



# RESILIENT IMPERIAL BEACH 2019

A LOCAL COASTAL PROGRAM AND  
GENERAL PLAN UPDATE

## Land Use Plan/Implementation Plan(LUP/IP) Tracking Spreadsheet

### 2.0 Land Use

#	GP/LUP Policy 2.0 Land Use	Implementation Plan	Notes
2.1.1	Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.	The Zoning Code establishes a range of zones, allowing for a range of housing types and uses throughout the City, including single family, two-family detached, medium density residential, and high density residential, as well as varying types of commercial and mixed-use.	none
2.1.2	Require all land use proposals to respect, preserve and enhance, to the extent feasible, the ocean, beach, San Diego Bay and the Tijuana River Valley as the most important natural resources of Imperial Beach.	Implement the General Plan and Zoning through the Coastal Development Permit (CDP) and discretionary permit processes.	Continue to collaborate with the Coastal Commission, Port of San Diego and other agencies and stakeholders on efforts to preserve and enhance connections to the Oceanfront, Beachfront, Bay, and Tijuana River Valley.
2.1.3	Implement the Land Use Plan by applying consistent zoning designations that further the implementation of General Plan land uses and policies.	Section 19.06 of the Zoning Code establishes a Zone Map and Boundaries consistent with the Land Use Plan. Implementing zones for each General Plan land use designation, consistent with the zones, intensities, and densities are identified in the Land Use Plan and Land Use Designations list.  CDP and discretionary permit process	none
2.1.4	Regulate building intensity and housing unit density consistent with the designations established by the Land Use Plan	See item 2.1.1 and 2.1.2 above.	none

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2.1.5	Determine the compatibility of uses not identified on Table L-2 through a discretionary permit process.	Section 19.82.010 establishes the process for the granting of a conditional use permit and Section 19.02.080 establishes a process for the Planning Commission to make a use determination.	none
2.1.6	Evaluate discretionary project proposals on a case-by-case basis for their impacts on the economy, environment, and social and community character	Evaluation process is described in the User's Guide.	none
2.2.1	Locate and promote infill and new development in a manner that will not have adverse impacts on coastal resources.	Section 19.06 of the Zoning Code establishes a Zone Map and Boundaries consistent with the Land Use Plan. Additionally, densities, intensities, setbacks, and Design Guidelines are established for each area addressing character for future infill and development. The CDP and discretionary permit process allows for review.	none
2.2.2	Encourage land uses and improvements that reduce energy and water consumption, waste and noise generation, air quality impacts and support other comparable resource strategies for a sustainable Imperial Beach.	CDP and discretionary permit and California Environmental Quality Act (CEQA) processes.	none
2.2.3	Encourage adaptive reuse of buildings and sites to utilize existing infrastructure while enhancing the character of the community.	Section 19.25.060 incorporates Adaptive Reuse Provisions.	none
2.2.4	Support concentration of redevelopment and higher-intensity residential and non-residential development in areas with existing supportive infrastructure and in proximity to transit access within limits established by zoning and state law.	Section 19.06 of the Zoning Code establishes a Zone Map and Boundaries consistent with the Land Use Plan. Higher intensity development is identified within the C/MU-1 zone "General Commercial Mixed-Use", consistent with the SANDAG Smart Growth map and planned transit.	none
2.2.5	Adopt sea level rise adaptation approaches that preserve both public access and public and private infrastructure.	User's Guide Sea Level Rise Checklist for systems-level evaluation.	Continue to coordinate with the Coastal Commission, Port of San Diego and SANDAG related to strategies, programs, and funding, including on beach nourishment and demonstration projects, and other more regional efforts and strategies. Also see Safety Element.

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2.2.6	Implement and enforce up-to-date building codes to reduce vulnerability, increase public safety and protect public property from flooding, fire, extreme weather, noise and other risks.	Ongoing building code updates.	none
2.3.1	Allow for a variety of housing types, densities, and sizes.	See 2.1.1 above.	none
2.3.2	Maintain a high quality, livable residential environment that implements the Land Use Plan. a. Protect single family neighborhoods from through traffic and overflow parking demands from other uses. b. Avoid the introduction or intrusion of higher intensity uses into single-family neighborhoods. c. Permit residential uses and uses deemed compatible with residential uses in residential areas.	Title 19 Zoning establishes use lists for all residential areas, including permitted uses, conditional use permits, and intensities. Regulations have been calibrated to address compatibility with each residential zone. Implement through the CDP and discretionary permit process.	none
2.3.3	Locate the highest development intensities and residential densities along public transportation corridors and near key urban activity areas to encourage walking, bicycling, and public transit use.	See 2.2.4 above.	none
2.3.4	Maximize the proportion of residences within a quarter mile of uses like parks, schools, grocers, retailers, service providers, employment, public transportation, and other desirable community features.	See 2.2.4 above; mixed-use zones have been established with proximity to existing residential communities, public facilities, and transportation corridors.	none
2.3.5	Develop and adopt zoning code amendments to appropriately integrate accessory dwelling unit regulations in accordance with state law (Chapter 720, Statutes of 2016).	Future work program	Future work program to include the following: develop a definition for Accessory Dwelling Units (ADUs), permit ADUs by right in specific residential areas, and simplify regulations to enable development of ADUs.

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2.4.1	Provide for, and encourage, a range of visitor-serving and mixed-use development along Palm Avenue and Seacoast Drive that support use of coastal resources, provision of commercial services, and capture a greater share of local spending.	Section 19.26, C/MU-1 General Commercial and Mixed-Use Zone, along Palm Avenue, and Section 19.27, C/MU-2 Seacoast Commercial and Mixed-Use Zone, along Seacoast Drive, establish land use permissions to encourage a range of visitor-serving and mixed-use development along the two respective corridors.	none
2.4.2	Provide attractive and stimulating commercial and mixed use developments that contribute to Imperial Beach's small beach town character, and encourage walking and bicycling as a routine part of everyday life. Mixed-use development could include a mix of residential, retail, office, recreational, or educational facilities sited within close proximity to each other.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department. Additionally, specific design criteria have been established for the C/MU-1, C/MU-2, and C/MU-3 zones, in the Commercial/Mixed Use Zones Design Guidelines.	Future work program to provide an illustrative guide to improve understanding of the August 1984 Design Guidelines.
2.4.3	Foster new commercial and mixed-use businesses and development in proximity to transit access, to provide goods and services to residents and visitors.	See 2.2.4; 2.3.3 above.	none
2.4.4	Provide for and encourage the development of a broad range of uses in the City's commercial centers and corridors that reduce the need to travel to adjoining communities and capture a greater share of local spending.	Mixed-use zones have been established to provide a broad range of uses in the City's commercial centers and corridors, in order to reduce the needs to travel to adjoining communities, and to capture a greater share of local spending.	none
2.4.5	Enhance the Palm Avenue/State Route (SR) 75 Commercial / Mixed-Use Corridor. See also a-e.	Section 19.26, C/MU-1 General Commercial and Mixed-Use Zone, along Palm Avenue establishes land use permissions to encourage a range of visitor-serving and mixed-use development along the two respective corridors. Specific design criteria have been established for the C/MU-1 zone, in the Commercial/Mixed Use Zones Design Guidelines.	Work with the South County EDC and others to develop a program for business improvement/retention. Implement the City of Imperial Beach's Palm Avenue Mixed-Use & Commercial Corridor Master Plan. Continue to work with the City of San Diego, Caltrans, and MTS, to implement this Plan, as well as advance the 2016 Palm Avenue Revitalization Plan, and coordinate mobility

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			<p>improvements for consistent implementation along the Palm Avenue Corridor.</p> <p>Continue to apply for grant funding. Where appropriate, projects may be funded by development and through the City's Capital Improvement Program. Opportunities to phase project implementation in conjunction with other streetscape improvements, such as storm water upgrades, should be leveraged wherever possible.</p>
2.4.6	Promote the Seacoast Corridor as a commercial and mixed-use area that maintains and enhances the visitor-serving, pedestrian-oriented character of the area. Includes a.-e)	Section 19.27, C/MU-2 Seacoast Commercial and Mixed-Use Zone, establishes land use permissions to encourage a range of visitor-serving and mixed-use development in the corridor. Specific design criteria have been established for the C/MU-2 zone, in the Commercial/Mixed Use Zones Design Guidelines. Address through CDP and discretionary permit process.	none
2.4.7	Cultivate the 13th Street Corridor as a pedestrian-oriented commercial and mixed-use district that primarily serves neighborhood residents.	Section 19.28, C/MU-3 13th Street Commercial and Mixed-Use Zone, establishes land use permissions to encourage a range of visitor-serving and mixed-use development in the area. Specific design criteria have been established for the C/MU-3 zone, in the Commercial/Mixed Use Zones Design Guidelines.	none

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2.5.1	While the opportunities for full deep-water bay access from the Imperial Beach portion of the San Diego Bayfront are limited by extensive environmental and economic constraints, the City should continue to evaluate opportunities for increased public access and recreation opportunities.	See GP Element 4.0 Conservation and Ecotourism, related to Coastal Access.	Continue to coordinate with the Coastal Commission and the Port of San Diego to enhance public coastal access and recreational use of the shoreline and oceanfront, including pedestrian connections, public spaces, and/or view corridor extensions at street ends.
2.5.2	Protect, encourage, and, where feasible, provide lower cost visitor and recreational facilities. Developments providing public recreational opportunities are preferred.	The Zoning Map designates these areas as Public Facility or Open Space. These areas include publicly accessible open space, including recreational facilities such as beachfront, and beachfront recreation areas.	See items 2.4.1 and 2.4.6 above.
2.5.3	<p>Support economic vitality by protecting existing visitor serving uses, and encouraging new visitor-serving facilities on underutilized property.</p> <p>a. Provide land use areas and actively pursue additional visitor-serving (tourist-oriented businesses) uses such as hotels/motels, entertainment attractions, restaurants, and shopping along the beachfront, San Diego Bayfront and inland areas.</p> <p>b. Encourage visitor-serving retail uses in all commercial land use designations.</p> <p>c. Prioritize development of visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation in the Seacoast Corridor and along Palm Avenue over other residential or non-residential development.</p> <p>d. Identify Visitor Serving Commercial uses as a permitted or conditionally permitted use with designated commercial zones.</p> <p>e. Enhance the pedestrian experience of visitors and residents by improving trash and debris clean-up services in tidelands areas, widening sidewalks where possible, and improving pedestrian lighting.</p>	See items 2.4.1 and 2.4.6 above.	For (a) through (d), see items 2.4.1 and 2.4.6 above. For (e), continue to coordinate with the Port of San Diego regarding improving trash and debris clean-up, as well as implementing the widening of sidewalks and implementing lighting improvements.

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2.5.4	Enhance coastal access and recreation through creation of an ecotourism/recreational corridor along the Imperial Beach Bayfront incorporating bicycle and pedestrian paths and complementary uses. See also the Mobility Element; the Conservation and Ecotourism Element; and the Parks, Recreation, and Coastal Access Element for supportive policies.	Chapter 19.25 of the Zoning Code established the C/R-ET Commercial/Recreation-Ecotourism Zone to enable the creation of an ecotourism/recreation corridor.	Continue to coordinate with the Coastal Commission, Port of San Diego and SANDAG to enhance coastal access bicycle and pedestrian paths. Also see Mobility Element.
2.5.5	Encourage new overnight accommodation development within the City, where feasible, to provide a range of room types, sizes, and room prices in order to serve a variety of income ranges. a. Permit short-term vacation rentals in all commercial land use designations.	The Zoning Code currently addresses a range of overnight accommodations, including Bed and Breakfast, Hostel, Boutique Hotels, Hotels/Motels, Inns, Short-term Rentals, Timeshares, and Camping.	none
2.5.6	Protect the character and integrity of residential neighborhoods by prohibiting rentals of less than 30 days in all residential land use designations.	Code Section 19.04.692	none
2.6.1	Continue to support U.S. Government activities and personnel associated with military operations at Naval Outlying Landing Field Imperial Beach (NOLF IB) Ream Field.	The Zoning Map identifies this area as "Urban Reserve". Section 19.30.101 describes purpose.	none
2.6.2	Coordinate with the Navy to address traffic, congestion, noise, infrastructure, coastal resilience, and habitat conservation issues associated with base operations, or expansion, as deemed mutually beneficial by the City of Imperial Beach and the Navy.  (See sub-policies a-c)	City holds standing meetings with the Navy through the SANDAG Military Working Group	none
2.6.3	Encourage development of supportive facilities and services to serve Naval base employees and visitors, while increasing Imperial Beach's tax base.	See 2.6.2	none

