

# WORKPLAN 2023-2025

## Community Development Advanced Planning



On May 2, 2023 the City Council reviewed the proposed workplan and timelines for updates to the general plan, zoning code, and specific plans. The workplan reflects the City Council's planning priorities.



Project	Summary	Timeline (Tentative)
Housing Code Amendments	Revise sections of the Zoning Code and minor changes to the General Plan in order to reduce barriers to housing production, as directed by programs in the certified Housing Element. Create objective standards for multi-family housing projects. Requires an LCP amendment.	Initiated: June 2023 (grant funding) Adoption: August 2023
Commercial District Beautification/ Property Maintenance Ordinance	Develop an ordinance to provide the City with better tools to ensure that commercial properties are maintained in good condition. This is a City Council priority per the Council workshop.	Initiated: April 2023 Adoption: March 2024
Blufftop and Major Remodel Regulations	A new program to establish new development regulations for oceanfront blufftop sites and a new methodology for calculating a major remodel. The draft was reviewed by City Council in Spring 2023, and Council required preparation of an initial study. Requires an LCP amendment.	Initiated: 2021 Adoption: December 2023
Downtown Specific Plan, Phase II	Phase I of the update to the DSP addressed business permitting and parking standards. Phase II will	Initiate: June 2023 Adoption: December 2024

	address housing regulations such as a density allowance, lot mergers, and increased building heights to allow for new dwelling units in the Downtown. Requires an LCP amendment.	
Comprehensive Zoning Code update	The proposed update to the City's Zoning Code will provide clearer and more practical development regulations for both residential and commercial zones. Requires an LCP amendment.	Initiated: 2022 Adoption: December 2024
Commercial Design Guidelines	The City Council Directed staff to work with a sub-committee of the Planning Commission to develop commercial design guidelines that will supplement the Mass, Height and Bulk Ordinance.	Initiated: 2022 Adoption: December 2025
Open Space Conservation Element Update	The Open Space and Conservation Element was adopted in 1984 and is intended to preserve the City's Open Space and natural resources. It includes maps of high value habitat areas. The City Council designated the update to the OSCE as a priority at its annual workshop and requested the project include new mapping of the watercourses. Requires an LCP amendment.	Initiate: December 2023 Adoption: December 2025
Laguna Canyon Specific plan update	The Laguna Canyon Annexation Area Specific Plan was originally adopted in 1991 and was last updated in 2008. The City Council designated an update to the Laguna Canyon Specific Plan as a priority at the annual workshop. Requires an LCP amendment.	Initiate: March 2024 Adoption: March 2026