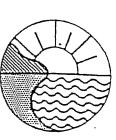
AGENDA

Planning Commission - City of Pacifica



DATE:

July 6, 2010

LOCATION:

Council Chambers

2212 Beach Boulevard

TIME:

6:00 p.m.

PLANNING COMMISSION STUDY SESSION

AGENDA

1. Further Discussion of Land Uses along Northern Palmetto Avenue (Northern Commercial Area)

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

CITY OF PACIFICA

MEMORANDUM

DATE:

July 6, 2010

TO:

Planning Commission

FROM:

Michael Crabtree, Planning Director

SUBJECT:

Study Session Item No. 1: Further Discussion of Land Uses along Northern

Palmetto Avenue (Northern Commercial Area)

The Commission last discussed this subject on March 1, 2010. A copy of the memo to the Commission is attached hereto. At the March 1st study session, the Commission requested that staff review the existing uses along Northern Palmetto Avenue and determine which uses, if any, are out of compliance with current City codes. The results of the survey are attached hereto. Where potential violations are noted, code enforcement has been initiated. Staff can provide more information at the study session, if desired.

In addition to determining code compliance of existing uses, the Commission expressed an interest in initiating a change to the zoning of the subject area from C-3 (Service Commercial) to C-1 (Neighborhood Commercial), and to amend the General Plan/Local Coastal Land Use Plan narrative for the area to encourage visitor-serving commercial uses and preclude any new light industrial type uses (see attached March 1, 2010 memo for the exact language of the General Plan/Local Coastal Land Use Plan). The Commission seemed to agree that existing uses should be allowed to continue, but that any new uses would have to comply with the new zoning and Land Use Plan language. The Commission majority also indicated that the loss of C-3 zoned land was not a primary concern.

In terms of a potential process to accomplish the above, as the Commission is aware the City has begun a General Plan Update process. Although the process was slowed over the last few months due to budget uncertainties, the City Council recently adopted a budget for the next fiscal year that includes funds to continue the General Plan Update. As part of the update, all existing land use designations will be reviewed and changes recommended where appropriate. The Planning Commission will be one of the first bodies to review any proposed land use changes and could make recommendations to the Council at that time. After the General Plan/Local Coastal Land Use Plan changes are approved, the necessary zoning changes could be prepared for submittal to the Coastal Commission for final approval. Although it would be possible to implement the Planning Commission's recommendations separately from the General Plan Update process, such an approach would require preparation of a separate environmental document, would necessitate separate public hearings, and would require separate application to the Coastal Commission. From both a process and fiscal perspective, it seems to make sense to fold these changes into the ongoing General Plan Update process. However, it is possible that it may take longer to implement the changes due to the comprehensive nature of the General Plan Update.

Planning Commission Memo-Northern Palmetto Avenue (Northern Commercial Aræ) Land Uses July 6, 2010 Page 2

Staff is seeking confirmation that the Commission's position regarding the Northern Palmetto Avenue land use area as summarized above is accurate, and feedback from the Commission regarding the preferred process for implementing any land use/zoning changes. Based upon that feedback, staff can then determine the nature and timing of the next steps.

Attachments:

- 1. Commission Study Session Memo, March 1, 2010
- 2. Table "Northern Commercial Area Status of Existing Uses"