

## GENERAL PLAN IMPLEMENTATION



May 15, 2018



GENERAL PLAN 101



GENERAL PLAN  
IMPLEMENTATION



COMMUNITY PLANS

# General Plan Implementation

- General plans are only effective if implemented!
- Implementation occurs through:
  - Zoning Ordinance
  - Project consistency requirements
  - Subdivision Ordinance
  - Specific plans
  - Development agreements



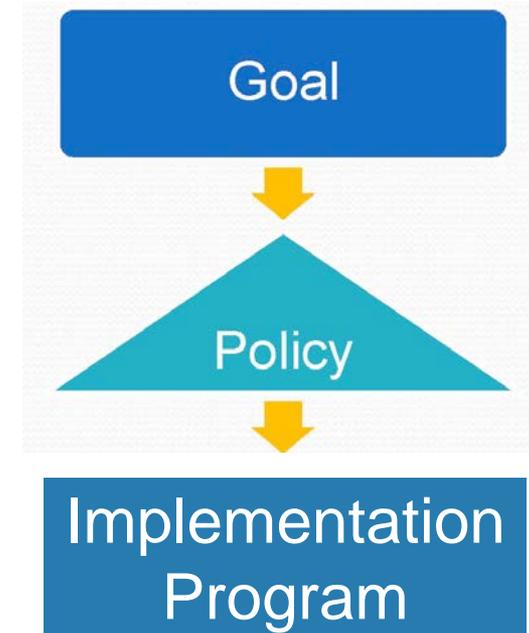
# Implementation





# Implement the Text

- **Goal:** General direction-setter; describes desired result
- **Policy:** Specific statement guiding decision-making
- **Implementation Program:** Implementation measure, procedure, action, or technique that carries out policy



# Implement the Text

- **Goals and policies**

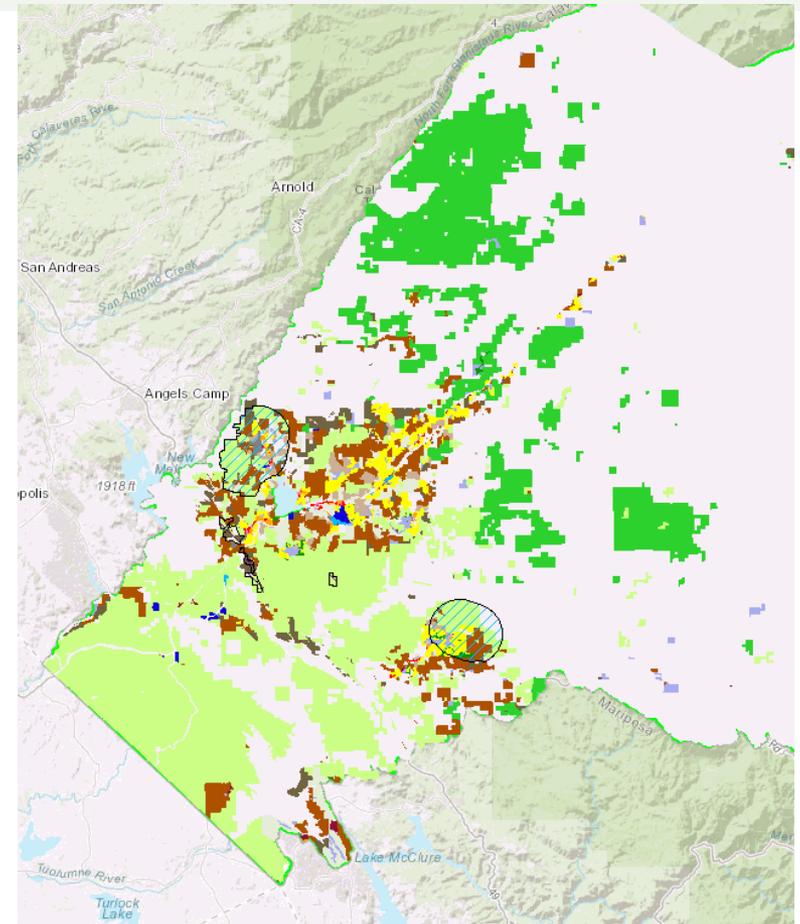
- Establish a framework for future decision-making
- Future projects must be consistent with General Plan policies
- Inconsistency with General Plan policies is grounds for application denial

- **Implementation programs**

- Effective implementation programs:
  - Specific enough to implement General Plan goals and policies
  - Allow flexibility in implementation throughout General Plan lifetime
- They form a “to-do” list to implement the General Plan
- Monitor/track implementation program achievements

# Implement the Map

- Specifies the general types of uses that can be allowed on each parcel
- Establishes development standards for each land use designation
  - Maximum density
  - Maximum floor area ratio
- Basis for zoning map
  - Multiple zoning districts to implement each land use designation (typically)



# Implement the Map

- Future projects must be consistent with the General Plan land use designations and zoning districts:
  - Must fall within umbrella of types of land uses allowed by designation
  - Must be an allowed use in the zoning district
  - Must be within the development criteria of land use designation and zoning district
- If not consistent with General Plan land use designation, an Amendment is required.

# Project Schedule

- Finishing up General Plan language
- Concurrent work on GP EIR
- Presentations at the BOS
  - April/May/June
- Release GP and EIR Summer 2018
- Final GP and EIR Fall 2018
- Adoption December 2018

# Questions?

## June 3, 2018, 11:30 AM - Public Review Process

- What is the process and schedule for the public review phase?
  - How will comments be received and responded to?
  - How will comments be conveyed to decision-makers?
- What types of comments are appropriate for the General Plan versus the EIR?

