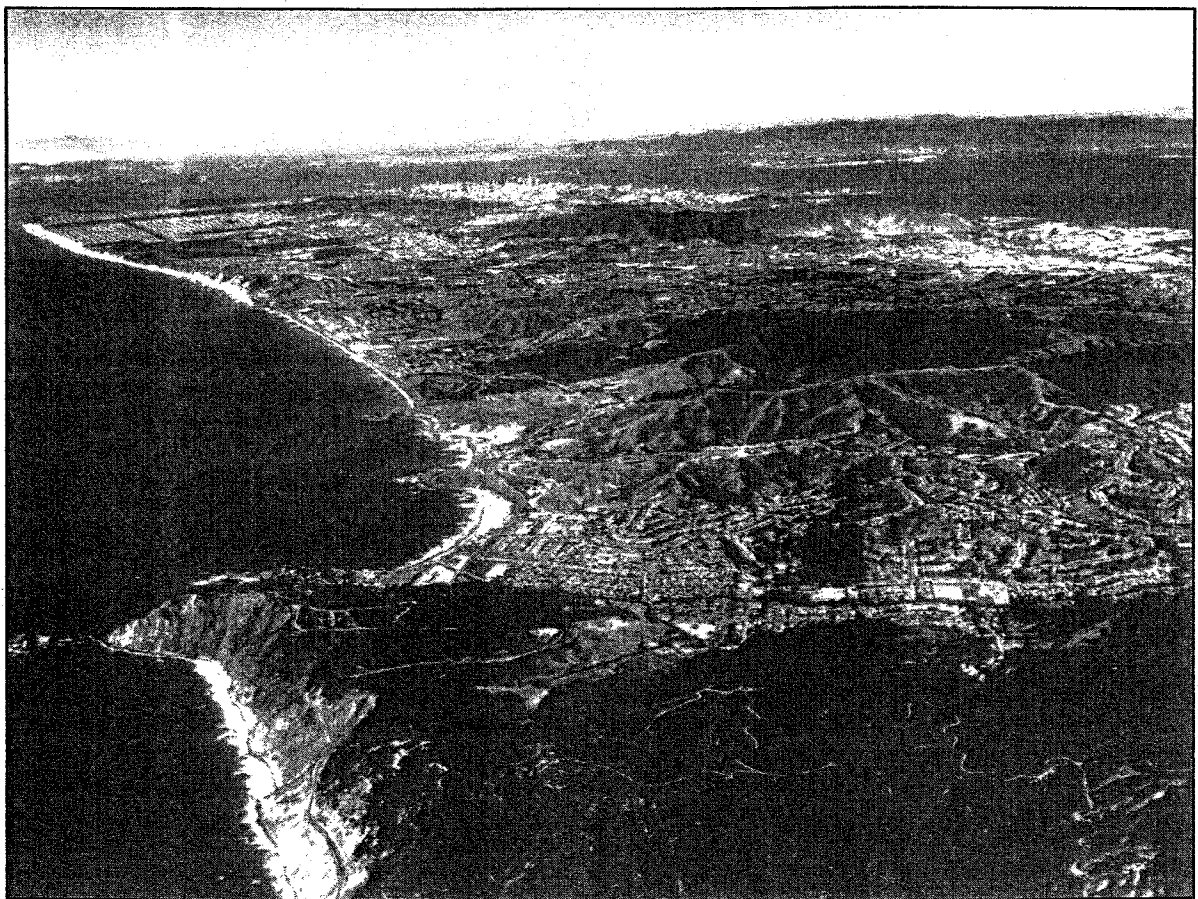


VOLUME I

PACIFICA OPEN SPACE TASK FORCE REPORT



the city of pacifica
and its environs

OPEN SPACE TASK FORCE REPORT: VOLUMES I AND II

Preface to the Second Edition

In 1988 the City of Pacifica published the first edition of the Open Space Task Force Report: Volumes I and II. This publication was the result of a desire to inventory and describe significant parcels of land for the purpose of long-range planning. By the mid 1990's, the City Council requested a review of the process by which the 51 parcels were identified and included in the original report. Its use came into question by private landowners, members of the public and later city councils. A joint meeting of the Open Space Committee (OSC) and the City Council in 1995 resulted in the directive to "...review...and advise it as needed with input from property owners...to correct any factual errors in the parcel narratives."¹

The goal of both editions remains the same: "This report is not intended to declare the City's intent or interest to acquire any of these parcels or to override the current land use regulations... Every property owner has the right to economically viable use of his or her property..."² Although the report is referenced in Pacifica's General Plan and Zoning Ordinance, its value is to be used for informational purposes only. Both volumes are intended to be informative, useful and helpful as an informational digest to any reader whether property owner, developer, city official or member of the general public.

