

Section 1. Amendments to the General Plan of the City of Pacifica.

The General Plan of the City of Pacifica is hereby amended as follows (additions are shown as underlined and deletions are shown as ~~strikethroughs~~):

A. Land Use Element.

1. The Sharp Pk. Golf Course-West Fairway Pk-Mori Pt.-Rockaway Beach Map, between pages 74 and 75, and the Shark Pk. Golf Course-West Fairway Pk-Mori Pt.-Rockaway Beach Land Use Plan, between pages 75d and 76, are amended as shown on **Exhibit A-1**.

2. Page 22 is amended as follows:

Action Programs

~~–Short Term~~

~~1. Encourage continuation of the quarry operation as long as it is economically feasible, but ensure the site will be properly graded for future use. (CN) (CT)~~

3. Page 72 is amended as follows:

Primary coastal issues of concern in this neighborhood are:

...

~~3. Associated with the future use of the quarry is the potential of a marina in Pacifica;~~

4. Pages 74 to 75 are amended as follows:

Mori Point

The Mori Point area consists of the prominent, highly visible steep slopes, the ridgeline and the quarry. ~~The Conservation Element of the 1978 General Plan recommends that, because it is a locally important source of construction aggregate, the quarrying operation be continued until it is no longer economically feasible.~~ Mori Point is an important, highly visible coastal landmark. The steep slopes, covered with

coastal vegetation, have only a thin layer of soil and are subject to serious erosion. Emergency access to this area is difficult. ~~Because of these problems, the steep slopes and ridgelines have been designated Open Space Residential and Prominent Ridgeline. These designations will preclude any development unless it is shown that the public's safety can be assured, no geotechnical problems will result, and there is no other place on the site to develop.~~

A few rock fishermen gain access to the beach by climbing down from the top of Mori Point. The Special Area designation, which is north of the Quarry property line, will not preclude this informal use, but because of the risk involved, the use is not proposed to be expanded, nor the access improved.

The quarry at the inner area of Mori Point is about 120 acres. About 90 acres are less than 35 percent slope and about 20 acres are in the Calera Creek flood plain. The quarry is one of the few remaining large vacant sites suitable for ~~commercial~~ development in the Coastal Zone and City. Because of its location, the quarry's future is critical to the coastal image of the City. The area is proposed as a Planned Development District-Special Area to promote integrated, planned and well designed use of the site. The most accessible, level and visible portions of the site, including the Calera Creek flood plain, should be developed in commercial and residential uses attractive to, and serving visitors and residents. A substantial proportion of these commercial uses should be coastally oriented visitor designations, including restaurants, small shops, sporting goods and other water-oriented shops, ~~and a marina~~. Offices and neighborhood-serving commercial activities should also be included to add balance and attract off-season users. City offices space could be included as well. ~~Economic studies of Pacifica indicate that the short, split beach season make survival difficult for visitor serving uses which are not also attractive to local residents. Well planned and designed activities are needed which will draw local and nearby residents during the off season.~~

~~Investigation of a marina site in Pacifica was undertaken. The conclusion of that study is that in order to meet landslide requirements, a marina most feasibly could be located in the Calera Creek flood plain. (See Access Component Report,~~

~~Marina Analysis). This is the only site that is large enough. Plans to develop the quarry should include study of the marina potential. The Army Corps of Engineers has been requested to study potential for marinas along the coast, but it is not known when the study will be undertaken. Their study will determine the off shore feasibility of this site. If the marina is not feasible, then a developed public beach access and public beach parking near the north end of Rockaway Beach should be designed into the commercial portion of the development.~~

To fortify the commercial area, upper slopes less than 35 percent ~~not suitable for commercial development~~ could ~~would~~ be developed in high density residential or hotel uses, the location dependent upon geotechnical studies. This designation is intended to reinforce commercial and employment opportunities. The new residential development shall provide units of outstanding design affordable to ~~both~~ low, moderate and upper income persons. ~~The quarry neighborhood should reflect Pacifica's diverse social and economic mix by containing a range of housing sizes, types, and tenancies. If necessary to assure such a mix, the developer will be encouraged to reduce the cost of a portion (5 percent) of the units to prices affordable to persons of moderate income. High visibility of this housing will require careful site design and contouring into the hillside. Because of geology, soils, coastal vegetation and erosion, and views, the portion of the area~~ Special Area steeper than 35 percent slope should have limited development ~~not be developed~~. A minimum of 50% of the developed ~~developable~~ area shall be in commercial and visitor serving uses.

