

Planning Commission
Staff Report

ITEM#: 4-A

CATEGORY: Public Hearings

GENERAL PLAN AMENDMENT-HOUSING ELEMENT
APPLICATION GPA 2022-01

BACKGROUND

The Housing Element, one of the seven State mandated elements of the General Plan, consists of an assessment of the City’s current and future housing needs and a plan for providing housing for all sectors of the community. Pursuant to the update cycle issued by the California Department of Housing and Community Development (HCD), this required update is for an eight-year period that covers 2021 to 2029.

With each housing element cycle, HCD determines the number of projected housing units each County and City is required to accommodate, in terms of land/zoning availability, for the projected household growth needs of all income levels. In some cases, a council of governments such as the Sacramento County Council of Governments (SACOG) refines HCD allocations between different jurisdictions within their defined region. This housing allocation is called the Regional Housing Needs Allocation (RHNA). The two critical income levels in the RHNA are Very Low and Low (affordable ranges). Isleton’s portion of the RHNA is 38 housing units (less than 1 percent of the total region’s allocation of over 153,000 dwellings) and of the 38 8 units need to meet the Very Low- and Low-income categories. Please see Table 1 for more information. The City’s inventory of vacant land in the document shows that the City should have no problem with accommodating the RHNA in future years. Please note that the RHNA is intended to show the potential number of housing units the City has capacity to build, but does not dictate that the City must construct these units within this housing cycle.

The City conducted several previous public workshops and hearings on the update document and the City Council adopted it on September 9, 2021. However, the California Department of Housing and Community Development (HCD) declined final approval of the document requesting amendments to it to comply with some technical compliance requirements with State Housing Law. The document was then amended to address these technical requirements. As required by State law, the Planning Commission needs to conduct another public hearing on this amended document and recommend approval to the City Council. City Council will then, again, consider Commission comments and recommendations and re-adopt the amended Housing Element. The adopted document will then be submitted to HCD for final certification at which point the City will be in compliance with current State Housing Element law. City staff has been working with Dynamic Planning + Science in the production and coordinated review with HCD of this revised document. A representative from Dynamic will attend the meeting to answer questions.

Attached is the updated Housing Element document with amendments shown in track changes from the originally approved 2021 document.

ENVIRIONMENTAL

The Housing Element Update is subject to the California Environmental Quality Act (CEQA). Staff’s recommendation is to determine that this activity is not considered a “Project” under CEQA in accordance with Section 15061 (b) (3) of the CEQA Guidelines. This is a “General Rule” exemption that gives the City latitude for determining exemption status when, **with certainty**, there is no possibility that the activity may have a significant effect on the environment. Prior to adopting General Plan Amendment GPA 2022-01,

the Planning Commission and the City Council will need to concur with this determination before the Element is formally adopted. This action has been incorporated into the Planning Commission's resolution.

RECOMMENDATION

The Planning Commission should hold a public hearing, consider the applicant's, staffs and public comments and approve Planning Commission Resolution PC02-22 and recommend this item to the City Council. Or the Commission may continue this item with further direction to staff

ATTACHMENTS:

1. Planning Commission Resolution PC 02-22 (including Exhibit A-Housing Element Document)
2. Table 1, SACOG RHNA Summary

ATTACHMENT 1
Planning Commission Resolution PC02-22
Recommending Adoption by the City Council
Of General Plan Amendment GPA 2022-01

RESOLUTION PC02-22

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ISLETON
RECOMMENDING ADOPTION BY THE CITY COUNCIL OF GENERAL PLAN
AMENDMENT GPA 2022-01 FOR AN UPDATE TO THE HOUSING**

WHEREAS, the Housing Element is one of seven state mandated elements required in the General Plan; and

WHEREAS, the 2021-29 Housing Element has been prepared, consisting of General Plan Amendment GPA 2022-01, contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with the California Government Code, as shown in Exhibit B, attached hereto and incorporated by reference; and

WHEREAS, the 2021-29 Housing Element is consistent with the other elements of the City of Isleton General Plan; and