The primary revisions in Volume I occur in the Parcel Abstracts (pp. 27-33). Similarly the Parcel Narratives and descriptions in Volume II have been changed, modified or eliminated in order to update to current zoning and usage according to the General Plan, as well as to include factual changes determined by OSC review, citizen and property owners' input. In most cases, references suggesting the appropriateness of development or non-development were removed. The narrative revisions within the new document should take precedence and supersede the original OSTFR, Volumes I and II.

The process the OSC went through executing the directive of the Pacifica City Council took two and a half-years. The methods employed were as follows:

1. A letter from the OSC to all 102 registered owners of property included in the OSTFR was sent certified mail, return receipt requested. This letter stated the OSC's intention to revise the report and welcomed input from the property owners.
2. OSC members attempted to place a telephone call to every property owner.

¹ Minutes of the May 17, 1991 Joint Council/Open Space Committee Meeting

² OSTFR Vol., 1, p. 8

3. Some property owners responded either by letter or telephone. Per their request, a face to face meeting was arranged for nine property owners with an OSC subcommittee. Others expressed no dissatisfaction with the current report; some had no interest or wished further contact the OSC. The majority of property owners did not respond.
4. Property narrative revisions were prioritized based on property owner response and scheduling requests. These narrative revisions were completed first.
5. The president of a local landowners' organization, the Pacifica Land Alliance (PLA), who was also a member of the OSC, sent a letter to all property owners explaining the PLA's perspective on what the OSC was doing and urging their input.
6. A second certified mailing from the OSC to all property owners was sent in response to this letter.
7. The remaining narratives were revised by OSC subcommittees and later voted on by the OSC. Every property owner was informed in advance when OSC subcommittee revisions were to be discussed by the OSC.
8. Concerned owners and citizens made late requests for input into the OSTFR. The OSC placed these individuals on an OSC agenda for their meeting.
9. Four properties were removed from the report by a vote of OSC as no longer significant.
10. All narrative revisions were prepared for presentation by staff and agendized to an OSC meeting for final review and vote.
11. The final OSC submittal was sent to City Council for their review and vote, completing the process.

The new OSTFR includes this new preface, virtually all of the original Volumes I and II text and 49 revised Parcel Abstracts and Parcel Narrative.

The Open Space Committee's eleven members between 1995 and 1998 completed this directive. The Pacifica City Council of 2000 approved the revised report.

VOLUME I

PACIFICA OPEN SPACE TASK FORCE REPORT

PREPARED FOR THE CITY COUNCIL OF THE CITY OF PACIFICA
BY THE OPEN SPACE TASK FORCE
ACCEPTED BY THE CITY COUNCIL ON NOVEMBER 14, 1988

TASK FORCE MEMBERS

CITY COUNCIL

CHUCK CURRY
PETER LOEB
JEANNETTE WARDEN

PLANNING COMMISSION

JOHN CURTIS
IRENE FABIAN
LARRY KASPAROWITZ
JOHN LUCIA

PARKS BEACH AND RECREATION COMMISSION

BILL MICHAELIS
DONNA STARR

CITIZENS

DANA DENMAN
SHIRLEY DRYE
MARGARET GOODALE
RONALD HAMBURGER
JULIE LANCELLE
GERALD LAUB
PEGGY MEADOWS
DANIEL MUNKERS
CLARK NATWICK
JAMES PIETILA
FERD SIMONS

CITY STAFF

DON CADMAN, P.B. & R. DIRECTOR
MICHAEL CRABTREE, ASSOCIATE PLANNER

2ND EDITION REVISIONS PREPARED BY THE
PACIFICA OPEN SPACE COMMITTEE
ACCEPTED BY THE CITY COUNCIL ON FEBRUARY 14, 2000

COMMITTEE MEMBERS

GIL ANDA
PAUL AZEVEDO
CLORINDA CAMPAGNA
EULALIA HALLORAN
RON MAYKEL
CLARK NATWICK
FERD SIMONS

CITY COUNCIL LIAISON

BARBARA CARR
PETE DEJARNATT
CAL HINTON

PLANNING COMMISSION LIAISON

BRUCE HOTCHKISS
JIM TOAL

CITY STAFF LIAISON

MICHAEL CRABTREE, CITY PLANNER

TABLE OF CONTENTS

PREFACE

i

INTRODUCTION

Open Space Defines Pacifica	1
Pressures to Develop Open Space	2
Need for Long Range Planning	4
Vision for Pacifica	4
City Council Creates Open Space Task Force	4
Purpose of Task Force	5
Objectives of Task Force	5
Open Space Task Force Directive	6
Grassroots Based Process & Community Support	7
The Time to Act is Now	8

RECOMMENDED ACTIONS

Recommendations to the City Council	10
-------------------------------------	----

