

Goals, Policies and Implementation Actions – Plan Implementation Policies



C.I.P., Entitlement Process (& Related Topics), Environmental Leadership, Economic Development, & Housing

The General Plan establishes the foundation of information, analysis, goals, objectives and policies which provide guidance for future City actions and which generally guide the ongoing growth of the City. The Implementation section of the General Plan identifies techniques, strategies, and methods for carrying out the recommendations contained in the Plan and specific goals and policies related to the implementation of the General Plan. Other major City processes, independent of the General Plan, provide additional tools for implementation of the General Plan goals and policies. The following section identifies General Plan implementation tools including the Development Review process, the City's Annual Capital Improvement and Budget Programs, and Economic Development and Housing programs. These programs, already in existence or proposed, provide a means to carry out certain objectives of the Plan.

General Plan implementation depends on much more than merely the actions or decisions of municipal government alone. Inter-governmental and private sector decisions and investments also play a major role in implementation. The General Plan is intended to serve a coordinating function for those decisions which affect the physical development of the City. Several of the major intergovernmental decisions which warrant attention include the Federal Government's funding of block grants for redevelopment, rehabilitation, conservation and housing subsidy programs; the Federal Government's funding of Water Pollution Control Plant improvements, airport approach zone acquisition and the Federal share of freeway or mass transportation funding. These, plus State, regional and County decisions affect the City and its residents in such diverse areas as transportation, air quality, education, flood protection and health and welfare facilities and services.

The private sector, of course, finances and implements most of the development that occurs in the City. Decisions on the specific location and timing of a development project have traditionally been initiated by the private sector and will, on the whole, continue to be. The City, however, is taking an increasingly active role in shaping development decisions to improve the relationship between private development and public facilities, services, and interests.

This document contains updated text for the general Implementation goals and policies that are part of the San Jose 2020 General Plan. Separate documents contain the Implementation goals and policies the more specifically address key concepts developed as part of the Envision process including the use of Plan Horizons, Major General Plan Review and General Plan Annual Review processes, and the Housing Element.

Capital Improvement Program

The City's Five Year Capital Improvement Program (C.I.P.) indicates the schedule and anticipated funding for the City's investment and construction of capital improvement public infrastructure projects. Construction of these public facilities and infrastructure is a critical component of the City's development going forward in a manner consistent with the goals and policies contained within the General Plan. The C.I.P. is the primary tool used by the City to link the application of City resources with the new development to implement the General Plan.

Goal IP-7 Use the City's Five Year Capital Improvement Program (C.I.P.) to implement the construction of public facilities and infrastructure to meet the community's needs consistent with achievement of the General Plan goals and policies.

Policy IP-7.1 Align the C.I.P. with the General Plan Land Use / Transportation Diagram planned land uses and densities and with the General Plan policies, including level of service goals. Use the Land Use / Transportation Diagram, including the Planning Horizons, to determine C.I.P. investment and construction priorities and to plan and design the capacity of public facilities necessary to meet the planned demand for those facilities.

Policy IP-7.2 Through an annual review of the C.I.P., identify priority capital improvement projects to serve existing or nearer term planned urban development. Implement these projects through Annual Capital Improvement Budget.

Policy IP-7.3 Engage the community, including the Planning Commission and other community members, in early stages of the C.I.P. preparation to gather additional input on how the C.I.P. can be used to implement the General Plan.

Policy IP-7.4 Use the C.I.P. as a financial planning document as well as a physical planning document. Plan the construction of improvements to occur in a logical order which prevents unnecessary duplication or inefficiency. Schedule and coordinate infrastructure projects over multiple years as necessary to achieve cost efficiency. (For example, scheduling street improvements to follow installation of sewers and water mains is more efficient and more likely to avoid conflicts than scheduling these improvements independently.)

Policy IP-7.5 Use the C.I.P. to enable implementation of the General Plan goals and policies, including those for fiscal sustainability, economic development and environmental stewardship. (For example, to implement the General Plan goal to increase economic development, the C.I.P. can identify those public improvements which are most likely to maintain and attract industry. To implement the City's Greenline strategy, City purchase of key parcels to assure preservation of larger open space areas may be proposed.)

Policy IP-7.6 Use the C.I.P. to implement growth strategies in the General Plan by locating and programming public facilities and infrastructure in areas where development is planned and by delaying improvements in areas where development is restricted.

