 sub 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 conducts approximately 60 public hearings annually on land use applications for Development Plans, Conditional Use Permits, Tentative Maps, Zone Changes and other discretionary actions. The Commission also forms adhoc sub committees to consider advance planning matters that would benefit from early input from the Commissioners and holds public study sessions that serve as educational forums for community members, staff and Commissioners on planning related issues. The Commission meets 24 to 28 times a year.

V SPECIFIC GOALS AND TASKS

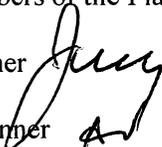
1. The Planning Commission shall conduct public hearings and make land use decisions and/or recommendations to the City Council on project applications.
2. The Planning Commission shall hear all sides of any issue before it, by providing a complete opportunity for all interested parties to be heard in 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 it 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) Advance Master Planning Efforts
 - i. Oceanside Blvd Specific Plan - The Planning Commission will hold public workshops/ study sessions to review the Oceanside Boulevard Specific Plan draft(s) and collaborate with the project team and the public in the preparation and refinement of the Specific Plan document.
 - ii. Arts Technology and Environment Overlay District - The Planning Commission will hold public workshop/ study sessions to collaborate with the project team and the public in the preparation and refinement of the Arts Technology and Environment Overlay District document.
 - b) Advance Planning Implementation Efforts
 - i. Coast Highway Community Revitalization Incentives Program - The Planning Commission will hold public workshop/ study sessions to collaborate with the project team and the public in the preparation and refinement of the Coast Highway Community Revitalization Incentives Program.
 - ii. Coast Highway Vision and Strategic Plan Transfer of Development Rights (TDR) Program - The Planning Commission will hold public workshop/ study sessions to collaborate with the project team and the public in the preparation of the Coast Highway Vision and Strategic Plan TDR Program.
 - c) Community Education - The Planning Commission will hold:
 - i. Climate Change - Presentation/workshop on climate change impacts and related considerations in future planning.
 - ii. CEQA Update - Presentation/workshop on California Environmental Quality Act (CEQA)
 - iii. Transfer of Development Rights - TDR presentation/ workshop
 - iv. Circulation Element Update - Presentation/workshop on the Circulation Element Update

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION****MEMORANDUM**

DATE: June 22, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner 

SUBJECT: **LEED STANDARDS AD HOC SUBCOMMITTEE RECOMMENDATIONS**

The LEED (Leadership in Energy and Environmental Design) Standards Ad Hoc subcommittee of the Planning Commission (Vice-Chair Balma, Commissioner Bertheaud and Commissioner Martinek) met with staff on January 28, 2009, February 18, 2009, March 11, 2009, April 8, 2009, and June 8, 2009. The focus of the meetings was on educational research and implementation of energy efficient and environmentally sustainable design standards. Ms. Kristi Byers provided a formal presentation on LEED, green building design and building sustainability issues on April 9, 2009.

Over a six month period the subcommittee reviewed and deliberated on SANDAG's energy and environmental design guidelines contained in the draft "Designing for Smart Growth" document. The subcommittee members determined that the draft guidelines could be an invaluable tool and excellent starting point in addressing and promoting energy efficient/ environmentally sustainable development within the City. Suggestions for additions and refinements to the draft guidelines by subcommittee members were submitted to SANDAG for their consideration. Moreover, the subcommittee examined and discussed extensively issues related to the 2008 Green Building Code standards. Finally the subcommittee provided guidance to staff on public education/outreach efforts related to the subject matter (Green Building/ Sustainable Building Design brochure and web site).

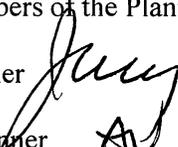
Based on information provided to the subcommittee as well as their review and evaluation of SANDAG's draft "Designing for Smart Growth" guidelines and 2008 Green Building Code standards the subcommittee suggests the following for consideration by the Planning Commission:

1. Recommend that the City Council adopt and direct staff to implement SANDAG's "Designing for Smart Growth" guidelines.
2. Recommend that the City Council direct staff to draft and implement a city-wide program to:
 - a. Educate, promote and incentivize the voluntary implementation of the 2008 Green Building Code for all private sector building development proposals.
 - b. Mandate implementation of the 2008 Green Building Code standards for all new Civic and publicly subsidized building development proposals.
 - c. Reward exceptionally designed energy efficient and environmentally sustainable development proposals that meet or exceed established industry metrics (LEED certification or comparable).

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION****MEMORANDUM**

DATE: June 2, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner 

**SUBJECT: BUILDING DESIGN GUIDELINES AD HOC SUBCOMMITTEE
RECOMMENDATIONS**

The Building Design Guidelines Ad Hoc subcommittee of the Planning Commission (Vice-Chair Balma and Commissioner Bertheaud) met with staff on February 10, 2009, and March 11, 2009, and April 8, 2009. The subcommittee members kicked-off the discussion on building design guidelines by debating the effectiveness of design guidelines as a planning tool and specifically comparing: a) citywide, land use specific guidelines; b) guidelines that address sustainability and promote smart growth; and c) guidelines that are neighborhood area focused.

The subcommittee concluded that of the three types of guidelines that were discussed, those that address issues of sustainability and promote smart growth would be the most beneficial, as a starting point and as a supplement to guidelines that may already exist within certain areas of the City. Subsequently, the Ad Hoc subcommittee focused their attention in the review of the draft Designing for Smart Growth guidelines document that had been published by SANDAG. The subcommittee found that the draft guidelines addressed and provided direction on urban site design, building design, mobility, and environmental sustainability and would establish a great basis for project design review for Oceanside development proposals. Suggestions for additions and refinements to the guidelines were provided by subcommittee members to SANDAG for their consideration.

