

THE QUARRY Restore & Connect

June 30, 2016

Christian Murdock
Associate Planner
Planning Department
City of Pacifica
1800 Francisco Blvd.
Pacifica, CA 94044

Re: Submittal of Entitlement Applications for Pacifica Quarry Project

Dear Mr. Murdock:

Enclosed please find land use entitlement applications for Preserve@Pacifica, LLC's Pacifica Quarry Project.

Pacifica Quarry Project Background

The Pacifica Quarry Project develops the Pacifica Quarry site with a program of wetland and hillside open space, a creekside park with recreational trails, a hotel and conference center venue, and a clustered commercial/residential village adjacent to the Rockaway Beach commercial district. The development program calls for up to 70,000 square feet of local-serving commercial development (up to 35,000 square feet of retail and restaurant use and up to 35,000 square feet of office above); 181 residential units (with up to 20% affordable units) and 25 live-work residential units. The mixed use commercial-residential village would build on the walkable street pattern and coastal orientation of the Rockaway Area with a neighborhood-serving commercial center focused on a beachfront plaza. With possibilities for cafes, shops, and a second story of office over retail, this small center would add critical mass to enliven the Rockaway neighborhood. Residents from the adjacent apartments would further activate the village setting, helping ensure the new dining and shopping options don't fail, but remain available for all Pacifica residents. Further project details can be found in the enclosed application materials.

Requested City of Pacifica Entitlements

To develop the Pacifica Quarry Project, Preserve@Pacifica submits applications for the following entitlements:

- General Plan Amendment to request textual and map changes to the City of Pacifica's 1980 General Plan to reflect the Preserve@Pacifica project.

- Rockaway Beach Specific Plan Amendment to request textual and map changes to the City of Pacifica's 1986 (includes 1992 amendments) Rockaway Beach Specific Plan to reflect the Preserve@Pacifica project.
- Rezoning of the project site to Planned Development District to authorize the development of the Preserve@Pacifica project (includes requirements set forth in Sec. 9-4.2205 – Development plans, Sec. 9-4.2208 Specific plans, and the Application Checklist provided by the City).
- Vesting Tentative Map to subdivide the two existing parcels located on the project site and to create separate legal lots for the Preserve@Pacifica project.

* * *

Please feel free to contact me should you have any questions or require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Heule', written over a horizontal line.

Paul Heule