Because of the needs for well designed visitor-serving commercial destinations, ~~further investigation of a marina,~~ market-valued housing and the importance of this site for the future image of Pacifica, ~~the Special Area~~ a Planned Development District zone that includes planning designation, ~~with~~ the criteria suggested above, is consistent with the following Coastal Act policies: 30212 (New Development Shall Provide Public Access), 30212.5 (Distribute Public Facilities), 30213 (Consistency with Housing Elements), 30220 (Reserve Coastal Areas, Water-Oriented), 30221 (Reserve Coastal Land Areas, Land-Oriented), 30222 (Priority of Coastal Development), 30224 (Recreational Boating),

30233 (Dredging Criteria), 30234 (Commercial and Recreational Boating), 30235 (Shoreline Structures), 30236 (Alternations to Waterways), 30250 (Concentration of Development), 30252 (Parking), 30253 (Geologic Stability), and 30254 (Public Works Facilities).

Section 2. Amendment of the Rockaway Beach Specific Plan.

The Rockaway Beach Specific Plan of the City of Pacifica is hereby amended as follows (additions are shown as underlined and deletions are shown as ~~strikethroughs~~):

A. Chapter One Introduction.

1. Section 1.1, page 1, is amended as follows:

The plan area is characterized by three distinct and somewhat diverse subareas, including:

- An inactive rock quarry;
- A small beachfront community known as Rockaway Beach; and
- A semi-natural meadow and adjacent headland overlooking the Pacific Ocean (see Figure 2).

2. The Existing Zoning Map, Figure 5, page 6, is amended as shown on **Exhibit B-1**.

B. Chapter Two Overall Plan Objectives.

1. Section 2.1, page 9, is amended as follows:

Discourage industrial and auto service and repair uses, especially in the west Rockaway Beach Sub-Area, in order to improve the area's desirability for pedestrian oriented commercial activities. ~~Light manufacturing, research and development uses may be appropriate in part of the Quarry Sub Area.~~

2. Section 2.2, page 10, is amended as follows:

All required parking within the Quarry Sub-Area shall be provided in well landscaped on and off-street facilities.

C. Chapter Three Development Provisions.

1. Section 3.1, page 12, is amended as follows:

The primary land use designations called for in this area include visitor commercial, including hotel and conference, mixed use, business commercial, office, open space/~~recreation~~, residential, live work, and parking. ~~The visitor commercial and mixed use activities are clearly intended to be the ultimate predominant uses, but the plan does call for the encouragement of new office employment on portions of the quarry site.~~ The encouragement of use mixes, including either offices or residences over shops, is intended to create a diversity of activities in the area. Parking will be provided on the site to maximize circulation efficiencies. ~~Centralized parking is called for to reduce or eliminate many small and separate parking lots in the future. Public beach parking areas are also recommended.~~ Other public facilities include pedestrian walkways and plazas. The open space/~~recreation~~ category is intended to allow for conservation uses or for an open space preserve/mitigation bank ~~encourage either publicly owned open space or highly restricted private activities.~~

[§]

The Quarry owner will ~~has~~ submitted a market study which will be ~~has been~~ reviewed by the City concerning economic aspects of development of the Quarry site. ~~Any such~~ The market analysis ~~analyses~~ will be considered in the planning process once a development proposal has been submitted for the site.

2. The Land Use Boundaries and Parking Locations Map, Figure 7, page 13, is amended as shown on **Exhibit C-1**.
3. Section 3.1.1, pages 14 to 15, is amended as follows:

Because a specific plan includes the detailed regulations to implement the General Plan, the land use description contained within the General Plan ~~and the Coastal Land Use Plan (LUP)~~ is incorporated herein. The Quarry is intended to be developed holistically as a Planned Development District ~~designated "Special Area"~~ to promote integrated, planned and well-designed use of the site. Visitor serving commercial uses are

~~allowed and encouraged, however, residential, offices and neighborhood serving commercial activities are also permitted to add balance and to attract off-season users. It is recognized that a site the size of the Quarry property must include a mix of commercial uses, including those serving visitors and the local community as well as employment opportunities.~~

~~The General Plan and LUP suggest two uses which are not included in the Specific Plan. It is suggested that plans to develop the Quarry should include a study of its marina potential. Studies undertaken by the Quarry owner indicate that such use is not feasible. As required, developed public beach access and public beach parking will be designed into the commercial development instead.~~

