



City of Santa Barbara
PARKS AND RECREATION DEPARTMENT

PARK AND RECREATION COMMISSION
Special Meeting

Wednesday, August 20, 2008

Minutes

CALL TO ORDER: Chair Longstreet called the meeting to order at 4:06 p.m. at the Parks and Recreation Conference Room, 620 Laguna Street.

ROLL CALL:

Commissioners Present

Beebe Longstreet	Park & Recreation Commissioner
Daraka Larimore-Hall	Park & Recreation Commissioner
Ada Conner	Park & Recreation Commissioner
Arnoldo Gonzalez	Park & Recreation Commissioner

Commissioners Absent

Steve Forsell	Park & Recreation Commissioner
Christina Gonzalez	Park & Recreation Commission Intern

Staff Present

Nancy L. Rapp	Parks & Recreation Director
Jill Zachary	Assistant Parks & Recreation Director
Sarah Hanna	Recreation Programs Manager
Judith McCaffrey	Recreation Programs Manager
Santos Escobar	Parks Manager
Cameron Benson	Creeks Manager
Tim Downey	Urban Forest Superintendent
Randy Fritz	Street Tree Inspector
John Ledbetter	Principal Planner
Karla Megill	Executive Assistant

PUBLIC COMMENT: No one wished to speak

CONSENT CALENDAR

1. Approval of Minutes – For Action

Recommendation: That the Commission waive the reading and approve the minutes of the regular meeting of July 23, 2008

Ms. Rapp advised that there was a clerical error on the agenda and the minutes the Commission is being asked to approve are that of July 23, 2008.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission waive the reading and approve the minutes of the regular meeting of July 23, 2008.

STREET TREE ADVISORY COMMITTEE ITEMS

2. Street Tree Advisory Committee Recommendations – For Action

Recommendation: That the Commission:

A. Approve the following Street Tree removal request.

1. 1301 Carpinteria St. – John Kingsbury – (2) *Brachychiton populneus*, Bottle Tree

Mr. Downey reported that these trees are very sparse, and one is too close to the water meter. He stated that the Street Tree Advisory Committee and staff recommend approval of the request.

Commissioner Larimore-Hall moved seconded by Commissioner Conner, and passed 3/0 that the Commission approve the removal of the tree located at 1301 Carpinteria Street.

2. 102 N. Hope Ave. on San Remo Dr. – Tim Downey and Southern California Edison – (5) *Jacaranda mimosifolia*, Jacaranda

Mr. Downey said this item is related to item 2 D (1). He reported that the trees were severely topped by the utility company for many years. Mr. Downey indicated that after these 5 trees are removed there would be 1 Jacaranda tree and 1 Bottle tree left. He said it is not sustainable to keep Jacarandas under the utility lines. Mr. Downey stated that the Street Tree Advisory Committee and staff recommend approval of the request and a smaller tree be designated for this location.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission approve the removal of the tree located at 102 N. Hope Avenue on San Remo Drive.

B. Deny the following Street Tree removal requests.

1. 40 S. Ontare Rd. – Jayne Rosenblatt – (1) *Pinus halepensis*, Aleppo Pine, (1) *Olea europaea*, Olive

Mr. Downey reported that the Street Tree Advisory Committee and staff recommend denial of the request because the reason for the request does not justify the removal of the tree.

Commissioner Larimore-Hall moved seconded by Commissioner Conner, and passed 3/0 that the Commission deny the removal of the tree located at 40 S. Ontare Road.

2. 209 E. Cota St. – Tim and Blanca Waaler – Jacaranda mimosifolia, Jacaranda

Mr. Downey reported that the reason for the request was debris dropping on the sidewalk causing a slip hazard. He said the Street Tree Advisory Committee determined this was a maintenance issue and there were other means of access to the property. Mr. Downey indicated that the Street Tree Advisory Committee and staff recommend denial of the removal request.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission deny the removal of the tree located at 209 E. Cota Street

3. 232 Cottage Grove Ave. – R.J. Spann – Pittosporum rhombifolium, Queensland Pittosporum

Mr. Downey advised that the problem the tree is experiencing is caused by an insect that sucks sap and creates “honeydew”. He said it is a seasonal issue, and the trees can be washed off to improve the sticky condition. Mr. Downey stated that the trees are healthy and that the Street Tree Advisory Committee and staff recommend denial of the removal request.

Commissioner Larimore-Hall moved seconded by Commissioner Conner, and passed 3/0 that the Commission deny the removal of the tree located at 232 Cottage Grove Avenue

4. 418 Bath St. – Antonio Torres – Pittosporum rhombifolium, Queensland Pittosporum

Mr. Downey indicated this tree is experiencing the same problem as the tree identified in item 2B (3). Mr. Downey stated that the trees are healthy and that the Street Tree Advisory Committee and staff recommend denial of the removal request.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission deny the removal of the tree located at 418 Bath Street.

