

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-1	Maintain and update as appropriate the 1985 Land Use Policies Agreement that sets forth the land use policies of the City, Santa Clara County and Stanford University with regard to Stanford unincorporated lands.	Planning/ Planning	on going		Existing					■		
L-2	City staff will monitor Stanford development proposals and traffic conditions within the Sand Hill Road Corridor and annually report to the Planning Commission and City Council.	Planning/ Planning & Transportation	on going		Existing					■		
L-3	Maintain and periodically review height and density limits to discourage single uses that are inappropriate in size and scale to the surrounding uses.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update	■		■	
L-4	Review and change zoning regulations to promote gradual transitions in the scale of development where residential districts abut more intense uses.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-5	Establish new performance and architectural standards that minimize negative impacts where land use transitions occur.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-6	Revise the City's Neighborhood Commercial (CN) and Service Commercial (CS) zoning requirements to better address land use transitions.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-7	Establish a system to monitor the rate of non-residential development and traffic conditions related to both residential and non-residential development at key intersections including those identified in the 1989 Citywide Study and additional intersections identified in the Comprehensive Plan EIR. If the rate of growth reaches the point where the citywide development maximum might be reached, the City will reevaluate development policies and regulations.	Planning/ Planning & Transportation	0-2		Existing	Grants			■			

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-8	Limit new non-residential development in the Downtown area to 350,000 square feet, or 10 percent above the amount of development existing or approved as of May 1986. Re-evaluate this limit when non-residential development approvals reach 235,000 square feet of floor area.	Planning/ Planning	on going		Existing				■			
L-9	Continue to monitor development, including the effectiveness of the ground floor retail requirement, in the University Avenue/Downtown area. Keep the Planning Commission and City Council advised of the findings on an annual basis.	Planning/ Planning	on going		Existing				■			■
L-10	<p>Create and apply the following four new Mixed Use zoning standards:</p> <ul style="list-style-type: none"> <li>A "Live/Work" designatin that permits individuals to live on the same site where they work by allowing housing and other uses such as office, retail, and light industrial to co-exist in the same spac, and "Retail/Office"; "Residential/Retail" and "residential/Office" designations that permit a mix of uses on the same site or nearby sites.</li> <li>Design standards for all mixed use designations providing for buidlings with one to three stories, rear parking, or underground parking, street-facing windows and entries, and zero setback along the street except that front gardens may be provided for ground floor residential uses.</li> </ul>	Planning/ Planning & Attorney's Office	3-8		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update	■		■	
L-11	Establish pedestrian-oriented design guidelines for residences that encourage features that enliven the street.	Planning/ Planning & Attorney's Office	0-2		\$50,000 - \$500,000 one time		■	■	■			

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-12	<i>Where compatible with neighborhood character, use Zoning and the Home Improvement Exception Process to create incentives or eliminate obstacles to remodel houses with features that add street life and vitality.</i>	Planning/ Planning	on going		Existing						■	■
<b>Policy L-13</b>	<b>Evaluate alternative types of housing that increase density and provide more diverse housing opportunities.</b>	Planning/ Planning & Attorney's Office	on going		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-13	<i>Create and apply zoning standards for Village Residential housing prototypes. Develop design guidelines for duplexes, townhouses, courtyard housing, second units, and small lot that ensure that such housing is compatible with single family neighborhoods and other areas where it may be permitted.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update	■		■	
L-14	<i>Create and apply zoning standards for Transit-Oriented Residential housing prototypes, including consideration of minimum density standards. Develop design guidelines that ensure that such housing is compatible with single family neighborhoods and other areas where it may be permitted.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-15	<i>Establish a planning process for Centers that identifies the desired character of the area, its role within the City, the locations of public gathering spaces, appropriate land uses and building forms and important street and pedestrian connections to surrounding Residential Neighborhoods.</i>	Planning/ Planning	8-12		\$50,000 - \$500,000 one time	Grants	■	■	■			
L-16	<i>Study the feasibility of using public and private funds to provide and maintain landscaping and public spaces such as parks, plazas, and sidewalks within commercial areas.</i>	Community Services, Public Works & Planning/ Planning	on going		Existing			■			■	

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-17	<i>Through public/private cooperation, provide obvious, clean, and accessible restrooms available for use during normal business hours.</i>	Community Services, Public Works & Planning/ Planning	on going		\$50,000 - \$500,000 on going	Public/ Private Partnership					■	
L-18	<i>Identify priority street improvements that would make a substantial contribution to the character of Centers, including widening sidewalks, narrowing travel lanes, creating medians, restriping to allow diagonal parking, and/or planting street trees.</i>	Planning/ Planning & Public Works	3-7	If proceed, over \$1,000,000	\$50,000 - \$500,000 one time	Assessments & Public/ Private Partnership		■	■		■	
L-19	<i>Support implementation of the Downtown Urban Design Guide.</i>	Manager's Office	on going	Infrastructure If proceed, over \$1,000,000	Existing	Grants, Assessments & Public/ Private Partnership				■	■	■
L-20	<i>Facilitate reuse of existing buildings.</i>	Planning/ Planning	on going		Existing						■	
L-21	<i>Improve the University Avenue/Downtown area by adding landscaping and bicycle parking and encouraging large development projects to benefit the public by incorporating public art.</i>	Planning/ Planning	on going	\$500,000 - \$1,000,000	\$50,000 - \$500,000 on going	Public/ Private Partnership					■	
L-22	<i>Prepare a Coordinated Area Plan for the SOFA and Palo Alto Medical Foundation (PAMF) site.</i>	Planning/ Planning	0-2		\$50,000 - \$500,000 one time	Public/ Private Partnership		■				
L-23	<i>Identify strategies to re-use surface parking lots and improve pedestrian and transit connections at Stanford Shopping Center.</i>	Planning/ Planning	0-2		Existing	Public/ Private Partnership		■		■		
L-24	<i>Maintain a Stanford Shopping Center development cap of 80,000 square feet of additional development beyond that existing on June 14, 1996.</i>	Planning/ Planning	on going		Existing						■	

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-25	<i>Prepare a Coordinated Area Plan for the University Avenue Multi-modal Transit Station Area. (See Also T-14)</i>	Planning/ Planning	0-2		\$50,000 - \$500,000 one time	Grants & Public/Private Partnership		■	■	■		
L-26	<p><i>Establish the following unranked community design priorities for the University Avenue Multi-modal Transit Station Area:</i></p> <ul style="list-style-type: none"> <li><i>. Improving pedestrian, bicycle, transit, and auto connections to create an urban link between University Avenue and Stanford Shopping Center.</i></li> <li><i>. Creating a major civic space at the CalTrain Station that links University Avenue and Palm Drive</i></li> <li><i>. Infilling underutilized parcels with a mix of uses such as shopping, housing, office, hotel, and medical facilities.</i></li> <li><i>. Improving public park space.</i></li> <li><i>. Protecting views of the foothills by guiding building heights and massing.</i></li> </ul>	Planning/ Planning	0-4		\$50,000 - \$500,000 on going	Grants & Public/Private Partnership		■	■	■		
L-27	<i>Create regulations for the California Avenue area that allow for the replacement or rehabilitation of smaller buildings while preventing buildings that are out of scale and character with the existing buildings.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-28	<i>Work with merchants, property owners, and City representatives to create an urban design guide for the California Avenue business district.</i>	Planning/ Planning	8-12		\$50,000 - \$500,000 one time	Public/Private Partnership		■	■			
L-29	<i>Revise zoning of the California Avenue business district to reduce the non-residential development potential to levels comparable to other commercial areas in the City while retaining substantial residential development potential.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-30	Prepare a Coordinated Area Plan for the Cal-Ventura area. Use the land use diagram from the Community Design Workshop as the starting point for preparing this plan.	Planning/ Planning	8-12		\$50,000 - \$500,000 one time	Public/ Private Partnership		■	■	■		
L-31	<p>Establish the following unranked priorities for redevelopment within the Cal-Ventura Area:</p> <ul style="list-style-type: none"> <li>Connect the Cal-Ventura area with the Multi-modal Transit Station and California Avenue. Provide new streets and pedestrian connections that complete the street grid and create a walkable neighborhood.</li> <li>Fry's Electronics site (300 Portage): Continued retail activity is anticipated for this site until 2019. A program should be developed for the future use of the site for mixed density multi-family housing and a park or other open space.</li> <li>Hewlett Packard: Uses that are compatible with the surrounding area and a site plan that facilitates pedestrian use of Park Boulevard.</li> <li>North of Sheridan Avenue: Development of one or more of the City-owned parking lots with primarily residential uses, provided that public parking spaces are replaced.</li> <li>Park Boulevard: Streetscape improvements. (Also see B-12 &amp; B-17)</li> </ul>	Planning/ Planning	8-12		\$50,000 - \$500,000 (Includes B-12 & B-17 Costs) on going	Public/ Private Partnership		■	■	■		
L-32	Prepare a Coordinated Area Plan for the South El Camino Real area. Use the land use map from the Community Design Workshop as a starting point for preparing this Plan.	Planning/ Planning	8-12		\$50,000 - \$500,000 one time	Public/ Private Partnership	■	■	■	■		

