

City of Pacifica
GENERAL PLAN UPDATE



Planning Commission Meeting - Alternatives
August 15, 2011





Meeting Agenda

- Background
- Major Policy Issues & Land Use Alternatives
 - Residential Areas
 - Commercial Areas and Economic Development
 - Coastal Area Development Policies
 - Parks, Open Space, and Biological Resources
- Commission Discussion
- Wrap-up and Next Steps



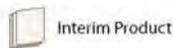
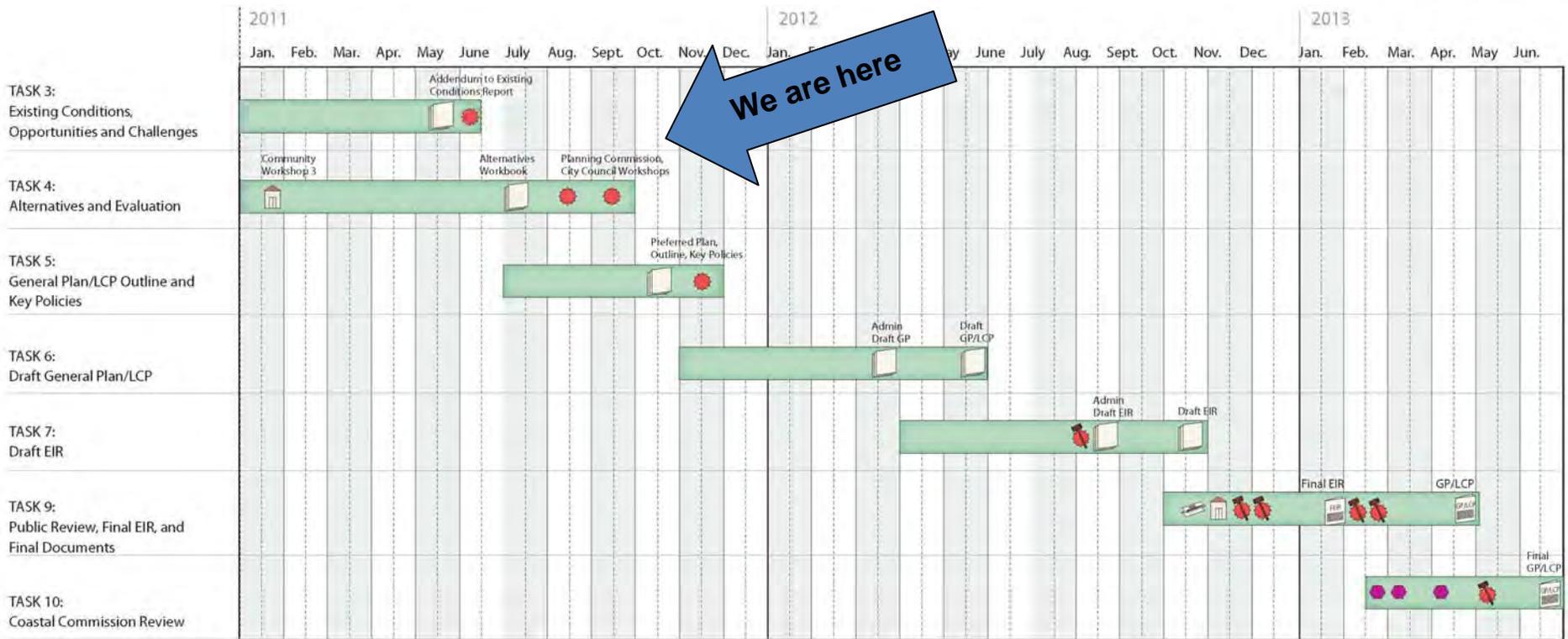
Background

- General Plan Project
- Community Forums 1 and 2
- Existing Conditions and Key Issues Report
- Community Forum 3 - Alternatives

City of Pacifica GENERAL PLAN UPDATE



General Plan Update Process and Schedule



Interim Product



Final Product



Stakeholder Interviews



Newsletters



Community Meeting/Workshops



Planning Commission/City Council Meeting



Public Hearing



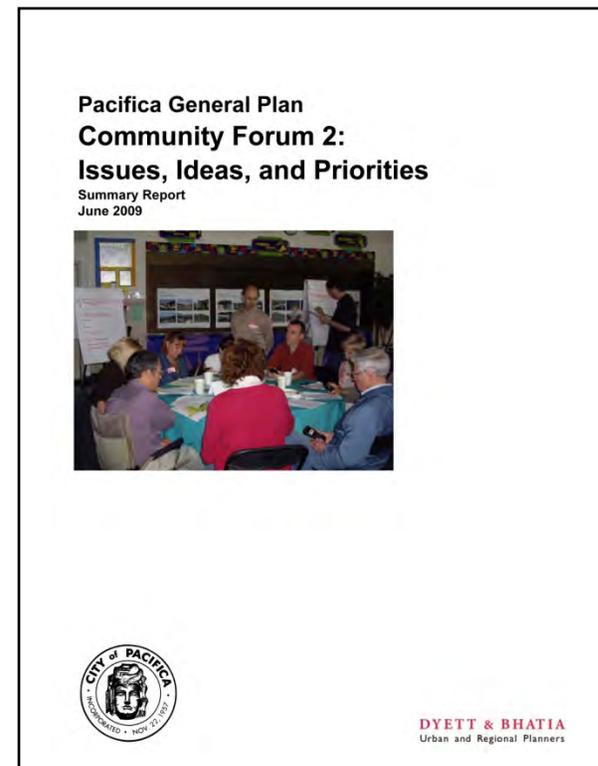
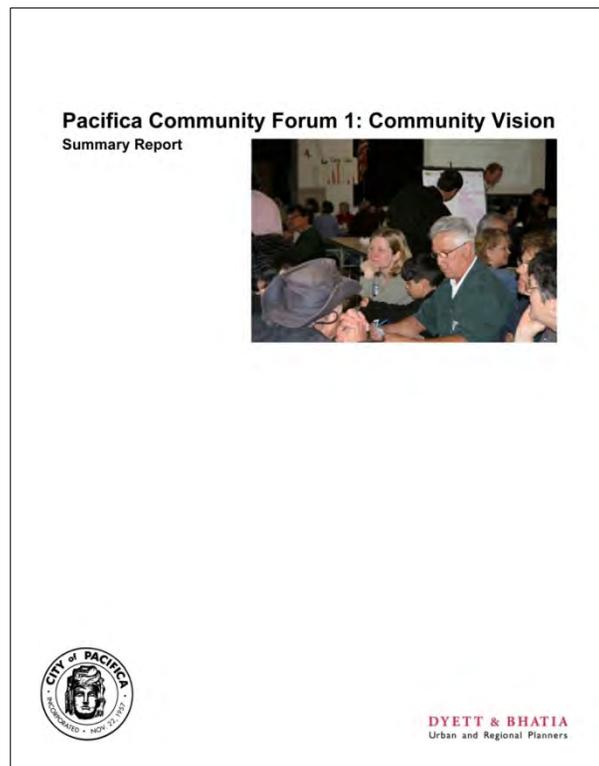
Coastal Commission Meeting

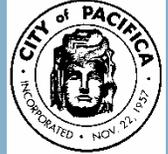


Summary of the First Two Community Workshops

Community Forum 1
Community Vision
April 25, 2009

Community Forum 2
Issues, Ideas, and Priorities
May 30, 2009





Community Forum 1 – Community Vision

- What You Like Most and Want to Preserve
 - ❖ **Open Space, Community, Sustainability**
- Concerns, and What You Would Like to See Change
 - ❖ **Economic Development, Open Space, Marketing of Assets**



Community Forum 2 – Issues, Ideas and Priorities

Testing 28 Draft Policy Statements
Covering:

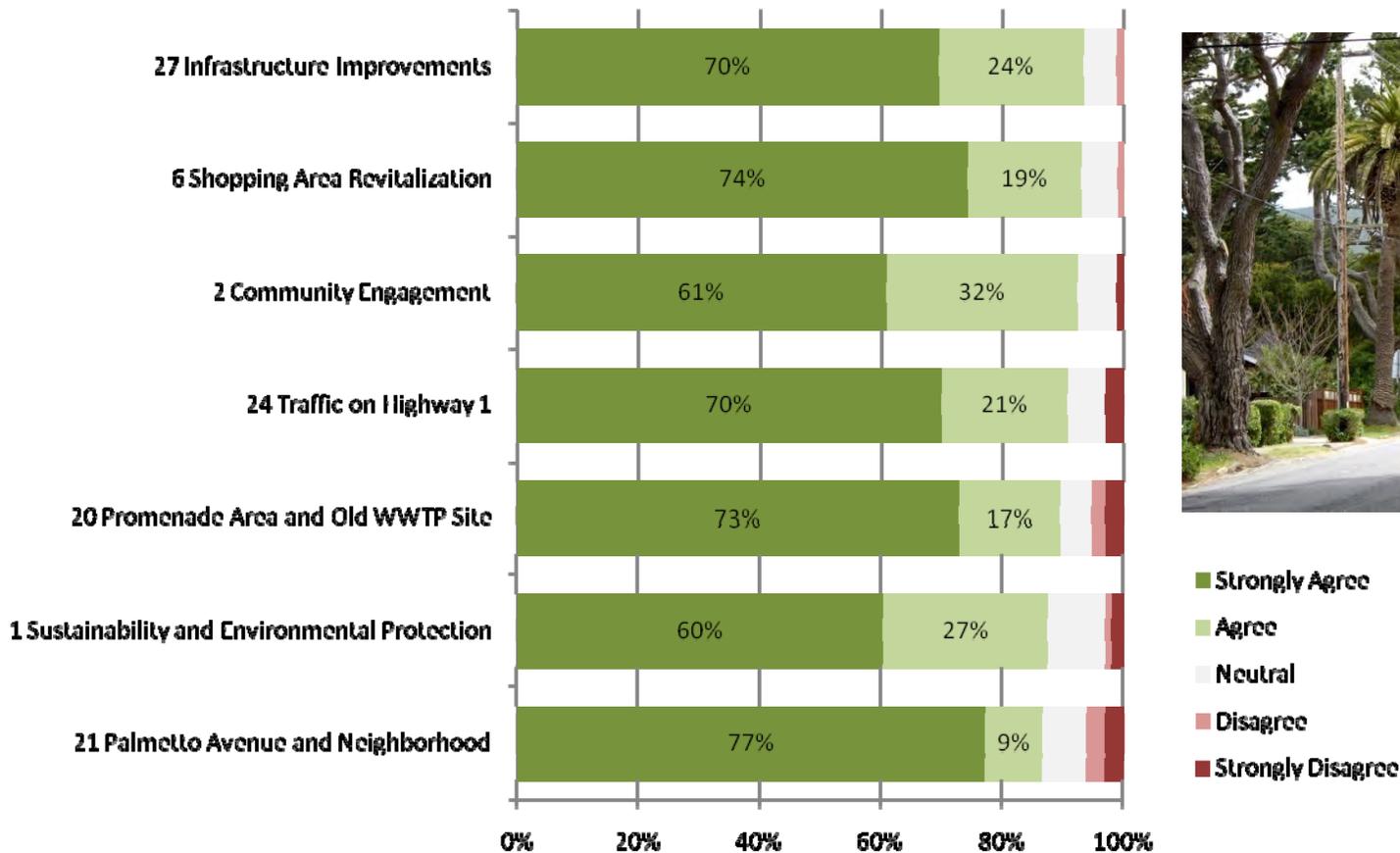
- Sustainability
- Community Engagement
- Open Space & Conservation
- Commercial Areas & Economic Development
- Community Gathering Places & Facilities
- Neighborhoods & Future Residential Development
- Transportation & Infrastructure





Areas of Strongest Agreement

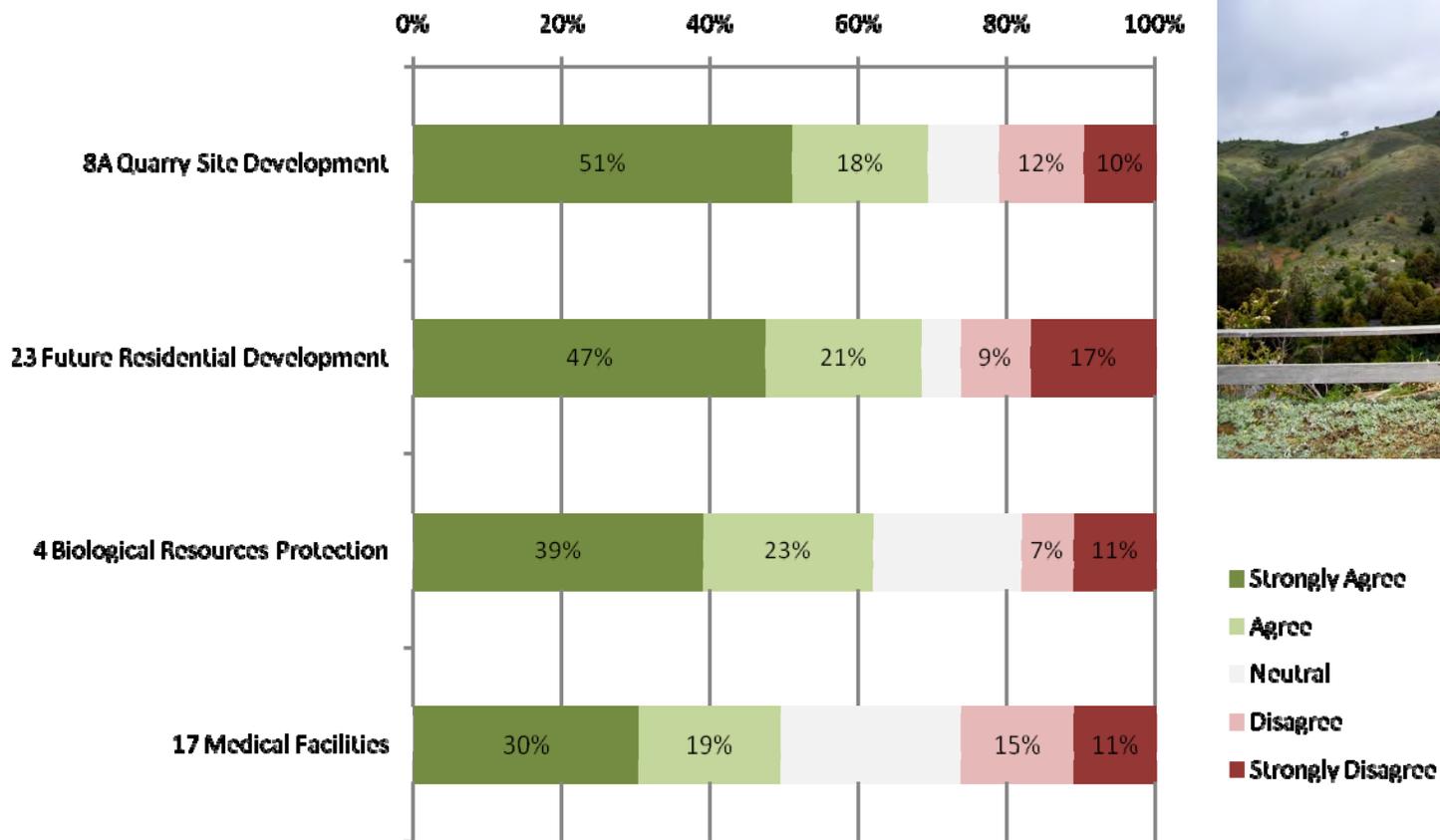
7 Draft Policy Statements Received >85% Agreement Among Community Forum Participants





