

CITY OF COVINA

SENIOR PLANNER

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under direction leads, oversees, reviews and performs complex professional land use and urban planning work, including current and advance planning, and implementation of the City's General Plan; reviews complex zoning and development applications; performs complex research; prepares maps, graphs, models and reports; presents projects to the Planning Commission; supervises special projects; provides work direction and lead supervision, including allotting duties, providing training and assisting with reviewing work performance; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS:

The **Senior Planner** is the lead/advanced journey level class in the professional planning series in which incumbents are expected to independently perform the full scope of advanced level professional planning work. Incumbents in this position work independently in the research and analysis of complex planning issues and the preparation of planning reports, studies and recommendations and in the supervision and coordination of assigned planning functions and processes. This classification is distinguished from the next higher classification of City Planner in that the latter performs the most complex planning assignments and has overall responsibility for the City's Planning Division.

SUPERVISION RECEIVED/EXERCISED:

Receives direction from the City Planner. Exercises direct and indirect supervision over lower level planning staff.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Develops and implements goals, objectives, policies and priorities for assigned functional areas; performs complex professional land use and urban planning work, including current and advance planning, and implementation of the City's General Plan; reviews complex zoning and development applications.
- Provides lead direction to professional, technical and office support staff in assigned functional areas; instructs staff in work procedures and reviews and evaluates work performed; confers with personnel from other departments and agencies in coordinating work activities; meets with representatives of community organizations and other groups to encourage cooperative action or to resolve problems.
- Performs complex research and analyses; performs major planning and zoning studies for development; investigates planning problems while considering legal and public relations aspects as well as planning and makes presentations of findings.

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- Prepares maps, graphs, charts, models and reports; plans, organizes and executes projects or surveys.
- Provides information and assistance to developers, property owners and the public regarding laws, regulations, standards, policies and procedures related to the submission of plans, processing of applications and implementation requirements; performs field inspections; communicates and coordinates with other City departments and outside agencies.
- Prepares staff reports, resolutions, reports, letters, zoning ordinance changes and environmental review documents; verifies zoning compliance for business licenses and In-Home business licenses.
- Supervises, coordinates and participates in advanced planning activities, including major General Plan updates and amendments; monitors the effectiveness of the General Plan implementation, zoning and design guidelines; recommends action or petitions for general planning, zoning and development.
- Reviews building, landscaping, fencing, signage, and Administrative Conditional Use permit applications and plans; reviews and prepares reports pertaining to annexation.
- Supervises and coordinates various planning studies and related matters with consultants.
- In accordance with the City's Permit Center Customer Service Program, receives and reviews applications; assesses fees; establishes conditions for project approval; approves building permits for such things as patios, room additions, and residential, commercial and industrial buildings and site improvements at the counter; responds to public inquiries at the public counter, on the phone and through email.
- Coordinates with regional and sub-regional agencies to address certain regional and inter-jurisdictional issues.
- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS:

Position requires prolonged sitting, standing, walking, kneeling, squatting, and stooping in the performance of daily activities. The position also requires repetitive hand movement and fine coordination in preparing reports using a computer keyboard. Additionally, the position requires both near and far vision in reading written reports and work related documents. Acute hearing is required when providing phone and personal service. Additionally, the incumbent in this position works outdoors in all weather conditions, including wet, hot and cold. The nature of the work also requires the incumbent to drive motorized vehicles. The need to lift, drag and push files, paper and documents weighing up to 25 pounds is also required.

Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills and abilities necessary for a **Senior Planner**. A typical way of obtaining the required qualifications is to possess the equivalent of three years of increasingly responsible experience in urban or regional planning, including one year in a lead capacity, and a bachelor's degree in urban or regional planning, or a related field. A master's degree in urban or regional planning is highly desirable.

License/Certificate:

Possession of, or ability to obtain, a valid Class C California driver's license.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Modern principles, practices and techniques of current and advanced planning; land use, physical design, demographic, environmental, economic and social concepts as applied to municipal planning; statistical methods and research techniques applicable to the preparation of municipal planning studies; techniques and methods for making effective public presentations of complex information; methods and techniques of supervision, training and motivation; applicable federal, state and local laws, codes and regulations, including the City Municipal Code, the California Environmental Quality Act and California laws relating to subdivisions, annexations, zoning and land use; basic principles of mathematics; applicable federal, state and local laws, codes and regulations; methods and techniques of scheduling work assignments; standard office procedures, practices and equipment; modern office practices, methods and equipment, including a computer and applicable software; methods and techniques for record keeping and report preparation and writing; proper English, spelling and grammar; occupational hazards and standard safety practices.

Ability to:

Lead, oversee and perform complex professional planning work; apply policies, procedures and standards pertaining to the municipal planning process; review complex project plans and concepts to determine compliance with the General Plan and plan principles; interpret and prepare maps, site and building plans and specifications, graphs and statistical data; attend evening meetings, including Planning Commission, City Council and other agency meetings as required; collect, analyze and interpret data pertaining to planning and zoning; make comprehensive presentations; perform mathematical calculations quickly and accurately; interpret, explain and apply applicable laws, codes and regulations; read, interpret and record data accurately; organize, prioritize and follow-up on work assignments; work independently and as part of a team; make sound decisions within established guidelines; analyze a complex issue, and develop and implement an appropriate response; follow written and oral directions; observe safety principles and work in a safe manner; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships.

Skill to:

Operate an office computer and a variety of word processing and software applications, including, graphic and presentation programs.