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2.6.4	Notify the U.S. Government of land use or development activities within 1,000 feet of NOLF IB to ensure compatibility with military plans and operations.	See 2.6.2	none
2.6.5	Support continued retention of 606 acres of the Tijuana Slough National Wildlife Refuge to remain under control of the U.S. Fish and Wildlife Service.	The Zoning Map identifies this area as "Open Space". Section 19.29.020 describes purpose.	none
2.6.6	Maintain compatibility with Naval Air Station North Island (NASNI), Naval Outlying Landing Field Imperial Beach (NOLF IB) Air Installations Compatible Use Zones (AICUZ) noise and safety contours, and the NOLF IB Airport Land Use Compatibility Plan (ALUCP).	The Zoning Map identifies this area as "Urban Reserve". Section 19.30.101 describes purpose.	Update the Noise Element to ensure consistency with NOLF.
2.6.7	To implement and be consistent with the Airport Land Use Compatibility Plan (ALUCP) as approved by the Airport Land Use Commission (ALUC), adhere to the following requirements. (See sub-policies a-d)	Ongoing programs and practices	none
2.7.1	Pursue environmental justice for Imperial Beach by advocating for implementation of all legislation, standards, and agreements pertaining to local, regional, national, and binational pollution and environmental quality.	Ongoing programs and practices. See Implementation Policies GP Element 4.0 Conservation and Ecotourism, related to Environmental Justice and Healthy Communities.	none
2.7.2	Ensure community health is a priority by developing programs to foster collaboration between local health officials, City staff, and elected officials in decisions about the built environment.	Ongoing programs and practices. See Implementation Policies GP Element 4.0 Conservation and Ecotourism, related to Environmental Justice and Healthy Communities.	none
2.7.3	Increase community food sovereignty by encouraging, through healthy retail, community food production and other means, that fresh fruits, vegetables and other healthy foods are available in all neighborhoods of Imperial Beach.	Ongoing programs and practices. See Implementation Policies GP Element 4.0 Conservation and Ecotourism, related to Environmental Justice and Healthy Communities.	none

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2.7.4	Support provision of convenient access to healthy foods in all neighborhoods and commercial areas.	Ongoing programs and practices. See Implementation Policies GP Element 4.0 Conservation and Ecotourism, related to Environmental Justice and Healthy Communities.	none
2.7.5	Promote the economic feasibility of agriculture and preserve farmland in the Tijuana River Valley while encouraging the development of urban agriculture.	Ongoing programs and practices. See Implementation Policies GP Element 4.0 Conservation and Ecotourism, related to Environmental Justice and Healthy Communities.	none
2.7.6	Encourage both indoor and outdoor smoke-free workplaces, multifamily housing, and parks (other outdoor gathering places) to reduce exposure to second-hand smoke.	Title 8, Health and Safety, Municipal Code Section 8.84.040 Smoking- Optional Areas provides regulating smoking and the sale of tobacco and smoking paraphernalia. Additional regulations regarding sales are identified in Chapter 8.86 Regulation of the Sale of Tobacco Products. Also address through the CDP and discretionary permit process.	none
2.7.7	Reduce alcohol, tobacco, and other drug use by fostering a social, retail and physical environment that supports healthy choices, access to treatment services, and enforcement of existing regulations.	The following sections address the use, sale, and regulation of alcohol, tobacco, and drugs: Chapter 9.04 Consumption of Alcohol; Title 8, Health and Safety, Municipal Code Section 8.84.040 Smoking- Optional Areas; Chapter 8.86 Regulation of the Sale of Tobacco Products. Also address through the CDP and discretionary permit process.	none
2.7.8	Continue to maintain, and adopt policies that support resident use of beach front and interior public parks, promote use of bicycles, increase number of bicycle lanes, and encourage day and evening pedestrian activity through improved sidewalks and lighting.	Ongoing programs and practices	See 2.5.1 and 2.5.4. Also see Parks, Recreation, and Coastal Access Element.
2.7.9	Use the CalEnviroScreen Mapping Tool, or city adopted alternative, to identify the location, if any, of disadvantaged communities when considering General Plan amendments.	Ongoing programs and practices	none
2.7.10	Proactively and meaningfully engage community residents in the planning and development process by using culturally-appropriate and accessible channels, including: providing appropriate language services, providing child care, (holding meetings, focus groups, and/or listening sessions at a variety of venues throughout the community, and using participatory facilitation techniques.	Ongoing programs and practices	Describe Public Involvement Program or strategies, and if anything might be further formalized.

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2.7.11	Consult with California Native American tribes to provide them with an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to cultural places. See also the Conservation and Ecotourism Element.	Ongoing programs and practices including CEQA and CDP and discretionary permit processes. Also See Implementation Policies for GP 4.6 Cultural Resources / Tribal Cultural Resources and GP Element 4.0 Conservation and Ecotourism.	none
2.7.12	Implement development policies to protect the public health, safety, and welfare equitably among all segments of the population. Address the needs of those who are disenfranchised in the process.	Ongoing programs and practices	none
2.7.13	Prioritize and allocate citywide resources to provide public facilities and services to communities in need. Greater resources should be provided to communities where greater needs exist. See also the Parks, Recreation and Coastal Access, and Facilities and Services elements.	Ongoing programs and practices	none
2.7.14	Strive to achieve meaningful participation for all community residents in the siting and design of public facilities.	Ongoing programs and practices	none
2.7.15	Provide equal access to public facilities and infrastructure for all community residents.	Ongoing programs and practices	none
2.7.16	Facilitate the involvement of community residents, businesses, and organizations in the development, adoption, and implementation of community health and built environment initiatives and consider their input throughout the decision-making process.	Ongoing programs and practices	none
2.7.17	When acting on a Coastal Development Permit (CDP), the issuing agency, or the Coastal Commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the State. In all instances the standard of review for issuance of a CDP shall be the Coastal Act or certified LCP.	CDP Process	none

### 3.0 Mobility

#	GP/LUP Policy 3.0 Mobility	Implementation Plan	Notes
3.1.1	Incorporate Complete Streets principles into all transportation projects at all phases of development, including planning and land use decisions, scoping, design, implementation, maintenance, and performance monitoring.	MC Title 12. Streets, Sidewalks and Public Places.  Development permit review and Capital Improvement Program (CIP) project design processes.	The City has been actively pursuing complete streets, including: <ul style="list-style-type: none"> <li>• Imperial Beach Blvd. Enhancement Project – Palm Avenue Master Plan</li> <li>• New Traffic Management Plan being taken to City Council</li> <li>• Grant proposal to Caltrans ATP for 9<sup>th</sup> Recent Active Transportation Plan to create complete streets</li> </ul>
3.1.2	Supplement the City's Street Classification system with the Street Typology System and Overlays described in this element to further implementation of Complete Streets.	Development permit review and CIP project design processes	none
3.1.3	Use the modal hierarchy of users shown as Figure M-1 to inform planning, design, and operational decisions. The hierarchy is intended to consider and give priority to the most vulnerable users of the roadway and the most resource efficient transportation modes.	Development permit review and CIP project design processes	none
3.1.4	In accordance with state law, develop a metric and thresholds of significance for Vehicle Miles Traveled (VMT), or adopt regional standards when available, to replace level of service as the primary determinant of transportation impacts.	Collaborate with SANDAG	none
3.1.5	Consider emergency vehicle response times prior to implementing in-road features	Development permit review and CIP project design processes	none
3.1.6	Require cross sections, the general right-of-way width, and configuration for each street and highway meet City specifications.	Development permit review and CIP project design processes	none
3.1.7	Ensure that all street and highway designs further the goal of providing safe and efficient mobility for all users, as well as an aesthetically pleasing urban form.	Development permit review and CIP project design processes. Examples include the Imperial Beach Blvd. Enhancement Project, and Palm Avenue Master Plan	none

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3.1.8	Facilitate enhanced pedestrian crossings through high visibility marked crosswalks, advance stop bars, and pedestrian countdown signals with lead pedestrian intervals at signalized intersections as determined by the City. (also see sub policy a)	Development permit review and CIP project design processes	none
3.1.9	Install traffic calming measures, specifically on Multimodal Corridors, Neighborhood Connectors, and Residential Streets as a measure to enhance public safety. Traffic calming should be a priority near schools, at locations with relatively greater vehicular volumes, and areas with vehicular speeds higher than posted speed limits.	Development permit review and CIP project design processes	none
3.1.10	Install marked crosswalks in locations with a high volume of pedestrian traffic, use high-visibility pavement markings, such as continental crosswalks, or stamped concrete, brick, or similar paving materials as an extra warning to motorists. (also see sub policies a-b)	Development permit review and CIP project design processes	none
3.1.11	As deemed necessary, require developers to dedicate right-of-ways and street improvements associated with their projects.	Development permit review process	none
3.1.12	Locate driveways for corner properties on arterials or collectors as far away from the intersection as possible. Encourage joint access driveways shared by abutting uses.	Development permit review process	none
3.1.13	Maintain narrow driveway widths in order to retain a pedestrian street scale and ensure minimum and maximum curb cut widths conform to the Municipal Code.	Development permit review process	none
3.1.14	Prohibit new street curb cuts or parking layouts requiring backing into the street where residential properties abut both an alley and a street designed as an Arterial Thoroughfare, Multimodal Boulevard, or Neighborhood Connector.	Development permit review process	none

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3.1.15	Where residential properties abut both an Arterial Thoroughfare, Multimodal Boulevard, or Neighborhood Connector and a residential street, access shall be taken only from the residential street. Other residential properties abutting both an alley and residential street should primarily take access from the alley with the exception that one 16-foot wide curb cut allowing no more than two vehicles to back into the street may be allowed.	Development permit review process	none
3.1.16	Provide clear and ample wayfinding signage for key facilities such as the beach, pier, library, community centers, Tijuana River Valley and Wildlife Refuge, Border Field State Park, the City Hall complex and City parks. (also see sub policy a)	Development permit review and CIP project design processes	none
3.1.17	Plan and design projects, including City Capital Improvement Program projects, to consider current and planned adjacent land uses and local transportation needs and sea level rise vulnerabilities, while incorporating the latest and best practice design guidance. Each project must be considered both separately and as a part of a connected regional network to determine the level and type of treatment necessary for all foreseeable users.	Development permit review and CIP project design processes Examples include: <ul style="list-style-type: none"> <li>• Imperial Beach Blvd. Enhancement Project</li> <li>• Palm Avenue Master Plan</li> </ul>	none
3.1.18	Integrate infrastructure or features that improve mobility for pedestrians, bicyclists, and public transit riders of all ages and abilities into all street design projects. Allow exclusion of such infrastructure when documentation indicates one of the following bases for exemption: <ul style="list-style-type: none"> <li>• specific modes are prohibited by law;</li> <li>• the cost would be excessively disproportionate to the need;</li> <li>• there is a clear absence of current and future need; or</li> <li>• environmental impacts outweigh the potential benefits</li> </ul>	Development permit review and CIP project design processes. Examples include: <ul style="list-style-type: none"> <li>• Imperial Beach Blvd. Enhancement Project</li> <li>• Palm Avenue Master Plan</li> </ul>	none

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3.1.19	Ensure street design standards support, not impede, the inclusion of Complete Streets principles as a means to ensure the needs of all users of the street are met, regardless of age, ability or mode of travel; and are coordinated with related policy documents, such as the Bicycle Transportation Plan, as well as future updates or new comprehensive active transportation planning documents.	Development permit review and CIP project design processes	Active Transportation Plan (ATP) update in future work program. Funding through grants and City Budget deliberations.
3.1.20	Ensure that transportation infrastructure, such as sidewalks, crosswalks, and public transit stops, are compliant with the Americans with Disabilities Act (ADA) and meet the needs of people with varying disabilities.	Collaborate with SANDAG, the Metropolitan Transit System (MTS), and the Port CIP allocations	ATP update
3.1.21	Prioritize implementation of infrastructure and street design features that improve or promote the safety of pedestrians, bicyclists, and public transit riders.	CIP Process language	Part of City budget deliberations
3.1.22	Identify and implement improvements to improve pedestrian and bicycle access to coastal and recreational resources such as the beach, Imperial Beach Pier, public parks and Bayshore Bikeway; and to public transit stops, schools, and commercial/retail and mixed-use land uses. Examples of improvements may include, but are not be limited to, new or widened sidewalks, high visibility crosswalks, pedestrian countdown signal heads, traffic calming features, bicycle facilities, bicycle racks, regularly spaced pedestrian-scale lighting, seating, and signage.	Collaborate with SANDAG, MTS, and the Port CIP Allocations	none
3.1.23	Collaborate with SANDAG and pursue local measures to encourage application of Intelligent Transportation Systems and Transportation Demand Management strategies to reduce vehicle miles travelled, parking demand and greenhouse gas emissions, while increasing active transportation.	Collaborate with SANDAG and MTS.	none
3.1.24	Consider and evaluate when feasible, innovative designs including but not limited to channelized T intersections; round-a-bouts; and protected bike lanes.	CIP project design	none