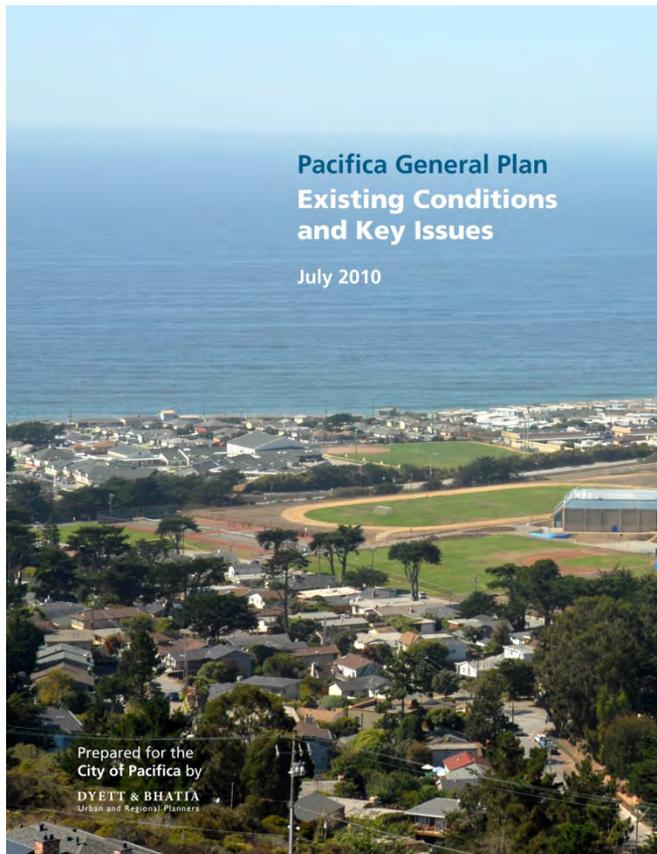
Areas of Mixed Response: Quarry Site, Future Residential, Biological Resources, New Medical

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





Existing Conditions and Key Issues Report July 2010



Detailed analysis of issues:

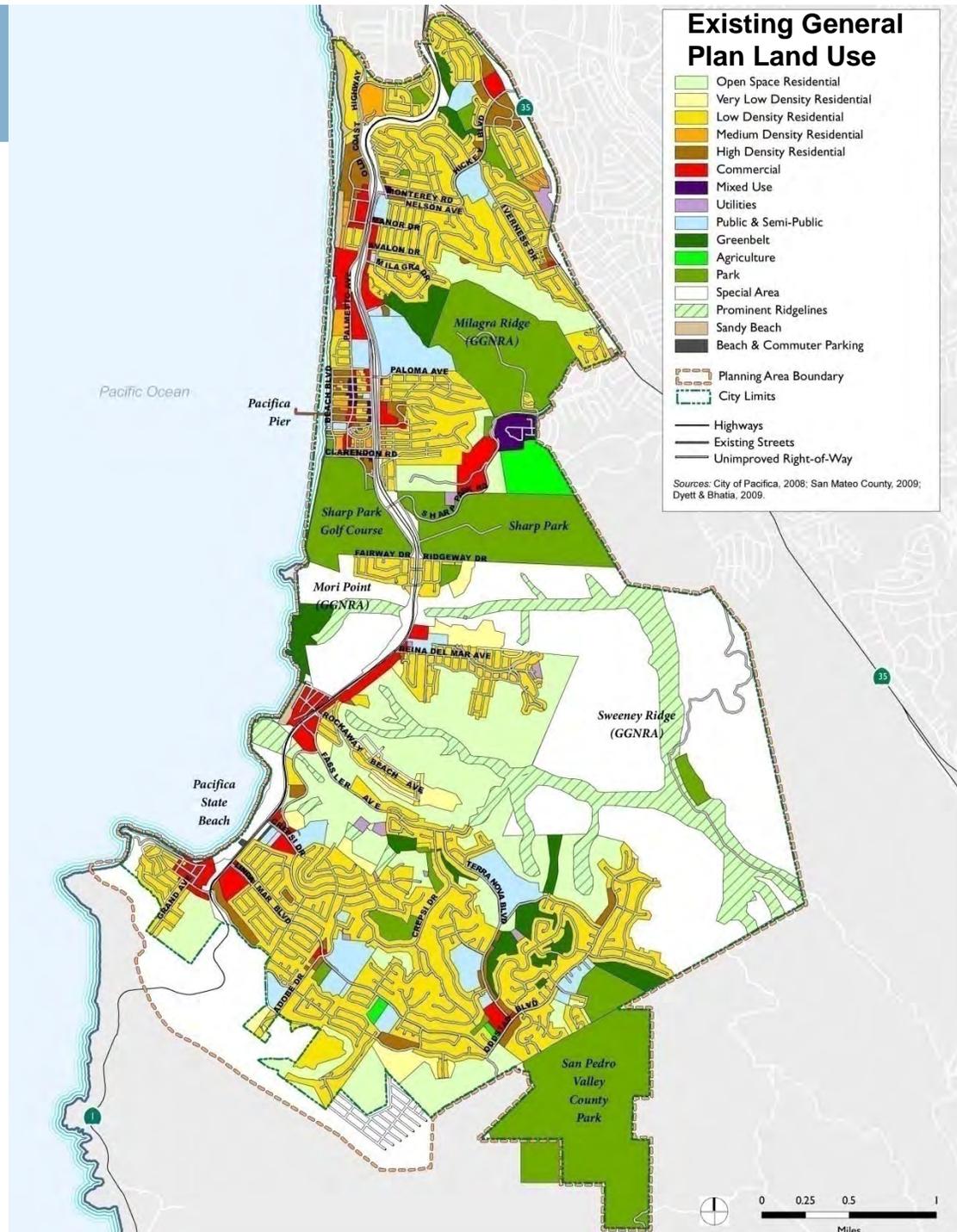
- Land Use and Urban Form
- Population and Economy
- Future Development Potential
- Environment
- Transportation
- Public Resources and Services

