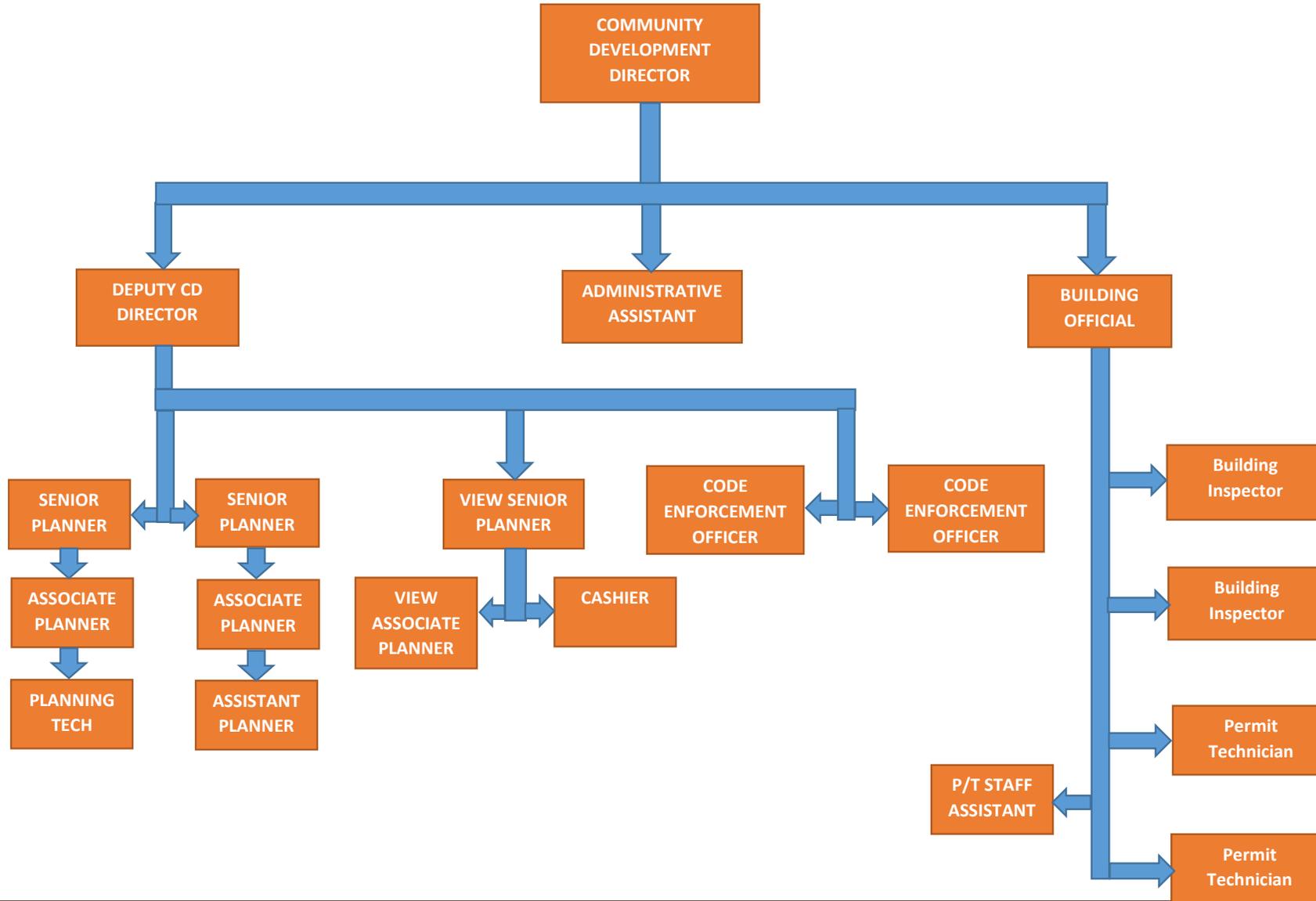


Community Development Department



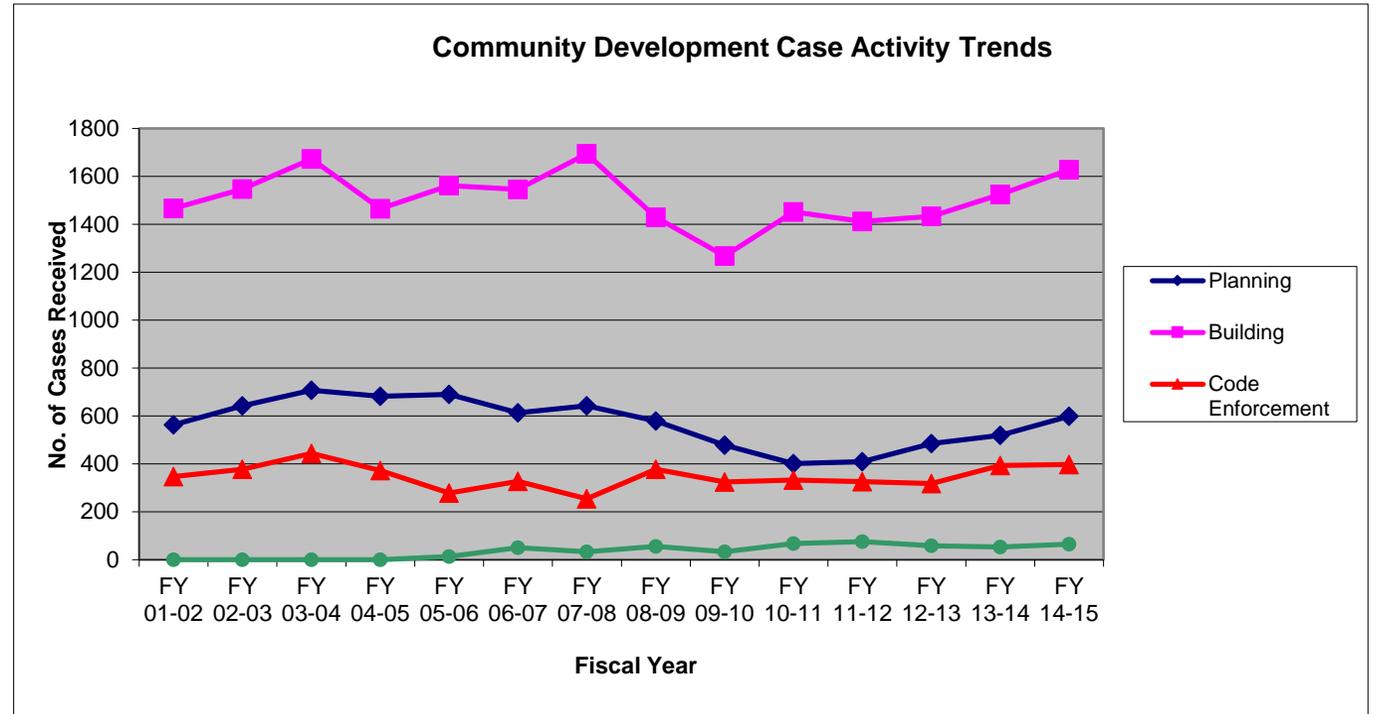
Planning Commission Meeting
February 23, 2016

COMMUNITY DEVELOPMENT DEPARTMENT ORGANIZATIONAL CHART



Department Activity

	Planning	Building	Code Enforcement	View
FY 01-02	563	1467	347	N/A
FY 02-03	643	1548	378	N/A
FY 03-04	707	1673	444	N/A
FY 04-05	682	1465	373	N/A
FY 05-06	690	1562	278	13
FY 06-07	614	1546	327	50
FY 07-08	643	1695	255	33
FY 08-09	579	1430	377	56
FY 09-10	479	1268	325	33
FY 10-11	401	1452	333	67
FY 11-12	410	1412	326	75
FY 12-13	485	1434	318	59
FY 13-14	520	1525	393	53
FY 14-15	599	1628	398	65

