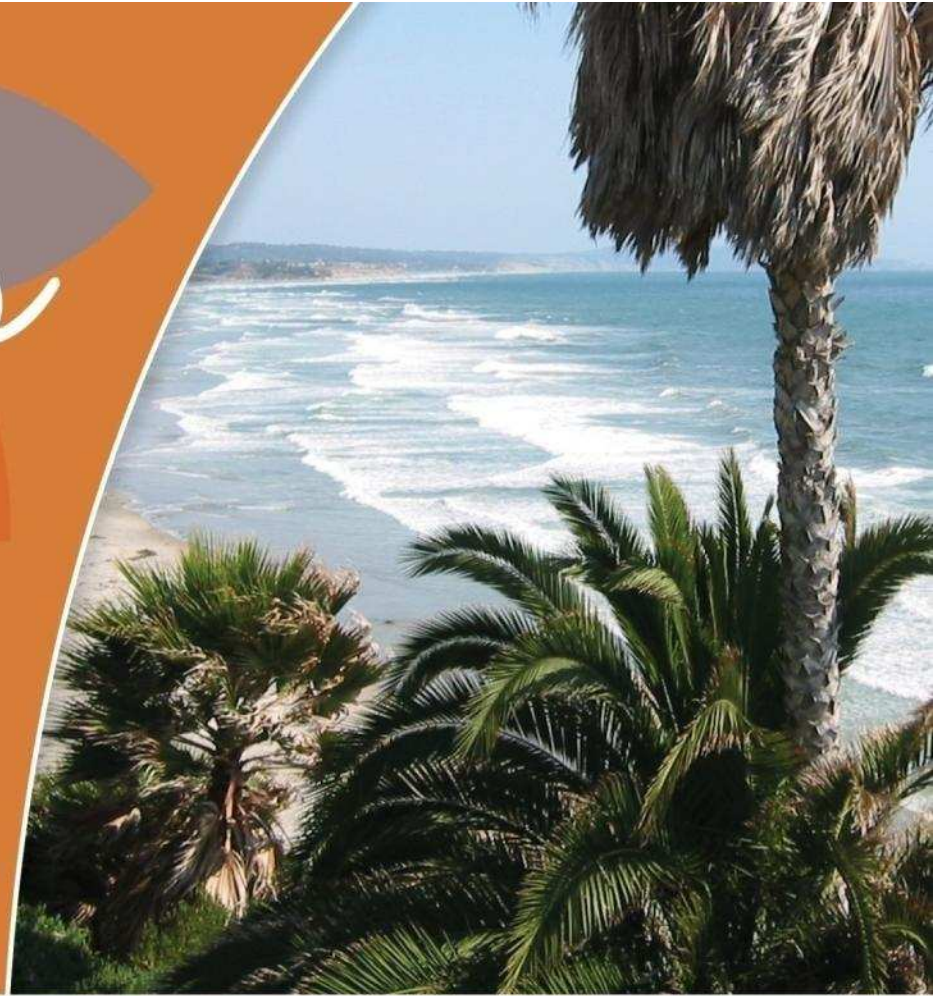


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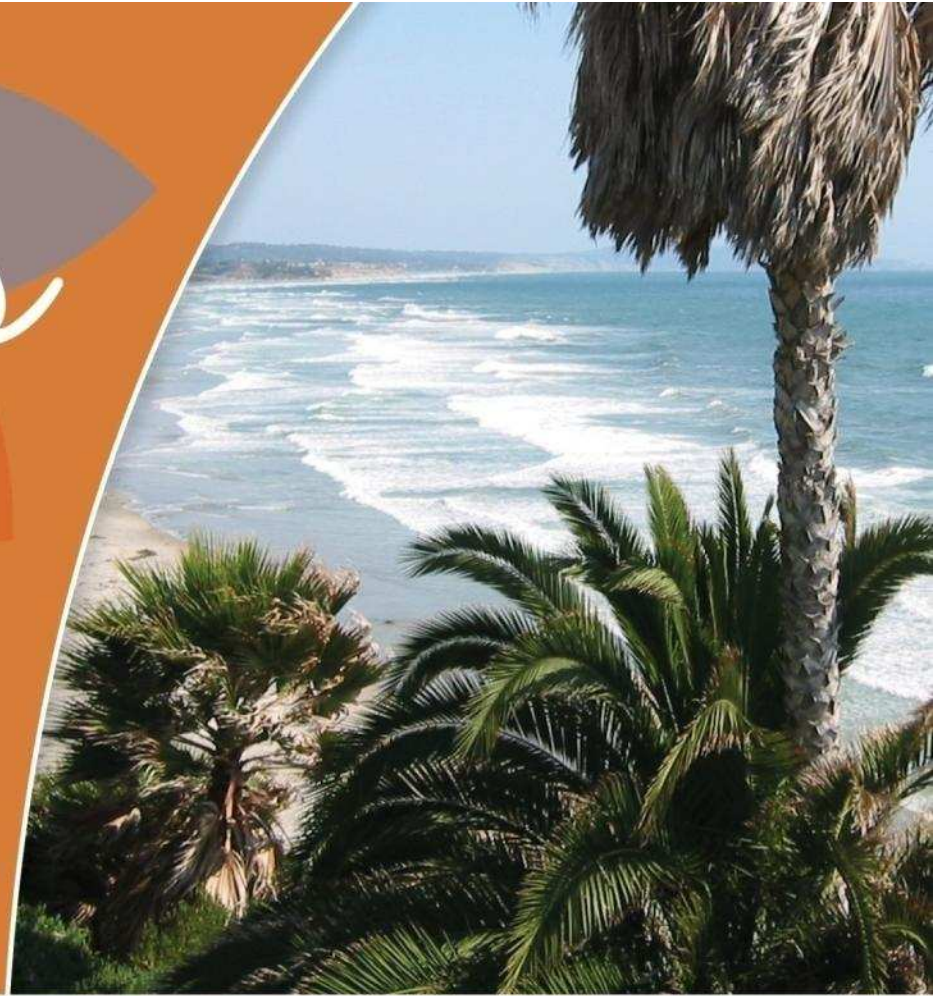


ENCINITAS 2035
GENERAL PLAN UPDATE

ERAC
Meeting No.1

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General Plan Overview



General Plans

- Foundation of California planning
- Required by State law (Gov. Code Section 65300 et. seq.)
- Describes the community's goals and policies
- Long-range emphasis (20+ years)
- Foundation to cover a local jurisdiction's entire planning area and addresses a broad range of issues
- Embodies public policy relative to the distribution of future land uses, both public and private
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community

General Plans



General Plans consist of two parts:

- Written text describing the City's goals, objectives and policies for development and conservation

- Maps and diagrams illustrating
 - Generalized distribution of land uses
 - Roadway system
 - Open space system
 - Other policy statements

Existing General Plan Elements



Elements required by State law

- Land Use
- Circulation
- Housing
- Safety
- Noise
- Conservation (Resource Management)
- Open Space (Resource Management)

Cities may adopt optional elements

- Parks and Recreation



General Plan Requirements

General Plan documents must address:

- Geographic setting and regional issues
- Relevant issues (issue comprehensiveness)
- Internal consistency
 - Consistency within and between elements
- Long-term perspectives
- Respond to and incorporate State requirements or case law



Why Update the Plan Now?

- Existing plan is over 20 years old
- Conditions in the City have changed
- Regional and State issues
 - Economic conditions
 - Sustainability and climate change
- Recent State law or guideline changes
 - AB32 and SB 375
 - Complete Streets Act
 - State housing law and regional housing needs
 - Coastal issues
- New trends in planning and design

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