~~High density residential use is also suggested in the General Plan and LUP for upper and lower areas of the Quarry with slopes determined to be stable by geotechnical studies, less than 35%. The purpose of such residential development would be to reinforce commercial and employment opportunities, to provide much needed housing given the current housing shortage, and to provide some affordable housing. The Quarry is zoned as a Planned Development District, which permits residential uses as authorized by voter adoption of Initiative [XXXX]. for commercial uses pursuant to an ordinance adopted by initiative. Under State law and the terms of the initiative ordinance, the zoning for the Quarry site cannot be amended to permit residential uses unless an initiative measure is approved by the voters permitting residential uses. However, residential uses may be appropriate for portions of the Quarry if an initiative measure is approved permitting such use. The density, location and other elements relative to residential use of the Quarry would be determined by evaluation of those the specific residential project proposals which are consistent with and permitted by the a future initiative measure.~~

~~The above described marina and residential uses are suggested in the LUP, but not required. The proposed mix of visitor-serving uses, residential, and business commercial uses is set forth in the Planned Development District zoning that applies to the Quarry site. will be refined following completion of a market study in conjunction with a review of a development~~

~~plan for the Quarry. A mix of business commercial and visitor commercial uses is necessary to ensure success of the development.~~

As described in the Plan Conclusions section of the LUP for ~~Special Areas~~, flexibility is important in development of the sites. The Plan Conclusions state that visitor-serving commercial uses be given priority in the coastal areas. The proposed location of visitor-serving commercial uses in the Quarry gives such priority through the proposed beachfront location. The remaining areas of the Quarry property are less suited to coastal uses since the majority of the property is separated from the ocean by the Quarry slopes. Visitor-commercial uses are, however, also encouraged in the Business Commercial area.

It is recognized in the LUP that both visitor facilities and visitor use have been limited in Pacifica due to weather patterns. Studies have indicated that development will depend on resident support, as well as visitor support, for success. The slow growth of commercial development demonstrates the need for projects which mix resident and visitor serving development with employment generating projects. The inclusion of new opportunities for employment will provide support for new and existing businesses. ~~In addition, the quarry property represents one of the only available sites for large new commercial development.~~

The west side of the ridgeline of the Quarry property is designated in the General Plan and LUP as “Greenbelt”. The “Greenbelt” definition reads: “Publicly or privately owned open areas, not intended for developed public recreation use. Most of these areas are very steep, geotechnically hazardous, or both.” The Specific Plan shows the slopes of the Quarry and the western area as “Open Space/Recreation”. ~~As described in Figure 7, open space for public use is the dominant allowable activity; however, limited commercial uses may also be permitted. The land use description recognizes the fragile environmental characteristics and restricts development in such a way that environmental protection and compatibility goals are met. Portions of the Quarry property which are in private ownership are thus consistent with the General Plan and LUP “Special Area” designation.~~

4. Section 3.1.1, page 16, is amended as follows:

~~The Specific Plan designation of Open Space/Recreation, as described in Figure 7, is consistent with the General Plan and LUP narrative. As indicated in Figure 5, Existing Zoning, both the quarry property and the Headlands property have an overlay zoning designation of Hillside Preservation District (HPD). Pursuant to the City's Growth Control Ordinance, the HPD overlay cannot be deleted or revised during the life of the Growth Control Ordinance. The effect of the HPD is to limit land coverage and grading based on the average slope of a parcel and to stipulate a development process. The City's regulations for the Hillside Preservation District are herein incorporated by reference. It should also be noted that the property owner will likely request a Variance to exceed the maximum coverage permitted by the HPD regulations. Such Variances have been approved in the past for properties previously disturbed by quarry operations or severe grading activities. The quarry property is anticipated to be a prime are for commercial development because of its size, location, topography, and coastal views.~~

5. Section 3.3, pages 22 to 23, is amended as follows:

The City's maximum building height is 35 feet except as may be authorized by a Planned Development District zone or a variance.

[¶]

Building heights in the quarry subarea should be varied to provide diversity in appearance as described for West Rockaway Beach; two, ~~and three,~~ and four stories may generally be permitted. Considering the size of the site and the backdrop of hills, a building height limit greater than ~~three~~ four stories for a single building or site could meet the above criteria.