WHEREAS, General Plan Amendment GPA 2022-01, consisting of the 2021-29 Housing Element is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines; and

WHEREAS, the City conducted several previous public workshops and hearings on the housing element update and the City Council adopted it on September 8, 2021. However, when the document was submitted for review by the California Department of Housing and Community Development (HCD in accordance with State housing element law (Article 10.6 of the Government Code), HCD indicated that the draft did not comply with certain technical requirements of State housing law. The draft housing element document was then amended to comply with these requirements and HCD did review the revised draft and indicated that it now does comply with State housing law requirements, but indicated that the revised draft would need to be readopted by the City.

WHEREAS, the Planning Commission has duly called, advertised the opportunity to submit input, and conducted during this Public Hearing on August 2, 2022.

NOW, THEREFORE, BE IT RESOLVED that the City of Isleton Planning Commission that:

Section 1. The Planning Commission adopts the above Recitals as its findings with respect to the Project; and

Section 2. General Plan Amendment GPA 2022-01, consisting of the 2021-29 Housing Element is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines.

Section 3. The Planning Commission recommends the City Council approve General Plan Amendment GPA 2022-01 for amending the General Plan by updating the Housing Element for the 6th Housing Cycle for 2021-29.

Section 4. It is hereby determined that the 2021-29 Housing Element is internally consistent with other elements of the City of Isleton General Plan.

Section 5. It is hereby determined that the 2021-29 Housing Element is substantially consistent with the revisions made by the State Department of Housing and Community Development, for the purpose of compliance with the statutory requirements of the State housing element law (Article 10.6 of the Government Code).

Section 7. It hereby adopts the 2019-24 Housing Element attached hereto as Exhibit A and incorporates it into the City of Isleton General Plan.

Section 8. It hereby authorizes the City Mayor or appointed staff to take such further actions as required for approval of the 2021-29 Housing Element by the California Department of Housing and Community Development and subject to any other minor, conforming, technical and clarifying changes approved by the City Attorney.

PASSED AND ADOPTED by the Planning Commission of the City of Isleton this 2nd day of August, 2022, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

TABLE 1:
SACRAMENTO COUNTY ADOPTED CYCLE 6 (2021-2029) RHNA SUMMARY

Jurisdiction	Lower Income Units				Higher Income Units		Total RHNA
	Very Low	Low	Very Low + Low	% of Total RHNA (VL+L)	Moderate	Above Moderate	
Placerville	56	34	90	34.7%	50	119	259
El Dorado County Uninc Tahoe Basin	91	55	146	40.7%	63	150	359
El Dorado County Unincorporated	1,350	813	2,163	43.3%	840	1,991	4,994
Auburn	68	41	109	35.2%	60	141	310
Colfax	17	11	28	28.9%	21	48	97
Lincoln	1,496	902	2,398	46.8%	807	1,915	5,120
Loomis	117	71	188	53.4%	49	115	352
Rocklin	1,911	1,151	3,062	54.1%	771	1,828	5,661
Roseville	3,855	2,323	6,178	51.2%	1,746	4,142	12,066
Placer County Uninc Tahoe Basin	110	67	177	40.7%	77	181	435
Placer County Unincorporated	2,017	1,215	3,232	43.6%	1,242	2,945	7,419
Citrus Heights	132	79	211	30.3%	144	342	697
Elk Grove	2,661	1,604	4,265	51.6%	1,186	2,812	8,263
Folsom	2,226	1,341	3,567	56.1%	829	1,967	6,363
Galt	404	243	647	33.6%	379	900	1,926
Isleton	5	3	8	28.6%	6	14	28
Rancho Cordova	2,115	1,274	3,389	37.4%	1,684	3,994	9,067
Sacramento	10,463	6,306	16,769	36.8%	8,545	20,266	45,580
Sacramento County Unincorporated	4,466	2,692	7,158	33.6%	4,186	9,928	21,272
Live Oak	73	44	117	28.4%	87	208	412
Yuba City	756	455	1,211	36.6%	622	1,475	3,308
Sutter County Unincorporated	177	107	284	39.0%	132	313	729
Davis	580	350	930	44.8%	340	805	2,075
West Sacramento	2,287	1,378	3,665	38.7%	1,722	4,084	9,471
Winters	125	75	200	36.2%	104	248	552
Woodland	663	399	1,062	34.4%	601	1,424	3,087
Yolo County Unincorporated	14	9	23	40.4%	10	24	57
Marysville	38	23	61	36.5%	31	75	167
Wheatland	105	64	169	33.9%	98	232	499
Yuba County Unincorporated	621	374	995	34.5%	561	1,331	2,887
Total	38,999	23,503	62,502	40.7%	26,993	64,017	153,512

