

Section 9

Implementation

**GENERAL PLAN IMPLEMENTATION
SECTION NINE CONTENTS**

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GENERAL PLAN IMPLEMENTATION

INTRODUCTION

This section of the 1986-2006 Sacramento General Plan is an overview of the Plan's administration, maintenance, consistency aspects, and relationship to other plans of the City. It is primarily oriented to the individual wanting to know if a proposed development project meets the City's goals and policies, and as a guide for making the plan a responsive and current document.

The discussion on Plan Administration and Maintenance explains what "tools" are used to implement the General Plan, and improvement projects. Consistency involves the City's Zoning Ordinance, Subdivision Ordinance, Public Works Review, and Land Use Conformity Provisions.

The discussion on Relationship of Other Adopted Plans to the General Plan defines what land use and policy provisions of adopted community plans, area plans, and more specific plans are to be used in evaluating projects and programs against City policy.

PLAN ADMINISTRATION AND MAINTENANCE

INTRODUCTION

The General Plan is the policy guide for City development and renewal. If the complex set of goals and policies are to work effectively, there must be a system for the Plan's orderly administration and maintenance. The approach to establishing this system of management is strongly influenced by local resources, the quality of decision making, and legal requirements. Properly managed, the General Plan can serve as an effective and current policy document for many years after its adoption.

PLAN ADMINISTRATION

Administration, or implementation, of the General Plan is the responsibility of the City. Implementation authority is derived from charter powers and police powers. Charter powers are those involving acquisition and development, e.g., construction of utilities and infrastructure; public works projects; acquisition of lands for parks, open space; entering into Williamson Act contracts; establishing development corporations; and redevelopment activities. Police powers rest with the City's charge to protect the public health, safety, and welfare. These powers are regulatory in nature, regulating the private development community and establishing standards. Examples include zoning and subdivision regulations, park and school dedications, housing and building regulations, code enforcement, environmental review, and design review.

The Zoning Ordinance and its maps are specific statements of current land use regulations. These are adopted by ordinance. Zoning is one of the most important tools for implementing the land use policies in the General Plan. It operates as a staging mechanism, gradually moving from current land use patterns to those envisioned in the General Plan.

Other important implementing tools at the City's disposal include the use of community, specific, and special issue plans. Many of these plans have been adopted as significant City policy, as

either elements of the General Plan or as adopted as significant City policy, as either elements of the General Plan or as more specific plans implementing provisions of the General Plan. For example, community plans further refine the broad General Plan goals and policies for use at the community level, through specific land use policy and implementation programs.

The General Plan is also administered through the City's budgetary process. City departments assigned with implementing the General Plan propose work programs and budget requests designed to meet Plan objectives. The City's Capital Improvements Program (CIP) is another valuable tool for administering the Plan. The CIP establishes the City's priorities for capital expenditures, while being consistent with the Plan.

PLAN MAINTENANCE

Portions of the Plan with a short term focus, e.g., individual implementation programs, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring effectiveness of past decisions.

In reviewing General Plan amendments, local officials consider the entire community and what is "in the public interest". Every amendment must be consistent with the rest of the General Plan or appropriate changes needed to be made to maintain consistency. General Plan amendments constitute a project under CEQA, and must therefore be evaluated for environmental effects.

The City's General Plan maintenance program consists of four major components: establishing a monitoring program, establishing an amendments tracking system, submitting an annual status report, and doing periodic comprehensive reviews as necessary.

MONITORING PROGRAM

The monitoring program will be established and coordinated through various City agencies (Planning, Building, Revenue and Finance, Parks and Engineering). It will focus on development activity including such things as trends; building activity; business license renewal; impacts on planned holding capacities and land use balances. The Planning and Development Department's computerized data base in conjunction with other departments will track these activities.

GENERAL PLAN AMENDMENT TRACKING SYSTEM

A system will be established for reporting and analyzing community plan and Citywide General Plan amendments. This will provide a basis for understanding current trends and where needs should be more closely studied.

