

# GENERAL PLAN IMPLEMENTATION

**ZONING ORDINANCE**



**DEVELOPMENT REVIEW  
PROCESS**



**SPECIAL TECHNIQUES**



**GENERAL PLAN REVIEW**



**DEVELOPMENT MONITORING**



## **VII. IMPLEMENTATION**

### **A. INTRODUCTION**

The General Plan establishes the goals and policies which guide the development within the City of Escondido; however, it does not specifically explain how the goals and policies are to be implemented. Policies in the Land Use Element and other applicable elements must be referenced in conjunction with implementation policies. Direction for implementation is provided in the following policies which takes direction from Goal #12 of the Community Goals and Objectives requiring “certainty in implementing the General Plan.

### **B. ZONING ORDINANCE**

As a result of new General Plan land use designations, not all properties reflect consistent zoning. Government Code 65860 requires that city zoning ordinances shall be consistent with the adopted General Plan. Provisions are made in the state law to allow a city reasonable time to amend its zoning ordinance to be consistent when amendments are made to its General Plan. As such an interim ordinance will be adopted while the zoning code is updated with its permanent zoning ordinance.

#### **1. Policy Regarding the Interim Zoning Ordinance**

##### **Interim Zoning**

**Policy B1.1:** The City shall adopt an interim zoning ordinance to regulate growth and development until a permanent zoning ordinance consistent with the General Plan is adopted.

#### **2. Policies Regarding the Permanent Zoning Ordinance**

##### **Permanent Zoning**

**Policy B2.1:** The development standards and regulations found in the existing City zoning categories should only serve as a guide when comparing the General Plan designations. Existing zoning may be able to adequately implement the General Plan with some modifications. New zoning categories shall be considered in areas where the City’s existing zoning will not adequately implement the goals and objectives of the General Plan.

*General Plan  
Land Use*

Rural I, Rural II  
Estate I, Estate II  
Suburban, Urban I  
Urban II  
Urban III  
Urban IV  
Office  
Office  
General Commercial  
SPA #11  
General Commercial  
(No General Plan Designation)  
General Commercial  
General Industrial/Light Industrial/  
Industrial Office  
General Industrial/Industrial Office  
Industrial Office  
General Industrial/Light Industrial/  
Industrial Office  
Light Industrial

*City Zoning*

Residential Agriculture (R-A)  
Residential Estate (R-E)  
Single-Family Residential (R-1)  
Light Multiple Residential (R-2)  
Medium Multiple Residential (R-3)  
Heavy Multiple Residential (R-4)  
Hospital Professional (H-P)  
Commercial Professional (C-P)  
General Commercial (C-G)  
Central Business District (CBD)  
Tourist Commercial (C-T)  
Commercial Neighborhood (CN)  
Planned Development Commercial (PD-C)  
  
Light Industrial (M-1)  
General Industrial (M-2)  
Industrial Office (I-O)  
  
Planned Development Industrial (PD-I)  
Industrial Park (I-P)

**Permanent Zoning**

**Policy B2.2:** The City shall update and revise the zoning, grading and subdivision ordinances to reflect the goals, objectives and policies in the adopted General Plan. Implementation of these revisions will require adequate time to perform detailed analysts and studies to meet this goal.

**Permanent Zoning**

**Policy B2.3:** Zoning overlays may be considered within land use area plans to further advance General Plan policies and City programs especially with Land Use Area Plans.

**Permanent Zoning**

**Policy B2.4:** An ordinance or resolution shall be adopted which provides detailed and uniform methods of calculating density for residential projects.

**Permanent Zoning**

**Policy B2.5:** Clear and precise definitions of constrained lands and density transfer calculations for slopes, natural floodways and environmentally sensitive areas shall be included in the Zoning Ordinance.