Planning Commission
Staff Report

ITEM#: 5.A

CATEGORY: New Business

SUBJECT: ZONING INTERPRETATIONS FOR-502 6th STREET

BACKGROUND

This item was continued for 90 days from the April 5, 2022, Planning Commission meeting with direction to staff and the applicant to review options for zoning of 506 6th Street, Assessor’s Parcel No. 157-004-006. Direction was also given to staff to conduct a site inspection. This item was then automatically continued from the July 5, 2022, regular meeting of the Planning Commission which was cancelled due to lack of a quorum. Attached is correspondence between the property owner and staff regarding this matter. At a scheduled site inspection for June 27 the property owner refused to allow the staff to conduct a site inspection.

The Planning Commission’s regulatory authority is limited to Chapter 2.28 of the Municipal Code restricted, in this case to review of land uses associated with the General Plan and Zoning Code (see Attachment J). The purpose of the Zoning Code is also limited to planning and land use matters (see Attachment I). To clarify issues at hand, the Planning Commission has no authority to address other regulatory matters, such as water connections or nuisance abatement.

In this case, the Planning Commission is being asked specifically if the existing and proposed activities/uses on subject property are consistent and/or in compliance with the Zoning Code. As referenced in the attached photos, activities on the site appear to be primarily non-residential in nature and characteristic. The property owner has requested that the City determine that these activities be deemed allowed by the Zoning Code under interpretation to Section 602-B of the Zoning Code; “raising of fruit and nut trees, vines, vegetables and horticultural specialties on a non-commercial basis”. Staff has determined that these activities/uses don’t qualify as an allowed use because they are primarily non-residential activities which are contrary to the purpose of the Zoning Code and in conflict with the provisions of the site’s General Plan Land Use designation (low density residential) and are not consistent nor in compliance with the purpose or provisions of the site’s zoning; R-1-7, One-Family Residential. Essentially, the property owner has appealed this staff determination to the Planning Commission. Furthermore, it is staff’s determination that these activities and uses, which are primarily non-residential in nature, don’t qualify to be listed as a conditional use as may be determined by the Planning Commission under the Zoning Code.

ZONING OPTIONS FOR SUBJECT SITE ACTIVITY

General Plan

The subject site (502 6th Street) is designated for residential land uses, PDL (Planned Development Low Density Residential). This land use designation is intended for development and use of single-family housing. There is nothing in the General Plan to suggest that non-residential development or uses are allowed on this property.

Zoning

The subject site is zoned R-1-7, One-Family Residential, which "is intended primarily to provide living areas at locations designated by the general plan for low density, involving single-family dwellings with regulations designed to accomplish the following:

1. To promote and encourage a suitable environment for family life.
2. To provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the general plan and state law."

The non-residential activities on the site are not in compliance nor consistent with the intent of this Zoning District.

Section 602 of this Zoning District indicate that permitted uses are as follows:

- A. One-family dwellings.
- B. *Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a non-commercial basis.*
- C. Fenced or enclosed swimming pools for either individual family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.
- D. Single-family dwellings subject to the density and development standards of the MD-PUD-4.0 zoning district only within subdivisions created for the purpose.
- E. A small family day care home as defined by the state health and safety code, which provides family day care to six or fewer children, including children who reside in the home.
- F. An alcoholic recovery facility as defined by the state health and safety code, which provides care to six or fewer persons, whether or not related.
- G. Garden structures in accordance with subsection 604.F.
- H. A state authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
- I. *Accessory structures and uses located on the same site with a permitted use.*
- J. *Other uses which are added to this list according to the procedure in article 13.*
- K. Cultivation of cannabis for personal purposes pursuant to article 23, cannabis land use regulations, sections 2302—2306.