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3.1.25	Consider implementation of transportation infrastructure and street design that supports other allowed micromobility options, such as scooters, and does not impede Complete Streets principles	CIP project design	none
3.1.26	Incorporate resiliency measures and adaptation strategies into capital improvement planning and other investment decisions. (See also sub policies a-b)	CIP project design Use the sea-level rise checklist to help guide systems-level investment decisions and project design	none
3.1.27	Collaborate with the City of San Diego to establish a future right-of-way to connect the I-905 freeway interchange and Ream Field.	Collaborate with SANDAG and the City of San Diego	none
3.1.28	Collaborate with the City of San Diego and Caltrans to rename Coronado Avenue as Imperial Beach Boulevard or as an alternative to recognize both names on the freeway interchange signs.	Collaborate with Caltrans and the City of San Diego	none
3.1.29	Require street and mobility system improvements be evaluated for implementation, including any required environmental review, in association with other Mobility Element policies as project-level implementation opportunities arise.	Development permit review and CIP project design processes  MC Chapter 16.04 Environmental Impact Reports requires the City to follow CEQA guidelines	none
3.1.30	Collaborate with adjoining jurisdictions and private developers to implement improvements to Palm Avenue that were identified through the SR 75 relinquishment process.	Ongoing coordination Development permit review and CIP project design processes  Palm Avenue Master Plan	none
3.1.31	Strive for the use of Intelligent Transportation Systems to reduce congestion and air pollution from motor vehicles. (also see sub policies a-c)	Collaborate with SANDAG.	none
3.1.32	Support the planning, procurement, and implementation of Autonomous Vehicle (AV) technologies as a way to further advance Imperial Beach's goals related to transportation, air quality, access and equity. (also see sub policies a-c)	Collaborate with SANDAG	none

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3.2.1	Coordinate with regional planning and transportation agencies to improve public transit services in the City of Imperial Beach. (also see sub policies a-b)	Collaborate with SANDAG and MTS.	none
3.2.2	Consider establishing a public transit mobility hub at the intersection of 9th Street and Palm Avenue. As deemed necessary, require new developments to provide or assist in funding public transit facilities such as bus shelters and turnouts.	Collaborate with SANDAG and MTS	none
3.2.3	Promote ridesharing and provide ridesharing information to the public.	Collaborate with SANDAG.	none
3.2.4	Collaborate with SANDAG, other agencies, and local businesses and organizations to implement Transportation Demand Management initiatives included in the Regional Transportation Plan.	Collaborate with SANDAG and Chamber of Commerce	none
3.2.5	Incorporate public transit stop design into roadway design to reduce conflicts with vehicles and cyclists and improve rider safety.	Collaborate with SANDAG and MTS. Imperial Beach Blvd. Enhancement Project Palm Avenue Master Plan	none
3.2.6	Ensure existing and future public transit stops are clearly identified and accentuated with amenities (e.g. seating, covered shelters, information kiosks, lighting and trash receptacles).	Collaborate with SANDAG and MTS.	none
3.2.7	Use wayfinding signage to direct public transit users to key destinations such as the beach, pier, and civic center.	Collaborate with SANDAG, MTS and Port	none
3.2.8	In accordance with the Land Use Element, locate new commercial and higher density residential development in locations with existing or planned public transit services to the extent feasible.	Application of residential and commercial/mixed-use zones per MC 19.16 - 19.28	none
3.2.9	Support innovative first-mile last-mile mobility solutions that can enhance access to public transit, City neighborhoods and key destinations throughout the City.	Collaborate with SANDAG and MTS.	none
3.3.1	Ensure the City's Bikeway Plan provides for the safe and efficient mobility of bicyclists. (also see sub policies a-c)	Collaborate with SANDAG and Port	Pursue grant for ATP update

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3.3.2	Support bikeways within the City and adjoining jurisdictions. (also see sub policies a-e)	Collaborate with SANDAG and Port	none
3.3.3	Continue to support the use of emerging micromobility/ bikeshare programs within the City to further promote alternative modes and increase access.	Ongoing	none
3.4.1	Require that sidewalks be provided for all new developments.	Development permit review process.	none
3.4.2	Locate the sidewalk so that parkway (a landscape strip for trees and vegetation) is located between the sidewalk and the vehicle travel way, wherever possible.	MC 12.48. Street Trees Development permit review and CIP project design processes.  Imperial Beach Blvd. Enhancement Project Palm Avenue Master Plan	none
3.4.3	Discourage the use of sidewalks for use as a bicycle route or bicycling facility, unless designed and designated as a Multi-Use Path. Encourage treatments to create a pleasant walking experience including concern for views, paving materials, landscaping, street furniture and pedestrian scaled lighting.	Development permit review and CIP project design processes	ATP Update
3.4.4	Provide context sensitive pedestrian amenities (e.g. seating, public art, trash receptacles, shading, street trees, etc.) to emphasize pedestrian mobility and create a more inviting environment.	Development permit review process Imperial Beach Blvd. Enhancement Project Palm Avenue Master Plan	none
3.4.5	Strategically locate public plazas, pocket parks, and public art in all neighborhoods to improve safety and create an attractive and comfortable pedestrian streetscape.	Development permit review and CIP project design processes	none
3.4.6	Encourage pedestrian scale lighting, especially within the commercial areas and adjacent to public transit stops.	Development permit review process	none
3.5.1	Provide and manage parking so that it is reasonably available when and where it is needed, without degrading coastal resources or impeding public recreational use of coastal amenities and facilities	Development permit review process	none

#	GP/LUP Policy 3.0 Mobility	Implementation Plan	Notes
3.5.2	Provide parking for residents, visitors, and employees as part of new development, in accordance with the City's Zoning Ordinance/LCP Implementation Plan. (also see sub policies a-b)	Development permit review and CIP project design processes	none
3.5.3	Promote the consolidation of off-street parking for several uses and the placement of parking behind buildings, rather than along the street front, to improve walkability, allow for a more pedestrian-oriented environment, reduce the number of street ingress and egress points, and facilitate well-designed, small-lot infill development.	Development permit review process	none
3.5.4	Encourage shared parking for properties located west of Seacoast Drive and on Seacoast Drive.	Development permit review and CIP project design processes	none
3.5.5	Utilize off-site parking facilities, transportation demand management strategies, and shared parking in commercial/mixed-use areas.	Development permit review and CIP project design processes	none
3.5.6	Restrict recreational vehicles and heavy-duty trucks from on street parking along local streets.	Title 10. Vehicles and Traffic MC 10.36.150	none
3.5.7	Approve shared parking only when technical evidence is presented to justify the shared use and is to the satisfactory of the City's Traffic Engineer.	Development permit review process	none
3.5.8	Permit in-lieu parking only when it can be demonstrated that the in-lieu fee is sufficient to provide off-site parking and the City has developed a program for such off-site parking. This program shall require an LCP amendment.	Development permit review process	none
3.5.9	Where feasible, permit public use of private parking facilities currently underutilized on weekends and holidays (i.e., serving office buildings) in all commercial/mixed use zones located within ¼ mile of the beach.	Development permit review process	Consider Public/Private partnerships and collaboration with other public agencies.
3.5.10	Explore collaboration options with the school district to establish regular high-season parking options in school lots when not in use. Consider supplementing the lot(s) with a school, City, or privately-based electric vehicle or other shuttle service to the beach.	Ongoing coordination	Consider Public/Private partnerships and collaboration with other public agencies

#	GP/LUP Policy 3.0 Mobility	Implementation Plan	Notes
3.5.11	Encourage Transportation Demand Management strategies throughout the Commercial/Mixed-Use Districts by requiring employers to provide incentives for their employees including providing public transit passes or subsidies, rideshare/ridehailing subsidies, implementation of ridesharing programs, preferred parking for carpool/vanpool, and on-site shower facilities.	Collaborate with SANDAG and MTS. Development permit review process	none
3.5.12	Maximize on-street parking on Multimodal Boulevards to the extent possible without compromising the safety or mobility of other modes.	Chapter 10.36. PARKING, STANDING, AND STOPPING	none
3.5.13	Continue to evaluate parking needs in light of new technologies, efficiency, and impacts for new developments	Monitor and amend Chapter 10.36. PARKING, STANDING, AND STOPPING as needed	none
3.6.1	Collaborate with SANDAG, MTS, universities and others, or establish a City monitoring program to evaluate multimodal performance and outcomes of infrastructural and operational improvements, and land use/development changes.	Collaborate with SANDAG and MTS.	none
3.6.2	Establish a series of locations for reoccurring bicycle and pedestrian counts. Locations to consider may include existing and planned bicycle facilities, near the beach, parks, and recreational resources, commercial/retail corridors, and identified school routes.	Collaborate with SANDAG	none
3.6.3	Monitor public transit boarding and alighting data by stop, as provided by MTS.	Collaborate with SANDAG and MTS.	none
3.6.4	Track bicycle and pedestrian involved collisions by location, time of day, day of week, and primary collision factor to better understand potential safety issues facing the most vulnerable of transportation users. Use this information to better inform the development of recommended infrastructure and programmatic improvements. Similarly, this information can be used to better understand effectiveness of safety enhancements.	Collaborate with SANDAG and MTS.	none

#	GP/LUP Policy 3.0 Mobility	Implementation Plan	Notes
3.6.5	Track implementation of multimodal improvements, such as new bicycle facilities, implementation of enhanced marked pedestrian crossings, installation of new curb ramps, improvements or replacements of existing sidewalks, installation of new sidewalks, public transit stop enhancements, and public transit operational improvements.	Collaborate with SANDAG and MTS.	none
3.6.6	Measure the reach of programmatic efforts related to pedestrian, bicycle, and public transit activities. This should include the number of participants engaged in various programs, such as Safe Routes to School or bicycle education programs, as well as those intended to be reached through larger encouragement, campaigns.	Collaborate with SANDAG and MTS.	none
3.6.7	Encourage assessment of current pedestrian, bicycle and public transit streetscape quality prior to, and after, proposed changes are implemented to measure the impact of built environment changes on transportation modes.	Collaborate with SANDAG and MTS.	none