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Current General Plan

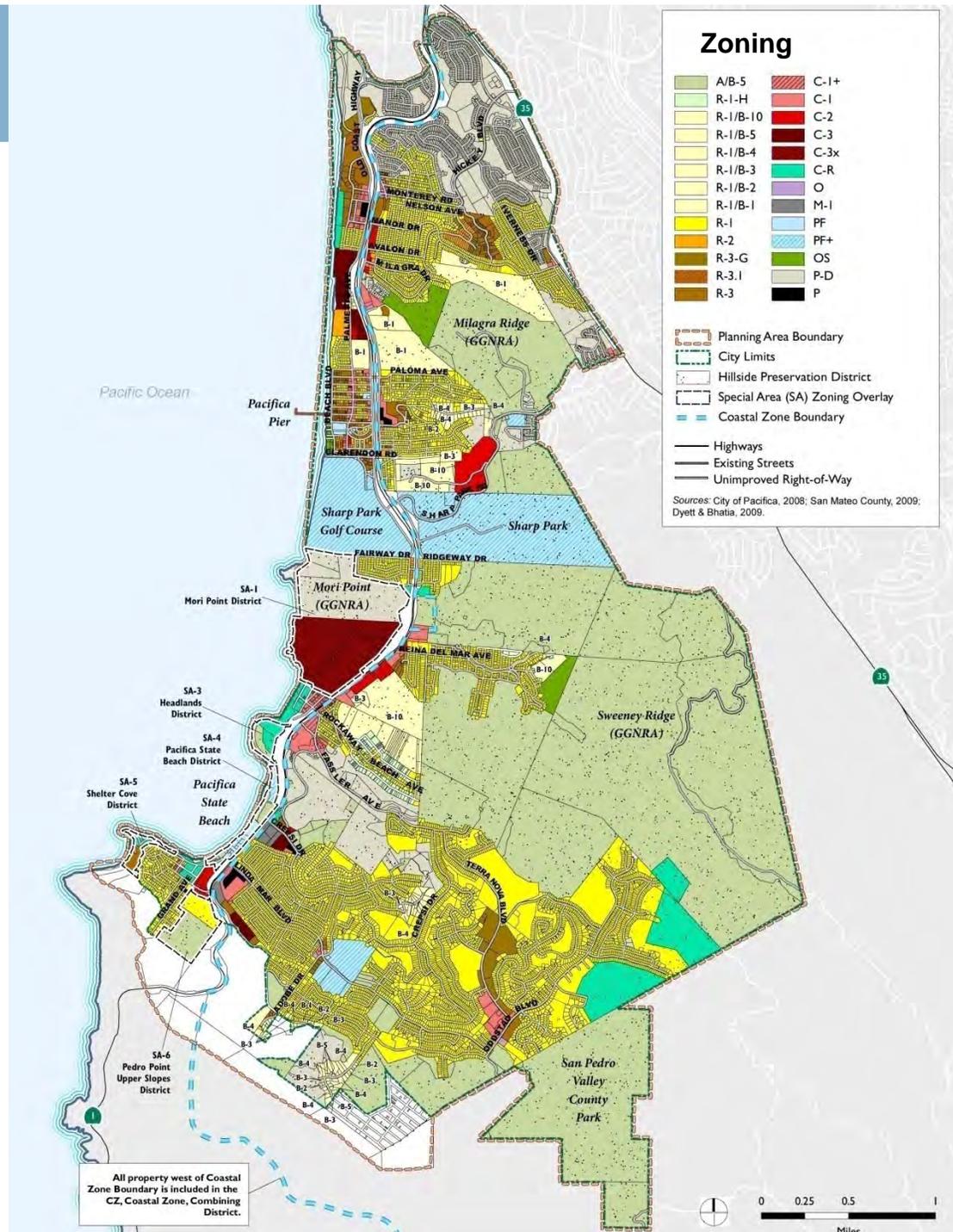
- Pacifica West of Hwy 1 is Subject to Local Coastal Plan
- Policies Cover Public Access, Recreation, Natural Resources, Development
- General Plan (1980) Has 11 Elements, Including Land Use
- GP Land Use Designations Are... General



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Current Zoning

- Zoning Regulates What Land Uses Can Be Developed Where, at What Intensity
- Zoning Must Be Consistent With General Plan
- There Are More Zoning Districts Than GP Land Use Designations: Zoning is More Specific



City of Pacifica

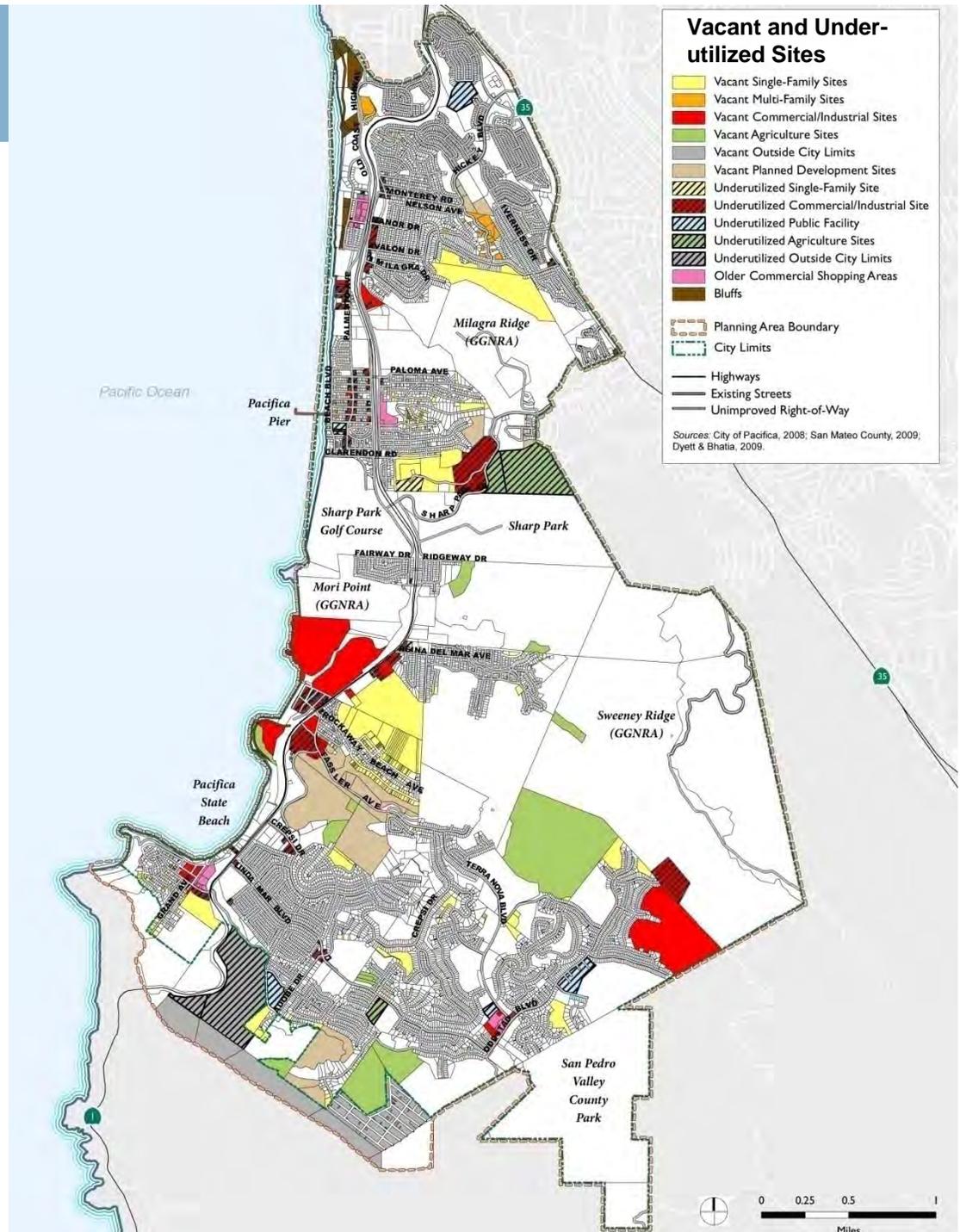
GENERAL PLAN UPDATE

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

<i>Land Use</i>	<i>Acres</i>	<i>Percent in Category</i>
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%





Land Demand and Development Capacity

- Need for 311 Housing Units by 2014 (ABAG), Mainly Affordable to Low-Income Households
- Estimated Demand for 1,300 New Units by 2030 to Match Population Growth
- Estimated Demand for 435,000 to 640,000 sq. ft. Commercial
- City has Capacity to Meet Demand, Need Sites for Multi-Family Housing

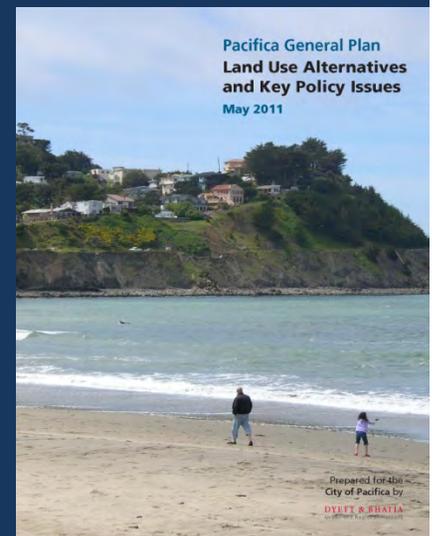
Summary of Development Capacity and Projected Demand

	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
Residential Excluding Land Outside City	287	54 units	NA	NA
City	1,016	1,457 units	3,000 residents	435,000 - 640,000 sq. ft.
Non-Residential Development	330	2,153,956 sq. ft.	1,600 jobs	ft.
Quarry Site	94	1,712,714 sq. ft.	NA	NA
Non-Residential Excluding Quarry Site	236	441,242 sq. ft.	1,600 jobs	435,000 - 640,000 sq.ft.



