

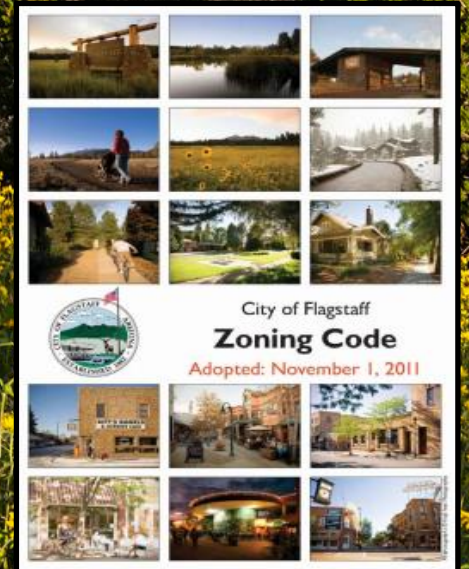
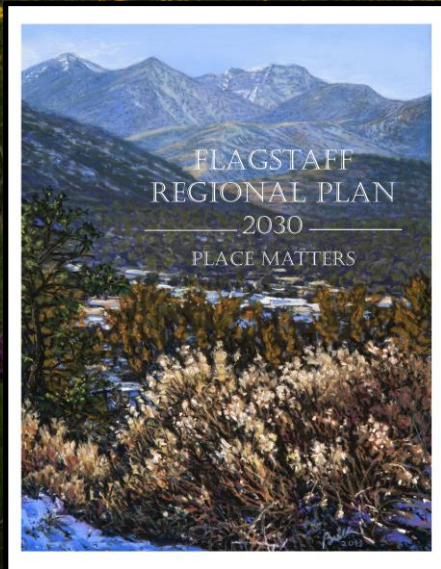
2021 Comprehensive Planning Program and Zoning Code Update

Sara Dechter, AICP, CP3

Comprehensive and Neighborhood
Planning Manager

Dan Symer, AICP

Zoning Code Manager





2021 Program Update



Work Session Objectives

- **Increase familiarity with Comprehensive Planning and Zoning Code Managers' job duties**
- **Review projects and plans that are underway and those that may start in the next 2 years**
- **Receive feedback on program priorities from Council**



2021 Program Update



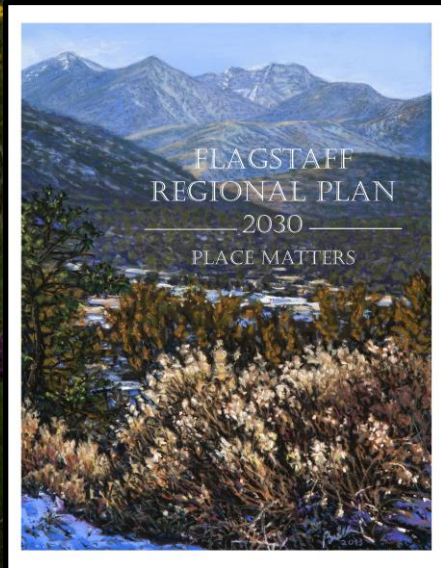
Order of Presentation

- 1. Comprehensive Planning work program**
- 2. Council questions and direction**
- 3. Zoning Code work program**
- 4. Council questions and direction**

