

PLANNING AND PERMITTING
FUND NO. 017
ACCOUNT NO. 0804

DESCRIPTION

The Planning and Permitting Division of the City's Development Services Department is primarily responsible for developing and maintaining the City's General Plan as required by State law; developing specific plans, master plans, and special studies as needed; and participating in regional transportation plans. In addition, the division provides customer assistance, one-stop permit processing, development review, review of improvement plans, zoning and subdivision code enforcement, and special projects.

MISSION

The Planning and Permitting Division assists the community as it grows in meeting its long-range land use, circulation, and public facilities needs, and maintaining its quality of life. In doing this, the division provides a professional level of development services support to the general public, applicants, City departments, Design Review Commission, Planning Commission and the City Council.

GOALS

- ◇ Update the General Plan, which is used by citizens, local officials and agencies as the primary policy framework for City growth and development
- ◇ Implement the General Plan Housing Element update, which addresses affordable housing needs
- ◇ Implement the South Merced Strategic Plan and complete Specific Plans including a funding strategy
- ◇ Process development applications with a commitment to efficiency, problem solving, and balancing of competing interests. Manage City's development review process

OBJECTIVES

***PERFORMANCE
MEASUREMENTS/INDICATORS***

- 1a. Participate in regional transportation studies and improvements including Campus Parkway route selection and Merced-Atwater Expressway
- 1b. Monitor developer progress on arterial street extensions such as "R" and Cardella

Coordinate with County, MCAG and others for project consistency with General Plan.

Coordinate with subdivision map approvals.

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OBJECTIVES

PERFORMANCE MEASUREMENTS/INDICATORS

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| 2. Update General Plan to address S.O.I., S.U.D.P., City master plans, University Community, intervening area between Merced and Community, Castle Farms, infrastructure, and other significant changes. | Joint planning process in place with County, UCM, and property owners in Summer 2005. Completion of draft documents for public review. Modification of SOI as an earlier step in 2005. |
| 3. Implementation of South Merced Strategic Plan including initiation of Specific Plan. | Meet with Department Heads on strategy for Strategic Plan recommendations. Initiate Specific Plan process in Spring 2006. |
| 4. Work with Engineering to complete draft CEQA document for wastewater treatment plant. | Completion in Spring, 2006. |
| 5. Implementation of new Housing Element. | Establishment of ad hoc committee to study inclusionary zoning options by June 2006. |
| 6. Provide support to city programs: <ul style="list-style-type: none">✓ CEQA compliance for public works projects.✓ Community Facilities Districts✓ Capital Improvement Programming (5-year period) and Public Facility Financing Plan (20 year period), including priorities for use of impact fees.✓ Assist with strategies for funding of transportation improvements: Hwy 59, grade separation, Campus Parkway, and Parsons. | |

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OBJECTIVES

7. Continue to review and revise procedures given the workload, increasing complexity of development issues, and newer financing methods (e.g. CFD, fee credit/reimbursement)
8. Continue monitoring the flow of application processing to ensure thorough review of compliance with conditions of approval.

PERFORMANCE MEASUREMENTS/INDICATORS

Coordination with other departments. Updated procedures.

Adjustment of review schedules as necessary. Staff is trained. Adequate checklists. Coordination between inspectors and plan checkers.

2005-2006 BUDGET HIGHLIGHTS

An additional Secretary is proposed in order to maintain past service level and support special projects such as General Plan update.

An increase in Professional Services is proposed for consultant assistance with General Plan update and South Merced Specific Plan.