Land Use Entitlement Process

The City's Development Review process is a multifaceted one involving the programs of several City departments. This process has the most direct influence on the City's ability to carry out the primary development goals and policies of the General Plan. The Development Review process also implements the land use designations as shown on the Land Use/Transportation Diagram.

The primary elements of the Development Review process include: specific plans, zoning, subdivision, environmental review, annexation, site and architectural review, building permits and citizen participation. In addition, the City Council Level of Service Policies for transportation, sewers and the Water Pollution Control Plant implement those same policies in the General Plan and control the rate and amount of new development which is allowed. The community engagement and citizen participation component of the Development Review process includes public hearings which are incorporated into all those phases of the Development Review process that involve the issuance of discretionary permits by the City. Community meetings are also a vehicle for public participation and are held whenever warranted by the nature of a project or the level of public interest.

Specific Plans

The City Council adopted an ordinance and a policy which establish the procedures for the creation and administration of specific plans as well as the process and criteria for developing specific plans. Both the ordinance and policy identify who may initiate a specific plan, the types of properties or areas that might be suitable for a specific plan, and the nature of the obstacles to be overcome that warrant use of a specific plan as the appropriate planning tool. The process for funding and preparing specific plans is also discussed in both the ordinance and the policy. The specific plan process is complex and requires a substantial commitment of time and of public and/or private funds and, therefore, should be used only when the benefits warrant the cost.

Goal IP-9 Use the specific plan process to allow for more detailed planning of a specific geographic area, ensuring that the development of this area will proceed according to specific use, design, phasing, and financing provisions tailored to the circumstances of that area.

Policy IP-9.1 Specific plans may vary in detail ranging from a level of analysis consistent with General Plan review and policy direction to the planned Development zoning level which contains detailed development standards.

Policy IP-9.2 Use specific plans to coordinate the development of properties in a large area under multiple ownerships. This approach helps to avoid the problems associated with piecemeal development and allows property owners and the City to resolve complex development problems in a cooperative manner.

- Policy IP-9.3 Integrate specific plans into the General Plan to help ensure consistency with the goals and policies of the Plan and to give General Plan support to the objectives of the specific plan. Specific plans can only be incorporated into the General Plan through the General Plan Amendment process but not necessarily through the General Plan Annual Review. Revisions to adopted specific plans, however, may occur only during the General Plan Annual Review process.
- Policy IP-9.4 Specific plans are typically incorporated into the General Plan as Planned Residential Communities or Planned Communities.
- Policy IP-9.5 Implementation of specific plans is usually accomplished through the rezoning and site development entitlement processes.

Zoning

The zoning process consists of the rezoning of lands within the incorporated City limits or the rezoning of property proposed for annexation) from one zoning district to another.

Goal IP-10 Use the rezoning of property to directly implement the land use designations as shown on the Land Use/Transportation Diagram. By City Council policy, the rezoning of property should ordinarily conform to the General Plan.

- Policy IP-10.1 Conduct review of zoning applications, including participation by various City Departments, for consistency with City Council and General Plan policy as well as to identify specific public improvements and requirements such as streets, storm and sanitary sewers, fire hydrants and street lights. Incorporate review by other public agencies in the zoning process.
- Policy IP-10.2 Use the City's conventional zoning districts, contained in the City's Zoning Ordinance, to implement the General Plan Land Use / Transportation Diagram. These districts include a range of allowed land uses, development intensities and standards within the major land use categories: residential, commercial and industrial, together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective General Plan land use designations, while providing greater detail as to the appropriate land uses and form of development.
- Policy IP-10.3 Use the Planned Development zoning process to tailor such regulations as allowed uses, site intensities and development standards to a particular site for which because of unique circumstances a Planned Development zoning process will better conform to General Plan goals and policies than practical through implementation of a conventional Zoning District. These development standards and other site design issues implement the design standards set forth in the General Plan and design guidelines adopted by the City Council. The second phase of the Planned Development process, the Planned Development permit, is a

combined site/architectural permit and conditional use permit which implement the approved Planned Development zoning on the property.

Subdivision

The subdivision process directly implements the General Plan by regulating the subdividing of property. The State Subdivision Map Act requires that all subdivisions be consistent with the jurisdiction's General Plan.

Goal IP-11 Use the Subdivision process to implement the General Plan goals and policies

Policy IP-11.1 Use the subdivision process to identify the specific infrastructure improvements necessary to ensure that intensification of land use will be consistent with General Plan Level of Service policies.

Site Development

Goal IP-12 Use the Site Development permit process to implement the General Plan goals and policies.

