

City of Pacifica
GENERAL PLAN UPDATE



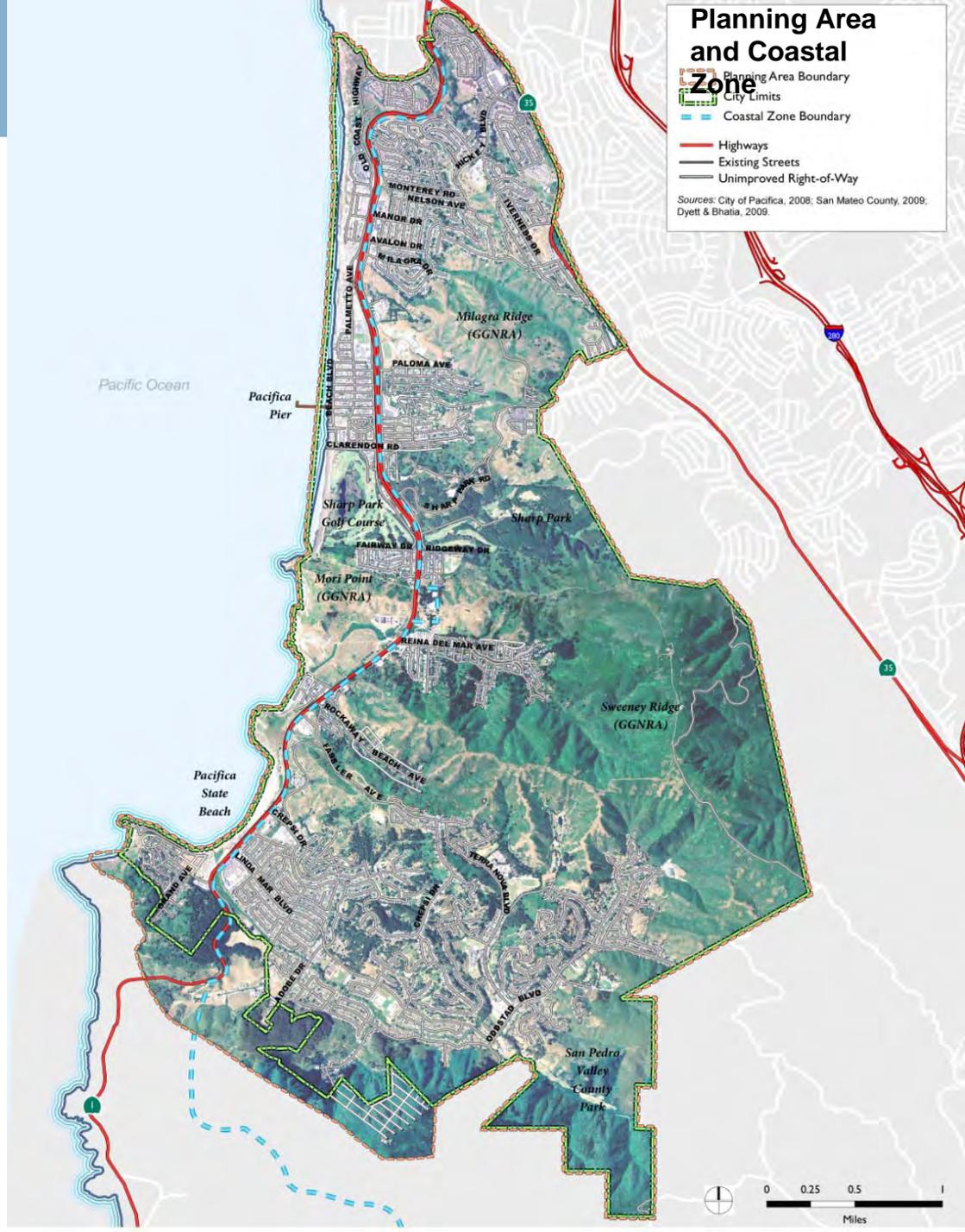
**City Council/Planning Commission Joint Study
Session
September 1, 2010**

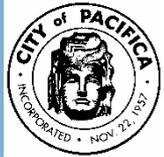


General Plan Project

- Existing General Plan adopted in 1982
- General Plan/Local Coastal Plan
- Environmental Impact Report
- Housing Element
- Community Involvement and Participation

September 1, 2010



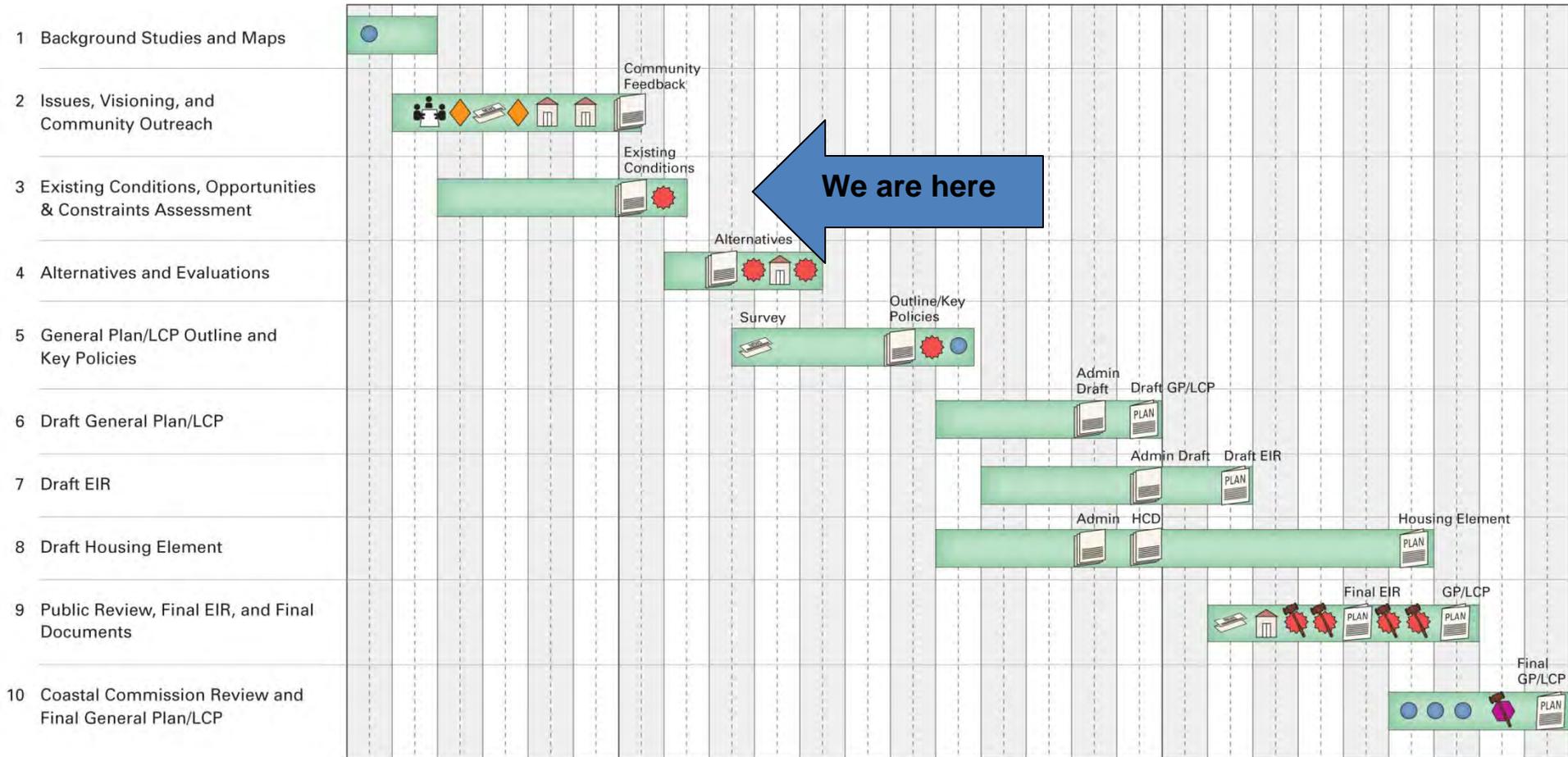


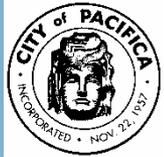
Interactive With the Community – Public Review at Every Stage of the Process





Planning Process and Schedule





Summary of the Community Workshops

Community Forum 1 – Community Vision

April 25, 2009

Community Forum 2 – Issues, Ideas, and Priorities

May 30, 2009

Pacifica Community Forum 1: Community Vision
Summary Report



DYETT & BHATIA
Urban and Regional Planners

**Pacifica General Plan
Community Forum 2:
Issues, Ideas, and Priorities**
Summary Report
June 2009



DYETT & BHATIA
Urban and Regional Planners



Community Forum 1 – Community Vision

Pacifica Today

- What you like most and want to preserve
- Concerns, and what you would like to see change

Pacifica in the Future

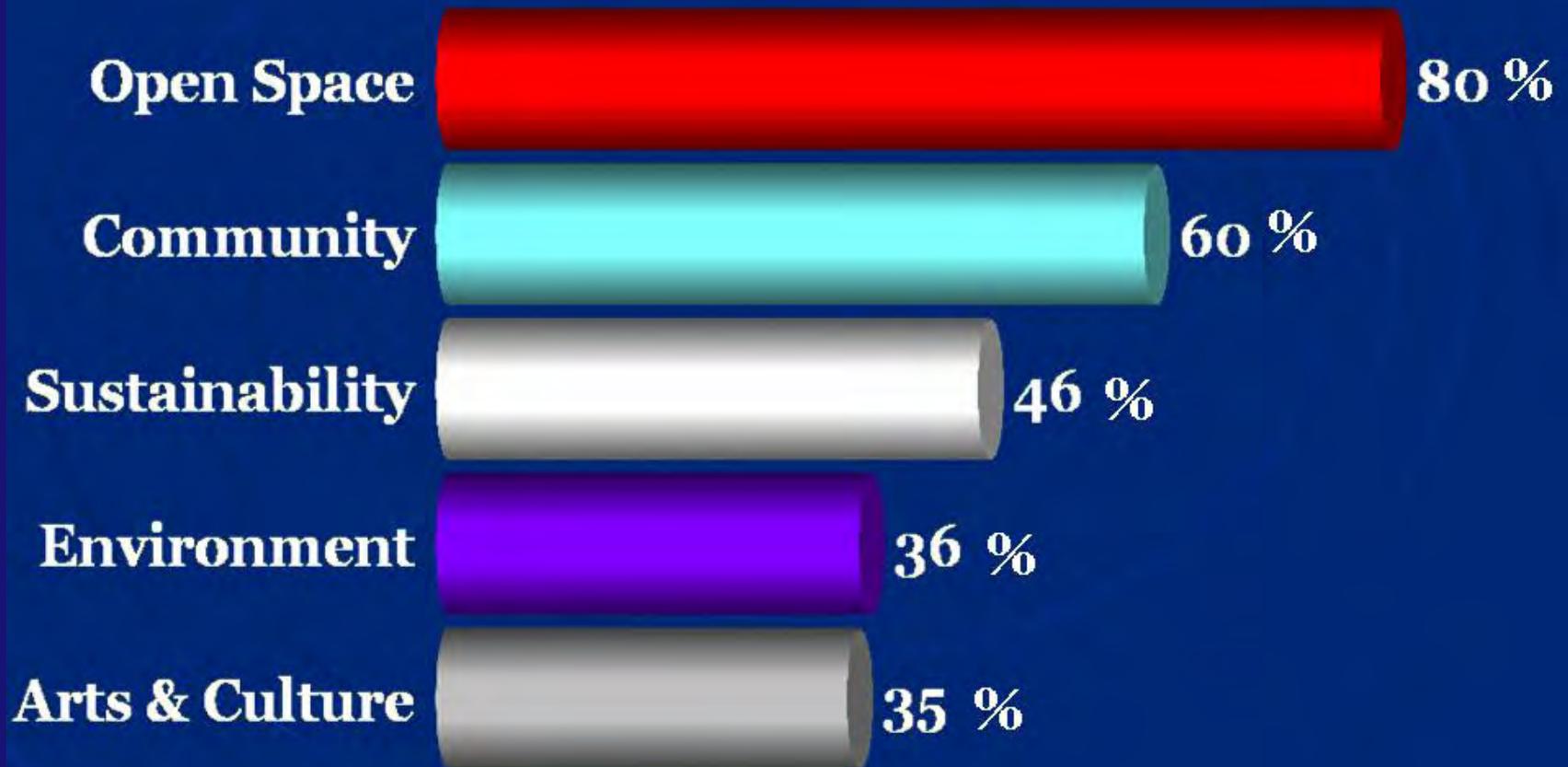
- The most important accomplishments for Pacifica by Year 2030





Discussion #1: Pacifica Today

What do you most like about Pacifica, and want to preserve?

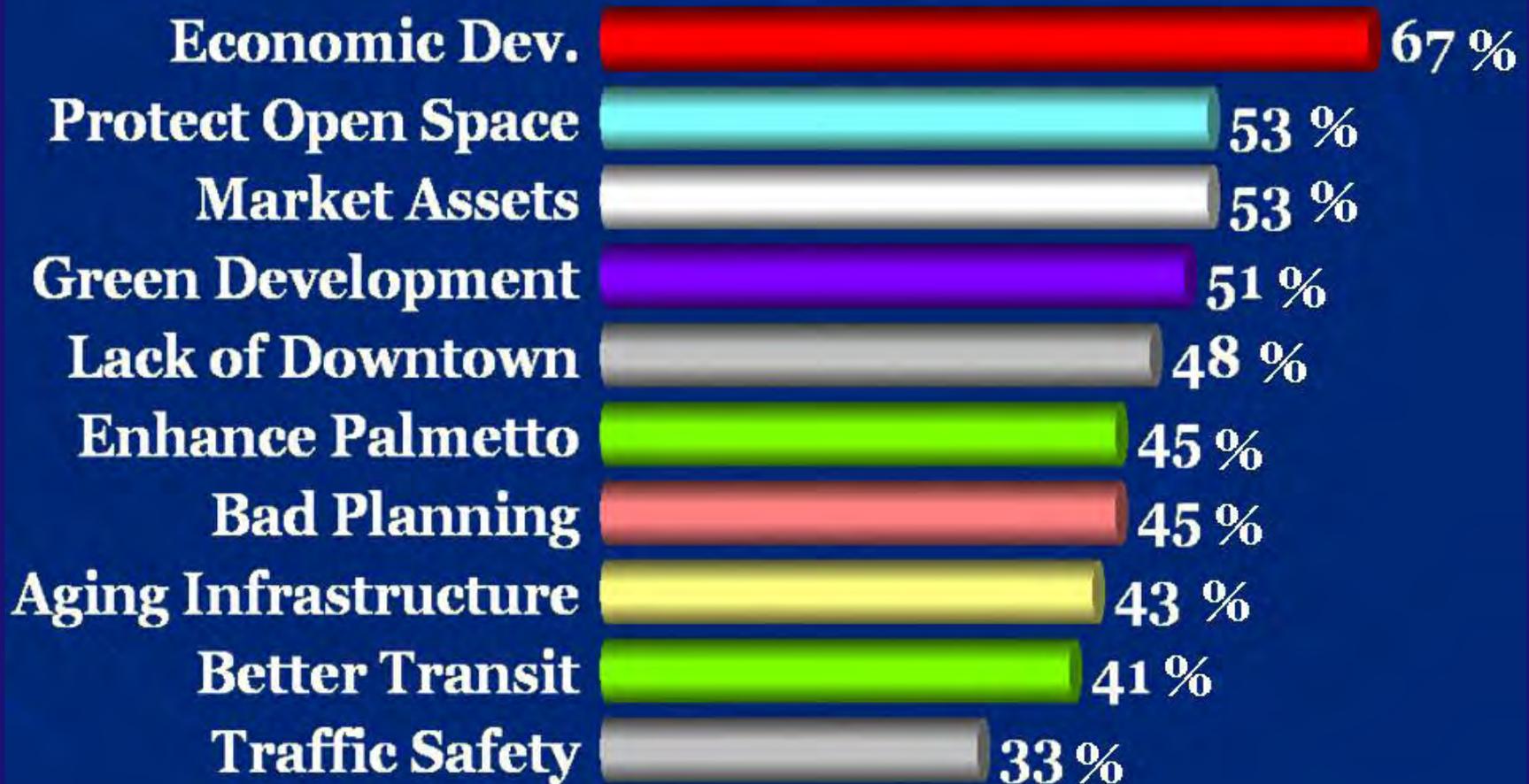




Discussion #1: Pacifica Today

What are your key concerns about Pacifica?

What characteristics and places would you like to see change?





Discussion #2: Pacifica in the Future

**What are the most important accomplishments you want to see
in Pacifica by the year 2030?**

Most commonly stated goals:

- ❖ Preserved open space, scenic hills and beaches (6)
- ❖ New “state-of-the-art” library/learning center (6)
- ❖ Sustainable development – green, appropriate balance (5)
- ❖ Well-funded, well-maintained, high-achieving schools (5)
- ❖ Destination for active tourism, ecotourism (4)
- ❖ Unique, vital downtown district on Palmetto (4)
- ❖ Better trail system, pedestrian and bicycle access (4)
- ❖ Better public transit (4)



Discussion #2: Pacifica in the Future

**What are the most important accomplishments you want to see
in Pacifica by the year 2030?**

Most commonly stated goals, continued:

- ❖ Downtown, town center, public gathering place (3)
- ❖ Financial stability; ability to pay for what we want (3)
- ❖ Improved Highway 1, with less congestion (3)
- ❖ Preserved habitat, environmental restoration and protection (3)
- ❖ Local energy production; off the power grid (3)
- ❖ Center for green business; business that complements environment (3)
- ❖ Active and caring community (3)



CALIFORNIA TODAY

Pacifica:
The coastal town that did it right!!

