

**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, MARCH 7, 2017
6:00 P.M.
ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE**

1. CALL TO ORDER:

2. ROLL CALL

3. FLAG SALUTE:

4. AGENDA REVIEW:

The Commission may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. The Commission requests that public comment be limited to three (3) minutes and be accompanied by voluntary submittal of a "speaker slip" to facilitate meeting organization and preparation of the minutes.

6. WRITTEN COMMUNICATIONS:

Correspondence or supplemental information for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:

7.a. APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the February 21, 2017 meeting.

Documents:

[PC 07a Draft Minutes 02-21-17.pdf](#)

8. PUBLIC HEARINGS:

9. NON-PUBLIC HEARING ITEMS:

9.a. CONSIDERATION OF 2016 GENERAL PLAN ANNUAL REPORT

Recommended Action: It is recommended the Planning Commission receive and file the 2016 General Plan Annual Report for final acceptance by the City Council.

Documents:

[PC 2017-03-07 09a 2016 General Plan Annual Report.pdf](#)

10. NOTICE OF ADMINISTRATIVE DECISIONS:

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

10.a. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 7, 2017

Documents:

[PC 10.a. Administrative Decisions.pdf](#)

11. COMMISSION COMMUNICATIONS:

Correspondence/Comments as presented by the Planning Commission.

11.a. Conference Discussion

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by the Community Development Director.

13. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2. Agenda reports can be accessed and downloaded from the City's website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our [Notify Me](#) feature.

Planning Commission meetings are cablecast live and videotaped for replay on Arroyo Grande's Government Access Channel 20. The rebroadcast schedule is published at www.slo-span.org.

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, FEBRUARY 21, 2017
ARROYO GRANDE COUNCIL CHAMBERS
215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners Terry Fowler-Payne, John Mack, Glenn Martin, Frank Schiro, and Lan George were present.

Staff Present: Planning Manager Matt Downing, Planning Technician Sam Anderson, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Schiro led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

John A. Wysong, Grover Beach said that the island in the area of 1399 E. Grand Avenue is not needed, asked that it be removed and requested a crosswalk on Oak Park Boulevard.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes

Recommended Action: Approve the minutes of the Planning Commission Meeting of February 7, 2017 as submitted.

Action: Commissioner George moved to approve the minutes of the Planning Commission Meeting of February 7, 2017. Commissioner Martin seconded, and the motion passed on a unanimous voice vote.

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT 16-003; AN ORDINANCE AMENDING SECTION 16.44.050 OF THE CITY OF ARROYO GRANDE MUNICIPAL CODE REGARDING FLOODPLAIN MANAGEMENT; LOCATION – CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

Planning Manager Downing presented the staff report recommending the Planning Commission adopt a Resolution recommending that the City Council adopt an Ordinance amending Section 16.44.050 of the City of Arroyo Grande Municipal Code regarding floodplain management. Mr. Downing responded to questions from the Commission on flood zone changes, appeal of a floodplain, boundary, and stated there were no flood zone changes made in the City of Arroyo Grande.

Due to no speakers in the audience, the public hearing was opened and closed.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT NO. 16-003 AMENDING TITLE 16 REGARDING REGULATIONS FOR FLOODPLAIN MANAGEMENT; CITYWIDE**”. Commissioner Schiro seconded the motion and the motion passed on the following roll call vote:

AYES: Martin, Schiro, Fowler-Payne, Mack, George
NOES: None
ABSENT: None

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF STAFF PROJECT 17-001; INTERPRETATION OF ARROYO GRANDE MUNICIPAL CODE DEFINITION OF STORY; LOCATION – CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

Planning Technician Anderson presented the staff report recommending the Planning Commission review the definition of “story” in the Arroyo Grande Municipal Code (AGMC) and adopt a Resolution providing an interpretation classifying rooftop decks as a separate story. Mr. Anderson and Planning Manager Downing responded to Commission questions regarding definition of story being a rooftop deck; at what time the Architectural Review Committee would review; and clarified the Viewshed Review process/notification.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE INTERPRETING THAT A ROOFTOP DECK IS TO BE CLASSIFIED AS A SEPARATE STORY IN SECTION 16.040.070 OF THE ARROYO GRANDE MUNICIPAL CODE**”, with the following modification: add “as an interim solution until such time as a formal review and submission of ordinance is drafted in the Development Code with definition for rooftop deck” at the end of the sentence in the paragraph of **NOW, THEREFORE, BE IT RESOLVED.**

After Commission discussion, it was the consensus of the Commission that this matter and/or status come back before the Commission in four months.