As noted in Subsection B, if the site were developed with a single-family house, other limited non-commercial activities could be allowed, such as raising fruit and nut trees on a **non-commercial** basis. Based on the non-residential activities and use on the site, and what appears to be the **commercial** raising of fruit and nut trees, as well as other, primarily non-residential activities on the site, should not be considered an allowed use of subject property.

As for Subsection I, accessory uses are defined in Section 2103 of the Code which state:

"Accessory use: A use incidental, related, appropriate and clearly subordinate to the main use of the site or building, which accessory use does not alter the principal use of the site."

And accessory structures/buildings are defined as:

“Accessory building: A building or structure which is subordinate to, and the use of which is customarily incidental to that of the main building, structure or use on the same site, including patio covers. Except in the case of garden structures, if any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building.”

Many of the activities occurring on site, such as the established cargo containers and equipment are clearly non-residential in nature and should not be considered as accessory. There are no main buildings or structures on the site. If there were, the primary structure or building would need to be residential under the purpose of the R-177 One-Family Residential Zoning District regulations.

Section 603 of the Zoning Code could be interpreted to allow these proposed activities as a conditional use, if the Planning Commission determines that the activities are consistent with the General Plan and being conducted in compliance with the Zoning Code. In this case the Planning Commission would need to make findings that the use would be subject to a Conditional Use Permit and add it to a list of additional conditional uses under Section 603-O, and then under Section 1301 which states:

“Upon receipt of an application, or on its own initiative, the planning commission may, by resolution, add a use to the lists of permitted uses and conditional uses prescribed in articles 4 through 10 of this code, if the commission makes the following findings, as applicable:

- A. That the addition of the use to the list of permitted uses will be in accordance with the purposes of the district in which the use is proposed.*
- B. That the use has the same basic characteristics as the uses permitted in the district.*
- C. That the use reasonably can be expected to conform with the required conditions for the district.*
- D. That the use will not be detrimental to the public health, safety or welfare, or adversely affect the character of any district in which it would be located.*
- E. That the use will not create more vehicular traffic than the volume normally created by the uses permitted in the district.*
- F. That the use will not create more odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence than the amount normally created by any of the other uses permitted in the district.*
- G. That the use will not create any greater hazard of fire or explosion than the hazards normally created by any of the uses permitted in the district.*

When a use has been added to a list of permitted uses or conditional uses in accordance with the procedure prescribed in this section, the use shall be deemed to be listed as a permitted use in the appropriate section and shall be added to the text of that section of this ordinance when it is next published with a notation of the date when the use was added to the list.”

The property owner is entitled to request that the Planning Commission make these finding for this particular use in which case the property owner would then have the ability to file an application with the Planning Commission for future consideration of a Conditional Use Permit. Such review requires the Commission to conduct a noticed public hearing under Section 1404 of the Zoning Code.

The proposed activities are primarily non-residential in nature and are clearly not consistent with the residential nature or characteristics of what is expected for a residential zoning district in the City.

SITE PLAN REVIEW

To allow the property owner or others the right to appeal this action of the Planning Commission, this request for Planning Commission interpretation a Site Plan Review application has been created. As referenced in Section 1501 of the Zoning Code, the purposes of the site plan review process is to enable the planning commission to make a finding that the proposed development is in conformity with the intent and provisions of this ordinance. In this case, the project is clearly not in conformity with the intent or provisions of the Zoning Code.

WATER CONNECTION

The property owner is requesting the City to authorize issuance of a water connection permit for subject property. Issuance of a water connection permit is subject to City administrative approval (or by the City Council) in accordance with California Government Code Section 65100. This is not considered within the regulatory purview of the Planning Commission.