PERIODIC REVIEW AND STATUS REPORT OF GENERAL PLAN

The City may, from time to time, choose to prepare a status report on the General Plan. At that time, Plan policies are reviewed and offered for amendment if appropriate. Implementation activities are closely reviewed and recommended for revision if necessary. The report is an instrument for identifying needed planning studies and summarizing amendment activity.

CONSISTENCY

INTRODUCTION

There are two types of consistency associated with a general plan. Internal consistency of a plan's content is one type. If a particular recommendation is substantially changed within the plan, the other related or affected recommendations may also have to be evaluated for change, and appropriate adjustment made for internal plan consistency to occur. The other type of consistency is external in the sense that most development projects must be found to be consistent with a jurisdiction's general plan.

Internal consistency is discussed in more detail in Section One of the City's General Plan, and in the following subsection on relationship of other adopted plans to the General Plan. External consistency is the subject of this subsection and the next.

Consistency of public and private development projects is controlled in part through tools, which help implement the General Plan. These include the Zoning Ordinance, Subdivision Ordinance; Public Works project requirements, and the Plan Map Land Use and Facility Designations. If a project is to be approved by the City, and that project is directly subject to one or all of these tools then the City must find project consistency with the General Plan's goals and policies.

ZONING ORDINANCE

Table 1 indicates the appropriate zoning categories as these relate to the General Plan land use categories for the City of Sacramento.

Generally, to determine what land uses are permitted on a specific site, the type of land use shown on the General Plan for the site in question is matched with the proper line under "General Plan Designation" in Table 1. The appropriate zoning for the designation is shown across from it under the zoning columns. The General Plan land use designation is not intended to provide an exact correspondence with the site specific zoning rather the intent of the designation is to show the general relationship of the various land uses.

The General Plan land use categories have been developed in a manner to allow the broadest range of a particular type of use within the designation. Specific uses and density ranges are identified by the community plan and zoning. Further refinement and land uses and guidelines are provided on some properties through an overlay zone. Examples of some overlay zone designations which further define permitted land uses are: open spaces, flood fringe, labor intensive, parkway corridor, and airport influence areas.

Table 1
Land Use and Zoning Consistency

<u>GENERAL PLAN DESIGNATION</u>	<u>ZONING</u>
Agriculture (1 dwelling unit per 5+ acres)	A, AOS
Rural Estates (1 dwelling unit per .5 net acres)	R - E
Low Density Residential (15 dwelling units per net acres)	R-1, R-2, R-1A, R-1B
Medium Density Residential (29 dwelling units per net acres)	R-2A, R-2B, R-3
High Density Residential (30+ dwelling units per net acres)	R-3A, R-4, R-4A R-5, R-0 ²
Mixed Use ⁵	RMX, EC30, EC40, EC45, EC50, EC65, EC80 RMX-TO, C-2-TO
Residential Mixed Use	RMX, RMX-TO, C-2-TO
Public Office	R-0 ³ , OB, C-1, C-2, C-3, (C-4, M-1, M-1(S), M-2, M- 2(S) MRD-20, MRD-50) ⁴
Community/Neighborhood Commercial Offices	SC, C-1, C-2, H-C, OB
Regional Commercial	C-2, C-3, HC, OB
Heavy Commercial/Warehouse	C-4, M-1, M-2, MRD-20, MIP
Industrial	M-1, M-2, MIP
Industrial Employee Intensive	MRD-20, MRD-50
Public/Quasi Public/Transportation and Parks	H, SPX, TC and all other zones

1- This table reflects general consistency and correspondence of zoning and land use designations. Because of overlapping categories, unique circumstances, and special use permits, the relationship is not exact.

2- Office and limited neighborhood commercial uses are permitted in some high density zoning categories subject to restrictions

3- RO - private and public offices are permitted under the RO zone subject to special permit approval.

4- C-4, M-1, and M-2 allowed with a maximum 25 percent square footage of the total development for office. MRD-20 allows a maximum of 20 percent office and MRD-50 allows a maximum of 50 percent office.