Policy IP-12.1 The Site Development permit process requires site and architectural review of all new development and redevelopment in the conventional zoning districts with the exception of single family residential uses.

Policy IP-12.2 The Site Development permit process implements both the appropriate zoning district development restrictions as well as appropriate General Plan policies. Design guidelines, adopted by the City Council, provide specific design standards for architectural and site review.

Policy IP-12.3 In addition to the Site Development permit, an Historic Preservation permit is required for modifications to a designated Historic Landmark structure. This permit process fosters the implementation of the Historic Preservation goals and policies of the General Plan.

Annexations

Goal IP-13 Further the Plan's goals and policies by controlling the incorporation of land within the City's municipal boundary through the annexation process.

Policy IP-13.1 Carefully consider the implications for both the City and the affected properties of proposed annexations related to achievement of the City's Level of Service goals, since annexation signifies the acceptance by the City of the responsibility to provide the wide range of necessary municipal facilities and services.

Environmental Clearance

The City's Environmental Clearance process, which is mandated by the California Environmental Quality Act (CEQA), can play a crucial role in the implementation of many policy areas of the General Plan. The Environmental Clearance Ordinance, adopted by the City Council in compliance with CEQA, requires environmental clearance of all discretionary permits issued by the City, most public works projects, and all amendments proposed for the General Plan itself.

Goal IP-14 Use the Environmental Clearance process to further implement General Plan goals and policies related to the minimization of environmental impacts, improving fiscal sustainability and enhancing the delivery of municipal services.

Policy IP-14.1 Conform to the requirements of the California Environmental Quality Act as it related to land use decisions and the implementation of the General Plan.

Policy IP-14.2 When potentially significant environmental effects of a project are identified, the preparation of an Environmental Impact Report is required in order to analyze in depth those impacts and to develop mitigation measures which can be incorporated into the project to minimize or avoid them.

Policy IP-14.3 Use the Environmental Clearance process to identify potential impacts and to develop and incorporate environmentally beneficial actions, particularly those dealing with the avoidance of natural hazards and the preservation of natural, historical, archaeological and cultural resources.

Policy IP-14.4 Use the Environmental Clearance process to facilitate the implementation of the facilities and services goals and policies of the General Plan. The review of proposed development includes the analysis of the project's compliance with the Plan's Level of service policies for transportation, sanitary sewer and Water Pollution Control Plant capacity.

Policy IP-14.5 As part of the Environmental Clearance process, further the Plan's goals and policies through the review required for proposed public works capital improvement projects. All such projects must be identified in the Capital Improvement Program and should be consistent with the General Plan. These criteria are verified through the identification of the nature, scope and intent of the proposed project in the environmental document.

Building Permits

The Building Permit process is the final phase in the Development Review process. Building permits are ministerial in nature, requiring no public hearing or review process.

Goal IP-15 Use building permits to implement the approved site and architectural design for a project, as required by either the Site Development or Planned Development permit processes.

Policy IP-15.1 Use the Building Permit process to implement the Natural Hazards and Safety goals and policies of the General Plan by requiring compliance with the Uniform Building Code standards for building design. The City also enforces a Dangerous Buildings Ordinance which requires the repair or demolition of buildings found to be structurally unsafe. A Geologic Hazards Clearance is required for construction projects located in areas with potentially sensitive or hazardous geological conditions, such as the hillsides.

Citizen Participation and Community Engagement

The Plan's Community Engagement goals and policies encourage community members to broadly participate in local government decision-making. As the City proceeds with implementation of the General Plan, the Village Planning or other planning efforts as well as the discretionary portions of the Development Review process can provide multiple opportunities for community engagement.

Goal IP-16 Provide a range of meaningful opportunities for community engagement throughout the course of General Plan implementation activities.

Policy IP-16.1 Conduct public hearings as part of the discretionary land use entitlement process. All phases of the Development Review process, with the exception of Building Permits, include public hearings and noticing requirements as a component of the process.

Policy IP-16.2 Conduct public hearings before both the Planning Commission and City Council on specific plans and zoning applications. The City Council also considers all annexation requests.

Policy IP-16.3 Conduct a public hearing before the Planning Commission on all Environmental Impact Reports prepared by the City. The Environmental Clearance process also provides for the noticing of the findings of the City regarding the environmental effects of certain projects and allows for public scrutiny of these findings.

