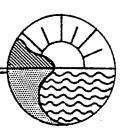
# **AGENDA**

## Planning Commission - City of Pacifica



DATE:

August 15, 2011

LOCATION:

Council Chambers, 2212 Beach Boulevard

TIME:

7:00 PM

**ROLL CALL:** 

SALUTE TO FLAG:

**ADMINISTRATIVE BUSINESS:** 

Approval of Order of Agenda

Approval of Minutes: August 1, 2011

Designation of Liaison to City Council Meeting of:

**CONSIDERATION ITEM:** 

1

Presentation and discussion of the Land Use Alternatives and key Policy Issues Report for the General Plan

Update.

PUBLIC HEARINGS:

OTHER AGENDA ITEMS:

COMMUNICATIONS:

**Commission Communications:** 

Staff Communications:

**Oral Communications:** 

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

#### **ADJOURNMENT**

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). 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.

NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.

## CITY OF PACIFICA COVER MEMO

DATE:

August 15, 2011

TO:

Planning Commission

FROM:

Elizabeth Claycomb, Management Analyst

SUBJECT: Agenda Item No. 1 Land Use Alternatives and Key Policy Issues Report and

Recommendations and Status of General Plan Update Project Process

The City of Pacifica is currently undertaking a comprehensive update of its General Plan, which is the guiding document for development and public improvements that covers a 20-year period. It is a plan that will provide guidance as people propose projects, and help the City make informed decisions relating to proposed projects for both municipal and public project types. The updated General Plan will provide a vision and policies for land use, economic development, environmental protection, and infrastructure investment through 2030.

The General Plan update process began with two community forums in the spring of 2009, and extensive research on existing conditions culminating in the *Existing Conditions and Key Issues* report in July 2010. This report was presented to the Planning Commission and the City Council in September of 2010, and was finalized with addendum in July 2011. We had a community forum in January 2011, on the subject of alternatives, and the resulting report is called *Land Use Alternatives and Key Policy Issues*. In the enclosed agenda memo, we are making preliminary recommendations, based on community feedback, staff input, and new data sources to the Planning Commission.

The first 3 of 10 Tasks has been completed by the consultant team. Task 4; Alternatives Evaluation was initiated by holding a General Plan Outreach Committee meeting, during which the alternatives process was discussed with General Plan Outreach Committee members. Following this public meeting, the third community forum was held at Ingrid B Lacy middle school. At this public meeting, various alternative scenarios were discussed and voted on.

At this time we are completing Task 4, and anticipate moving through Task 5 and 6 in the current fiscal year. Tasks 7, 9 and 10 are anticipated to be completed during the 2012/13 fiscal year with Task 8; the Housing Element being completed in house by Planning Department staff currently.

The timeline for the project has changed due to fiscal constraints and an updated version is enclosed for your convenience.

#### Attachments:

Timeline Correspondence on Land Use Alternatives and Key Policy Issues Report Agenda Memo Staff Report Power Point Presentation

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. Ja	Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct.	Oct. Nov. Dec. Jan. Feb. Mar. Apr. May
Addendum to Existing Conditions Report		
٥		
*		
Preferred Plan, Qutline, Key Policies		
	Admin Draft Draft GP/LCP	
	Admin Draft EIR	R Charter
		-
	¥	Final EIFI GP/LCP
		6 6 6
	Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.  Addendim to Existing Conditions Report  Conditions Report  Alternatives Planning Commission, Workbook City Council Meetings  Outline, Key Policie  Outline, Key Policie	Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. Jan. Feb. Mar. Apr. May June July Aug. Addendrious Report  Alternatives Planning Commission, workbook City Council Meetings  Perferred Plan, Outline, Key Policies  Danf CP  Danf

Community

Meeting/Workshops

**(**\_)

Planning Commission/ City Council Meeting

Public Hearing

Coastal Commission
Meeting

Interim Product

器A

Final Product & Stakeholder Interviews

Newsletters

## CITY OF PACIFICA AGENDA MEMO

DATE:

August 15, 2011

TO:

Planning Commission

FROM:

Leslie Gould and Peter Winch, Dyett & Bhatia Urban and Regional Planners

**SUBJECT:** 

Agenda Item No. 1 Presentation and discussion of the Land Use Alternatives and

Key Policy Issues Report for the General Plan Update.

