



# *City of Oceanside*

## Planning Commission

### Fiscal Years 2025/2026 & 2026/2027

### Workplan

#### **I MISSION STATEMENT**

The Oceanside Planning Commission shall guide, encourage and promote responsible and sustainable development as it relates to the physical, environmental, social, economic, cultural and safety needs of the community.

#### **II COMPOSITION/ROLE**

The Commission is composed of seven members. As stated in City Council Policy No. 300-021, adopted on May 21, 1997, the members of the Planning Commission have the knowledge and experience as citizens of Oceanside to represent the community as a whole in their decisions and recommendations. The Council Policy also includes ethical standards for the Planning Commission. These standards require the advancement of the public interest; the importance of independence in judgment; observing the letter and spirit of laws; and fairness.

#### **III STRUCTURE**

The Planning Commission serves under provisions of local ordinance and state law. Its secretary is the City Planner, and principal staff support is provided by the Development Services Department/Planning Division.

From time to time various ad-hoc sub committees are appointed by the Chair to work on specific issues. In addition, one Commission member will serve on the Downtown Advisory Committee (DAC). ~~The Chairperson of the Commission also serves as the Planning Commission representative on the Oceanside Mobilehome Park Financing Authority.~~

#### **IV GENERAL GOALS AND TASKS**

The Planning Commission's primary goal is to consider land use requests and study land use issues in light of the City of Oceanside's General Plan and its elements and implementing documents including zoning regulations. The Commission is responsible for land use decisions and recommendations under the auspices of Federal, State, regional and local laws, ordinances and City policies.

The Planning Commission works to improve the quality of life for members of the Oceanside community and makes recommendations and decisions that contribute to the vision that will shape and define the City in the future.

The Commission works strongly and consistently for the enhancement of public participation and knowledge of the planning process.

To carry out its work the Commission conducts approximately 45 public hearings annually on land use applications for Development Plans, Conditional Use Permits, Tentative Maps, Zone Changes and other discretionary actions. The Commission also forms ad-hoc sub committees to consider planning matters that would benefit from early input from the Commissioners and holds public workshops that serve as educational forums for community members, staff and Commissioners on planning related issues.

## **V SPECIFIC GOALS AND TASKS**

1. The Planning Commission shall conduct public hearings and make land use decisions and/or recommendations to the City Council on development project applications and on regulations affecting development.
2. The Planning Commission shall hear all sides of any issue before it, by providing a complete opportunity for all interested parties to be heard in a public meeting.
3. The Commission shall conduct an in-depth review and complete public discussion of all projects it hears prior to making any deliberations, decisions or recommendations.
4. The Commission shall review, affirm and adopt all of the findings required by State law and local regulation for the actions it takes on any projects either for or against.
5. The Commission shall consider all of the environmental documentation provided with a project and make findings based on the requirements of the California Environmental Quality Act.
6. The Commission shall continue to place and support conditions on projects to ensure that potential impacts are mitigated appropriately.
7. The Commission shall continue its practice of in-depth review of the architecture, design, infrastructure and landscaping of all development projects to insure their compatibility with and enhancement of the surrounding neighborhoods and the overall community.
8. The Commission shall provide input to the Community Development Commission (CDC) on projects within the Downtown project area as requested by the City Council/CDC through the Downtown Advisory Committee (DAC).

9. The Commission shall provide review of transportation and capital Improvement related items and/or concerns.
10. The Planning Commission will hold public workshops or discussion items early in the review process of larger development proposals, in order to provide conceptual input, well in advance of the project's public hearing.
11. The Planning Commission will participate in the design review of projects, on an as needed basis as determined by the Planning Commission. The goal is to have an ad-hoc sub-committee evaluate the design of some projects that have completed staff review, in order to facilitate their subsequent review by the entire Planning Commission.
12. During the coming two fiscal years FY 2025-2026 and 2026-2027 (i.e. July 1, 2025 through June 30, 2027), the Planning Commission's work is anticipated to include the following:
  - a) General Plan Update –
    - i. Hold a hearing and make a recommendation regarding adoption of updated General Plan elements, including Land Use, Circulation, Community Facilities, Conservation and Open Space, and Safety.
    - ii. Hold a hearing and make a recommendation regarding adoption of the Smart & Sustainable Corridor Specific Plan.
    - iii. Hold a hearing and make recommendations regarding the South Morro Hills Community Plan.
  - b) Comprehensive Zoning Ordinance Update – Hold a hearing and make a recommendation on the comprehensive update to the Zoning Ordinance, which is intended to implement the updated General Plan.
  - c) Accessory Dwelling Unit (ADU) Provisions – Hold a hearing and make a recommendation regarding updating the City's ADU provisions, including recent State legislation.
  - d) Density Bonus Provisions – Hold a hearing and make a recommendation regarding updating the City's density bonus provisions, including recent State legislation.
  - e) Oceanside Transit Center – Hold a hearing and make a recommendation regarding NCTD's proposal to redevelop the transit center with a mixed-use project.
  - f) Guajome Lake Homes – Hold a public hearing and make a decision on the the residential project at 2839 Guajome Lake Road.

- g) Garrison Townhomes – Hold a hearing and make a recommendation on general plan amendment, zone change, tentative map, and development plan for the redevelopment of the Garrison Elementary school site.
- h) Ocean Kamp – Hold a hearing and make a decision on the residential component of the Ocean Kamp horizontal mixed-use project.
- i) Via Las Rosas – Hold a hearing and make a decision on the residential project at the easterly terminus of Via Las Rosas.
- j) Tierra Norte – Hold a hearing and make a decision on the residential project located at 4617 and 4665 North River Road.