Land Use Alternatives and Key Policy Issues

- Existing and Future Residential Areas
- Commercial Areas and Economic Development
- Scenario A: Strong Center at Quarry Site
- Scenario B: West Sharp Park Emphasis
- Scenario C: Resource Conservation and Redevelopment
- Coastal Area Development Policies
- Parks, Open Space, and Biological Resources

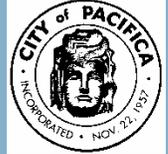




Existing and Future Residential Areas



- Refine General Plan Land Use Designations, Harmonize With Zoning
- Establish Appropriate Land Use Controls in Hillside Areas
- Identify Priority Sites for Open Space and Habitat Preservation
- Ensure Unique Character of Neighborhoods
- Designate Sites for Higher-Density and Mixed-Use Development



Sensitive Site Plans



Clustered
Townhomes

Low-Density
Hillside
Developmen



Neighborhood-Oriented Design



New House on Infill Lot



Second Unit



Compact Neighborhood

Higher-Density Housing Types



Hillside Multi-Family,
Pacifica



Townhouses,
San Mateo (14 and 21
units/acre)

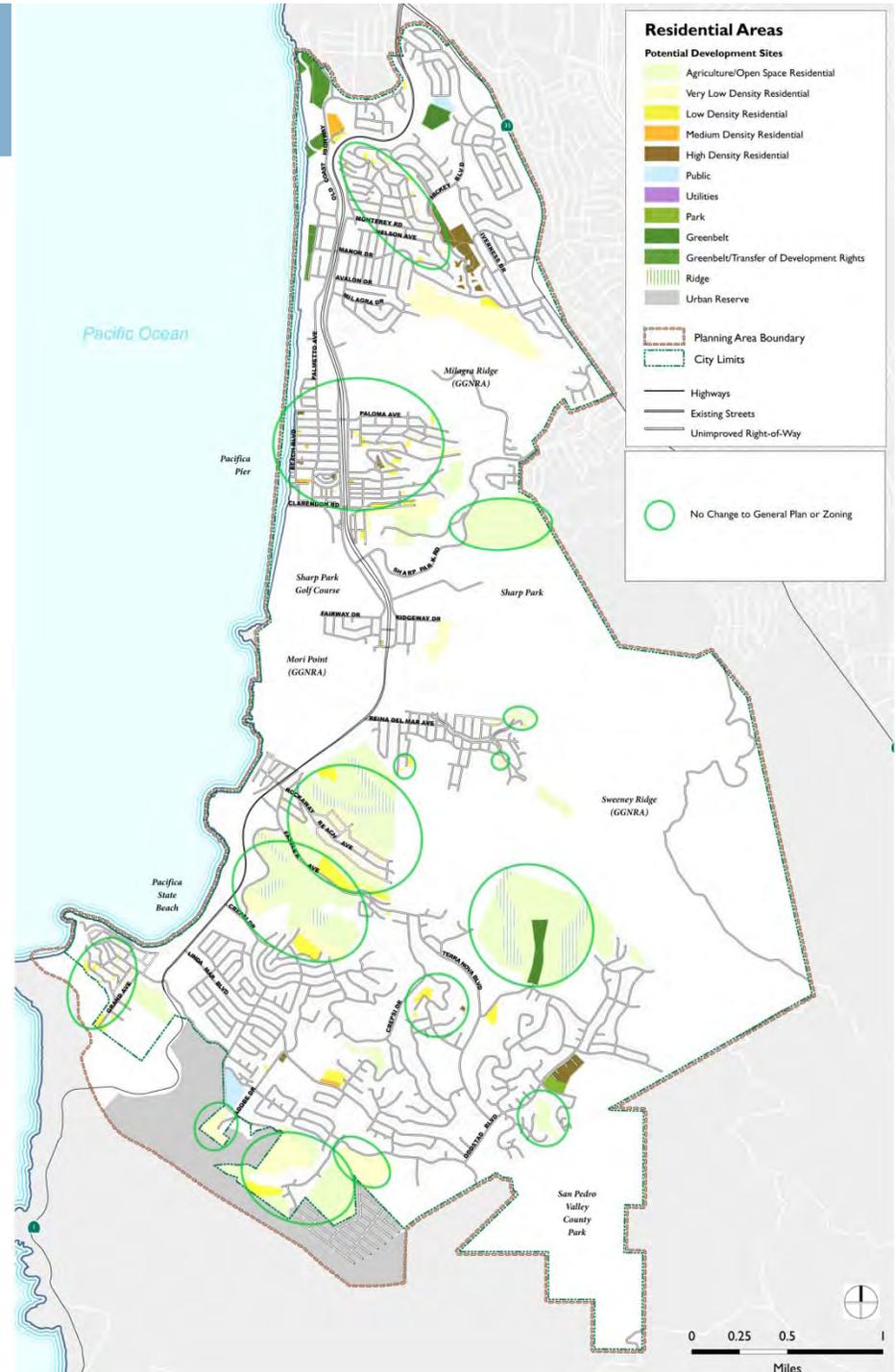


Senior Housing,
Alameda County (29
units/acre)

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Areas Where Designations Would Remain the Same