This way to Biodiesel Plant

go solar!

grow your own food!

clean beaches + ocean

down with the Big Box strip mall!!

This way to green Palmetto downtown

Great Schools that teach Green

No more monster houses

This way to center Pacifica for the arts!

SPECIAL EDITION: PACIFICA
Lean, Green and way ahead of the curve!

CALIFORNIA TODAY

PACIFICA AT 70 -
HEALTHY & STILL BEAUTIFUL

- 1) LANDMARK OPEN SPACE PRESERVATION
- 2) LOCAL ^{ECONOMICS & LOCAL CURRENCY} FOCUS
- 3) AFFORDABLE TOURIST DESTINATION
- 4) LIVELY ARTS & CULTURE
- 5) LOWEST CARBON FOOTPRINT

- 1) OPEN SP.
- 2) COMM SP. TOWN
- 3) SUB./GR. PRAC
- 4) ARTS
- 5) ~~ENV~~ ENV // BTD

SPECIAL EDITION: PACIFICA



CALIFORNIA TODAY

Pacifica

2030

Where our ENVIRONMENT Really
IS our ECONOMY ☺

A City which – at long last – has
achieved balanced, sustainable
growth – where its citizens actually
CAN shop locally ☺

SPECIAL EDITION: PACIFICA

CALIFORNIA TODAY

VISIT BEAUTIFUL

PACIFICA:

GREEN, OPEN &

FAMILY-FRIENDLY

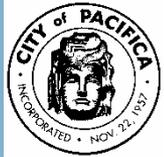
SPECIAL EDITION: PACIFICA

Community Forum 2 – Issues, Ideas and Priorities

Gauging Consensus on 28 Draft
Policy Statements Covering:

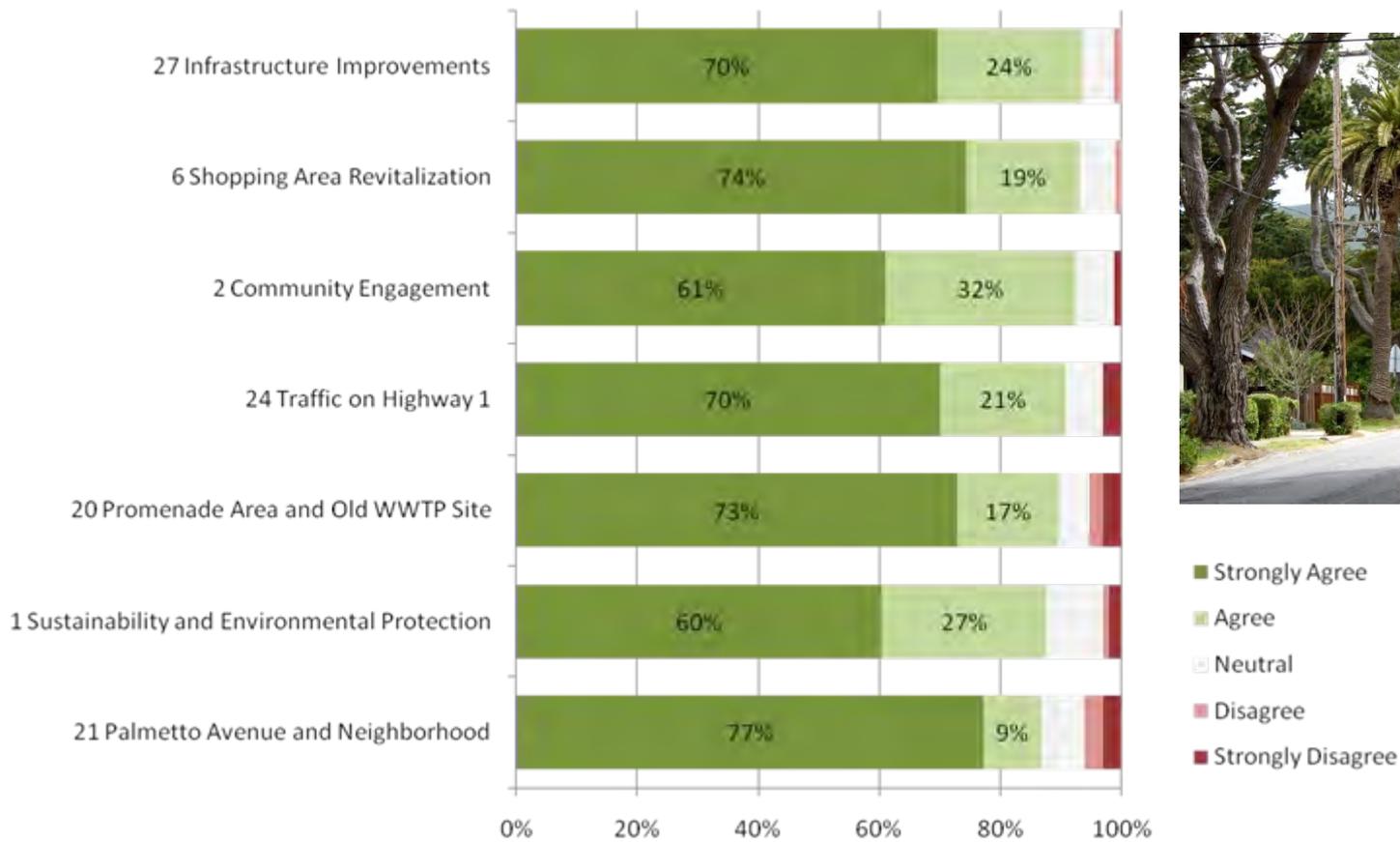
- Sustainability
- Community Engagement
- Open Space & Conservation
- Commercial Areas & Economic Development
- Community Gathering Places & Facilities
- Neighborhoods & Future Residential Development
- Transportation & Infrastructure





Areas of Strongest Agreement

7 Draft Policy Statements Received >85% Agreement Among Community Forum Participants



September 1, 2010



6. Economic Development - Shopping Area Revitalization

Encourage and facilitate the renovation and revitalization of existing shopping areas, in order to provide wider shopping and dining opportunities for Pacifica residents and increase the amount of sales tax revenue that goes to Pacifica.



20. Promenade Area and Old Wastewater Treatment Site

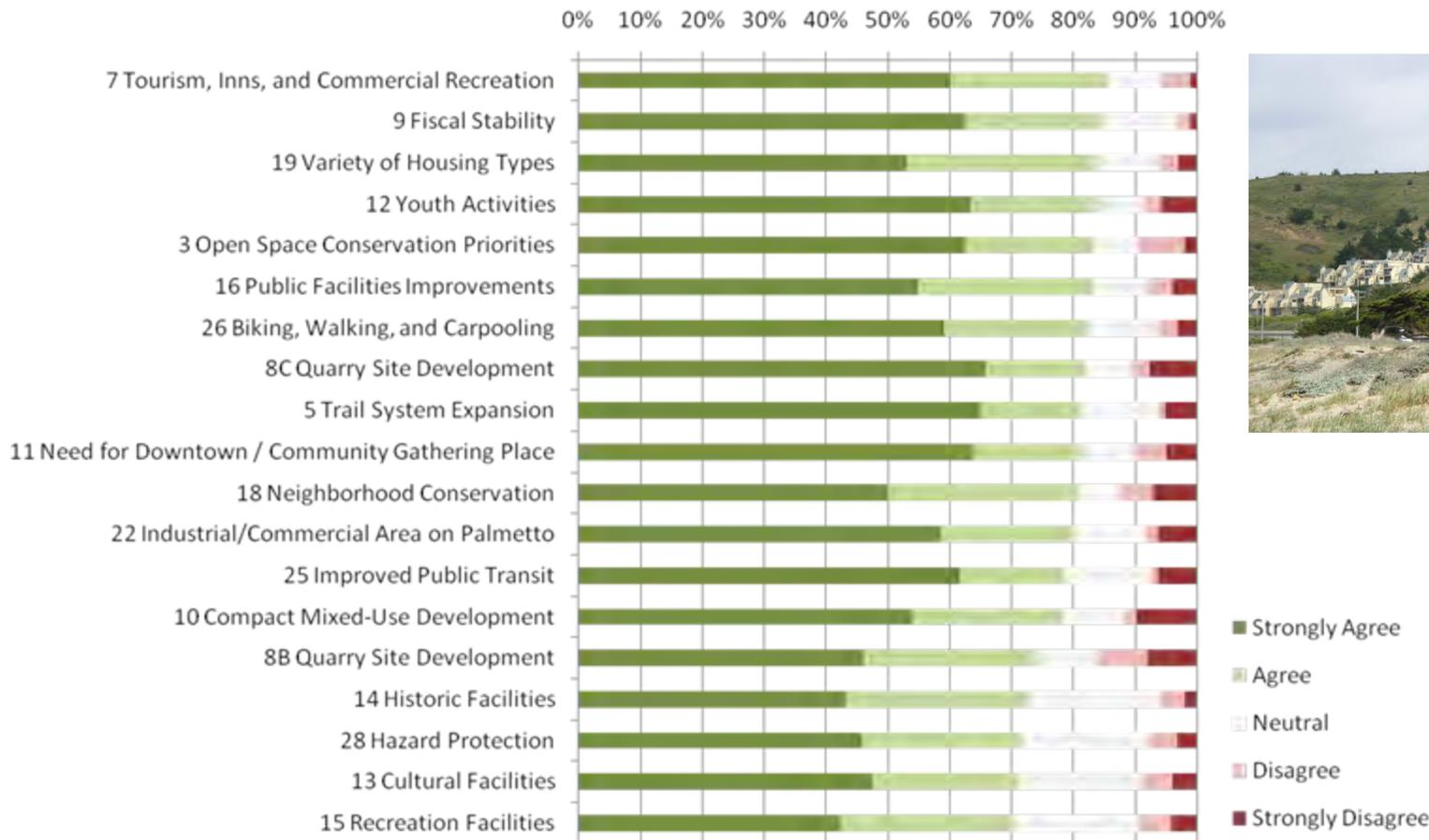
Enhance the Esplanade area as a local community and tourist destination, focused around the Esplanade and Sharp Park beach. Appropriate uses for the city-owned property in the area (i.e. the former Wastewater Treatment Plant site) could include: café, restaurant, library, museum, community center, and/or a small hotel.





Areas of General Agreement

19 Draft Policy Statements Received 70% to 85% Agreement Among Community Forum Participants





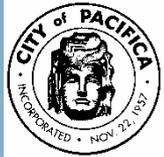
16. Public Facilities Improvements – Library/Media Center, Civic Center

Enhance public community facilities in Pacifica. Top priorities include: a library/media center and renovations to City Hall (and related City buildings).

26. Biking, Walking, and Carpooling

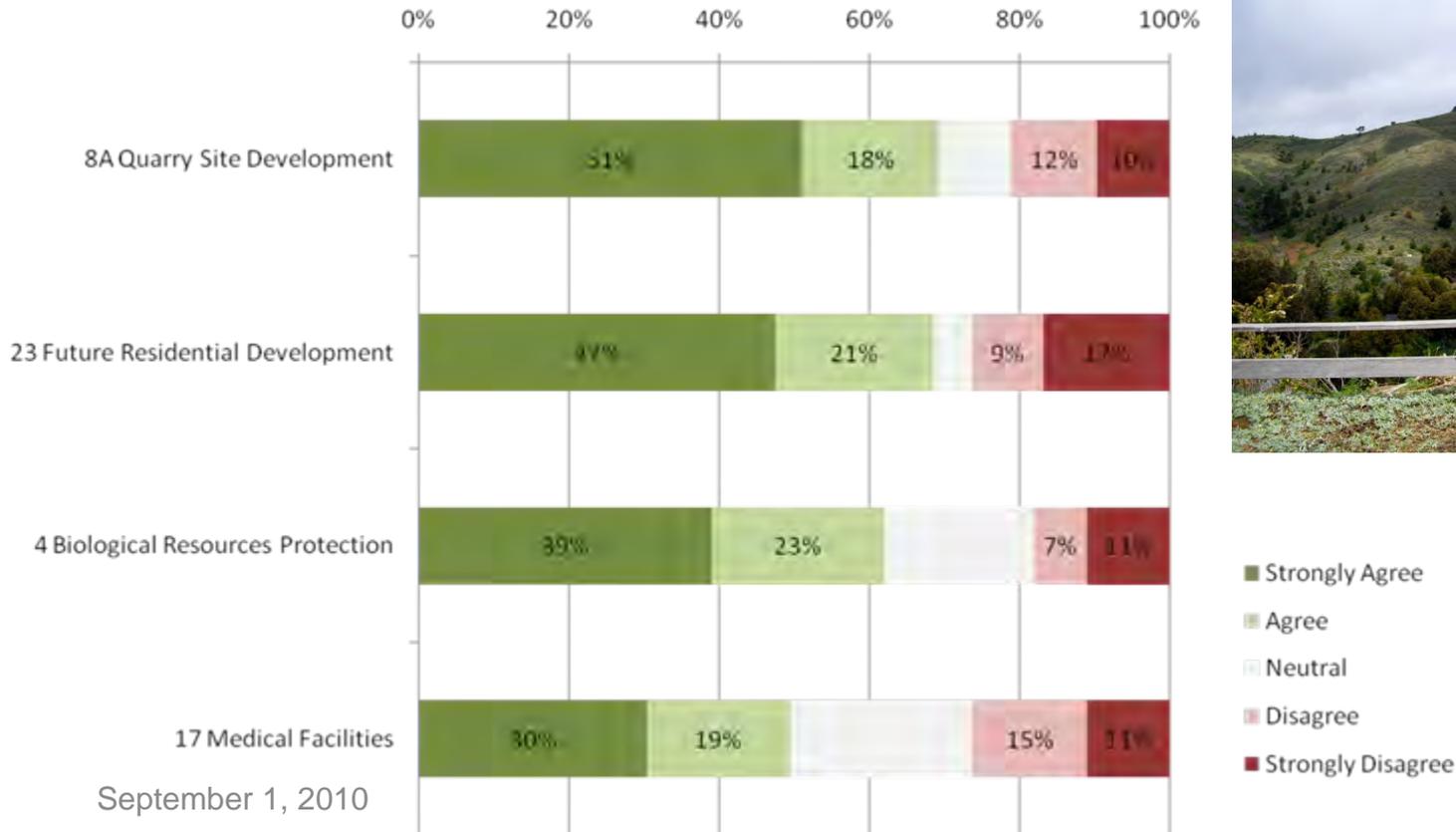
Develop programs and facilities that offer opportunities for bicycling, walking, and carpooling, allowing trips to be made without the use of a car. Establish safe bicycle and walking trails connecting major shopping and public facility destinations in Pacifica. Add sidewalks where they do not currently exist, if that is in character with the existing neighborhood.





Areas of Mixed Response: Quarry Site, Future Residential, Biological Resources, New Medical

4 Draft Policy Statements Received **Less Than 70% Agreement** Among Community Forum Participants



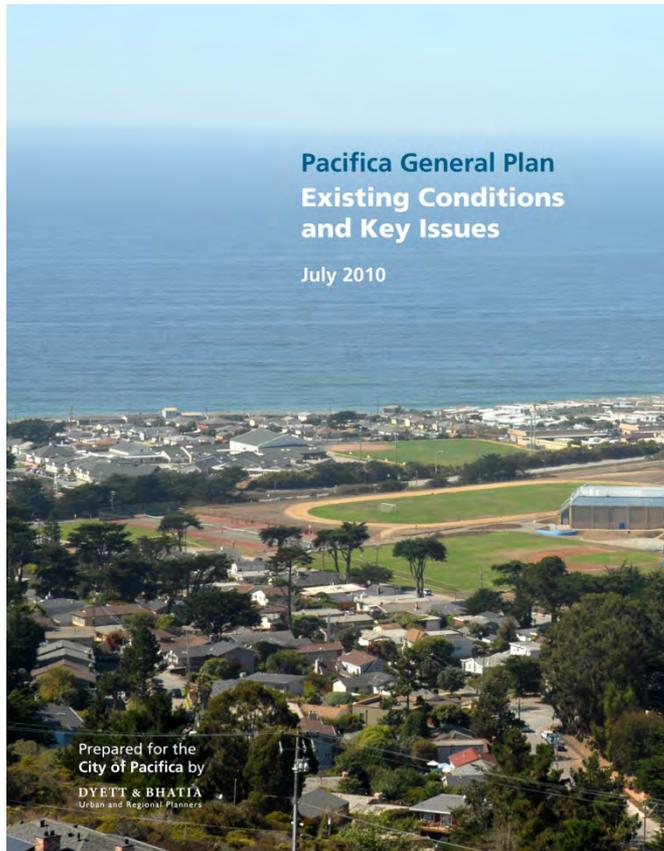
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Questions and Clarifications: Community Workshops



Existing Conditions and Key Issues Report July 2010



Detailed analysis of issues:

- Land Use and Urban Form
- Population and Economy
- Future Development Potential
- Environment
- Transportation
- Public Resources and Services

Land Use and Urban Form

Physical Setting and Characteristics:

- Regional Setting
- Historical Development
- Urban Structure
- Neighborhood Character
- Land Use and Density

Planning and Zoning:

- Local Coastal Plan and General Plan
- Design Guidelines
- Zoning

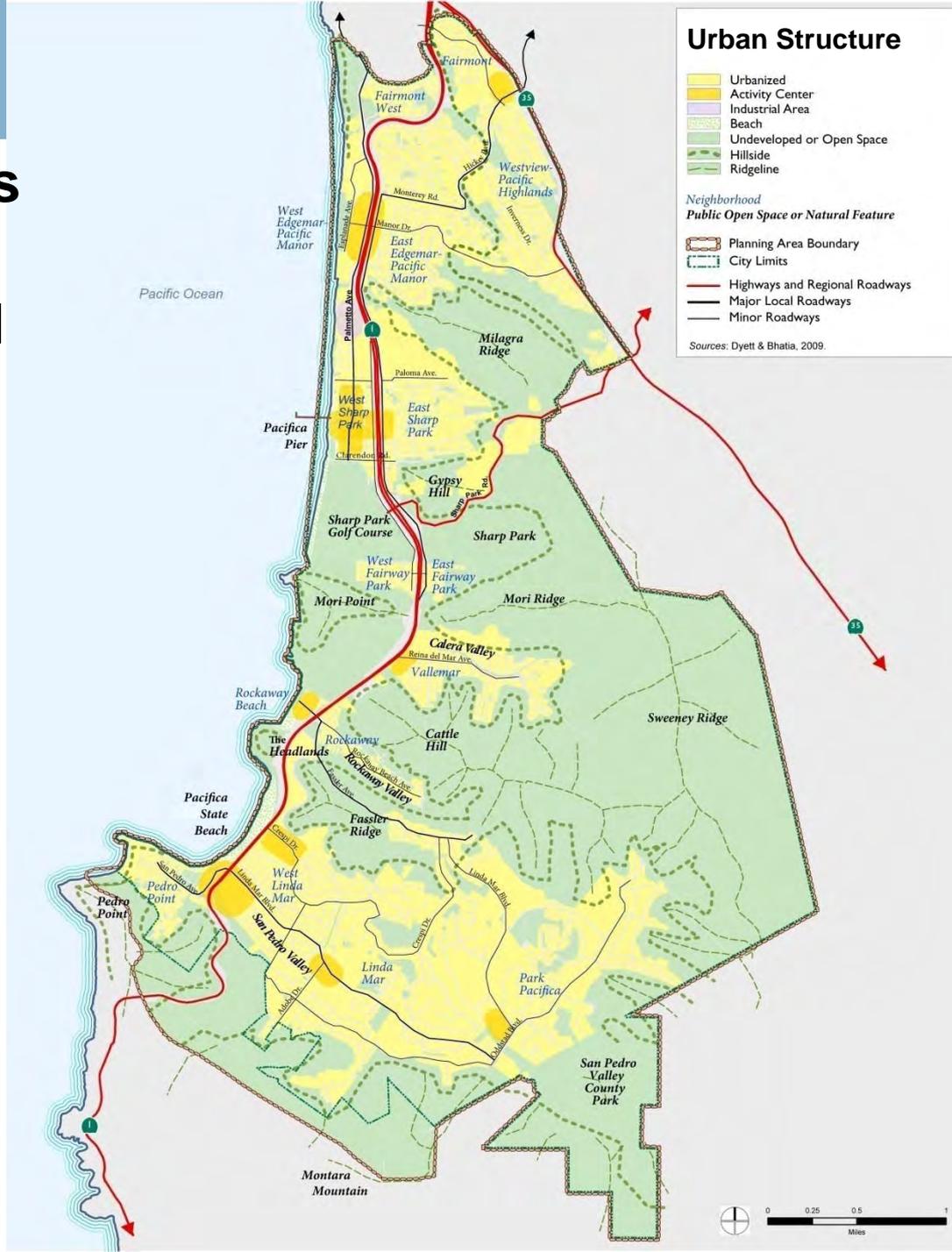


City of Pacifica

GENERAL PLAN UPDATE

Setting and Characteristics

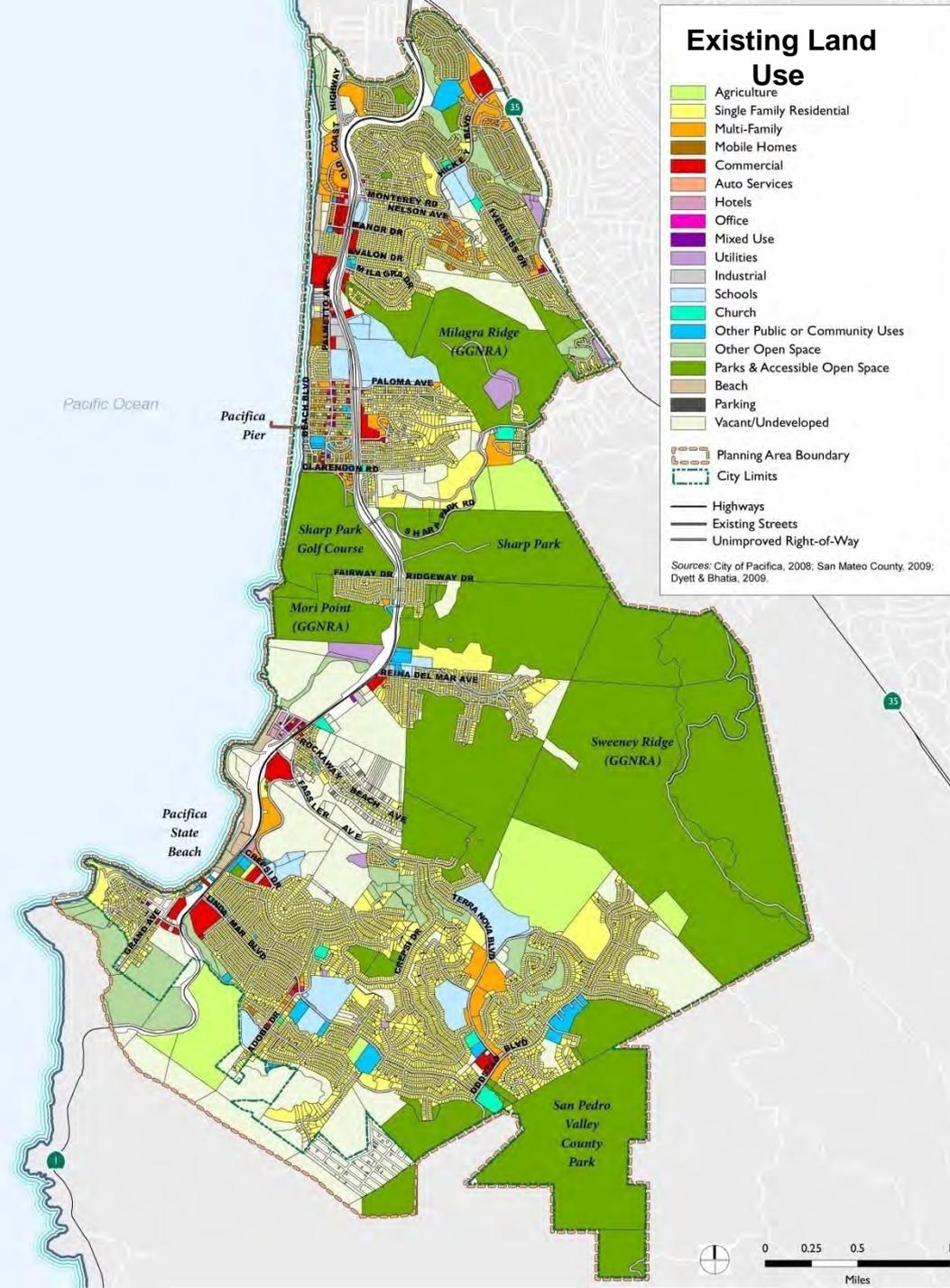
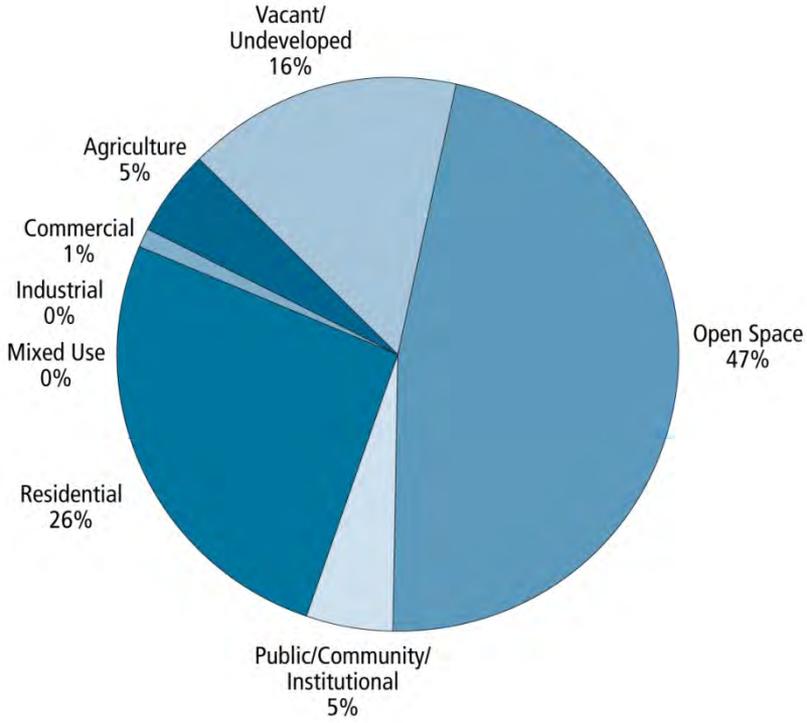
- Planning Area Covers 8,742 Acres; City and SOI
- Rapid Growth in 1950s and '60s, Slow Growth Since
- Balance of Developed, Undeveloped Land, Hillside and Valleys
- 47% of Planning Area is Preserved Open Space
- Residential Development Averages About 7 Units/Acre; Single-Family Housing 75% of Total



City of Pacifica

GENERAL PLAN UPDATE

Land Uses in the Planning Area

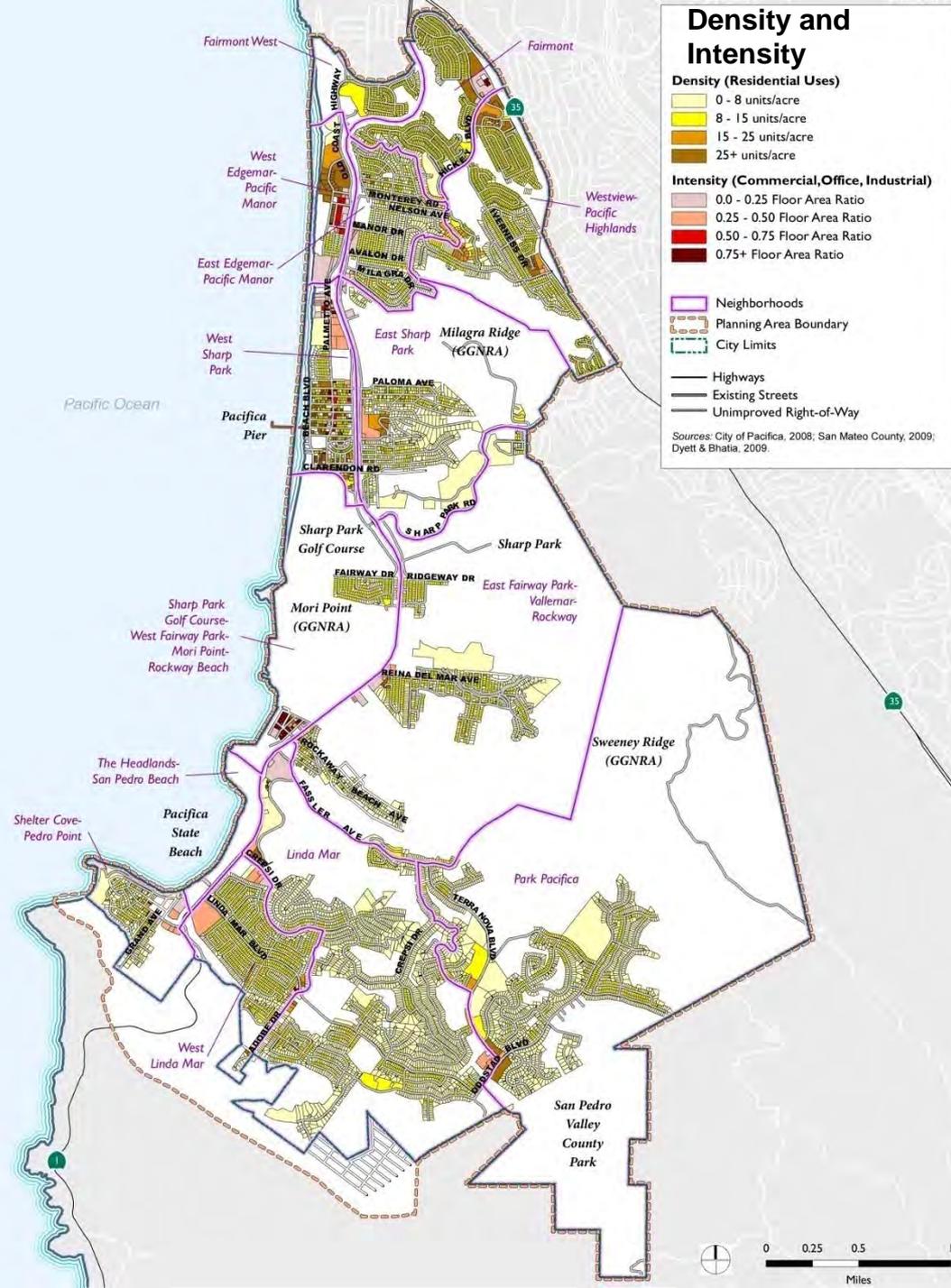


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GENERAL PLAN UPDATE

Density and Intensity by Land Use

Land Use	Acres	Average Density (Units/Acre)	Average Intensity (FAR)
Residential			
Single Family Residential	1,774	6.2	NA
Multi-Family	175	20.0	NA
Mobile Homes	9	5.3	NA
Commercial and Industrial			
Retail, Restaurants, Services	89	NA	0.29
Hotels	7	NA	0.72
Auto Services	5	NA	0.75
Office	4	NA	0.44
Mixed Use			
Mixed Use	4	4.0	0.61
Industrial			
Industrial	18	NA	0.29
Total of Private Developed Land	2,084	7.4	0.35

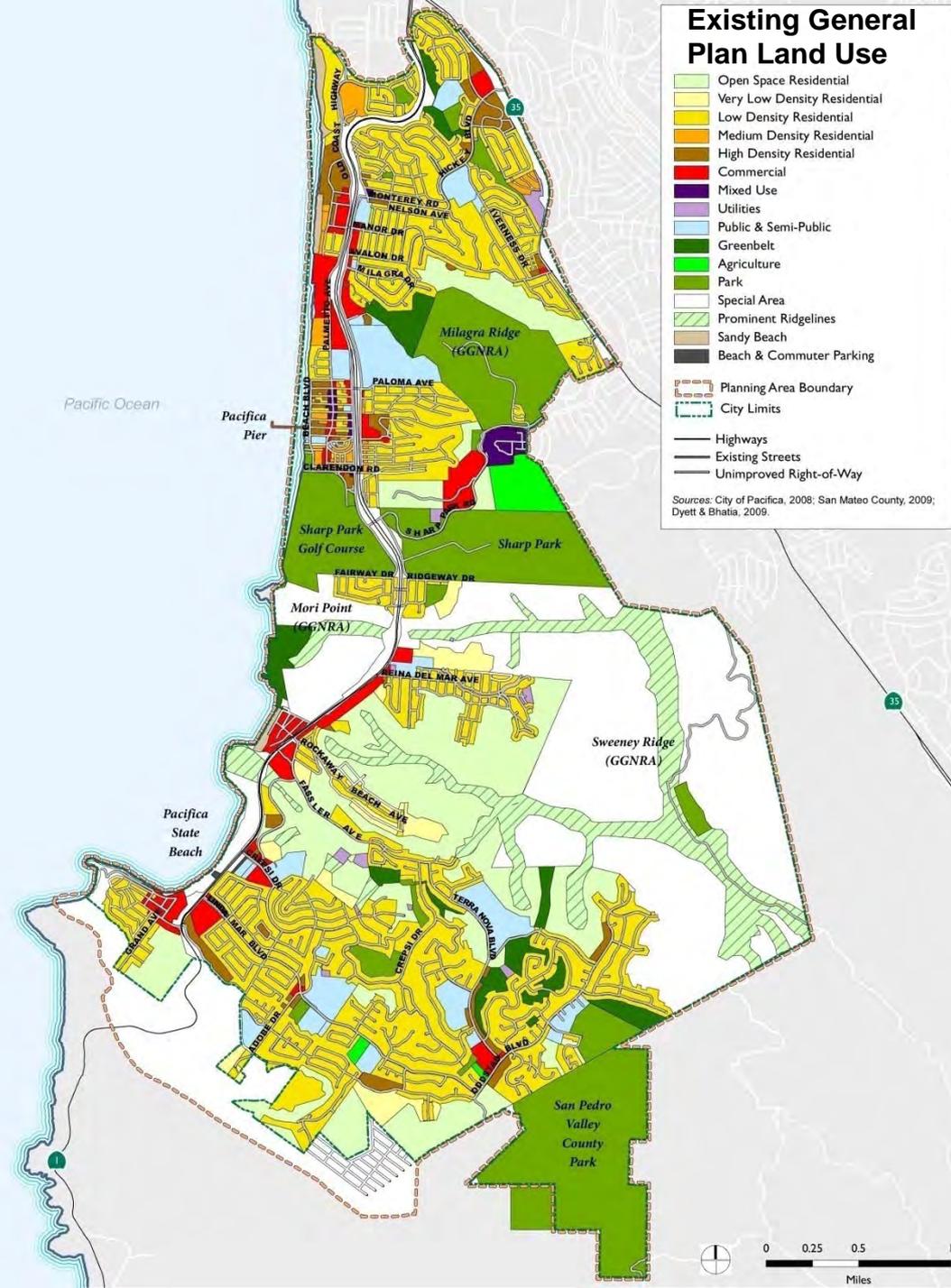


City of Pacifica

GENERAL PLAN UPDATE

Planning and Zoning

- Pacifica West of Hwy 1 is Subject to Local Coastal Plan
- Policies Cover Public Access, Recreation, Natural Resources, Development
- General Plan (1980) Has 11 Elements, Including Land Use, Which Guides Zoning
- Design Guidelines (1990) Encourage High-Quality Development