5- Mixed uses are often allowed in Planned Unit Developments (PUD's) and Special Planning Districts (SPD's); see appropriate regulations.

SUBDIVISION ORDINANCE

Government Code (Section 66473.2) provides that no local agency shall approve a subdivision map unless the map together with its design and improvements is consistent with the General Plan for the jurisdiction. As adopted, the Subdivision Ordinance of the City of Sacramento is developed in a manner which meets applicable sections of the government code. Therefore, the Subdivision Ordinance assists in the systematic implementation of the General Plan.

The following major features of subdivision map are reviewed for consistency with the City's General Plan:

- § The map shows a division of land that conforms to the area and types of land use designated on the General Plan.
- § The map accommodates public facilities and improvements set forth in the General Plan and other applicable Plans.
- § The map shows a division of land that is capable of accommodating the density and/or intensity of development designated by the General Plan.
- § The map shows land division and improvements that are consistent with General Plan policies.

CAPITAL IMPROVEMENT PROGRAM

All capital improvements proposed for the ensuing fiscal year by the City are listed and classified, and a coordinated program is developed for review and recommendation to the City Council. The City's Planning Commission annually reviews the proposed CIP.

PUBLIC ACQUISITION AND ABANDONMENT

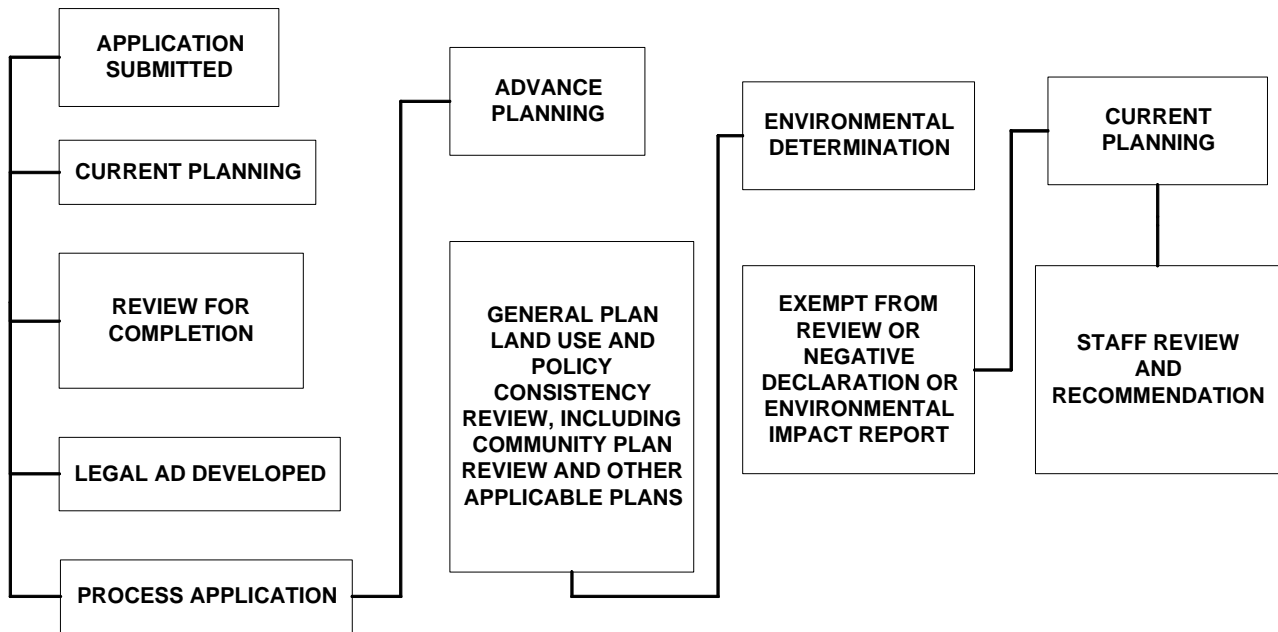
Real property to be acquired or disposed of by the City is submitted to the Planning Commission for review.