- Existing GP and Zoning Match
- Designation is Appropriate

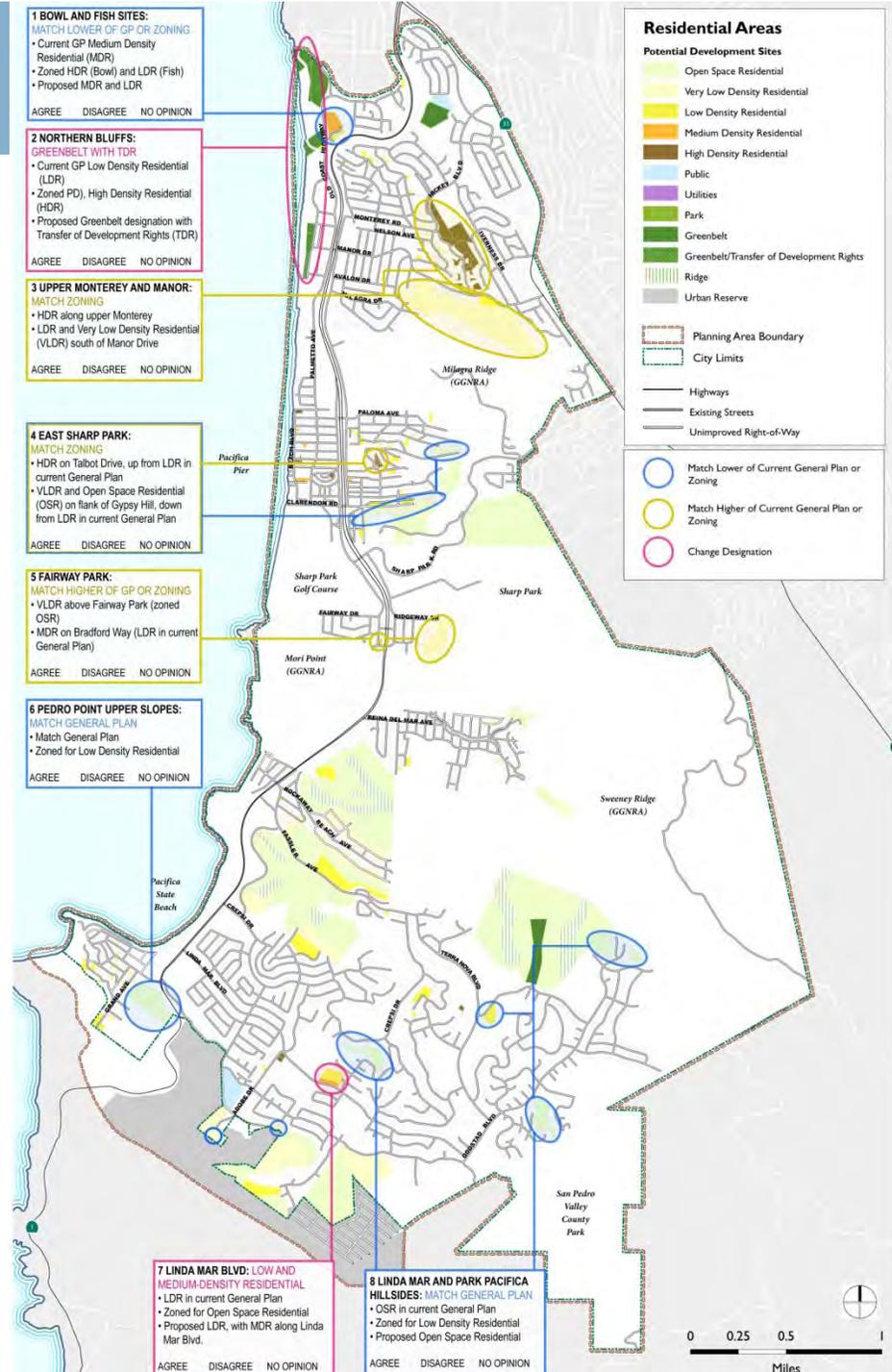


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Proposed Land Use on Potential Development Sites

- Choose Preferred Density:
General Plan vs. Zoning

Potential Development Sites





Level of Agreement With Proposed Approach to Residential Areas

- Approach to 6 Areas Received Strong Support (59% to 73% Agreement)
- Site 1-Bowl and Fish and Site 5-Fairway Park Had Approximately 50% Support

Table 2-1 Level of Agreement With Proposed Approach to Residential Areas

<i>Focus Area</i>	<i>Approach</i>	<i>Agree</i>	<i>Disagree</i>	<i>No Opinion</i>
1 Bowl and Fish	Match Lower of GP/Zoning	53%	32%	15%
2 Northern Bluffs	OSR, TDR	68%	30%	3%
3 Upper Monterey and Manor	Match Zoning	64%	27%	9%
4 East Sharp Park	Match Zoning	70%	18%	12%
5 Fairway Park	Match Higher of GP/Zoning	49%	46%	5%
6 Pedro Point Upper Slopes	Match GP	62%	34%	4%
7 Linda Mar Blvd	LDR, MDR	59%	32%	9%
8 Linda Mar and Park Pacifica Hillside	Match GP	73%	20%	7%

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1 Bowl and Fish Sites

Match to Lower of GP or Zoning **53% Agree**



2 Northern Bluffs

Change Designation **68% Agree**

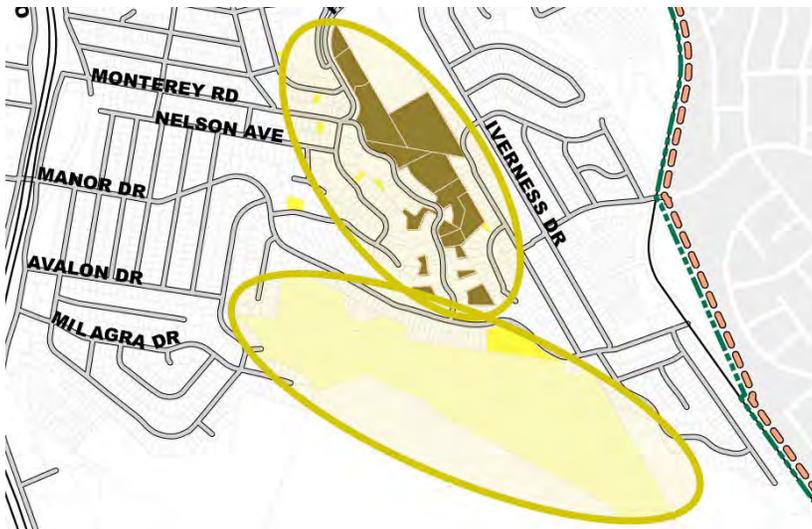




3 Upper Monterey and Manor

Match Zoning

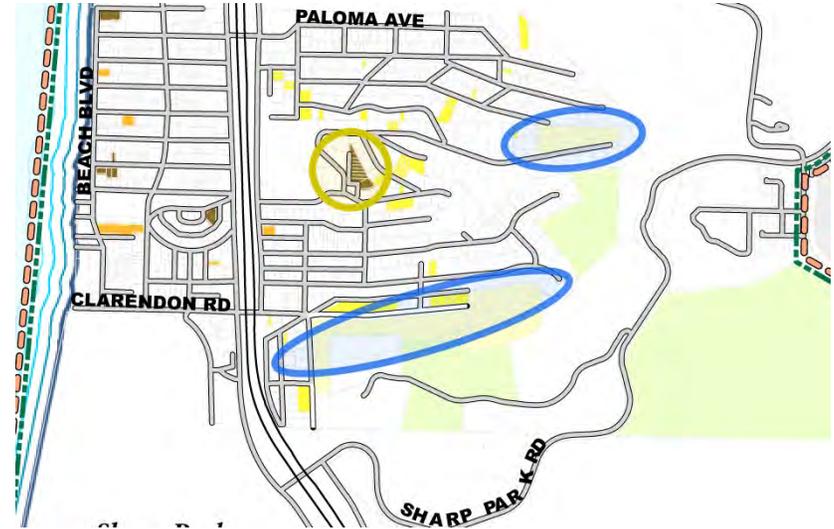
64% Agree



4 East Sharp Park

Match Zoning

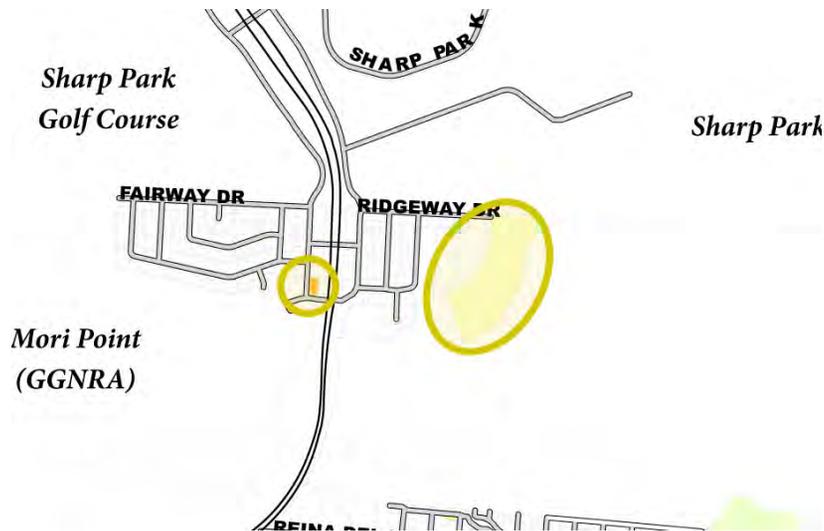
70% Agree





5 Fairway Park

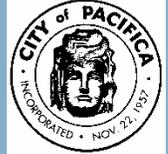
Match Higher of GP or Zoning **49% Agree**



6 Pedro Point Upper Slopes

Match Current General Plan **62% Agree**





7 Linda Mar Boulevard

Facilitate Medium-Density Residential **59% Agree**



8 Linda Mar, Park Pacifica Hillside

Match Current General Plan **73% Agree**





Recommendation

- Proceed With Proposed Approach on All Sites But Fairway Park
 - Maintain Current Open Space Residential Designation for Property Above Fairway Park (Focus Area 5)
 - Bowl Property Has Development Entitlement (Focus Area 1) Matching Proposed Medium Density Designation
- Bowl Site:
Medium Density Residential



Fairway Park Site:
Open Space Residential



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Residential Areas **Discussion**

Commercial Areas and Economic Development



- Facilitate Shopping Area Revitalization
- Identify Locations for Compact, Mixed-Use Development
- Spur Economic Development, Emphasizing Tourism and Place-Making
- Determine Community Vision for Quarry, Old WWTP Site
- Identify Elements, Potential Sites for New Civic Center
- Determine Best Location for Industrial/Service Commercial Uses
- **3 Alternatives**

