

AREA	Implementation Action	Description	Parties Involved	Timing Estimate
SHORT TERM ACTIONS				
SAPP	Zoning Map & Zoning Text Amendments	Amend the City's zoning map to reflect adoption of this Plan.	Planning	Completed
SAPP	Community Benefits Fund	Establish a San Antonio Community Benefits Fund for in-lieu payment of Community Benefits Program requirements.	Planning, Finance	Q1/Q2 2015
SAPP	Latham Street Bicycle Improvements	Study potential bicycle boulevard improvements on Latham Street. Coordinate Plan Area improvements with the Bicycle Transportation Plan (BRP).	Public Works, Planning	In process/2015
SAPP	California Street Improvements	Coordinate Plan improvements for California Street with the California Street/Escuela Avenue Improvement Study (CIP Project No. 1441).	Planning, Public Works	In process/2015
SAPP	ECR Connectivity Improvements	Collaborate with outside agencies to study potential bicycle and pedestrian improvements to cross and travel along El Camino Real.	Public Works, Planning	In process/2015
SAPP	Pacchetti Way Improvements	Actively work with developers and landowners on potential design solutions and feasibility analysis for improving Pacchetti Way (north of California Street) as an extension of the Plan's major north/south connection to the San Antonio Caltrain Station, including traffic calming options to limit cut-through vehicle traffic while preserving existing neighborhood access. Require design studies through the development review process. [Note: Action timing may be dependent on when redevelopment activity occurs.]	Public Works, Planning, property owners	When redevelopment occurs in Master Plan Area No. 1 (North of CA St. Master Plan Area)
SAPP	New Public Street Crossings Study	Actively work with developers and landowners on a detailed study of potential design solutions and feasibility of new pedestrian and bicycle crossings of San Antonio Road and Showers Drive, aligned with the Hetch Hetchy right-of-way. Ensure design work considers integration with nearby intersections such as San Antonio Road/Fayette Street and Showers Drive/California Street. Require design studies through the development review process. [Note: Action timing may be dependent on when redevelopment activity occurs.]	Public Works, Planning, property owners	Now, as part of MG2, and when redevelopment occurs in Master Plan Area No. 3 (East SAC Master Plan Area)
NBPP	General Plan Vision and Map, Zoning Map	Amend the City's vision and land use map in the 2030 General Plan to reflect this Precise Plan. Revise the City's zoning map to reflect adoption of this Precise Plan.	Planning	Immediate
NBPP	District Vehicle Trip Monitoring Program	Establish a program to monitor vehicle trips at the three major entry points to North Bayshore: San Antonio Avenue, Rengstorff Avenue, and Shoreline Boulevard during the a.m. peak period. Additional information on monitoring is provided later in this chapter.	Public Works, Planning	Immediate to establish program; ongoing review
NBPP	Employer TDM Plans and vehicle trip cap	Review and evaluate employer TDM plans, and implement employer or building specific vehicle trip caps. Additional information on monitoring is provided later in this chapter.	Public Works, Planning	Immediate to establish program; ongoing review
NBPP	North Bayshore CIP Action Plan	Create a North Bayshore CIP Action Plan that prioritizes the design and funding of transportation improvements that implement key transportation strategies for the area.	Public Works, Planning	Immediate
NBPP	Development Monitoring Program	Monitor the amount of development in North Bayshore so it does not exceed the maximum allowable net new development. Additional information on monitoring is provided later in this chapter.	Planning	Immediate to establish program; ongoing review