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-33	<i>Study ways to make South El Camino Real more pedestrian-friendly, including redesigning the street to provide wider sidewalks, safe pedestrian crossings at key intersections, street trees, and streetscape improvements.</i>	Planning/ Planning	8-12		\$50,000 - \$500,000 one time	Public/ Private Partnership	■	■	■	■		
L-34	<i>Provide better connections across El Camino Real to bring the Ventura and Barron Park neighborhoods together and to improve linkages to local schools and parks.</i>	Planning/ Transportation & Community Services	3-7	\$50,000 - \$500,000	Less than \$50,000 one time			■		■		
L-35	<i>Consider Transfer of Development Rights (TDR) as a tool to encourage redevelopment and/or community-serving amenities along South El Camino Real.</i>	Planning	8-12		Less than \$50,000 one time		■	■	■		■	
L-36	<i>Evaluate current zoning to determine if it supports the types of uses and scale of buildings considered appropriate in Neighborhood Centers.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-37	<i>Encourage property owners within Neighborhood Centers to prepare master plans, with the participation of local businesses, property owners and nearby residents.</i>	Planning/ Planning	on going		Existing	Assessments & Public/ Private Partnership		■	■		■	■
L-38	<i>Revise land use and zoning designations as needed to encourage medium-density housing (20 to 25 units per acre) within or near Neighborhood Centers served by public transportation to support a more vital mix of commercial activities.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-39	<i>Prepare a Plan for Midtown with the participation of property owners, local businesses, and nearby residents. Consider the Midtown Economic Study and the land use concept identified during the 1994 Community Design Workshop in developing the plan. The plan should have a special emphasis on public improvements, including parking, street furniture and signage. (Also see L-37)</i>	Manager's Office	8-12	\$50,000 - \$500,000	\$50,000 - \$500,000 one time	Assessments & Public/ Private Partnership		■	■			

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>L-40</b>	<b><i>Make improvements to Middlefield Road in Midtown that slow traffic, encourage commercial vitality, make the street more pedestrian-friendly, and unify the east and west sides of the commercial area, with consideration given to traffic impacts on the residential neighborhood.</i></b>	Planning/Transportation	8-12	Infrastructure \$500,000 - \$1,000,000	\$50,000 - \$500,000 one time	Public/Private Partnership	■	■			■	
<b>L-41</b>	<b><i>Support bicycle and pedestrian trail improvements along a restored Matadero Creek within Hoover Park.</i></b>	Planning/Transportation	8-12	Infrastructure \$50,000 - \$500,000	Less than \$50,000 on going	Grants		■		■		
<b>L-42</b>	<b><i>Retain the existing housing along Colorado Avenue and consider increasing the density to allow townhouses, co-housing, and/or housing for the disabled.</i></b>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>L-43</b>	<b><i>Modify existing zoning regulations and create incentives for employers to provide employee services in their existing buildings - for example, office support services, restaurants, convenience stores, public gathering places, and child care facilities - to reduce the need for employees to drive to these services.</i></b>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>L-44</b>	<b><i>Design the paths and sidewalks to be attractive and comfortable and consistent with the character of the area where they are located.</i></b>	Planning/Transportation, Public Works, & Community Services	on going	Infrastructure \$500,000 - \$1,000,000	\$50,000 - \$500,000 one time			■	■		■	
<b>L-45</b>	<b><i>Create and apply zoning standards and design guidelines for commercial hotels and conference centers.</i></b>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost & less than \$50,000 for guidelines one time		Zoning Ord. Update	Zoning Ord. Update			■	
<b>L-46</b>	<b><i>Work with Stanford to prepare an area plan for the Stanford Medical Center.</i></b>	Planning/Planning	8-12		Less than \$50,000 one time	Public/Private Partnership		■		■	■	
<b>L-47</b>	<b><i>Undertake a Community Design workshop for the East Meadow Circle Area.</i></b>	Planning/Planning	8-12		\$50,000 - \$500,000 one time			■				



## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-48	Use the Zoning Ordinance, design review process, design guidelines, and Coordinated Area Plans to ensure high quality residential and commercial design.	Planning/ Planning	on going		Existing						■	■
L-49	In areas of the City having a historic or consistent design character, design new development to maintain and support the existing character.	Planning/ Planning	on going		Existing						■	
L-50	Undertake a comprehensive review of residential and commercial zoning requirements to identify additional architectural standards that should be incorporated to implement Policy L-49.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-51	Use illustrations and form code methods for simplifying the Zoning Ordinance and to promote well-designed buildings.	Planning/ Planning & Attorney's Office	0-2		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-52	Discourage the use of fences that obscure the view of houses.	Planning/ Planning & Attorney's Office	on going		Less than \$50,000 one time		■	■	■		■	■
L-53	Promote awards programs and other forms of public recognition for projects of architectural merit that contribute positively to the community.	Planning/ Planning	on going		Existing							■
L-54	Review and update the City's Inventory of historic resources, including City-owned structures.	Planning/ Planning	0-2		\$50,000 - \$500,000 Periodic	Grants		■				
L-55	Reassess the Historic Preservation Ordinance to ensure its effectiveness in the maintenance and preservation of historic resources, particularly in the University Avenue/Downtown area.	Planning/ Planning	0-2		\$50,000 - \$500,000 (Includes L-56 Costs) one time		■				■	

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-56	<i>Maintain and strengthen the design review procedure for exterior remodeling or demolition of historic resources. Discourage demolition of historic resources and severely restrict demolition of Landmark resources.</i>	Planning/ Planning	0-2		Included in L-55 Cost			■			■	
L-57	<i>Encourage salvage of discarded historic building materials for re-use by the community.</i>	Planning/ Planning	on going		Existing			■			■	■
L-58	<i>For proposed exterior alterations or additions to designated Historic Landmarks, require design review findings that the proposed changes are in compliance with the Secretary of the Interior Standards for Rehabilitation.</i>	Planning/ Planning	0-2		\$50,000 - \$500,000 on going			■			■	
L-59	<i>Allow parking exemptions for historic buildings to encourage rehabilitation. Require design review findings that the historic integrity of the building exterior will be maintained.</i>	Planning/ Planning	0-2		Existing						■	
L-60	<i>Continue to use a TDR Ordinance to allow the transfer of development rights from designated buildings of historic significance in the Commercial Downtown (CD) zone to non-historic receiver sites in the CD zone. Planned Community (PC) zone properties in the Downtown also qualify for this program.</i>	Planning/ Planning	on going		Existing	Grants					■	■
L-61	<i>Allow nonconforming uses for the life of historic buildings.</i>	Planning/ Planning & Attorney's Office	on going		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
L-62	<i>Promote awards programs and other forms of public recognition for exemplary Historic Preservation projects.</i>	Planning/ Planning	on going		Existing							■

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
L-63	<i>Streamline to the maximum extent feasible, any future processes for design review of historic structures to eliminate unnecessary delay and uncertainty for the applicant and to encourage historic preservation.</i>	Planning/ Planning	0-2		Existing			■			■	■
L-64	<i>Encourage and assist owners of historically significant buildings in finding ways to adapt and restore these buildings, including participation in state and federal tax relief programs.</i>	Planning/ Planning & Attorney's Office	on going		Existing			■	■			■
L-65	<i>Seek additional innovative ways to apply current codes and ordinances to older buildings. Use the State Historic Building Code for designated historic buildings.</i>	Planning/ Inspection Services	0-2		Existing						■	
L-66	<i>Revise existing zoning and permit regulations as needed to minimize constraints to adaptive re-use, particularly in retail areas.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
L-67	<i>Using the archaeological sensitivity map in the Comprehensive Plan as a guide, continue to assess the need for archaeological surveys and mitigation plans on a project by project basis, consistent with the California Environmental Quality Act and the National Historic Preservation Act.</i>	Planning/ Planning	on going		Existing						■	
L-68	<i>To help satisfy present and future community use needs, coordinate with the School District to educate the public about and to plan for the future use of school sites, including providing space for public gathering places for neighborhoods lacking space.</i>	City Manager, Community Services, & Planning/ Planning	on going	\$50,000 - \$500,000	\$50,000 - \$500,000 on going			■		■		■
L-69	<i>Enhance all entrances to Mitchell Park Community Center so that they are more inviting and facilitate public gatherings.</i>	Community Services	0-7	Infrastructure \$50,000 - \$500,000	Less than \$50,000 on going			■				

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>L-70</b>	<i>Study the potential for landscaping or park furniture that would promote neighborhood parks as outdoor gathering places and centers of neighborhood activity.</i>	Community Services	on going		Less than \$50,000 on going			■				
<b>Policy L-62</b>	<b>Provide comfortable seating areas and plazas with places for public art adjacent to library and community center entrances. (Also see C-23)</b>	Public Works/Community Services	0-12	Infrastructure \$500,000 - \$1,000,000	Less than \$50,000 on going	Assessments & Public/Private Partnership		■			■	
<b>L-71</b>	<i>Recognize Sand Hill Road, University Avenue, Embarcadero Road, Page Mill Road, Oregon Expressway, Interstate 280, Arastradero Road (west of Foothill Expressway), Junipero Serra Boulevard/Foothill Expressway, and Skyline Boulevard as scenic routes.</i>	Planning/Planning	on going		Existing						■	
<b>Policy L-70</b>	<b>Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.</b>	Public Works	on going		\$50,000 - \$500,000 on going	Public/Private Partnership					■	■
<b>L-72</b>	<i>Develop a strategy to enhance gateway sites with special landscaping, art, public spaces, and/or public buildings. Emphasize the creek bridges and riparian settings at the entrances to the City over Adobe Creek and San Francisco Creek. (Also see T-41 &amp; T-42)</i>	Planning/Planning, Public Works, & Community Services	on going	\$500,000 - \$1,000,000		Grants		■	■	■	■	
<b>L-73</b>	<i>Revise the Zoning Ordinance to require the location of parking lots behind buildings rather in front of them, under appropriate conditions.</i>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>L-74</b>	<i>Modify zoning standards pertaining to parking lot layout and landscaping for land uses within Employment Districts.</i>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>L-75</b>	<i>Consider Zoning Ordinance amendments for parking lot landscaping, including requiring a variety of drought-tolerant, relatively litter-free tree species capable of forming a 50 percent tree canopy within 10 to 15 years. Consider further</i>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				