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Retail Commercial



Main Street
Infill
(Mtn. View)



Office Commercial



Shopping Center
Additions
(Pacifica)



Redwood City

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Mixed Use



Retail and Office -
Pacifica



Retail and Housing –
San Jose

Boutique Hotel



Pacifica Beach Inn



WatersEdge, Tiburon



Hotel Healdsburg

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Resort Hotel or Conference Center



Estancia La Jolla



Asilomar Conference Grounds

Visitors' Center



Bear Valley
Visitors' Center

Crissy Field Center

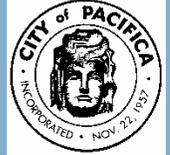


Special Attractions



Exploratorium

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Library

San Carlos
Library



Civic Center



San Carlos Civic Center (Including Library)



Pleasant Hill City Hall



Proposed Land Use Classifications

- Residential Designations are the Same as Existing General Plan
- Existing “Commercial” Land Use becomes:
 - Retail Commercial
 - Office Commercial
 - Service Commercial/Industrial
 - Hotel/Visitor Commercial
 - Commercial Recreation
 - Mixed Use District Retained, and Proposed for More Area
 - GP Land Use Map to More Closely Resemble Zoning

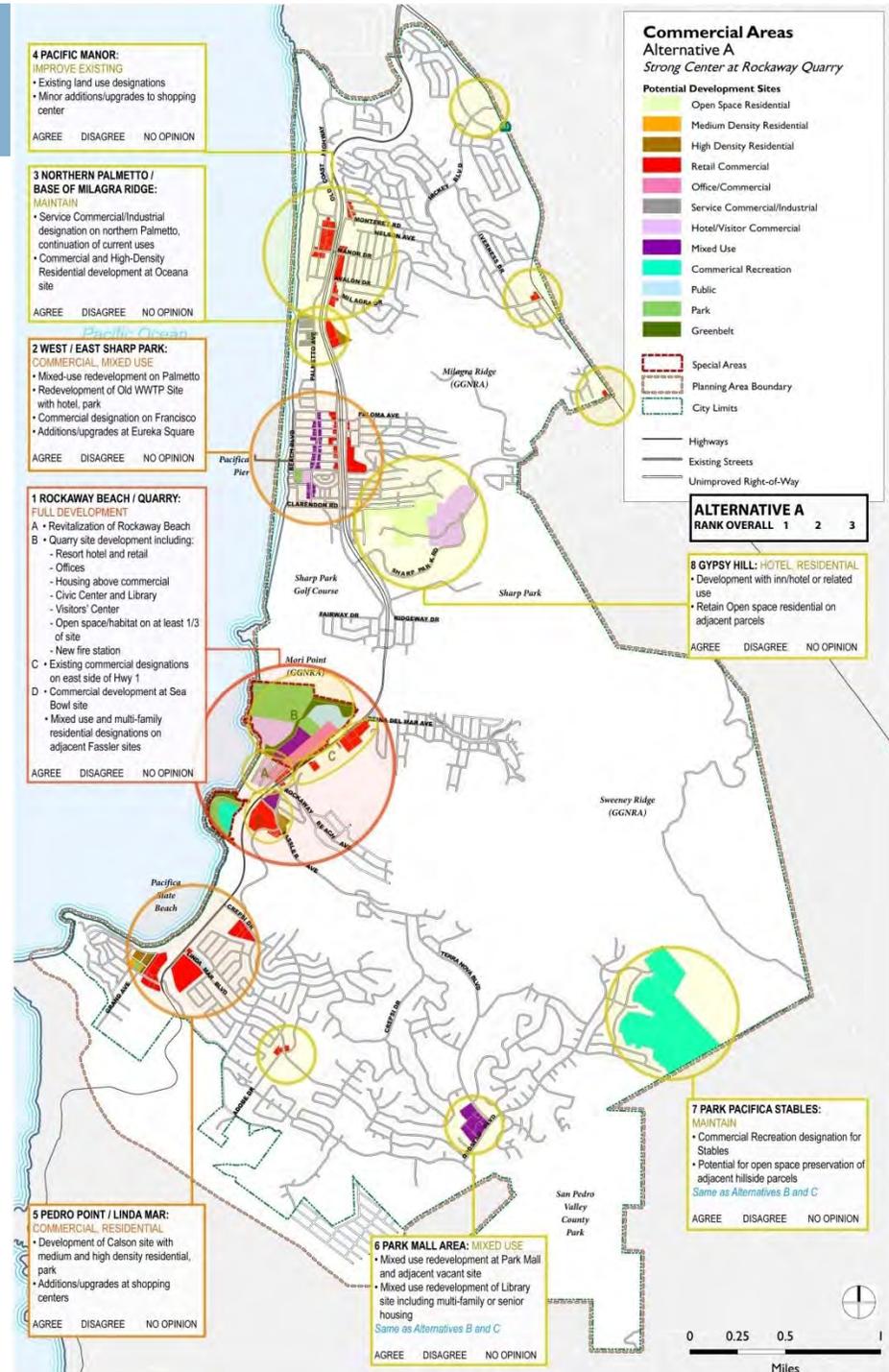
	Open Space Residential
	Very Low Density Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Retail Commercial
	Office/Commercial
	Service Commercial/Industrial
	Hotel/Visitor Commercial
	Mixed Use
	Commerical Recreation
	Public
	Park
	Greenbelt

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Alternative A: Strong Center at Quarry Site

- Major Development on Quarry Site Including Hotel, Housing Above Retail, Offices, Civic Center
- Mixed Use Development Along Palmetto
- Residential Development of Calson Site and Mixed Use Redevelopment of Park Mall
- Additions and Improvements to Pacific Manor, Pedro Point Shopping Centers