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NBPP	Edge of habitat	Determine the precise edge of habitat from which to measure the edge of Habitat Overlay Zone boundary during specific entitlement proposals.	Planning, Community Services	Immediate
NBPP	Conceptual Roadway design	Develop detailed conceptual design for street and cycle track improvements; better define right-of-way needs and phasing of improvements.	Public Works	Immediate
NBPP	Traffic management along Shorebird Way	Manage Shorebird Way during the nesting season (early March to mid-August) to protect egrets. This may include closing the street to vehicular traffic or making it a one-lane road with signs and/or temporary speed bumps to slow traffic and prohibiting parking and bus idling.	Public Works, Community Services	Immediate
NBPP	Burrowing owl signage	Erect signage at the border between North Bayshore and portions of Shoreline Park providing, or being managed for, burrowing owl habitat, stating the prohibition against bringing dogs into Shoreline Park and encouraging people to remain on intended paths and to stay out of sensitive habitat.	Community Services	Immediate
NBPP	Green building certification	Evaluate the costs and benefits associated with requiring third-party green building certification for all new construction and/or Bonus FAR.	Planning	Immediate
NBPP	District Utilities Feasibility Study	Spearhead an initiative to conduct a high-level screening evaluation of district utility projects. The analysis would consider the economic viability of the district system as well as any economic and regulatory barriers to operating a district system in North Bayshore.	Planning Division, Public Works, property owners, controlling agencies	Immediate
NBPP	Nexus Study	Undertake a nexus study to provide the necessary documentation to enable the City to potentially adopt new impact fee(s) to fund new development's fair share of needed public improvements and facilities to accomplish the Precise Plan. These improvements may include priority transportation, sea level rise, and utility infrastructure projects. Prepare more refined estimates of improvement costs, the allocation of public improvement costs between existing and new development in North Bayshore and more refined projections of revenues from the Shoreline Community as part of the nexus study.	Planning, Public Works, Finance	Immediate
NBPP	Precise Plan Reimbursement Fee	Separately track and allocate costs related to the preparation of the Precise Plan so that these costs can be reimbursed by future planning fees associated with new development in North Bayshore.	Planning, Public Works, Finance	Immediate
NBPP	Operation and Maintenance Cost/Strategy	Estimate operation and maintenance costs to implement the Precise Plan for each public improvement and determine how best to approach long term funding. Develop specific strategy (including cost and phasing) for expanded transit service, with direct involvement of VTA and the TMA.	Planning, Public Works, Finance, TMA, VTA	Immediate
NBPP	Water conservation and habitat restoration	Evaluate potential changes to the City's recycled water ordinance and other water conservation regulations regarding irrigation standards for habitat restoration projects.	Planning, Public Works	Immediate

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NBPP	Electric-assist bicycles	The City will evaluate how electric and electric-assist bicycles and similar mobility devices that meet specific speed and weight limits are allowed on trails and streets throughout the city, including North Bayshore trails and streets, as regulated by the California Vehicle Code.	Planning, Public Works	Immediate
NBPP	Short-term Actions			
NBPP	Planting palette	Prepare a “planting palette” providing recommendations for native plantings and for non-natives with high wildlife habitat value.	Planning, Public Works	Short
NBPP	Habitat Enhancement Program	Establish a program to implement and guide habitat enhancements outlined in the Habitat and Biological Resource Chapter. The program shall determine the appropriate value, level, or size of enhancements.	Planning, Community Services, Public Works, property owners	Short
NBPP	Green building showcase	Develop a library of exemplary green building construction and site design techniques to showcase new development North Bayshore.	Planning	Short
NBPP	Sustainability Management Association	Explore the formation of a sustainability management association for North Bayshore.	Planning, property owners	Short
NBPP	Infiltration and inflow elimination	Continue to replace or line defective sewer pipe or laterals and replace or line defective manholes and install water tight manhole covers.	Public Works	Short
NBPP	Trash capture	Pursue implementation of the regional trash capture goal ahead of 2021, which will support long term trash load reduction goals included in the City’s Long Term Trash Load Reduction Plan and required by the MRP. Retrofit existing North Bayshore stormwater detention ponds and pumping stations to provide full trash capture.	Fire	Short
NBPP	Existing stormwater retention basins	Evaluate existing North Bayshore stormwater detention basins, including the Coast Casey Retention Basin and the Charleston Retention Basin, and as appropriate, retrofit to provide regional stormwater treatment to help the City comply with MRP requirements.	Public Works, Fire	Short
NBPP	Regional sea level rise	Work with neighboring communities and the Santa Clara Valley Water District to develop sea level rise capital improvements.	Public Works, Planning	Short
NBPP	Bike center	Work with employers and the TMA to establish a bike center near the commercial core of the district.	Planning, Public Works	Short
NBPP	General Plan water infrastructure CIPs	Implement recommended CIP projects from the 2030 General Plan in advance of future North Bayshore development.	Public Works	Medium
ECRPP	Zoning Map & zoning text amendments	Amend the City’s zoning map to reflect adoption of this Precise Plan. Amend the Zoning Ordinance to include the Village Center Floating Zone.	Planning	Complete
ECRPP	El Camino Real bicycle facility study	Assess the priority of implementing bicycle facilities on El Camino Real and Church/Latham Streets as a part of the Bicycle Transportation Plan Update, including type of facility and integration with on-street parking, transit facilities, pedestrian improvements and vehicles.	Public Works	In Process