**Background:** The City of Pacifica is undertaking a comprehensive update of its General Plan, the guiding document for development and public improvements over a 20-year period. It is a plan that will provide guidance as people propose projects, and help the City make informed decisions. The plan will provide a vision and policies for land use, economic development, environmental protection, and infrastructure investment through 2030. The General Plan update process began with two community forums in the spring of 2009, and extensive research on existing conditions culminating in the *Existing Conditions and Key Issues* report in July 2010. We had a community meeting in January 2011 regarding alternatives, and the report is called *Land Use Alternatives and Key Policy Issues*. In this memo, we are making preliminary recommendations, based on community feedback, staff input, and new data sources.

**Applicability:** The Land Use Alternatives and Key Policy Issues Report is a stage in the process of updating the General Plan and Local Coastal Plan. It will inform land use designations and policies that will apply citywide.

## **Summary:**

## Purpose of the Alternatives and Evaluation Phase

In this phase, alternative land use scenarios are evaluated and approaches to key policy issues are considered, based on community priorities expressed in the preceding forums and on findings of the background research. The report was released to the public on July 15 (Report) presents land use scenarios that highlight issues related to commercial development, future residential development, and land conservation. It presents approaches to sustainable development, adaptation to sea level rise, open space preservation, and development of the parks and trails system.

A successful General Plan reflects the goals and values of the community. Public input is sought at key stages of the update process, ensuring that community members can take an active role in shaping the city's future. The land use alternatives and policy approaches discussed here were the subject of the third community forum (mentioned above), held at Pacifica's Ingrid B. Lacy Middle School on January 29, 2011.

The meeting featured presentations by the consulting team followed by small-group discussion periods. The feedback we received both on individual worksheets and from small-group discussion notes is summarized in each section of this report, with complete notes included in the report's Appendix.

## Planning Context

Pacifica is a city of 40,000 located along six miles of coastline directly south of San Francisco. Pacifica grew quickly in the 1950s and '60s, but has grown very slowly since that time. Current projections are for the population to reach approximately 43,000 by the year 2030.

Figure 1-1 in the report shows existing land uses in the Planning Area. Nearly half (47 percent) of the Planning Area, or 3,600 acres, is protected open space, under the auspices of Golden Gate National Recreation Area, the City and County of San Francisco, San Mateo County, and the City of Pacifica. The Planning Area also has 1,200 acres of open spaces that is privately owned and potentially developable, as well as 360 acres of agricultural land. Altogether, two thirds of the Planning Area's land is not urbanized.

Pacifica's commercial land is distributed throughout the City at neighborhood shopping centers and in small commercial districts. Because it first grew as a series of separate communities, Pacifica lacks a clear city center. Retail businesses currently capture only half of the local spending power. More commercial development could be beneficial in terms of creating activity centers and increasing public revenue.

## Growth Projections

Pacifica's population was estimated at 40,000 in 2009. Based on projections from 2007 by the Association of Bay Area Governments (ABAG), population growth is likely to be in the range of 1,000 to 1,500 people per decade, continuing a slow rate of growth that dates to the 1970s. For the General Plan update, we are projecting the need for 1,300 new housing units by 2030 to accommodate population growth. More immediately, the City must meet the need for 311 new housing units by 2014, with more than half of these units for very or extremely low-income households.

Job growth is expected to be greater than population growth. ABAG projects adding 1600 jobs by 2030, which is a 26% increase, compared to a 9% increase in residents.