## **C. DEVELOPMENT REVIEW PROCESS**

The City's development review process involves the examination of development proposals for their conformance with City policies, standards and regulations as well as adequacy of public facilities through the Subarea Facilities Plans, Capital Improvements Program and other financing mechanisms. Through the active participation 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. Key components of the development review process include: Conventional Zoning, Subdivisions, Planned Development, Specific Plans, Environmental Review, and Permit Review.

### **1. Policies Regarding Zoning Designations**

#### **Zoning**

**Policy C1.1:** The City shall evaluate current zoning designations to determine adequacy for implementing new General Plan policies. New designations may be established.

#### **Zoning**

**Policy C1.2:** Zoning applied throughout the City in consideration of the surrounding zoning pattern of the area to ensure compatibility, and consistency with the land use designations.

#### **Zoning**

**Policy C1.3:** Locational and operational characteristics shall be considered when establishing zoning designations to ensure appropriateness.

#### **Zoning**

**Policy C1.4:** Criteria shall be established ensuring that zoning applied to an area will provide the opportunities to meet General Plan policies and standards such as community facilities, housing, and open space.

### **2. Policies Regarding Subdivisions**

#### **Subdivision**

**Policy C2.1:** Site design considerations for subdivisions shall include the limitation of two-story dwelling units within a development to avoid adverse streetscapes and visual impacts.

#### **Subdivision**

**Policy C2.2:** The City shall consider increasing and/or establishing subdivision and/or design standards for street trees, design features, floor area ratios, height, bulk, and separation.

#### **Subdivision**

**Policy C2.3:** The City shall review its street and public works requirements and identify circumstances where these requirements could be modified in the Rural and Estate land use categories.

**Subdivision**

**Policy C2.4:**

Subdivisions should avoid the use of panhandle lots and unusual lot slopes except to preserve slopes, ridgelines, habitat areas, and other resources identified in the Open Space/Conservation Elements.

**3. Policies Regarding Planned Development Zoning**

**P.D. Zoning**

**Policy C3.1:**

Planned Development Zoning shall be used to address unique characteristics of a development site and the surrounding land uses to better implement the goals and policies of the General Plan but not to attain maximum yield. **(Amendment to this policy is subject to voter approval.)**

**P.D. Zoning**

**Policy C3.2:**

Development proposals involving Planned Developments shall address and/or include, if applicable:

- a. visual impacts of the development from the Valley floor and from adjoining properties;
- b. preservation of the natural setting by minimizing earth movement and removal of native vegetation and by using compatible building materials, textures and colors;
- c. grading, erosion control and revegetation/ landscaping requirements;
- d. preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access;
- e. implementation of appropriate management techniques in areas of rare and endangered plant and animal species;
- f. adequate buffers and separations from adjacent properties;
- g. superlative architectural design features of all structures;
- h. adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and
- i. preservation/maintenance of common open space or community area.

The Planned Development zoning ordinance may require further detailed information to achieve General Plan goals and objectives. **(Amendment to this policy is subject to voter approval.)**

**P.D. Zoning  
Policy C3.3:**

Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Areas (SPA) (see provisions for clustering). **(Amendment to this policy is subject to voter approval.)**

**P.D. Zoning  
Policy C3.4:**

Planned Development zoning should be limited to projects of adequate size and unique physical characteristics to effectively implement the appropriate policies. **(Amendment to this policy is subject to voter approval.)**

**4. Policies Regarding Specific Planning Areas**

**S.P.A.  
Policy C4.1:**

Specific Planning Areas (SPA's) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally, SPAs should only be applied to larger areas and where community benefit can be demonstrated. **(Amendment to this policy is subject to voter approval.)**

**S.P.A.  
Policy C4.2:**

Specific Plans shall not be utilized in a widespread manner to circumvent or modify the character or intent of ordinances, land use designations and/or City goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process. **(Amendment to this policy is subject to voter approval.)**

**S.P.A.  
Policy C4.3:**

Specific criteria to evaluate the suitability of a site shall be established which shall include:

- a. The site should be of sufficiently large area to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area;
- b. The site should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the overall development plan;
- c. The site should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of at-

tractive landscaping and open space amenities left in their natural condition;

- d. The site should be of sufficient area and nature that lends itself to long-term development phasing (e.g., in excess of five years) which can effectively be monitored and controlled; and
- e. The site should require flexibility in planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements.

