



CITY COUNCIL STUDY SESSION AGENDA REPORT

MEETING DATE: JUNE 10, 2014

ITEM NUMBER:

SUBJECT: ESTABLISHING PLANNING COMMISSION GOALS FOR FISCAL YEAR 2014-15

DATE: JUNE 4, 2014

FROM: DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: JERRY GUARRACINO, AICP
INTERIM ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES

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Prior Goal Setting

In 2013 the City Council approved a list of ten Planning Commission Goals for the year. This list was established by the City Council based on recommendations from and consultation with the Planning Commission and staff. Establishing goals for major commissions and their support staff is an effective way of setting priorities for the allocation of resources. This is particularly important when the potential work program far exceed the constraints on Commissioner's time and the budget and resources of the staff assigned to support those commissions.

Setting FY 2014-15 Planning Commission Goals

Having completed or made substantial progress on the Goals established for 2013 it is appropriate that we look forward to setting new goals for FY 2014-15. This process was begun on April 14, 2014, when staff presented the Planning Commission a Status Report on the 2013 Goals.

Recommendations for the FY-2014-15 Planning Commission Goals were discussed at the April 14, 2014, May 12, 2014 and May 27, 2014 Planning Commission meetings and a number of ideas were considered and discussed, including goals suggested in previous sessions and new items raised by the Planning Commission. As a result of these meetings the Planning Commission is recommending the attached list of potential goals (Attachment No.1); which has been prepared for discussion with the City Council at the Joint Study Session. The list is divided into three parts, as follows:

- Proposed Goals
- Policy Suggestions
- Other Considerations

Discussion and Goal Setting

Staff is seeking direction from the City Council and Planning Commission to refine, prioritize, and approve a set of Planning Commission Goals of FY 2014-15. Based on the direction received from the City Council the approved Goals will serve as the frame work for the Development Services Department's FY 2014-15 Work Program.

Next Steps

Staff is requesting that the City Council review the recommended Planning Commission Goals and provide specific direction on any additions, deletions or modification to these Goals. The approved Goals will be distributed to the Council and Planning Commission following the joint session and will constitute the established Planning Commission Goals for FY 2014-15.

JERRY GUARRACINO, AICP
Interim Assistant Director of
Development Services

GARY ARMSTRONG, AICP
Economic and Development Services
Director

ATTACHMENTS: 1. [Draft Planning Commission Goals Fiscal Year 2014-15](#)

cc: Chief Executive Officer
Assistant Chief Executive Officer
Director of Economic & Development / Deputy CEO
City Attorney
Public Services Director
Transportation Services Manager
City Engineer
City Clerk
Staff (4)
File (2)

Attachment No.1

**Draft - Recommended
Planning Commission Goals Fiscal Year 2014-15**

1. Code Enforcement / NITF:
 - A. Monitor and track progress of NITF relative to Residential Community Impacts:
 - i. Reconcile resident's list with City's list of properties, with the potential to cause Community Impacts *(NITF is in the process of completing this task)*
 - ii. Complaints and Evidence – Clarify for the Planning Commission and public the following as it relates to the reporting of Residential Community Impacts:
 - a. Understand process of reporting and recording “issues”
 - b. Determining what rises to a level of “nuisance”
 - B. Support Task Force by appropriate Planning Commission action
 - i. Address Land Use issues through Ordinances amendments or modification.
 - C. Shalimar Solutions: Evaluate the effectiveness of modified traffic patterns and explore other land use changes to facilitate neighborhood improve and revitalization. *(The objectives of this goal should be clarified to provide specific direction as to the desired outcome)*
 - D. Train Code Enforcement Officers on parking regulations and ticketing of on street vehicles *(In progress)*.
 - E. Review and build on the experience gained from the four previous Targeted Neighborhood Improvement Programs
 - i. Key insights learned from programs
 - ii. Specifically focus on multi-family uses
 - iii. Any code changes or ordinances relative to problem properties, problem owners?
2. General Plan update and implementation -
 - A. General Plan Update - Recommendation to City Council
 - B. Revise or Revoke existing Specific Plans (i.e. Newport Blvd. Specific Plan and 17th Street Specific Plan)
 - C. Revise/Update/Consolidate the Urban Master Plans for consistency with the New General Plan
 - i. Staff to coordinate a study session on the Westside Urban Plans
 - ii. Encourage community engagement in the update process