Planning Manager Downing stated staff will come back to the Commission with a draft modification to the Ordinance for their review in four months. Planning Manager Downing stated that if a draft was not ready in four months, staff would return with a status update.

Chair George asked that standards and guidelines be added to the motion.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE INTERPRETING THAT A ROOFTOP DECK IS TO BE CLASSIFIED AS A SEPARATE STORY IN SECTION 16.040.070 OF THE ARROYO GRANDE MUNICIPAL CODE**”, with the following modifications: add “as an interim solution until such time as a formal review and submission of ordinance is drafted in the Development Code with definition, standards, and

guidelines defined for rooftop deck” at the end of the sentence in the paragraph of **NOW, THEREFORE, BE IT RESOLVED.** Commissioner Fowler-Payne seconded the motion and the motion passed on the following roll call vote:

AYES: Martin, Fowler-Payne, Schiro, George
NOES: Mack
ABSENT: None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 7, 2017

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
ARCH 16-013	Mark Vasquez	301 S. Mason Street	New secondary dwelling unit and residential addition in the Historic Character Overlay District	A	M. Downing
VSR 16-005 MEX 17-001	David and Jennifer Daniels	250 Ridgeview Way	Demolition and replacement of an existing residence and garage and side yard setback reduction	A	S. Anderson

In response to Commissioner Fowler-Payne’s question, Planning Technician Anderson explained what triggered the need for MEX 17-001. Commissioner Fowler-Payne asked if it is possible that the Commission be provided an 8½ x 11 site map for the Administrative Decisions. Planning Manager Downing said staff would look into the request consistent with the Municipal Code.

11. COMMISSION COMMUNICATIONS

Commissioner Martin said all five Commissioners will be attending the “Planning Commissioners Academy” the week of February 27th.

Commissioner Mack stated the Commission received the attendance schedule for the 2017 Architectural Review Committee and Historical Resource Committee meetings.

12. STAFF COMMUNICATIONS

Planning Manager Downing gave an update on the recent storm and thanked all City and PG&E staff who helped out.

Mr. Downing stated the following: at the next Commission meeting, staff will present the General Plan Annual Report; and all outgoing Commissioners/Committee and Board Members will be acknowledged at the February 28th City Council meeting.

In response to Commissioner George, Mr. Downing said he will contact Public Works regarding how and if residents could dispose of extra green waste that has been accumulated due to the storm.

In response to Commissioner Fowler-Payne, Mr. Downing said City Arborist McClure will be checking City tree damage from the storm.

In response to Commissioner Mack, Mr. Downing said the City is still under the Governor's mandate for water conservation.

13. ADJOURNMENT

On motion by Chair George, seconded by Commissioner Schiro and unanimously carried, the meeting adjourned at 7:39 p.m.

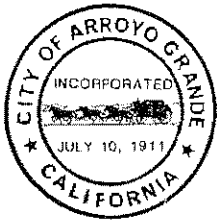
ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved at PC Meeting _____)

DRAFT



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ^{MD} PLANNING MANAGER

SUBJECT: CONSIDERATION OF 2016 GENERAL PLAN ANNUAL REPORT

DATE: MARCH 7, 2017

RECOMMENDATION:

It is recommended the Planning Commission receive and file the 2016 General Plan Annual Report for final acceptance by the City Council.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

Financial impacts include staff time and resources of approximately \$500 to prepare the Annual Report. It is anticipated that this report will continue to be built upon for future Annual Reports.