#### 4.0 Conservation and Ecotourism

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.1.1	Adopt and implement a Climate Action Plan that is aligned with state requirements for greenhouse gas emission reductions, while achieving local co-benefits. (see also sub policies a-b)	A new CAP has been adopted.	none
4.1.2	Monitor implementation of the Climate Action Plan to ensure its effectiveness over time, and adjust measures as needed to achieve mandated targets. (see also sub policies a-b)	The CAP includes monitoring requirements	none
4.1.3	Support regional coordination on Climate Action Plan implementation to help ensure estimated reductions occur while leveraging ongoing partnerships and actions among neighboring jurisdictions.	Ongoing programs and processes	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.1.4	Pursue federal, state, and regional funding opportunities to implement the Climate Action Plan.	Ongoing programs and processes	none
4.1.5	Expand the City's 2019 Climate Action Plan to include potential climate impacts, such as sea level rise, extreme heat, drought, and air quality on vulnerable assets and populations, and adaptation strategies to reduce vulnerabilities and increase resiliency as a part of a future update, or alternatively prepare a stand-alone climate adaptation plan.	Resiliency measures will be implemented based on the GP/LCP policy foundation through the CDP and CIP processes.	A future more detailed adaptation plan will provide additional, more precise recommendations for actions.
4.1.6	Encourage greater use of multi-modal transportation options, including walking, biking, and transit.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department. Additionally, specific design criteria have been established for the C/MU-1, C/MU-2, and C/MU-3 zones, in the Commercial/Mixed Use Zones Design Guidelines.  Imperial Beach staff and elected officials participate on SANDAG committees and serve on the Board of Directors	none
4.1.7	Collaborate with SANDAG to include mobility system improvements, in Regional Transportation Plan updates, that serve Imperial Beach and contribute to vehicle miles traveled -based GHG reductions.	Imperial Beach staff and elected officials participate on SANDAG committees and serve on the Board of Directors	none
4.1.8	Increase energy efficiency in existing buildings and outdoor lighting.	Municipal Code Section 15.38. The 2016 California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) is adopted and incorporated by reference as the Green Building Code of the City of Imperial Beach.	none
4.1.9	Increase use of renewable energy sources community-wide.	The CAP includes a plan to achieve this, including City initiation of CCE program.	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.1.10	Promote the efficient use of water in buildings and landscapes.	<p>Municipal Code (MC) Section 15.38. The 2016 California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) is adopted and incorporated by reference as the Green Building Code of the City of Imperial Beach.</p> <p>MC Section 16.12 Water Efficient Landscape Regulations. The general purpose of this chapter is to establish landscaping efficiency standards for landscaping in the city that implement design requirements in accordance with Government Code Sections 65591 et. seq</p>	none
4.1.11	Increase diversion of waste materials that can be composted, recycled, or otherwise beneficially reused.	<p>MC Section 8.36.210 constitutes the City's mandatory recycling implementation plan.</p> <p>MC Section 8.36.220 calls for establishment of additional regulations, guidelines and other programs to foster citywide recycling.</p>	Future work program
4.1.12	Enhance and expand the City's urban forest.	<p>MC Chapter 12.48.160: Street planting guidelines shall be applied to all future street planting improvement projects and all private development permits affecting street planting</p> <p>City has adopted Landscape and Irrigation Standards (Reso. 3412, 1986)</p>	none
4.1.13	Seek to quantify "blue carbon" greenhouse gas benefits and identify opportunities to sequester emissions through restoration, enhancement, expansion, and conservation of wetlands and other natural habitats.	<p>The CAP includes a "blue carbon" supporting effort</p> <p>Collaborate with TRNERR and other agencies</p>	none
4.1.14	Improve access to healthy local food.	<p>MC (Zoning) Chapter 19.26 - C/MU-1 zone provides opportunities for businesses to meet the local demand for commercial goods and services. It is intended that the dominant type of commercial activity in the C/MU-1 zone will be community and neighborhood serving retail and office uses.</p> <p>Healthy food options can be encouraged to be included through the development review process.</p>	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.1.15	Implement and enforce state green building code requirements for multifamily homes to reducing building energy use, conserve water and reduce wastewater generation.	MC Chapter 15.38. Green Building Code. The 2016 California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) is adopted and incorporated by reference as the Green Building Code of the City of Imperial Beach.	none
4.1.16	Reduce GHG emissions from City operations, including the City's fleet (see Policy 4.5.4)	City adopted CAP in July 2019	none
4.2.1	Increase the City's urban tree canopy cover and maximize the benefits of trees. (also see sub policies a-d)	MC Chapter 12.48, Street Trees. The City Council is dedicated to a program to beautify the city and to encourage the planting of more trees.  MC Chapter 12.48.030. The city manager shall exercise jurisdiction and control over the planting, maintenance, care and removal of trees, palms, shrubs or plants in all streets or other public highways of the city and shall have such power, authority, jurisdiction and duties as are prescribed in this chapter.	none
4.2.2	Require the planting of trees through the development permit process, and consider tree planting as mitigation for carbon emissions, storm water runoff, and other environmental impacts as appropriate. See also the Design Element.	MC Chapter 12.48.150 The city council shall adopt, by resolution, guidelines for evaluation of development applications for street tree planting and front yard planting compatible with established or desired street tree planting. The council shall also adopt, by resolution, street tree planting concepts for Palm Avenue, Imperial Beach Boulevard, and 13th Street to improve directional orientation to the beach area.  MC Chapter 12.48.160: Street planting guidelines shall be applied to all future street planting improvement projects and all private development permits affecting street planting.  City has adopted Landscape and Irrigation Standards (Reso. 3412, 1986)	Future work program currently under development. Zoning code requirements for private development.
4.2.3	Support public outreach efforts to provide information on the environmental and economic benefits of trees.	Ongoing collaboration	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.2.4	Develop and maintain an active civic landscaping plan for all public landscaped areas under City management to promote the urban forest. (also see sub policies a-f)	Authority exists under MC Chapter 12.48.150	none
4.3.1	Require that new development avoid or minimize impacts to, and provide mitigation for, any adversely impacted special status, threatened, listed, or endangered plant and animal species consistent with all state and federal regulations.	MC Chapter 16.04 Environmental Impact Reports requires the City to follow CEQA guidelines.  Application of MC 19.29 – Open Space Zone The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley	none
4.3.2	The City recognizes and supports the importance of the Tijuana River Natural Estuarine Research Reserve both for its ecological and open space values. In this regard, the City shall: Assist in the implementing of the Estuaries Resource protection program, which includes the following development restrictions: "A buffer area will be established for each development adjacent to wetlands. The width of a buffer area will vary depending upon an analysis. The buffer area should be a minimum of 100 feet unless the applicant can demonstrate to the satisfaction of the State Department of Fish and Wildlife and U.S. Fish and Wildlife that 100 feet is unnecessary to protect the resources of the habitat area. If the project involves substantial improvements or increased human impacts, such as a subdivision, a wider buffer area may be required. For a wetlands the buffer area should be measured from the landward edge of the wetland."	Application of MC 19.29 – Open Space Zone The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley.  Continued Collaboration with the Coastal Commission, TRNERR and other state agencies in managing reserve, mapping ESHA, and providing a buffer as needed when development proposals come in through the CDP process	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.3.3	Minimize urban run-off into the Tijuana River Estuary and San Diego Bay to the maximum extent feasible.	<p>Municipal Code Chapter 8.30 - City of Imperial Beach Storm Water Management, and Discharge Control Ordinance. The purposes of the ordinance codified in this chapter are to restore and maintain the water quality of receiving waters and further protect the health, safety and general welfare of city of Imperial Beach residents; to effectively prohibit non-storm water discharges to the MS4; to cause the use of storm water best management practices by the city, its residents, and businesses that will reduce polluted storm water runoff discharging from the MS4 to receiving waters to the maximum extent practicable; and to ensure the city is compliant with applicable state and federal law.</p> <p>The Ordinance references Guidance Documents as follows: Any authorized enforcement official may prepare, disseminate and maintain guidance documents adopted through resolution to address pollution prevention practices and BMPs for specific activities or facilities, illicit connections, and illegal discharges. Guidance documents include, but may not be limited to, the adopted city of Imperial Beach Jurisdictional Runoff Management Plan (JRMP), Tijuana River Water Quality Improvement Plan, San Diego Bay Water Quality Improvement Plan, NPDES Permit No. CAS0109266 or as amended by the RWQCB, and the Imperial Beach BMP Design Manual. These guidance documents identify practices that have been determined by the authorized enforcement official to be additional BMPs that must be implemented to prevent or control pollution to the maximum extent practicable.</p>	none
4.3.4	Support the efforts of habitat preserve managers to adaptively manage the TRNERR to ensure adequate connectivity, habitat range, and diversity of topographic and climatic conditions are provided for species to move as climate shifts.	<p>Application of MC 19.29 – Open Space Zone</p> <p>The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley</p>	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.3.5	The City shall coordinate with other agencies such as the TRNERR to achieve shared objectives in planning studies.	Continued collaboration with the Coastal Commission, TRNERR and other state agencies.	none
4.3.6	Revised ESHA policy under development at the time of spreadsheet preparation	CDP Process	none
4.4.1		Ongoing programs and practices.	none
4.4.2	Collaborate with MS4 Copermittees to implement Water Quality Improvement Plans for the San Diego Bay, Tijuana River and Otay River watershed management areas.	Same as 4.3.3 reference	none
4.4.3	In coordination with stakeholders, preserve, and where possible, create or restore areas that provide water quality benefits, such as riparian corridors and wetlands, and promote the design of new developments so that it protects the natural integrity of drainage systems and water bodies. Plan, site, and design development to protect and, where feasible, restore hydrologic features such as stream corridors, drainage swales, topographical depressions, groundwater recharge areas, floodplains, and wetlands.	Same as 4.3.3 reference  MC Chapter 16.04 Environmental Impact Reports requires the City to follow CEQA guidelines.  Application of MC 19.29 – Open Space Zone The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley.	none
4.4.4	Avoid conversion of areas particularly susceptible to erosion and sediment loss and/or establish development guidance that identifies these areas and protects them from erosion and sediment loss.	Same as 4.3.3 reference	none
4.4.5	Minimize the amount of impervious surface and directly-connected impervious surfaces in areas of new development and redevelopment and maximize the on-site infiltration of runoff.	Same as 4.3.3 reference	none
4.4.6	Incorporate green street features into street improvement projects where appropriate and feasible.	Same as 4.3.3 reference	none
4.4.7	Require implementation of runoff management practices that minimize the volume of urban runoff discharged to receiving waters in areas where minimizing impervious surface is not possible.	Same as 4.3.3 reference	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.4.8	Existing and new development shall not degrade Imperial Beach's coastal resources or water quality. (see sub policies a-b)	Same as 4.3.3 reference	none
4.4.9	Require new development and encourage existing development to use drought-tolerant non-invasive landscaping with preference for the use of California native plantings. Plan, site, and design development to preserve or enhance noninvasive vegetation to achieve water quality benefits such as transpiration, interception of rainfall, pollutant uptake, shading of waterways to maintain water temperature, and erosion control.	Discretionary permit and CDP process	none
4.4.10	Require new development and redevelopment to give precedence to the use of a Low Impact Development (LID) approach to storm water management, which integrates site design strategies (e.g., minimizing the building footprint, preserving vegetation, and protecting natural drainage features) with small-scale, distributed Best Management Practices (BMPs) (e.g., permeable pavement surfaces, rain barrels and cisterns, and bioretention techniques) to replicate the site's natural hydrologic balance through infiltration, evapotranspiration, harvesting, detention, or retention of storm water close to the source, to the maximum extent appropriate and feasible.	Same as 4.3.3 reference	none
4.4.11	New development should be planned, sited, and designed to minimize the installation of impervious surfaces, where feasible, especially in areas directly connected to the municipal storm drain system, in order to minimize increases in stormwater or dry weather runoff. Redevelopment projects shall, where feasible, increase the area of pervious surfaces.	Same as 4.3.3 reference	none
4.4.12	New development should be planned, sited, and designed to maintain or enhance on-site infiltration of runoff, where appropriate and feasible.	Same as 4.3.3 reference	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.4.13	If on-site infiltration of runoff may potentially result in adverse impacts, including, but not limited to, geologic instability, flooding, or pollution of coastal waters, the development shall substitute alternative BMPs (e.g., flow-through planter box, green roof, or cistern) that minimize changes in the runoff flow regime to the extent appropriate and feasible.	Same as 4.3.3 reference	none
4.4.14	Alternative BMPs shall also be used where infiltration BMPs are not adequate to treat a specific pollutant of concern attributed to the development, or where infiltration practices would conflict with regulations protecting groundwater.	Same as 4.3.3 reference	none
4.4.15	The City will review new development and landscape improvements for potential degradation of water quality and water resources and to ensure that project site, design, and management protects coastal waters from nonpoint source pollution. Projects shall minimize the transport of pollutants in runoff and minimize post-development changes in the site's runoff volume, flow rate, timing, and duration.	Same as 4.3.3 reference	none
4.5.1	Work with the San Diego County Air Pollution Control District (SDAPCD) to meet state and federal ambient air quality standards in order to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution.	Continued Collaboration	none
4.5.2	Review new developments to ensure that they meet acceptable air quality standards as set forth by the state and SDAPCD, preferably through the environmental review process.	MC Chapter 16.04 implements CEQA with the City	none
4.5.3	Coordinate with SDAPCD in evaluating exposure of sensitive receptors, such as residences, schools, and playgrounds, to toxic air contaminants, and require that projects incorporate strategies to protect public health and safety.	MC Chapter 16.04 implements CEQA with the City	none
4.5.4	Purchase low-emission vehicles for the City's fleet and use available clean fuel sources for trucks and heavy equipment, whenever feasible.	City Budget discussion – linked to CAP goals	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.5.5	Advocate for attainment of all air quality legislation, standards and agreements at the local, regional national and binational levels.	Continued Collaboration	none
4.5.6	Pursue traffic management approaches that support Complete Streets principles and reduce vehicle emissions, as further discussed in the Mobility Element	Ongoing City operations	none
4.6.1	The City shall develop or ensure compliance with protocols that protect or mitigate impacts to archaeological and cultural resources. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.	MC Chapter 16.04 implements CEQA with the City	none
4.6.2	The City shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.	MC Chapter 16.04 implements CEQA with the City	none
4.7.1	Prioritize development of visitor serving and commercial recreational facilities designed to enhance public opportunities for coastal access and recreation on land planned for visitor-serving commercial and/or recreational facilities.	MC Chapter 19.25 of the Zoning Code established the C/R-ET Commercial/Recreation-Ecotourism Zone to enable the creation of an ecotourism/recreation corridor.	none
4.7.2	New visitor-serving uses should not displace existing low-cost visitor-serving uses unless an equivalent low-cost replacement is provided where feasible.	MC Chapter 19.07 of the Zoning Code establishes Coastal Development Permit and appeal authority.  MC Chapter 19.87 sets forth requirements for Coastal Development Permits. The City and where applicable, the Coastal Commission will review projects for conformance with the LCP.	none
4.7.3	Encourage the development of lower-cost overnight and extended stay accommodations and suitable for families and eco-tourism visitors.	MC Chapter 19.25 of the Zoning Code established the C/R-ET Commercial/Recreation-Ecotourism Zone to enable the creation of an ecotourism/recreation corridor.	none
4.7.4	Collaborate with local, regional, or state education and research institutions, and natural resource-focused non-profits to support or provide eco-tourism information and activities.	Ongoing City operations	none

