

TABLE OF CONTENTS

Please click on items in [blue](#) to open a .pdf of individual Chapters.

[1. INTRODUCTION](#)

1.1	The Plan Area	1-2
1.1.1	Location.....	1-2
1.1.2	History	1-4
1.2	The Specific Plan	1-4
1.2.1	Specific Plan Process	1-4
1.2.2	Purpose and Intent.....	1-6
1.2.3	Goals and Vision	1-6
1.2.4	Planning Districts.....	1-8
1.2.5	Relationship of Specific Plan to Other Plans and Programs.....	1-11
1.2.6	Specific Plan Organization	1-13

[2. LAND USE DEVELOPMENT STANDARDS](#)

2.1	Land Use Framework.....	2-2
2.1.1	Land Use Plan	2-3
2.1.2	Land Use Designations and Zoning Classifications	2-5
2.2	Development Limitations	2-7
2.3	Development Standards and Allowable Land Uses	2-9
2.3.1	Northern District	2-10
2.3.2	Central District.....	2-16
2.3.3	Southern District.....	2-24
2.3.4	Mill Pond and Open Space District.....	2-31

[3. MULTI-MODAL CIRCULATION, STREETScape, AND STORMWATER](#)

3.1	Circulation Plan.....	3-3
3.1.1	Connections and Gateways	3-4
3.1.2	Roadway Network.....	3-6
3.1.3	Bicycle System	3-22
3.1.4	Pedestrian System.....	3-25
3.1.5	Transit Access and Transit Needs	3-28
3.2	Parking Management and Design	3-29
3.3	Streetscape Design	3-30

- 3.3.1 General Streetscape Design 3-31
- 3.3.2 Design of the Pedestrian Realm 3-31
- 3.4 Stormwater Management 3-40
 - 3.4.1 Stormwater Management in Public Rights-of-Way 3-41
 - 3.4.2 Site-Wide and District Strategy 3-44

4. SUSTAINABLE DESIGN PLAN

- 4.1 Sustainable Approach to Design and Development..... 4-2
 - 4.1.1 Understanding Sustainability..... 4-2
 - 4.1.2 Response to Context and Location..... 4-3
- 4.2 Energy..... 4-4
 - 4.2.1 Energy and Transportation..... 4-4
 - 4.2.2 Local Energy Production and Conservation 4-4
- 4.3 Water 4-6
- 4.4 Green Building 4-7

5. OPEN SPACE, PARKS, AND RESOURCE CONSERVATION

- 5.1 Open Space and Public Parks..... 5-2
 - 5.1.1 Coastal Trail Connections 5-3
 - 5.1.2 Downtown Plaza and Farmers’ Market 5-4
 - 5.1.3 Neighborhood Park..... 5-5
 - 5.1.4 Linear Park..... 5-6
- 5.2 Wetlands and Ponds 5-7
 - 5.2.1 Mill Pond Complex..... 5-8
 - 5.2.2 Maple Street Riparian Area..... 5-8
 - 5.2.3 Wildlife Corridor 5-9
 - 5.2.4 Pond 5 – Oak Street Pond 5-10
 - 5.2.5 Pond 9 – Firefighting Pond 5-10
 - 5.2.6 Ponds 1-4..... 5-11
- 5.3 Undeveloped Properties..... 5-11
- 5.4 Cultural Resources 5-12
- 5.5 Visual Resources 5-13
- 5.6 Biological Resources 5-13
- 5.7 Coastal Access 5-13

5.8 Conformance with the City’s Coastal General Plan and Coastal Land Use and Development Code 5-14

6. HAZARDS

6.1 Site Remediation 6-1
 6.1.1 Regulatory Context 6-1
 6.1.2 Remediation of the Plan Area 6-5
 6.1.3 General Requirements and Restrictions Associated with Areas with Land Use Controls 6-8
 6.2 Coastal Hazards..... 6-10
 6.3 Emergency Preparedness 6-11

7. UTILITIES AND PUBLIC SERVICES

7.1 Utility and Service Providers 7-1
 7.2 Utility Infrastructure 7-3
 7.2.1 Water 7-3
 7.2.2 Wastewater 7-11
 7.2.3 Stormwater 7-14
 7.2.4 Franchise Utilities 7-19
 7.3 Police 7-21
 7.4 Fire Services..... 7-22
 7.5 Solid Waste 7-23
 7.6 Schools..... 7-24

8. IMPLEMENTATION AND PHASING

8.1 Regulatory Framework 8-2
 8.1.1 Specific Plan 8-2
 8.1.2 Local Coastal Program (LCP) Amendment 8-2
 8.1.3 Design Guidelines..... 8-3
 8.1.4 Environmental Impact Report (EIR) 8-3
 8.1.5 Specific Plan Amendments 8-3
 8.1.6 Tentative Subdivision Map..... 8-4
 8.1.7 Development Agreement 8-4
 8.1.8 Water Rights Change Petition 8-4
 8.1.9 Urban Water Management Plan 8-5
 8.2 Public Improvement Financing 8-5

8.2.1	Reimbursement Agreements	8-5
8.2.2	Development Impact Fees	8-6
8.2.3	Community Facilities Districts	8-6
8.2.4	Benefit Assessment Districts and Landscape and Lighting Districts.....	8-6
8.2.5	Redevelopment Funding.....	8-6
8.2.6	Other Sources	8-7
8.3	Capital Improvement Costs and Financing.....	8-7
8.3.1	Estimated Costs.....	8-7
8.3.2	Infrastructure and Services Maintenance and Operations Financing	8-8
8.4	Specific Plan Phasing.....	8-10
8.4.1	The Market and Phasing.....	8-10
8.4.2	Community Vision and Phasing.....	8-11
8.4.3	Infrastructure, Streets, and Parks Phasing.....	8-13
8.5	Subsequent Development Approvals.....	8-16

[9. GLOSSARY AND LIST OF ACRONYMS](#)

Glossary.....	9-2
List of Acronyms.....	9-9