BACKGROUND:

California Government Code Section 65400 requires all cities to file a General Plan Annual Report to the Governor's Office of Planning and Research (OPR). The purpose of the Report is to monitor the City's implementation of the City's General Plan over time, to help identify statewide trends and inform local decision makers. Prior to submittal to the state, the Annual Report must be presented to the City Council for review and acceptance. As a procedural matter, the Annual Report is being brought to the Planning Commission for receipt and acceptance prior to the Council given the role of the Commission as one of the "keepers" of the General Plan.

The City's General Plan was adopted in October 2001. A number of activities have been undertaken that implement the goals and policies of the General Plan since that time, including the optional elements adopted by the City. The last major update of the General Plan was completed in March 2016, with the adoption and certification of the 2014-2019 Housing Element Update. The Housing Element was certified by the Department of Housing and Community Development in September 2016.

ANALYSIS OF ISSUES:

The Annual Report provides an overview of the activities completed or currently being undertaken during 2016 to implement or update the General Plan. With the exception of

**PLANNING COMMISSION
CONSIDERATION OF 2015 GENERAL PLAN ANNUAL REPORT
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the Housing Element Update, no other amendments to the General Plan were adopted during 2016. Activities have been conducted to work toward updating other General Plan Elements while opportunities to implement the General Plan were completed as they became available. It should be noted that the Annual Report is not a comprehensive list of activities undertaken by the City during 2016.

The City's Annual Report is formatted into two (2) sections:

- Section 1: Introduction, including the legal requirements of the Annual Report and status of the adopted Elements of the General Plan; and
- Section 2: Summary of Activity for 2016.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

- Receive and file the General Plan Annual Report for final acceptance by the City Council; or
- Provide direction to staff.

ADVANTAGES:

The City will be providing the State with data in compliance with the California Government Code.

DISADVANTAGES:

There are no disadvantages identified with filing the Annual Report.

ENVIRONMENTAL REVIEW:

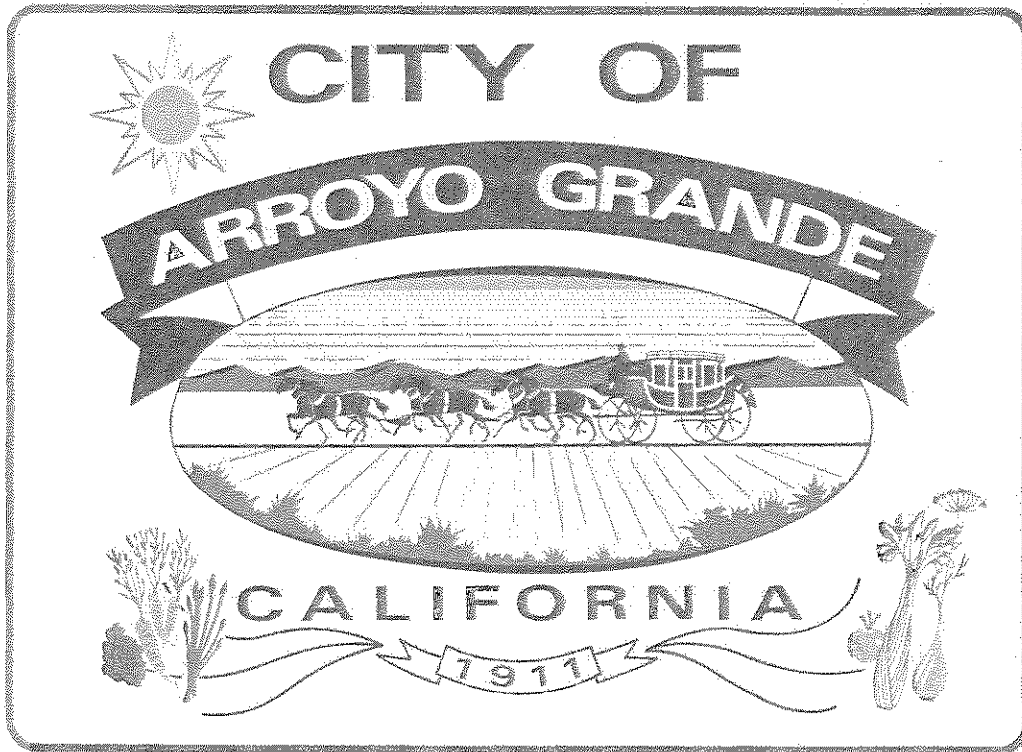
Environmental review is not required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. At the time of report publication, no comments have been received.