#	GP/LUP Policy 4.0 Conservation and Ecotourism	Implementation Plan	Notes
4.7.5	Support eco-tourism to increase understanding and enjoyment of coastal resources.	MC Chapter 19.25 of the Zoning Code established the C/R-ET Commercial/Recreation-Ecotourism Zone to enable the creation of an ecotourism/recreation corridor.	none
4.7.6	Consider using a portion of Transient Occupancy Tax ("TOT") revenues for uses such as supporting and promote area businesses, and sand replenishment/retention programs that will benefit both residents and visitors	Ongoing City operations and budget discussion	none
4.7.7	Continue to support visitor-serving development along the Bayshore Bikeway that emphasizes the growth of eco-tourism and is consistent with protecting and enhancing the natural resources, processes and aesthetics of the San Diego Bay shoreline.	MC Chapter 19.25 of the Zoning Code established the C/R-ET Commercial/Recreation-Ecotourism Zone to enable the creation of an ecotourism/recreation corridor.	none
4.7.8	Explore opportunities to relocate the City Public Works Yard and develop the site and other suitable San Diego Bay shoreline properties for visitor serving and ecotourism purposes compatible with nearby sensitive habitats and with sea level rise considerations.	MC Chapter 19.25 of the Zoning Code established the C/R-ET Commercial/Recreation-Ecotourism Zone to enable the creation of an ecotourism/recreation corridor.  Ongoing City Operations and budget discussion	none
4.7.9	Pursue opportunities to increase pedestrian access to the San Diego Bay including improving street ends and expanded pedestrian facilities along the Bayshore Bikeway, while minimizing adverse impacts to sensitive biological resources.	Ongoing City Operations and budget discussion	none
4.7.10	Market Imperial Beach as a pre-eminent beach recreation and eco-tourism destination.	Ongoing	none
4.7.11	Continue collaboration with agencies such as the Unified Port of San Diego, the U.S. Fish and Wildlife Service, and the TRNERR to enhance the beach, San Diego Bay shoreline, Tijuana River Estuary, and trail networks. (also see sub policies a-f)	Application of MC 19.29 – Open Space Zone The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley	none
4.7.12	Implement a signage and wayfinding program to attract Bayshore Bikeway cyclists to visit the Bikeway Village and Seacoast Commercial District consistent with the signage policies of the LCP.	CDP process and budget discussion	none

## 5.0 Parks, Recreation, and Coastal Access

#	GP/LUP Policy 5.0 Parks, Recreation, and Coastal Access	Implementation Plan	Notes
5.1.1	Provide a variety of facilities and programs to meet the recreational needs of a diverse population, including children, teens, adults, persons with disabilities, elderly, and visitors. (also see sub policies a-b)	MC 12.56.060. Sports Park—Group use and regulations. MC 12.56.065. Soccer field—Use and regulations. MC 12.56.070. Issuance of use permits for parks	none
5.1.2	Pursue increased active and passive recreational opportunities for the general public in the Tijuana River National Estuarine Research Reserve (TRNERR), Border Field State Park, the beach and the San Diego Bayfront.	Application of MC 19.29 – Open Space Zone The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley	none
5.1.3	Provide safe and convenient linkages within and between park facilities and open space areas.	Addressed in Mobility Element	none
5.1.4	Use oceanfront land for recreational and recreation-related uses whenever feasible.	CDP and discretionary permit process Application of MC 19.24 - Public Facilities Zone. The purpose of the public facilities zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification	none
5.1.5	Continue to maintain coordination with the school districts to maximize the shared use of school and City facilities for park and recreational purposes.	Ongoing coordination	none
5.1.6	Develop parks or public spaces in conjunction with schools if future opportunities arise as a result of changing enrollment patterns, charter school development, school relocation or expansion, or other unforeseen conditions.	Ongoing coordination	none
5.1.7	Recognize the contribution of the private sector to parks and recreation and encourage cooperative continuation and expansion of such contributions.	The City's Parks and Recreation Committee meets on a quarterly basis. The committee serves in an advisory capacity to the City Council. The stated and primary function of the Committee is to expand and enhance the recreational opportunities for the residents of Imperial Beach.	none

#	GP/LUP Policy 5.0 Parks, Recreation, and Coastal Access	Implementation Plan	Notes
5.1.8	Develop recreation programs to meet the needs of citizens and visitors. Monitor and adjust programs as necessary over time.	Ongoing City operations. Programs identified in City budget document.	none
5.1.9	Pursue joint use and cooperative recreational programs with City residents, businesses, nonprofit organizations, neighboring cities, the Port District, the County of San Diego, and state and federal agencies.	Ongoing coordination.	none
5.1.10	Evaluate opportunities for enhancing public coastal access in the City through the creation of a linear park or other activating uses along the City Bayfront that incorporates features such as walkways, bike trails, landscaped areas, rest areas with benches and tables, a promenade bridge over the Otay River Channel to enhance pedestrian connectivity, an amphitheater for community and other events, gazebo, information center and other features. Engage with the California Coastal Commission early in the planning process to proactively address Coastal Act issues including biological impacts, size/intensity, and siting options.	City has authority to pursue public projects through the CIP program discussed below, and to influence private projects through the CDP, CUP and discretionary permit and Design Review processes.	none
5.1.11	Pursue expansion of the park system. Options to be considered include but are not limited to: (also see sub policies a-d)	The Capital Improvement Program (CIP) is a two-year expenditure plan that provides the City with a financial strategy for infrastructure improvements focusing on projects with the greatest need. The CIP Budget is a living document. The City seeks Grants to leverage City funds whenever possible to fund CIP improvements. The CIP Division manages Capital Improvement Projects for City-owned assets, including Street, Sewer, Facilities, Parks, and Storm Drain projects. The goal is to maintain the City owned assets in good quality condition and making improvements as directed by City Council	none

#	GP/LUP Policy 5.0 Parks, Recreation, and Coastal Access	Implementation Plan	Notes
5.1.12	Strive for equity in the provision of park/recreational/open space facilities so that all residents live within ¼ mile walking distance of a park, beach or open space resource.	Application of MC 19.24 - Public Facilities Zone throughout the City. The purpose of the public facilities zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification.  In the budget document, the City evaluates CIP projects by area.	none
5.1.13	Ensure that parks and recreation facilities, community services, public facilities, public transportation, bicycle facilities, and pedestrian amenities are equitably distributed and accessible throughout the City.	Application of MC 19.24 - Public Facilities Zone throughout the City. The purpose of the public facilities zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification.	none
5.1.14	In addition to park land, pursue other park system improvements such as enhanced sports fields, fitness stations along pedestrian routes, trailhead amenities, and recreation center building expansions.	12.56.060. Sports Park—Group use and regulations. 12.56.065. Soccer field—Use and regulations. 12.56.070. Issuance of use permits for parks	none
5.2.1	Maintain free public beach access.	The City of Imperial Beach has established beach ordinances to protect the area for the enjoyment of all beach visitors. These ordinances are found in MC Section 12.60 – Beaches.	none
5.2.2	Maintain a comprehensive network of improved beach access facilities at all designated primary beach access points to ensure safe access to all public beaches and continue to improve, maintain, enhance and maximize public use of the beach access points and beach facilities.	The City funds a Tidelands Division that maintains the Tidelands area on an ongoing basis. Through routine cleaning, painting, repairing, and upgrade additions to the Beach Park facilities, the Tidelands Division strives to provide clean, attractive, functional facilities that are user friendly, accommodating and memorable for people of all ages, residents and visitors alike.	none
5.2.3	Provide physical access to the City's coastal resource areas for all segments of the population, consistent with public safety needs, such as ensuring safe pier operations.	The Beach Access Program was founded in 2000 by Accessible San Diego in an effort to increase accessible beach recreation for persons with disabilities. The Imperial Beach Power Beach Chair Program has two chairs available for use at the Dempsey Holder Safety Center.	none

#	GP/LUP Policy 5.0 Parks, Recreation, and Coastal Access	Implementation Plan	Notes
5.2.4	Site, design, and manage access-ways to seabird nesting and roosting sites, sensitive rocky points and intertidal areas, and coastal dunes to avoid adverse impacts to these sensitive habitats, including Areas of Potential Environmentally Sensitive Habitat Areas (ESHA) as defined in the Coastal Act (see text box on p. CE-1)	CDP and CIP processes	none
5.2.5	Design and site new development to ensure continued public access to, and recreation along, the shoreline and trails. (also see sub policies a-d)	CDP and discretionary permit processes.	none
5.2.6	Continue collaboratively working with the San Diego Unified Port District to ensure that the Port Master Plan (PMP) adequately addresses lands the Port owns and leases in Imperial Beach. (also see sub policies a-b)	Ongoing	none
5.2.7	Coordinate with state and federal agencies to develop guidelines for the use of the Tijuana Estuary. (also see sub policies a-b)	Application of MC 19.29 – Open Space Zone The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley	none
5.2.8	Maintain and enhance the environmental integrity of all beach areas.	The City funds a Tidelands Division that maintains the Tidelands area on an ongoing basis. Through routine cleaning, painting, repairing, and upgrade additions to the Beach Park facilities, the Tidelands Division strives to provide clean, attractive, functional facilities that are user friendly, accommodating and memorable for people of all ages, residents and visitors alike.	none
5.2.9	Gain and improve access-ways located in proximity to public parking areas and public transportation routes. (also see sub policies a-b)	10.40.050. Municipal parking lot regulations describe unlawful uses and activities in municipal parking lots, including parks.	none
5.2.10	Retain all existing street ends under City ownership that provide public access to coastal resources, including bays, for streets, parks, open space or other public use. (also see sub policies a-b)	Coordination with City LCP policies and Port Master Plan Update.	none

#	GP/LUP Policy 5.0 Parks, Recreation, and Coastal Access	Implementation Plan	Notes
5.2.11	In the event that public access and the public interest may be served by the alteration or development of Ocean Lane or alleys west of Seacoast Drive, the City may consider vacation (also see sub policies a-c)	Existing public right of way vacation process	none
5.2.12	No individual, partnership or corporation claiming or possessing the frontage of a harbor, bay inlet, estuary, or other navigable water in Imperial Beach, shall be permitted to exclude the right-of-way to such water whenever it is required for any public purposes, including public rights obtained by prescriptive easement, nor destroy or obstruct the free navigation of such water. The City of Imperial Beach shall protect and enhance beach access and continue to formalize prescriptive rights.	Ongoing operations and consultation with the Navy.	none
5.2.13	Limit new public beach structures to those that support or enhance public recreation or marine safety related activities. No development, other than shoreline protection devices permitted pursuant to the LUP, may be permitted on sandy public beach areas, except lifeguard stations, public beach access, and trash and recycling receptacles, and such structures must be sited and designed to avoid adverse impacts to coastal resources to the maximum extent feasible.	Ongoing City operations and permitting	none
5.2.14	Accessible improvements may be permitted when sited and designed to minimize adverse impacts to coastal resources including public access, visual resources, wetlands and marine resources.	Ongoing City operations and permitting	none
5.2.15	New development should be designed to be the alternative with the least impact on coastal resources and recreation, the minimum size necessary while still meeting the basic objectives of the development, and shall provide any necessary mitigation if adverse affects on public access are anticipated.	MC Chapter 16.04 Environmental Impact Reports requires the City to follow CEQA guidelines  MC Chapter 19.07 establishes the Coastal Development Permit (CDP) and appeal jurisdiction. Public access is reviewed through the CDP process.	none
5.2.16	In general, concessions should be confined to non-sandy public beach areas.	Vending ordinance	none

#	GP/LUP Policy 5.0 Parks, Recreation, and Coastal Access	Implementation Plan	Notes
5.2.17	Coordinate with the County of San Diego, the Coastal Commission, the Coastal Conservancy, SANDAG, the City of San Diego, the Port District, and other appropriate agencies to plan and implement the California Coastal Trail, a continuous public right-of-way, and other public trail facilities, as close to the California coastline as possible. (also see sub policies a-d)	Ongoing collaboration	none