PLANNING DIVISION REVIEW PROCESS

Figure 1 indicates the Planning Division's review process.

Figure 1

Review Process for Consistency



RELATIONSHIP OF OTHER ADOPTED PLANS TO THE GENERAL PLAN

INTRODUCTION

The General Plan includes a number of plans which provide greater detail for many portions of the City. These plans are for the community areas of Airport-Meadowview, Pocket, South Sacramento, Central City, South Natomas, North Natomas, and North Sacramento. These plans are also for the specific areas of the American and Sacramento River Parkways. Citywide plans for specific services and facilities are also a part of the General Plan. These are the Master Plan for Parks Facilities and Recreational Services, the Sacramento Public Library Master Plan, and the Sacramento Bikeways Master Plan. Because the plans are part of the City's General Plan, their goals and recommendations are consistent. The role of the greater detailed plans, therefore, is to define at a sub-level of the City the goals and recommendations of the General Plan.

While most of the General Plan's elements provide the overview for more precise plans, e.g. general plan land use map designations are less specific than community plan land use designations, some subjects such as the Safety Element provide extensive, detailed coverage of their subjects and require no further plans to document policy. Thus, issues affected by general plan policy may or may not have further policy refinement in other City documents. Consistency among all related policies makes the issue of which plan takes priority a moot one except for the level of detail.

If any amendment is made to a more specific plan of the General Plan, and it creates an inconsistency of goals or recommendations between the two documents, the City's General Plan must also be amended. Likewise, an amendment to the General Plan that renders the more specific plan provisions inconsistent also necessitates a corrective measure for consistency of the more specific plan.

**Table 2
Community Plan/General Plan Land Use Matrix**

Residential ¹					
General Plan Categories					
Community Plan Categories	Rural Estates 0.5-4 du/na*	Low Density Residential 4-15 du/na	Medium Density Residential 16-29 du/ac	High Density Residential 30+ du/ac	Mixed Use
AIRPORT MEADOWVIEW (AM)					
Residential 1-4 du/na	X				
Residential 4-8 du/na		X			
Residential 7-15 du/na		X			
Residential 11-21 du/na			X		
Residential 11-29 du/na			X		
Residential-Office				X	
CENTRAL CITY (CC)					
Low Density Residential		X			
Multi-Family			X	X	
Residential-Office				X	
Industrial Residential				X	
Residential Mixed Use				X	X
POCKET (P)					
Low Density Residential 3-6 du/na		X			
Low Density Residential 7-15 du/na		X			
Medium Density Residential 16-29 du/na			X		
High Density Residential 30+ du/na				X	
NORTH NATOMAS (NN)					
Rural Estates Residential 1 du/na	X				
Low Density Residential 3-10 du/na/target=7		X			
Medium Density Residential 7-21 du/na/target=12		X			
High Density Residential 11-29 du/na/target=22			X		

Table 2 cont.
Community Plan/General Plan Land Use Matrix

Residential ¹					
General Plan Categories					
Community Plan Categories	Rural Estates 0.5-4 du/na	Low Density Residential 4-15 du/na	Medium Density Residential 30+ du/na	High Density Residential	Mixed Use
NORTH SACRAMENTO (NS)					
Rural Estates Residential 0.25-2 du/na	X				
Residential 4-8 du/na		X			
Residential 7-15 du/na		X			
Residential 11-21 du/na			X		
Residential 11-29 du/na			X		
SOUTH NATOMAS (SN)					
Low Density Residential 4-8 du/na		X			
Medium Density Residential 7-10 du/na		X			
Medium High Residential 11-21 du/na			X		
High Density Residential 11-29 du/na			X		
Riverfront Development (du/na per Special Permit)					
SOUTH SACRAMENTO (SS)					
Rural Estates Residential 1 du/0.5-4na	X				
Residential 4-8 du/na		X			
Residential 7-15 du/na		X			
Residential 11-21 du/na			X		
Residential 11-29 du/na			X		
Residential 29+ du/na				X	
Residential/Office				X	

1- This table reflects general consistency and correspondence of general plan land use and community plan land use designations. Because of overlapping categories and unique circumstances, the relationship is not exact.