5. 826 E. Yanonali St. – Efren Jimenez – Pittosporum rhombifolium, Queensland Pittosporum

Mr. Downey indicated this tree is experiencing the same problem as the tree identified in item 2B (3 & 4). Mr. Downey stated that the trees are

healthy and that the Street Tree Advisory Committee and staff recommend denial of the removal request.

Commissioner Larimore-Hall moved seconded by Commissioner Conner, and passed 3/0 that the Commission deny the removal of the tree located at 826 E. Yanonali Street.

6. 144 San Rafael Ave. – Tom Storm – Eucalyptus polyanthemus, Silver Dollar Gum

Mr. Downey reviewed the reasons for the request. He indicated the applicant believes the trees are hazardous, too close to underground utilities, Palm trees would be a better blend with the neighborhood, and the trees are messy and cause the need for more street sweeping. Mr. Downey indicated that the trees are healthy and there are no signs of any hazardous conditions. He said Street Tree Advisory Committee and staff recommend denial of the request because the reasons for the request do not justify the removal of the healthy, mature tree.

Chair Longstreet said she received a call from Mr. Storm today and discussed the issues with him. She expressed that the trees on that particular block add a great deal to the entire community and if the tree is healthy, it would be a great loss to remove it.

Commissioner Conner said she visited the tree and concurred with Chair Longstreet's comments. She said that if the tree were to be removed it would detract from the neighborhood.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission deny the removal of the tree located at 144 San Rafael Avenue.

Commissioner Larimore-Hall commented that the application for removal and research provided by Mr. Storm was impressive, and it is clear that Mr. Storm is clear about making sure that any replacement tree would fit the neighborhood.

- C. Deny the following Setback Tree removal request.

1. 2130 or 2132 Mission Ridge – Teri and Eric Gabrielsen – Eucalyptus globules, Blue Gum

Chair Longstreet commented that she watched the Historic Landmarks Commission meeting today during which this item was addressed.

Mr. Downey reported that the reasons for the request is a concern that the tree is destroying the wall, which might be a historic structure. He stated that when the property was designated as a landmark, the wall was supposed to be included in that designation, but was not. Mr. Downey

stated the wall is not at this time designated as historic. He said the tree is on the property of Marymount School, and representatives from the school have informed him that they have alternative methods of repairing the wall without removing the tree. Mr. Downey stated that the Street Tree Advisory Committee and staff recommend, because there are alternatives to removal, that the removal request be denied. He said, however, that since that time, the item has gone before the Historic Landmarks Commission for recommendations and comments. Mr. Downey said those recommendations and comments include a 5 – 3 vote to remove the tree and replace the wall in its historic location and replant with another tree that would become a skyline tree. He said the minority vote were people who wanted to look at the feasibility of removing one portion of the wall fronting the tree into the public right-of-way and making what repairs they could to the wall. Mr. Downey said that there was a comment at HLC that any moving of the wall could jeopardize the likelihood that this could be listed as a historic monument.

Commissioner Conner asked regarding moving the wall forward whether a meter currently exists in that location. Mr. Downey said the wall would likely have to be moved farther away than that.

Mr. Downey said that after listening to the comments by the HLC, staff recommends a decision be postponed until more information is available.

Speakers:

Craig Buzzell, Business Manager, Marymount School, said they rarely remove trees at the campus. He said he was approached by the neighbors about the tree because it is destroying two walls, one fronting on the Marymount property, and the other on the neighbor's property. He said that he has had the wall evaluated by stone masons, on the assumption that the tree would need to remain. Mr. Buzzell said it will be very costly to repair the wall, and with the tree in place, it will be very difficult for them.

Sharon Sumrall spoke in support removing the tree. She said the wall is beautiful; it should have been historic. Ms. Sumrall said the wall has significant Santa Barbara history to it. She said the tree needs to be removed so the wall can be rebuilt.

Teri Gabrielson spoke in support of removing the tree. She said there is a ton of history behind the house. Ms. Gabrielson said they would love to make the wall a landmark, and will have Transportation look at that possibility.

Chair Longstreet expressed that she does not believe the Commission has enough information to make a decision.

Commissioner Conner concurred.

Commissioner Larimore-Hall asked what it means that it would complicate or be a problem for future applications for Historic Landmark status if the wall was moved.

Mr. Downey replied saying his understanding is that if they can prove the wall existed over a historic period and there is some historic input, then they can easily get a designation. He said the position or rebuild of a wall puts it into a new location; it does not have that original historic significance, so it is more difficult to designate it as a historic landmark.