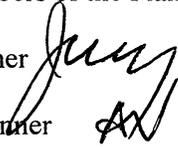
Based on deliberation and review/analysis of SANDAG's draft Designing for Smart Growth guidelines the subcommittee recommends the following for consideration by the Planning Commission:

1. Recommend that the City Council adopt and direct staff to implement SANDAG's "Designing for Smart Growth" guidelines.
2. Projects proposing to exceed the base residential density or requesting deviations from established development standards should be evaluated in terms of their effort(s) to satisfy the Designing for Smart Growth guidelines (Smart Growth Scorecard or equivalent).

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION****MEMORANDUM**

DATE: June 22, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner 

SUBJECT: MIXED-USE AD HOC SUBCOMMITTEE RECOMMENDATIONS

During FY 2008-2009 the Mixed-Use Ad Hoc subcommittee of the Planning Commission (Chair Troisi and Commissioner Parker) was primarily charged with the responsibility of reviewing the Coast Highway Vision and Strategic Plan mixed use guidelines. The subcommittee members met with staff on January 29, 2009, February 10, 2009, and March 5, 2009 and provided input on the draft document. In addition, the subcommittee reviewed SANDAG's draft "Designing for Smart Growth" guidelines – a set of guidelines that are intended to address and foster smart growth, mixed use, transit oriented, and sustainable development countywide.

The subcommittee endorsed the Draft Coast Highway Vision and Strategic Plan and provided comments to SANDAG on the draft "Designing for Smart Growth" document. The subcommittee found the "Designing for Smart Growth" document to be extremely comprehensive in addressing smart growth design issues, including mixed use, and determined that utilization of the subject guidelines citywide would not only promote mixed use and smart growth but would also greatly improve the overall quality of development projects. Furthermore, in reviewing mixed-use guidelines and policies of other jurisdictions, the subcommittee debated the pros and cons of regulating land use development ratios/percentages in mixed-use developments. Upon conclusion of deliberations on this matter it was determined that establishing a fixed percentage or ratio for residential and commercial uses in mixed-use developments would be inappropriate, as arbitrarily setting such number(s) would not likely yield the desirable economic and urban design results.

Therefore, based upon the above noted research and evaluation of mixed use development issues, The Mixed-Use Ad Hoc subcommittee recommends that the Planning Commission take the following action:

- Recommend that the City Council adopt and direct staff to implement SANDAG's "Designing for Smart Growth" guidelines

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: July 27, 2009
TO: Honorable Chair and Members of the Planning Commission
FROM: Jerry Hittleman, City Planner 
BY: Amy Volzke, Principal Planner 
SUBJECT: **REGULATED USES AD HOC SUBCOMMITTEE RECOMMENDATIONS**

The Regulated Uses Ad Hoc subcommittee of the Planning Commission (Commissioners Neal and Rosales) met with staff on January 22, 2009, February 26, 2009, and April 7, 2009 reviewed applicable Oceanside Zoning Ordinance and Municipal Code regulations for Regulated Uses and compared those with regulations of other local jurisdictions. Based on available information as well as deliberation and analysis of pertinent issues the subcommittee formulated the following recommendations for consideration by the Planning Commission:

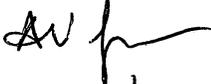
1. Amend the Zoning Ordinance section(s) related to Regulated Uses:
 - a) to incorporate State mandated regulations for massage establishments (SB 731); and
 - b) to the extent that they are not in conflict or are superseded by SB 371, consider adopting the Redevelopment Area definition/regulation of "Day Spa" with "Accessory Massage" citywide. Allow massage services in association with a "Day Spa" subject to issuance of a Conditional Use Permit. Only businesses that offer massage services as the primary business service should be classified as "massage establishments" and should be subject to the locational requirements.
2. Strictly enforce applicable locational requirements. Extensive research of other local jurisdictions regulated use implementation has revealed a lack of waiver allowances.
3. Create a Regulated Uses processing guide for use by staff and the public that:
 - a) consolidates Zoning Ordinance and City Municipal Code requirements regarding regulated uses; and
 - b) clarifies the Conditional Use Permit process for Regulated Uses including waiver requests for locational requirements.

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: July 27, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner 
Juliana von Hacht, Associate Planner