Attachment:

1. 2016 General Plan Annual Report



General Plan Annual Report
2016

CITY OF ARROYO GRANDE

City Council

Jim Hill, Mayor
Tim Brown, Mayor Pro Tem
Kristen Barneich
Barbara Harmon
Caren Ray

Planning Commission

Lan George, Chair
Terry Fowler-Payne
John Mack
Glenn Martin
Frank Schiro

Community Development Department

Teresa McClish, AICP, Community Development Director
Matt Downing, AICP, Planning Manager
Kelly Heffernon, AICP, Associate Planner
Sam Anderson, Planning Technician
Debbie Weichinger, Executive Assistant

Contact Information

City of Arroyo Grande
Community Development Department
300 E. Branch Street
Arroyo Grande, CA 93420
Phone: (805) 473-5420

Website

www.arroyogrande.org

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Section 1 - Introduction

A. Purpose of the Annual Report

This report reviews the activities that took place to implement the Arroyo Grande General Plan between January 1, 2016 and December 31, 2016. This report fulfills the requirements of Section 65400 of the California Government Code, which requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. This annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs. The City is required to file the annual report with the Office of Planning and Research (OPR), as well as to their legislative bodies. The legislative body for Arroyo Grande is the City Council.

B. Purpose of the General Plan

The General Plan is the foundation development policy document of the City of Arroyo Grande. It defines the framework by which the physical, economic and human resources of the City are to be managed and utilized over time. The General Plan is available for public review at City Hall and on the City's website.

As an informational document, the General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests.

C. Status of the Adopted Elements of the City's General Plan

State law requires that the General Plan include seven elements. These mandatory elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law allows the City to adopt any additional general plan elements that the City deems necessary. Additionally, the elements of the general plan may combine elements as it deems necessary. The City of Arroyo Grande General Plan combines Agriculture, Open Space, and Conservation elements into a single element. The following is a breakdown of the City's General Plan:

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
Agriculture, Conservation and Open Space Element	Agriculture (Optional)	Define policy for the protection of significant natural resources, providing the setting or context for urban land use development and incorporated City areas.
	Conservation	
	Open Space	
Fringe and Urban Area Land Use Element	Land Use	Provides for the types, density or intensity, design and distribution of existing and potential City areas.
Circulation/Transportation Element	Circulation	Identifies the street pattern and other circulation infrastructure and transportation systems needed to support the uses identified Land Use

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
		Element.
Housing Element	Housing	Identifies and provides an analysis of existing and projected housing needs, an evaluation of housing constraints, a statement of goals, policies, quantifiable objectives and financial resources, and scheduled programs for the preservation, improvement, and development of housing.
Safety Element	Safety	Provides for the protection of lives and property from the adverse effects of natural and man-caused hazards.
Noise Element	Noise	Identifies the sources and outlines policy to protect land uses against adverse noise levels associated with necessary circulation and related activity.
Economic Development Element	Economic Development (Optional)	Defines the objectives, policies and proposals for improved employment, business retention and expansion, and fiscal growth of the community.
Park and Recreation Element	Parks and Recreation (Optional)	Outlines these public facilities and services desired to support the City and area residents, businesses, and visitors' leisure-time activities.

