

## **Planning Commission Duties & Responsibilities**

The Planning Commission has the following powers and performs the following duties, nearly all of which require public hearings and result in recommendations made to the City Council:

- Prepares a comprehensive plan for anticipating and influencing the orderly and coordinated development of land and building uses of the City and its environs; convenes public hearings on the plan and any amendments

Divides the City into appropriate zones within which specific standards, requirements and conditions may be provided for:

1. regulating the use of public and private land, buildings and structures
  2. location, height, bulk, number of stories and size of buildings and structures
  3. sizes of yards, courts, open spaces
  4. densities of population
  5. ratio of land area to the area of buildings and structures
  6. setbacks
  7. area required for off-street parking
  8. protection of access to direct sunlight for solar energy systems
  9. and such other standards, requirements, regulations and procedures as are appropriate
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- Prepares a shoreline management master program for the City's shorelines, and a shoreline environment designation map, as required by state law and City ordinance;
  - Review all proposed amendments to the city zoning code, subdivision code and shoreline management code;
  - Conduct, on its own initiative or upon request by the mayor or city council, investigations into matters relating to the physical, economic and environmental development of the city, and public works and civic improvements, and submit reports and recommendations to the mayor and city council with respect to the same;
  - Perform such other duties or responsibilities as may be specifically delegated by the mayor or city council. (Ord. 2030 § 1, 1995; Ord. 1298 § 2, 1983).