SUBJECT: **CITYWIDE PARKING STANDARDS AD HOC SUBCOMMITTEE**

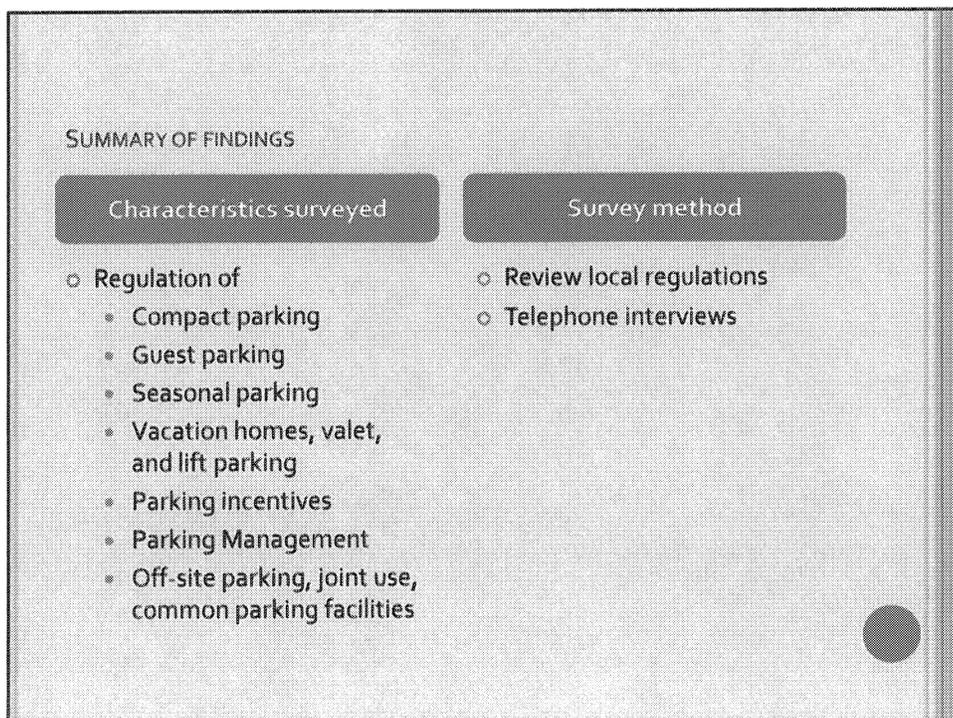
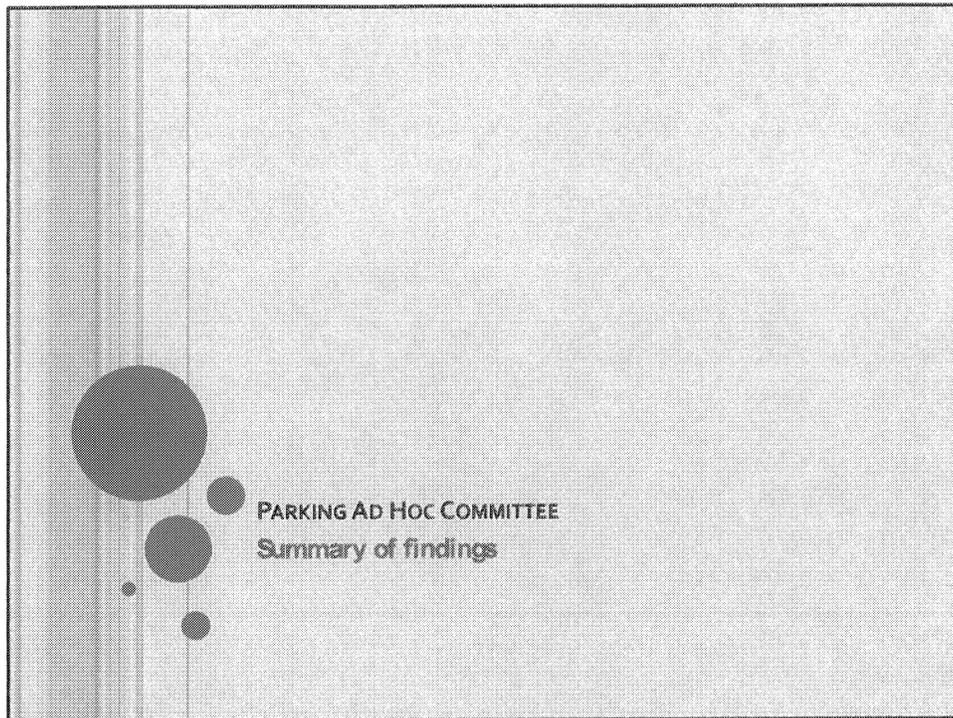
The Parking Standards Ad Hoc subcommittee - Planning Commissioners Parker and Neal and RAC members Blanco and Krammer - met with staff on three occasions: February 26, 2009 (Parker, Neal, and Blanco attending), March 26, 2009 (Parker, Neal, and Blanco attending), and May 8, 2009 (Neal, Blanco and Krammer attending). The focus of the meetings was to review Oceanside's parking standards, compare them with those of other California communities, and recommend improvements or suggest other follow up actions.

The subcommittee members identified the following parking related items to be researched and compared: seasonal parking, vacation home parking, valet parking, tandem parking, compact parking, lift parking arrangements, guest parking, use of parking management plans or programs, use of incentives, and use of way finding solutions. The subcommittee determined that parking standards for transit-oriented developments (TODs) would not be a focus of their work, because the complexities of TOD parking necessitates extensive expert input on the subject matter and TOD parking should be examined in the context of specific TOD locations.

During the month of March, staff contacted more than fourteen cities or other government organizations to assess and compare parking regulations on the specific issues directed by the parking subcommittee. Staff reported its findings to the subcommittee members on May 8, 2009. Staff's PowerPoint presentation and a detailed table describing staff's findings are attached. The primary findings of the research are as follows: (1) compact parking spaces are regulated with great variation between jurisdictions and (2) the Oceanside Zoning Ordinance guest parking regulations are typical of the cities surveyed.

While the committee members agreed that parking regulations need to be updated, concurrence about new citywide parking regulations was not reached on all issues, primarily because certain coastal area and Redevelopment Area parking demands were viewed as being uniquely different from parking needs around the rest of the City. As a result, members of the subcommittee arrived at different conclusions and recommendations for follow up actions:

- RAC Member Blanco and Krammer recommend continuing the work effort during FY 2009-10.
- Planning Commissioner Neal recommends that a Zoning Text Amendment to Article 31 Off-Street Parking and Loading Regulations should be initiated by the City Council and the work effort should be incorporated in next fiscal year's staff work program.



SUMMARY OF FINDINGS
COMPACT PARKING

- 30% to 40% of parking spaces are compact
- Example:
 - Costa Mesa
 - Escondido
 - Sacramento
 - Santa Barbara
 - Ventura
- Oceanside: excluded from parking count



A photograph of a white rectangular sign with black text that reads "COMPACT PARKING ONLY". The sign is positioned in a parking lot with trees and a building in the background.

SUMMARY OF FINDINGS
GUEST PARKING

- Guest Parking ratio is typically 1 space for every four or five units
- Examples:
 - Anaheim
 - Costa Mesa
 - Escondido
 - Orange & Santa Ana
- Oceanside on par



A photograph of a wooden sign with black text that reads "GUEST PARKING". The sign is mounted on a wooden post and is set against a dark background.

SUMMARY OF FINDINGS
SEASONAL PARKING

- Typically not addressed by development regulations
- Huntington Beach establishes seasonal lots
- Oceanside does not regulate seasonal parking

New Seasonal Parking Rule to take effect November 1, 2002

Please abide by the following rules for parking on your street if posted with odd-even parking signs:

NO PARKING on the odd-numbered side of the street on even-numbered days from 1:00am to 6:00am.

NO PARKING on the even-numbered side of the street on odd-numbered days from 1:00am to 6:00am.