* du/na = dwelling units per net acre

Table 2 cont.
Community Plan/General Plan Land Use Matrix

Commercial/ Office ¹				
General Plan Categories				
Community Plan Categories	Public Office	Community/ Neighborhood Commercial/ Office	Regional Commercial/ Office	Mixed Use
AIRPORT MEADOWVIEW (AM)				
Office	X	X	X	X
Residential Office	X			
Commercial	X	X		
CENTRAL CITY (CC)				
Highway Commercial		X		
Residential Office	X			
Office	X	X	X	X
Neighborhood Commercial		X		X
General Commercial Multi-Use	X	X		X
Commercial Mixed Use- 1, 2, 3				X
Central Shops Historic District				X
Riverfront Commercial Recreational				X
POCKET (P)				
Highway Commercial		X		
Shopping Commercial		X		
Business and Professional Offices	X		X	
NORTH NATOMAS (NN)				
Neighborhood Convenience Commercial		X		
Village Commercial		X		
Community/ Commercial		X		
Transit Commercial		X		
Highway Commercial		X		
Employment Center				X

Table 2 cont.
Community Plan/General Plan Land Use Matrix
Commercial/ Office¹

General Plan Categories				
Community Plan Categories	Public Office	Community/ Neighborhood Commercial/ Office	Regional Commercial/ Office	Mixed Use
NORTH SACRAMENTO (NS)				
Highway Commercial		X		
Retail-General Commercial		X		
Office** Labor Intensive	X	X	X	X
SOUTH NATOMAS (NS)				
Highway Commercial		X		
Neighborhood Commercial		X		X
Community Commercial		X		
Office/ Office Park	X			
Riverfront Development	X	X		
SOUTH SACRAMENTO (SS)				
Highway Commercial		X		
Retail-General Commercial		X		
Office	X	X	X	X
Residential-Office	X			
Residential/Office				

1- This table reflects general consistency and correspondence of general plan land use and community plan land use designations. Because of overlapping categories and unique circumstances, the relationship is not exact.

Table 2 cont.
Community Plan/General Plan Land Use Matrix

Industrial¹

Community Plan Categories	General Plan Categories		
	Heavy Commercial Warehouse	Industrial-Employee Intensive 30 emps/ac (min)	Industrial
AIRPORT MEADOWVIEW (AM)			
Industrial	X		X
CENTRAL CITY (CC)			
Industrial	X		X
Heavy Commercial / Light Industrial	X		X
Service Commercial	X		X
Industrial Commercial	X		X
Industrial Preserve	X		X
POCKET (P)			
Industrial	X		X
NORTH NATOMAS (NN)			
Light Industrial	X		X
NORTH SACRAMENTO (NS)			
Labor Intensive		X	
Industrial	X		X
SOUTH NATOMAS (SN)			
Business Park		X	
SOUTH SACRAMENTO (SS)			
Industrial	X		X
Heavy Commercial / Light Industrial	X		X

1- This table reflects general consistency and correspondence of general plan land use and community plan land use designations. Because of overlapping categories and unique circumstances, the relationship is not exact.

Table 2 cont.
Community Plan/General Plan Land Use Matrix

Parks - Open Space - Agriculture ¹

Community Plan Categories	General Plan Categories		
	Park-Recreation Open Space	Agriculture	Mixed Use
AIRPORT MEADOWVIEW (AM)			
Agriculture/Open Space		X	
Park	X		
CENTRAL CITY (CC)			
Parks or Open Space			X
POCKET (P)			
Parks or Open Space	X		
Parkway Recreation Node	X		
NORTH NATOMAS (NN)			
Park/ Open Space	X		
Agriculture		X	
NORTH SACRAMENTO (NS)			
Parks-Parkway-Open Space	X		
SOUTH NATOMAS (SN)			
Park	X		
SOUTH SACRAMENTO (SS)			
Park	X		

1- This table reflects general consistency and correspondence of general plan land use and community plan land use designations. Because of overlapping categories and unique circumstances, the relationship is not exact.

