



DISCUSSION OF A POTENTIAL MERGER OF THE PLANNING COMMISSION AND BOARD OF ZONING ADJUSTMENTS

JUNE 4, 2018



WHY CONSIDER A MERGER?

- **Very few California cities have both a Planning Commission and a Board of Zoning Adjustments**
- **There are several benefits to a merger**
- **The current timing for a merger is optimal**
- **Having a Board of Zoning Adjustments is optional under State law for process efficiency**

BENEFITS TO A MERGER

- **Streamlined processing consistent with other communities**
- **Substantial cost savings to the City**
- **More efficient use of City resources and staff time**
- **Fewer cancelled meetings**
- **Better informed decision-makers**

Board Member	Term Ending	District
Tom Fitzsimons	December 31, 2018	At-Large (5)
Marguerite Mazzitti	December 31, 2018	1
Jeffrey Falero	December 31, 2020	2
Rick Solis	December 31, 2018	3
Catherine Vierra Houston	December 31, 2020	4
Mike Santos (Chair)	December 31, 2018	5
Dylan Boldt	December 31, 2020	6

Commissioner	Term Ending	District
Ken Pon (Chair)	December 31, 2018	At-Large (1)
Tony Breslin	December 31, 2018	1
Thomas Baker	December 31, 2020	2
Denise Abero	December 31, 2018	3
Richard Brennan	December 31, 2020	4
Jim Hussey	December 31, 2018	5
Esther Collier	December 31, 2020	6

MERGER OPTIONS

- **Option 1 - Clean Slate (Staff Recommended)**
 - **Begin process to seat a merged new Board/Commission in January 2019**
 - **Districts 1, 3, 5 & At Large will have 4 year terms**
 - **Districts 2, 4, & 6 will initially have a 2 year term**
- **Option 2 - Two Year Delay**
 - **Merge both bodies beginning in January 2021. One of the next two appointees selected from Districts 1, 3, 5 and At-Large would be assigned a two-year term on either the BZA or PC and the other would be given a four-year term to continue as a member of the merged body.**
- **One board of seven appointees would function as both the PC and BZA during an interim period until necessary Code updates are vetted and approved**
- **Changes would be addressed through a future comprehensive Zoning Code Update**

NEXT STEPS

- **Rules Committee considered this topic at its February 26th meeting**
- **Staff seeks City Council direction tonight**
- **If directed, Staff will return to the City Council with a draft ordinance and resolution to formalize a merger**