Table I-I Projected Growth in Pacifica

Pacifica	2005	2030	Increase	% Change	Annual Growth Rate
Population	38,800	42,100	3,300	9%	0.3%
Households	14,190	15,480	1,290	9%	0.4%
Employed Residents	18,600	24,170	5,570	30%	1.1%
Jobs	6,190	7,790	1,600	26%	0.9%

Table 1-2 Housing Need in Pacifica, 1999-2014

	ruczzzcu,	IJJJ ZUII		
		${\it Units}$	Percent	
		Built or	of Need	Remainin
Income Level	${\tt Need}^1$	Approved <sup>2</sup>	Met	g Need
1999 - 2006 Period				
Very Low Income	120	10	88	110
Lower Income	60	32	53%	28
Moderate Income	181	123	68%	58
Above Moderate Income	305	313	100%	0
Subtotal	666	447	66%	196
2007 - 2014 Period				
Extremely Low Income <sup>3</sup>	32	3	9%	29
Very Low Income	31	0	0%	31
Lower Income	45	1	2%	44
Moderate Income	53	42	79%	11
Above Moderate Income	114	152	100%	0
Subtotal	275	198	72%	115
Total Remaining Need				
Extremely Low Income <sup>3</sup>		*		29
Very Low Income				141
Lower Income				72
Moderate Income				69
Above Moderate Income				. 0
Total Remaining Need				311

Source: City of Pacifica, 2010.

## Market Potential

Pacifica is a mainly residential community with a low commercial profile. The city has three times as many employed residents as local jobs. Its retail establishments capture just half of household, employee, and business expenditures. Market analysis conducted for the General Plan update concluded that while there will be limited demand for new grocery-anchored shopping centers or "destination retail" during the next 20 years, Pacifica has potential for unique local-serving retail,

tourism-based retail, and boutique hotels, as well as for a luxury resort. New visitor-oriented development could add up to \$1.5 million in transient occupancy tax and sales tax annually.

## **Development Capacity**

An estimated 1,110 acres in the planning area are undeveloped (not including protected open space) and another 361 acres are in agricultural use. Underutilized urban land—aging shopping centers and commercial districts—comprises another 163 acres (see Figure 1-3 in the report). Not including land outside City limits, potential development sites could accommodate an estimated 1,457 housing units and 2.1 million square feet of commercial space, based on current development regulations (see Table 1-3). This is more than is projected to be needed to accommodate growth. However, much of the land has difficult access, competing demands for habitat protection, or fractured ownership. The Rockaway Quarry site, which accounts for 80 percent of the City's commercial development potential, requires a public vote for any development that includes residential uses.

Table I-3 Summary of Development Capacity and Projected Demand (Current Zoning and General Plan Designations)

	<u>Estimated</u>	l Capacity	<u>Projecte</u>	d Demand	
	Vacant or Underutilized Land (acres)	Capacity of Vacant and Underutilized Sites	Projected Population and Job Growth by 2030	Projected Residential and Commercial Demand	
Residential Development	1,304	1,511 units	3,000 residents	1,300 units	
Vacant Land Outside City	287	54 units	NA	NA	
Residential Excluding Land Outside City	1,016	1,457 units	3,000 residents	1,300 units	
Non-Residential Development	330	2,153,956 sq. ft.	1,600 jobs	640,000 sq. ft.	
Quarry Site	94	1,712,714 sq. ft.	NA	NA	
Non-Residential Excluding Quarry Site	236	441,242 sq. ft.	1,600 jobs	435,000 to 640,000 sq. ft.	

Sources: California DOF, 2009; ABAG, 2006 and 2008; US Census, 2007; Dyett & Bhatia, 2010.

### Key Policy Choices

Certain General Plan issues have revealed themselves to require more attention in Pacifica. These are the primary subjects of the Alternatives and Evaluation phase.

## Future Residential Development and Protection of Biological Resources

Pacificans treasure the open spaces that define their city and prioritize open space preservation in the future. However, two of the draft policy statements receiving the least community consensus at the second forum called for "limited or no development" on sites critical for open space connections or habitat preservation. An appropriate approach to the balance of development and preservation is considered in Chapters 2, Residential and Future Residential Areas, and 5, Parks, Open Space, and Biological Resources, in the report.

## The Quarry Site and Revitalization of Commercial Areas

Most participants at the first two community forums agreed with policies of shopping center revitalization, mixed-use redevelopment, and the creation of a stronger city center, but important locational questions remain. Critically, community members express mixed ideas about the future of the quarry site. These issues are considered in depth in Chapter 3 of the report.