NUISANCE ABATEMENT

Chapter 10.16 of the Municipal Code references a number of activities the subject site exhibits as a nuisance. Under the provisions of these regulations, staff and/or the City Council has authority to address nuisance abatement. In July the property owner was issued a notice of violation for several sections of the City's Nuisance code.

RECOMMENDATION

In accordance with Sections 603 and 1301 of the Zoning Code the Planning Commission should make the following findings:

Findings:

1. The property owner for 502 6th Street, Isleton, CA, has requested that the Planning Commission determine that the current activities on her property be considered allowed as raising of fruit and nut trees, vines, vegetables and horticultural specialties on a non-commercial basis as described under Section 602 of the Zoning Code.
2. The Planning Commission has determined that the activities existing and proposed under the provisions of Section 602 of the Zoning Code are primarily non-residential in nature

and although some of the activities on the site may consist of raising of fruit and nut trees, the site has no permitted residential uses, therefore, the existing and proposed activities on the subject site are inconsistent with the General Plan, which identifies subject site as PDL (Planned Development Low Density Residential and not in compliance with the Zoning Code and Zoning Map as R-1-7, One-Family Residential.

3. The Planning Commission has also considered the uses on subject site to be listed as a conditional use under Section 1301 of the Zoning Code making the following findings:
 - a. That the addition of the use to the list of permitted uses, as primarily non-residential in nature, is not in accordance with the purposes of the R-1-7, One-Family Residential district in which the use is proposed.
 - b. That the use, as primarily non-residential in nature, does not have basic characteristics as the uses permitted in the district.
 - c. That the use, as primarily non-residential in nature, reasonably cannot be expected to conform with the required conditions for the district.
 - d. That the use, as primarily non-residential in nature, will be detrimental to the public health, safety or welfare, or adversely affect the character of any district in which it would be located.
 - e. That the use, as primarily non-residential in nature, will create more vehicular traffic than the volume normally created by the uses permitted in the district.
 - f. That the use, as primarily non-residential in nature, will create more odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence than the amount normally created by any of the other uses permitted in the district.
 - g. That the use, as primarily non-residential in nature, will create any greater hazard of fire or explosion than the hazards normally created by any of the uses permitted in the district.
4. If the subject site were developed with a single-family house or other allowed and permitted residential use, other limited non-commercial activities could be allowed, such as raising fruit and nut trees on a non-commercial basis in accordance with Section 602 of the Zoning Code.
5. All cargo containers on the subject site are considered a non-residential use and based on the Zoning Code, are not considered accessory, allowed, or permitted.
6. This action by the Planning Commission relates to a Site Plan review application in accordance with Article 15 of the Zoning Code in which case the Commission also finds that the existing and proposed activities on subject site are unsightly and inharmonious to the neighborhood and detract from the physical appearance and attractiveness to the residential nature of the neighborhood.

