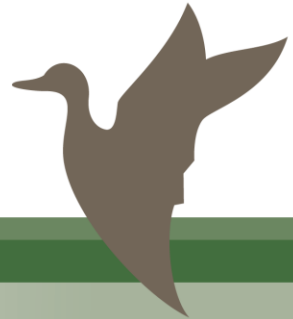




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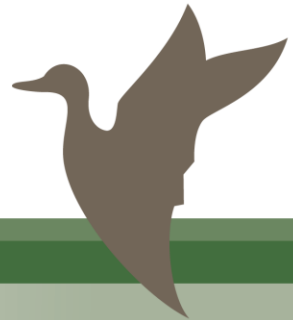
Role of the Commission

- Delegated authority by the City Council
- Primary entity through which land use entitlements are considered
- Operate through adopted bylaws



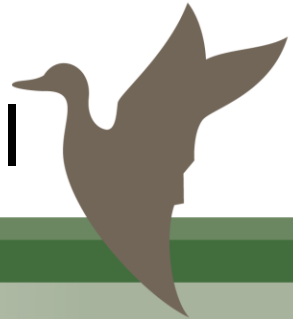
Role of the Commission

- Acts as an advisory board to the City Council on all development issues
- Permanent committee comprised of 7 individuals
- Appointed by the Mayor and Council



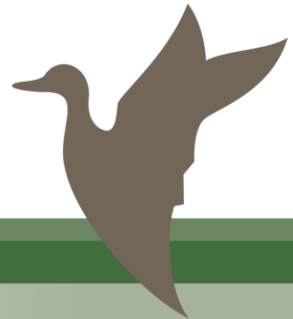
Role of the Commission

- Assures that the General Plan is implemented by reviewing development projects on a case-by-case basis
- Functions as the decision-making body for projects
- Recommendations to the City Council



Individual Project Review

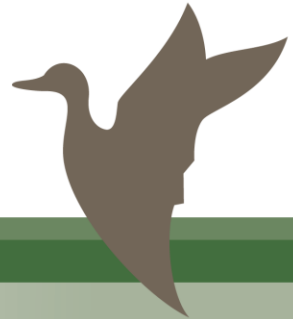
- **Since Jan. 2017:**
 - 16 meetings
 - 20 projects
 - 2 workshops
 - 1 zoning code text amendment
 - 1 initiated text amendment



Training

- Annual Conference

- This past April, 4 Commission members and the Dept. Director attended a 3-day Planning Commissioner's conference in Monterey
- Provided an opportunity to visit existing projects and discussed urban design



To do list

- Bars & Nightclubs ordinance
- Drive-thru workshop
- Truck terminal text amendment
- Sidewalks in gated subdivisions
- El Margarita Master Plan
- Bogue-Stewart Master Plan