6. Section 3.3.1, page 24, is amended as follows:

Quarry and Headlands: ~~One (1) parking space for each 50 gross square feet of customer area, plus one (1) space for each 200~~ One (1) parking spaces per 300 gross square feet of leasable commercial area ~~all other floor area.~~

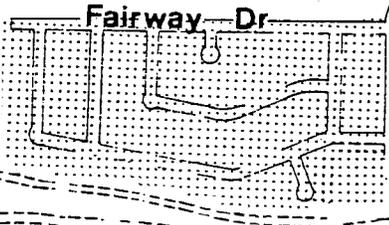
Hotels: One (1) parking space per room.

Residential: One (1) parking space for each studio, one (1) space for each one-bedroom unit, and two (2) spaces for each unit of two or more bedrooms. ~~per bedroom.~~

8. The Summary of Development Potential, Table 1, page 29, is amended as shown on **Exhibit E-1**.

-  LOW DENSITY RESIDENTIAL
-  COMMERCIAL
-  PLANNED DEVELOPMENT DISTRICT
-  GREENBELT

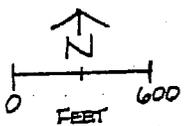
SHARP PARK MUNICIPAL
GOLF COURSE
(CITY & COUNTY OF S.F.)



Ridgeway Dr

PLANNED
DEVELOPMENT DISTRICT
TO BE DEVELOPED AS A UNIT
- TO INCLUDE COMMERCIAL,
RESIDENTIAL, AND VISITOR
SERVING COMMERCIAL USES.

Reina-Del-Mar



SHARP PK. GOLF COURSE-
WEST FAIRWAY PK.- MORI PT.-
RYKAWAY BEACH

Exhibit A-1 Land Use

Figure 5
Existing Zoning

Planned Development District
Zoning plus Hillside Preservation
District

C-1 Neighborhood
Commercial District

Rockaway Beach Specific Plan
City of Pacifica
March 1986

CR Commercial Recreation District
plus Hillside Preservation District

Page 6

Figure 7
Land Use Boundaries and
Parking Locations

| | |
|---------------------|---|
| Mixed Use |  |
| Visitor Commercial |  |
| Open Space |  |
| Parking | P |
| Business Commercial |  |
| Residential |  |