## 2 Land Use and Community Design Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
	<i>amendments that would require existing nonconforming lots to come into compliance wherever possible.</i>											
<b>L-76</b>	<i>Evaluate parking requirements and actual parking needs for specific uses. Develop design criteria based on a standard somewhere between average and peak conditions.</i>	Planning/Transportation & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update	■		■	
<b>L-77</b>	<i>Revise parking requirements to encourage creative solutions such as valet parking, landscaped parking reserves, satellite parking, and others that minimize the use of open land for parking.</i>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	■			■	
<b>L-78</b>	<i>Encourage the use of Planned Community (PC) zoning for parking structures Downtown and in the California Avenue area.</i>	Planning/Transportation	on going		Existing	Assessments, Fees, Charges & Public/Private Partnership		■			■	
<b>L-79</b>	<i>Undertake a coordinated effort by the Public Works, Utilities, and Planning Departments to establish design standards for public infrastructure and examine the effectiveness of City street, sidewalk and street tree maintenance programs.</i>	Public Works	0-7		\$50,000 - \$500,000 one time			■	■			
<b>L-80</b>	<i>Continue the citywide undergrounding of utility wires. Minimize the impacts of undergrounding on street tree root systems and planting areas.</i>	Utilities	on going	Infrastructure over \$1,000,000 (Utilities)	Existing (Utilities)			■	■			
<b>L-81</b>	<i>Encourage the use of compact and well-designed utility elements, such as transformers, switching devices, and back flow preventers. Place these elements in locations that will minimize their visual intrusion.</i>	Utilities	on going		Existing (Utilities)				■		■	

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
T-1	<b>Encourage infill, redevelopment, and re-use of vacant or underutilized parcels employing minimum density requirements that are appropriate to support transit, bicycling, and walking.</b>	Planning/ Planning	3-7		Existing		■				■	
T-2	<b>Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the necessity of driving.</b>	Planning/ Planning	on going		Existing		■				■	
T-3	<b>Locate higher density development along transit corridors and near intermodal transit stations.</b>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
T-4	<b>Consider the use of additional parking fees and tax revenues to fund alternative transportation projects.</b>	Planning/ Transportation	0-7		Existing	Grants, Fees, Charges, & Other	■	■				
T-5	<b>Work with private interests such as the Chamber of Commerce and major institutions to develop and coordinate trip reduction strategies.</b>	Human Resources & Stanford	on going		Existing					■		■
T-6	<b>Expand Palo Alto's car pooling incentive programs.</b>	Human Resources	on going		Existing					■		■
T-7	<b>Encourage the Palo Alto Unified School District to use parking fees, regulations, and education to discourage students from driving to school.</b>	Planning/ Transportation	on going		Existing					■		
T-8	<b>Create a long-term education program to change the travel habits of residents, visitors and workers by informing them about transportation alternatives, incentives and impacts. Work with the Palo Alto Unified School District and with private interests such as the Chamber of Commerce to develop and implement this program.</b>	Planning/ Transportation & Police Dept.	0-7		\$50,000-\$500,000 on going							■

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
T-9	Support the development of regional on-line transportation information services to provide current information on transit, parking, and roadway conditions, as well as computerized trip planning. Provide information kiosks at locations such as University and California Avenues	Planning/Transportation	8-12		\$50,000 - \$500,000 on going	Public/Private Partnership				■		■
T-10	Expand the range of City services that can be received via computers or through the mail.	Admin. Services/Information Technology Services	on going		\$50,000-\$500,000 on going			■				■
T-11	Promote private delivery services to reduce the necessity of driving.	Human Resources	on going		Existing					■		■
T-12	Encourage telecommuting, satellite office concepts, and work-at-home options.	Human Resources	on going		Existing					■		■
T-13	Establish a jitney bus system similar to Stanford University's Marguerite Shuttle.	Phase I	0-2		\$50,000 - \$500,000 one time			■		■		■
		Phase II	3-7		over \$1,000,000 on going	Grants & Public/Private Partnership		■		■		■
T-14	Pursue development of the University Avenue Multi-modal Transit Station conceptual plan based on the 1993-94 design study. (Also see L-25)	Phase I	0-2		Included in L-25 Cost	Included in L-25 Cost		■		■		
		Phase II	3-7	Infrastructure over \$1,000,000	Less than \$50,000 one time	Grants, Assessments, & Other				■	■	
T-15	Improve the environment at the University Avenue Multi-modal Transit Station, including connecting tunnels, through short-term improvements and regular maintenance.	Planning/Transportation & Public Works	0-2	Infrastructure over \$1,000,000	Less than \$50,000 on going	Public/Private Partnership				■		

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
T-16	Evaluate the extension of a light rail line along El Camino Real from Mountain View through Palo Alto to Menlo Park.	Planning/Transportation	0-7		Less than \$50,000 one time					■		
T-17	Support CalTrain electrification and its extension to downtown San Francisco.	Planning/Transportation	on going		Existing					■		
Policy T-10	Encourage amenities such as seating, lighting, and signage at bus stops to increase rider comfort and safety.	Public Works	on going	\$500,000 - \$1,000,000	\$50,000 - \$500,000 on going				■	■		
Policy T-11	Support efforts to integrate train, bus, and shuttle schedules at multi-modal transit stations to make public transit more time efficient.	Planning/Transportation	on going		Existing					■		■
Policy T-12	Support efforts to decrease wait times for intercity transit to a maximum of 20 minutes between 6:00 AM and 10:00 PM. Design for a maximum wait time of 12 minutes for intra-city transit, if feasible.	Planning/Transportation	on going		Existing					■		
T-18	Develop and periodically update a comprehensive bicycle plan.	Planning/Transportation	0-7		Existing	Grants & Other		■		■		■
T-19	Develop, periodically update, and implement street, bicycle, and pedestrian facilities programs that identify and prioritize critical pedestrian and bicycle links to parks, schools, retail centers, and civic facilities.	Planning/Transportation	0-7	Infrastructure over \$1,000,000	Existing			■				
T-20	Periodically produce a local area bicycle route map, jointly with adjacent jurisdictions.	Planning/Transportation	0-7		Existing					■		■
T-21	Study projects to depress bikeways and pedestrian walkways under Alma Street and the CalTrain tracks and implement if feasible.	Planning/Transportation	8-12	over \$1,000,000	\$50,000 - \$500,000 one time	Grants & Other		■		■		



### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
T-22	Implement a network of bicycle boulevards, including extension of the southern end of the Bryant Street bicycle boulevard into Mountain View. ( Also see T-19)	Planning/Transportation	8-12	over \$1,000,000	\$50,000 - \$500,000 on going	Grants & Other		■				
T-23	Develop public sidewalks and bicycle facilities in Stanford Research Park and other employment areas.	Public Works	8-12	Infrastructure \$500,000 - \$1,000,000	\$50,000 - \$500,000 one time	Assessments & Public/Private Partnership			■			
T-24	Provide adequate outside through-lane widths for shared use by motorists and bicyclists when constructing or modifying roadways, where feasible.	Public Works	on going	Existing (SIF & GF)	Existing			■				
T-25	Evaluate the design of a Bay-to-Foothills path.	Planning/Transportation	8-12		\$50,000 - \$500,000 one time	Grants		■	■			
T-26	Complete development of the Bay Trail and Ridge Trail in Palo Alto.	Community Services/Parks	on going		Existing				■	■		
T-27	Work with CalTrain, Amtrak, and public bus operators to expand bicycle storage on public transit vehicles during both peak and off-peak hours.	Planning/Transportation	on going		Existing				■			
T-28	Adjust the street evaluation criteria of the City's Pavement Management Program to ensure that areas of the road used by bicyclists are maintained at the same standards as, or at standards higher than, areas used by motor vehicles.	Public Works	0-12	\$50,000 - \$500,000	\$50,000 - \$500,000 on going			■				
T-29	Provide regular maintenance of off-road bicycle and pedestrian paths, including sweeping, weed abatement, and pavement maintenance.	Public Works & Community Services	on going		\$50,000 - \$500,000 on going							