## 6.0 Facilities and Services

#	GP/LUP Policy 6.0 Facilities and Services	Implementation Plan	Notes
6.1.1	New development in the City shall pay its own way.	City deposits and impact fee requirements	none
6.1.2	Maintain an up-to-date Capital Improvement Program in order to effectively plan and budget for needed facilities and upgrade service deficiencies. Locate public utilities and public works facilities that are not dependent on the ocean or bay away from the ocean or bayfront to the extent possible. These facilities should be screened from public view and designed in a manner that is compatible with surrounding land uses.	The Capital Improvement Program (CIP) is a two-year expenditure plan that provides the City with a financial strategy for infrastructure improvements focusing on projects with the greatest need. The CIP Budget is a living document. The City seeks Grants to leverage City funds whenever possible to fund CIP improvements. The CIP Division manages Capital Improvement Projects for City-owned assets, including Street, Sewer, Facilities, Parks, and Storm Drain projects. The goal is to maintain the City owned assets in good quality condition and making improvements as directed by City Council	none
6.1.3	Consider sea level rise in the design and location of public facilities.	CIP project design process	none
6.1.4	Pursue relocating the Public Works Yard to a non-bayfront site. Alternative sites include, but are not limited to: Ream Field, sites outside the City limits, and splitting the yard into more than one site. (also see sub-policies a-c)	CIP project development	none
6.1.5	Consider green infrastructure, such as planting trees and blue carbon capture, as part of an overall climate mitigation and resilience strategy. (also see sub-policies a-b)	CIP project design process	none

#	GP/LUP Policy 6.0 Facilities and Services	Implementation Plan	Notes
6.2.1	Explore ways to improve the City's fire rating at every opportunity, to maintain a rating no higher than 4.	Ongoing programs and operations	none
6.3.1	Maintain public information and school educational programs in crime prevention and drug education.	Post information in "City News and Information" section of web page	none
6.3.2	Assist residents and businesses in developing neighborhood and commercial protection programs.	Ongoing programs and operations	none
6.3.3	Strive to maintain crime rates below the County average and better than the majority of San Diego County cities.	Since 1983, the San Diego Sheriff - Imperial Beach Station has provided contract law enforcement services to the City of Imperial Beach .Each patrol deputy is assigned to a geographical "beat" area which enables the deputies to become familiar with the residents in their "beat" and with problems in the area. The "beat" system is a cornerstone of the community- oriented policing concept requiring the interaction of neighborhood residents with law enforcement. Patrol deputies also participate in the community, while on duty, attending Neighborhood Watch meetings and making presentations to youth groups, service groups and schools.	none
6.4.1	New construction adjacent to alleys shall be required to bring the alley up to City standards or provide an approved lien contract.	MC 12.08.085. Alley improvement required.	none
6.4.2	Continue to pave all alleys in the City. Pursue improvements in storm water conveyance facilities in response to sea level rise impacts.	The City is nearing completion of the Eight Alley Paving Project. The project consists of concrete paving 9 existing dirt alleys and incorporating permeable concrete to help address existing drainage concerns. Necessary ADA improvements will be installed at sidewalk crossings as well.	none
6.4.3	Develop programs to solve localized Imperial Beach drainage problems. Such programs shall include working with the City of San Diego and the U.S. Navy as necessary.	Ongoing collaboration	none

#	GP/LUP Policy 6.0 Facilities and Services	Implementation Plan	Notes
6.4.4	Provide sidewalks in an area that is not contiguous with the paved street and curb. The area between the street curb and the sidewalk shall be used for a landscaped parkway planted with street trees. This policy shall be implemented as part of development approvals except in areas already committed to curb side sidewalks. Parkways shall not be paved except where satisfactory trees have been planted and decorative paving material is used, such as bricks or pavers.	MC Title 12. Streets, Sidewalks and Public Places	none
6.4.5	Encourage property owners to complete missing portions of sidewalks and, for larger areas, to sponsor the creation of sidewalk assessment districts.	MC Title 12. Streets, Sidewalks and Public Places	none
6.4.6	Require improvements to existing sidewalks, or construction of new sidewalks with all building permits for construction above a certain threshold. Seek to maintain non-contiguous landscaped parkways to foster an attractive and safe pedestrian environment, and to help capture storm water. Where a wider clear sidewalk path is desired, paving may occur with City oversight to achieve a pedestrian and environmentally friendly design.	MC Title 12. Streets, Sidewalks and Public Places	none
6.4.7	Pursue the undergrounding of utilities on major streets as funding becomes available.	Ongoing programs and operations	none
6.5.1	Support the Sweetwater Union High School District's long term plans to construct a new high school in the Otay Mesa area.	Ongoing collaboration	none
6.5.2	Work closely with the school districts to foster joint use of school facilities where mutually beneficial. Buildings may be used for evening meetings, adult education, counseling or other community functions. Grounds may be used for a variety of recreation activities, in accordance with an approved Joint Use Agreement.	Application of MC 19.24 - Public Facilities Zone throughout the City. The purpose of the public facilities zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification.	none
6.5.3	Consider sea level rise and flood hazards in the renewal of any future school leases.	Ongoing collaboration	none
6.6.1	Emphasize source reduction to residents and businesses to decrease the amount of solid waste generated.	Ongoing programs and operations	none

#	GP/LUP Policy 6.0 Facilities and Services	Implementation Plan	Notes
6.6.2	Maintain a recycling program to minimize impacts on regional solid waste disposal sites.	The City provides solid waste, recycling, and household hazardous waste disposal services to the community. Ensure compliance with State mandated solid waste diversion requirements, reporting to Calrecycle, and permitting for hazardous materials.	none
6.6.3	Diversify collection and processing of compostable materials to prioritize their highest and best local use.	Ongoing programs and operations	none
6.6.4	Adopt streamlined regulations that support composting by local residents, community groups and businesses.	Future work program item	none
6.6.5	Support purchasing of locally produced compost and mulch for applications in water-wise landscaping, carbon sequestration, storm water and erosion control projects.	Integrate into ongoing programs and operations	none
6.7.1	Develop whatever agreements are necessary with the Metro Waterwater JPA to provide sewer treatment capacity to accommodate the General Plan's projected growth.	Ongoing programs and operations	none
6.7.2	Encourage federal, state, and other responsible agencies to address the problems of drainage, sewage and beach pollution associated with the Tijuana River Valley.	Ongoing programs and operations	none
6.7.3	Continue to upgrade the sewage system based on the 2018 Wastewater System Master Plan. Evaluate the need to incorporate results from the City Sea Level Rise Vulnerability Assessment into future updates.	<b>MC 13.04</b> establishes regulations for the management of the city's sewer system and to provide for fees for connecting to the city's sewer system, in order to protect the health and safety of Imperial Beach citizens.	none
6.8.1	Require water conservation features in all new developments including Xeriscape landscaping and low water use irrigation improvements	<b>MC 13.12.010.</b> Authorizes the City Manager to determine and declare that a water shortage emergency exists in any and/or all parts of the City of Imperial Beach, and to promulgate regulations, rules and conditions to relieve the water shortage. This code chapter also establishes water conservation stages with associated measures.	none
6.8.2	Use sustainable design practices including water-saving systems and best management practices in developments.	Chapter 19.50 of the Zoning Code establishes landscaping and irrigation requirements for different land use zones	none
6.8.3	Promote the use of on-site gray water and rainwater collection systems.	Chapter 8.30 Urban Runoff Management and Discharge Control	none
6.8.4	Collaborate with the California American Water (CAW) Company in implementing adaptive management strategies that address drought and climate change conditions.	Continued collaboration with CAW	none

#	GP/LUP Policy 6.0 Facilities and Services	Implementation Plan	Notes
6.8.5	Support regional water conservation efforts and prevention of water quality degradation.	Continued collaboration	none
6.8.6	Collaborate with the California American Water Company in its efforts to diversify and safeguard local water supplies	Continued collaboration with CAW	none