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ECRPP	Citywide parking standards, as part of a comprehensive Zoning update	Complete a comprehensive update of citywide parking standards and consider reduced parking requirements for certain uses, TDM packages, shared parking, or other special conditions. Consider parking maximums in certain locations or for certain types of uses. Adopt standards and ordinances that allow and encourage shared parking.	Planning, Public Works	Earliest - Q3/Q4 2016 (Per budget priorities for Zoning Code Update)
ECRPP	Public Benefits Fund	Establish an El Camino Real Public Benefits fund for in-lieu payment of Public Benefits requirements.	Planning, Finance	Q1/Q2 2015
Medium-Term Actions				
SAPP	Caltrain Undercrossing	Study potential improvements and funding sources to improve the existing undercrossing of the Caltrain tracks and Central Expressway. Coordinate potential designs with property owners.	Public Works, Planning	2015/2016 (Google/BTP)
SAPP	Review Plan Based on Final BRT Alignment	Once a final alignment for El Camino Real BRT is determined, review the Precise Plan to determine any impacts or necessary revisions for topics such as streetscape, bicycle network, or intersection design.	Planning, Public Works	Q2/Q3 2015 (BRT preferred alt)
SAPP				2018 (BRT done)
SAPP	Citywide Parking Standards	Complete a comprehensive update of citywide parking standards. Consider reduced parking standards for certain uses, TDM packages, shared parking, or other special conditions. Consider parking maximums in certain locations or for certain types of uses. Adopt standards and ordinances to allow and encourage shared parking.	Planning	Earliest - Q3/Q4 2016 (Per budget priorities for Zoning Code Update)
NBPP	Recycled water system completion	When cost-effective, expand the recycled water system to service all North Bayshore properties.	Public Works	Medium
NBPP	Storm drain master plan CIPs	Implement recommended CIP projects from the Storm Drain Master Plan in conjunction with future North Bayshore development.	Public Works	Medium
ECRPP	Review to determine effects of final BRT alignment	Once a final alignment for BRT on El Camino Real has been determined, review the Precise Plan to determine any impacts or necessary revisions for topics such as streetscape, intersection design, bicycle network, or transit-oriented development.	Planning, Public Works	Q2/Q3 2015 (BRT preferred alt) 2018 (BRT done)
ECRPP	Public parking Lot	Identify potential sites and areas where public parking would be beneficial. Look for opportunities to acquire sites as they become available	Planning, Public Works	Earliest - Q3/Q4 2016 (Per budget priorities for Zoning Code Update)
ECRPP	El Camino Real bicycle facilities	Assess the constraints and opportunities for bicycle facilities on segments of El Camino Real.	Public Works	Earliest - Q1 2016 (After BTP is complete)
ECRPP	Design palettes	Develop one or more El Camino Real design palettes for lighting, trees, crosswalks and other improvements.	Planning, Public Works, project applicants	Q2/Q3 2015?
ONGOING ACTIONS				
SAPP	Review of Precise Plan	Conduct an initial Precise Plan review within three years of adoption to ensure the plan functions as intended for new construction and capital improvements.	Planning, Public Works	Begin Q3 2016, complete no later than Q4 2017.
SAPP	Precise Plan Reporting	Conduct annual reports on development entitlements, targets, capital improvement projects and community benefits.	Planning	Annual/Q1 2016

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SAPP	Office Development Monitoring	Monitor office development phasing and housing production.	Planning	Annual/Q1 2016
SAPP	Caltrain Coordination	Continue to coordinate with Caltrain on service and station improvements at the San Antonio Caltrain Station, including any designs for an improved undercrossing of the Caltrain tracks.	Public Works, Planning	Ongoing
SAPP	School District Coordination	Continue to coordinate with the Los Altos School District on any potential school sites in the Plan Area.	Community Development, City Manager	Ongoing
SAPP	Community Benefits Monitoring	Annually assess the San Antonio Precise Plan Community Benefits Program to determine how frequently it is utilized, how effective it has been in funding community benefits, if contributions are of a sufficient value, and any necessary changes to the process or funding requirements.	Planning	Annual/Q1 2016
SAPP	Community Benefits List	Maintain and update a prioritized list of priority community benefit projects or improvements in anticipation of future development applications.	Planning, Public Works	Annual/Q4 2015
SAPP	Parks and Public space	Work with San Antonio residents, employers, and property owners to identify areas where new public neighborhood-serving parks may be added.	Community Services, Public Works, Planning, property owners	Next POSP update
SAPP	TDM Monitoring and Reporting	Monitor employers and property owners within the Plan Area implementing transportation demand management (TDM). Require regular reporting for any project with TDM and identify enforcement requirements as a condition of approval, including and require parking monitoring to ensure any reduced parking rates for TDM programs do not cause offsite impacts.	Planning	Ongoing and Annual/Q1 2016
SAPP	Shared Parking	In coordination with property owners and the Transportation Management Association:	Planning, property owners	Earliest - Q3/Q4 2016 (Per budget priorities for Zoning Code Update) and Ongoing
SAPP		- Identify groups of businesses and property owners who could benefit from use of shared parking.		
SAPP		- Modify any zoning codes or ordinances that may restrict or discourage shared parking.		
SAPP		- Develop standards and practices to evaluate, manage, and enforce shared parking arrangements.		
SAPP		- Actively work with local employers, landowners, and developers to implement shared parking.		
NBPP	Public benefit or district-improvement project list	Maintain a prioritized list of public benefit or district-improvement projects that projects may contribute to in order to earn a FAR bonus. To the extent possible, projects should include the cost for providing the facility.	Planning, Public Works	Ongoing
NBPP	Higher-performing green building Bonus FAR	Review, and as appropriate revise, the performance standards specified by the higher-performing green building Bonus FAR to reflect advances in green building and technology improvements.	Planning	Ongoing