Ms. Rapp said it is similar to why the Department could not do what staff wanted to do on the Cabrillo sidewalks to meet the current use of how those sidewalks are used.

Chair Longstreet said this is a large and important tree and asked what staff would request to be replanted there. She stated she would want a recommendation from staff about mitigation for a removal if the Commission approved the removal.

Mr. Downey said HLC said that if the tree were to be removed and replaced, it would not be replaced with the same specie; it would be different skyline tree.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission postpone the item until staff provides further information on this item until the September meeting.

D. Consider the following changes to the Master Plan.

1. Species change – 3700 Block San Remo Dr.

Change from *Jacaranda mimosifolia*, Jacaranda to (2) species 1. *Arbutus 'Marina'*, Marina Strawberry Tree and 2. *Prunus cerasifera*, *Krauter Vesuvius*, Krauter Vesuvius Purple Plum an alternate. The Committee and staff determined these trees would fit into the neighborhood and could be maintained under the utility lines.

Commissioner Larimore-Hall moved seconded by Commissioner Conner, and passed 3/0 that the Commission make the recommended changed to the Street Tree Master Plan.

2. Species change – 100 Block W. Gutierrez St.

Change from *Pittosporum undulatum*, Victorian Box to *Arbutus 'Marina'*, Marina Strawberry Tree. The Committee and staff determined that due to the proximity to the creek, the *Pittosporum undulatum* is invasive. They determined the Marina Strawberry Tree would be appropriate for the neighborhood.

Commissioner Conner moved seconded by Commissioner Larimore-Hall, and passed 3/0 that the Commission make the recommended changed to the Street Tree Master Plan.

Commissioner Gonzalez arrived at 4:25 p.m.

OLD BUSINESS

3. “Plan Santa Barbara” – General Plan Update – For Action (Attachments)

Recommendation: That the Commission receive a presentation on the Plan Santa Barbara Policy Options Report, review the policy options matrix, and provide comments and recommendations to the Planning Division and the Planning Commission on the policy options related to Parks and Recreation programs and objectives. The Commission will also have an opportunity to review the Youth Survey Results Report.

Mr. Ledbetter provided an update on the Plan Santa Barbara – Policy Options Report.

The Commission took a break at 5:12 p.m. and reconvened at 5:26 p.m.

Ms. Rapp provided a briefing on Parks and Recreation, Planning for the Future.

Mr. Benson reviewed the Creeks Advisory Committee recommendations and comments.

Ms. Zachary reviewed the staff report on the Plan Santa Barbara Policy Options Report and Matrix.

The Commission specifically reviewed policies related to park, recreation, and open space as well as the creek and water quality recommendations of the Creeks Advisory Committee. Major recommendations from the Commission are outlined below. The Commission asked that these policy considerations be included in the environmental review phase of Plan Santa Barbara. Comments and recommendations from the Commission and the Creeks Advisory Committee on the other policy options are outlined in the attached tables.

The Commission recommends that the Planning Commission and the City Council consider the following recommendations as well as those in the attached tables.

Land Use/Growth Management

Recommendation 1: Revise the Land Use/Growth Management Goal to include more specificity to parks and recreation facilities.

The Commission believes that parks, and recreation facilities, are a key resource (in addition to water, energy, food, housing and transportation) in the

consideration of growth through in-fill development. Land use/growth management goals need to strongly consider that residents should live within walking distance of active and passive recreational facilities and parks/open space.

Recommendation 2: Establish Park/Open Space Standards for New Development and Redevelopment.

The Commission discussed, at length, the need for land development standards to support the provision of parks, open space and recreational facilities within neighborhoods. As Santa Barbara continues to pursue infill development there will be an increasing need for public open spaces and recreational opportunities. Such standards would be applied in a similar fashion to others (such as parking) in the consideration of new development or redevelopment projects. The standard would be applied at a neighborhood level. For implementation, if not needed in one neighborhood, the requirement could be transferred to another neighborhood.

Community Character - Open Space, Parks and Recreation

Recommendation 3: Develop mechanisms by which public and private facilities can be use for neighborhood recreation activities.

The Commission recommends that the Planning Commission and the City Council promote creative and innovative mechanisms for fostering recreational opportunities within neighborhoods. As an example, when not in use, private and public parking lots and school properties provide potential opportunities for recreational activities.

Recommendation 4: Provide neighborhoods that are safe and inviting for youth.

Youth development through recreation opportunities and job training is a key interest of the Commission. The Commission recommends that the next phase of Plan Santa Barbara include policy options that address the need for neighborhoods to be safe and inviting for youth (specifically youth between the ages of 10 and 18). Neighborhoods should include community social spaces for youth and family activities.