From 6:00am to 1:00am the next day parking is **PERMITTED** on both sides of the street unless there are signs restricting parking posted.

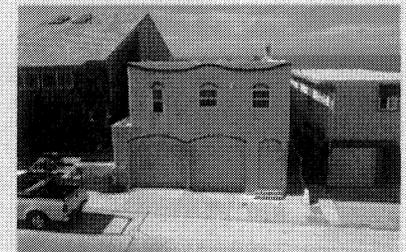
To avoid confusion, please comply with the signs posted on the street where you are parking.

If you have any questions, please call 456-5000.



SUMMARY OF FINDINGS
VACATION HOME PARKING

- Typically not addressed by developments
- Vacation homes prohibited in Santa Barbara
- Oceanside does not regulate vacation home land uses



SUMMARY OF FINDINGS

VALET PARKING

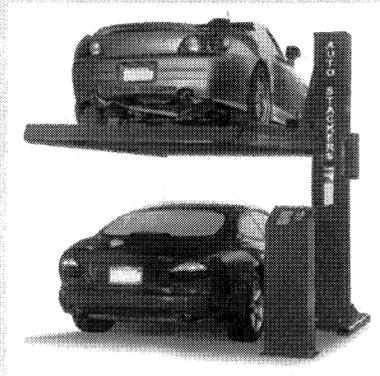
- Rarely addressed
- Use Permit required
 - Costa Mesa
 - Escondido
 - Huntington Beach
 - Sacramento
 - San Jose
 - Santa Ana
 - Ventura



SUMMARY OF FINDINGS

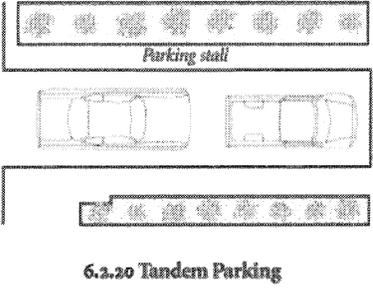
LIFT PARKING ARRANGEMENTS

- Development permit required
- Oceanside: variance may be required
- Examples:
 - Anaheim
 - San Jose
 - Santa Ana
 - Santa Barbara
 - Ventura



SUMMARY OF FINDINGS
TANDEM PARKING

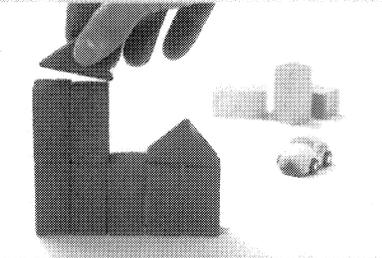
- Varies greatly between cities (CUP, Variance...)
- Examples:
 - Anaheim
 - Huntington Beach
 - San Jose
 - Santa Barbara
 - Sunnyvale
 - Ventura & Oceanside
- Prohibited:
 - Escondido & Orange



6.2.20 Tandem Parking

SUMMARY OF FINDINGS
PARKING INCENTIVES

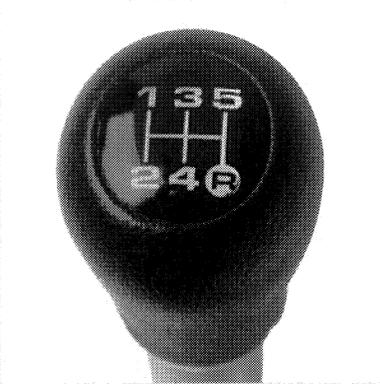
- Fees paid in-lieu of providing on-site parking
- Rarely for alternative transportation
- Examples:
 - Huntington Beach
 - Orange
 - San Jose
 - Santa Barbara
 - Ventura



SUMMARY OF FINDINGS

PARKING MANAGEMENT PLANS OR PROGRAMS

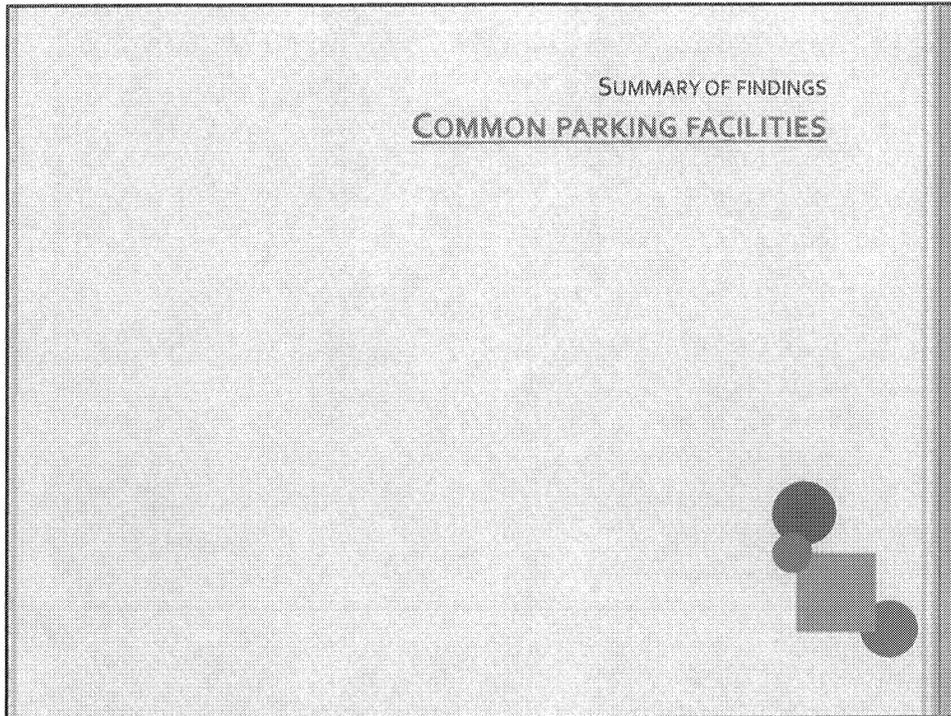
- Typical for downtown districts
- Examples:
 - Escondido
 - Huntington Beach
 - Sacramento
 - San Jose
 - Sunnyvale
 - Ventura