The General Plan update will aim to help bring revitalization and economic development, and identify desired locations for civic uses, industrial uses, visitor-oriented uses, mixed-use districts. Three alternative scenarios are presented, described below.

## Coastal Development

Pacifica regulates development near the coast to ensure safety from flooding and erosion. These risks are compounded by the potential for sea level rise over the long term. The new General Plan will need to consider strategies for adaptation to sea level rise. In chapter 4, the report presents strategies for managing new development in areas vulnerable to sea level rise; preserving undeveloped coastal land; and conducting "managed retreat" and shoreline restoration.

## Summary of Land Use Alternatives, Community Preferences, and Recommendations

The January 29, 2011 community forum was structured as three presentations by the consulting team followed by two discussion periods. The first presentation was focused on land use alternatives for residential areas, the second on commercial areas, and the third session was devoted to coastal development policies and the future parks and open space system. Community members were asked to provide their feedback on individual worksheets, while the facilitators of each table group were asked to take notes on the discussions. The resulting community responses are incorporated into each section of the report, and are summarized below. The worksheets are included as Appendix A of the report, and complete responses are included in Appendix B. Table discussion notes are in Appendix C, and additional comments received are in Appendix D.

### Existing and Future Residential Areas

The planning team proposed approaches to eight focus areas where changes to current General Plan designations should be considered (see map: Existing and Future Residential Areas). The designation proposed for discussion was intended to permit a density appropriate to site conditions. Community members were asked to mark on worksheets whether they agreed, disagreed, or did not have an opinion. In many cases, community members also added comments to the worksheets.

As shown in Table 1-4, the proposed approach to seven of the eight focus area received majority agreement from forum participants. The proposed approach to three focus areas received less than 60 percent support: Fairway Park, the Fish and Bowl sites, and Linda Mar Boulevard. Responses are discussed in more detail in Chapter 2 of the report.

Table I-4 Level of Agreement With Proposed Approach to Residential Areas

Focus Area	Approach	Agree	Disagree	No Opinion
I Fish and Bowl	Match Lower of GP/Zoning	53%	32%	15%

2 Northern Bluffs	OSR, TDR <sup>1</sup>	68%	30%	3%
3 Upper Monterey and Manor	Match Zoning	64%	27%	9%
4 East Sharp Park	Match Zoning	70%	18%	12%
5 Fairway Park	Match Higher of GP/Zoning	49%	46%	5%
6 Pedro Point Upper Slopes	Match GP	62%	34%	4%
7 Linda Mar Blvd	LDR, MDR <sup>2</sup>	59%	32%	9%
8 Linda Mar and Park Pacifica Hillsides	Match GP	73%	20%	7%

Source: Dyett & Bhatia, 2011.

We recommend proceeding with the land use designations proposed, with one exception.

- Maintain Current Open Space Residential Designation for Property Above Fairway Park (Focus Area 5)
- The Fish and Bowl Property (Focus Area 1) has development entitlement matching the proposed Medium Density Residential designation.

## Commercial Areas and Economic Development

Three alternative concepts were presented for the future revitalization and development of commercial areas. Commercial Areas maps for Alternatives A, B, and C were released to the public on July 15<sup>th</sup>, 2011. In the first alternative, a new city center is created at the Rockaway Quarry site, and new development is concentrated there. In the second alternative, the Quarry site receives some development, while the West Sharp Park neighborhood intensifies as the civic core of the city, and other sites also gain higher-density development. In the third alternative, the Quarry is almost entirely conserved as habitat and open space, while Pacific Manor, West and East Sharp Park, Rockaway Beach, and Linda Mar/Pedro Point each become a unique higher-density area.

The alternatives were compared overall, and then for each focus area (though for two of the eight focus areas, the alternatives all took the same approach). Participants were asked to rank their preferences overall and by focus area.

Table 1-5 shows that Alternative A: Strong Center at Quarry Site was the first choice of the greatest number of participants as an overall concept: 39 percent vs. 26 percent each for Alternatives B and C. Both Alternatives A and C were listed as third choice or given no rank by many participants, indicating that these alternatives had significant opposition.

