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Section 1000. - CREATION OF PLANNING COMMISSION.

A Planning Commission is hereby created.

Sec. 1001. - ORGANIZATION.

The Planning Commission shall be composed of seven (7) residents of the City.

Sec. 1002. - POWERS AND DUTIES OF THE PLANNING COMMISSION.

It shall be the responsibility of the Planning Commission to advise the City Council on all matters affecting the development and redevelopment of the City and to perform such other related functions as may be authorized by the City Council. All actions of the Commission shall be advisory only, except for those matters where final authority has been assigned to the Planning Commission. The powers and duties of the Planning Commission shall include the following:

(a)

To prepare, approve and recommend to the City Council for adoption or amendment a comprehensive General Plan which shall serve as a basic policy guide for future growth, development, redevelopment, conservation and improvement of the City.

(b)

To prepare, approve and recommend to the City Council for adoption or amendment all specific neighborhood plans and redevelopment area plans.

(c)

To prepare, approve and recommend to the City Council such ordinances and resolutions, including zoning and subdivision regulations, as are necessary to implement the General Plan, specific neighborhood plans and redevelopment area plans. The City Council shall not adopt or amend any such ordinances or resolutions until it has first requested a report and recommendation from the Commission. The report shall be submitted within a reasonable time and shall evaluate such recommendation with regard to its consistency with the General Plan.

(d)

To analyze data and information on the physical, social and economic conditions of the City with reference to both past and future conditions, and to report regularly to the City Council on such matters.

(e)

To review the City's long range capital improvement plan to ensure that it is consistent with the City's general plan.

(f)

To perform such other duties as may be established by this Charter or the City Council.