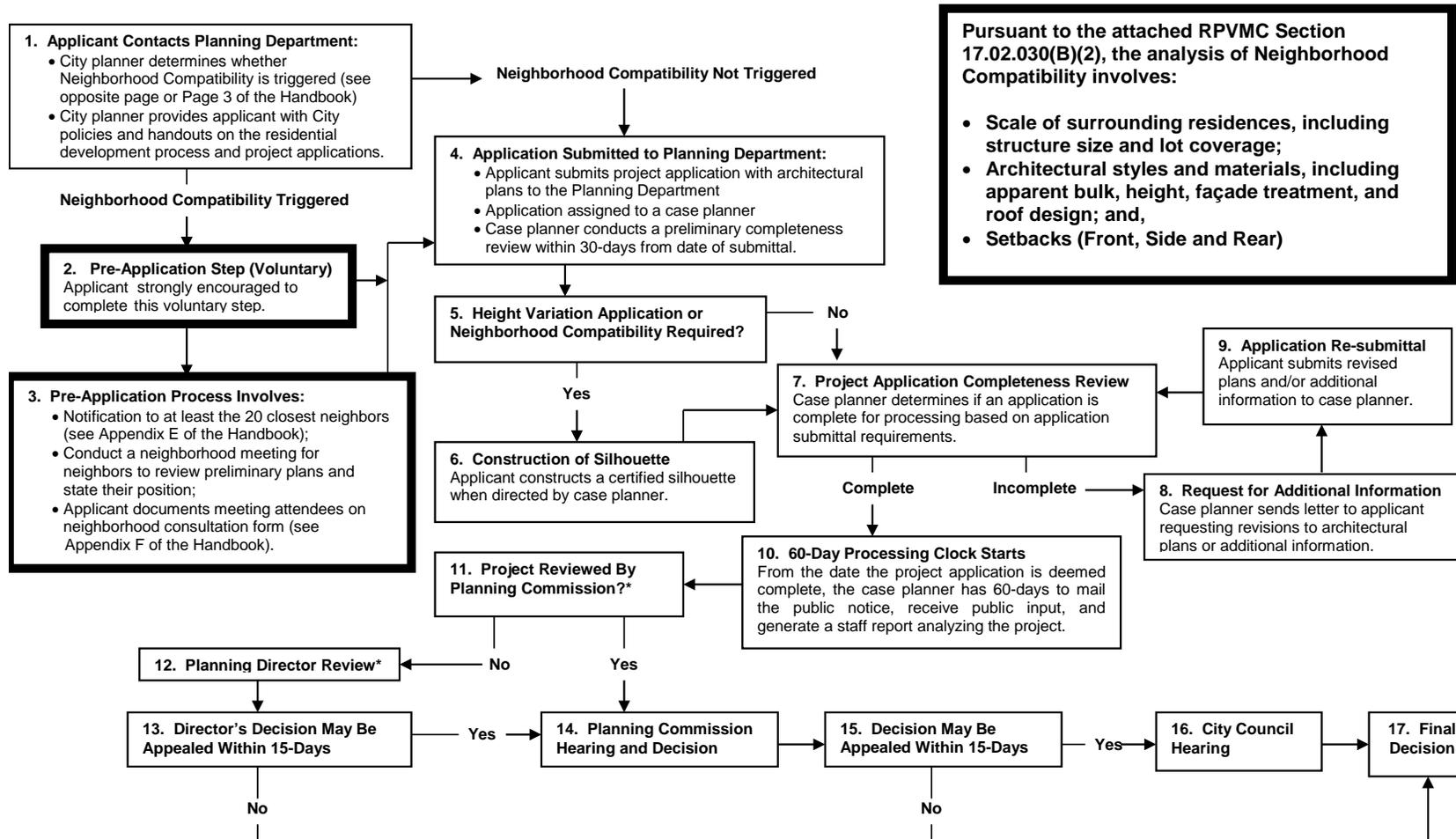


Planning Division (Zoning/Land Subdivision)

- Primarily Applications for Residential Remodels/Additions (6.6 new SFR's/yr in last 10 years)
- Non-Residential Applications – Terranea Resort, Trump National Golf Club, Marymount Univ., Golden Cove Center, The Terraces Shopping Center
- 599 planning cases processed in FY 14/15 (typically: 5-10% PC decisions, 10-20% Director decisions, 70-80% over-the-counter decisions)
- Preparation/Update of Long Range Plans



SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT PROCESS CHART



Pursuant to the attached RPVMC Section 17.02.030(B)(2), the analysis of Neighborhood Compatibility involves:

- Scale of surrounding residences, including structure size and lot coverage;
- Architectural styles and materials, including apparent bulk, height, façade treatment, and roof design; and,
- Setbacks (Front, Side and Rear)

*The review process depends on the application requested. For more information see the flip side of this flow chart or Page 8 of the Neighborhood Compatibility Handbook, City Staff or the appropriate Code sections pertaining to the requested application.

The above boxes outlined in bold represent steps involved in the analysis of Neighborhood Compatibility

Building & Safety Division

Structural plan check, Geology review, Drainage review

- 1,628 individual B&S cases processed in FY 14-15
- In-house Staff with outsourcing for drainage, engineering and geologic review
- Perform plan check and inspection services

Code Enforcement Division

- Reactive vs. Proactive Policy
- 398 cases processed in FY 14/15
- Coordination with LA County Sheriff and City Attorney
- Massage Permits and Animal Control
(including coyotes and peafowl)

View Restoration Division

- 65 cases processed in FY 14-15
- View Restoration
 - Restoring a view that is blocked by foliage
- View Preservation
 - Preserving a documented view that existed at the time or since the View Ordinance became effective (November 17, 1989) that is now blocked by foliage
- City Trees
 - Procedure to trim or remove view-impairing City Trees
 - Being consolidated under the PW Dept.

Other Department Responsibilities

- NCCP Implementation
- Equestrian Use Regulation (4 Eq. Overlay Districts)
- Aircraft Noise Monitoring
- Economic Development
- Assistance with Open Space/Trail Implementation

Planning Commission Cases

- Planning Development Applications – Findings of Facts
 - Height Variations
 - Neighborhood Compatibility
 - Conditional Use Permits
 - Grading Permits
 - Master Sign Permits
 - Variances
- View Restoration and Preservations Applications
- Wireless Facilities (Public Right-of-Way)

Planning Commission Agenda Packet

- Staff Report with Attachments – released on the Thursday before the Commission meeting
 - Electronic Copy
 - CD or Website link
 - Hard Copy
- Site Visits
- Business Cards

Email Addresses

- PC@RPVCA.GOV
- PLANNING@RPVCA.GOV