Recommendation 5: Integrate walking paths in parks.

In addition to the need to provide park and recreation opportunities within walking distance of residential areas, the Commission recommends that walking paths in parks will increase neighborhood accessibility, promote safety, and enhance pedestrian opportunities. In addition to the Park and Recreation Element, policies related to walking paths in parks could be integrated into an update to the Pedestrian Master Plan.

Community Character – Urban Forest

Recommendation 6: Establish design standards that provide for adequate tree wells/landscape area to promote the planting of large shade trees in parkways, parking lots and setbacks.

Street trees, setback trees and public and private landscape trees comprise Santa Barbara's Urban Forest. Shade trees reduce the urban heat island effect and require adequate tree wells to flourish. As Santa Barbara continues to grow, shade trees will continue to play an important role in the shape and value of the community's character. The Commission recommends that in addition to establishing standards for adequate space for trees to flourish, standards should also allow for/encourage the reduction in parking requirements and the undergrounding of utilities to support the growth of a large urban forest canopy. A policy related to large shade trees could also be integrated into the Pedestrian Master Plan.

Resources

Recommendation 7: Policy Option R1. Highway 101 Setback – Do Not Consider.

While the Commission respects the consideration of the California Air Resources Board land use guideline, the Commission does not support consideration of this policy option for a number of reasons. Santa Barbara's land area is limited and there is a critical need to balance limited land availability and community needs. In addition to residential and commercial areas, there are a number of existing park, recreation and community facilities within the proposed setback. By restricting the placement of such facilities, residents of those areas would be disproportionately affected. Although not guaranteed, improvements in automotive technology over time may result in reduced emissions and improved air quality.

Recommendation 8: Strengthen the City's role as a sponsor for youth development and youth employment.

As a major employer and community service provider, the City's role as a sponsor for youth development and youth employment should be strengthened through inclusion as a policy consideration in Plan Santa Barbara.

Commissioner Conner moved seconded by Commissioner Gonzalez, and passed 4/0 that the Commission have staff craft the recommendation and comments for review by the Chair and Vice-Chair to be presented to the Planning Commission.

Commissioner Larimore-Hall moved, seconded by Commissioner Conner, and passed 4/0 that the Commission concur with the recommendation from the Creeks Advisory Committee and include it with their recommendations to the Planning Commission.

ADJOURNMENT

At 7:05 p.m., with no further business to come before the Commission,

Commissioner Larimore-Hall moved seconded by Commissioner Conner, and passed unanimously that the meeting be adjourned.

Respectfully submitted,

A handwritten signature in black ink that reads "Nancy L. Rapp". The signature is written in a cursive, flowing style.

Nancy L. Rapp
Parks and Recreation Director

- Attachments:
1. Plan Santa Barbara Policy Options Related to Parks and Recreation Programs and Objectives
 2. Creeks Advisory Committee Recommendations for Plan Santa Barbara General Plan Update

Plan Santa Barbara Policy Options Under Consideration related to Parks and Recreation Programs and Objectives	Recommendations from the Park and Recreation Commission	Reference Page in Report
Land Use/Growth Management		
<p>Goal: Achieve a balance in the amount, location and type of growth through in-fill development and re-development that will function within the context of available resources including water, energy, food, housing, and transportation. Neighborhoods will provide access to daily necessities, limited commercial activity, transit, community services, and open spaces for gathering and recreation.</p>	Support the goal as presented.	11
<p>Policy Option LU2. Community Benefit Non-Residential Land uses. New non-residential and Mixed-use allocation categories shall meet one or more of the following Community Benefit Land use definitions:</p> <ul style="list-style-type: none"> a. Existing Community Priority development project: “present or projected need directly related to public health, safety or general welfare”; or b. Existing Economic Development project: “enhance the standard of living for City and South Coast residents and will strengthen the local and regional economy”; or c. “Green” economic project or provides “green” collar jobs; or d. Small and/or local business in the community that is maintained, redeveloped or expanded; o e. Youth development programs, child care facilities, or culture and arts facilities; or f. In-fill development of an existing vacant site with one or more of the uses above. 	<p>Support the policy option as presented with the following recommendation:</p> <p>Expand section (e) to include commercial recreation programs.</p>	11
Community Character		
<p>Goal: Protect and enhance the existing community character and opportunities for social connection through the protection, preservation and enhancement of historic, architectural, archaeological, and cultural resources; appropriately sized and scaled buildings; a walkable town; abundant urban forest and landscaping; easy access to open space; the maintenance of public scenic views; and the preservation and enhancement of existing neighborhoods.</p>	Support the goal as presented.	15