Policy IP-16.4 Conducted public hearings by the Director of Planning on all Site Development and Planned Development permit applications, or before the Planning Commission and/or City Council if otherwise required.

Policy IP-16.5 For projects of particular community interest, including Site Development permit applications for large, mixed-use projects which implement the Village concept, conduct public hearings before the Planning Commission and City Council in order to provide greater opportunity for community engagement in the public hearing process. When such projects are being processed concurrently with the preparation of a Village Plan for the project area, coordinate community meetings

or other community engagement activities for the project and Village Planning process.

Policy IP-16.6 Provide opportunities for community engagement in the planning process through community meetings during the Annual Review of the General Plan and for other projects that warrant such attention.

Policy IP-16.7 As needed for special planning initiatives of broad community interest, employ task forces or committees to provide additional opportunities for community engagement.

Policy IP-16.8 Encourage project developers to consult with neighborhood groups early in the development review process to resolve potential differences before the public hearing process begins.

Development Fees, Taxes and Improvement Requirements

New growth and development add to the service and facility requirements of the City and other public agencies. Additional demand for ongoing services is financed by the operating revenues paid by new as well as existing development. However, the fiscal burden of the new facilities necessary in order to deliver City services to new development is beyond the capacity of normal municipal revenues.

Goal IP-17 New development should finance capital and facility needs and contribute toward their ongoing operation and maintenance, consistent with the General Plan service and facility goals and policies.

Policy IP-17.1 New development is required to construct and dedicate to the City all public improvements directly attributable to the site. This includes neighborhood or community parks and recreation facilities, sewer extensions, sewer laterals, street improvements, sidewalks, street lighting, fire hydrants and the like. In the implementation of the level of service policies for transportation and sanitary sewers and neighborhood and community parks, development is required to finance improvements to nearby intersections or downstream sewer mains in which capacity would be exceeded, and dedicate land, pay an in lieu fee or finance improvements for parks and recreation needs which would result from the development.

Policy IP-17.2 To finance the construction and improvement of facilities and infrastructure systems for which the demand for capacity cannot be attributed to a particular development, the City will impose a series of taxes through which new growth collectively finances these facilities and systems. These taxes are over and above cost-recovery fees charged for processing and reviewing applications for development approvals and permits. Examples of development taxes include:

- The Construction Tax and the Conveyance Tax (the latter paid in connection with any transfer of real property, not just new development) provide revenue

for parks, libraries, library book stock, fire stations, maintenance yards and communications equipment.

- The Building and Structures Tax and the Commercial/Residential/Mobilehome Park Tax provide revenue for the construction of the major street network.
- Connection Fees provide revenue for the construction of storm sewers, sanitary sewers and expansions of sewage treatment capacity at the Water Pollution Control Plant.
- These fees and taxes may need to be adjusted from time to time to reflect changing costs and new requirements. Additionally, new fees or taxes may need to be imposed to finance other capital and facility needs generated by growth.
- Where possible, if a developer constructs this type of facility or infrastructure for which these taxes are imposed, provide the developer with corresponding credits to the applicable taxes or fees.

Policy IP-17.3 A variety of techniques may be used by the City to advance funds for construction, operation and maintenance of facilities and infrastructure necessitated by new development. These techniques may include assessment districts and agreements or other methods by which the City requires reimbursement of funds advanced. The City may provide for deferral of assessment payments in certain circumstances to encourage particular parcels to remain undeveloped or underdeveloped.

Implementation of the General Plan by other Agencies

The San José General Plan should also be used as a policy tool to inform and guide the decision making process of other agencies when making decisions related to development within San Jose's sphere of influence. The following implementation goals and policies address instances where the General Plan should be applied by such agencies.

Goal IP-18 Engage other agencies in the implementation of the San Jose General Plan in order to further the General Plan goals and policies.

Policy IP-18.1 Other public agencies and utility companies should consider the General Plan goals and policies and the Land Use / Transportation Diagram in planning the delivery of services to San José residents and businesses.

Policy IP-18.2 Because the Santa Clara County General Plan does not include a land use plan for the territory within San José's Urban Service Area, any development taking place on unincorporated lands with San Jose's Urban Service Area should conform to the City's General Plan and be of a use and density which is compatible with the City's General Plan.

Policy IP-18.3 Where determination of consistency, compatibility or conformance of any proposal with this General Plan depends on an exercise of discretion, such discretion is solely within the purview of the City of San José. Any agency proposing to apply the provisions of this General Plan to a proposal can seek a determination of such consistency, compatibility or conformance by filing a written request with the Director of Planning of the City of San José.