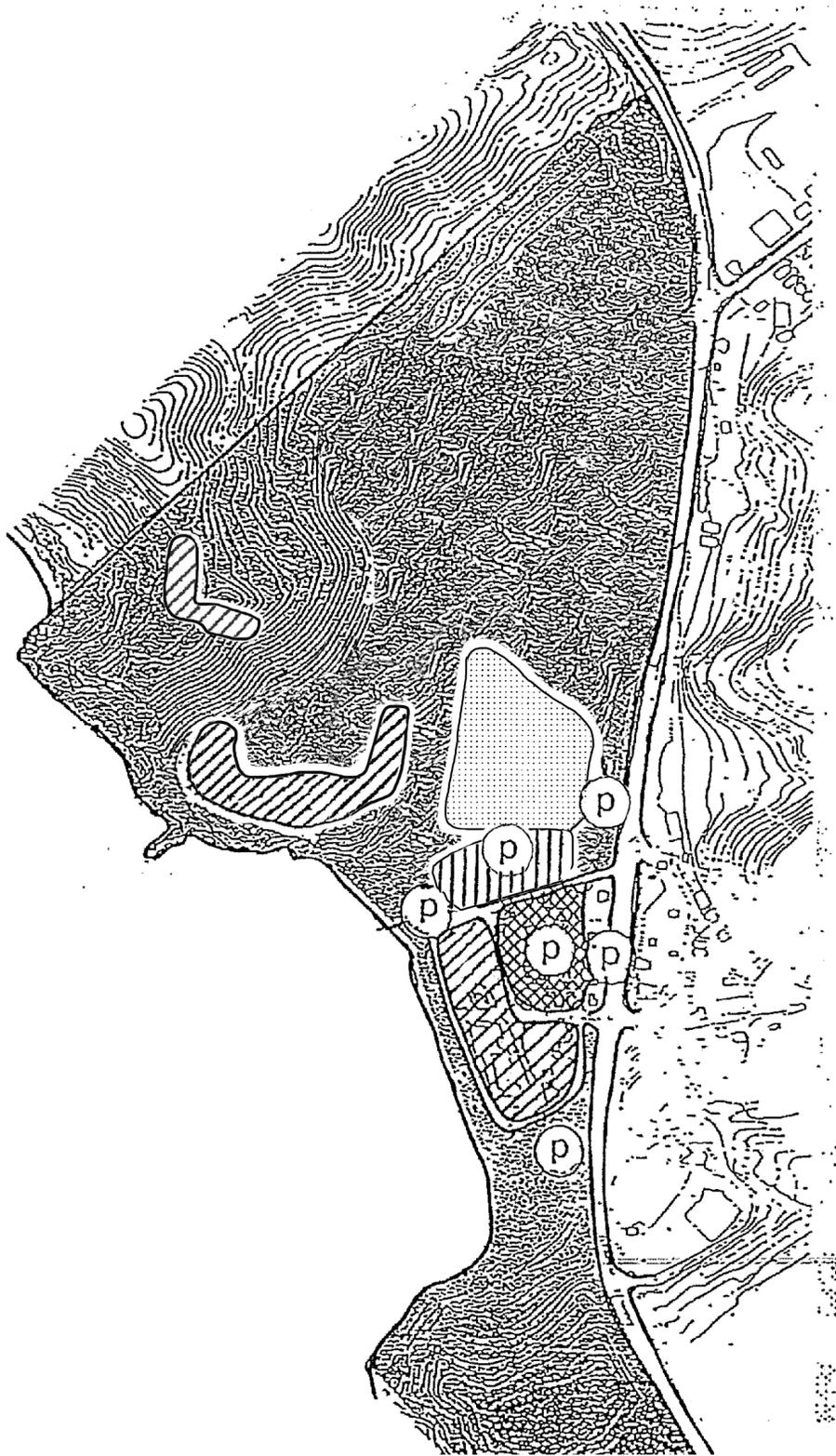


Exhibit C-1 Land Use Boundaries and Parking Locations

**Figure 8
Circulation Policy Diagram**

PEDESTRIAN CIRCULATION

- Beach Access →
- Coastal Trail ····
- Rest Rooms ■
- Changing Rooms ○

ROADWAYS

- New Road ———
- Existing Road to be Abandoned ▨
- Key Intersections ○

PARKING

- Beach P
- Commercial (P)