Mixed-Use Development		
<p>Policy Option CC1. Development Standards. Develop new mixed-use standards that address:</p> <ul style="list-style-type: none"> a. Smaller unit sizes to reduce the size, bulk and scale of projects b. Variable setbacks c. Common usable open space d. Neighborhood compatibility especially if located next to or near residential neighborhoods e. Parking location, layout and number of spaces f. Design guidelines 	<p>Support the policy option as presented, with the following recommendation:</p> <p>Clarify section (c) to stipulate the need for common usable open space to support outdoor activities (recreation)</p>	15
Open Space, Parks and Recreation		
<p>Policy Option CC17. Park, Recreation and Open Space Funding. Require a contribution towards public parks, recreational facilities and/or usable open space with all larger projects on site, off site, or through in lieu fees to offset the impact of increased density/intensity of use.</p>	<p>Support the policy option as presented with the recommendation that “larger projects” be defined.</p>	18
<p>Policy Option CC18. Park and Open Space Acquisition and Maintenance Funding. Develop mechanisms (e.g., Quimby Act fees, conservation easements) for funding and maintaining public parks, recreational facilities and/or usable open space in the urban core as more residential and mixed-use projects develop.</p>	<p>Support the policy option as presented. Recommend that the policy options needs to be a growth management and land use policy rather than parks and open space policy.</p>	18
<p>Policy Option CC19. Common Open Space Standards in Commercial Zones. Reassess on-site common open space needs and standards for housing in commercial zones and residential zones.</p>	<p>Support the policy option as presented.</p>	19
<p>Policy Option CC20. Community Gardens on City Land. Establish a program for use of City-owned vacant properties for community gardens throughout the City.</p>	<p>Support the policy, however, rephrase to make more general. Community gardens do not have to be limited to City-owned land. Revision recommendation: “Establish a program for use of vacant properties for community gardens throughout the city.”</p>	19

Urban Forest		
Policy Option CC21. Urban Tree Protection and Enhancement. Incorporate policies for the protection and enhancement of the City’s Urban Forest in the Conservation Element.	Support the policy option as presented.	19
Policy Option CC22. Urban Tree and Landscape Assessment District. Form an assessment district to maintain and improve our urban trees and landscaped spaces to save energy, water, incorporate habitat, and provide shade to foster a healthy, vibrant and livable community.	Recommend that an urban tree and landscape assessment district be applicable citywide so that resources can be allocated efficiently and effectively.	19
Policy Option CC23. Tree Removal Enforcement. Create a mechanism to address enforcement and mitigation when specimen trees are removed from a site.	Support the policy option with the recommendation that protected trees under the City’s municipal code be addressed in addition to “specimen” trees to be consistent with the City’s municipal code.	19
Policy Option CC24. Set-Back Landscaping. Establish landscape provisions between the sidewalk and the building in commercial zones, consistent with the Pedestrian Master Plan.	Support the policy option as presented.	19
Policy Option CC25. Fruit Orchard. Encourage the use of fruit trees in landscaping.	Support the policy option as presented with the recommendation that fruit trees not be planted as Street Trees. Recommendation for language: Encourage the use of fruit trees in landscaping outside of the public right-of-way.	19
Energy and Climate Change		
Policy Option EC7. Urban Heat Island Effect. Reduce urban heat island effect by: <ul style="list-style-type: none"> a. Amending the Zoning Ordinance to establish standards that minimize impermeable surfaces and building areas; b. Increasing vegetation, especially suitable tree species. (SDCity) (See Community Character, Water Resources and Air Quality policies.) <i>(Impervious surfacing absorbs and traps heat from the sun and buildings can block cooling breezes thereby raising surface temperature and increasing ground-level ozone (smog), which can be a health hazard. Trees, on the other hand, provide</i>	Support the policy option as presented. Note that not all trees provide cooling shade and carbon sequestering.	27