Planning Issues and Implications:

Land Use and Urban Form



- Ensure Compatible Design
- Provide Opportunities for Economic Development and Housing
- Facilitate Vibrant Commercial Areas
- Preserve Open Space and Habitat
- Respond to Coastal Commission Requirements
- Result in Consistency With Zoning Code



Questions and Clarifications: Land Use and Urban Form

Population and Economy

Population and Housing:

- Population Growth
- Demographics
- Housing Needs

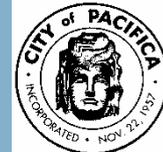
Employment and Economic Development:

- Employment Characteristics
- Retail Characteristics

Market Potential Analysis:

- Local-Serving Retail Strategies
- Tourism-Based Strategies





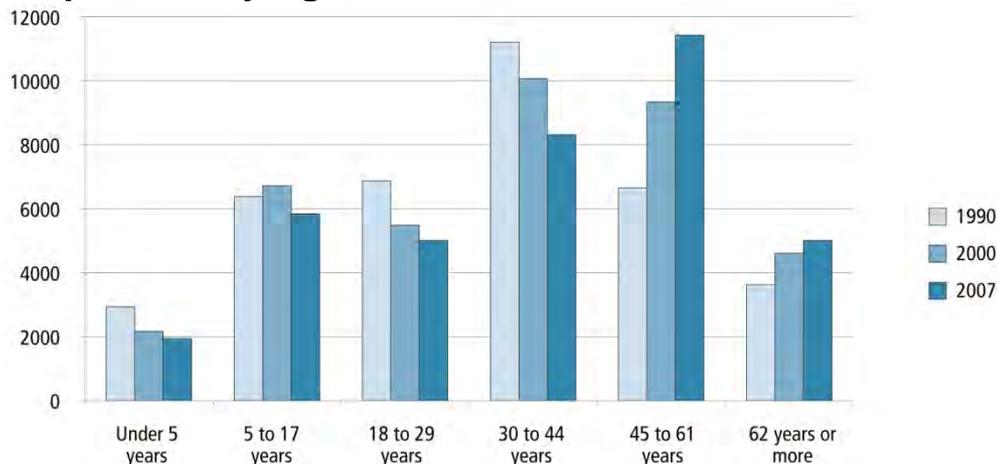
Population and Employment

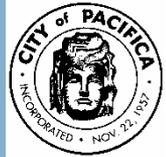
- City Population Estimated at 40,000 in 2009, Projected to Reach 42,100 by 2030
- Persons Age 45+ Growing as Proportion of Population
- Projected Increase of 1,600 Jobs by 2030
- Jobs to Employed Residents Ratio to Remain About 1:3

Projected Growth in Pacifica and San Mateo County

	2005	2030	Increase	% Change	Annual Growth Rate
<i>Pacifica</i>					
Population	38,800	42,100	3,300	9%	0.3%
Households	14,190	15,480	1,290	9%	0.4%
Employed Residents	18,600	24,170	5,570	30%	1.1%
Jobs	6,190	7,790	1,600	26%	0.9%
<i>San Mateo County</i>					
Population	721,900	842,600	120,700	17%	0.6%
Households	260,070	304,660	44,590	17%	0.6%
Employed Residents	318,600	443,300	124,700	39%	1.3%
Jobs	337,350	487,420	150,070	44%	1.5%

Population by Age, Pacifica





Housing Needs

- Unmet Housing Need of 311 Units By 2014 (ABAG)
- Includes 170 Units for Very or Extremely Low Income Households
- Projected Need for 1,300 New Units by 2030 to Accommodate Population Growth
- At Current Average Density, Need for 175 Acres of Residential Development

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Housing Need in Pacifica, 1999-2014

<i>Income Level</i>	<i>Need¹</i>	<i>Units Built</i>		<i>Percent of Remainin g Need</i>
		<i>Approved</i>	<i>or</i>	
Extremely Low Income	32	3	9%	29
Very Low Income	151	10	7%	141
Lower Income	105	33	31%	72
Moderate Income	234	165	71%	69
Above Moderate Income	419	465	111%	0
Total	941	645	69%	311
<i>Units Needed Per Year, 2010 - 2014</i>				78

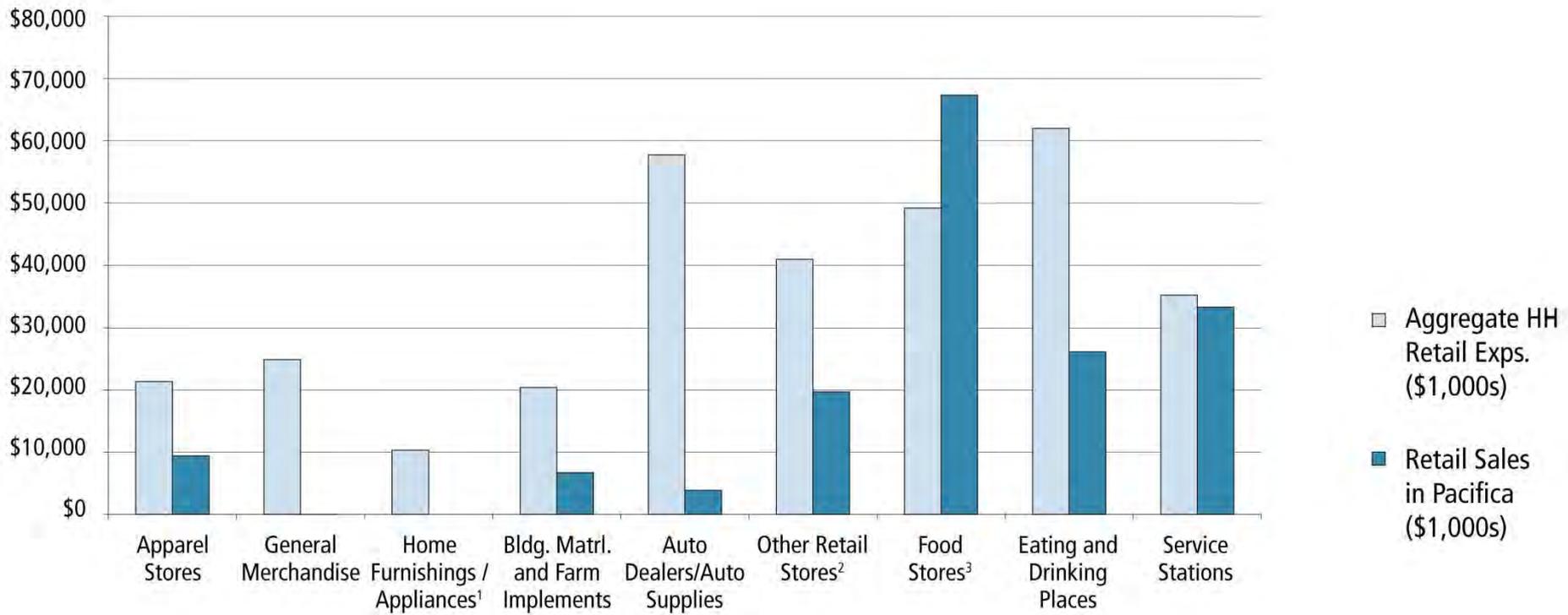
Projected Residential Land Demand

	2007	2014	2030
Housing Units	14,518	14,793	15,818
Acres of Land Used for Housing	1,957	1,994	2,132
Units per Acre	7.4	7.4	7.4
Units per Acre	7.4	7.4	7.4
Projected Additional Housing Units		275	1,300
Acres Needed for New Housing		37	175



Retail Characteristics

- Service Stations Account for 30% of Taxable Retail Sales
- Estimated 49% Capture Rate of Household, Employee and Business Expenditures





Market Potential Analysis

- Limited Demand for New Grocery-Anchored Shopping Centers by 2030
- Pacifica Not Well-Suited to Destination Retail
- “Place-Making” Strategy for Tourism-Based Retail and Unique Local-Serving Retail
- Potential for 1-3 Boutique Hotels and 1 Luxury Hotel/Resort

Fiscal Impact Assessment: High/Low Scenario

Tax Revenue Category	Amount	
	High Scenario	Low Scenario
<i>Potential Increase in Transient Occupancy Tax (TOT) Revenue</i>		
Total TOT Revenue	\$3,002,125	\$255,500
<i>Potential Increase in Retail Sales Tax Revenue</i>		
Resident Households		
Additional Sales Tax Revenue	\$1,137,544	\$654,285
Tourist Spending		
Additional Sales Tax Revenue	\$204,400	\$25,550
Retail Sales Tax Revenue Subtotal	\$1,341,944	\$679,835
<i>Total Additional Revenue</i>	<i>\$4,344,069</i>	<i>\$935,335</i>

2006:

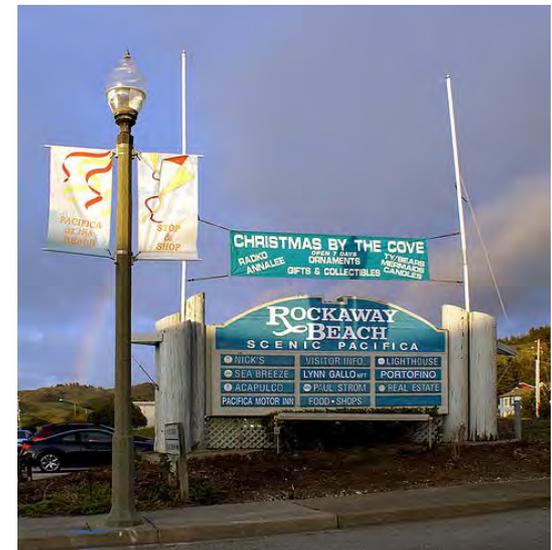
- \$900,000 TOT
- \$1,275,000 Sales Tax

Future Additional Revenue:

- TOT: \$25,000 to 200,000/yr.
- Sales: \$680,000 to 1,300,000

Planning Issues and Implications: Population and Economy

- Accommodate Projected 1,300 New Housing Units and 1,600 New Jobs by 2030
- Consider Needs of Aging Population
- Provide Housing Affordable for Very Low Income Households
- Better Jobs-Housing Balance Would Benefit City
- Potential to Shape Character of New Employment Areas
- Leverage Key Locations With Tourist Shopping and Hotels: Quarry, Palmetto





Questions and Clarifications: Population and Economy



Future Development Potential

Recent & Ongoing Development:

- Recent Development Characteristics
- Planned and Ongoing Projects

Development Potential:

- Vacant and Underutilized Sites
- Estimated Residential and Non-Residential Development Capacity

Development Plans:

- Rockaway Beach Specific Plan and Redevelopment Plan



City of Pacifica

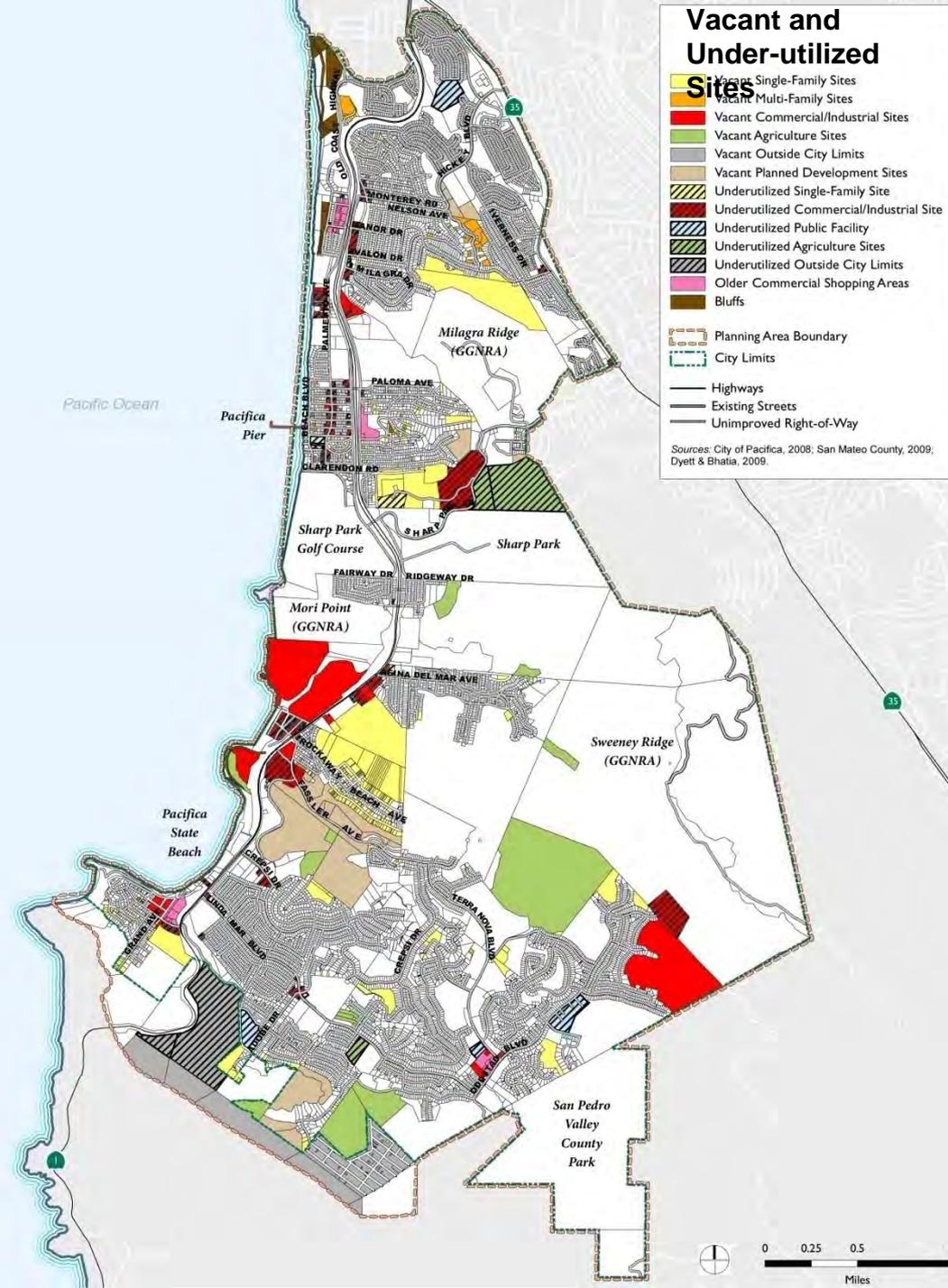
GENERAL PLAN UPDATE

Vacant & Underutilized Sites

- 1,110 Acres of Vacant or Undeveloped Land (926 Acres Within City Limits)
- 361 Acres Agriculture
- 163 Acres of Other “Under-Utilized” Land

Current Land Use of Vacant and Underutilized Sites

Land Use	Acres	Percent in Category
Vacant or Undeveloped	1,110	68%
Agriculture	361	22%
Industrial Uses	11	1%
Commercial Uses	61	4%
Residential Uses	46	3%
Mixed Use	3	0%
Public, Community, Institutional	43	3%
Total	1,634	100%





Development Capacity

- Estimated Capacity for 1,457 New Housing Units and 2.1 Million Square Feet of Non-Residential Development (441,242 sf Without the Quarry site)
- Capacity Exceeds Estimated Demand, Unless Quarry is Not Developed

Summary of Development Capacity and Projected Demand

	Estimated Capacity		Projected Demand	
	Vacant or Underutilized Land (acres)	Capacity of Vacant and Underutilized Sites	Projected Population and Job Growth by 2030	Projected Residential and Non-Residential Demand
Residential Development	1,304	1,511 units	3,000 residents	1,300 units
<i>Vacant Land Outside City</i>	<i>287</i>	<i>54 units</i>	<i>NA</i>	<i>NA</i>
Residential Excluding Land Outside City	1,016	1,457 units	3,000 residents	1,300 units
Non-Residential Development	330	2,153,956 sq. ft.	1,600 jobs	640,000 sq. ft.
<i>Quarry Site</i>	<i>94</i>	<i>1,712,714 sq. ft.</i>	<i>NA</i>	<i>NA</i>
Non-Residential Excluding Quarry Site	236	441,242 sq. ft.	1,600 jobs	640,000 sq.ft.