SUMMARY OF FINDINGS

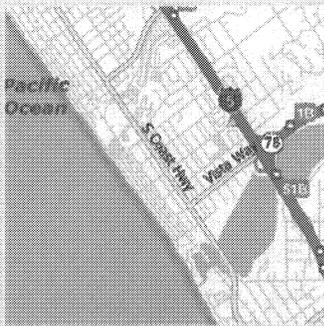
WAY FINDING





SUMMARY OF FINDINGS
OFF-SITE PARKING

- o Typical distance is 1,500 feet
- o Oceanside: limited to use
- o Examples:
 - Anaheim
 - Escondido
 - Orange & Sacramento
 - San Jose
 - Santa Ana
 - Santa Barbara

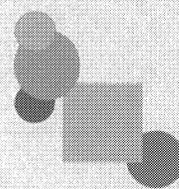
A map showing a coastal area. The Pacific Ocean is on the left. A road labeled "S Coast Hwy" runs along the coast. Another road labeled "Vista Way" branches off inland. Highway markers for 78 and 513 are visible. A black circle is in the bottom right corner of the slide.

SUMMARY OF FINDINGS
MIXED USES

- Varies between cities
- Parking incorporated within development plan

- Oceanside: sum of each use

- Examples:
Huntington Beach
Orange, Sacramento
San Jose, Santa Ana
Sunnyvale, & Ventura

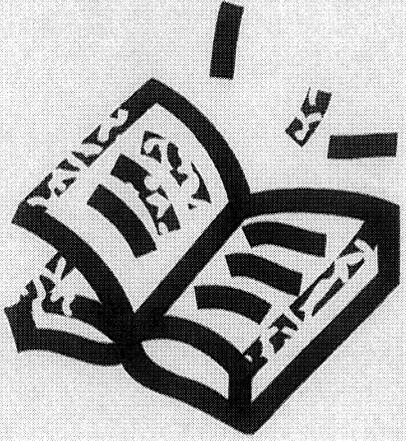


SUMMARY OF FINDINGS
JOINT USE OR SHARED PARKING FACILITIES

- Typically allowed as recommended by a parking study

- Oceanside: parking study

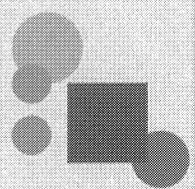
- Examples:
Huntington Beach
Orange
Sacramento
San Jose
Sunnyvale



SUMMARY OF FINDINGS

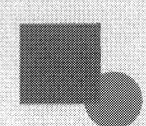
TRANSPORTATION DEMAND MANAGEMENT

- Varies between cities
- Examples:
 - Huntington Beach
 - Orange
 - San Jose
 - Ventura



Characteristics surveyed

- Regulation of
 - Compact parking
 - Guest parking
 - Seasonal parking
 - Vacation homes, valet, and lift parking
 - Parking incentives
 - Parking Management
 - Off-site parking, joint use, common parking facilities
- Discussion
- Recommendations



Regulation	SANDAG Designing for Smart Growth Public Review Draft	Typical finding	Oceanside City Wide	Oceanside Redevelopment
Contact telephone				
Website	www.sandag.org		www.ci.oceanside.ca.us	not posted
Compact parking regulations		Of the cities that do require compact spaces, their requirement is 30 to 40% compact.		
Guest parking regulations		Minimum number required and ratio is 1 space for every four or five residential units.	§3103: 4-10 units 1 guest space. More than 10 units 1 space plus 20% of the total number of units.	§3: More than 25 units, ratio is 1 for five units.
Seasonal parking parking solutions				
Vacation home parking solutions				
Valet parking solutions	Section 9.6.4 during peak parking demand for commercial and institutional land uses.	Rarely addressed		
Lift parking arrangements				
Tandem parking	Section 9.6.4 encourages tandem for residential uses and large commercial and institutional uses for peak parking demand w/valet parking areas.	Varies from city to city	Allowed with a variance	§(w)2. Requires CUP and only on The Strand, narrow parcels and for lots 33-feet wide or less.
Incentives		Mostly fees in lieu of on-site parking. Rarely encouraging use of mass transportation. See San Jose.		
Parking Management Plans or Programs		Within downtown district boundaries		
Way finding solutions	Section 9.3.2 mentions the importance of way finding signs, maps	Typically not regulated. Often see in downtown districts.		
Off-site parking	Section 3.7 does not address this item	Within walking distance which is defined between 300 to 1,500 feet of a project site.	§33102 Off-site parking limited to the life of the use to which it is associated	§4. TOD on-street may be counted towards parking requirement.
Mixed uses	Section 9.6.3 Shared parking. Reduce total parking required for multiple land uses that can be visited on a single trip or have differing peak period use.	Varies from city to city. Typically included with a development plan.	§3102.C. Sum of the requirement for each use	§5. TOD may reduce 25% of parking requirement.
Joint use or shared parking facilities	Section 9.3.2 Shared parking. And 9.6.3. Shared parking.	Typically with a parking study	§3102.D under review and approval of the City Planner	
Common parking facilities	Section 9.6.3. Shared parking. Walking distance of 1,000 feet.	Within walking distance which is defined between 300 to 1,500 feet of a project site.	[only related to common loading facilities]	
Transportation demand management	Section 9.3. Parking demand management. Section 9.6.2 Parking Management Districts.	Varies from city to city		