<i>cooling shade and sequester carbon from the atmosphere.)</i>		
Resources		
Goal: Protect and wisely use natural resources and public infrastructure to sustain their quantity and quality, and meet present and future service and environmental needs.	Support the goal as presented.	29
Policy Option R1. Highway 101 Setback. Avoid siting additional residential and other sensitive land uses (schools, day care centers, playgrounds, and medical facilities) within 500 feet of Highway 101. <i>(California Air Resources Board land-use guideline for transportation facilities with 100,000 or more vehicles/day.)</i>	Policy option as presented may be infeasible given existing land uses and the need to balance limited land availability and community needs.	29
Policy Option R6. Multi-Use Plan for Coast. Develop updated multi-use land use and monitoring guidelines for beaches and other coastal areas to provide for both recreational uses and protection of coastal habitats and wildlife/plant species.	Support the policy option as presented.	30
Policy Option R7. Multi-Species Habitat Planning. Develop plans and land use/design guidelines for multi-species habitat areas and wildlife corridors within the City, including for chaparral and oak woodlands, and riparian areas.	Support the policy option as presented.	30
Creeks and Watersheds		
Policy Option R8. Creek Setbacks. Establish stronger creek setback and restoration standards and requirements for new development and redevelopment along all creeks, and guidelines for restoration and increase of pervious surfaces within creekside buffers.	Support the policy option as presented, see Creeks Advisory Committee comments.	31
Policy Option R9. Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, better incorporate creeks as part of landscape and open space design, encourage creekside pedestrian paths where appropriate to increase connectivity, and establish better public presence of creek locations with pocket parks and signage.	Support the policy option as presented, see Creeks Advisory Committee comments.	31
Policy Option R10. Master Drainage Plan. In coordination with Watershed planning, develop a comprehensive drainage plan that identifies the existing system, policies and development standards to better address drainage and water quality issues, areas appropriate for drainage retention/detention, future capital improvements, and funding plan to finance the projects.	Support the policy option as presented, see Creeks Advisory Committee comments.	31
Policy Option R11. Wash-Down Policies. Strengthen policies to limit the practice of hosing down driveways, to reduce pollutants carried through urban run-off and conserve water, per State Water Resources Control Board regulatory	Support the policy option as presented, see Creeks Advisory Committee comments.	31

guidelines for storm water management.		
Food Resources		
Policy Option R12. Community Gardens. Provide infrastructure to support local community gardens, and food sharing locations. With neighborhood support, develop edible gardens in existing parks. Carve out public gardening spaces within the urban fabric to be maintained by the community. Design for green roofs and urban rooftop gardens Downtown. Design and provide for public spaces for markets and neighborhood foodsheds and food sharing.	Generally support the policy option, however, recommend that any edible gardens on parkland be part of a community garden program.	32
Open Space, Landform and Scenic Resources		
Policy Option R17. View Corridors. Establish protected public scenic view corridors.	Generally support the policy option, however, need to define public view corridors.	33

Additional Policy Options for the Planning Commission to consider:

1. Designation of community social spaces within neighborhoods
2. Focus/prioritization of neighborhoods that need services
3. Establish walking paths in parks

Policy Options Report July 2008	Creeks Advisory Committee Issues	Comments
<p>LU6. Transfer of Development Rights. Develop and/or support with regional cooperation programs that transfer of development from rural lands and significant urban open spaces to in-fill sites in order to provide housing in appropriate locations, reduce commutes, and preserve open space.</p>	<ul style="list-style-type: none"> • Transfer of Development Rights (as land protection tool) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management • Impacts of Density Near Creeks • Use Incentives to Increase Participation 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>LU9. Sustainable Neighborhood Plans (SNP). Develop comprehensive SNPs citywide to include the following components: d. Parks, recreation, trails; f. Watershed, creeks, community gardens. (Page 12)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Use Incentives to Increase Participation • Recognize Connectivity of Parcels. 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, the SNPs, and when developing implementation strategies in the future.</p>
<p>Mixed Use Development. Existing “Core” Sustainable Policies. Conserve Resources in Development. Encourage resource conservation measures in new and rehabilitated residential developments and mixed-use projects. (HE 4.6). (<i>Strengthen policy to require resource conservation measures.</i>)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing</p>

	<ul style="list-style-type: none"> • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>implementation strategies in the future. Also, expand the concept of “resource conservation” from energy efficiency and green building materials to include water quality, storm water management, and habitat and creek protection. Reduce development footprints and consumption.</p>
<p>CC16. Public Views. Retain significant public views of the ocean and the mountains. Establish significant public view corridors to preserve the City’s important public scenic vistas. (Page 18)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Transfer of Development Rights (as land protection tool) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Use Incentives to Increase Participation 	<p>Public views of creek and riparian corridors should be included in this policy consideration. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Open Space, Parks & Recreation. <i>Existing “Core Sustainable Policies.</i> Open Space Protection. Significant open space areas should be protected to preserve the City’s visual resources from degradation. (Cons. VR 5.0.)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Transfer of Development Rights (as land protection tool) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>CC17. Park, Recreation and Open Space Funding. Require a contribution towards public parks, recreational facilities and/or usable open space with all larger projects on site, off site, or through in lieu fees to offset the impact of increased density/intensity of use. (Page 18)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Creek Restoration • Transfer of Development Rights (as land protection tool) • Habitat Protection and Improvements (connectivity, special status, keystone species) • Protect and Enhance Recreation (pedestrian, aquatic) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks 	<p>Open space protection and restoration should occur on-site where feasible. Where infeasible, offsite mitigation should be required. “Open space” should include creeks and riparian corridors. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation</p>