Planning Issues and Implications: Development Potential



- Keeping Pace with Need for New Multi-Family Housing (90% of New Housing in Last 10 Years Was Single-Family)
- Facilitating Commercial Development
- Accommodating Projected Growth on Available Land, Much of Which Has Challenges
- Creating New Development Acceptable to the Community
- Resolving Development Issues at the Quarry Site



Questions and Clarifications: Development Potential



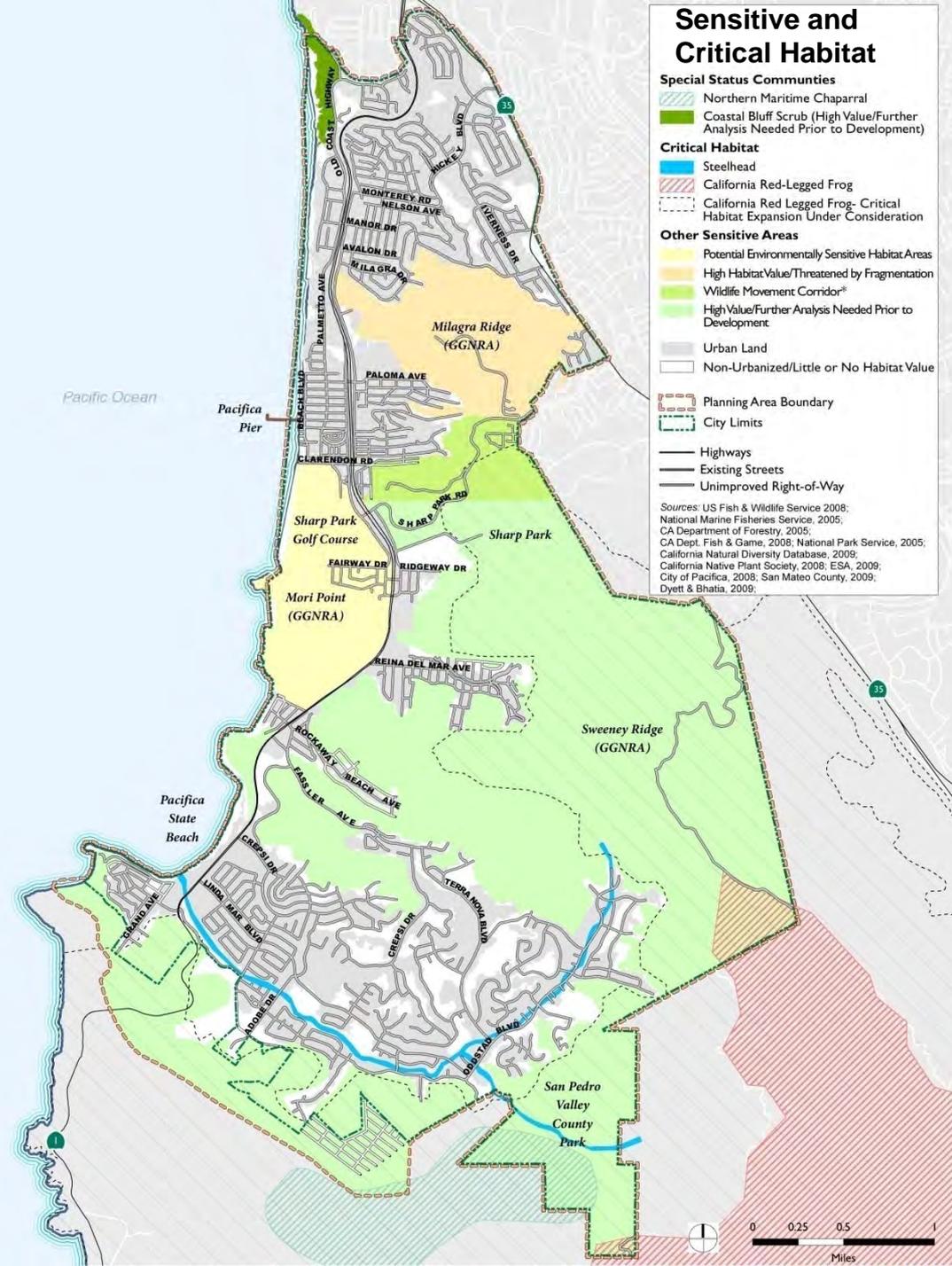
Environment

- Hydrology and Flooding
- Geology and Seismic Risk
- Biological Resources
- Fire Hazards
- Hazardous Materials
- Air Quality
- Climate Change and Sea Level Rise
- Noise



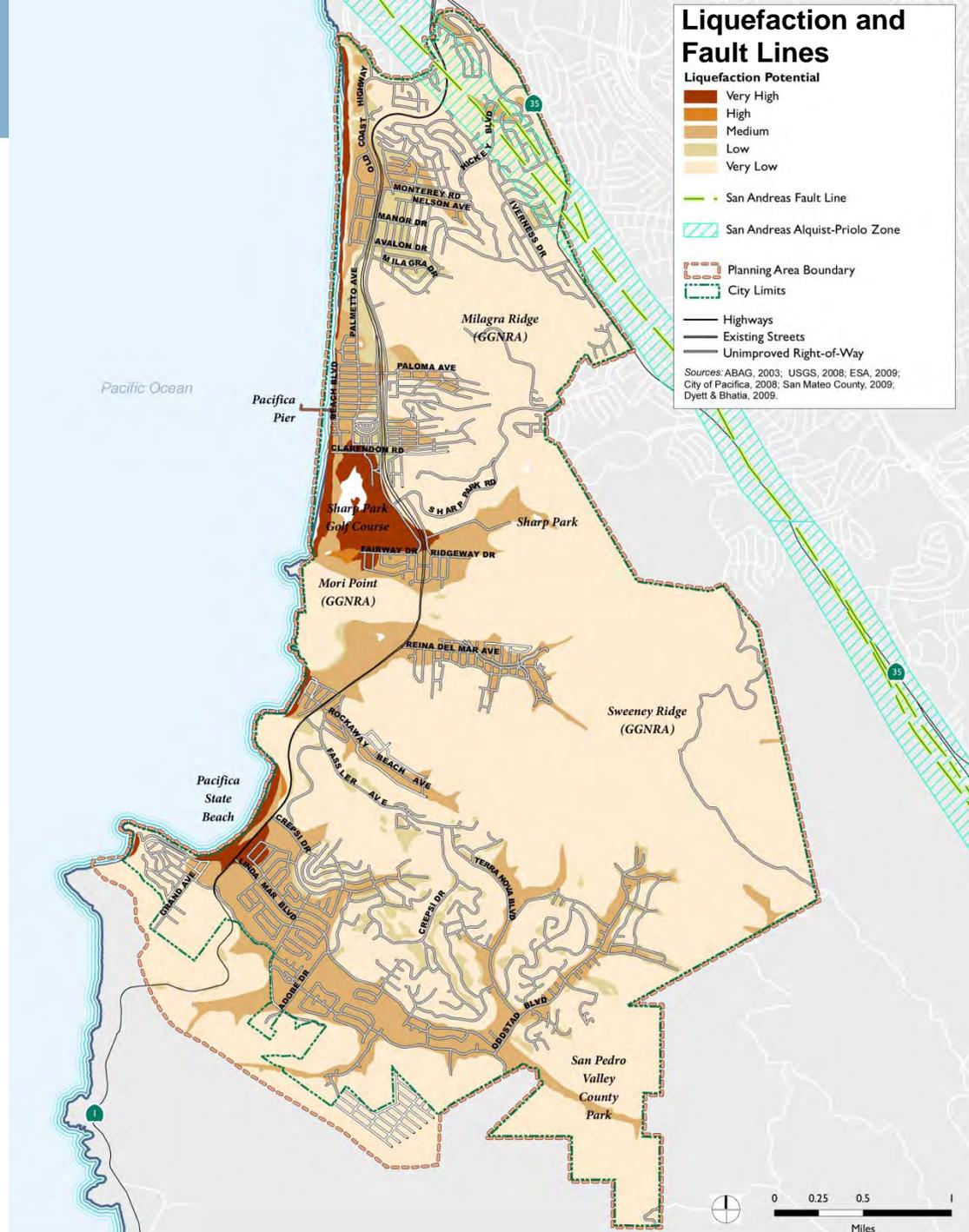
Biological Resources

- Critical Habitat for California Red-legged Frog, California Coast Steelhead (Endangered Species Act)
- Coastal Bluff Scrub: Analysis Needed Prior to Development
- Potential Environmentally Sensitive Habitat Area (ESHA) Around Sharp Park, Mori Point
- Other High Habitat Value Areas on Ridges



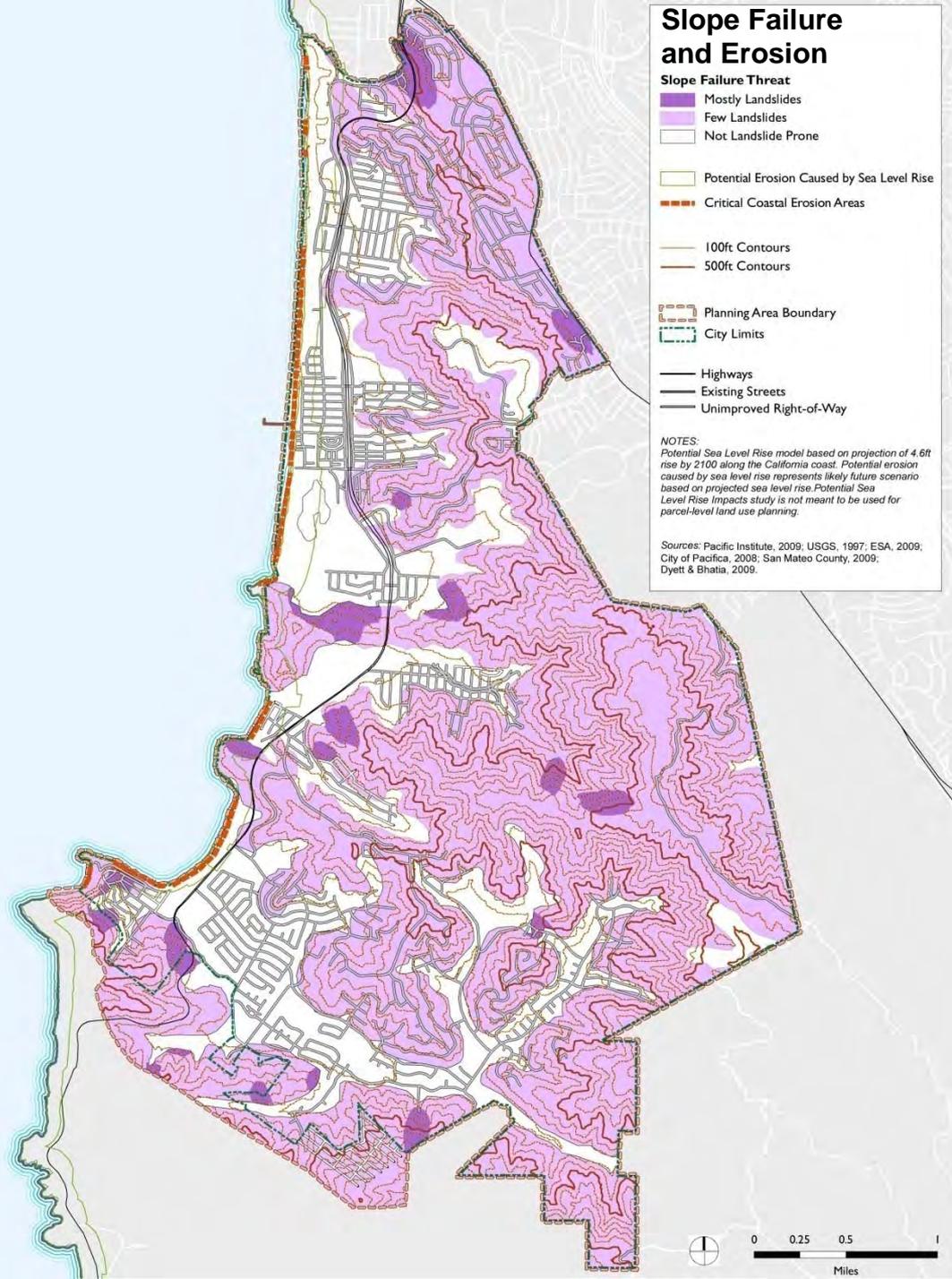
Geological Hazards

- San Andreas Fault Zone Crosses Fairmont, Westview-Pacific Highlands
- High or Very High Potential for Liquefaction in Low-Lying Areas



Geological Hazards

- High Slope Failure Threat on Certain Ridges
- Critical Coastal Erosion on Much of Coastline



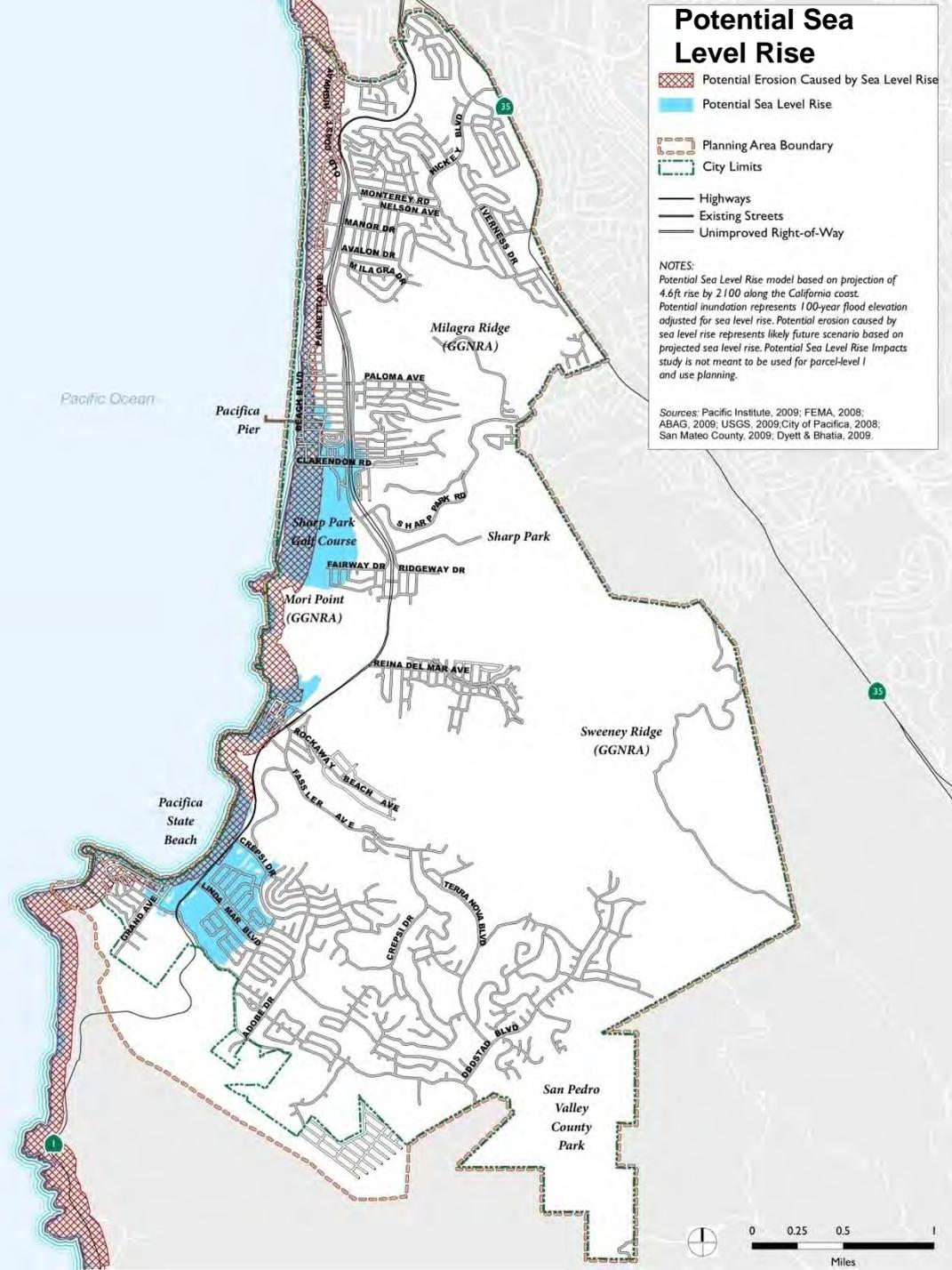
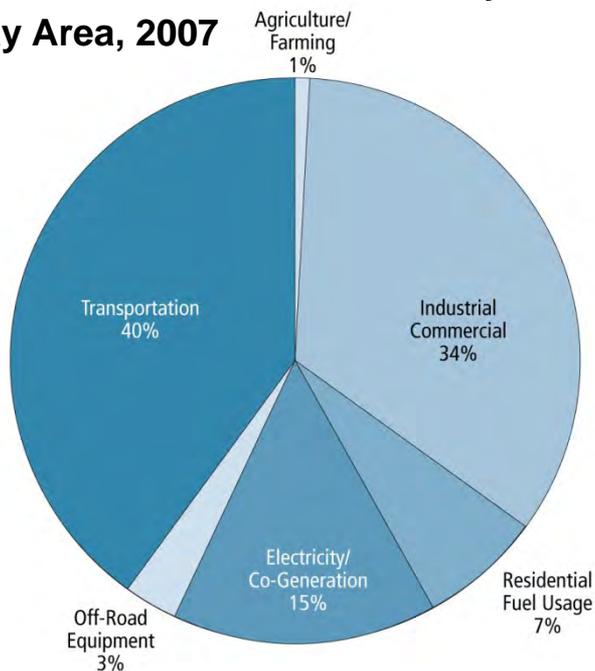
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GENERAL PLAN UPDATE

Climate Change

- Sea Level Rise: 2100, 4.6 ft
- AB32 Requires Reduction of State GHG Emissions to 1990 Level by 2020

Greenhouse Gas Emissions by Sector Bay Area, 2007



Planning Issues and Implications: Environment



- Protecting Critical Habitat in Public and Private Development
- Protecting Other Environmentally Sensitive Areas Based on More Complete Evaluation
- Establishing Regulations Responsive to Specific Flood Hazard Areas
- Minimizing Hazards Related to Winter Storms and Coastal Erosion
- Contributing to Regional Air Quality Attainment, and Reducing Greenhouse Gas Emissions
- Preparing for Potential Sea Level Rise



Questions and Clarifications: Environment



Transportation

- Roadway Network and Travel Patterns
- Traffic Conditions
- Planned Road Improvements
- Public Transportation Services
- Bicycle Facilities
- Pedestrian Facilities and Trail Network



City of Pacifica

GENERAL PLAN UPDATE



Traffic Conditions, AM

Level of Service (LOS)
Peak Period

- D
- E - D

Traffic Volume (vehicles/hour)

- 1000+
- 600 - 1000
- 0 - 600

- Intersection

- Planning Area Boundary

- City Limits

- Highways
- Existing Streets
- Unimproved Right-of-Way

Sources: DKS, 2009; City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2009.