## 7.0 Safety

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.1.1	Update the 2016 Sea Level Rise Vulnerability Assessment approximately once every ten years consistent with the best available and recognized climate change science as determined by the City	Include in City work program	none
7.1.2	Collaborate with regional partners to establish a comprehensive beach and shoreline management plan to support adaptation of beach and shoreline areas along the coast, the San Diego Bay, and the Tijuana Reserve Estuary. (also see sub policies a-e)	Leverage ongoing staff operations being conducted by the City's Tidelands Division.	none
7.1.3	Monitor beach profiles, shoreline conditions and sea level rise impacts along the coast, San Diego Bay, and the Tijuana Estuary to inform the beach and shoreline management plan. (also see sub policies a-f)	City participates as a SANDAG member agency in development of a Regional Coastal Sediment Management Plan. The City also participates on the SANDAG Shoreline Preservation Working Group Continue collaboration with TRNERR.	none
7.1.4	Incorporate resiliency measures and adaptation strategies into capital improvement planning and other investment decisions. Resiliency measures can include but are not limited to: raising of infrastructure and structures, establishment of permanent or temporary alternative routes for public transit and bikeways, green infrastructure that reduces flooding, and adaptation of stormwater and wastewater systems. (also see sub policies a-b)	Ongoing - Capital Improvement Program (CIP) and overall City budget deliberations	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.1.5	Pursue the establishment of a Sand Compatibility and Opportunistic Use Program (SCOUP) program in Imperial Beach. Once in place, inform applicants, for new development in the City and in surrounding areas that do not have permitted SCOUP programs, of the City's SCOUP program and encourage them to participate.	Ongoing and continued collaboration	none
7.1.6	Allow the repair, maintenance, and enhancement of existing shoreline protective devices, or the extension of shoreline protection, that do not result in feasibly avoidable negative community impacts and are necessary to protect structures from identified coastal hazards. (also see sub policies a-d)	Coastal Development Permit (CDP) process	none
7.1.7	Allow shoreline protection to protect and maintain safe beach accessways, including new shoreline protection for beach restoration of the public beach (also see sub policies a-c)	CDP process	none
7.1.8	Evaluate modifications to the existing groins consistent with the goal of enhancing the shoreline environment, maintaining and/or increasing beach width, and public access, while also providing recreational opportunities and property protection. (also see sub policy a)	Collaborate with Port. CDP process	none
7.1.9	Continue the sand mitigation fee for replacement or construction of shoreline protection and require the utilization of fees for sand replenishment	MC 19.87.050 Criteria for granting coastal development permits. Collaborate with SANDAG on regional sand programs.	none
7.1.10	Utilize suitable sand excavated during grading for permitted development for beach replenishment.	Collaborate with TRNERR and SANDAG	none
7.1.11	Permit revetments, breakwaters, groins, harbor channels, seawalls, shoreline protection devices and other such construction that alters natural shoreline processes when required to serve coastal-dependent uses or to protect existing principal structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. (also see sub policy a)	MC 19.25.060 Development Regulations and Design Standards	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.1.12	New development fronting of the coast shall incorporate an engineered vertical seawall in its design if it is determined that shoreline protection is necessary. Such a seawall shall, except for required toe protection, be located within the private property of the development and designed to be sufficient to protect the development from flooding during combined design storm and high tide events.	CDP review	none
7.1.13	Design public improvements to minimize shoreline protection devices, if possible and require the minimum necessary protection that does not extend onto the beach further seaward than the authorized vertical shoreline protection on either side of the access improvements. (also see sub policies a-b)	CIP program CDP process Collaboration with Port	none
7.1.14	Develop a coastal shoreline protection device manual for the design and construction of new and replacement seawalls and revetments. (also see sub policy a)	Future work program	Seek funding opportunities
7.1.15	Coordinate with federal, state, and local agencies to research and develop adaptation strategies and projects and establish, identify, and access funding opportunities for implementation including but not limited to the following. (also see sub policies a-f)	Continue to collaborate with relevant agencies	Monitor and apply for funding as opportunities arise.
7.1.16	Continue to coordinate with SANDAG and other coastal cities to implement the regional beach replenishment program and the adopted "Shoreline Preservation Strategy for the San Diego Region."	Ongoing	none
7.1.17	Partner with the Tijuana River National Estuarine Research Reserve (TRNERR) to pursue joint adaptation planning and strategies to ensure that existing and future sea level rise impacts do not restrict emergency and public access to the Tijuana Estuary and identify potential negative impacts City adaptation strategies may have on the estuary.	Ongoing. Continue participation on TRNERR Advisory Council established by state legislation.	none
7.1.18	Partner with the TRNERR to explore the feasibility of utilizing sand from the Tijuana River for beach nourishment, dunes, and living shoreline protection.	Ongoing. Continue participation on TRNERR Advisory Council established by state legislation.	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.1.19	Explore the feasibility of cooperation with the Navy to increase resiliency and adaptation strategies for Naval Outlying Landing Field Imperial Beach (NOLF IB) and residential communities in Seaside Point.	Continue participation on SANDAG Regional Military Working Group and Shoreline Preservation Working Group	none
7.1.20	Pursue increased planning and collaboration with coastal, Bayfront, and estuary front property owners to address the challenges of sea level rise on a community and neighborhood wide basis as a method to monitor and receive input from those property owners directly impacted.	Continue participation on SANDAG Shoreline Preservation Working Group	Engage property owners with the results of SLR vulnerability assessments and/or relevant interim best available SLR science as they are completed to inform property owners of potential impacts and adaptation strategies
7.1.21	REPI Policy to be added.		Need consultation with the Navy
7.1.22	Require the completion of geo-technical investigations concerning potential soils, geologic, seismic and/or flood hazards, and sea level rise (see also Policy 7.1.1). (also see sub policies a-b)	CDP and California Environmental Quality Act (CEQA) process	none
7.1.23	Establish incentives to encourage the retrofit, redevelopment, and replacement of buildings and properties to meet or exceed construction building codes, including increased building elevation, setbacks, and other measures that would reduce sea level rise hazard risks, and increase resiliency and adaptive capacity.	CDP and building permit process	none
7.1.24	Require new development to provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner to minimize hazards resulting from increased runoff and erosion. (see also sub policies a-b)	CDP and building permit process	none
7.1.25	Evaluate hazard risks when reviewing proposals to adjust lot lines in areas subject to existing or future sea level rise impacts consistent with the SLR Assessment and future updates.	Development review including CDP process.	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.1.26	Review City CIP projects for location and avoid citing new public facilities in hazardous areas. Consider relocating existing public facilities, located in hazardous zones, at the end of their economic life if feasible rather than rebuilding in place (see also sub policies a)	Evaluate with CIP and CDP process.	none
7.1.27	Develop and maintain an adequate flood control program (see also sub policies a-d)	Evaluate with CIP and CDP process.	none
7.1.28	Educate property owners of existing development and proposed development and redevelopment about the FEMA flood insurance incentives to increase finished floor elevation above the required minimum base flood elevation.	19.32.030. Base flood elevation data. The flood hazard certification report prepared by the developer's engineer shall use base flood elevations provided in the most current Flood Insurance Study for the City of Imperial Beach with accompanying Flood Insurance Rate Maps. Where base flood elevation data is incomplete or inadequate, the developer's engineer shall provide and the City Engineer shall review any base elevation data available from Federal, State or other sources.	As part of public engagement such as workshops and web outreach following the completion of SLR Vulnerability Assessments (or other relevant science), include information on FEMA flood insurance incentives
7.1.29	Identify and establish temporary and/or permanent vehicle, public transit, and pedestrian and bicycle routes and facilities that can be used safely during flooding events. (also see sub policy a)	Integrate into City operations and CIP planning.	none
7.2.1	Ensure that new development and redevelopment has or provides sufficient emergency fire access and that it is maintained throughout the anticipated economic life of the development.	Fire Department inspectors ensure compliance in commercial businesses and residential rental properties by utilizing the California Fire Code, California Code of regulations, and the California Health and Safety Code.	none
7.2.2	Ensure that individual street and transportation improvements do not result in loss of emergency fire access. In cases where an individual improvement diminishes or eliminates access on that street ensure there are alternate routes with sufficient access.	Integrate into City operations and CIP planning.	none
7.2.3	Ensure that the latest versions of the adopted Building and Fire Codes are adopted and enforced.	New building and tenant improvement plans are reviewed for fire and life safety compliance using the California Fire Code, California Code of regulations, California Health and Safety Code and nationally recognized standards.	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.2.4	Ensure that public and private landowners implement site specific safety measures that mitigate to a low risk condition fire hazards to neighboring public and private properties.	The Imperial Beach Fire Prevention Bureau provides property inspection, public safety education, fire and life safety plan review and applicable code enforcement for Imperial Beach and its residents.	none
7.2.5	Work cooperatively with other agencies and private interests to educate private landowners on the benefits of fire-safe measures (including fire-rated roofing and construction materials) and vegetation management, to achieve a low risk condition.	The Imperial Beach Fire Prevention Bureau provides property inspection, public safety education, fire and life safety plan review and applicable code enforcement for Imperial Beach and its residents.	none
7.2.6	Monitor conditions in the Tijuana River Valley to assess fire risk to nearby uses due to climate change and habitat impairment events	Ongoing. Continue participation on TRNERR Advisory Council established by state legislation.	none
7.3.1	Restrict development so that no portion of any habitable structure should be built across any fault should one be discovered.	Development permit review process CEQA process	none
7.3.2	Ensure that the City keeps up-to-date on the seismic potential of the Rose Canyon fault as further research is conducted.	Ongoing collaboration	Connect with and remain in contact with relevant scientific groups studying the fault
7.3.3	Seek out opportunities to collaborate with agencies involved in monitoring the impacts of sea level rise on groundwater supplies and dynamics and liquefaction potential in the region.	Ongoing collaboration	none
7.4.1	Minimize injury, loss of life, and property damage from natural and manmade hazards.	The Public Safety Department offers a CERT (Community Emergency Response Team) program so community members can gain needed training in the event of a large disaster. This program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization and disaster medical operations.	none
7.4.2	Continue to maintain an Emergency Operations Plan (EOP), which is compatible with, and complementary to, that of the County. Update the plan as the understanding of the threat of earthquakes, tsunamis, fire, and other potential disasters evolves.	Ongoing collaboration with regional partners and mutual aid agreements	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.4.3	Participate in the development of, and adopt future updates to the San Diego County Multi-Jurisdictional Local Hazard Mitigation Plan as necessary to maintain eligibility for federal post-disaster grant funding.	City involvement is codified in floodplain ordinances.	Public Works and Planning to partner on hazard plan update.
7.4.4	Coordinate across City and County departments and seek to align the Local Hazard Mitigation Plan (LHMP) with the LCP to ensure that proactive adaptation efforts are coordinated and responses to damage from future coastal hazards are streamlined. Identify future adaptation projects that meet the goals of both the LCP and LHMP and leverage FEMA funding opportunities for hazard mitigation and other related funding mechanisms to implement such projects.	Ongoing collaboration with regional partners	none
7.4.5	Continue to promote public awareness of potential hazards and disaster preparedness.	The Public Safety Department offers a CERT (Community Emergency Response Team) program so community members can gain needed training in the event of a large disaster. This program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization and disaster medical operations.	none
7.4.6	Initiate education programs in lower grades using displays and demonstrations that would expose younger children to the nature and danger of fire. Such programs would tend to replace their natural curiosity with a sense of respect.	Engage in outreach and web site postings	none
7.4.7	Support or sponsor exhibits and presentations in secondary schools which demonstrate the more involved aspects of fire dynamics; i.e., major contributing factors to fire hazard and the relationship of fire to the natural ecology. Encourage parental cooperation and assistance in overall fire education programs.	Engage in outreach and web site postings	none
7.4.8	Develop a public information program to familiarize the citizens of the region with the Public Safety Element. School Districts and agencies which deal with the aged, handicapped and susceptible industries should be encouraged to develop educational programs relative to public safety awareness.	Engage in outreach and web site postings	none

#	GP/LUP Policy 7.0 Safety	Implementation Plan	Notes
7.4.9	Seek out opportunities to educate the public about the threats from, and disaster preparedness for, earthquakes, tsunamis, and other hazards.	The Public Safety Department offers a CERT (Community Emergency Response Team) program so community members can gain needed training in the event of a large disaster. This program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization and disaster medical operations.	none
7.4.10	Continue to seek public input to inform strategies, response plans, evacuation routes, and prioritization of public improvements related to disaster preparedness and resiliency.	Engage in outreach and web site postings	none

## 8.0 Design

#	GP/LUP Policy 8.0 Design	IP Reference	Notes
8.1.1	Develop sites adjacent to environmentally sensitive habitat areas in a manner that maintains public view corridors and prevents impacts consistent with Coastal Act Section 30240.	Development permit review and CIP project design processes CEQA Guidelines	none
8.1.2	Protect public views to the beach, bay, estuary as well as to other scenic resources from major public viewpoints (see Figure D-1). Development that may affect a public view shall be designed and sited in a manner so as to preserve or enhance designated view opportunities. Street trees and vegetation should be chosen and sited so as not to block views upon maturity.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.  Development permit review and CIP project design processes	none
8.1.3	Require development design - including neighborhoods, streets and individual properties - that is pleasing to the eye, rich in variety, harmonious with existing development, and emphasizes the relationship to the ocean and bay.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.  Development permit review and CIP project design processes	none

#	GP/LUP Policy 8.0 Design	IP Reference	Notes
8.1.4	Design new development to relate to Imperial Beach's existing and evolving high quality design. (also see sub-policies a-e)	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.  Development permit review and CIP project design processes	none
8.1.5	Design development projects to respect, work with, and enhance the natural features of the land. (also see sub-policies a-b)	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.  Development permit review and CIP project design processes	none
8.1.6	Regulate project uses and design to create harmonious relationships between adjoining uses. (also see sub-policies a-e)	Section 19.06 of the Zoning Code establishes a Zone Map and Boundaries consistent with the Land Use Plan. Implementing zones for each General Plan land use designation, consistent with the zones, intensities, and densities are identified in the Land Use Plan and Land Use Designations list.	none
8.1.7	Adopt City design guidelines to be used in the design review process.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.	none
8.1.8	Require design review for all residential properties of 2 dwelling units or more, all new mixed-use development, and all new non-residential development structures.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.	none
8.1.9	Provide open space in all residential developments as appropriate to the needs of the residents and the types of units. (also see sub-policies a-b)	<b>19.50.010. Minimum usable open space for dwelling units.</b> Every residential development shall provide a minimum of three hundred square feet of usable open space per dwelling unit.	none
8.1.10	Group buildings into "neighborhoods" or clusters and be oriented so that building entryways are visible to encourage neighborhood surveillance.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.	none

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8.1.11	Where separate units face onto a common open space, the design should relate specific portions of the open space to each unit. This has been shown to increase individual responsibility for surveillance as well as upkeep.	Section 19.83.050 Design guidelines, establishes the use of the "Design Manual and Design Review Guidelines" (1984) by the Design Review Board and the Community Development Department.	none
8.1.12	Include and provide for a number of amenities such as adequate storage areas, pathways, and attractive landscaped areas.	<p><b>19.50.030. Commercial landscaping.</b></p> <p>A. Not less than fifteen percent of the total site shall be landscaped and permanently maintained.</p> <p>B. There shall be a five-foot-wide landscape area between any parking area and any public street right-of-way.</p> <p>C. A portion of a property not used for buildings, parking, walkways, loading or storage areas shall be landscaped.</p> <p>D. There shall be a minimum three-foot by fifteen-foot, or forty-five square foot, landscaped area within the parking area (not including perimeter area landscaping) for every three parking spaces or the equivalent. A minimum width of three feet is required. A four-foot by fifteen-foot area may be permitted for every four spaces, five-foot-wide for five spaces, etc.</p> <p>E. Prior to issuance of any building permits, a complete landscaping plan shall be submitted to the Community Development Department for approval. Such approval shall be subject to appeal in the manner set forth in Sections 19.84.070 through 19.84.090.</p> <p>F. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaping areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material.</p> <p>G. A permanent irrigation system shall be installed to serve all landscaped areas</p>	none
8.1.13	Require active uses on the ground floor facing primary commercial corridors and in proximity to transit access.	<p>MC 19.26.020 MC 19.27.020 MC 19.28.020</p> <p>These code sections regulate active commercial uses</p>	none

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8.1.14	Integrate pedestrian scale design and user amenities into mixed-use development. (also see sub-policies a-b)	Addressed in MC 19.26-28 and Design Review process	none
8.1.15	Where appropriate, the residential component of mixed-use developments should be informed by residential design policies and zoning requirements.	MC 19.26.020 and MC 19.27.020 link residential dwelling units in mixed-use zones to the R-1500 Zoning District. MC 19.28.020 links residential development to a CUP process	none
8.1.16	Implement visitor serving commercial development standards that encourage pedestrian activity through the design and location of building frontages and parking provisions. Reduce the visual prominence of parking lots along major corridors when new development or redevelopment occurs.	<p><b>19.27.010. Purpose of zone.</b> The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area.</p> <p><b>19.25.010. Purpose of zone.</b> The purpose of the C/R-ET zone is to provide land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor.</p>	C/R-ET zone includes references to 2005 Ecotourism Study and GP Policy P-7
8.1.17	Continue to enhance the Seacoast Corridor as a pedestrian-oriented visitor-serving destination by managing and regulating redevelopment and use transitions to reinforce scale and character through strong building relationships to the street and pedestrian-oriented features.	<p><b>19.27.140. Seacoast Commercial Mixed-Use/Residential Overlay Zone.</b> The area located between Ocean Boulevard on the west, Ocean Lane on the east, and between Imperial Beach Boulevard on the south and Palm Avenue on the north is designated as the Seacoast Mixed-Use Residential Overlay Zone. The purpose of this transition zone is to allow for the gradual commercial expansion in an area which is generally used for residential purposes while preserving opportunities for the continuation of single-family residential uses.</p> <p><b>19.27.145. Conditional use permit.</b> Conditions for a conditional use permit may include, but shall not be limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulations of vehicular ingress and egress and traffic circulation; regulations of signs; regulations of hours of operation; establishment of development schedules</p>	none