<p>CC18. Park and Open Space Acquisition and Maintenance Funding. Develop mechanisms (e.g., Quimby Act fees, conservation easements) for funding and maintaining public parks, recreational facilities and/or usable open space in the urban core as more residential and mixed-use projects develop. (Page 19)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Transfer of Development Rights (as land protection tool) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management • Impacts of Density Near Creeks 	<p>strategies in the future. Funding and maintenance for creek and riparian corridors should be included in this policy consideration. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future. Reminder: restoration projects require ongoing maintenance and funding.</p>
<p>CC22. Urban Tree and Landscape Assessment District. Form an assessment district to maintain and improve our urban trees and landscaped species to save energy, water, incorporate habitat, and provide shade to foster a healthy, vibrant and livable community.</p>	<ul style="list-style-type: none"> • Creek Restoration • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) 	<p>This policy consideration should include the concept of improving the current status quo by removing invasive species and replacing with non-invasive species. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EC6. Monitoring and Adaptive Management. Identify appropriate, measurable indicators for energy and climate change and develop a program for regularly monitoring in order to adjust policies and implementation measures to better achieve goals.</p>	<ul style="list-style-type: none"> • Climate Change • Inter- and Intra-Agency Collaboration on Watershed Planning 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EC7. Urban Heat Island Effect. Reduce urban heat island effect by: a. Amending the Zoning Ordinance to establish standards that minimize impermeable surfaces and building areas; b. Increasing vegetation, especially suitable tree species. (Page 28)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • Creek Restoration • Increase Permeable Surfaces • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

	<p>health)</p> <ul style="list-style-type: none"> • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Use Incentives to Increase Participation 	
<p>Biological Resources. Existing “Core” Sustainable Policies. Native and Specimen Trees and Landscaping. Existing policies, ordinances, and environmental review guidelines direct protection of native oak and other specimen trees and promote use of native and Mediterranean and drought-tolerant landscaping. <i>(Consider strengthening these measures in the General Plan, and establishing them as ordinance requirements that could apply to both discretionary and ministerial development permits.)</i></p>	<ul style="list-style-type: none"> • Creek Restoration • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Erosion / Sedimentation Prevention • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Biological Resources. Existing “Core” Sustainable Policies. Protection of Wildlife and Vegetation. Existing policies direct the protection of native wildlife and vegetation species and their habitats, including ocean, wetland, coastal, foothill, and urban-adapted habitats. (Conservation Element and Coastal Plan). <i>(Update references to Federal and State regulations. Develop more detailed design guidelines to accompany policies.)</i></p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Water Quality (biological / aquatic habitat, as well as human health) • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Steelhead (protection and recovery) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Biological Resources. Existing “Core” Sustainable Policies. Integrated Pest Management Program. City program minimizes the use of pesticides in City operations, and conditions of approval are applied to development permits.</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within</p>

<p><i>(Consider strengthening these measures and establishing them as ordinance requirements that could apply to both discretionary and ministerial permits.)</i></p>	<ul style="list-style-type: none"> • Integrated Pest Management (reduce chemical inputs to surface water) 	<p>the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R6. Multi-Use Plan for Coast. Develop updated multi-use land use and monitoring guidelines for beaches and other coastal areas to provide for both recreational uses and protection of coastal habitats and wildlife/plant species. (Page 30)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R7. Multi-Species Habitat Planning. Develop plans and land use/design guidelines for multi-species habitat areas and wildlife corridors within the City, including for chaparral and oak woodlands, and riparian areas. (Page 30)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Steelhead (protection and recovery) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

	<ul style="list-style-type: none"> • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Use Incentives to Increase Participation 	
<p>Creeks and Watersheds (Surface and Ground Water Resources and Water Quality). <i>Existing “Core” Sustainable Policies. Creeks Division Plans and Programs.</i> City policies and programs address watershed planning, creeks restoration, water quality, storm water management, and public outreach programs. <i>(City Creeks Division programs are funded by voter-approved funding from hotel tax. Incorporate policies into the General Plan that support programs and associated guidelines.)</i></p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Creeks and Watersheds (Surface and Ground Water Resources and Water Quality). <i>Existing “Core” Sustainable Policies. Storm Water Management.</i> The Storm Water Management Program policies and low impact development guidelines aim to reduce storm water runoff and water pollutants through inclusion of design measures such as impervious surfaces, bioswales, detention basins, and green roofs. <i>(Include General</i></p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