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
T-30	<i>Develop cooperative programs with the City and businesses to keep sidewalks clean in the University Avenue and California Avenue business districts, and other centers.</i>	Public Works	on going		\$50,000 - \$500,000 on going	Public/Private Partnership						■
T-31	<i>Test the Urban Design Guide emphasis on the use of alleyways for pedestrian- and bicycle-only use. Allow controlled vehicle access for loading and unloading where no alternatives exist.</i>	Planning/Planning	3-7		Existing	Public/Private Partnership			■			
<b>Policy T-22</b>	<b>Improve amenities such as seating, lighting, bicycle parking, street trees, and interpretive stations along bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the feeling of safety.</b>	Planning/Planning; CSD/ Parks & Public Works	on going	Infrastructure over \$1,000,000	\$50,000 - \$500,000 on going	Public/Private Partnership					■	
T-32	<i>Improve pedestrian crossings with bulb outs, small curb radii, street trees near corners, bollards, and landscaping to create protected areas.</i>	Planning/Transportation	on going	Infrastructure over \$1,000,000	\$50,000 - \$500,000 on going	Grants, Assessments & Public/Private Partnership		■	■			
T-33	<i>Develop comprehensive roadway design standards and criteria for all types of roads. Emphasize bicycle and pedestrian safety and usability in these standards.</i>	Public Works	0-7		Existing (SIF & GF)				■			
T-34	<i>Establish procedures for considering the effects of street modifications on emergency vehicle response time.</i>	Fire/Police	0-7		Existing				■			
T-35	<i>Consider increased public transit, a shuttle, and other traffic and parking solutions to ensure safe, convenient access to the Stanford Shopping Center/Medical Center area.</i>	Planning/Transportation & Stanford	0-7		Existing	Stanford Grants				■		

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
T-36	Extend Sand Hill Road to El Camino Real and construct related improvements consistent with neighborhood and community interests. Do not extend Sand Hill Road to Alma Street.	Planning/ Planning	0-7		Existing	Stanford					■	
T-37	Provide safe, convenient pedestrian, bicycle, and shuttle connections between the Stanford Shopping Center and Medical Center areas and future housing along the Sand Hill Road corridor, the University Avenue Multi-modal Transit Station, Downtown Palo Alto, and other primary destinations.	Planning/ Transportation & Stanford	0-7		Existing	Stanford					■	
T-38	Implement computerized traffic management systems to improve traffic flow when feasible.	Planning/ Transportation	0-7	Infrastructure \$500,000 - \$1,000,000	\$50,000 - \$500,000 on going	Grants	■		■			
T-39	Maintain the current program of not adding traffic signals on: Alma Street north of Lytton Avenue and south of Channing Avenue, on Middlefield Road north of Lytton Avenue and south of Channing Avenue to Embarcadero Road.	Planning/ Transportation	on going		Existing (SIF)			■				
T-40	Evaluate the feasibility of changes to Palo Alto's through truck routes and weight limits to consider such issues as relationship to neighboring jurisdictions, lower weight limits, increased number of routes, and economic and environmental impacts.	Planning/ Transportation & Police	0-7		\$50,000 - \$500,000 one time		■		■			
T-41	The following roadways are designated as residential arterials. Treat these streets with landscaping and other visual improvements to distinguish them as residential streets.  <ul style="list-style-type: none"> <li>• Middlefield Road (between San Francisquito Creek and San Antonio Road)</li> <li>• University Avenue (between San Francisquito Creek and Middlefield Road)</li> <li>• Embarcadero Road (between Alma Street and West Bayshore Road)</li> </ul>	Planning/ Transportation	0-12	over \$1,000,000	\$500,000 - \$1,000,000 on going		■	■	■		■	

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
	<b>Charleston/Arastradero Roads (between Miranda Avenue and Fabian Way)</b>											
<b>T-42</b>	<i>Use landscaping and other improvements to establish clear "gateways" at the points where University Avenue and Embarcadero Road transition from freeways to neighborhoods.</i>	Planning/Planning	8-12	Infrastructure over \$1,000,000	Included in L-72 & T-41 Cost	Grants, Assessments & Public/Private Partnership		■	■			■
<b>Policy T-31</b>	<b>Evaluate smoothing and slowing traffic flow in commercial areas by reducing through-traffic lanes and trading the area for improved turning lanes, landscaping, and bicycle lanes.</b>	Planning/Transportation	8-12		Existing			■				
<b>T-43</b>	<i>Establish a Neighborhood Traffic Calming Program to implement appropriate traffic calming measures. Consider using development fees as a funding source for this program.</i>	Planning/Transportation	0-7	\$50,000 - \$500,000	Existing				■	■		■
<b>T-44</b>	<i>Evaluate changing Homer and Channing Avenues to two-way streets with or without redevelopment of the Palo Alto Medical Foundation campus.</i>	Planning/Transportation	0-2	\$50,000 - \$500,000				■				
<b>Policy T-36</b>	<b>Make new and replacement curbs vertical where desired by neighborhood residents.</b>	Public Works	on going	over \$1,000,000	Existing (SIF)							
<b>Policy T-37</b>	<b>Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees to increase shade and reduce the apparent width of wide streets.</b>	Public Works	8-12	\$50,000 - \$500,000	\$50,000 - \$500,000 one time							
<b>T-45</b>	<i>Provide adult crossing guards at school crossings that meet adopted criteria.</i>	Police & Palo Alto Unified School District	on going		\$50,000 - \$500,000 on going	Other			■	■		■

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>T-46</b>	<i>Encourage extensive educational programs for the safe use of bicycles, mopeds, and motorcycles, including the City-sponsored bicycle education programs in the public schools and the bicycle traffic school program for juveniles.</i>	Fire/Police	on going		Existing					■		■
<b>T-47</b>	<i>Utilize engineering, enforcement, and educational tools to improve traffic safety on City roadways.</i>	Police/Transportation	on going		Existing				■			■
<b>T-48</b>	<i>Monitor Santa Clara County's paratransit program to assess its adequacy.</i>	Planning/Transportation	on going		Existing					■		
<b>T-49</b>	<i>Implement a comprehensive program of parking supply and demand management strategies for Downtown Palo Alto.</i>	Police, Planning/Transportation & Public Works	0-7	Infrastructure over \$1,000,000 Assessment District	\$50,000 - \$500,000 on going	Assessments, Fees, Charges & Debt Financing		■	■	■		■
<b>T-50</b>	<i>Continue working with merchants, the Chamber of Commerce, neighbors, and a parking consultant to explore options for constructing new parking facilities or using existing parking more efficiently.</i>	Police & Planning/Transportation	0-7	Included in T-49 Cost	Included in T-49 Cost	Included in T-49 Cost		■		■		■
<b>T-51</b>	<i>Work with merchants to designate dedicated employee parking areas.</i>	Planning/Transportation	on going		Existing					■		■
<b>T-52</b>	<i>Evaluate options to ensure maximum use of the City parking structures in the University Avenue/Downtown and California Avenue areas.</i>	Planning/Transportation	0-7		Existing					■		
<b>T-53</b>	<i>Discourage parking facilities that would intrude into adjacent residential neighborhoods.</i>	Planning/Planning & Police	on going		Existing						■	
<b>T-54</b>	<i>Work regionally, and in particular with adjacent communities, to establish a system of parking fees that discourages single-occupant vehicle use and encourages other transportation modes.</i>	Planning/Transportation	0-7		Existing					■		■

### 3 Transportation Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>T-55</b>	<i>Support provision of a new southbound entrance ramp to Highway 101 from San Antonio Road, in conjunction with the closure of the southbound Charleston Road on-ramp at the Rengstorff Avenue interchange in Mountain View.</i>	Planning/Transportation	0-7		Existing					■		
<b>T-56</b>	<i>Implement, as appropriate, the "local action list" of the Bay Area Air Quality Management District (BAAQMD) and work with the Santa Clara Valley Transportation Authority's Congestion Management Program (CMP). Work with the CMP and other jurisdictions to implement those actions that require a multi-jurisdictional effort.</i>	Planning/Planning	on going		Existing					■		
<b>T-57</b>	<i>Provide a planting strip and bicycle/pedestrian path adjacent to Embarcadero Road that is consistent with the open space character of the baylands.</i>	Planning/Planning & Community Services	8-12	Infrastructure \$50,000 - \$500,000	Less than \$50,000 on going	Assessments & Public/Private Partnership		■		■	■	
<b>T-58</b>	<i>Encourage Santa Clara County to relocate the terminal building away from the Runway 31 clear zone, allowing for construction of a new terminal.</i>	Planning/Planning	8-12			County				■	■	

# 4 Housing Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
H-1	<i>Allow for increased housing density immediately surrounding commercial areas and particularly near transit centers.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-2	<i>Consider enacting minimum density requirements in multiple family zones.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-3	<i>Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families with children.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-4	<i>Evaluate the provisions for second dwelling units in single family areas to determine how additional units might be provided.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-5	<i>Create a Planned Development zone that allows the construction of smaller lot single family units and other innovative housing types without the requirement for a public benefit finding.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-6	<i>Amend zoning regulations to permit residential lots of less than 6,000 square feet where smaller lots would be compatible with the surrounding neighborhood.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-7	<i>Modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-8	<i>Evaluate the effectiveness of existing incentives that encourage mixed use and residential development on commercially zoned land and determine additional incentives to be provided.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				

# 4 Housing Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
H-9	Use coordinated area plans and other tools to develop regulations that support the development of housing above and among commercial uses.	Planning/ Planning & Attorney's Office	on going		Included in Zoning Ord. Update Cost & Coordinated Area Plan		■	■				
H-10	Encourage the development of housing on parking lots by adopting incentives that will lead to housing production while maintaining the required parking.	Planning/ Planning	3-7		Less than \$50,000 one time		■	■	■		■	
H-11	Eliminate the requirement for Site and Design review for mixed use projects.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-12	Where appropriate and feasible, allow waivers of development fees as a means of promoting the development of housing affordable to very low- and low-income households.	City Attorney	on going		Existing		■		■		■	
H-13	Continue the citywide property maintenance, inspection, and enforcement program.	Planning/ Planning	on going		Existing				■		■	■
H-14	Enact development regulations that encourage rehabilitation of historic residential buildings, remodeling of older multifamily rental buildings and retention of smaller single family residences.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-15	Continue implementation of the Condominium Conversion Ordinance.	Planning/ Planning	on going		Existing				■		■	
H-16	Where a proposed subdivision or condominium would cause a loss of rental housing, grant approval only if at least two of the following three circumstances exist: <ul style="list-style-type: none"> <li>The project will produce at least a 100 percent increase in the number of units currently on the site and will comply with the City's BMR program (described in Program H-20); and/or</li> </ul>	Planning/ Planning	on going		Existing						■	