**(Amendment to this policy is subject to voter approval.)**

**S.P.A.**

**Policy C4.4:**

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed Plan for compliance with the following requirements which are in addition to requirements imposed by State Government Code Sections 65450, et seq.:

- a. Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g., appropriate restrictive covenants running with the land);
- b. Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured;
- c. Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible;
- d. All open space areas shall be identified and appropriate measures providing for their preservation shall be included;
- e. Design criteria, development regulations and building standards shall be provided sufficient to ensure that residential, industrial and commercial structures are compatible with the surrounding environment;
- f. Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed;
- g. Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described; and
- h. The Specific Plan demonstrates implementation of the goal and objectives of the General Plan and furthers the interests of the community.

**(Amendment to this policy is subject to voter approval.)**

**S.P.A.**

**Policy C4.5:** Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Area (SPA) (see provisions for clustering). **(Amendment to this policy is subject to voter approval.)**

**5. Policies Regarding Environmental Review**

**Env. Review**

**Policy C5.1:** The City shall maintain its Environmental Quality Regulations in accordance with the California Environmental Quality Act, which requires environmental review of projects (public and private), including analysis and mitigation of on- and off-site impacts, as defined by CEQA.

**Env. Review**

**Policy C5.2:** Environmental review for specific projects shall be accompanied by sufficient technical data to determine consistency with General Plan policies related to the physical environment including, but not limited to; traffic, biology, air quality, noise, drainage, archaeological sensitivity, visual impacts, geotechnical and public facilities and services. This policy shall particularly apply in areas of sensitivity and constrained lands as identified in the Open Space Concept.

**Env. Review**

**Policy C5.3:** Mitigation measures specified in the General Plan Environmental Impact Report shall be applied for proposed development throughout the Planning Area.

**Env. Review**

**Policy C5.4:** Thresholds and special/sensitive areas shall be periodically reviewed and updated as more specific and recent information becomes available.

**6. Policies Regarding Permit Review**

**Permit Review**

**Policy C6.1:** The City shall review its guidelines and procedures for development to conform with the General Plan recommendations, Subarea Facilities Plans, Area Plans, and Quality of Life Standards.

**Permit Review**

**Policy C6.2:** For areas within environmentally sensitive areas, the City shall consider the location, extent and quality of the resource and appropriate mitigation measures.

**Permit Review**

**Policy C6.3:** The City shall review for consistency, the Guidelines for Grading Design with the General Plan policies and make necessary modifications.

**D. SPECIAL IMPLEMENTATION TECHNIQUES**

The General Plan establishes the rationale, goals, objectives, and policies for future actions within the community. However, since areas of the community differ in characteristic, topography, development potential, and intensity, special implementation programs provide a means to carry out certain objectives of the General Plan, which will benefit the community. These special implementation techniques include: clustering, open space management, development agreements, redevelopment and financing options.

**1. Policies Regarding Clustering**

Clustering is useful when trying to protect sensitive natural resources, avoid hazardous areas, or preserve the natural appearance of hillsides. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce cost of building and maintaining public road, and decrease grading in environmentally sensitive areas. In general, sites less than five acres are too small to benefit from the clustering concept.

The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories adjusted for natural floodways. The number of dwelling units actually permitted for development in a cluster development may be less following application of the following provisions that shall govern cluster development projects.