Open Space Residential, Transfer Development Rights

<sup>&</sup>lt;sup>2</sup> Low Density Residential, Medium Density Residential

Alternative A: Strong Center at Quarry Site, received the greatest number of first-choice preferences for all focus areas but one, Northern Palmetto/Base of Milagra Ridge, where Alternative B: Multi-Centered, West Sharp Park Emphasis, received slightly more support. In many cases, preferences were nearly even. Reponses to Alternatives A for most focus areas were divided between top and bottom choices, while Alternative B seemed to have fewer negatives. See Chapter 3 for a summary table and more detailed accounting of community response.

Table 1-5 Preferences for Proposed Alternatives for Commercial Areas

Table 1-5 Preferences for	Table 1-5 Preferences for Proposed Alternatives for Commercial Areas  **Preference**					
Alternative	Approach	1	. 2	3	Noneª	Points (5,3,1,0) <sup>b</sup>
Overall						
Alternative A	Strong City Center at Rockaway Quarry	39%	11%	39%	11%	102
Alternative B	West Sharp Park Emphasis	26%	47%	5%	21%	106
Alternative C	Conservation and Redevelopment	26%	18%	37%	18%	85
Focus Area						
l Rockaway Beach /					ž.	
<b>Quarry</b> Alternative A	Full Development	49%	4%	36%	11%	204
Alternative B	Limited Development	23%	44%	11%	21%	181
Alternative C	Minimal Development	21%	21%	41%	16%	149
2 West / East Sharp Park	•					
Alternative A	Commercial, Mixed Use	43%	13%	33%	10%	200
Alternative B	Office, Civic Center	35%	30%	14%	20%	193
Alternative C	Mixed Use, Civic Center	17%	23%	38%	22%	134
3 Northern Palmetto / Base	of Milagra Ridge					
Alternative A	Maintain	33%	17%	42%	8%	171
Alternative B	Retail, Office	38%	32%	14%	17%	197
Alternative C	Recreation, Industrial	23%	24%	35%	18%	146
4 Pacific Manor						
Alternative A	Improve Existing	42%	20%	30%	<b>7</b> %	208
Alternative B	Mixed Use	36%	33%	13%	17%	203
Alternative C	Commercial, Office	20%	23%	41%	16%	146
5 Pedro Point / Linda Mar						
Alternative A	Commercial, Residential	35%	19%	33%	13%	167
Alternative B	Hotel, Commercial, Mixed Use, Residential	33%	37%	11%	19%	181
Alternative C	Mixed Use, Hotel	25%	19%	32%	24%	136
6 Park Mall Area						
Alternative A/B/C	Mixed Use	89%	2%	0%	9%	253

7 Park Pacifica Stables						
Alternative A/B/C	Maintain	95%	0%	0%	5%	260
8 Gypsy Hill						
Alternative A	Hotel, Residential	54%	5%	25%	16%	189
Alternative B	High Density, Open Space Residential	5%	34%	33%	28%	98
Alternative C	Planned Development	20%	30%	28%	23%	131

Source: Dyett & Bhatia, 2011.

Notes:

With the commercial areas, we recommend following an overall vision that recognizes the community's center in the West Sharp Park area; anticipates some development in the Quarry with habitat and open space preservation of a majority of the site; and facilitates redevelopment of aging shopping centers with a mix of uses. These recommendations are based on community preferences at the third community forum, comments received from community members, and an understanding of constraints. Our specific recommendations include:

## 1. Rockaway Beach/Quarry

- Quarry Site:
  - o Open Space Likely to be Required on 1/2 to 2/3 of Site (or More)
  - o Permitted Uses: Hotel and Retail, also Public Uses
  - o Residential Use Requires Public Vote
- Rockaway Beach District:
  - o Retain Current Zoning, Including Commercial Recreation Close to Ocean
- Lower Rockaway:
  - o Visitor Commercial at Sea Bowl and Rock sites, Allowing Hotel, Restaurant
  - Multi-Family Housing Site on Fassler
- East Side of Highway 1:
  - o Service Commercial, With Landscaped Frontage Required

a Where participants marked a preference for at least one alternative, any alternative that was not marked is considered to potentially indicate a negative response.

