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MEMORANDUM

DATE: January 22, 2018

TO: Planning Commission

FROM: Roger Trout, Director of Planning and Building Department

SUBJECT: January 25, 2018 Agenda, Item 5, Public Workshop on Planning Processes and Procedures

The Planning Commission is appointed by the Board of Supervisors and has authority to approve a range of applications pursuant to the Subdivision Ordinance (Title 120) and the Zoning Ordinance (Title 130).

To assist the Planning Commission, staff, and members of the public, a series of public workshops is planned to be held to discuss a range of topics that are of interest and relevance to the planning process.

This first workshop will focus on the Discretionary Planning Process. A flowchart has been posted on the Planning webpage since 2009. The Planning Director would like to discuss the steps in more detail with the Planning Commission on January 25, 2018.

Future topics for workshops may include:

1. Subdivisions: Tentative Maps; Final Maps; Time Extension; Conditions of Approval.
2. Zoning Permits: Special Use Permits; Design Review; Appeals; Development Plans.
3. Legislative Acts: Recommendations on Zone Changes; Specific Plans; General Plan Amendments; Development Agreements.
4. California Environmental Quality Act (CEQA).
5. Planning Commission Decisions: Motions and Findings; Communication with Staff.
6. Constitutional Issues: Nexus; Rough Proportionality; Un-constitutional Conditions. (Nolan, Dolan, Koontz.)
7. Ministerial Processes: Building Permit; Grading Permit; Subdivision Improvements; Business License.
8. General Plan Transportation Policies: Measure Y, Measure E, CIP and TIM Programs.