**Cluster**

**Policy D1.1:** Minimum Lot size standards for single-family cluster development shall be:

<i>Designation</i>	<i>Minimum Lot Size</i>
Rural I	2 acres
Rural II	1 acre
Estate I	20,000 square feet
Estate II	10,000 square feet
Suburban	7,920 square feet
Urban I	3,630 square feet

**(Amendment to this policy is subject to voter approval.)**

**Cluster**

**Policy D1.2:** The provisions for clustering units shall be utilized only within Planned Development Zones or Specific Planning Areas. **(Amendment to this policy is subject to voter approval.)**

- Cluster  
Policy D1.3:** Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit. **(Amendment to this policy is subject to voter approval.)**
- Cluster  
Policy D1.4:** Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with Community Design (see Chapter V) and zoning policies. **(Amendment to this policy is subject to voter approval.)**
- Cluster  
Policy D1.5:** In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development. **(Amendment to this policy is subject to voter approval.)**
- Cluster  
Policy D1.6:** Under the clustering provisions, at least 50 percent of all residential lots must backup to open space areas. **(Amendment to this policy is subject to voter approval.)**
- Cluster  
Policy D1.7:** When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area. **(Amendment to this policy is subject to voter approval.)**
- Cluster  
Policy D1.8:** When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site. **(Amendment to this policy is subject to voter approval.)**
- Cluster  
Policy D1.9:** Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties. **(Amendment to this policy is subject to voter approval.)**

**Cluster**

**Policy D1.10:** Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies. **(Amendment to this policy is subject to voter approval.)**

**Cluster**

**Policy D1.11:** Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation. **(Amendment to this policy is subject to voter approval.)**

- 2. Policies Regarding Open Space Management**  
(Please Refer to Chapter V; Open Space/Conservation)
- 3. Policies Regarding Development Agreements**

Development agreements allow the City to enter into a contract with a developer in which the City effectively promises not to change its planning or zoning laws applicable to the development for a specified period of time. In return, the developer would commit to construct specific improvements, provide public facilities and/or services, develop according to a specified time schedule or make other commitments which the City ordinarily cannot require of the developer.

**Dev. Agreement**

**Policy D3.1:** Development Agreements may be permitted in Urbanizing 2A Tiers of the General Plan whereby facility deficiencies can be upgraded by a developer in consideration for a development commencing construction prior to adoption of a Subarea Facilities Plan.

**Dev. Agreement**

**Policy D3.2:** Development Agreements for Specific Planning Areas #2 and 4 allowing increased density may be permitted in excess of the basic entitlement provided but not beyond the maximum stated in the SPA section if community benefits above and beyond the impacts of the project are provided. The yield/benefit determination shall be made by the City Council.

**Dev. Agreement**

**Policy D3.3:** Development Agreements for residential projects shall specify the number of building permits to be allocated on a yearly basis and the correlated provision of facilities and/or financing for on-site or off-site community benefit.

**Dev. Agreement**

**Policy D3.4:** The City shall evaluate the duration of Development Agreements so as not to impair the response to community concerns and needs that change over time.

**4. Policies Regarding Redevelopment**

Redevelopment is a powerful tool for implementing the General Plan. As a potential source of infrastructure and public facility financing, redevelopment may help carry out the land use proposals of the land use element.

**Redevelopment**

**Policy D4.1:** The City shall evaluate the revenues allocated to the set-aside fund for low and moderate income housing and establish potential sites for placement of such housing within the redevelopment area.

**5. Policies Regarding Financing Options**

New growth and development add to the service and facility requirements of the City and other public agencies. Additional demand for ongoing services are financed by the operating revenues paid by new as well as existing development. However, the fiscal burden of these facilities is beyond the capacity of normal municipal revenues. In recognition of this fact, the utilities, growth management and public facilities policies state that the capital and facility needs generated by new development should be financed by new development.

**Financing**

**Policy D5.1:** The City will develop a comprehensive financial plan to implement the urban services standards and policies of the General Plan. Public facilities to be addressed in this financial plan shall include, but not be limited to, police, fire, roadways, parks, open space, schools, libraries, and other similar facilities outlined in the Quality of Life Standards. The plan shall include:

- a. projections of capital improvement costs necessary to implement the urban services standards contained in the adopted General Plan;
- b. projections of revenues, including development fees, which will be available to meet capital improvement needs;
- c. identification of necessary adjustments to fees and other revenue sources to meet projected capital improvement needs; and
- d. identification of long-term financing methods to allow for the construction of needed public improvements in a timely manner, based on projected growth and public service demands.