2021 Comprehensive Planning Program Update

Sara Dechter, AICP

Comprehensive Planning Manager



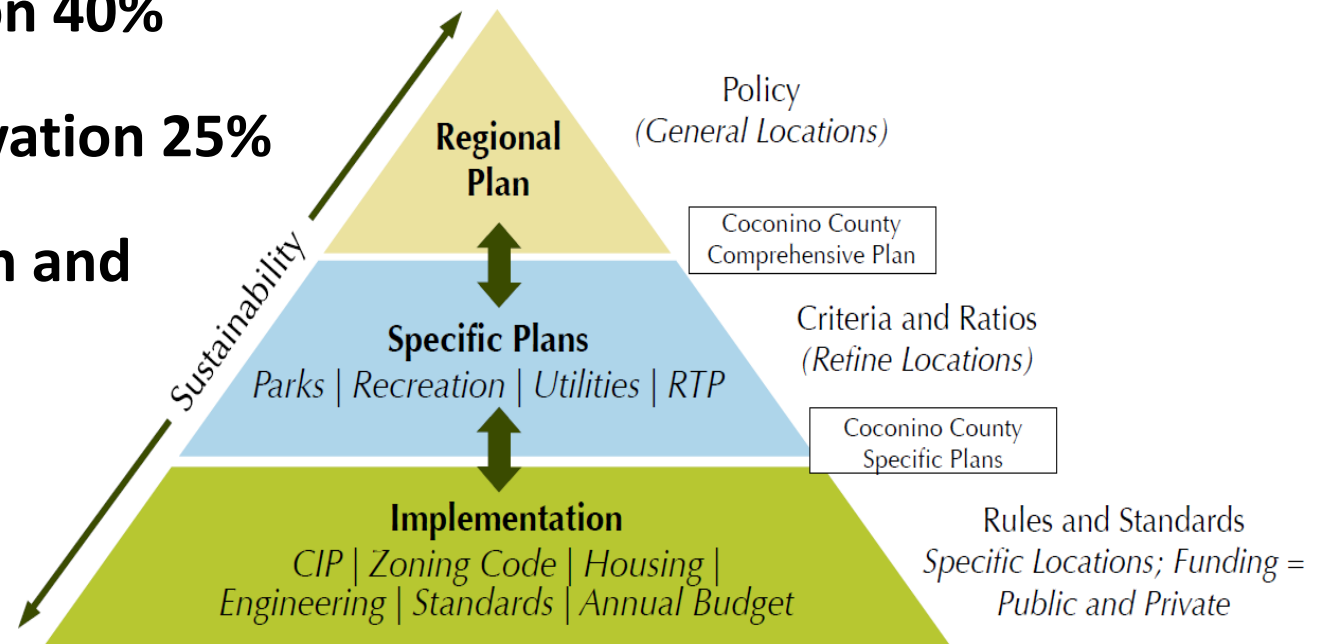


Comprehensive Planning Work Program



2021-2022 Work Allocation

- **Regional Plan Update and Implementation 40%**
- **Neighborhood Planning/Heritage Preservation 25%**
- **Inter- and Intra-government Coordination and Census 20%**
- **Other Public Participation 20%**





Comprehensive Planning Work Program



How are the Recommended Work Priorities established?

- Mandatory projects (usually State law)
- Previous Council direction
- Availability of resources
- Staff capacity in the program and programs that support the project
- Time sensitivity or sequencing with other projects
- Readiness of community partners to participate



2021 Comprehensive Planning Work Program



Recommended Work Plan Priorities



TIER 1
(URGENT)

A JW Powell Specific Plan

B Thorpe Park Annex

C 2020 Census Count Question Appeal

D Regional Plan Update

E Southside Historic District Update



TIER 2
(WHEN AVAILABLE)

F Historic Overlays in the Southside

G Pine Knoll Brannen Neighborhood Plan



TIER 3
(DELAY)

H Sunnyside Neighborhood Plan

I Update to Townsite and Downtown Overlays

J Historic Context and Overlay Creation



2021 Comprehensive Planning Work Program



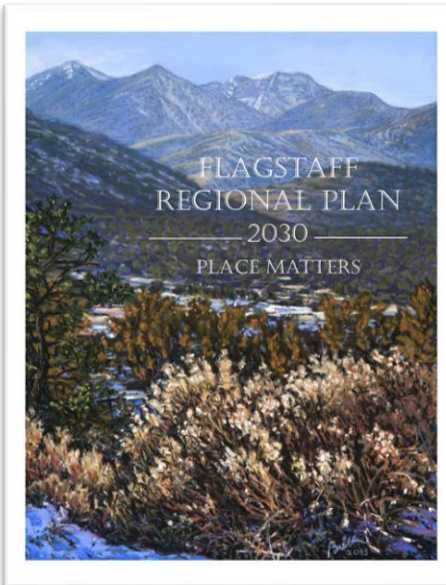
City Council Direction

Are there any projects that the City Council would like to:

- Reprioritize? If so, which Tier and prioritization order?
- Add to the list? If so, which Tier?
- Concerns or Questions about a projects' scope or approach

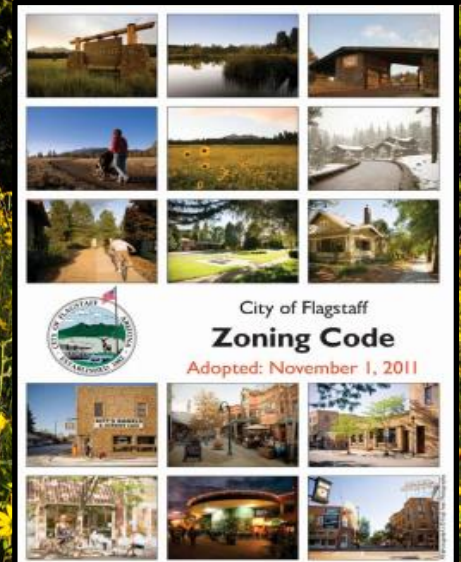
NOTES: 1) *There is a work session scheduled to discuss the next Regional Plan update in more detail on February 16th.*

2) *The pace of work in Comprehensive and Neighborhood Planning is directly tied to the workload of the Zoning Code program.*