The City's General Plan was adopted in October 2001. The City's last major update of the General plan was completed in March 2016, with the City's adoption and certification of the 2014-2019 Housing Element Update. The 2014-2019 Housing Element was certified by the Department of Housing and Community Development in September 2016. The following is a list of updates to the General Plan since the document's adoption:

Amendment No.	Date	Type	Project
GPA 02-001	November 2003	Land Use Map	Parkside Residences
GPA 02-002	June 2003	Land Use Map	Berry Gardens Subarea 2
GPA 03-001	April 2003	Land Use Map	Village Core Extension
GPA 03-002	September 2003	Land Use Map	Agriculture Designations
GPA 03-003	March 2004	AG/C/OS	Conversion of Prime Ag Land, Farmworker Housing, and Ag Conservation Easements
GPA 04-001	Withdrawn by applicant	Land Use Map	Alder House
GPA 04-002	August 2004	Land Use Map	Noyes Road Properties
GPA 04-003	March 2005	Housing Element	Housing Element Update

Amendment No.	Date	Type	Project
GPA 06-001	August 2006	Land Use Map	Castillo Del Mar
GPA 06-002	November 2006	Circ & Parks and Rec Elements	Bike and Pedestrian Plan
GPA 06-003	November 2007	Land Use Map	S. Elm Multi-Family Designation
GPA 06-004	February 2007	Land Use Map	Sunset Drive
GPA 07-001	June 2007	AG/C/OS	Creek Protection Policies
GPA 07-002	November 2007	Housing Element	Affordable Housing Requirements
GPA 07-003	Placed on hold due to competing priorities	AG/C/OS	Conservation Element Update
GPA 09-001	September 2009	Land Use Map	2009 Land Use Map Cleanup
GPA 09-001B	October 2009	Land Use Map	Pearwood Annexation
GPA 11-001	Withdrawn by applicant	Land Use Map	Hillcrest
GPA 11-002	October 2013	Housing Element	2007-15 Housing Element
GPA 12-001	Withdrawn by applicant	Land Use Map	Alder House
GPA 12-002	July 2012	Circulation Element	Bicycle and Trails Master Plan
GPA 12-003	October 2012	Economic Development	2012 Economic Development Element
GPA 14-001	March 2014	Land Use Map	Heights at Vista Del Mar Annexation
GPA 14-002	October 2015	Land Use Element	Courtland/Grand
GPA 14-003	March 2016	Housing Element	2014-19 Housing Element

The following is a brief overview of actions taken in 2016 relative to each individual Element:

Land Use Element (Adopted October 2001)

No text or map amendments to the Land Use Element occurred in 2016. The Community Development Department has begun collecting necessary data and the City Council has allocated some funding to begin the update of the Land Use Element following the Circulation Element update.

Circulation Element (Adopted October 2001)

No text amendments to the Circulation Element occurred in 2016. The Community Development Department is currently working on an update to the Circulation Element with an estimated public draft being available in summer 2017.

Housing Element (Adopted March 2016)

The Housing Element was updated and adopted in March 2016 for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle. Since its adoption, a Development Code Amendment (DCA 14-006) was adopted by the City Council regarding emergency shelters and supportive and transitional housing, as directed by Senate Bill 2 and Government Code Section 65583. Additional work on the Housing Element included the identifying actions to be completed during the implementation of the Housing Element. It is anticipated that further discussion of these activities will occur in future annual reports.

Agriculture, Conservation, and Open Space Element (Adopted October 2001, Amended June 2007)

No text amendments to the Agriculture, Conservation, and Open Space Element occurred in 2016. The City did secure Creek Easements for future creekside trails along Arroyo Grande Creek in March 2016, consistent with Objectives and Policies of the Element.

Safety Element (Adopted October 2001)

No text amendments to the Safety Element occurred in 2016. The City is working on text updates to incorporate the Local Hazard Mitigation Plan and address fire and flood hazards in accordance with State Law.

Noise Element (Adopted October 2001)

No text amendments to the Noise Element occurred in 2016.

Economic Development Element (Adopted October 2012)

No text amendments to the Economic Development Element occurred in 2016. The City is currently working on an Economic Development Strategic Plan and considering opportunities to combine that work effort with other work efforts such as the East Grand Avenue Master Plan in order to increase implementation of the plan and investment by property owners.

Parks and Recreation Element (Adopted October 2001)

No text or map amendments to the Parks and Recreation Element occurred in 2016. The City is currently in the initial stages of updating the Parks and Recreation Element. A small team of City staff have been assembled and are reviewing the existing Element to identify actions taken to implement the policies and programs and begin developing recommendations to policy amendments.

