



City Manager Lorie Tinfow contributes a regular column to the *Pacifica Tribune* to connect with local residents and keep Pacificans informed on issues that are of current interest in the City of Pacifica. Planning Director Tina Wehrmeister contributed this submission for the August 5, 2015 edition of the *Pacifica Tribune*, which focuses on the City's General Plan and Local Coastal Land Use Plan updates.

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Pacifica Tribune  
August 5, 2015  
Planning Director Tina Wehrmeister

### City of Pacifica Reaches Out for Final Input to General Plan Update

The City of Pacifica has been working on updating the General Plan and the Local Coastal Land Use Plan (LCLUP) since 2009. The existing Plans were adopted in 1980, so this update is long overdue. For those readers who are unfamiliar with this topic, let me provide some background.

The General Plan is a policy document mandated by State law to address issues related to physical development and conservation of resources. Each city and county is required to have an adopted General Plan. The Plan embodies the goals of the community and establishes concrete and achievable actions. Broad objectives such as “economic development,” “preserve open space,” and “support sustainable practices” are translated into policies, maps, and specific actions that are tangible and can be implemented.

The LCLUP, required by the Coastal Act, seeks to ensure that public access to and along the shoreline is maintained; that water quality, marine life, and environmentally sensitive habitat areas are protected; and that coastal visual resources and special communities are preserved.

The General Plan and LCLUP updates have been conducted in tandem. While they are two separate documents, much of the text and many of the policies are overlapping, so it makes sense to update them at the same time.

The process to create these draft documents included community forums, interviews with stakeholders, as well as Planning Commission and City Council work sessions and hearings. So far, six community meetings and four Planning Commission and City Council work sessions have been held. All the feedback gathered contributed to the policies captured in the draft documents and some examples follow:

- **Environment and Sustainability** – policies focus on open space preservation, trail system expansion, and sustainable development practices.
- **Financial Resiliency** – policies focus on developing Pacifica into a vibrant community with amenities for tourists and residents alike such as revitalized shopping areas, walkable mixed-use areas, and an attractive historical center for Pacifica along Palmetto Avenue.

- **Residential Development** – with a relatively small number of housing units expected to develop in the next 20 years, the Plan’s policies aim to make Pacifica more accessible and to ensure adequate housing options for people of all ages and incomes.
- **Improved Infrastructure** – including streets, sidewalks, sewer system and flood control improvements.
- **Protection from Natural Hazards** – including fires, earthquake induced landslides, flooding, coastal erosion, and sea level rise.

While the Plans are complete and ready to adopt, the City Council recognized that a significant amount of time has elapsed since the original community input process was conducted and has asked us to conduct additional community outreach.

To start, we have updated the relevant information on the City website (found easily by searching for “City of Pacifica General Plan update”). We also plan to use City Hall Listens to gather some preliminary information and will also hold community meetings. Readers can sign up on the webpage to receive more information about both of these ways to share your thoughts.

We hope you will participate in this very important opportunity to shape Pacifica’s future.

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