Environmental Leadership / Stewardship

The themes of Environmental Leadership and Environmental Stewardship, while directly expressed in the goals and policies related to Environmental Leadership and within the Land Use / Transportation Diagram, in fact inform most aspects of the General Plan. As this is a key concern of the City, San Jose has a well established culture of undertaking various initiatives to promote San Jose's role as a national leader on environmental issues. The City's Green Vision and the San Jose Climate Action Plan are two such policy initiatives which closely relate to the General Plan document and serve as near-term General Plan implementation tools.

Goal IP-19 Use the City's Green Vision and other special environmental policy documents as General Plan Implementation tools to further the City's Environmental Leadership role.

Policy IP-19.1 Use the City's adopted Green Vision as a tool to advance the General Plan Vision for Environmental Leadership. San Jose's Green Vision is a comprehensive fifteen-year plan to create jobs, preserve the environment, and improve quality of life for our community, demonstrating that the goals of economic growth, environmental stewardship and fiscal responsibility are inextricably linked. The San José Green Vision, adopted in 2007, establishes the following Environmental Leadership goals for the City through 2022:

1. Create 25,000 Clean Tech jobs as the World Center of Clean Tech Innovation; Innovation is a key element to achieving nearly all of the Green Vision Goals. As innovations are developed and clean technologies are utilized, San José and all of Silicon Valley will benefit from the emerging economic opportunities and a cleaner way to live, work and play.
2. Reduce per capita energy use by 50 percent; As a global leader in innovative technologies and policies, the state of California and the City of San José, in particular, have the opportunity to demonstrate to the world that communities and their economies can thrive while significantly reducing energy consumption.
3. Receive 100 percent of our electrical power from clean renewable sources; The liabilities of fossil fuel usage are increasingly plain; in contrast, pursuing electrical power from clean, renewable sources is projected to reduce harmful air pollutants, long-term operating costs, and carbon emissions for the entire community.
4. Build or retrofit 50 million square feet of green buildings; An estimated 40 percent of the community's total energy use and 16 percent of its water goes

- to buildings. Several efforts are underway to increase the square footage of green building space in the San José in both public and private buildings.
5. Divert 100 percent of the waste from our landfill and convert waste to energy; Although the City has one of the highest waste diversion rates of any large city in the nation, many waste reduction opportunities remain. If San José and other local cities achieve no further waste reduction efforts over the next 15 years, solid waste landfill space in the region could reach capacity.
 6. Recycle or beneficially reuse 100 percent of our wastewater (100 million gallons per day); Protecting the South Bay and its eco-system is critical to the environmental and economic viability of the region. We must lead by example, not only by maximizing water conservation efforts, but by increasing the quantity of recycled water we produce and distribute.
 7. Adopt a General Plan with measurable standards for sustainable development; The blueprint for the future growth of San Jose is outlined in the City's General Plan. We must continue to lay a foundation for the future by clearly establishing sustainable development standards in our General Plan.
 8. Ensure that 100 percent of public fleet vehicles run on alternative fuels; In Santa Clara County, more than 40 percent of our greenhouse gas emissions come from cars, trucks, buses, trains, and other transport. Thus, we must create an integrated and sustainable system to get us from place to place.
 9. Plant 100,000 new trees and replace 100 percent of our streetlights with smart, zero emission lighting; With an integrated approach, planting 100,000 new trees and replacing all of the City's streetlights with smart, zero emission lights, will help the San José "green" its transportation system--to create an integrated, sustainable system that consumes less energy, protects the environment, and accommodates growth in a manner that enhances the City's quality of life.
 10. Create 100 miles of interconnected trails; Expanding our system of park trails to 100 miles will allow residents to travel more easily by bicycle or on foot, as well as encourage exploration and education about our natural habitat so residents better understand the benefits of a healthy environment and value its preservation.

Policy IP-19.2 Develop and maintain a Climate Action Plan or equivalent policy document as a road map for the reduction of greenhouse gas emissions within San Jose, including those with a direct relationship to land use and transportation. The Climate Action Plan identifies the specific items within the General Plan that contribute to the reduction of greenhouse gas emissions and considers the degree to which they will achieve this goal. The General Plan and Land Use / Transportation Diagram contain multiple goals and policies which will contribute to the City's reduction of greenhouse gas emissions, including a significant reliance upon new growth taking place through a more compact urban form that facilitates trips to work, school, and commercial areas by walking, mass transit or bicycling.

