



Planning Commission Work Plan— 2021

Project Summary	Focus as a % of estimated time that will be devoted to each project.
1. Shoreline Master Program (SMP) <ul style="list-style-type: none"> • Complete review of updates proposed in 2019 	15%
2. Title 18 PLANNING AND LAND USE REGULATION General Update Recommendation <ul style="list-style-type: none"> • Sign code* • Wireless communication facilities* <p><i>*Necessary to comply with new Federal standards and to reflect current case law</i></p>	25%
3. The Missing Middle - Housing <ul style="list-style-type: none"> • Engage in a learning session to understand housing options that address the missing middle • Consider potential amendment of ADU regulations to increase affordable housing options • Generate recommendations for continued work in PC 2022 work plan 	40%
4. Tree Regulations Updates Recommended by Tree Board	10%
5. Pedestrian & Access Standards for SR 522 Corridor	10%
Note: The Planning Commission will consider environmental and equity impacts in all of its recommendations.	

Staff Liaison Review:

City Council Approval Date:

Date:

Mayor Review:

Date: _____