Traffic Conditions, PM

Level of Service (LOS)
Peak Period

- D
- E - D

Traffic Volume (vehicles/hour)

- 1000+
- 600 - 1000
- 0 - 600

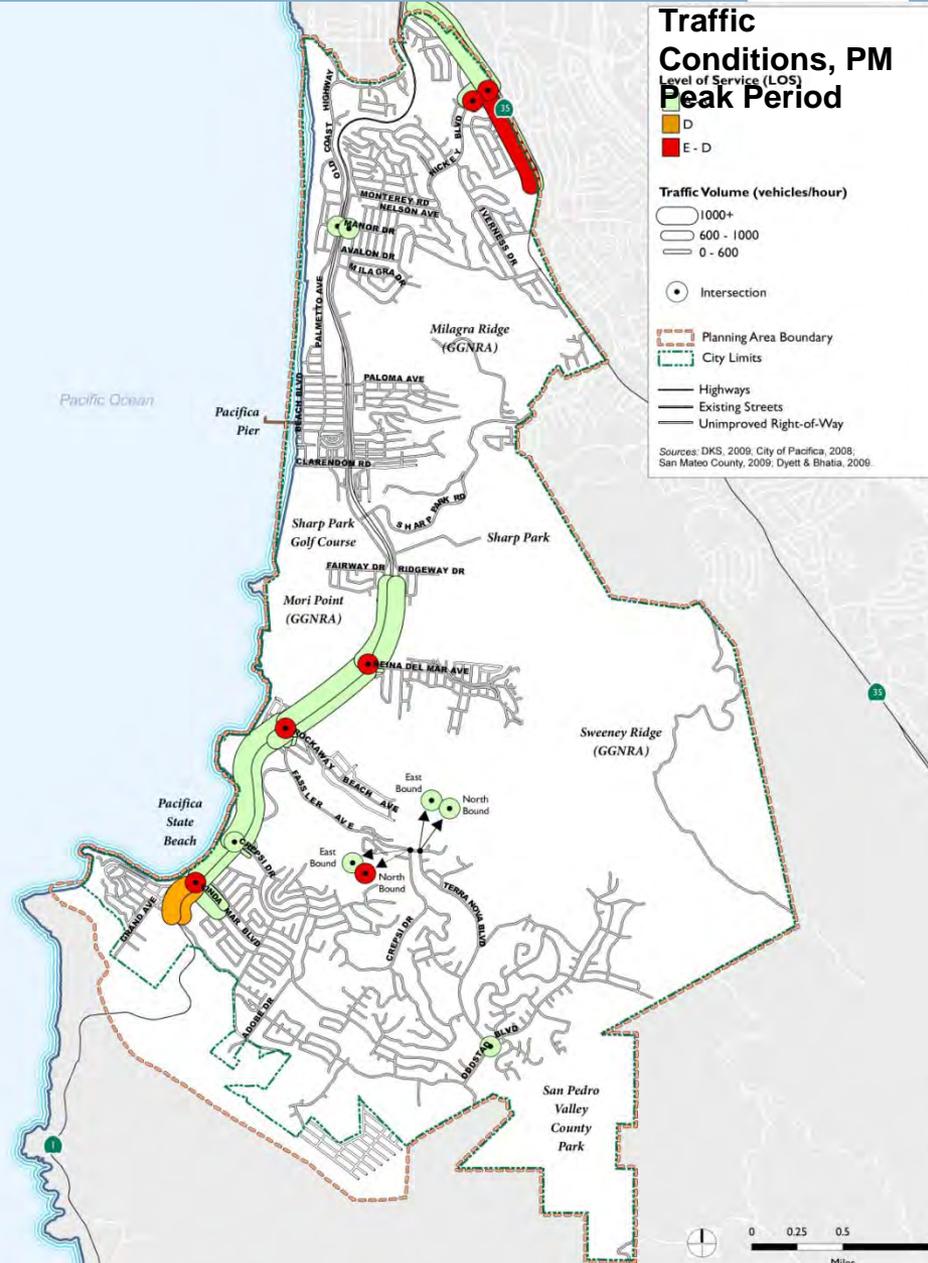
- Intersection

- Planning Area Boundary

- City Limits

- Highways
- Existing Streets
- Unimproved Right-of-Way

Sources: DKS, 2009; City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2009.





Traffic Conditions

- Segments of Hwy 1 and Hwy 35 Included in C/CAG's 2007 Congestion Management Program
- Traffic Measurements Show Congestion Hot Spots at Intersections Along Hwy 1 (including Reina del Mar) and on Hickey Blvd. and SR 35
- Calera Parkway Project and Manor Drive Overcrossing Funded Have Measure A Funds
- Devil's Slide Tunnel Will Ease Traffic to South



City of Pacifica

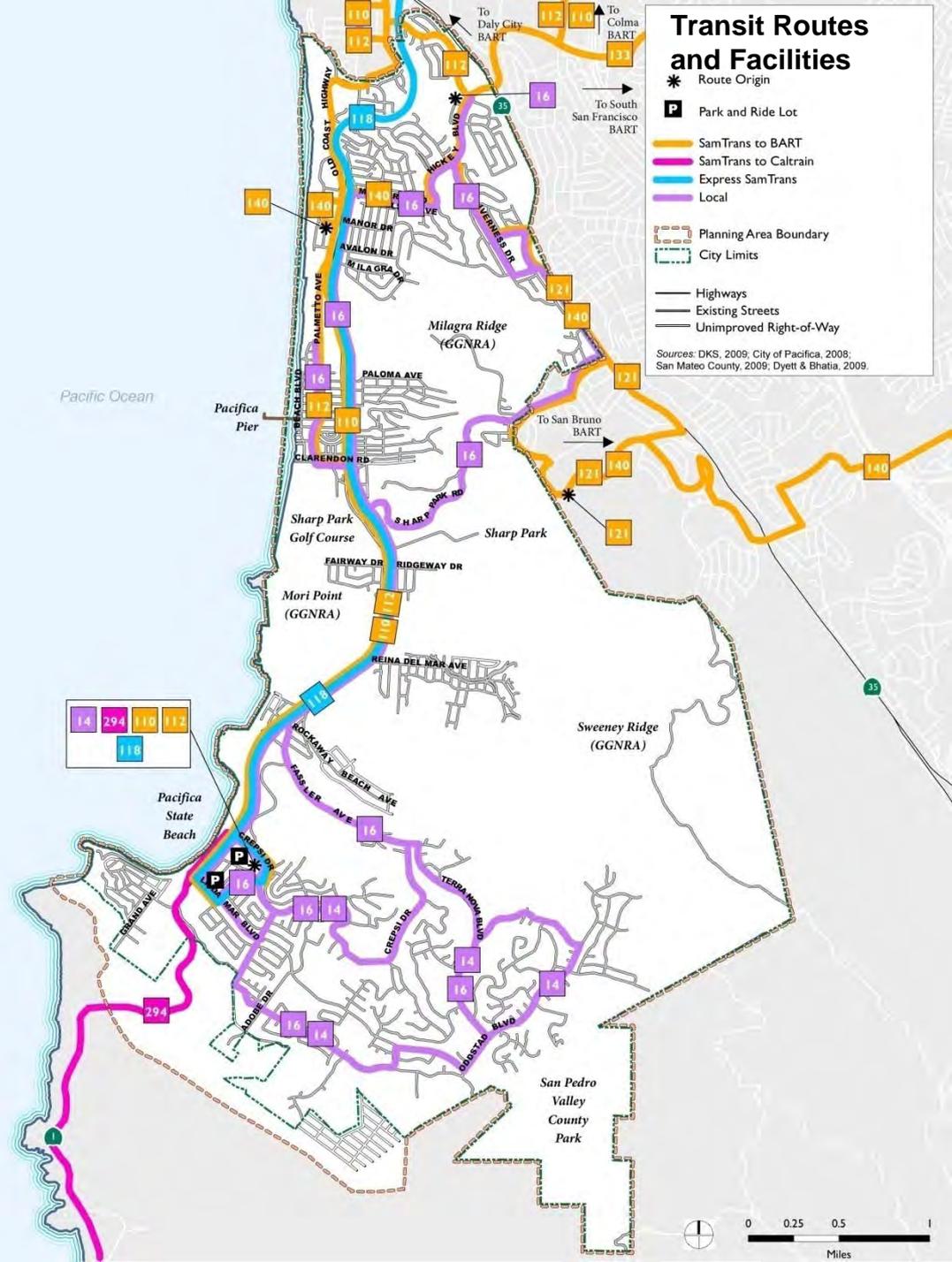
GENERAL PLAN UPDATE

Travel Patterns

- About 50% of Trips are Within Pacifica
- Transit Accounts for Between 1 and 2% of Trips

Daily Travel Patterns to and from Pacifica

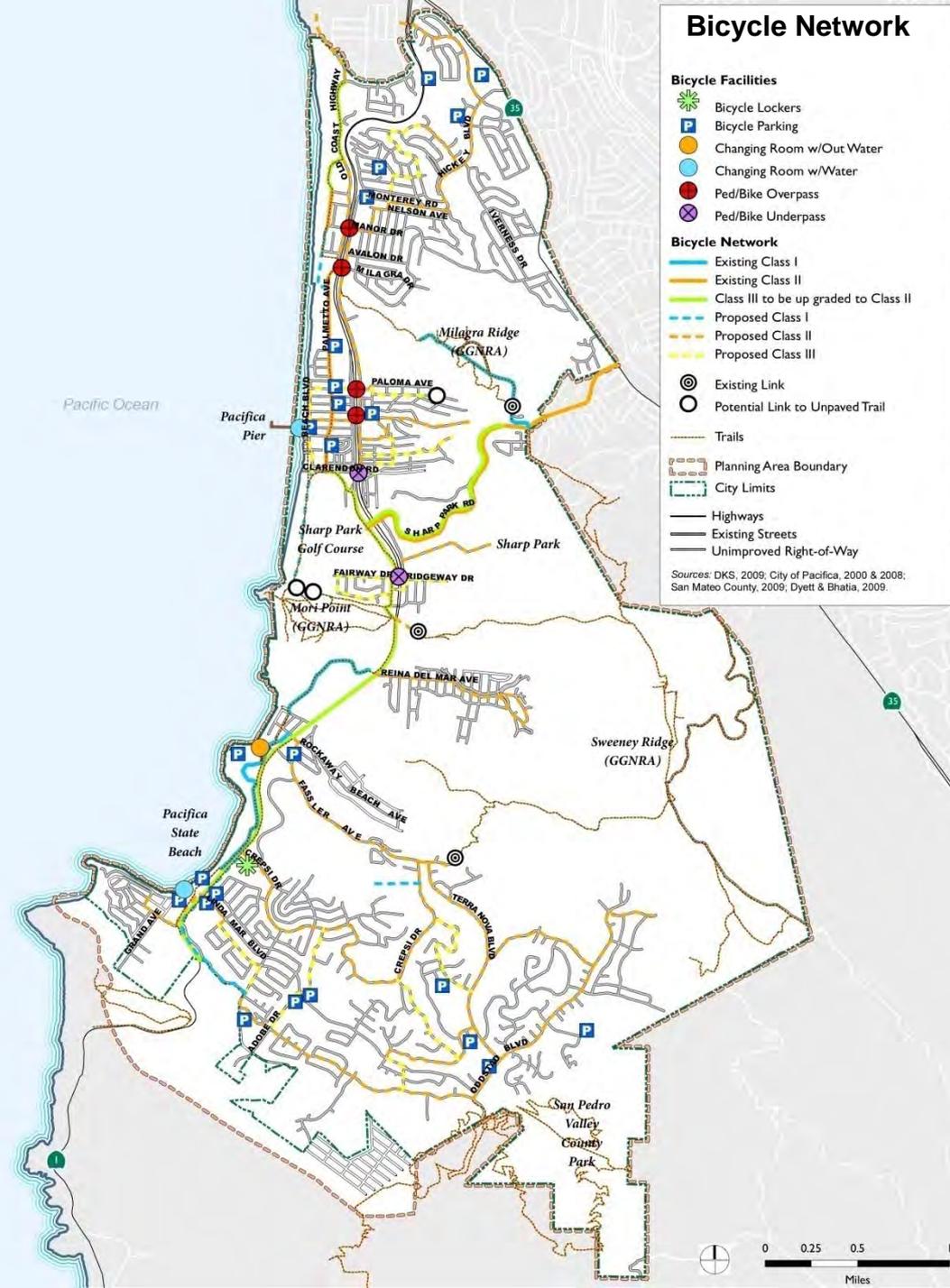
	Percent of Trips by Trip Type	Transit Share as a Percentage of Total Travel
Trips from Pacifica		
Within Pacifica	56%	0.2%
San Mateo County (not Pacifica)	30%	3%
San Francisco	12%	4%
Other Bay Area Counties	2%	1%
Total	100%	1.51%
Trips to Pacifica		
Within Pacifica	49%	0.2%
San Mateo County (not Pacifica)	31%	2%
San Francisco	16%	4%
Other Bay Area Counties	4%	1%



Bicycle Network

- Two main bikeways: North-South Along Coast and East-West on Sharp Park Rd.
- Bicycle Plan (2000) Calls for Upgrades to Class II (Bike Lanes) Along Certain Sections
- Calls for Additional Bikeways Serving Neighborhoods

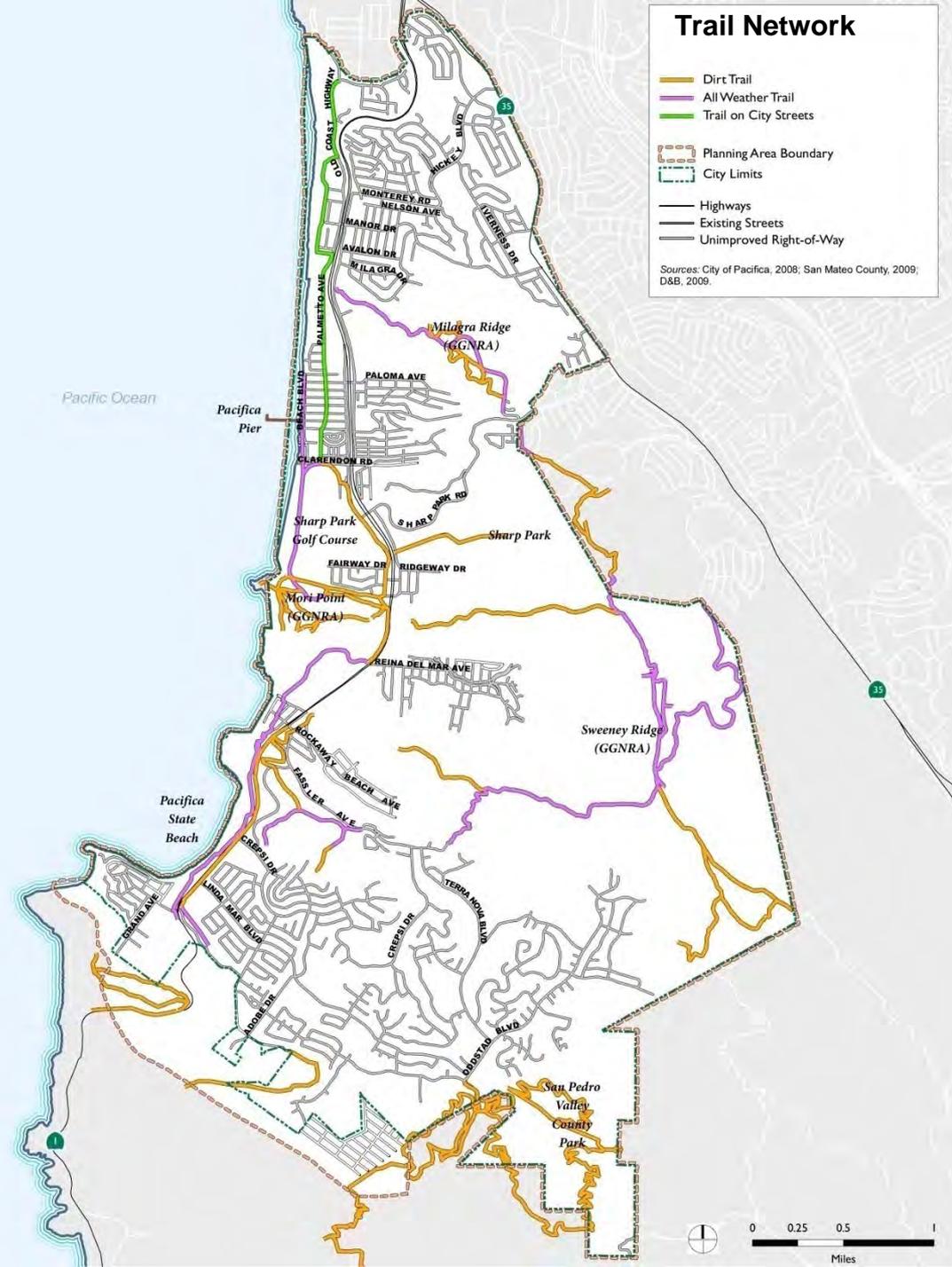
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Trail Network

- Coastal Trail from Sharp Park Beach to Pacifica State Beach
- GGNRA Trails on Milagra and Sweeney Ridges, Mori Point
- Undercrossings and Overcrossings of Highway 1
- Extensive Connected Network exists, a few important gaps to fill

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Planning Issues and Implications: Transportation



- Optimizing Mobility Given Physical Constraints
- Improving East-West Access via Hickey Boulevard
- Improving North-South Traffic Movement Along Highways 1 and 35
- Increasing Transit Use
- Improving the Pedestrian Realm and Trail Network
- Protecting Scenic Qualities