# 4 Housing Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
	<ul style="list-style-type: none"> <li>The number of rental units to be provided on the site is at least equal to the number of existing rental units; and/or</li> <li>No less than 20 percent of the units will comply with the City's BMR program.</li> </ul>											
H-17	Create community volunteer days and park clean-ups, plantings, or similar events that promote neighborhood enhancement.	Manager's Office	on going		Existing	Grants				■		■
H-18	Conduct City-sponsored cleanup campaigns for public and private properties.	Public Works & Community Services	on going		Less than \$50,000 (GF & Utilities) on going					■		■
H-19	Implement the "Action Plan" of the City of Palo Alto's Consolidated Plan or its successor documents.	Planning/ Planning	0-12		Existing	Grants			■	■	■	
H-20	Continue implementation of the City's "Below Market Rate" (BMR) Inclusionary Housing Program that requires at least 10 percent of all housing units built in for-sale projects of three units or more and rental projects of five units or more to be provided at below market rates to very low-, low- and moderate-income households.	Planning/ Planning	on going		Existing						■	
H-21	Adopt a revised density bonus program that allows the construction of up to three additional market rate units for each BMR unit above that normally required, up to a maximum zoning increase of 25 percent in density. Allow an equivalent increase in square footage (FAR) for projects that meet this requirement.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
H-22	Recognize the Buena Vista Mobile Home Park as providing low- and moderate-income housing opportunities.	Planning/ Planning	on going		Existing						■	

# 4 Housing Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
H-23	<i>Promote legislative changes and funding for programs that facilitate and subsidize the acquisition, rehabilitation and operation of existing rental housing by housing assistance organizations, nonprofit developers, and for-profit developers.</i>	Planning/ Planning	on going		Existing					■		■
H-24	<i>Use existing agency programs such as Senior Home Repair to provide rehabilitation assistance to very low- and low-income households.</i>	Planning/ Planning	on going		Existing	Grants				■		
H-25	<i>Support the preservation of existing group homes and supported living facilities for persons with special housing needs. Assist local agencies and nonprofit organizations in the construction or rehabilitation of new facilities for this population.</i>	Planning/ Planning	on going		Existing	Grants				■	■	
H-26	<i>Maintain a high priority for acquisition of new housing sites, acquisition and rehabilitation of existing housing, and housing-related services in the allocation of Community Development Block Grant (CDBG) funds or similar programs.</i>	Planning/ Planning	on going		Existing	Grants		■		■		
H-27	<i>Support and expand the City's Housing Development Fund or successor program.</i>	Planning/ Planning & Attorney's Office	on going		Existing		■				■	
H-28	<i>On an on-going basis, seek funding from state and federal programs, such as the HOME Program and HUD Section 202 and 811 programs (or successor programs), to support the development or rehabilitation of housing for very low-, low- and moderate-income households.</i>	Planning/ Planning	on going		Existing	Grants & Fees				■	■	
H-29	<i>Continue to require developers of employment-generating commercial and industrial developments to contribute to the supply of low- and moderate-income housing.</i>	Planning/ Planning	on going		Existing						■	

# 4 Housing Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
H-30	Continue to participate in the Santa Clara County Homeless Collaborative as well as work with adjacent jurisdictions to develop additional shelter opportunities.	Community Services & Planning/ Planning	on going		Existing	Grants				■		
H-31	Continue to participate with and support agencies addressing homelessness.	Community Services	on going		Existing	Grants				■		
H-32	Work with appropriate state and federal agencies to ensure that fair housing laws are enforced.	Planning/ Planning, Attorney's Office & Community Services	on going		Existing	Grants				■		
H-33	Continue to support groups that provide fair housing services, such as Mid-Peninsula Citizens for Fair Housing.	Planning/ Planning & Community Services	on going		Existing	Grants						■
H-34	Continue the efforts of the Human Relations Commission to combat discrimination in rental housing, including mediation of problems between landlords and tenants.	Community Services	on going		Existing							■
H-35	Continue implementation of the City's Ordinances prohibiting discrimination in renting or leasing housing based on age, parenthood, pregnancy or the potential or actual presence of a minor child.	Community Services & Attorney's Office	on going		Existing							■
H-36	Continue providing staff support and technical assistance in energy conservation and demand management to architects, developer and utility customers.	Utilities	on going		Existing (Utilities)				■		■	■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-1	<i>Review and update as needed the Open Space (OS) zoning district regulations to ensure consistency with Comprehensive Plan policies.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
N-2	<i>Examine and improve management practices for natural habitat and open space areas, including the provision of access to open space for City vehicles and equipment, to ensure that natural resources are protected.</i>	Community Services	on going		\$50,000 - \$500,000 on going	Stewardship		■	■	■		■
N-3	<i>Review the need for access controls in environmentally sensitive areas, including the baylands, foothills, and riparian corridors.</i>	Community Services	on going		Existing	Grants & Stewardship		■	■	■		■
N-4	<i>Seek additional sources of funding, including state and federal programs, to finance open space acquisition and development.</i>	Community Services	on going		Existing					■		
N-5	<i>Work to maintain Williamson Act agricultural preserves within the City.</i>	Planning/ Planning	on going		Existing						■	
N-6	<i>As part of the design review process for proposed development in the Open Space zone district that exceeds 6,500 square feet, require that "story poles" be erected with outlining tape depicting the building's location, bulk and height to aid in assessing the potential visual impacts of the proposed project.</i>	Planning/ Planning & Attorney's Office	on going		Existing		■				■	

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-7	<p><i>Adopt a setback along natural creeks that prohibits the siting of buildings and other structures, impervious surfaces, outdoor activity areas, and ornamental landscaped areas within 100 feet from the top of a creek bank. Allow passive or intermittent outdoor activities and pedestrian, equestrian, and bicycle pathways where there are adequate setbacks to protect the natural riparian environment. Within the setback area, provide border of native riparian vegetation at least 25 feet along the creek bank. Exception to the 100-foot setback are as follows:</i></p> <ul style="list-style-type: none"> <li><i>Single family property is exempt from the 100-foot setback, except that undeveloped parcels west of Highway 280 are not exempt. A creek ordinance and guidelines will be prepared addressing appropriate setbacks and creek conservation measures.</i></li> <li><i>Existing development within the 100-foot setback will be considered legal and nonconforming. With the 100-foot setback as a goal where feasible, redevelopment of such sites must be designed consistently with basic creek habitat objectives and make a significant net improvement in the condition of the creek.</i></li> </ul>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
N-8	<p><i>Develop and adopt a creek ordinance that establishes new development regulations for properties abutting creeks, establishes an exception process, and provides incentives to achieve maximum creek setbacks, such as reduced front yard setbacks and reduced on-site parking requirements.</i></p>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
N-9	<p><i>Participate in a San Francisquito Creek Coordinated Resource Management and Planning (CRMP) process with adjacent cities.</i></p>	Manager's Office	on going		Existing					■		■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-10	<i>Work with the Santa Clara Valley Water District to establish guidelines for creek channel maintenance that encourage preservation of riparian habitat, including vegetation that provides shade to creek bottoms.</i>	Public Works & Community Services	0-12		Less than \$50,000				■	■	■	
N-11	<i>Work with the Santa Clara Valley Water District to develop a comprehensive riparian corridor restoration and enhancement program that identifies specific stretches of corridor to be restored, standards to be achieved, and sources of funding. Include provisions for tree planting to enhance natural habitat</i>	Public Works	0-7	Infrastructure \$500,000 - \$1,000,000	\$50,000 - \$500,000 one time	Grants & Other		■	■	■		
N-12	<i>Review and update the Grading Ordinance to ensure that it adequately protects creeks from the erosion and sedimentation impacts of grading.</i>	Public Works	0-7		Existing		■					
N-13	<i>Establish public education programs regarding the conservation of creeks and riparian areas.</i>	Public Works & Community Services	0-12		Less than \$50,000 Periodic	Grants				■		■
N-14	<i>Implement the recommendations of the Tree Task Force.</i>	Public Works	0-7		\$500,000 - \$1,000,000 on going	Grants & Public/Private Partnership			■	■	■	■
N-15	<i>Continue celebration of Arbor Day in Palo Alto.</i>	Public Works	on going		Existing							■
N-16	<i>Continue to require replacement of trees, including street trees lost to new development, and establish a program to have replacement trees planted offsite when it is impractical to locate them onsite.</i>	Planning/ Planning	on going		Existing		■		■		■	
N-17	<i>Develop and implement a plan for maintenance, irrigation, and replacement of trees in parks, parking lots, and City rights-of-way.</i>	Public Works & Community Services	0-7	\$500,000 - \$1,000,000	Less than \$50,000 on going			■	■			■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-18	<i>Actively pursue funding for tree planting.</i>	Public Works	on going		Existing	Grants				■		
N-19	<i>Establish one or more tree planting programs that seek to achieve the following objectives:</i>  <i>. a 50 percent tree canopy cover for streets, parks, and parking lots; and</i>  <i>. the annual tree planting goals recommended by the Tree Task Force and adopted by the City Council.</i>  <i>(Also see N-14)</i>	Public Works	on going		Included in N-14 Cost	Grants & Public/Private Partnership			■		■	■
<b>Policy N-16</b>	<b>Provide on-going education for City staff, homeowners, and developers regarding landscaping and irrigation practices that protect the urban forest.</b>	Public Works	on going		Existing							■
N-20	<i>Establish procedures to coordinate City review, particularly by the Planning, Utilities, and Public Works Departments, of projects that might impact the urban forest.</i>	Planning/Planning	0-7		Existing				■		■	
N-21	<i>Work cooperatively with the Palo Alto Unified School District so that their tree planting and maintenance practices are consistent with City guidelines.</i>	Public Works & Community Services	on going		Existing					■		
N-22	<i>Work with the Santa Clara Valley Water District to identify and map key groundwater recharge areas for use in land use planning and permitting and the protection of groundwater resources.</i>	Utilities	0-7		Existing (Utilities)			■		■		
N-23	<i>Regularly review the water rate structure to ensure that it encourages efficiency and is competitive.</i>	Utilities	on going		Existing (Utilities)		■					

