



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 27, 2014

ITEM NUMBER: *NB-2*

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

DATE: MAY 21, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

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

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Background

The Planning Commission Goals were discussed at the April 14, 2014 and May 12, 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. At the request of the Planning Commission Chair, the goal setting discussion was rescheduled for May 26, 2014. To facilitate that discussion, a revised consolidated list of potential goals (Attachment No.1) has been prepared for Planning Commission Consideration. The list is divided into three parts, as follows:

- Proposed Goals
- Policy Suggestions
- Other Considerations

The balance of this report has been carried forward from previous meetings for reference and continuity.

Prior Goal Setting

In 2013 the City Council approved a list of ten Planning Commission Goals for the year. This list was established 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 City 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 now goals for FY 2014-15. This process was begun on April 14, 2014, when staff presented a Status Report on the Planning Commission 2013 Goals. Following that report the Planning Commission provided ideas and suggestions for

potential Fiscal Year 2014-15 Goals. Those recommendations have been organized in the attached document "Draft Planning Commission Goals Fiscal Year 2014-15" (see Attachment No.1) to stimulate further discussion intended to achieve consensus among the Commissioners, and to refine and prioritize the initial list. Once the recommendations have been agreed to by the Planning Commission, a Joint Study Session with the City Council will be convened to seek their input and approval of the new Goals. That Joint Study Session is scheduled for June 10, 2014, in Conference Room 1A and will take place at 4:30 PM.

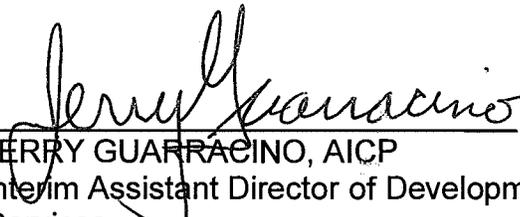
Discussion and Goal Setting

Staff is seeking direction from the Planning Commission to refine and prioritize the Draft Goals, shown in Attachment No. 1, which will be presented to the City Council for consideration.

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Discuss and provide specific direction to Staff about potential FY 2014-15 Goals; and
2. Receive and File Staff's Report



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Interim Assistant Director of Development
Services

Attachments: 1. Draft Planning Commission Goals Fiscal Year 2014-15

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

Attachment No.1

Draft

Planning Commission Goals Fiscal Year 2014-15

Recommended Goals

1. Group Homes - With deference to the 9th Circuit Court of Appeals ruling and Costa Mesa Task Force activities:
 - A. Monitor and track the progress of the NITF
 - i. Reconcile residents list with City's list (*Task Force is currently doing this*)
 - ii. Complaints and Evidence
 - a. Understand process of reporting and recording "issues"
 - b. Determining what rises to a level of "nuisance"
 - B. Support Task Force from Planning Commission
 - i. Land Use issues like "Ordinances"
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. 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... Eliminate wet bars, eliminate 2nd story exterior ingress/egress
4. Code Enforcement / NITF:
 - A. Shalimar Solutions: consider traffic patterns and land use.
 - B. Train Code Enforcement Officers on parking regulations and ticketing of on street vehicles (*In progress*).
 - C. Review 4 Neighborhood Improvement Programs
 - i. Key Learning's across all
 - ii. Specifically on Multi Family
 - iii. Any code changes or ordinances relative to problem properties, problem owners?

5. Airport Industrial Area - Consider options for a forward planning exercise to ensure the vitality of this business district. Potential options may include:
 - A. BID – Business Improvement District
 - B. Overlay
 - C. Specific Plan
 6. Residential Parking Solution when impact is not from commercial uses:
 - A. Parking structures on City parking lots
 - B. Improve access to businesses
 7. “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.
 - C. Review for compliance, existing Motel CUP’s for Long Term Occupancy (CMMI).
 - D. Continue to monitor the findings of the Neighborhood Improvement Taskforce Annual Motel Inspections.
 - E. Identify properties for Title 20 investigations and potential nuisance action.
 8. 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
 - 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.
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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 funding cycle recommendations
 - A. Continue 19th Street improvements; and
 - B. Randolph Ave. improvements

Other Consideration

1. Quality Control - Continuous Improvement of PC Decisions
 - A. Evaluate PC's decisions
 - B. Go back 2 years, review projects implemented
 - C. Evaluate if opposition concerns are valid

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.