Regulation	Ventura	Huntington Beach	San Jose	Santa Barbara	Sacramento	Anaheim
Contact telephone				805-564-5470		714-765-5139
Website			www.sanjoseca.gov	www.santabarbaraca.gov	www.cityofsacramento.org	www.anshim.net
Compact parking regulations	§24.415.020.E Multi-family 35% compact spaces; non-residential project with more than 10 spaces have 35% compact. Distribute compact spaces evenly.		40% permitted as compact	§28.90.100F. Non-residential with more than 10 spaces have 30% compact	§17.64.030.F.2.B. 40% permitted as compact	Prohibited
Guest parking regulations	§24.415.030.1(a)(2) Ratio is 1 space for every four multi-family units and 1 space for every two condo unit.	§231.04 Ratio is 1 space for every two units.		§28.90.100G.3.d. Six or more units, 1 space for every four units.	§17.64.020.1 Eight or more units, 1 space for fifteen units.	§18.42.030.0202 Ratio is 1 space for four units.
Seasonal parking parking solutions		§231.10.F. Seasonal parking lots adjacent to shoreline requires a use permit.		CBD public parking lots pay into maintenance and get a percentage reduction, lower threshold of parking in downtown. Public parking is metered after 75 minutes in the parking lots.		
Vacation home parking solutions				SFR vacation homes are prohibited		Prohibited
Valet parking solutions	§2.455 Downtown Parking Advisory Committee. Recommendation and use permit required.	§231.18.E.2 Use permit required	Use permit required.		Permitted	
Lift parking arrangements	Permitted		Use permit required.	Considered with a development plan.	Permitted	§18.42.070.0101 Mechanical parking lifts and automated parking systems. Permitted.
Tandem parking	§24.430 & §24.415. Allowed with Single-Family uses otherwise prohibited.	§231.18.D & Coastal Zone. Allowed when parking exceeds the minimum number required and spaces are enclosed.	§20.70.350 Tandem Parking Downtown. Development permit may allow 50 percent reduction from requirement.	§28.90.045D. Tandem parking possible with residential units in a mixed-use development, also permitted on small lots	Use permit required.	§18.42.030.040 Tandem parking for single-family units permitted; prohibited in multi-family §18.42.070.040 Permitted under specific
Incentives	§24.245.070 In-lieu fee fund in Downtown Parking District.	§231.10 In-lieu fee fund.	§20.70.385 In-lieu fee fund in Downtown. + §20.70.390 Preferred Parking in Downtown. Provides preferential parking in the leasing of monthly parking spaces.	§28.90.001D. Program for alternative transportation modes.		
Parking Management Plans or Programs	§4.400 Downtown parking district & §2.455 Downtown parking advisory committee. Allowed with a Development Plan.	§231.18.E.1 Considered with non-residential development plans	§20.90.200 Alternative Parking Arrangements. Use permit required.	CBD public parking lots pay into maintenance and get a percentage reduction, lower threshold of parking in downtown. Public parking is metered after 75 minutes in the parking lots.	Considered with a Development Plan.	
Way finding solutions						
Off-site parking	Permitted	§231.06 Off-site parking located within 250 feet	§20.90.200 Off-site, alternating use and alternative parking arrangements	§28.90.001R. Office, commercial, industrial, and mixed use parking within 500 feet to 1,250 feet	Allowed with a Development Plan.	§18.42.050 On-site, on contiguous sites within reasonable walking distance and under joint ownership.
Mixed uses	Parking ratios considered with Development Plan.	Parking ratios considered with Development Plan.	§20.70.330.B Reduction of requirement Downtown. Allows 50 percent reduction from requirement.		§17.64.010.A.4 Ground floor commercial may be reduced by 4 spaces or 50%, whichever is greater	
Joint use or shared parking facilities		§231.06 Use permit required for reduction of parking spaces.	§20.70.330.C Allows for a reduction up to 100 percent where public parking is provided on-site.		Use permit required.	
Common parking facilities			Use permit required.			
Transportation demand management	§24.415.150 Ordinance allows for car pool and van pool preferred parking arrangements.	§231.08.A.3 Use permit required.	§20.70.330.A + §20.70.330.D replacement parking on-site/off-site, or in-lieu fee within a TDM program			

Regulation	Costa Mesa	Escondido	Orange	Santa Ana	Sunnyvale
Contact telephone	714-754-5245	R. Cherry 760-839-4536	714-744-7264	714-647-5804	408-730-7444
Website	www.ci.costa-mesa.ca.us	www.ci.escondido.ca.us	www.cityoforange.org	www.ci.santa-ana.ca.us	http://sunnyvale.ca.gov
Compact parking regulations	xx.9 compact spaces shall be reasonably distributed throughout a project site	§3-770. Multi-family and non-residential uses have 30% compact		Prohibited	Maximum number of compact spaces is TYP 10% of the required spaces.
Guest parking regulations	§13-87 Ratio is 0.5 spaces per bedroom; may be reduced 1 space for four units when more than 50-	§33-765 Ratio is 1 space for four units. On-street parking may be counted.	§17.34.060 A Ratio is 1 space for five units.	§41-1322. Ratio is 1 space for four units. Minimum of 3 spaces required.	SFR ratio is 1 space for every two-and-a-half units. MFR is 1 space for every four units.
Seasonal parking parking solutions	Special Event Permits regulate seasonal parking	Residential limited on-street			
Vacation home parking solutions			Permitted		
Valet parking solutions	Allowed with a Development Plan.	Considered with a Development Plan in downtown areas.		Use permit required.	Attempted to regulate
Lift parking arrangements	Allowed with a Development Plan.		Use permit required.	Use permit required.	Considered with a Development Plan.
Tandem parking		Prohibited. §33-769(b)	Prohibited, except for mobile homes.	§41-1320. Residential uses may include tandem spaces in the driveway.	Permitted in mobile home parks and uncovered parking on driveway aprons in SFR.
Incentives			§17.34.020 B Downtown Plaza District. Fees in lieu of on-site parking for all or part of the requirement.	§41-1310. In-lieu parking fee districts.	R4 and R5 zones: projects with subterranean parking allowed additional building height equal to the height of the subterranean parking.
Parking Management Plans or Programs			Considered with a Development Plan.	Considered with a Development Plan.	Considered with a Development Plan.
Way finding solutions					
Off-site parking		§33-771 Hospitals 150-foot walking; Others 300 feet walking distance. Residential only on contiguous lots.	§17.34.120.A+B. Non-residential uses may have parking within 300 feet of subject use.	§41-1300. Off-site parking prohibited except on contiguous lots under the same ownership.	
Mixed uses		§33-772 Considered with a Development Plan in the downtown or PD areas	§17.34.090 Sum of the parking requirements for each use computed separately. Share use regulations may be applied.	C-3 Parking waiver in downtown to reduce parking.	Parking ratios based on accepted guidelines (TE or ULJ).
Joint use or shared parking facilities	Use permit required.	§33-773	§17.34.100 Requires CUP and study of peak and hourly parking demand.	Use permit required.	(b) A combination of the appropriate requirements shall be used in computing quantity of off-street
Common parking facilities		§33-774 Over three acres commercial 1:250 SF	Use permit required	Use permit required.	
Transportation demand management			New commercial and industrial developments employing 100 persons or more required to have a TDM program -- design and layout parking facilities to reduce impact on traffic.		