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-24	Maintain citywide water conservation and efficiency programs for all customer classes.	Utilities	on going		Existing (Utilities)				■		■	■
N-25	Where practical, incorporate federal, state, and other agency policies and standards for water efficiency into City codes, regulations, and procedures.	Utilities	on going		Existing (Utilities)		■		■	■	■	
N-26	Implement incentives for the use of drought-tolerant landscaping and recycled water for landscape irrigation.	Utilities	0-7		Existing (Utilities)	Public/Private Partnership			■		■	■
N-27	Work with regulatory agencies, environmental groups, affected businesses, and other stakeholders to identify economically viable Best Management Practices (BMP) for reducing pollution. Participate in BMP pilot studies to identify new pollution control measures.	Public Works	on going		Existing (Utilities)		■	■	■	■	■	■
N-28	Continue public education programs on water quality issues, including Best Management Practices for residents, businesses, contractors, and City employees.	Public Works	on going		Existing (Utilities)					■		■
N-29	Actively participate in programs such as the Santa Clara Valley Urban Runoff Pollution Control program to improve the quality of storm water runoff.	Public Works	on going		Existing (Utilities)				■	■	■	
N-30	Conduct regular street-sweeping to minimize road surface pollutant runoff.	Public Works	on going		Existing (Refuse)							
N-31	Evaluate spill response, cleanup, and follow-up investigation procedures to reduce the impacts of toxic spills on water quality in the City's creeks and San Francisco Bay.	Fire	on going		Existing				■	■		



# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-32	<i>Actively work to reduce the amount of metals contained in brake pads, tires, and other automotive parts, thereby reducing urban runoff pollution from metals. Continue Palo Alto's leadership role in encouraging the re-engineering of vehicles to reduce pollution from metals.</i>	Public Works	on going		Less than \$50,000 (WQCP) on going			■	■	■	■	■
N-33	<i>Study the impacts on storm water pollution of architectural copper and consider limiting its use, if warranted.</i>	Public Works	0-7		Existing (Utilities)			■			■	
N-34	<i>Evaluate the use of permeable paving materials that allow for natural percolation and site drainage.</i>	Public Works	on going		Existing (WQCP)				■		■	■
N-35	<i>Work with commercial and industrial dischargers to recover metals on-site rather than discharging them into the sanitary sewer system.</i>	Public Works	on going		Existing (WQCP)				■			■
N-36	<i>Complete improvements to the storm drainage system consistent with the priorities outlined in the City's 1993 Storm Drainage Master Plan, provided that an appropriate funding mechanism is identified and approved by the City Council.</i>	Public Works	on going	Infrastructure over \$1,000,000 (Utilities)	\$500,000 - \$1,000,000 (Utilities) on going	Assessments & Debt Financing				■		
N-37	<i>Monitor wastewater treatment industry practices relating to the use of chlorine to disinfect wastewater.</i>	Public Works	on going		Existing (Utilities)				■			
N-38	<i>Provide City input on significant proposals for air quality legislation and state implementation plans.</i>	Manager's Office	on going		Existing					■		■
N-39	<i>Assist the Bay Area Air Quality Management District (BAAQMD) in its efforts to achieve compliance with existing air quality regulations.</i>	Planning/ Planning	on going		Existing					■	■	

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-40	<i>Expand the use of alternative fuels for City vehicles and establish a program to encourage expanded use of such fuels in private vehicles. To support this program, encourage the development of alternative fuel infrastructure (for instance, electric plug-ins) in parking facilities and other key locations around the city.</i>	Public Works, Planning/ Planning & Utilities	on going	\$50,000 - \$500,000	Existing (GF & Utilities)	Grants & Public/Private Partnership			■	■	■	■
N-41	<i>Support legislative programs that result in the removal of the oldest and dirtiest vehicles on the roadway.</i>	Public Works	on going		Existing (GF & Utilities)					■		■
N-42	<i>Require all new wood-burning stoves or fireplace inserts to comply with EPA-approved standards.</i>	Planning/ Inspection Services	0-7		Existing		■				■	
N-43	<i>Provide a homeowner handout outlining low emission alternatives to wood-burning stoves or fireplaces.</i>	Public Works/ WQCP/ Planning/ Inspection Services	0-7		Existing							■
N-44	<i>Develop public information programs to educate the public on Best Management Practices in the use of wood burning appliances, including reduction of wood burning during critical periods of poor air quality.</i>	Fire	0-7		Existing			■	■			■
N-45	<i>Recommend revisions to proposed projects as needed to reduce air quality impacts, including improvements that reduce single occupant vehicle use.</i>	Planning/ Transportation & Planning	on going		Existing						■	
N-46	<i>Provide information to all user groups about:</i> <ul style="list-style-type: none"> <li>. commonly used hazardous materials;</li> <li>. more environmentally friendly alternatives; and</li> <li>. safe recycling and disposal methods.</li> </ul>	Fire	on going		Existing			■	■			■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-47	Continue City permitting procedures for commercial and industrial storage, use, and handling of hazardous materials.	Fire	on going		Existing				■		■	
N-48	Continue sponsoring a regular household hazardous waste collection event.	Public Works	on going		Existing (Utilities)							■
N-49	Study the relative costs, advantages, and disadvantages of joining the regional household hazardous waste program operated by the Santa Clara County Department of Environmental Health.	Public Works	8-12		Existing (Utilities)			■				
N-50	Continue the program that allows small quantity generators to dispose of hazardous waste at cost.	Public Works	on going		Existing (Utilities)							■
N-51	Regularly review the landfill fee structure to ensure that it encourages a reduction in solid waste disposal.	Public Works	on going		Existing (Utilities)		■		■			
N-52	Improve City composting practices and continue promoting a household composting program.	Public Works	on going		Existing (Utilities)				■			■
N-53	Continue to develop source separation programs for recyclable solid waste materials for all waste generators.	Public Works	on going		Existing (Utilities)				■			
N-54	Continue to develop long-term solid waste management programs that include safe and environmentally sound disposal methods such as the SMaRT Station.	Public Works	on going		Existing (Utilities)			■	■	■		
N-55	Maintain and expand the use of the Recycling Center at the City's refuse disposal area.	Public Works	on going	\$500,000 - \$1,000,000 (Refuse)	Existing (Utilities)			■				■

## 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>N-56</b>	<i>Participate in appropriate public forums to ensure that future activities at large commercial airports in the region do not negatively effect noise levels in Palo Alto.</i>	Planning/Transportation	on going		Existing					■		■
<b>N-57</b>	<i>Encourage the Joint Powers Board to pursue technologies to reduce train whistle noise in communities served by CalTrain.</i>	Planning/Transportation	on going		Existing					■		
<b>N-58</b>	<i>Continue to work to reduce noise impacts created by events and activities taking place in adjoining communities.</i>	Manager's Office/Attorney's Office & Public Works	on going		Existing				■	■		■
<b>N-59</b>	<i>Evaluate the feasibility of adopting noise criteria in the purchase of new City vehicles and equipment.</i>	Public Works	0-7		Existing			■				
<b>N-60</b>	<i>Update the Noise Ordinance to provide for clear interpretation of the regulations, and to review the appropriateness of existing standards. Strictly enforce the Noise Ordinance.</i>	Police/Planning	0-7		Less than \$50,000 on going			■		■		
<b>N-61</b>	<i>Evaluate changes to the Noise Ordinance to reduce the impact of leaf blower noise.</i>	Police	0-7		Existing			■	■	■		
<b>N-62</b>	<i>Implement gas and electric rate structures that encourage energy conservation and that are in balance with other rate-making objectives, such as providing competitive rates. Set rates to achieve a balance between actual service costs, market prices, and the goal of promoting conservation and efficient use. Continue to provide a baseline service rate.</i>	Utilities	on going		Existing (Utilities)			■				

