

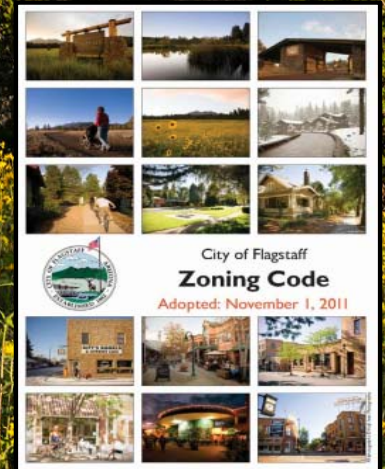
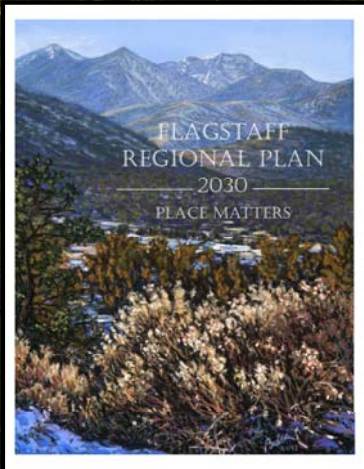
# 2021 Comprehensive Planning Program and Zoning Code Update

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# 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 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
- M** Heritage Preservation

**TIER 3**  
(WHEN AVAILABLE)

- J** Zoning Code Misc. Modifications
- K** Subdivision Code
- L** Planning Policy Plan Requirements

**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