Table 2 cont.
Community Plan/General Plan Land Use Matrix

Public/ Quasi-Public/ Misc.¹

Community Plan Categories	General Plan Categories				
	Schools & Colleges	Transportation Utilities	Public Offices	Public/ Quasi Public Misc.	Mixed Use
AIRPORT MEADOWVIEW (AM)					
Public Schools	X				
CENTAL CITY (CC)					
Public/Utilities	X			X	
Public Schools	X				
Capital Area Plan			X	X	
Corridor/ Rail Intermodal Terminal		X			X
POCKET (P)					
Public/ Quasi-Public	X			X	
Public Schools	X				
NORTH NATOMAS (NN)					
Civic/ Institution Uses	X	X	X	X	
Sports Complex				X	
NORTH SACRAMENTO (NS)					
Public/ Quasi-Public	X			X	
Public Schools	X				
SOUTH NATOMAS (SN)					
Public/ Quasi-Public	X			X	
Public Schools	X				
SOUTH SACRAMENTO (SS)					
Public/ Quasi-Public	X			X	
Public Schools	X				

1- This table reflects general consistency and correspondence of general plan land uses and community plan land use designations. Because of overlapping categories and unique circumstances, the relationship is not exact.

Table 2 cont.
Community Plan/General Plan Land Use Matrix
Special Planning Areas ¹

Community Plan Categories	General Plan Categories		
	Special Planning District/Area	Redevelopment Project Area	Infill Area
AIRPORT MEADOWVIEW (AM)			
Special Planning District	X	X	
Designated Infill Area			X
CENTRAL CITY (CC)			
Special Planning Area	X	X	
Richards Boulevard Special Planning District	X	X	
NORTH SACRAMENTO (NS)			
Special Planning District	X	X	
SOUTH NATOMAS (SN)			
Special Planning District	X	X	
Riverfront Development	X		
Northgate Boulevard Special Planning District			
SOUTH SACRAMENTO (SS)			
Special Study Area	X		

1- This table reflects general consistency and correspondence of general plan land uses and community plan land use designations. Because of overlapping categories and unique circumstances, the relationship is not exact.