This plan shall be reviewed and updated periodically in order to assure that development fees and other revenue

sources are adequate to meet the objectives of the General Plan.

**Financing  
Policy D5.2:**

At least every five years a comprehensive review of the financial plan shall be undertaken in conjunction with the update of the General Plan. This review will include a review of services standards and policies, and revised capital improvement cost projections based on any revised standards. The review shall also consider the costs of any new services or facilities being provided by the City, the school districts, and other public agencies affected by the General Plan.

**Financing  
Policy D5.3:**

The following potential revenue and financing mechanisms available to meet capital improvement needs, should be examined by the City to meet community facilities' and services' needs:

- a. New development required to construct and dedicate to the City all public improvements directly attributable to the site. This includes sewer extensions, sewer laterals, street improvements, sidewalks, street lighting, fire hydrants, and the like.
- b. Traffic impact fees collected and adjusted sufficiently to fund the improvements necessary to serve new development. Periodic adjustments based on costs, and identification of needs, shall be considered in this fee adjustment.
- c. A percentage of gasoline tax revenue set aside annually to fund street-related capital improvements which are required to remedy existing traffic-related problems.
- d. Park fees adjusted sufficiently to fund the acquisition and improvement of local parks, community centers, and other specialized recreational facilities in accordance with the adopted acreage-to-population ratio as required to offset impacts of new development. Park fees shall continue to be used for all other appropriate purposes authorized by the Municipal Code.
- e. Water connection fees adjusted sufficiently to fund improvements required in the Water Master Plan.
- f. Sewer connection fees adjusted sufficiently to fund improvements required in the Wastewater Master Plan.
- g. Drainage master plan delineating drainage basins in order to anticipate and fund storm drain improvements.
- h. Consideration of appropriate financing mechanisms in existence or which shall become available pursuant to future

legislation, including but not limited to General Obligation Debt, Melloroos financing, assessment and/or maintenance districts, Public Facilities Fees, Development Agreements, etc., to implement the Community Facilities and Growth Management Elements.

## **6. Policies Regarding Annexations and the Sphere of Influence**

### **Annexation**

#### **Policy D6.1:**

The City will not actively seek to annex unincorporated lands, except those lands owned by the City, and will rely instead on applications from property owners for proposed annexations to the City. Exceptions may arise to implement the Goals and Objectives of the General Plan.

### **Annexation**

#### **Policy D6.2:**

Annexation proponents shall demonstrate that facilities, services, and infrastructure are adequate to serve the proposed annexation, in accordance with City standards and/or applicable Subarea Facilities Plans consistent with the growth management and community facilities elements. If existing and/or proposed public facilities and infrastructure are inadequate to serve the proposed annexation area, annexation may proceed only if it can be demonstrated that all necessary improvements will be financed by the property owner(s), and that such expansion of the City will not have unacceptable adverse fiscal or environmental impacts to existing City services or residents.

### **Annexation**

#### **Policy D6.3:**

The City shall not provide services directly or indirectly to unincorporated areas unless there is a mutual agreement between the City and appropriate agencies, if any, to compensate for costs incurred. Such services must be consistent with facilities plans pursuant to the Growth Management and Community Facilities elements.

### **Annexation**

#### **Policy D6.4:**

The City shall develop an annexation procedures manual outlining the steps and City policies regarding annexations. The manual will include, but not be limited to, applicant's responsibilities, requirements for environmental review, requirements for development plans, and fees for annexation.

### **Annexation**

#### **Policy D6.5:**

The Sphere of Influence for the City of Escondido may be revised by the City and submitted to the Local Agency Formation Commission after final adoption of the General Plan. Thereafter, the Sphere of Influence may be revised and submitted to LAFCO, if necessary, concurrent with each five-year review of the General Plan.