2021 Zoning Code Program Update

Dan Symer, AICP
Zoning Code Manager



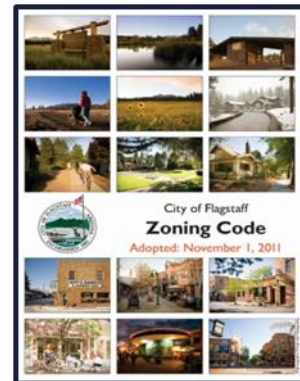
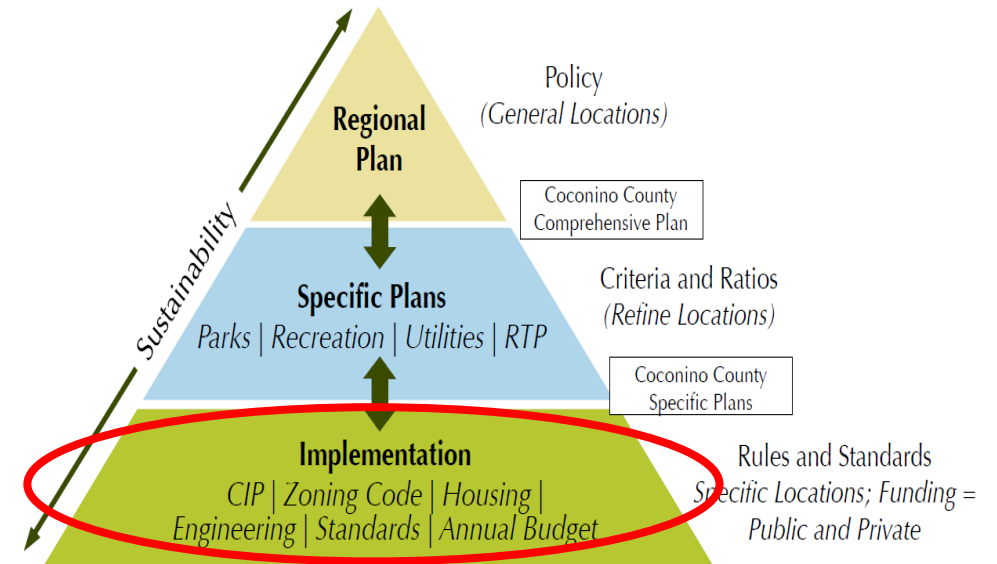


Zoning and Subdivision Code Work Program



2020-2021 Work Allocations

- **Zoning Code Administrator for Zoning and Subdivision Codes (±25%):**
 - **Support: Comprehensive and Current Planning, and Code Enforcement**
 - **Intra-City Coordination and Assistance**
 - **Public Assistance**
 - **Board of Adjustment Liaison**
 - **Zoning and Subdivision Code Interpretations**
- **Zoning and Subdivision Code Amendments (±65%)**
- **Project Management (±10%):**
 - **Variance applications**
 - **Zoning Verification**
 - **Minor Modification to Development Standards**





2021 Zoning Code Work Program

Recommended Work Plan Priorities

TIER 1
(URGENT)

A Smart and Safe Act
(Recreational Marijuana)

B High Occupancy
Housing – Part 1a

C Affordable Housing
Incentives and IPAH

D Forty-Five Foot
Building Height

E Outdoor Lighting

TIER 2
(PRIORITY)

F La Plaza Viejas Specific
Plan Implementation

G Transect Zones

H Resource and Wildlife
Protection

I Southside Specific
Plan Implementation

TIER 3
(WHEN AVAILABLE)

J Zoning Code Misc.
Modifications

K Subdivision Code

L Planning Policy Plan
Requirements

M Heritage Preservation

TIER 4
(DELAY)

N Transfer of
Development Rights

O Planned Area Zone

P High Occupancy
Housing – Part 2 and 3

Q Resource Protection
Overlay

R Design Guides



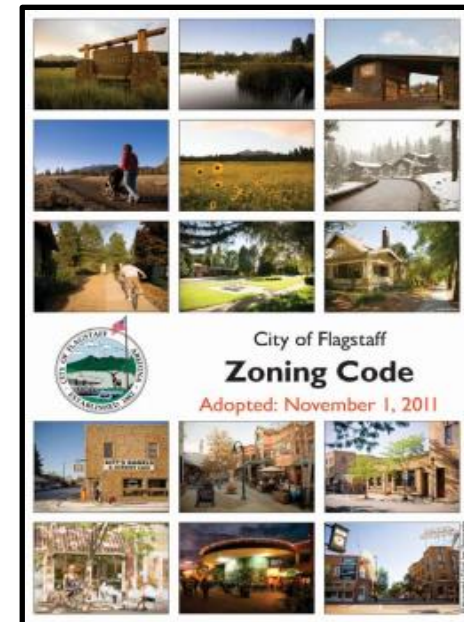
2021 Zoning Code Work Program



City Council Direction

- Are there any projects that the City Council would like to:
- Reprioritize? If so, which Tier and prioritization order?
- Add to the list? If so, which Tier?
- Concerns or Questions about a projects' scope or approach?

NOTES: 1)The pace of work in Comprehensive and Neighborhood Planning is directly tied to the workload of the Zoning Code program.





2021 Comprehensive Planning Program and Zoning Code Update



THANK YOU
and good evening! 😊