3. Zoning Code Updates
 - A. Update monument sign standards and requirements *(In progress)*
 - B. Consistency Zoning follow-up to the General Plan updates
 - C. Accessory Structure Regulations/Over Sized Garages
 - i. Model after Huntington Beach; i.e. Eliminate wet bars, eliminate 2nd story exterior ingress/egress

4. Airport Industrial Area - Consider options for a forward planning exercise to ensure the vitality of this business district. *(The objectives of this goal should be clarified to provide specific direction as to the perceived concerns and desired outcome of this effort)*

Potential options may include:

 - A. Encourage formation of a BID – Business Improvement District
 - B. Overlay Zone
 - C. Specific Plan

5. Residential Parking Solution when impact is not from commercial uses:
 - A. Parking structures on City parking lots
 - B. Improve access to businesses *(Clarify what is intended by this sub-task)*

6. “Motel Regulation, Inspections and Enforcement”
 - A. As part of the General Plan update consider incentives and flexible development and land use standards to promote and encourage motel conversions and redevelopment.
 - B. Consider an Ordinance to limit Long Term Occupancy rooms at motels and forward recommendation to City Council. *(In progress, LTO coming back to Planning Commission on June 23, 2014)*
 - C. Review for compliance, existing Motel CUP’s for Long Term Occupancy (CMMI). *(In progress, scheduled for Planning Commission on July 14, 2014)*
 - D. Continue to monitor the findings of the Neighborhood Improvement Taskforce Annual Motel Inspections, as reported in the quarterly report.
 - E. Identify properties for Title 20 investigations and potential nuisance action.

7. Review CUP regulation, enforcement and monitoring.
 - A. Review Zoning Code Chapter IV – Citywide Land Use Matrix to determine if changes should be made to which uses should be permitted, which should require a CUP or which should be prohibited. The goal would be to reduce the application for CUP’s in zones that are not appropriate for the use and to permit (allow by right) more uses where appropriate.
 - B. Consider sunset provisions for some CUP’s *(Consider implications for the business community and provide specific direction as to the desired outcome of this effort)*
 - C. Consider the need for annual certifications or inspections
 - i. Explore applicant based funding source options to pay for follow-up inspections and certifications.
 - D. Consider a policy to suspend annual CUP inspection due to staffing constraints.

Policy Suggestions

1. Integrate Code Enforcement
 - A. For Title 20 efficiencies:
 - i. All employees should report to same structure, either mover 2nd floor to 5th floor, or 5th floor to 2nd floor
 2. Encourage creation of an up to date Economic Development Plan, to guide policy decisions on current planning application (a Newport Beach like Model).
 3. Next Capital Improvement Plan funding cycle recommendations:
 - A. Continue 19th Street improvements; and
 - B. Randolph Ave. improvements
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Other Consideration

1. Quality Control - Continuous Improvement of PC Decisions:
 - A. Evaluate PC's decisions (*Clarify parameters for this evaluation?*)
 - B. Go back 2 years, review projects implemented (*Clarify what we would be looking for*)
 - C. Evaluate if opposition concerns are valid (*Who and how would we ask?*)
2. Review Live-Work projects and regulations:
 - C. Are the work spaces being utilized for business activities?
 - D. How much Live-Work is needed in the City or Westside?
 - E. Where is Live-Work most appropriate?
 - F. Review parking standards for Live-Work projects.
 - G. Identify needed amenities for Live-Work Projects to be successful.
 - H. Consider how best to protect the viability of adjacent business and jobs.