Section 2 – Summary of Activity – 2016

The City of Arroyo Grande policies and programs identified in the General Plan include tools already in place and used on a day-to-day basis in the City. Some of the various tools available to further the City's goals and objectives include the City Council's annual goals and priorities, Budget/Capital Improvement Program, Specific Plans and Master Plans of Development, Zoning and Subdivision Regulations, CDBG Funds, etc.

Planning Commission

The City of Arroyo Grande Planning Commission is designated as the "Planning Agency", as authorized by Section 65100 of the Government Code. The Commission has the discretionary and advisory responsibilities that are authorized by Chapters 2.18, 16.04, and 16.08 of the Arroyo Grande Municipal Code.

During 2016, the Planning Commission approved the following:

- Six (6) conditional use permits;
- One (1) lot merger;
- Two (2) architectural reviews;
- Three (3) tentative parcel maps;
- One (1) amended conditional use permit;
- One (1) plot plan review;
- Two (2) variances;
- One (1) time extension;
- One (1) lot line adjustment;
- One (1) pre-application;
- Two (2) minor exceptions;
- Three (3) planned unit developments;
- One (1) viewshed review; and
- One (1) Development Code interpretation.

In their advisory role, the Planning Commission forwarded recommendations to the City Council that included three (3) land use entitlements, four (4) amendments to the Development Code, and two (2) amendments to the General Plan.

Building and Life Safety Division

The City's Building and Life Safety Division reviews project plans, issues permits, and provides inspection services for compliance with California's building, fire, mechanical, electrical, plumbing, energy, and disabled access codes, as well as city ordinances.

In 2016, the Building Division received 621 building permit applications and issued 523 building permits. During the past year, City building inspectors made 2,154 construction and safety-related inspections associated with building permit activity. The Building Division finalized and completed 452 building permits in the same period.

Planning Division

The Planning Division assists the community, the City Council, and the Planning Commission in preparing for the City's future growth and development, as well as reviews current development plans for consistency with local ordinances. The Planning Division administers the Development Code and Deals with transportation, housing, community facilities, public safety, open space, design, and the use of land.

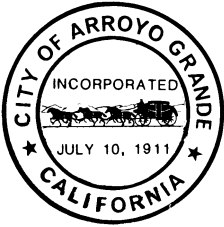
The Planning Division provides support staff to the Planning Commission, Architectural Review Committee, Historical Resources Committee, Downtown Parking Advisory Board, and Traffic Commission. Administrative functions include the scheduling of meetings, preparations of agendas, posting hearing notices, and preparation of minutes.

The Planning Division provides land use analysis, environmental review as required under the California Environmental Quality Act, and prepares staff reports for the aforementioned Commissions and Committees, including the City Council.

In 2016, the Planning Commission received 219 applications for various land use entitlements (permits), including, Development Code Amendments, land divisions, Conditional Use Permits, Minor Use Permits, and Sign permits.

General Plan Policies and Programs

Community Development Department staff is currently working on a number of items specifically related to the General Plan, as referenced above. Prioritized work efforts for the General Plan include the Circulation Element Update, defining attainable housing, identifying incentives for attainable housing, and ensuring the City's emergency shelter regulations are consistent with State law, as part of the Housing Element (HE-A.14, HE-A.14-1, and HE-K.2-1), and the Economic Development Strategic Plan (ED6).



**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
MARCH 7, 2017**

(Approvals by the Community Development Director)

ITEM NO. 1: TEMPORARY USE PERMIT 17-003; TEMPORARY TENT USE DURING CONFERENCE; SEPTEMBER 25-27, 2017; LOCATION – 900 N. OAK PARK BOULEVARD; APPLICANT – NEW HOPE CHURCH

After making the findings specified in Section 16.16.090 of the Municipal Code, the Community Development Director approved the above referenced project for the placement and use of one (1) 400 square-foot tent for shade and display area as part of a conference being held September 25-27, 2017.