Questions and Clarifications: Transportation



Public Resources & Services

Water Management:

- Water Conservation
- Wastewater Recycling
- Stormwater Management



Historic Resources

Public Open Space and Recreation

Schools and Community Facilities:

- Libraries
- City Offices and Facilities

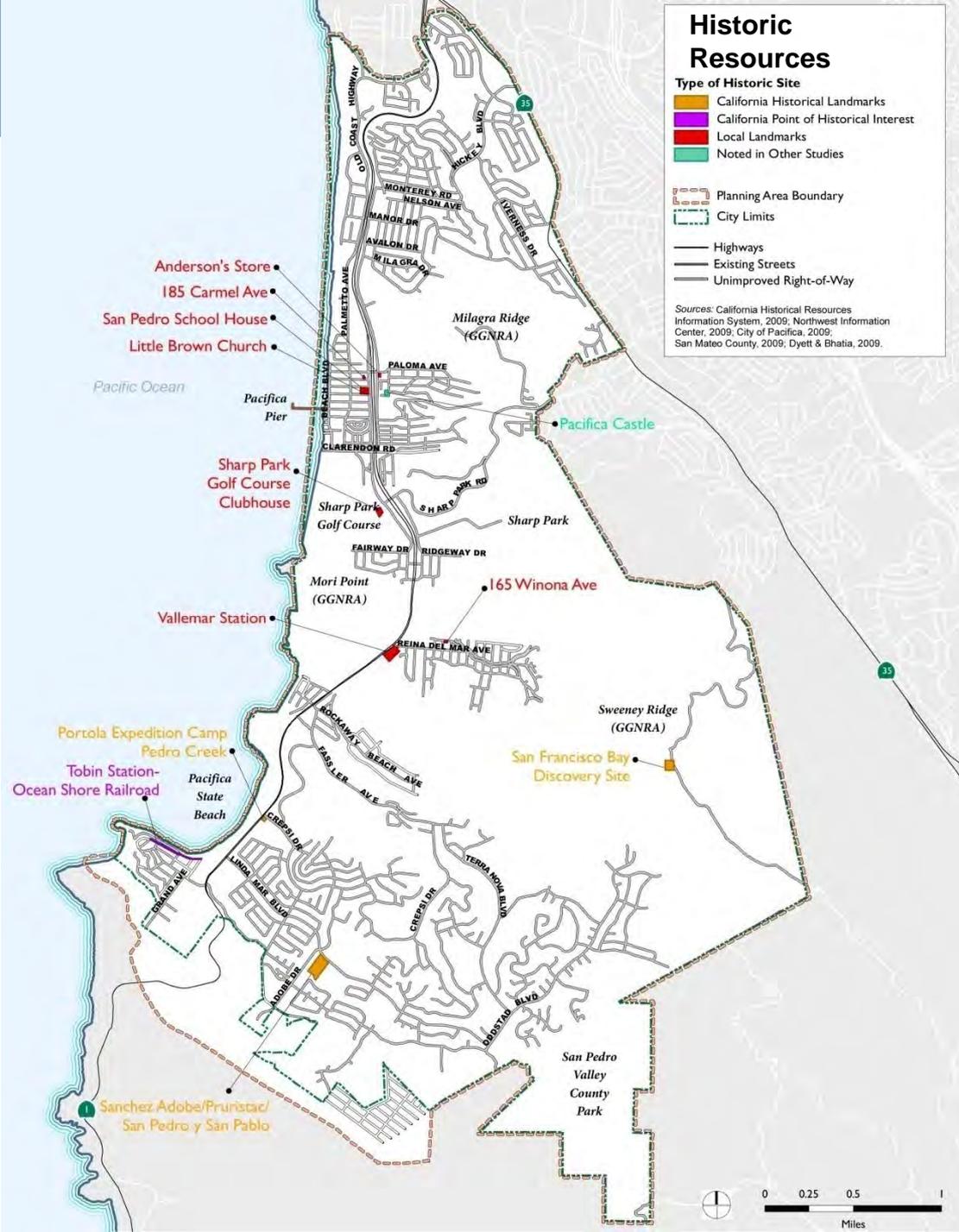


Fire and Public Safety

Public Health

Historic Resources

- 3 National Historic Landmarks: Little Brown Church, SF Bay Discovery Site, and Sanchez Adobe
- Other California and Local Landmarks



City of Pacifica

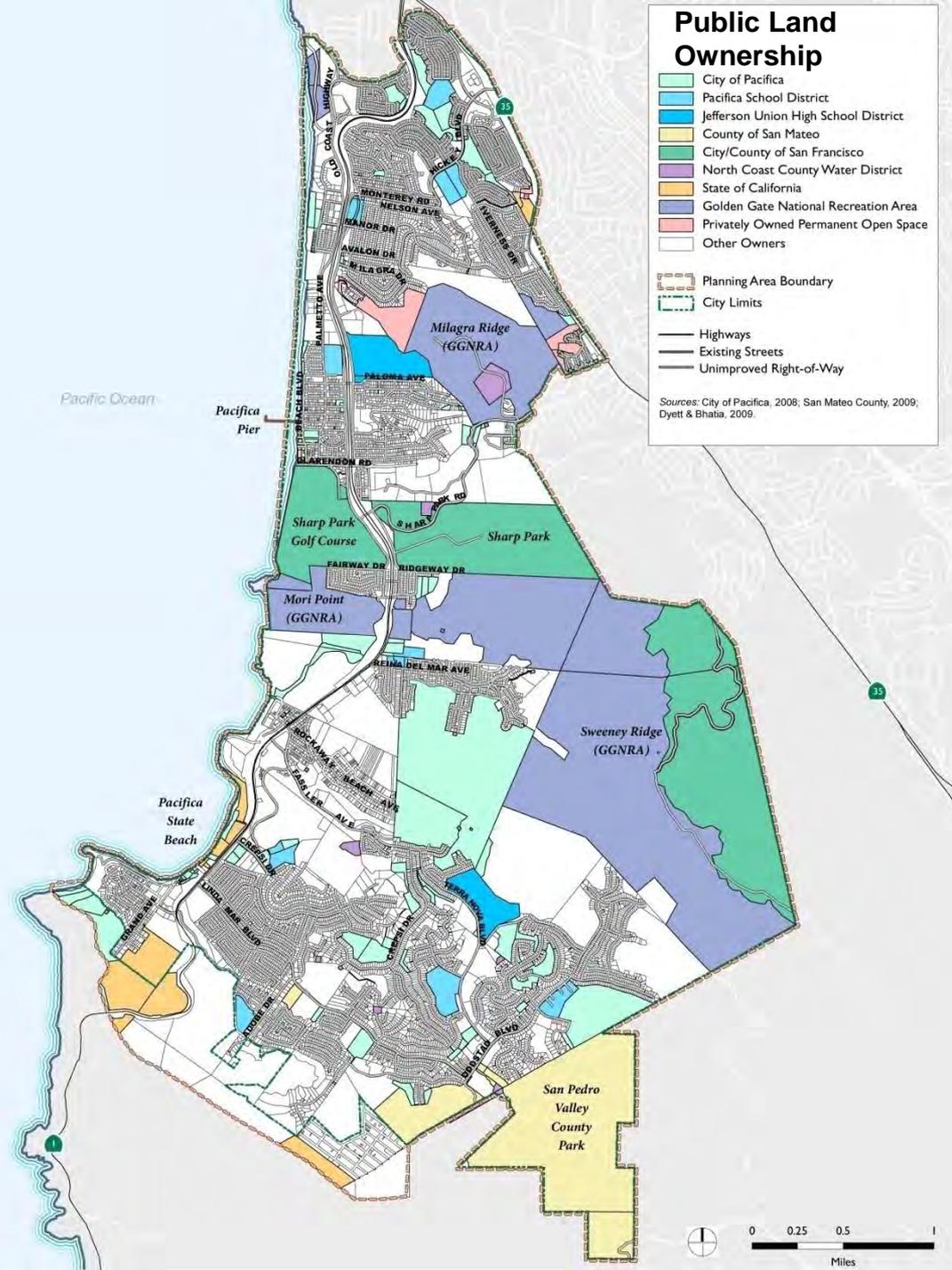
GENERAL PLAN UPDATE

Public Land

- 50% of Planning Area Owned by Public Agencies
- 1,428 Acres in Pacifica Owned by GGNRA

Public Land Ownership

<i>Public Owner</i>	<i>Acres</i>	<i>Percent of Planning Area</i>
National Park Service (GGNRA)	1,428	19%
State of California	146	2%
County of San Mateo	488	6%
City and County of SF	842	11%
City of Pacifica	647	8%
Pacifica School District	107	1%
Jefferson Union HS District	99	1%



City of Pacifica

GENERAL PLAN UPDATE

Public Open Space

- City exceeds total park acreage standards; however City is short in neighborhood parks

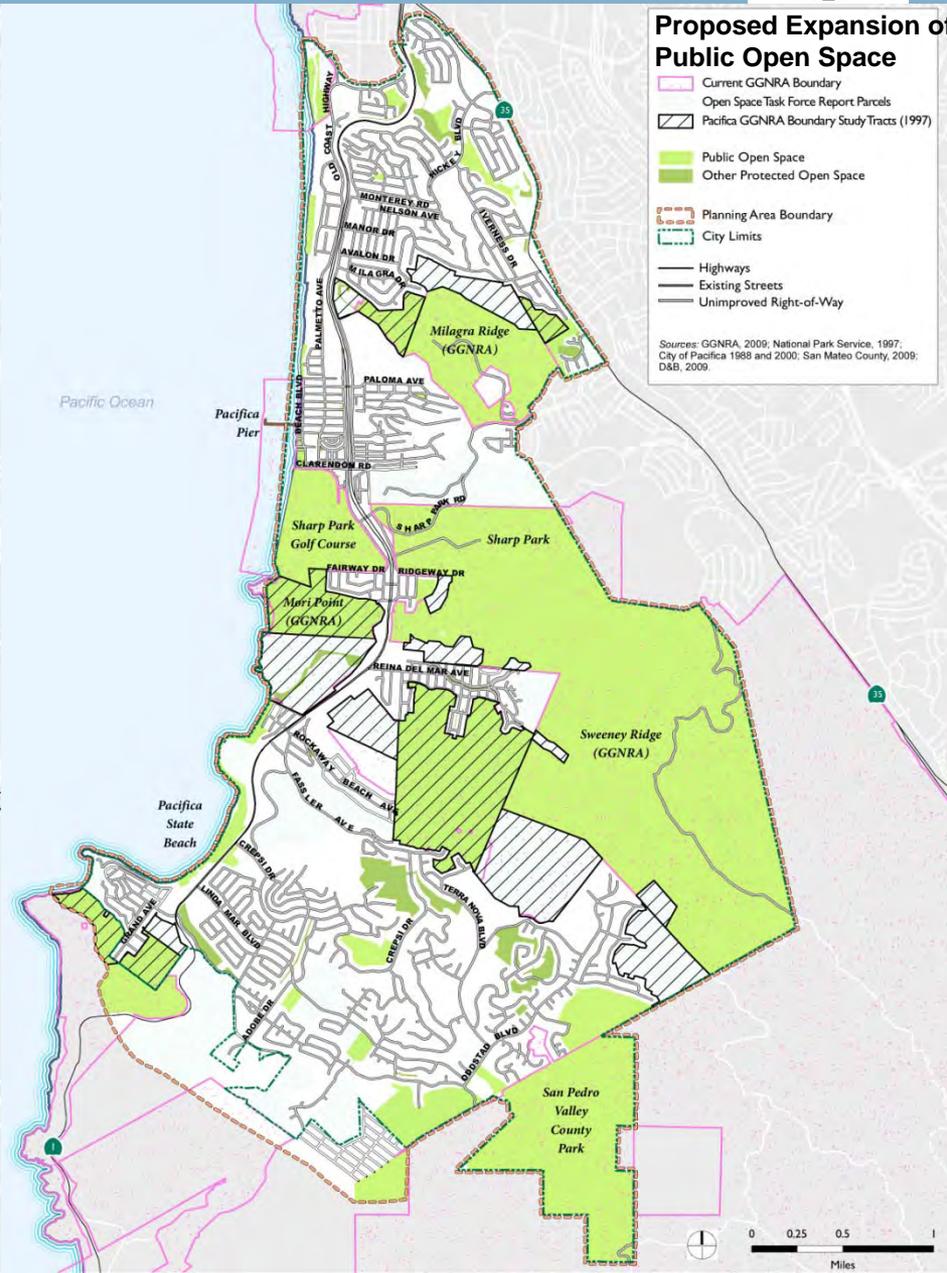
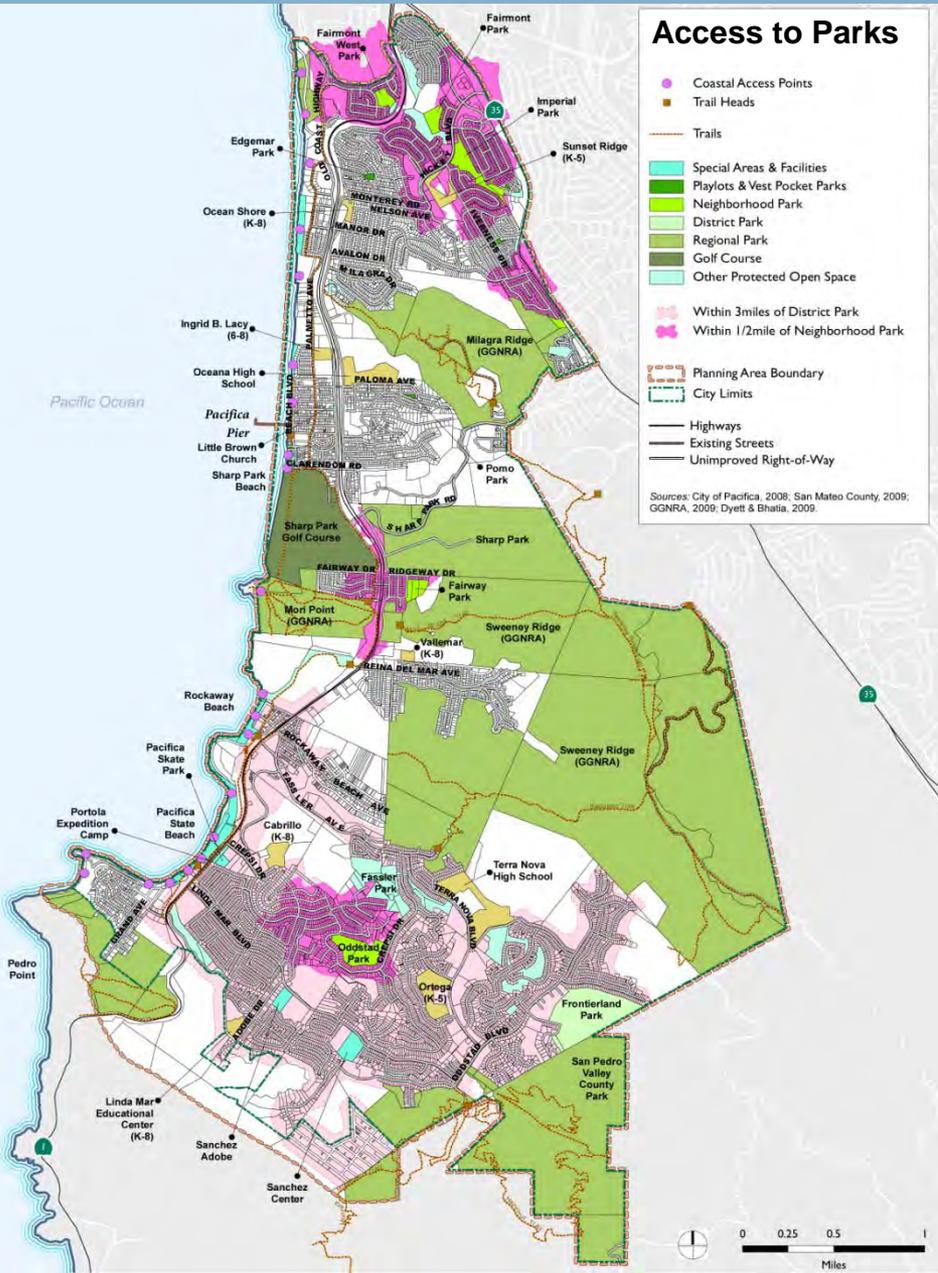
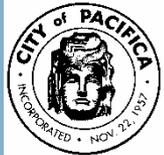
Park Acreage and Standards

Open Space Type	General Standard: Acres/100 0 Persons	Acres Plan Appropria te for 40,000 Residents	Current Parkland Acreage
Playlots and Vest Pocket Parks	NA	NA	3
Neighborhood Parks	2.5	100	55
District Parks	2.5	100	63
Large Urban Parks	5	200	-
Regional Parks	20	800	3,149
Special Areas and Facilities	NA	NA	62
Golf Courses	NA	NA	154
Other Protected Open Space	NA	NA	133
Public School Open Space	NA	NA	102
Total Public Open			



City of Pacifica

GENERAL PLAN UPDATE





Public Open Space and Recreation

- Park Types
 - Regional Parks Managed by GGNRA, San Mateo County, San Francisco
 - Pacifica State Beach, Other Beaches, Coastal Access Points
 - Frontierland Park, 6 Neighborhood Parks
 - School Playfields
 - Greenbelts, Stream Corridors, Trails
- Numerous Parcels Have Been Identified for Potential Additional Open Space Acquisition
- Many Residential Areas More Than ½ Mile From Neighborhood Park