b This point system assigns 5 points to every first choice, 3 points to every second choice, 1 point to every third choice, and no points where an alternative was not ranked.

o Could Also be Retail Commercial

## 2. West/East Sharp Park

- Palmetto Avenue:
  - o Pedestrian-Oriented Mixed Use "Main Street"
  - o Create Open Space on Ocean Side of Old Wastewater Treatment Plant
  - o Hotel, Restaurant, Retail, Housing, Civic Uses May Be Developed on Rest of Site, as Suggested by Beach Blvd. Property Development Evaluation
- Francisco and Oceana Avenues, Eureka Square:
  - o Office and/or Commercial Along Highway 1
  - o Possible Housing At East End of Eureka Square Site, Away From Freeway
- 3. Northern Palmetto/Base of Milagra Ridge
  - Northern Palmetto:
    - o Complete Change of Use Community Preferred Retail is Not Realistic
    - o Industrial Uses May Remain
    - o Commercial Recreation (Campgrounds, Equestrian Uses, etc.) Appropriate Over Long Term Given Risk of Oceanfront Location
    - o Add Landscaping to Both Existing Industrial and New Commercial Recreation Uses
  - Base of Milagra Ridge:
    - o Retail or Office Frontage and Housing Upslope

## 4. Pacific Manor

- Community Preferred Alternative that Would Improve Existing Shopping Center
- Also Strong Support for Mixed Use Redevelopment; If There is Opportunity for Mixed Use it Should be Allowed
- Residential Uses Should be at West End of Site, Oriented to Ocean and Shielded from Freeway
- Retail Could be Added Fronting Palmetto Ave. / Highway 1

### 5. Pedro Point/Linda Mar

- Linda Mar:
  - o High-density Housing With or Without Retail on Crespi Drive
  - o Housing Above Retail for Park-and-Ride site, Accommodating Parking for Transit
  - o Small Additional Retail Frontage at Linda Mar Shopping Center

## Pedro Point:

- o Retail, Possible Hotel at Pedro Point Shopping Center
- o Hotel, Park, and Residential on Calson site
- o Medium Density Residential on Neighborhood Edges
- Hotel Oriented Toward Pacifica State Beach
- o Public Park in Portion of Site Nearest to Ocean, Shopping Center

#### 6. Park Mall Area

- Housing above Retail: Redevelopment of Park Mall Shopping Center and Adjacent Vacant Sites
- Housing above Retail on the Library site, including Multi-Family or Senior Housing

### 7. Park Pacifica Stables

• Commercial Recreation Designation Supporting Current Equestrian Use

## 8. Gypsy Hill

- Visitor Commercial and Open Space Residential
- Hotel, Inn, or Conference Center and Related Uses (including retail) on upper portion of Sharp Park Rd (currently zoned for commercial)
- Open Space Residential on Adjacent Downslope Parcels
- High-Quality, Site-Sensitive Design Required

## Coastal Development Policies

Strategies for managing new development in areas vulnerable to sea level rise; preserving undeveloped coastal land; and conducting "managed retreat" were presented at the third community forum. Participants were asked to indicate on worksheets whether they agreed or disagreed with proposed approaches, and were given space to comment.

The majority of attendees reported that they agreed with the coastal development policies presented (see Table 1-6). Agreement was strongest (89 percent) concerning master plans for future development on public land. It was weakest (54 percent) for strict limits on future density. Responses are covered in more detail in Chapter 4 of the report.

Table I-6 Level of Agreement With Proposed Approaches to Coastal Development

		<b>Answers</b>	
Question	Agree	Disagree	No Opinion <sup>i</sup>
1. New development within designated area requires study demonstrating safety from sea level rise	76%	14%	10%
2. Strict limits on future density, and do not upzone any new areas	54%	34%	11%
3. Rolling easement ensuring setback and public access	64%	20%	16%
4. Permanent open space protection with clustered development	57%	27%	16%
5. Master plans for public land	89%	1%	10%
6. Regulatory structure and incentives for shifting development away from coast	67%	26%	7%

Source: Dyett & Bhatia, 2011.