Policy IP-19.3 Actively participate in the development of a Sustainable Community Strategy and/or other regional environmental policies that are consistent with San Jose's goals for Environmental Leadership as well as the other goals and policies contained within the General Plan.

Economic Development

The General Plan contains ambitious job growth goals and through the Land Use / Transportation Diagram provides planned job capacity Citywide for the attainment of approximately 840,000 jobs. The General Plan contains numerous policies intended to support this level of job growth.

The City's Redevelopment Area program play a significant role in support of economic development, primarily through assistance with land acquisition and the construction of infrastructure to support new commercial and industrial development. The resulting economic development, in turn, provides both new jobs and increased tax revenues which support the provision of City services for all residents, furthering General Plan goals and policies for economic development and the provision of adequate services and facilities. The City's redevelopment projects include industrial redevelopment areas in North San José, Central and South San José. In addition, there are several different redevelopment areas in the Downtown Core designed to support the revitalization of blighted areas and generate new office, retail, hotel and convention facilities.

The City has established a Central Incentive Zone designed to attract economic and residential development to the Downtown area, beyond the boundaries of the formal redevelopment areas. Developers of projects inside the approximately five square mile zone receive significant one-time construction tax exemptions from the City.

The following implementation tools are also integral to the General Plan Vision for an Innovative Economy.

Goal IP-20 Develop and utilize economic development programs to implement the General Plan Land Use / Transportation Diagram and General Plan Goals, Policies and Implementation Actions related to job growth and economic development.

Policy IP-20.1 Within the Central Incentive Zone, suspend taxes for qualifying commercial and industrial projects and residential developments of dwellings with four units or more, including both new construction and/or rehabilitation of existing structures. The exempted taxes include: 1) Construction Tax, 2) Residential Construction Tax, 3) Building and Structures Tax, and 4) Commercial/ Residential/ Mobilehome Park Building Tax.

Policy IP-20.2 Provide incentives for economic development funding for the construction of the major infrastructure necessary to support commercial and industrial development within designated Redevelopment Areas.

Policy IP-20.3 Use tax increment revenues to directly benefit the greater community through the funding of various infrastructure improvements outside of designated Redevelopment Areas but which directly support economic development within the Area.

Policy IP-20.4 As resources are available, operate various business assistance programs, such as International Trade Assistance, Entrepreneurial Assistance and Small Business Ambassador programs, in order to provide information and expedited entitlement services to qualifying businesses.

Housing Development

The Land Use / Transportation Diagram and the Housing goals and policies contained in this General Plan, in concert with the other General Plan Goals, Policies and Implementation Actions, are intended to address several concerns related to the supply of housing within San Jose and the region. These concerns are closely related, so that one strategy may address multiple objectives. At the same time, housing supply is a regional issue for Santa Clara County and the surrounding communities to the extent that without a cooperative regional approach, San Jose will not be able to fully meet its housing goals. San Jose, by providing an adequate housing growth capacity at strategic locations, will do its part to address the concerns of housing affordability, reducing commute demand by providing housing supply in close proximity to employment and service uses, and creating high-quality, complete urban neighborhoods by focusing new housing growth into higher-density, compact areas around transit facilities.

The City of San José has traditionally provided the bulk of housing in Santa Clara County with a large range in price variation including the largest number of affordable units. Much of this housing is in the form of sprawling, low-density neighborhoods. A shortage of commercial and industrial activity and relatively low residential property values have negatively impacted the City's revenue while the inefficient form of the City's housing supply has raised service costs, resulting in fiscal challenges for the City as it attempts to provide services to its resident population. In order to provide and maintain high-quality residential areas, the City should pursue opportunities to improve its fiscal health through the implementation of its policies related to housing.

Goal IP-21 Implement the General Plan Land Use / Transportation Diagram and General Plan Goals, Policies and Implementation Actions related to housing development (Housing Program) to meet the City's housing needs and to address State and regional housing production requirements.

Policy IP-21.1 Through the Major General Plan Review or, as needed, through the Annual General Plan review process, the City will evaluate the General Plan's consistency with housing development goals as determined by the State and regional agencies and take actions as necessary address State General Plan Housing Element requirements.

Policy IP-21.2 In determining an appropriate Housing Program, maximize City resources towards the area of greatest need and to utilize available State and Federal programs.

The following text has been incorporated into the General Plan as part of the most recent Housing Element Update.