



ADMINISTRATION

Introduction

Implementation of the General Plan will occur over time by applying the various policies and programs in the decision-making process. However, the Plan may (and should be) amended from time to time to remain current and consistent with State law, and to respond to previously unforeseen circumstances. In this sense, the Plan should be considered a 'living document'.

Interpreting the General Plan

The wide range and complexity of subject matter covered by the General Plan is certain to generate questions of interpretation. As questions arise, the City Community Development Department can interpret the Plan and/or refer the matter to the Planning Commission. Interpretations made by the Planning Commission may be appealed to the City Council.

The word "general" is key to understanding the nature of the plan's policies and programs. It implies overall agreement on major issues without a straight-jacket of inflexibility; it implies variation and encourages innovation while working toward the achievement of common goals; and it implies the need for adjustment of policies and proposals as changing conditions may dictate. While not inflexible, neither is the plan to be viewed as totally malleable so as to accommodate whatever position or policy may be sought through interpretation. A properly administered general plan demands that the rule of "reasonableness" be applied to permit flexibility, variation and adjustment as long as the integrity of basic policies and proposals is maintained.

Implementation Strategy And Annual Report

The State Planning and Zoning Law (effective January 1, 1985), requires a systematic approach to General Plan implementation. Section 65400 of the Government Code requires the Community Development Department to investigate and recommend to the City Council

“...regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.”

State law also requires the City Council to receive an annual report on the status of the General Plan and progress toward its implementation. This requirement seeks to avoid the often

fragmented and incomplete attention to plan implementation that has characterized the actions of some cities and counties. The most common implementation practices have been to respond to requests for plan amendments and zoning applications, to prepare a capital improvement program, and to undertake special projects as desired. To assist in the ongoing monitoring of the plan's implementation, the tables at the end of each topical General Plan element set forth a series of objectives by which the success of the plan can be assessed.

Goals And Policies

Administration and Implementation

Goal AI-1 To provide for the ongoing administration and implementation of the General Plan.

Policies

AI-1.1 Review of policy document. The City shall review the General Plan Policy Document every two years and revise it as deemed necessary.

AI-1.2 General Plan amendments. The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes.

AI-1.3 Major review of General Plan and supporting materials. The City shall conduct a major review of the General Plan, including the Policy Document and Background Report, every five years and revise it as deemed necessary.

AI-1.4 Capital Improvement Program. The City shall prepare, adopt, and periodically update a five-year Capital Improvement Program (CIP). The CIP shall be reviewed for its consistency with the General Plan.

AI-1.5 Ordinance amendments. The City shall review and amend, as necessary, the Zoning Ordinance and Subdivision Ordinance to ensure consistency with the General Plan.

Implementation Measures

No.	Implementation Measure	Policies	Responsibility	Timeframe			
				Near Term	Mid-Term	Long-Term	ngoing
AI-1.	The Planning Commission shall review the General Plan Policy Document every two years, focusing principally on actions undertaken in the previous two years to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.	AI-1.1	Planning Commission Planning Department				¢
AI-2.	The City shall conduct a major review of the General Plan, including the Policy Document and Background Report, every five years and revise it as deemed necessary.	AI-1.3	City Council, Planning Commission, Planning Department				¢
AI-3.	The City shall prepare, adopt, and periodically update a Capital Improvements Program (CIP).	AI-1.4	Public Works Department, Planning Department City Manager				¢

Near Term = Within 5 Years
 Mid Term = Within 10 Years
 Long-Term = 10 Years and Beyond