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>Policy N-45</b>	Continually evaluate and revise forecasts for electric power demand. Pursue adequate low cost supplies to meet this demand by participating in cost-effective programs offered by Northern California Power Agency (NCPA) or other suppliers and marketers of energy.	Utilities	on going		Existing (Utilities)					■		
<b>N-63</b>	<i>Implement energy efficiency programs.</i>	Utilities	on going		Existing (Utilities)		■	■	■		■	■
<b>N-64</b>	<i>Encourage establishment of public education programs addressing energy conservation and efficiency.</i>	Utilities	on going		Existing (Utilities)							■
<b>N-65</b>	<i>Incorporate cost-effective energy conservation measures into construction, maintenance, and City operation and procurement practices.</i>	Public Works & Admin. Services	on going		Existing				■			■
<b>N-66</b>	<i>Incorporate state and federal energy efficiency standards and policies in relevant City codes, regulations and procedures.</i>	Planning/ Inspection Services	on going		Existing		■		■		■	
<b>N-67</b>	<i>Provide information and advice on the use of alternative energy technologies, including the relative costs and benefits of different types of fuel, to all customers.</i>	Utilities	on going		Existing (Utilities)				■			■
<b>N-68</b>	<i>Monitor other utilities that successfully use alternative energy sources and seek funding for similar projects that would be appropriate in Palo Alto.</i>	Utilities	on going		Existing (Utilities)					■		
<b>N-69</b>	<i>Strictly enforce Uniform Building Code seismic safety restrictions.</i>	Planning/ Inspection Services	on going		Existing		■		■		■	
<b>N-70</b>	<i>Continue to provide incentives for seismic retrofits of structures in the University Avenue/Downtown area.</i>	Planning/ Planning	on going		Existing		■		■		■	■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>N-71</b>	<i>Allow development rights achieved through seismic upgrading of specified sites to be transferred to designated eligible receiver sites.</i>	Planning/ Planning	on going		Existing		■		■		■	■
<b>N-72</b>	<i>Revise the Zoning and Subdivision Ordinances to recognize seismic, geologic, and soil related hazards.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>N-73</b>	<i>Require preparation of a report from a engineering geologist that reviews geologic, soils, and engineering reports for development in hazard areas. Establish appropriate fees to cover the cost of this review.</i>	Public Works	0-12		Existing	Fees & Charges	■		■		■	
<b>N-74</b>	<i>Review and update, as appropriate, City code requirements for excavation, grading, and filling to ensure that they conform to currently accepted standards. Recover the cost of this work through grading permit fees.</i>	Planning/ Building Inspection	on going		Less than \$50,000 one time	Fees & Charges	■				■	
<b>N-75</b>	<i>Establish a standardized process for evaluating the impacts of development on the storm drainage system.</i>	Public Works	0-7		Existing (Utilities)	Assessments	■		■		■	
<b>N-76</b>	<i>Implement the requirements of FEMA relating to construction in Special Flood Hazard Areas as illustrated on the Flood Insurance Rate Maps.</i>	Public Works	0-7		Existing		■		■	■	■	
<b>N-77</b>	<i>Regularly review and update the Palo Alto Foothills Fire Management Plan and the fire emergency evacuation provisions in the City's Emergency Management Plan.</i>	Fire	on going		Existing			■	■			■
<b>N-78</b>	<i>Provide public education on fire safety, including evacuation routes and guidelines for clearance of landscaping and other hazards around structures.</i>	Fire	on going		Existing							■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>N-79</b>	<i>Minimize fire hazards by implementing low density zoning in wild land fire hazard areas.</i>	Planning/ Planning	3-7		Included in Zoning Ord. Update Cost						■	
<b>N-80</b>	<i>Evaluate measures for consolidation of services with other jurisdictions and automatic or mutual aid agreements with other jurisdictions to improve efficiencies.</i>	Fire & Police	on going		Existing		■		■			
<b>N-81</b>	<i>Regularly update and distribute the City of Palo Alto Emergency Management Plan, including the earthquake, flood, and fire emergency evacuation plans. Consult with the Palo Alto Unified School District in updating the Plan.</i>	Fire	on going		Less than \$50,000 on going		■		■		■	
<b>N-82</b>	<i>Initiate public education programs that strongly encourage that each household in the City is prepared to be self-sufficient for 72 hours after a major earthquake. Update and distribute the City's earthquake preparedness guide, "Living with Our Faults."</i>	Fire	on going		Existing							■

## 6 Community Facilities and Services Implementation Plan (Draft 3/1/99)

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
C-1	<i>In cooperation with existing public and private agencies and PAUSD, develop a service program that will coordinate the efforts of agencies providing services to families and youth in Palo Alto.</i>	Community Services	0-7		\$50,000 - \$500,000 on going	Other				■		■
C-2	<i>Continue to use the City/School liaison committee to remove barriers to community use of schools and facilities and coordinate other areas of mutual interest.</i>	Manager's Office	on going		Existing					■		
C-3	<i>Assess the potential for City use of PAUSD facilities for child care, libraries, recreational facilities, community meeting space, education, health care, culture, and computer resources.</i>	Manager's Office	0-7		Existing					■		
C-4	<i>Work with PAUSD to determine ways that schools can be made more available to the community for weekend and evening use.</i>	Manager's Office	on going		Existing					■		
C-5	<i>Consider joint provision of library services with PAUSD.</i>	Community Services	0-7	Over \$1,000,000	\$50,000 - \$500,000 on going					■		
C-6	<i>Provide regular status reports to the PAUSD on potential and approved development projects.</i>	Planning/ Planning	on going		Existing					■		
C-7	<i>Require an assessment of school impacts prior to the approval of development projects that require legislative acts, including general plan amendments and zoning changes.</i>	Planning/ Planning	on going		Existing						■	
<b>Policy C-7</b>	<b>Actively work with private, nonprofit, and public community service organization to avoid duplication and to coordinate the delivery of services like child care, senior services, and recreation.</b>	Community Services/ Human Services	on going		Existing					■		■



## 6 Community Facilities and Services Implementation Plan (Draft 3/1/99)

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
C-8	<i>Establish a program to facilitate continuing corporate support for community services through contributions of funds, time, materials, and expertise.</i>	Community Services	0-7		Existing					■		■
C-9	<i>Establish performance review criteria for City employees that consider the quality of customer service provided.</i>	Human Resources	on going		Existing (GF & Utilities)				■			
C-10	<i>Establish tangible incentives and enhance rewards and recognition programs to encourage City staff to deliver high quality services.</i>	Human Resources	on going		Existing				■			
C-11	<i>Continue to budget for City staff training in customer service oriented management techniques.</i>	Human Resources	on going		Existing (GF & Utilities)							
C-12	<i>Encourage City work groups to examine and improve operating procedures.</i>	Manager's Office	0-7		Existing							
C-13	<i>Use the Child Care Master Plan to guide the delivery of child care services. Update and amend this Plan to include standards for evaluating the impacts of new development on child care service needs.</i>	Community Services	0-7		Less than \$50,000 one time	Fees/ Charges			■	■		
C-14	<i>Work with the Child Care Advisory Committee to evaluate the feasibility of requiring child care impact assessments for proposed development projects.</i>	Community Services/ City Attorney/ Planning/ Planning	0-7		Less than \$50,000 one time	Fees/ Charges		■				
C-15	<i>Study changes in zoning, parking, and landscaping requirements that would facilitate the development of neighborhood child and/or senior care facilities.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				

## 6 Community Facilities and Services Implementation Plan (Draft 3/1/99)

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
C-16	<i>Create development incentives (such as increased floor area ratio or reduced parking requirements) for employers or developers who include child and/or senior care facilities in the design of new housing and commercial buildings.</i>	Planning/ Planning, Attorney's Office, & Community Services	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
C-17	<i>Facilitate the application process for proposed child and/or senior care centers. Work with applicants or potential applicants to identify appropriate locations for such centers.</i>	Planning/ Planning	on going		Existing						■	■
C-18	<i>Encourage the continuation and development of after-school and evening programs for children and youth. Maximize participation in such programs by increasing the number of locations where the programs are provided and by supporting transportation options to these locations.</i>	Community Services	on going		\$50,000 - \$500,000 on going					■		
<b>Policy</b>	<b>Identify existing or potential locations for child and/or senior care in public facilities and actively promote the establishment of such facilities.</b>	Community Services	on going								■	■
C-19	<i>Develop improvement plans for the maintenance, restoration and enhancement of community facilities, and keep these facilities viable community assets by investing the necessary resources.</i>	Community Services	0-7	Infrastructure over \$1,000,000	\$500,000 - \$1,000,000 on going			■				■
C-20	<i>Conduct comprehensive analyses of long-term infrastructure replacement requirements and costs.</i>	Admin Services, Public Works & Utilities	0-7		Existing (GF & Utilities)			■				
C-21	<i>Incorporate as an additional criterion used in prioritizing sidewalk repairs, a standard related to the level of pedestrian usage.</i>	Public Works	0-7		Existing				■			