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		or time limits for performance or completion; requirements for periodic review; and such other conditions as may be deemed necessary to ensure compatibility with existing surrounding uses, and to preserve the public health, safety, and welfare.	
8.1.18	Encourage safe and enjoyable browsing by customers through coordinated and attractive signs, walkways, patios, display windows, and entrances. Optimally, the entrance to such an enjoyable area should be designed to be obvious to the passing motorist and pedestrian, and be linked to the public sidewalk and the parking area.	Development permit review process	none
8.1.19	Design parking lots to be attractively landscaped, and safe for the motorists and pedestrians walking from their cars or the street.	Development permit review and CIP project design processes	none
8.2.1	Celebrate the City with thoughtful and prominent civic architecture.	Development permit review and CIP project design processes	none
8.2.2	Where feasible, provide distinctive public open space, public art, greens, and/or plazas around civic buildings and facilities.	Through collaboration with the IB Arts Bureau and sponsorship from the Port of San Diego, the City of Imperial Beach is accepting artwork that celebrates the Tidelands. Development permit review and CIP project design processes	none
8.2.3	Promote the evolution of a green, tree-covered image for the City (see also the Conservation Element - Urban Forestry). Require appropriate specimen-sized trees as part of new development or City projects. (also see sub-policies a-d)	Development permit review and CIP project design processes	none
8.2.4	Provide landscaping, including the preservation and planting of large trees and maintaining open space, to ensure a pleasing and open landscaped vista to residents and passersby.	<b>9.27.145. Conditional use permit.</b> Conditions for a conditional use permit may include, but shall not be limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulations of vehicular ingress and egress and traffic circulation; regulations of signs; regulations of hours of operation; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as may be	none

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		deemed necessary to ensure compatibility with existing surrounding uses, and to preserve the public health, safety, and welfare.	
8.2.5	Design and landscape visible public improvements to blend into their backdrop. (also see sub-policies a-b)	Development permit review and CIP process	none
8.2.6	Utilities that cannot be feasibly placed underground due to their high voltage or other safety or cost considerations should be located and designed in such a fashion as to provide the least visual and environmental impact on the community.	MC <b>13.08.010</b> requires the undergrounding of all future utility distribution installations and all present distribution installations within new subdivisions in the City except where a tentative subdivision map has been previously accepted by the Council or sewer and water utilities have been installed or in those circumstances where such undergrounding would be infeasible or impractical.	none
8.2.7	Support long-term property maintenance and community revitalization to retain and enhance the attractive, human-scale, beach- oriented small town atmosphere. (also see sub-policies a-g)	<b>19.27.140. Seacoast Commercial Mixed-Use/Residential Overlay Zone.</b> The area located between Ocean Boulevard on the west, Ocean Lane on the east, and between Imperial Beach Boulevard on the south and Palm Avenue on the north is designated as the Seacoast Mixed-Use Residential Overlay Zone. The purpose of this transition zone is to allow for the gradual commercial expansion in an area which is generally used for residential purposes while preserving opportunities for the continuation of single-family residential uses.	none
8.2.8	Encourage the provision of public art and spaces for cultural use as a means to distinguish and enliven spaces.	Through collaboration with the IB Arts Bureau and sponsorship from the Port of San Diego, the City of Imperial Beach is accepting artwork that celebrates the Tidelands.	none
8.2.9	Design projects to encourage “eyes on the street” as a means to discourage and deter crime through the location of physical features, activities and people to maximize visibility	Development permit review and CIP project design processes	none
8.2.10	Design and locate signs to minimize impacts to visual resources (see also sub policies a-c)	MC <b>19.52.010. Sign Code.</b> The purpose of these sign regulations are to encourage the effective use of signs as a means of communication in the City; to maintain and enhance the aesthetic environment and the City’s ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.	none

#	GP/LUP Policy 8.0 Design	IP Reference	Notes
8.2.11	Prohibit placement of signs other than traffic or public safety signs, which obstruct views to the ocean, beaches, bay or estuary from public viewing areas, and scenic roads	<p><b>9.52.190. Signs in the public right-of-way.</b>            No signs shall be allowed in the public right-of-way, except for the following:</p> <ul style="list-style-type: none"> <li>A. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public and community event information, and direct or regulate pedestrian or vehicular traffic.</li> <li>B. Bus stop signs erected by a public transit company;</li> <li>C. Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and</li> <li>D. Awnings, canopies, marquees, projecting, and suspended signs projecting over a public right-of-way in conformity with the Conditions of Tables "A" and "B" of this code, and with the issuance of an encroachment permit.</li> <li>E. Emergency warning signs erected by a governmental agency, a public utility, or a contractor doing authorized work within a public right-of-way.</li> </ul>	none
8.2.12	Develop a uniform public information sign program. (see also sub policies a-c)	Ongoing collaboration with regional partners	none
8.2.13	Provide curbside visible street numbers or directory maps for all types of structures and be visible at night for the convenience of police, fire, guests and customers.	Ongoing practices	none
8.2.14	Build an identity sign at "Old Palm" Avenue to strengthen the sense of place in this commercial corridor and complement economic development objectives.	City has authority to address through the CIP program MC 19.53 addresses signage	none
8.3.1	As part of a future LCP amendment, consider and develop and implement modified site planning and building design regulations to build resiliency to sea level rise. (also see sub-policies a-e)	<p><b>19.24.030. Development standards.</b>            Any proposed development or use shall be subject to the site plan review process as designated in Chapter 19.81 of this title. Upon completion of all required application forms, the Planning Commission shall hold a noticed public hearing. The site plan review process shall determine all applicable setbacks, lot coverage, building height, parking, siting, signs and other standards required to assure compatibility with the surrounding lands and uses. A finding must also be made that the application is in conformance with the applicable elements of the City of Imperial Beach General Plan and the Coastal Land Use Plan. (Ord. 94-884;</p>	The existing code sections provide a process for evaluation and application of appropriate development standards.

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8.3.2	Expand Bayfront commercial uses in a manner that supports the City's conservation, resiliency and economic development goals (see also Land use Element Sections 2.4 and 2.5)	<p>Ord. 601 § 1, 1983)</p> <p><b>19.25.010. Purpose of zone.</b>  The purpose of the C/R-ET zone is to provide land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor. This zone is intended to implement the recommendations of the 2005 Urban Waterfront and Ecotourism Study. It would also implement Parks and Recreation Element Policy P-7 of the General Plan (Increase Tourist Related Commercial Land Uses) which provides that "The City and its business community should take direct action to increase the amount of tourist-oriented businesses both along the beachfront, South San Diego Bayfront and inland areas."</p> <p>The International Ecotourism Society (TIES) defines ecotourism as "responsible travel to natural areas that conserves the environment and sustains the well-being of local people." It is intended that the C/R-ET zone will accommodate the land use needs of the recreation and ecotourism market niches. Among the uses envisioned for the C/R-ET zone include small-scale visitor-serving retail and services such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafés), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels and motels).</p> <p><b>19.25.030. Land use and design determination.</b>  The Community Development Director or designee shall make determinations of land use and design. The Director shall assign proposed uses to the appropriate category. The Director shall make architectural/design determinations that are within the intent of this code when not expressly prescribed by this code. For any ambiguity or question of a Director's determination, the applicant or any citizen may file an appeal of the determination to the Planning Commission for an interpretation pursuant to Section 19.02.080. (</p> <p><b>9.25.050. Development review process jurisdiction.</b></p>	none

#	GP/LUP Policy 8.0 Design	IP Reference	Notes
		<p>Site plan and design review by the City Council will be required for all proposed development involving major new construction. Site plan and design review by the Community Development Director (administrative approval) will be required for any addition, construction, remodel or alteration of existing buildings or exterior façade alterations to existing buildings.</p> <p><b>19.25.060. Development regulations and design standards.</b></p> <p>The development standards for the C/R-ET zone are intended to create a small-scale commercial development that preserves coastal views, promotes ecotourism and recreation activities and encourages pedestrian activity through the design and location of buildings, façade treatments, landscaping, street furniture, and travel ways.</p> <p>To accommodate recreation and ecotourism uses, development may take the form of adaptive reuse of existing structures or existing structures may be demolished to create new development.</p>	
8.3.3	Encourage and develop building and design techniques that address future flooding events	Integrate into regularly occurring code updates	none
8.3.4	Integrate public coastal access, open space, public view corridor enhancements, and pedestrian amenities, in conjunction with new development and redevelopment	<p>CDP Process and zoning standards, including Section 19.25.060. Development regulations and design standards.</p> <p>The development standards for the C/R-ET zone are intended to create a small-scale commercial development that preserves coastal views, promotes ecotourism and recreation activities and encourages pedestrian activity through the design and location of buildings, façade treatments, landscaping, street furniture, and travel ways.</p> <p>To accommodate recreation and ecotourism uses, development may take the form of adaptive reuse of existing structures or existing structures may be demolished to create new development</p>	none
8.3.5	Design projects to encourage the use of transit. (also see sub-policies a-b)	Development permit review process	none
8.3.6	Create street frontages with architectural and landscape interest that provide visual appeal to the streetscape and	<p><b>19.16.120. Pedestrian orientation and defensible space.</b></p> <p>At least one distinct ground level, street facing</p>	none

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	enhance the pedestrian experience. (also see sub-policies a-b)	<p>pedestrian entryway shall be provided to a residential dwelling unit for each fifty feet of linear street frontage and a minimum of twenty percent of the first floor of that portion of a residential structure facing a front or side street shall consist of clear glass windows allowing visibility into the dwelling unit.</p> <p><b>9.17.120. Pedestrian orientation and defensible space.</b> At least one distinct ground level, street facing pedestrian entryway shall be provided to a residential dwelling unit for each fifty feet of linear street frontage and a minimum of twenty percent of the first floor of that portion of a residential structure facing a front or side street shall consist of clear glass windows allowing visibility into the dwelling unit.</p> <p><b>19.25.040. Minimum active commercial use.</b> A minimum of sixty percent of the ground floor of the parcels with street frontages shall have active commercial uses, uses that contribute to a high level of pedestrian activity such as retail shops, restaurants, hotels, museums and galleries.</p> <p><b>19.25.080. Public realm/street furniture provisions.</b> A. Street lighting shall be mission-style or of another historical theme and located sixteen feet above grade with a maximum average spacing of sixty feet on center. B. Acceptable sidewalk materials include: brick, masonry, tile, permeable and landscape pavers, and stamped Portland cement concrete.</p> <p><b>19.27. C/MU-2 SEACOAST COMMERCIAL AND MIXED-USE ZONE</b> requires active commercial uses per <b>Chapter 19.04</b></p> <p><b>19.27.150. Specific plan</b> provides the City Council with the authority to approve a specific plan that allows deviations from the C/MU-2 zone to create a superior project compared to what would have been permitted per the zone.</p> <p><b>19.28. C/MU-3 NEIGHBORHOOD COMMERCIAL AND MIXED-USE ZONE</b> requires active commercial uses per <b>Chapter 19.04</b></p>	

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8.3.7	Design development to respect and enhance the view and safety of the passerby. (also see sub-policies a-b)	<p><b>19.27.041. Stepbacks.</b> A. On property with a side or rear yard abutting a residential zone, the second-floor stepback shall be a minimum of five feet from the abutting residential property line and the third-floor stepback shall be a minimum of ten feet from the abutting residential property line.</p> <p>B. Stepbacks are not required where the ten-foot setback is required or observed for at least fifty percent of the property line abutting residential property.</p> <p>C. On properties fronting Seacoast Drive, an upper-story setback of five to ten feet is required for a minimum of fifty percent of street-facing façades along Seacoast Drive.</p>	none
8.3.8	Design developments with an eye to safety without giving the appearance of a fortress or a sea of concrete or asphalt. (also see sub-policies a-b)	Development permit review and CIP project design processes	none
8.3.9	Design developments using sustainable or “green” building practices to conserve energy and water, work toward healthful air quality, and achieve other environmental benefits. (also see sub-policies a-d)	Development permit review and CIP project design processes	none
8.3.10	Require developments to protect water quality and provide for watershed protection (see also Conservation and Ecotourism Element –Section 4.4 Water Quality).	See Conservation Element Table	none
8.3.11	Reduce heat build up in developed areas through actions such as: using cool roofing materials, planting trees and other vegetation to shade buildings, and providing increased shading or use of cool paving materials in parking lots.	See Conservation Element Table	none