BYLAWS OF THE CITY OF OCEANSIDE
Planning Commission

ARTICLE I. THE COMMISSION

Section 1.1 Name of Commission

The name of the Commission shall be the “City of Oceanside Planning Commission” (hereinafter referred to as “The Commission”).

Section 1.2 Purpose

The Commission shall perform the duties assigned to it by legislative acts of the City Council of the City of Oceanside and the Legislature of the State of California. It shall also perform additional research, study and development of recommendations as may be specifically requested by the City Council.

ARTICLE II. MEMBERSHIP

Section 2.1 Composition

The Commission shall consist of seven (7) members, all of whom shall be residents of the City. Commissioners shall be appointed by the majority vote of the City Council. The City Planner of the City shall serve as Secretary of the Commission. The City Planner shall be an ex-officio member, and shall have no voting rights. In the event of the absence of the Secretary at any regularly scheduled or special meeting of the Commission the City Planner’s designee, shall act as Secretary for that meeting.

Section 2.2 Terms of Membership

The term of appointment of a Commissioner shall be four (4) years. Each Commissioner shall hold office until expiration of the respective term and until a new member has been duly appointed. Commissioners whose terms are due to expire may apply for reappointment.

Section 2.3 Termination of Membership

Commissioners shall automatically terminate upon any of the following occurrences:

1. The member is no longer a resident of the City of Oceanside;
2. The member has been absent from three (3) consecutive meetings without sufficient cause and/or without notifying the Chairperson or City staff;

3. The expiration of the term of membership unless a successor has not been named in which case the member shall continue until such time as a successor is named;
4. Upon removal by a majority of the City Council, with or without cause;
5. The member fails to attend one commission training each term or fails to complete the required AB 1234 Ethics Training for Local Officials within one year of taking office and thereafter every two years; or
6. The member fails to complete and submit the required financial interest disclosure forms to the City Clerk's Office by the specified due date.

Section 2.4 Resignation

Any Commissioner may resign at any time by giving written notice to the Mayor of the City of Oceanside. Any such resignation shall be effective upon receipt or upon any date specified therein. The acceptance of such resignation shall not be necessary to make it effective.

Section 2.5 Vacancy

When any vacancy occurs, the majority of the City Council shall appoint a new member to fill the unexpired portion of the term.

ARTICLE III. OFFICERS

Section 3.1 Officers

The officers of the Commission shall consist of a Chairperson and Vice Chairperson.

Section 3.2 Chairperson

The Chairperson shall preside at all official meetings of the Planning Commission, appoint committees and designate committee representatives with the approval of a majority vote of the Commission members, call special meetings, sign the original of all formally adopted resolutions of the Commission, and represent the Commission at public functions as designated by the Commission or City Council.

The position of Chairperson shall be elected from among the Commission Membership and shall be for a one-year term commencing at the end of the second meeting in April.

Section 3.3 Vice-Chairperson

The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In the event of the resignation, death, or removal of the Chairperson, the Vice-Chairperson shall become acting Chairperson for the remainder of the Chairperson's term. At the first meeting in June, The Vice-Chairperson shall present to the rest of the Commission an annual report of the number and type of public hearings and other matters heard and decided by the Planning Commission in the previous year.

The position of Vice-Chairperson shall be elected from among the Commission Membership and shall be for a one-year term commencing at the end of the second meeting in April.

In the event the Vice-Chairperson is no longer able to serve in that capacity a new Vice Chairperson shall be elected from among the Commission Membership to fill the remainder of the term.

In the event of the absence of the Chairperson and Vice-Chairperson at any regularly scheduled or special meeting of the Commission, the Commissioners shall elect a Commissioner to serve as Chairperson for the conduct of business at that meeting only.

Section 3.4 Additional Duties of Officers

At times, officers of the Commission shall perform duties and functions at the request of the Commission or staff, incidental to the offices held by such officers.

Section 3.5 Secretary

The Secretary shall perform the following functions:

1. Keep the minutes of all official meetings of the Commission, which shall be open for inspection by any member of the public.
2. Sign maps, plans and correspondence for the Commission.
3. Maintain separate files on each application made to the Commission.
4. Set hearing dates and provide an agenda to each Commissioner prior to each official meeting.
5. Inform Commissioners of all available data gathered by the Planning Department pertinent to each item on said agenda.
6. Draft resolutions and correspondence as directed by the Commission.
7. Inform Commissioners of the time and place of any special meetings as hereinafter provided.
8. Receive and make available to the Commission all correspondence addressed to said Commission.

Section 3.5 Additional Duties of Members.

Each Commissioner shall become informed on matters affecting the functions and duties of the Commission on general planning theory and practices, and on each individual proposal brought before the Commission for consideration.

Each Commissioner shall make every reasonable effort to attend all regularly scheduled and duly called special meetings.

ARTICLE IV. MEETINGS

Section 4.1 Regular Meetings

Regular meetings shall generally be conducted on the second and fourth Mondays of each month, starting at 7:00 p.m., in the City Council Chambers of the City of Oceanside. The Commission shall adopt a regular meeting schedule annually.