## 6 Community Facilities and Services Implementation Plan (Draft 3/1/99)

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
C-22	<i>Assess the development of a performing arts center as an asset to the community and local economy.</i>	Community Services	0-7		\$50,000 - \$500,000 one time			■				
C-23	<i>Study and recommend methods of private and public financing for improved park maintenance, rehabilitation, and construction.</i>	Community Services & Admin Services	on going		Less than \$50,000 one time			■				
C-24	<i>Preserve El Camino Park as a recreational resource for the community at a reasonable cost.</i>	Manager's Office	0-7		Existing				■			
C-25	<i>Consider potential park sites when preparing coordinated area plans.</i>	Planning/ Planning	on going	Infrastructure over \$1,000,000	\$50,000 - \$500,000 on going	Grants & Public/Private Partnership		■				
C-26	<i>In conjunction with new development proposals, pursue creation of park, plaza, or other public gathering places that meet neighborhood needs.</i>	Planning/ Planning & Community Services	on going	Infrastructure over \$1,000,000	\$50,000 - \$500,000 on going	Grants & Public/Private Partnership		■			■	
C-27	<i>Continue to implement Americans with Disabilities Act (ADA) requirements in City facilities including, but not limited to, sidewalk curb cuts, building entrances, meeting room access and sight and hearing adjuncts.</i>	Public Works & Community Services	on going	Over \$1,000,000	Existing				■			

# 7 Business and Economics Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
B-1	<i>Initiate assessment districts or other programs to facilitate neighborhood shopping center improvements such as landscaping, parking, and access to public transportation.</i>	Administrative Services	on going	Infrastructure over \$1,000,000	\$50,000 - \$500,000 Periodic	Assessments & Debt Financing	■				■	
B-2	<i>Implement the City's Economic Resources Plan.</i>	Manager's Office	on going		Existing							
B-3	<i>On an on-going basis, evaluate opportunities for City involvement in public/private partnerships, including public investment in infrastructure and other improvements, siting of public art, and modification of land use regulations and other development controls.</i>	Manager's Office	on going		Existing		■			■		
B-4	<i>Develop the City Council approved fiber optic ring around the City as recommended in the 1996 Telecommunications Strategy Study and evaluate and implement enhancements to the system.</i>	Utilities	0-7	Infrastructure over \$1,000,000 (Utilities)	\$500,000 - \$1,000,000 (Utilities) on going	Fees & Charges						■
B-5	<i>Simplify the design review process for small-scale changes to previously approved site plans and buildings.</i>	Planning/Planning	0-2		Existing		■					
B-6	<i>Regularly evaluate ways to improve coordination of the City's environmental review, permitting, and inspection processes, including issues relating to hazardous materials and water quality regulation.</i>	Planning/Inspection Services	on going		Existing			■		■		■
B-7	<i>Improve design guidelines to reduce ambiguity and more clearly articulate design principles to the business community.</i>	Planning/Planning	3-7		Included in Zoning Ord. Update Cost					■		■
B-8	<i>Evaluate methods to lessen the development limitations currently imposed by adopted floor area ratios in a more flexible manner. Such methods could include the use of building envelope restrictions.</i>	Planning/Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				

# 7 Business and Economics Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>B-9</b>	<i>Revise the Sign Ordinance to more clearly reflect community design standards and requirements relating to size, number of signs, allowed locations and design.</i>	Planning/ Planning & Attorney's Office	3-7		\$50,000 - \$500,000 one time		■					
<b>B-10</b>	<i>Revise zoning and other regulations as needed to encourage the revitalization of aging retail areas.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>B-11</b>	<i>Identify and prioritize Centers in need of economic or physical revitalization.</i>	Manager's Office	0-7		Existing			■				
<b>Policy B-18</b>	<b>Create incentives for providing multi-unit housing on top of parking lots in or near commercial centers and transit hubs.</b>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>Policy B-19</b>	<b>Use street corridor improvements as catalysts for economic revitalization in selected Centers.</b>	Manager's Office	on going			Public/ Private Partnership						
<b>B-12</b>	<i>Identify key sites on El Camino Real that would be suitable for Neighborhood Centers. Evaluate economic, design, and regulatory opportunities and constraints for each site, and identify potential incentives that could be offered by the City to improve the area's appearance and economic vitality (Also see L-32)</i>	Planning/ Planning	8-12		Included in L-32 Cost	Included in L-32 Cost	■	■	■	■		
<b>B-13</b>	<i>Review the effect of size caps, parking requirements, and other land use restrictions on the viability and competitiveness of neighborhood centers.</i>	Planning/ Planning	3-7		Included in Zoning Ord. Update Cost			■				
<b>B-14</b>	<i>Modify zoning regulations to allow convenience-oriented businesses such as restaurants and office support services within the Research Park.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update		■		

# 7 Business and Economics Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>B-15</b>	<i>Review policies and regulations guiding development at Stanford Research Park and revise them as needed to allow improved responsiveness to changing market conditions.</i>	Planning/ Planning	3-7		Existing		■	■	■			
<b>B-16</b>	<i>Study the feasibility of a "transfer of development rights" (TDR) program and other measures that would provide greater development flexibility within Stanford Research Park without creating significant adverse traffic impacts or increasing allowable floor area.</i>	Planning/ Planning & Attorney's Office	8-12		Less than \$50,000 one time			■		■		
<b>B-17</b>	<i>Identify opportunities along El Camino Real where a concentration of commercial services serving Research Park employees and visitors might be created. (Also see L-32)</i>	Planning/ Planning	8-12		Included in L-32 Cost	Included in L-32 Cost	■	■				
<b>B-18</b>	<i>Evaluate the location near the northwest corner of Page Mill Road and El Camino Real for a hotel and conference facility.</i>	Manager's Office	0-7		\$50,000 - \$500,000 one time	Public/ Private partnership		■			■	

# 8 Governance Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
G-1	<i>Initiate a charter amendment for the ballot that would delegate specific final decision making authority to the Planning Commission.</i>	Attorney's Office/ Clerk's Office	0-7		\$50,000 - \$500,000 one time		■					
G-2	<i>Periodically assess the need for citizen input on various policy issues and appoint advisory bodies and ad hoc committees as needed.</i>	Manager's Office	on going		Existing		■					■
G-3	<i>Use design workshops or charettes to address design issues within the City.</i>	Planning/ Planning	on going		Less than \$50,000 periodic		■					■
G-4	<i>Establish a City/neighborhood liaison system using electronic and print media to inform residents of current issues and to facilitate resident feedback to City Council and staff.</i>	Manager's Office	0-7		\$50,000 - \$500,000 on going		■					■
G-5	<i>Create electronic bulletin boards to increase opportunities for interaction between citizens and government, including the posting of meeting agendas and other items of broad interest.</i>	Admin Services, Manager's Office & Clerk's Office	on going		Less than \$50,000 on going							■
G-6	<i>Provide advanced communication opportunities for the public at City libraries.</i>	Community Services	on going	Infrastructure \$50,000 - \$500,000	\$50,000-\$500,000 on going	Grants						■
G-7	<i>Prepare a handbook of information about neighborhood and civic organizations addressing subjects like earthquake preparedness, neighborhood beautification, event planning, how to communicate with City Hall, and guidelines establishing and managing neighborhood and civic organizations.</i>	Manager's Office	on going		\$50,000 - \$500,000 one time							■

# 8 Governance Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
G-8	<i>Establish consistent definitions of neighborhood boundaries to facilitate notification and communication.</i>	Planning/ Planning	on going		Existing							■
G-9	<i>Where feasible, assist residents with neighborhood improvement, beautification, and planting projects.</i>	Manager's Office	on going		Existing							■
G-10	<i>Work with neighborhood and civic organizations on emergency preparedness and security programs.</i>	Fire & Police	on going		Existing							■
G-11	<i>Continue and expand programs to enhance opportunities for volunteer assistance.</i>	Manager's Office	on going		\$50,000 - \$500,000 on going	Grants & Public/Private Partnership						■
G-12	<i>Continue and expand the opportunities for public and nonprofit organizations serving the City to provide information about themselves to the public.</i>	Community Services	on going		Existing				■			■
G-13	<i>Continue the program to publicly recognize the efforts of individuals, groups, and businesses who provide volunteer services within the City.</i>	Manager's Office	on going		Existing	Grants & Public/Private Partnership						■
G-14	<i>Establish a procedure that allows the City Council to initiate coordinated area plans for certain large areas that it has targeted for change.</i>	Planning/ Planning & Attorney's Office	3-7		Existing	Included in Zoning Ord. Update	■	■				
G-15	<i>Explore opportunities to establish a process for developing precise development or economic revitalization plans for smaller areas, frequently with multiple ownership, where redevelopment, re-use, or redesign is needed.</i>	Planning/ Planning & Attorney's Office	3-7		Existing	Public/Private Partnership		■				



# 8 Governance Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
G-16	<i>Encourage use of the Preliminary Development Review (pre-screening) Ordinance for specific development proposals <del>to</del> that may require changes to current City policies. As appropriate, test and refine application of this Ordinance.</i>	Planning/ Planning	on going		Existing		■				■	
G-17	<i>Use illustrations and a "form code" to simplify the Zoning Ordinance, to make it more understandable to readers, and to promote well-designed neighborhoods.</i>	Planning/ Planning	0-2		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
G-18	<i>Create brief, understandable written materials that guide citizens and businesses through the City review and approval processes.</i>	Planning/ Planning	on going		Less than \$50,000 on going							■
G-19	<i>Continue and expand a customer-oriented process improvement effort. (Also see C-10)</i>	Human Resources	on going		Included in C-10 Cost	Public/Private Partnership			■			
G-20	<i>Develop, use, and update when necessary, design guidelines for various geographic areas of the City or types of projects to supplement the Architectural Review Board Ordinance.</i>	Planning/ Planning	3-7		\$50,000 - \$500,000 periodic		■	■	■			■
G-21	<i>Continually educate and remind policy and decision-makers, staff, and the public about the distinction between quasi-judicial and legislative decision-making.</i>	Attorney's Office	on going		Existing							■