*Rockaway Beach Specific Plan
City of Pacifica
March 1986*

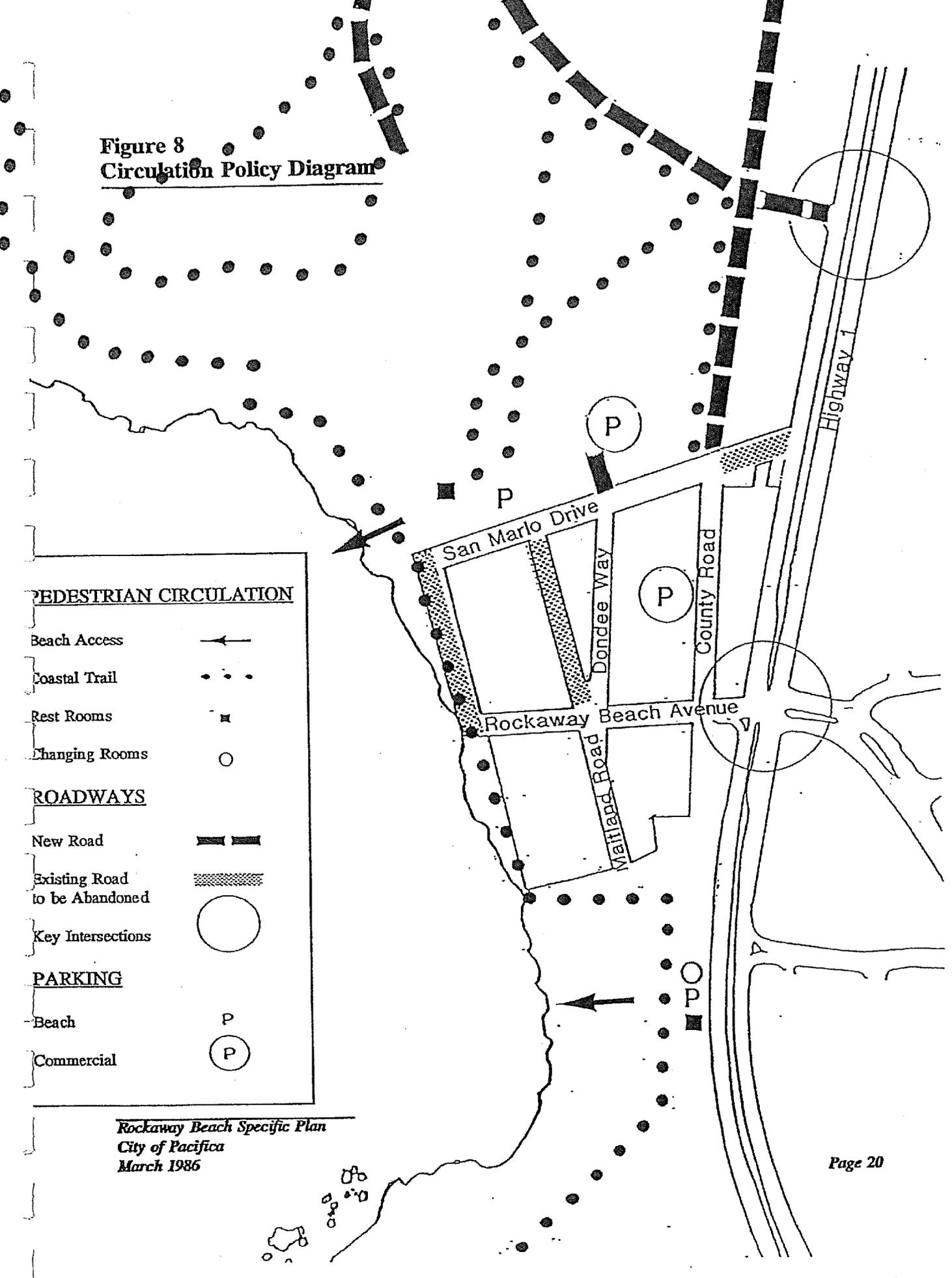
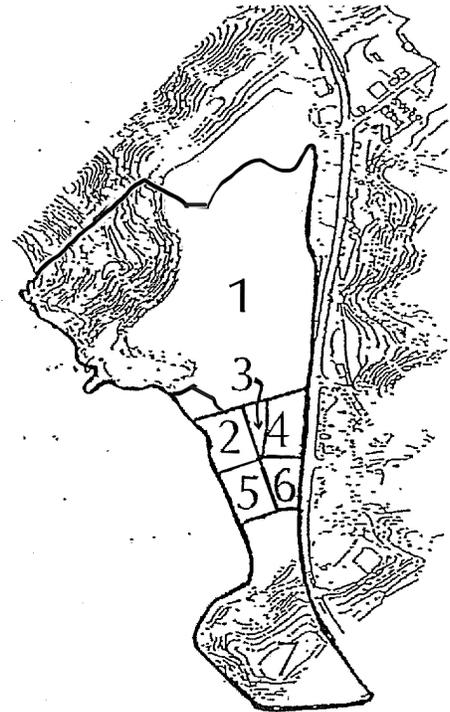


Exhibit D-1 Circulation Policy Diagram

Table 1
Summary of Development Potential



| Development Page 29 Area | Total Area (acres) | Development (acres) | Maximum Floor Area to Lot Area Ratio | Visitor Comm. (gross s.f.) | Business Comm. (gross s.f.) | Total (gross s.f.) | |
|------------------------------|--------------------|---------------------|--------------------------------------|----------------------------|-----------------------------|--------------------|--------------------|
| Quarry Site | | | | Hotel/Conference | Retail/Office | Residential | Total (gross s.f.) |
| 1 | 86.41 | 21 | 100% | 280,100 | 70,000 | 405,000 | 750,100 |
| West Rockaway | | | | | | | |
| 2 | 2.0 | 2.0 | * | - | - | - | |
| 3 | 1.0 | 1.0 | 65% | 30,000 | - | 30,000 | |
| 4 | 2.5 | 2.0 | 65% | 55,000 | - | 55,000 | |
| 5 | 2.0 | 2.0 | 65% | 55,000 | - | 55,000 | |
| 6 | 1.0 | 1.0 | 65% | 30,000 | - | 30,000 | |
| Beach and Headland | | | | | | | |
| 7 | 15.0 | 5.0 | 5% | 10,000 | - | 10,000 | |
| TOTAL NEW DEVELOPMENT | | | | | | 2,305,000 | |

* A 92-unit hotel is under construction in Area 2 and, therefore, no additional development potential is shown.