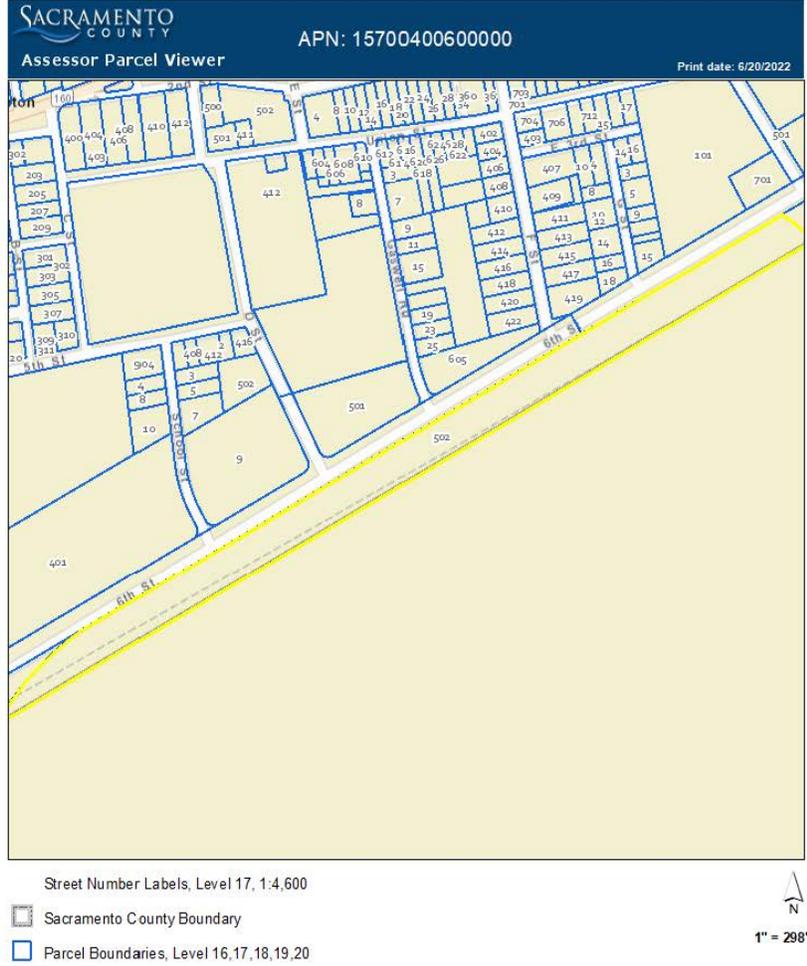
APPEAL OPPORTUNITIES

In accordance with Section 1507 of the Zoning Code, anyone, including the property owner, may file an appeal with the City Clerk within 10 days of this action by the Planning Commission. The appeal must state in writing specifically wherein it is claimed that there was an error or abuse of discretion by the commission or wherein its decision is not supported by the evidence in the record.

ATTACHMENTS:

- A. Vicinity Map
- B. General Plan Land Use Map
- C. Zoning Map
- D. Aerial Photo of Site
- E. Photos of Site
- F. April 8, 2022, letter from property owner
- G. May 12, 2022, letter to property owner from City Manager
- H. May 18, 2022, letter from property owner
- I. Zoning Code Excerpts; Purpose of Zoning
- J. Municipal Code Excerpts; Planning Commission Authority

Attachment A: Vicinity Map/Parcel Viewer



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Attachment D: Aerial Photo



Attachment E: Photo Documentation of Site (taken June 21, 2022)





Attachment F: Letter from Property Owner

April 8th, 2022

Planning Commission
City of Isleton
101 2nd St
Isleton, Ca 95641

Michelle Burke
P.O. Box 22
Isleton, Ca 95641
(916)917-7729

Dear Planning Commission,

Writing to request that, for the sake of clarity for all parties concerned, that the Special Planning Commission meeting of April 13, 2022 include a second agenda item, also from the April 5th meeting, clarifying what the directives of Planning Commission were in regards to 502 6th St.

My understanding is that Planning Commission found and directed the property:

- a) not be in violation of zoning
- b) that the City is to work with us to resolve any violations of municipal code
- c) if any violation of Isleton Municipal Code is found on site, Planning Commission offered the option of 3 or 6 months for the property to resolve any issue. We accepted the offer of 3 months but just for clarity, does that start when the city delivers a list containing specifically what, if any, the issues are by specifying which ordinance and what corrective action will resolve the issue? I appreciate that our Code Enforcement - Dean Dockery - offered to work with expedience to resolve any issues and in return agree to schedule a non-punitive initial inspection and will invite the city back to re-inspect as issues are resolved.
- d) water permits are not contingent on resolution of items listed in c). The city is to move forward with issuance of a water permit as requirements outlined in city codes are met.

Michelle Burke

Attachment G: Letter from City



City of Isleton

101 Second Street

P.O. Box 716
Tel: 916-777-7770

Isleton, California 95641

May 12, 2022

Michelle Burke
P.O. Box 22
Isleton, California 95641

RE: 502 Sixth Street, Isleton, CA. 95641 – APN#157-0040-060-0000

Ms. Burke,

Your letter of April 8, 2022 has been received. The Planning Commission directed that City staff work with you to arrange inspection of your property within 90 days of the April Planning Commission meeting. It is understood that the City will work with you to resolve any code violations. As directed by the Commission and the City Council, please provide a date and time for this inspection.

