

TITLE

Pacifica Initiative Amending Ordinance No. 391-C.S. To Authorize a Future Rezone of the Quarry Which Could Include Residential Development, under Certain Conditions

SUMMARY

This Initiative would amend Ordinance No. 391-C.S. which was adopted by the voters in 1983 (“Ordinance”). The Ordinance rezoned property in the Rockaway Quarry (“Quarry”) from agricultural and manufacturing use to commercial use, and provided that any residential development would require a public vote. This Initiative would eliminate the public vote requirement for any future rezone which includes residential development within the Quarry, so long as all of the following conditions are met:

- 1) Any development of the Quarry must receive zoning approval for a planned development district that allows a mixed-use development which includes a hotel, recreational, retail, and residential uses substantially consistent with the land use plan set forth in Exhibit A attached to the Initiative (“Exhibit A”). Any approval must comply with all applicable federal, state, and local environmental regulations such as the California Environmental Quality Act. Prior to any rezone, the Council must approve any necessary general or specific plan amendments and determine that the development will be built using green building standards.
- 2) At least 75% of the Quarry site would be designated as permanently-protected open space, including setbacks of at least 100 feet from Calera Creek. New, publicly-accessible trails would be constructed that connect Rockaway Beach to Mori Point. Grading for the development would be required to minimize erosion and restore wetlands.

3) Before any building permits are issued, an applicant would need to complete a traffic study and internal circulation and parking plan, pay all appropriate traffic impact fees, and implement any transportation mitigation measures required to mitigate significant traffic impacts identified during environmental review of the project.

4) Residential, retail, restaurant, entertainment, and office uses would be limited to a portion of the area designated as the “Quarry Village” on Exhibit A. Retail, restaurant, entertainment and office space development shall not exceed two stories in height. Retail and restaurant space shall not exceed 35,000 square feet. Office space shall not exceed 35,000 square feet.

5) Residential uses would be limited to 206 multi-family units, which could not exceed four stories in height. Of these 206 units, no more than 181 would be residential apartment units of which at least 20 percent must be designated as affordable for very low, lower, or moderate income households. At least 25 of the 206 units must be designated as live-work units.

6) The hotel rooms and conference center would be limited to the area designated as “Hotel (188 Rooms) & Conference Venue” and the bungalows would be limited to the area designated as “Hotel Bungalows (12 Units),” on Exhibit A. The hotel would be limited to 200 rooms, including 188 hotel rooms, and no more than 12 bungalows. The bungalows would not exceed 2,500 square feet each. The conference venue component would not exceed 13,000 square feet.