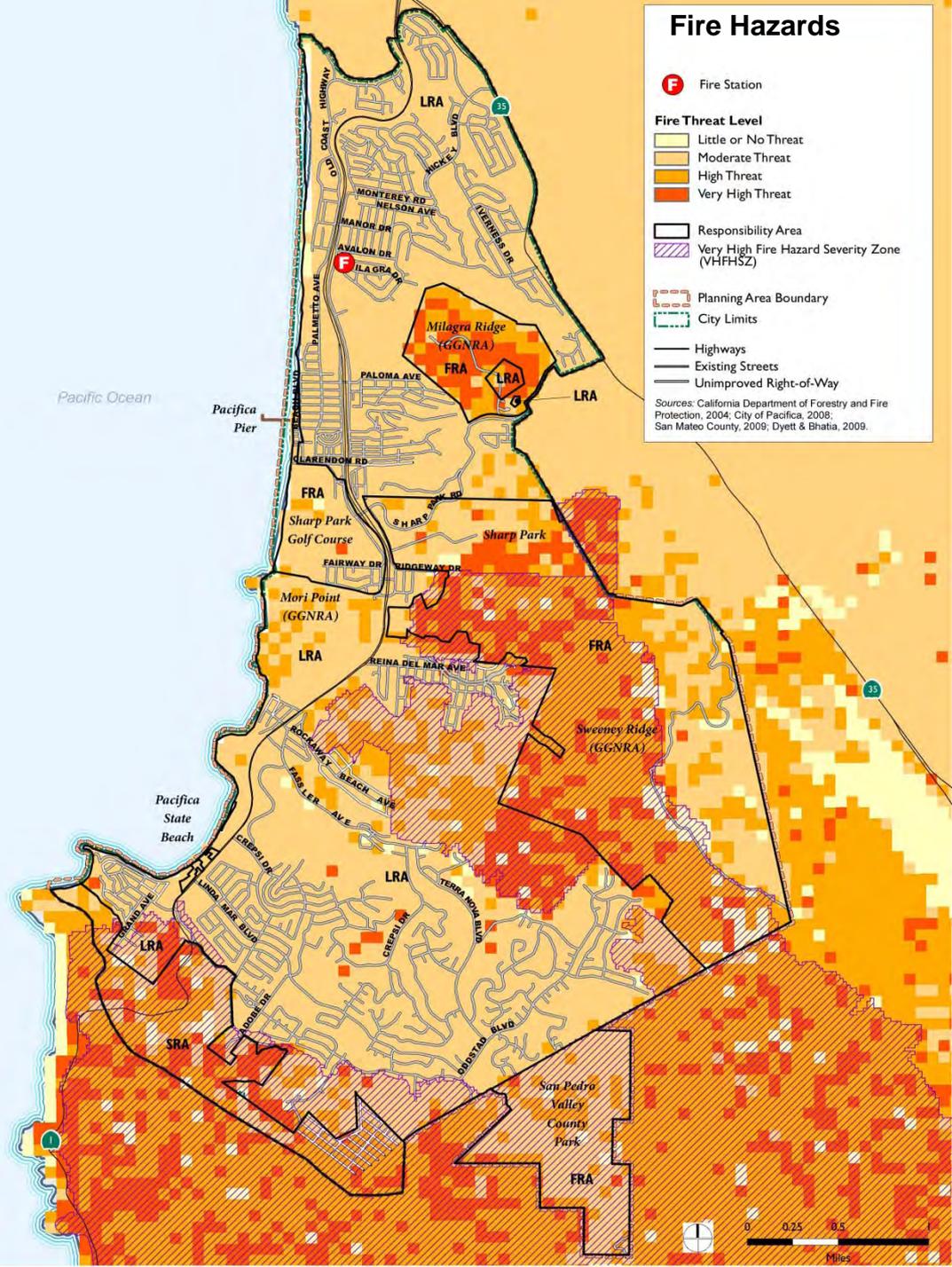
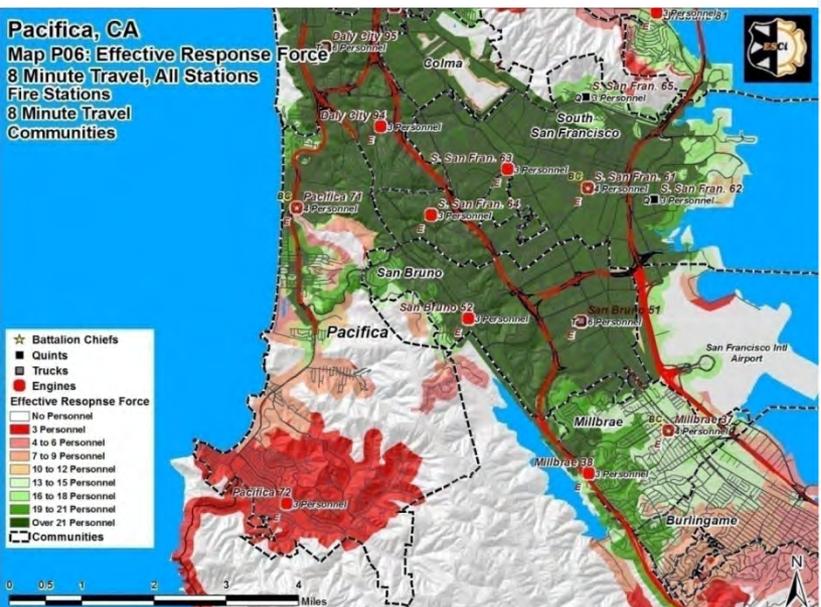


City of Pacifica

GENERAL PLAN UPDATE

Fire Services

- North County Fire Authority has 2 Stations in Pacifica
- All of Pacifica South of Vallemar Beyond “Full Assignment” Response Time Standard



Planning Issues and Implications: Public Resources and Services



- Expanding the Water Recycling System
- Developing Local-Serving Public Open Spaces
- Strengthening Joint-Use Agreements With Schools
- Optimizing Local Use of Sharp Park
- Defining Goals for New Cultural and Recreational Amenities – e.g. Library
- Developing and Improving Trail System
- Developing a Civic Center
- Improving Fire Service Capacity



Questions and Clarifications: Public Resources and Services



Conclusions

From Community Outreach and Existing Conditions Analysis

Key Priorities and Concerns:

- Open Space Preservation
- Economic Development
- Revitalization of Commercial Areas; and
Making a Vital New Shopping District
- Rockaway Quarry Site
- Future Development Along the Coast

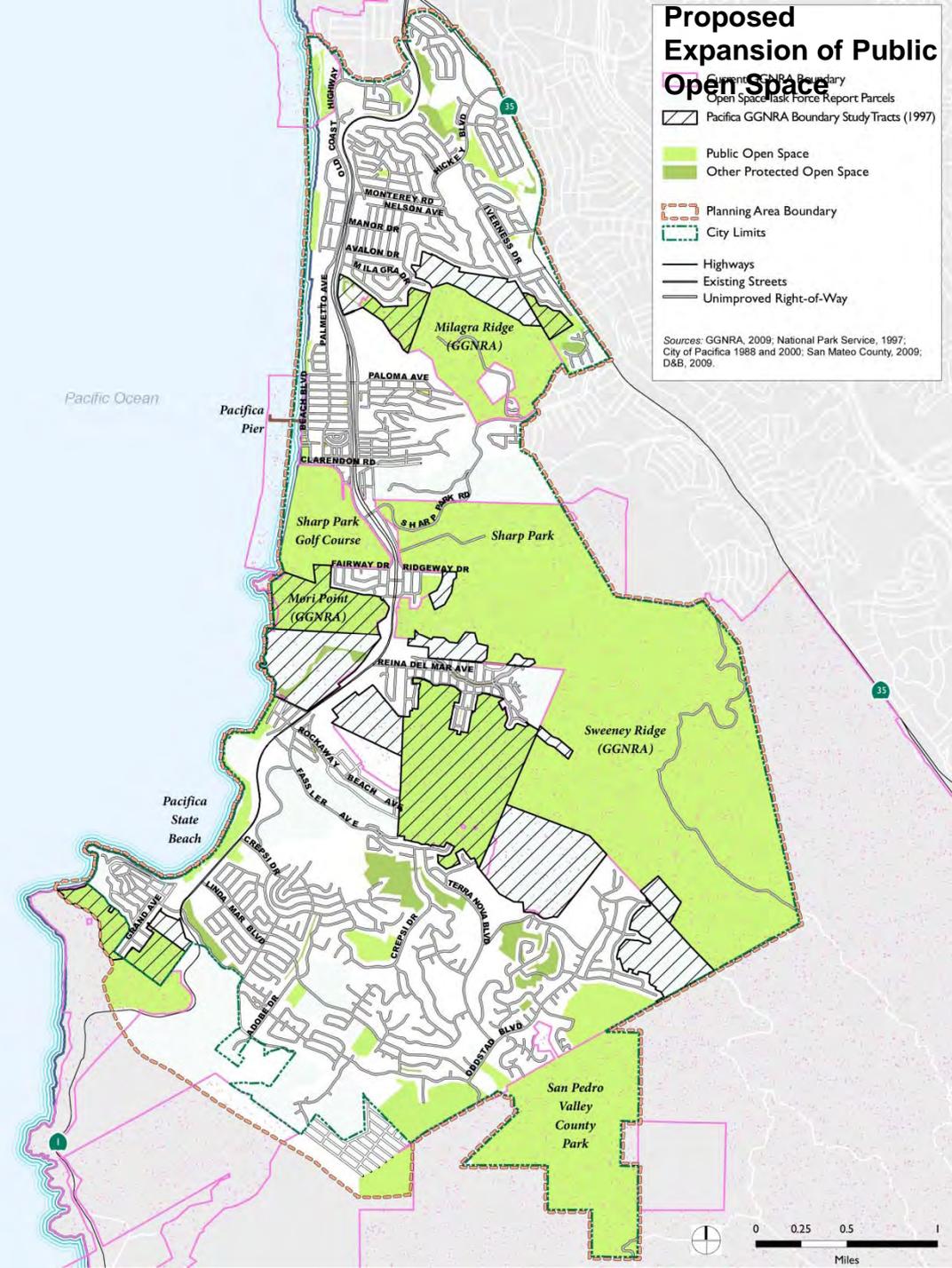
City of Pacifica

GENERAL PLAN UPDATE

Open Space Preservation



September 1, 2010



Economic Development

- Limited Demand for New Grocery-Anchored Shopping Centers by 2030
- Pacifica Not Well-Suited to Destination Retail
- “Place-Making” Strategy for Tourism-Based Retail and Unique Local-Serving Retail
- Potential for 1-3 Boutique Hotels and 1 Luxury Hotel/Resort



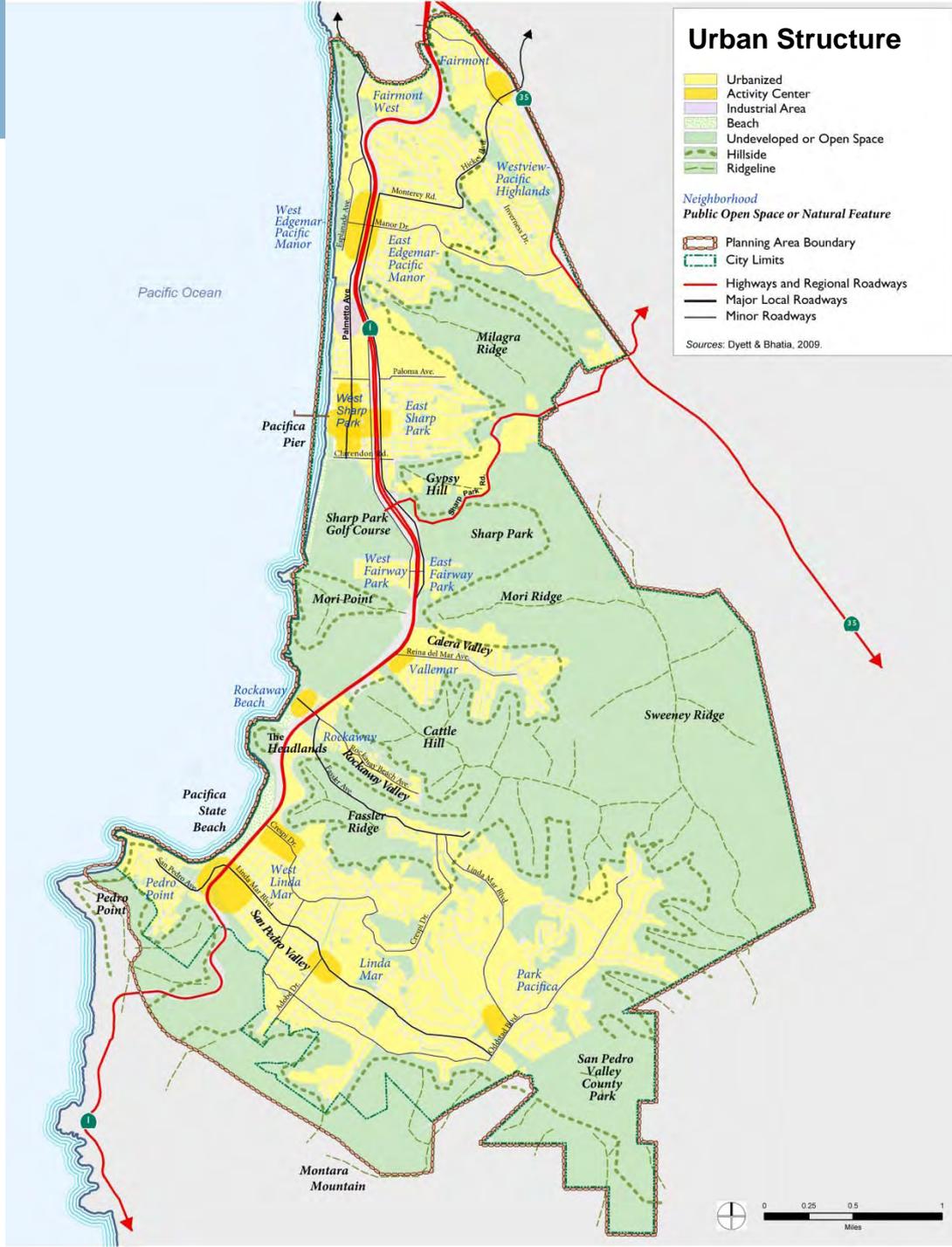
City of Pacifica

GENERAL PLAN UPDATE

Revitalization

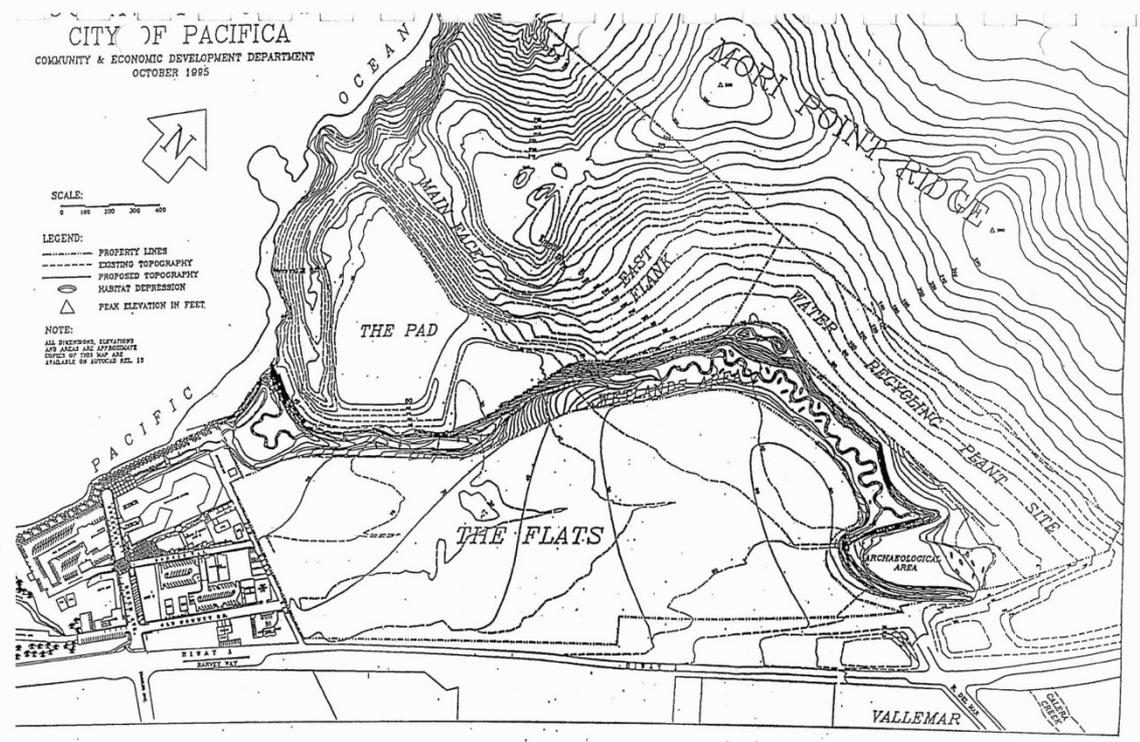


September 1, 2010





Rockaway Quarry Site





Agenda for Discussion

- 1 Public Comments**
- 2 City Council and Planning Commission:**
 - **Questions**
 - **Comments and Concerns**
 - **Priorities**
- 3 Next Steps over 2010/2011**



Next Steps: General Plan - Planning Process

1. Background Studies and Maps
2. Community Outreach
3. Existing Conditions/Key Issues Report
4. **Alternatives and Evaluation – Fall 2010**
5. **General Plan/LCP Outline/Key Policies – Winter 2011**
6. **Draft General Plan/LCP – Spring/Summer 2011**
7. Draft Environmental Impact Report
8. Draft Housing Element
9. Public Review and Final Documents
10. Coastal Commission Review



City of Pacifica
GENERAL PLAN UPDATE



**City Council/Planning Commission Joint Study
Session
September 1, 2010**