Notes:

I includes items not marked.

We recommend proceeding with the proposals for #1, #5, and #6; developing them into sound policies. Regarding a requirement to demonstrate safety from sea level rise (#1), owners would need to show that the property will not be affected by sea level rise over the life of the building with no public intervention.

The idea of having strict limits (#2) on future density received less support. The key will be to coordinate the land use plan with the goals for protecting development along the coast. Future density may better determined by land use designations without the additional layer of coastal policies limiting future density. Future density may also be determined by the current trend in Low Impact Development (LID) and Transit Oriented Development (TOD); both of which are deemed necessary from various driving factors including stormwater regulations, infill development potential, and infrastructure and available resources.

Items #3 and #4 are recommended with 64% and 57%. They will need to be refined further to clarify if and when these policies will be used.

## Parks, Open Space, and Biological Resources

Finally, the planning team presented a concept for future parks and open spaces, consisting of three main features: new neighborhood and pocket parks; priorities for future open space and habitat preservation; and enhancements to the trail system. See the Open Space and Trails map for details.

Meeting attendees were encouraged to provide open-ended comments regarding the open space presentation on the worksheets. These comments indicate a high level of support for new park space in neighborhoods with some concerns about City resources. A slight majority of community members seemed to support conserving more natural open space. There was strong support for improving the trail system, a subject which also generated considerable interest in specifics. These are covered in more detail in Chapter 5 of the report.

- With regard to neighborhood parks, we recommend that Pacifica should seek to create locally
  accessible park space at key opportunity sites, even small ones, and focus on quality and
  upkeep.
- Future open space may be conserved by acquisition, conservation easements, or as part of very low-density development with sensitive site planning and protection of key natural resources.
- The northern coastal bluffs, Milagra Canyon, and the west end of Cattle Hill are priorities.
- The concept of an enhanced, highly legible trail system should be pursued, with an eye toward regional connections and careful placement of access points.
- Use the open space and trails plan as the starting point for the General Plan Open Space concept.

#### Concerns about Process

Several community members wrote that the choices were too confusing, that the language was too technical, and/or that the map color schemes were confusing. One participant wrote that insufficient time was provided to digest complicated information. A small number of responses noted concern that the General Plan process must work closely with the Climate Action Plan Task Force, the Green Building Task Force, and with the Coastal Commission and other agencies to the extent possible.

## **Impact on Planning Commission:**

Final decision by City Council.

## Planning Commission Role in General Plan Update:

The Planning Commission plays an important role in each stage of the development of the General Plan and Local Coastal Plan Update. In September 2010, the *Existing Conditions* report was presented to the Planning Commission and City Council. Commission and Council comments were responded to in a subsequent addendum to that report.

Planning Commission response to the *Land Use Alternatives* will inform the identification of key policies and a preferred land use plan. There will be another public meeting of the Planning Commission to present draft outlines of the GP and LCP, and another to present the draft GP and LCP and Environmental Impact Report (EIR). The final Plans and EIR must be approved by the Planning Commission before being adopted by City Council.

## **Environmental Review: State Requirements:**

The analysis of Land Use Alternatives and Key Policy Issues does not require environmental review. A full Environmental Impact Report will be prepared in conjunction with the General Plan and Local Coastal Plan Update.

## **COMMISSION ACTION REQUESTED**

Make recommendations for the preferred plan to be selected by the City Council. Comment on the designations discussed for the potential development sites, per the attached maps.

## Attachments (Disseminated to Planning Commissioners on July 15, 2011)

Maps:

Existing General Plan
Existing Zoning
Existing and Future Residential Areas
Commercial Areas, Alternative A
Commercial Areas, Alternative B
Commercial Areas, Alternative C
Flooding and Coastal Erosion Hazards
Open Space and Trails

## Report:

Land Use Alternatives and Key Policy Issues