EXISTING OPEN SPACE

Benefits of Open Space	16
Commercial Benefits of Open Space	19
Regional Context	19
Existing Open Space & Trail System	21

PROPOSED OPEN SPACE AND TRAIL SYSTEM

Open Space System	23
Trail System	23
Parcel Abstracts	27

PROPOSED GGNRA INCLUSION

Existing GGNRA Lands	34
Need for Expansion	35
Areas for Inclusion in GGNRA	36
Support & Endorsement	37

OPEN SPACE PRESERVATION TECHNIQUES

General Plan & Zoning	39
Zoning Overlays	40
Specific Plans	40
Subdivisions Control	41
Local Coastal Programs	41
Transfer of Development Rights	41
Easements	41
Acquisitions	42
Other Preservation Techniques	43

CONCLUSIONS

MAPS

Natural Features	3
Regional Context	18
The Pacifica Vicinity	20
Existing Open Space & Trail System Plan	22
Proposed Open Space & Trail System	33
Proposed GGNRA Inclusion	38

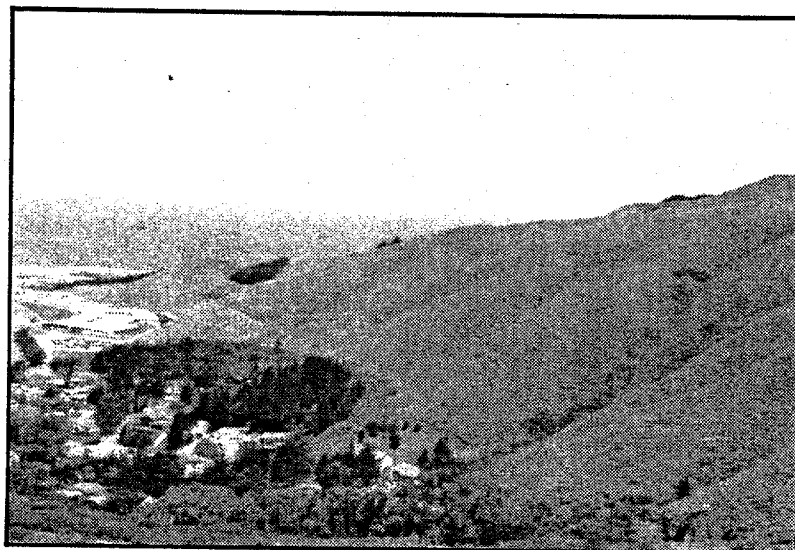
INTRODUCTION

Open space is an essential part of Pacifica's character. The community is defined by its open space as much as by its developed areas. Pacifica's distinctive personality is formed by a configuration of natural elements that is instantly recognizable. The dominant landforms of coastline, hills and ridgelines provide such strong elements that they clearly define Pacifica.

OPEN SPACE DEFINES PACIFICA

The Pacifica General Plan states that, "Pacifica has a unique physical setting in the Bay Area. The scenic qualities of hillsides, beaches and ocean combine to give the City an open quality usually found only in rural areas far from urban encroachment. These scenic qualities have significant aesthetic and potential economic value to the City."

The General Plan goes on to say that, "[Pacifica's] coastal location and natural environment are superb assets. The City's goal includes conserving the natural environment, keeping noise to acceptable levels, protecting residents from natural hazards, protecting the visual quality of the City, and conserving the sense of openness which is an essential quality of the City."



southern slope
milagra ridge

PRESSURES TO DEVELOP OPEN SPACE

Pacifica is faced with growth pressures. It is very near San Francisco and is part of the fourth largest metropolitan region in the United States. People want to live close to the ocean, to enjoy the views and the other benefits of open space. Pacificans would like to control the destiny of their community in terms of the quality, variety and density of development. They want to protect the ocean environment, coastal strand (beaches and headlands), hillsides and ridgelines from inappropriate development.

Pacifica has been very fortunate that a large percentage of its land is undeveloped open space. In the development patterns of the Bay Area, the bayside developed extensively while Pacifica, on the oceanside, did not. Development in Pacifica has been concentrated in communities primarily in the coastal valleys. As a result, the major hills, beaches, headlands and other landforms that define the community have been left open. Pacificans should not take this undeveloped land for granted and assume that the hills will always remain open.

The pressures are mounting to develop these remaining open space areas and to greatly change the character of the community. Because of congestion in other parts of the Bay Area, it is now becoming much more desirable to live near the coast. People are seeking the peace of mind to be found in a less densely developed atmosphere. Many people would like to live in a semi-rural community that has both urban amenities as well as open land.

Pacificans have a real advantage in that they have seen what happens when other communities overdevelop and lose their natural resources. The beauty and quality of life of these communities has diminished, and they are no longer highly desirable places to live. Once an open space is gone, it can never be regained.