**Annexation  
Policy D6.6:**

The City will coordinate with the Local Agency Formation Commission to expand the Sphere of Influence to be coterminous with the Planning Area boundary when such expansion is deemed appropriate by the City. The City shall notify and coordinate with surrounding property owners and resident groups when conducting land use studies affecting residents of unincorporated communities. Notification and coordination will include surrounding property owners, as well as any resident groups, homeowner's associations, or planning advisory groups that make their presence known to the City. Neighborhood meetings may be utilized to notify interested parties to gather information and solicit input for recommendation to various decision-makers.

**Annexation  
Policy D6.7:**

The City shall routinely review its Planning Area boundary to identify areas which may be included. Modifications to the Planning Area boundaries shall be treated as General Plan Amendments.

**E. REVIEW OF THE GENERAL PLAN**

The Escondido General Plan reflects a twenty-year time horizon. This time frame allows for the systematic implementation of a desired land use pattern, circulation network, and facility installation. Adequate review of the General Plan is an important facet in its implementation. It allows the Plan to be adjusted in response to changing conditions, both internal and external, the availability of more recent planning data, and shifts in community values.

From time-to-time, these changing conditions may result in General Plan Amendment requests which should be carefully considered. In conformance with Section 65358(b) of the State Government Code, each mandatory element of the General Plan may be amended up to four times per year. Each amendment may include multiple changes to the General Plan. The policies below are intended to ensure greater predictability for both the development community and the public.

**1. Policies Regarding Five Year Reviews of the General Plan**

**GP Review**

**Policy E1.1:**

The General Plan shall be comprehensively reviewed and updated as needed beginning in 1995 and at five year intervals thereafter.

**2. Policies Regarding General Plan Amendments**

**GP Amendment**

**Policy E2.1:**

General Plan Amendment requests shall be required when proposals:

- a. request the development of the site for use or density/intensity other than indicated on the Land-Use Map or within the text of the General Plan;
- b. do not meet or exceed adopted Quality of Life Standards;
- c. request changes in or not substantially consistent with General Plan policies, goals or objectives;

- d. are determined by the City to be inconsistent with policies contained in the General Plan text;
- e. request designation of a new area as a specific Planning Area; or propose realignments of adopted neighborhood tier boundaries; or

**GP Amendment  
Policy E2.2:**

When GPA request is submitted to the City, written findings must be submitted by the applicant to substantiate the need for the GPA. In reviewing these requests, the City shall consider the following criterion:

Whether physical, social, or city-wide economic factors or changes have made the plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare? Unless the applicant provides substantial documentation that the changes have occurred, the GPA request shall be denied.

**GP Amendment  
Policy E2.3:**

Permitted land uses in the residential areas of the City shall be intensified only when the voters approve such changes. No General Plan Amendment or new Specific Planning Area shall be adopted which would:

- 1) increase the residential density permitted by law,
- 2) change, alter, or increase the General Plan Residential Land Use categories, or
- 3) change any residential to commercial or industrial designation on any property designated as:

Rural  
Estate  
Suburban  
Urban

Unless and until such action is approved and adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such election. (Policy E2.3 added per voter approved Proposition "S" 11/3/98)

**F. DEVELOPMENT MONITORING**

**1. Policies Regarding Population Objectives**

**Population  
Policy F1.1:**

The City Council will consider ordinances or policies intended to meet the maximum population objectives of 150,000 to 165,000 with a maximum anticipated population off 155,000. **(Amendment to this policy is subject to voter approval.)**

**Population  
Policy F1.2:**

Land use designations and zoning classifications may accommodate maximum yields for one residential development proposal which may not be achievable due to conflict with the overall population objectives. In review of residential development proposals, population objectives may be considered to preserve the welfare of the community. **(Amendment to this policy is subject to voter approval.)**