<p><i>Plan policies that specifically address storm water reduction and quality.)</i></p>	<ul style="list-style-type: none"> • Watershed Planning / Management • Impacts of Density Near Creeks • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Use Incentives to Increase Participation 	
<p>Creeks and Watersheds (Surface and Ground Water Resources and Water Quality). <i>Existing “Core” Sustainable Policies. Urban Run-Off Programs.</i> City programs such as street sweeping, storm drain stenciling, and public outreach reduce pollutants carried through urban run-off. (<i>Expand programs throughout City.</i>)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Enforcement of Water Quality Protection Laws • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R8. Creek Setbacks. Establish stronger creek setback and restoration standards and requirements for all new development and redevelopment along all creeks, and guidelines for restoration and increase of pervious surfaces within creekside buffers. (Page 31)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms 	<p>Prohibit or limit any structures/ development in setback/buffers. Increase pervious areas throughout City, not just in creekside buffers. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

<p>R9. Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, better incorporate creeks as part of landscape and open space design, encourage creekside pedestrian paths where appropriate to increase connectivity, and establish better public presence of creek locations within pocket parks and signage. (Page 31)</p>	<ul style="list-style-type: none"> • Use Incentives to Increase Participation • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R10. Master Drainage Plan. In coordination with Watershed planning, develop a comprehensive drainage plan that identifies the existing system, policies and development standards to better address drainage and water quality issues, areas appropriate for drainage retention/detention, future capital improvements, and funding plan to finance the projects. (Page 31)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Erosion / Sedimentation Prevention 	<p>Encourage decentralized drainage systems at a parcel-by-parcel level. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R11. Wash-Down Policies. Strengthen</p>	<ul style="list-style-type: none"> • Non-point Source Pollution 	<p>Include Creeks Advisory</p>

<p>policies to limit the practice of hosing down driveways, to reduce pollutants carried through urban run-off and conserve water, per State Water Resources Control Board regulatory guidelines for storm water management. (Page 31)</p>	<ul style="list-style-type: none"> • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Enforcement of Water Quality Protection Laws • Use Incentives to Increase Participation 	<p>Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Open Space, Landform, and Scenic Resources. Existing “Core” Sustainable Policies. Visual Resources. Existing visual resources policies direct that creekside environments be maintained and enhanced, scarring or excessive modification of hillside areas be prevented, removal of significant trees be prevented and new trees encouraged, and significant open space areas be protected from inappropriate development. (Land use Element, Conservation Element, and Coastal Plan.) (Clarify policy applications for ridgeline and hillside development.)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R18. Grading Standards. Identify more specific grading standards.</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Water Quality (biological / aquatic habitat, as well as human health) • Habitat Protection and Improvements (connectivity, special status, keystone species) • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R19. Groundwater Banking. Investigate agreements with other water purveyors that have available groundwater storage capacity to store surplus water for later use during drought. (Page 34)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces 	<p>Protect and enhance groundwater supply by increasing infiltration rates and volumes using pervious surfaces in development (to address supply fluctuations associated with climate change). Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

<p>R20. On-Site Storage and Reuse. Identify more detailed guidelines for use of cisterns and grey water in new development and retrofitting existing development. (Page 34)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues 	<p>Develop a detailed assistance program to help people use these systems in a safe and effective manner. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R24. Floodplain Mapping Update. Update the Flood Insurance Rate Maps (FIRM) maps of floodplain boundaries for the Special Flood Hazard Areas of Sycamore Creek drainages and Area A near the estero. (Page 35)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R25. Flood Management Policy Option. Consider augmenting Federal regulatory guidelines with local floodplain standards. (Page 35)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Erosion / Sedimentation Prevention 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R26. Climate Change. Study potential effects of climate change on humans and the built and natural environments. Incorporate information and response strategies about extreme weather, sea level rise, or other changes into emergency preparations and provision of public services and facilities. (Page 35)</p>	<ul style="list-style-type: none"> • Climate Change 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EF16. Eco-Tourism. Promote eco-tourism that takes advantage of existing</p>	<ul style="list-style-type: none"> • Creek Restoration • Water Quality (biological / aquatic habitat, as well as human health) 	<p>Include Creeks Advisory Committee issues within</p>

<p>hotels and resources such as the beach, ocean, foothill trails, bicycle tours, etc. (Page 38)</p>	<ul style="list-style-type: none"> • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management 	<p>the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EF17. Recognize Green Businesses. Develop a Green Business Program that publicly recognizes businesses that promote environmental responsibility, good business practices and community concern. (Page 38)</p>	<ul style="list-style-type: none"> • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Use Incentives to Increase Participation 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>