Permits for water connections will need an application and description of the property use. The water lateral has been installed without City review or inspection. The water company has recently submitted documents to establish its construction integrity, compliance, and relevant fees. These documents are currently under review.

Should you have any questions, please contact the City Manager at 916-777-7770.

Truly yours,

Charles Bergson, P.E.
City Manager
City of Isleton

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The City of Isleton is an equal opportunity provider and employer.

Attachment H: Letter from Property Owner

May 18th, 2022

Charles Bergson and The Planning Commission
101 Second St.
Isleton, Ca 95641

RE: Your letter dated May 12th, 2022 – 502 Sixth Street, Isleton, CA 95641 – APN#157-0040-060-0000

Mr. Bergson,

Your recollection of the Planning Commission directives in this matter differ from ours. We'll address this during public comment at the next Planning Commission meeting. We have the recording of the meeting as well as witnesses willing to clarify what was said at the meeting.

Your letter indicates your received direction from City Council regarding us providing a date/time for the inspection. At which Council meeting was this directive issued?

What further application materials do you require? If you want us to fill out yet another form, which one? Not a Conditional Use Permit application as it was clearly determined by the Planning Commission that this is a "Primary Use" not a "Conditional Use." We provided a building permit application in March for water service, plus diagrams, plumbing schematics, overviews and facilitated the re-delivery of the inspection documents and photo documentation of the installation of the lateral by the water company.

Our description of the property use has been constant, as per Isleton Zoning Code 602, we are "Raising fruit and nut trees, vines, vegetables and horticultural specialties on a non-commercial basis."

How much longer can we anticipate your "review" of the water company documents taking? You've had the reissue of them since May 5th, 2022.

I've attached a copy of your letter, a copy of my letter to the Planning Commission dated April 8th, 2022 and a copy of the inspection and installation documents from the water company. Please note, this letter, as was the April 8th letter, is addressed to the Planning Commission and thus should be agendize in June.

Throughout this process and several decades prior, fruit trees and gardening have been the deciding factor in where I live. 602B is a primary permitted use. Water is a right. Shipping containers have no regulation in Isleton Municipal Code. I have no problem paying for permits where permits are actually dictated by code.

Michelle Burke
510-846-5057

Attachment I: Zoning Code Excerpts; Purpose of Zoning

Sec. 102 - Purposes and objectives of the code

The zoning code is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the code is adopted to achieve the following objectives:

- A. To provide a zone plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of land uses described and depicted in the general plan.
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with objectives, policies, principles and standards of the general plan.
- C. To prevent excessive population densities and overcrowding of land with structures.
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities.
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base.
- F. To protect and enhance real property values and the city's natural assets.
- G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with goals and policies of the General Plan.
- H. To provide and protect open space in accordance with policies of the open space element of the general plan, including avoiding the premature development of prime agricultural lands.

Attachment J: Municipal Code Excerpts; Planning Commission Authority

CHAPTER 2.28 - PLANNING COMMISSION

2.28.010 - Establishment

There is hereby created a planning commission in the city ("commission").

2.28.020 - Powers and functions.

The powers and functions of the commission shall be as follows:

- A. To hold hearings and issue recommendations on all zoning matters;
- B. To conduct such other hearings as are provided by law and in accordance with its own rules and regulations;
- C. To report its decisions and recommendations in writing to the city council;
- D. To recommend the adoption or amendment of the general plan governing land use and development by the city;
- E. To recommend the adoption or amendment of any specific plans governing land use and development in certain areas within the city limits or within the city's sphere of influence;
- F. To recommend to the council the adoption of any ordinances, resolutions, agreements, or programs concerning planning matters;
- G. To exercise any other powers and to fulfill any other duties assigned to the commission by the laws of the state and the ordinances of the city, including but not limited to California Government Code sections 65100 et seq. and Isleton City Ordinance No. 396

C.