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# *City of Oceanside*

## Planning Commission

### FY 2017-2018 Work Plan

#### **I MISSION STATEMENT**

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

#### **II COMPOSITION/ROLE**

The Commission is composed of seven members: Louise Balma, Chairperson; Jay Scrivener, Vice Chair; and Commissioners Claudia Troisi, Colleen Balch, Curtis Buck, Dennis Martinek, and Kyle Krahel. 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 ethical standards for the Planning Commission. These standards require the advancement of the public interest; the importance of independence in judgment; observing the letter and spirit of laws; 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 ad-hoc sub committees are appointed by the Chair to work on specific issues. In addition, one Commission member will serve on the Downtown Advisory Committee (DAC). 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 and implementing documents including zoning regulations. 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 45 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 ad-hoc sub committees to consider planning matters that would benefit from early input from the Commissioners and holds public workshops that serve as educational forums for community members, staff and Commissioners on planning related issues. The Commission schedules 24 meetings and four workshops each 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 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, infrastructure 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 project area as requested by the City Council/CDC through the Downtown Advisory Committee (DAC).
9. The Commission shall provide review of transportation and capital Improvement related items and/or concerns.
10. The Planning Commission will hold public workshops or discussion items early in the review process of larger development proposals, in order to provide conceptual input, well in advance of the project's public hearing.
11. The Planning Commission will participate in the design review of projects, on an as needed basis as determined by the Planning Commission. The goal is to have an ad-hoc sub-committee evaluate the design of some projects that have completed staff review, in order to facilitate their subsequent review by the entire Planning Commission.
12. During the coming two years the Planning Commission's work is anticipated to include the following:
  - a) General Plan Update - The Planning Commission will hold hearings and make recommendations regarding:
    - i. Adoption of a new Economic Development Element; and
    - ii. Adoption of an Energy & Climate Element.
  - b) Local Coastal Plan Update – The Planning Commission will a hold hearing and make a recommendation regarding the update to the Local Coastal Plan.
  - c) Zoning Ordinance Update – The Planning Commission will hold hearings and make recommendations regarding the zoning ordinance update project, including:
    - i. Non-substantive amendments to consolidate zoning districts.
    - ii. Amendments to update residential zoning districts, including development regulations.
  - d) Accessory Dwelling Units – The Planning Commission will hold a hearing and make a recommendation on adopting zoning provisions for accessory dwelling units (ADUs).
  - e) Telecom Ordinance Update – The Planning Commission will hold a hearing and make a recommendation concerning federal and state mandates facilitating review of telecom facility applications.

- f) Density Bonus Provisions - The Planning Commission will hold a hearing and make a recommendation concerning proposed updates to Density Bonus provisions.
- g) Coast Highway Corridor Study – The Planning Commission will hold a hearing and make a recommendation regarding converting the highway into a complete street, and adoption of a zoning Development Incentive Overlay.
- h) Circulation Element Revision – The Planning Commission will hold a hearing and make a recommendation concerning revising the Circulation Element of the General Plan to remove the extension of Melrose Drive and remove the Rancho del Oro/SR 78 interchange.
- i) CEQA Threshold – Vehicle Miles Traveled - The Planning Commission will hold a hearing and make a recommendation concerning proposed changes to the CEQA threshold from Level of Service to Vehicle Miles Traveled.
- j) Agri-Tourism – The Planning Commission will hold a hearing and make a recommendation concerning revisions to zoning regulations affecting Agri-Tourism Tier 1 provisions.
- k) Farmworker Housing – The Planning Commission will hold a hearing and make a recommendation concerning revisions to zoning regulations affecting the permitting of farmworker housing.