LAND USE DESIGNATIONS

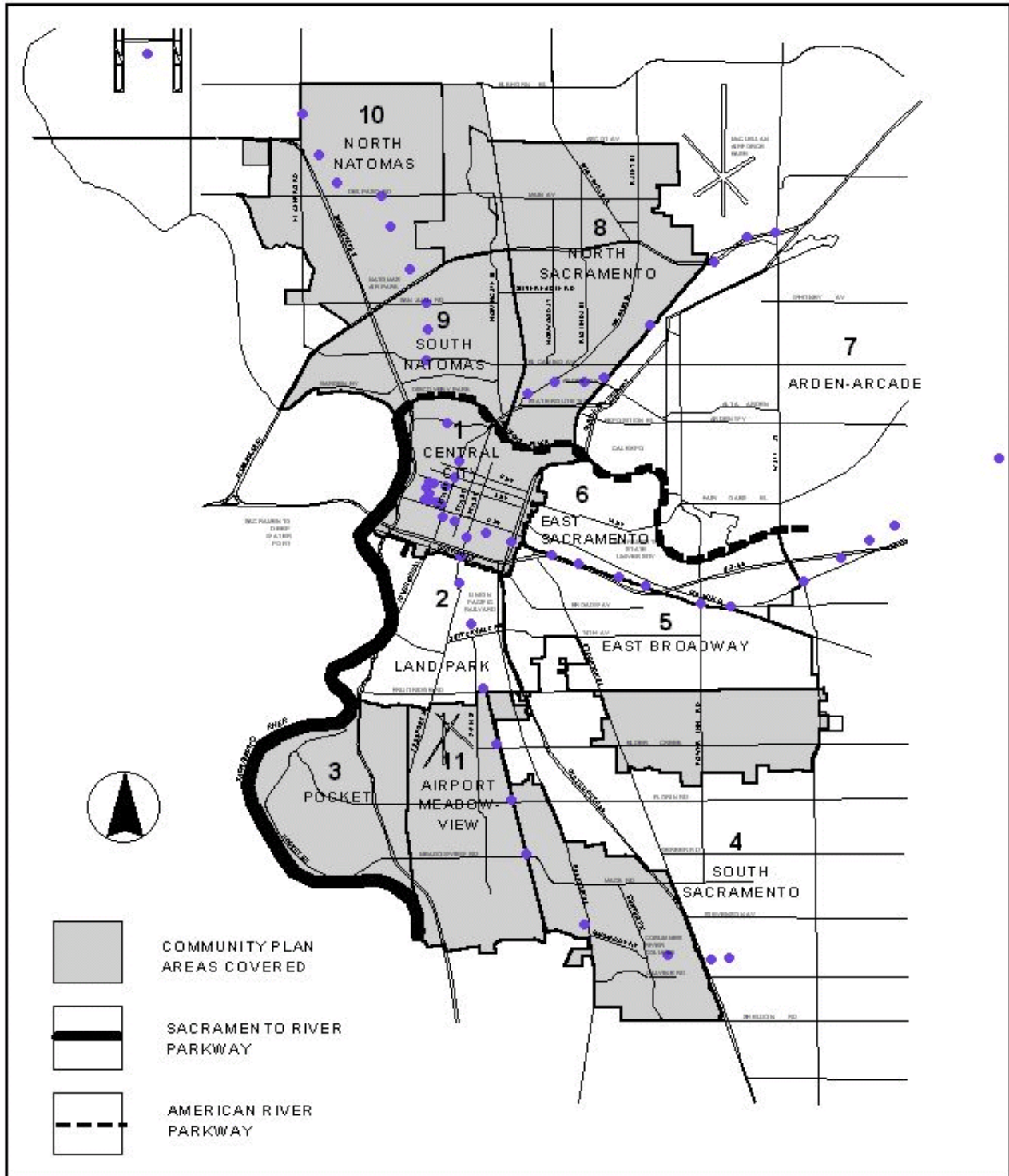
Land use designations shown on the General Plan map and maps of the more specific plans cited above are often more difficult to interpret for consistency purposes than text statements. This occurs because the General Plan map available to the public does not show land uses below five acres in size. It also places some differing land uses of varying sizes in a dominant land use category where a high mixture of uses makes specificity of detail very difficult. The land use patterns of the Central City shown on the community plan map and the corresponding area of the General Plan map are such an example. Where this occurs, the land use designations on the more specific land use map (Central City map in the preceding example) are applicable.

Table 2 shows the relationship between the various community plan land use categories and the General Plan. Land uses with both the American and Sacramento River Parkways are more precise than the General Plan land use designation, and therefore take precedence. Facility specific plans show general locations for new facilities in areas not having a community plan for one of the above listed areas, but show precise locations for new facilities in communities listed above.

In areas of the City without more specific plans of the General Plan, the General Plan land uses take precedence over all others in determining land use policy.

For public use in determining exactly where land uses shown on the General Plan are located, the Planning Division maintains larger, more detailed maps. Map 1 shows the areas of the City with more specific area plans of the General Plan.

Map 1



AREAS COVERED BY MORE SPECIFIC PLANS
 (BIKEWAY, PARK, LIBRARY MASTER PLAN AREAS NOT SHOWN)

Planning and Building Department
 City of Sacramento

GP
 GENERAL PLAN
 update 1995-2005

(Amended 12/14/93 by Resolution #93-740)