If a regularly scheduled meeting falls on a legal holiday, or if a quorum cannot be present at such meeting, the meeting shall be held on the next regularly scheduled meeting date.

If for any reason the business to be considered at a regular meeting cannot be completed, the Commission may at its discretion, at such meeting designate the time for an adjourned meeting, at which it may consider any matter that can properly be considered at a regular meeting. Such action shall serve as adequate notice to members present and the Secretary shall make every reasonable effort to advise absent members of the time of such adjourned meeting.

No new agenda items shall commence after 11:00 p.m. A scheduled item which is not commenced by 11:00 p.m. shall be continued to the next scheduled meeting. However, the Commission may allow an agenda item to be commenced after 11:00 p.m. upon affirmative vote of the members in attendance.

Section 4.2 Special Meetings and Workshops

Special meetings and/or workshops limited to subject matters announced in the call for such meetings, may be called in any of the following ways:

1. By action of the Commission at a regular or adjourned meeting.
2. By order of the Chairperson or-, in the Chairperson's absence, by the Vice-Chairperson.
3. By written request of three or more members of the Commission.

4. By order of the City Council.

Written notice for Special Meetings and/or workshops shall be provided to members of the Commission by the Secretary. In the event of an emergency, a telephone notice shall be sufficient, provided a waiver of other notice be approved by four or more members present at such special meeting.

Section 4.3 Meetings to be Open and Public

All meetings or workshops of the Commission and its subcommittees shall be open and public to the extent required by the California State Brown Act. All persons shall be permitted to attend any such meetings or workshops, except as otherwise provided by law.

Section 4.4 Quorum

A majority of the Commission membership shall constitute a quorum for the purpose of conducting the Commission business, exercising its powers and all other purposes, but less than a majority of the Commission membership may adjourn the meeting from time to time until a quorum is obtained. Unless otherwise provided in the Bylaws, an affirmative vote by a majority of members present shall be required for approval of any action brought before the Commission, except on the adoption or amendment of the General Plan, in which case a recommendation for approval shall be by affirmative vote of not less than a majority of the total membership.

Section 4.5 Attendance at Meetings and Workshops

Commissioners shall be required to attend all Commission meetings. A Commissioner may be removed if the Commissioner fails to attend at least 75 percent of the Commission meetings in a calendar year. - Commissioners are required to notify the Chairperson or City Planner if the Commissioner intends to be absent from any meeting or workshop. At each meeting, after the meeting has been called to order, the Chairperson shall report to the Commission the name of any Commissioner who has so notified the Chairperson or staff of the intent to be absent.

Section 4.6 Rules of Order

Unless otherwise decided by the Commission, all business and matters before the Commission shall be transacted in conformance with Article 1 of Chapter 2 of the Oceanside City Code, established City policy and Robert's Rule of Order (latest edition).

Section 4.7 Off-Agenda Items

No off-agenda items shall be acted upon or discussed by the Commission. Commissioners, staff and/or the public may announce off-agenda matters of concern. Each off-agenda matter shall be automatically referred to staff for resolution or placed on the next available Commission agenda.

Section 4.8 Order of Business

The Order of business shall be established by the Commission. Agendas shall be published and posted in compliance with applicable state and local laws and rules.

Section 4.9 Meeting Procedure – General Procedures

Final action on all public hearing items shall be by adoption of a resolution prepared at the Commission's direction. Unless otherwise specified in these Bylaws, the procedure leading to the adoption of a resolution shall be as follows:

1. At the close of the hearing and after discussion by the Commissioners, a motion to approve or deny the application or otherwise forward it to City Council shall be made, incorporating the Commission's findings, conditions and recommendations. This motion shall be construed as a preliminary action.
2. The Secretary shall prepare the resolution consistent with the Commission's action on the motion and place it on the consent calendar of the Commission's next regular or special meeting. The Commission shall consider the resolution for adoption as consistent with the action taken on the motion approved by the Commission at the previous meeting. Such consideration shall be made without the submission of new or additional evidence. Adoption of the resolution shall constitute final action by the Commission.
3. Upon an approved motion to rehear the application, the Secretary may be directed to place the application on a subsequent Commission agenda for further hearing. Such a motion shall serve to rescind the Commission's prior preliminary action on the application.

Section 4.10 Meeting Procedure – Special Circumstances

Notwithstanding the general meeting procedure set forth in Section 4.9, the Commission may adopt a resolution at the same meeting in which it takes action on the application when either of the following is true:

1. The item has been placed on the Planning Commission agenda for adoption of a resolution concurrent with the public hearing on the application.

2. The Commission finds that the public interest would be served by the adoption of a resolution approving or disapproving the application concurrent with the public hearing on the application.

Section 4.11 Commissioners Subject to Council Policy

All Commissioners shall be subject to the disclosure requirements set forth in City Council Policy No. 300-04.

Commissioners shall likewise be subject to the requirements set forth in Council Policy No. 300-21 and the Planning Commission Code of Ethics adopted on September 10, 2007.

ARTICLE V. RECORDS REPORTS AND ANNUAL WORK PLAN

Section 5.1 Presentation of Annual Work Plan

The Commission shall complete its Work Plan prior to the last meeting in June and shall submit to the City Council, no later than June 30 of each year the completed Work Plan indicating specific goals and objectives proposed for the fiscal year to support the purpose as described in Section 1.2. The Commission Chair shall also present for City Council approval the presentation of results from the previous year's Work Plan. In January each year, the Commission will have an annual informal workshop with the City Council to discuss the progress of the current Work Plan.

ARTICLE VI. MISCELLANEOUS

Section 6.1 Procedural Situations Not Addressed

In procedural situations not addressed in the body of the Commission Bylaws, the determination of the situation shall be subject to the jurisdiction of the City Attorney.

I hereby certify that this is a true and correct copy of the Bylaws of the Planning Commission of the City of Oceanside as amended by the Planning Commission on
_____ 2009.

Jerry Hittleman, Secretary
Oceanside Planning Commission

Claudia Troisi, Chairperson
Oceanside Planning Commission