AREA	Implementation Action	Description	Parties Involved	Timing Estimate
NBPP	Regular review of Precise Plan	Conduct an initial review of the Precise Plan within three years of adoption to ensure the plan functions as intended when applied to new construction and capital improvements.	Planning, Public Works	Ongoing
NBPP	Neighborhood parks	Work with North Bayshore employers and property owners to identify areas where new neighborhood-serving park facilities may be added.	Planning, Community Services, property owners	Ongoing
NBPP	District parking	Work with North Bayshore employers and property owners to identify potential locations in the Core Character Area for a district parking structure(s) to encourage sharing parking.	Planning, property owners	Ongoing
NBPP	Bird Safe Design BMPs	Work with employers to implement voluntary best management practices to promote bird safety.	Planning, property owners	Ongoing
NBPP	Building alteration	Update the building alteration permit value over which projects are required to meet Precise Plan green building standards.	Planning	Ongoing
NBPP	Salinity reduction policy	Continue working with the Palo Alto Regional Water Quality Control Plant (RWQCP) to reduce the salinity level of recycled water below 600 ppm.	Public Works	Ongoing
NBPP	Transition to recycled water use	Work with North Bayshore customers to transition to recycled water for landscape irrigation and other non-potable uses where available.	Public Works, Planning	Ongoing
NBPP	Base Flood Elevation	Review base flood elevations for North Bayshore as more and better information becomes available about sea level rise.	Public Works, Planning	Ongoing
NBPP	Maintenance	Continue maintenance and system replacement projects in conjunction with future North Bayshore development.	Public Works	Ongoing
ECRPP	Parks and public space	Work with El Camino Real residents, employers, and property owners to identify areas where new public space, plazas or neighborhood-serving parks may be added.	Planning, property owners	Ongoing, as needed through project review
ECRPP	CalTrans coordination	Continue to coordinate with CalTrans for any necessary design exceptions or design improvements to the El Camino Real right-of-way.	Public Works, Planning, project applicants	Ongoing (after design pallettes complete), as needed through project review and CIPs
ECRPP	Public benefits monitoring	Annually assess the El Camino Real Precise Plan public benefits program to determine how frequently it is being utilized, how effective it is at funding public benefits, if expected contributions are of a sufficient value, and any necessary changes to the process or funding structure.	Planning	Annual/Q1 2016
ECRPP	Public benefits list	Maintain and update a prioritized list of priority public benefits projects or improvements in anticipation of future development applications.	Planning, Public Works	Annual/Q2 2016
ECRPP	Precise Plan reporting	Conduct annual reports on development entitlements, targets, capital projects and Public Benefits	Planning	Annual/Q1 2016
ECRPP	Review of Precise Plan	Conduct an initial review of the Precise Plan within three years of adoption to ensure the plan functions as intended when applied to new construction and capital improvements.	Planning, Public Works	Begin Q3 2016, complete no later than Q4 2017

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ECRPP	Shared parking	In coordination with property owners and the TMA:	Planning, property owners	Earliest - Q3/Q4 2016 (Per budget priorities for Zoning Code Update) and Ongoing
ECRPP		<ul style="list-style-type: none"> Identify groups of business and property owners who could benefit from use of shared parking 		
ECRPP		<ul style="list-style-type: none"> Modify any zoning codes or ordinances that may restrict or discourage shared parking 		
ECRPP		<ul style="list-style-type: none"> Develop standards and practices to evaluate, manage, and enforce shared parking arrangements 		
ECRPP		<ul style="list-style-type: none"> Actively work with local employers, landowners, and developers to implement shared parking. 		
ECRPP	TDM monitoring and reporting	Monitor employers and property owners within the Plan Area implementing transportation demand management (TDM), and require regular reporting for any project with TDM as a condition of approval. Consider enforcement for non-compliance.	Planning	Ongoing and Annual/Q1 2016
ECRPP	Parking utilization monitoring	Regularly analyze on-street and off-street parking utilization to understand the effects of parking policy and the need to evaluate potential strategies such as shared parking, district parking, or parking reductions.	Planning	Begin before Parking code update - Q1 2016?