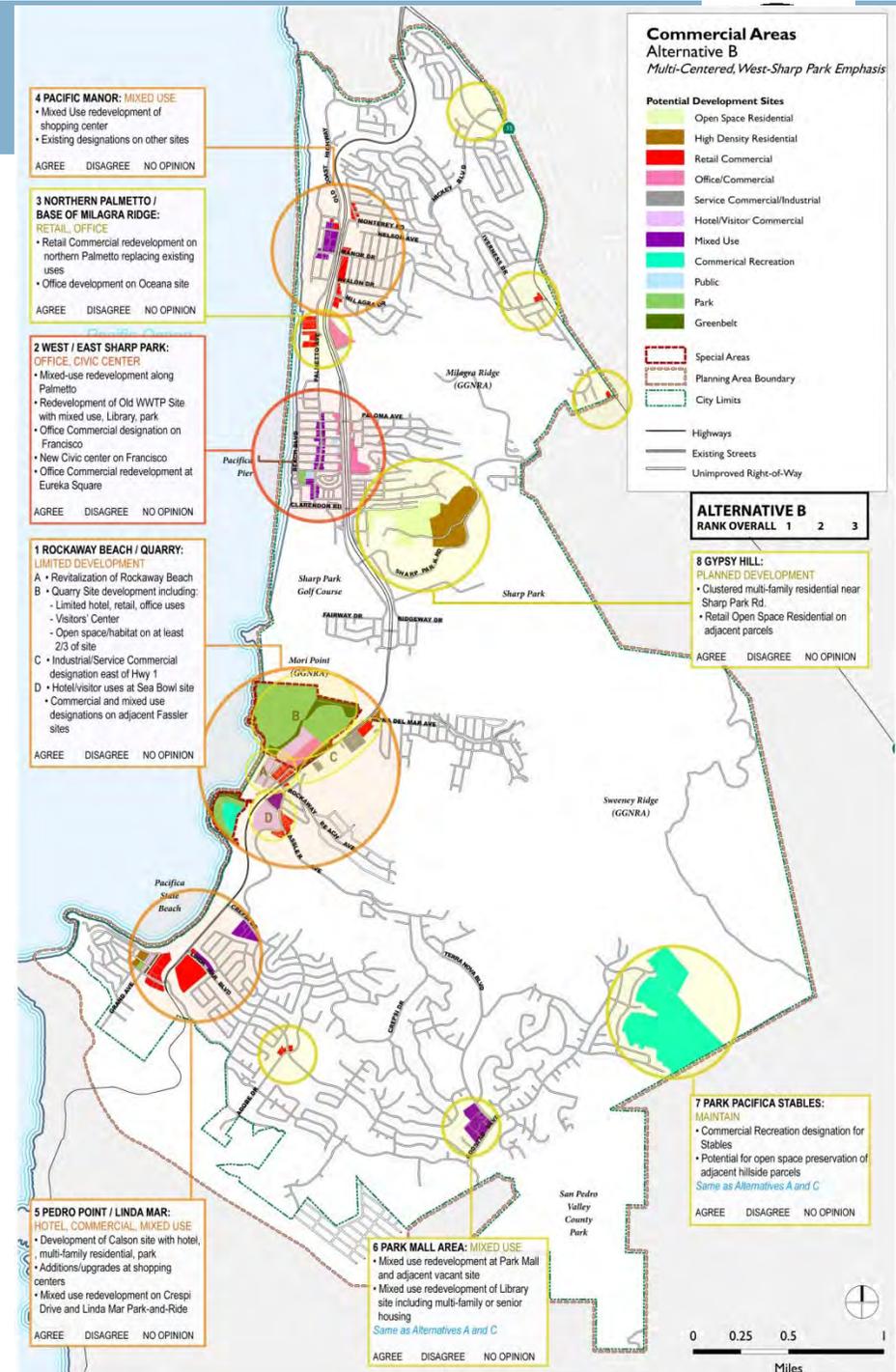


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Alternative B: West Sharp Park Emphasis

- Revitalization of Palmetto Anchored by New Library and Mixed Use
- Commercial and Office Redevelopment of Eureka Square and Francisco Blvd, Including Civic Center
- Limited Retail and Office Development on Quarry Site
- Mixed Use Redevelopment of Pacific Manor, Park Mall Shopping Centers
- Hotel and Residential Development on Calson Site
- Transit-Oriented Development at Linda Mar Park-and-Ride, Crespi Drive

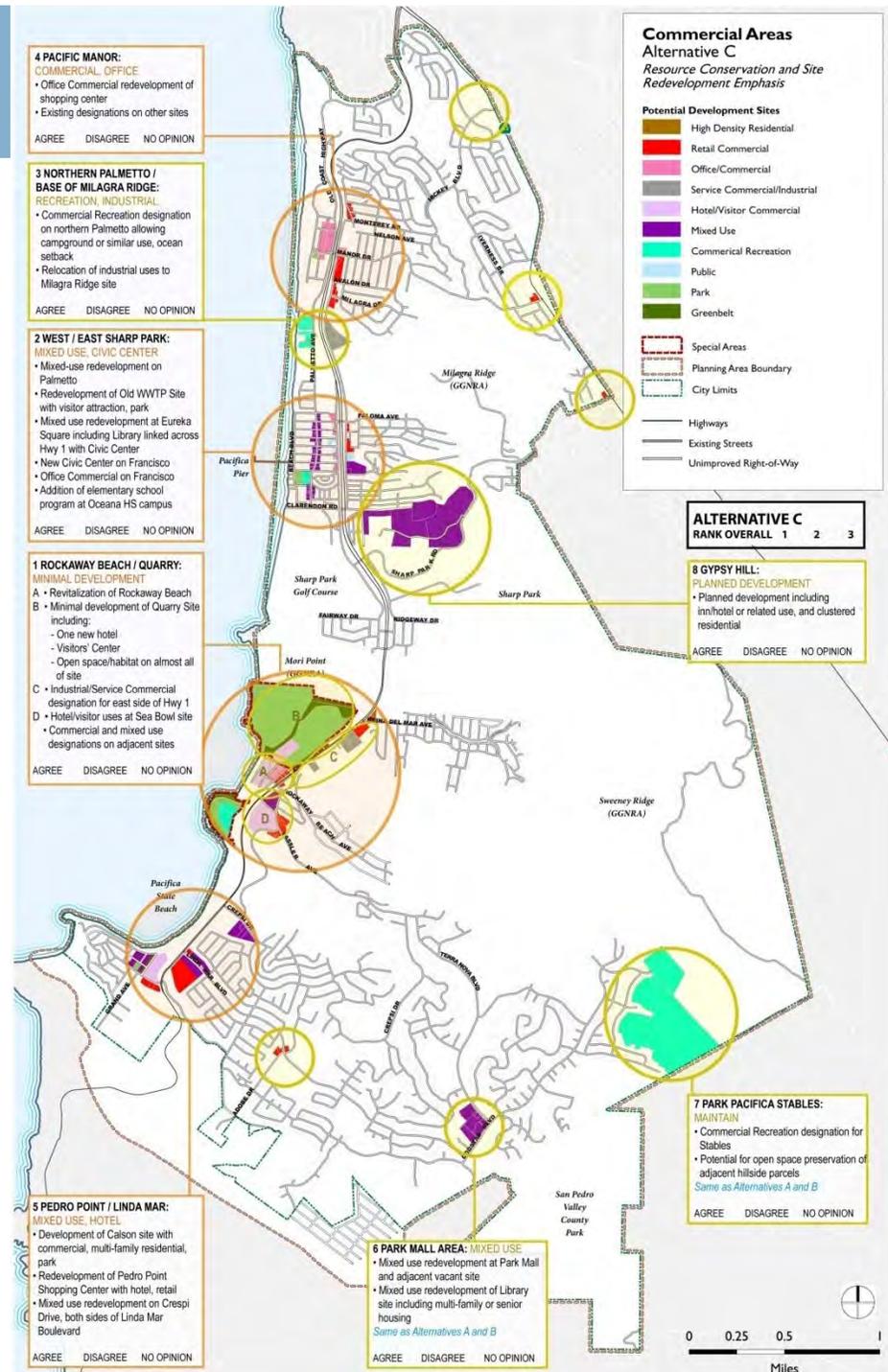


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Alternative C: Conservation and Redevelopment

- Revitalization of Palmetto Anchored by Visitor Attraction
- Mixed Use Redevelopment of Eureka Square Shopping Center Including Library
- Civic Center on Francisco
- Office Commercial Redevelopment of Pacific Manor Shopping Center
- Hotel Redevelopment of Pedro Point Shopping Center
- Mixed Use Development at Calson Site, Park Mall
- Transit-Oriented Development on Both Sides of Linda Mar Blvd, Crespi Drive





Community Preferences for Commercial Alternatives Overall

- Alternative A: First Choice for Greatest Number of Community Forum Participants
- Taking Into Account All Preferences on Weighted Scale, Alternative B Scores Slightly Higher

Table 3-1 Preferences for Proposed Alternatives for Commercial Areas

Alternative	Approach	Preference				Points (5,3,1,0) <i>b</i>
		1	2	3	None <i>a</i>	
Overall						
Alternative A	Strong Center at Rockaway Quarry	39%	11%	39%	11%	102
Alternative B	West Sharp Park Emphasis	26%	47%	5%	21%	106
Alternative C	Conservation and Redevelopment	26%	18%	37%	18%	85

a Where participants marked a preference for at least one alternative, any alternative that was not marked is considered to potentially indicate

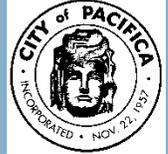
b The point system assigns 5 points to every first choice, 3 points to every second choice, 1 point to every third choice, and no points where an alternative was not ranked.



Community Preferences for Commercial Alternatives for Focus Areas 1 Through 4

Table 3-1 Preferences for Proposed Alternatives for Commercial Areas

<i>Alternative</i>	<i>Approach</i>	<i>Preference</i>				<i>Points (5,3,1,0)</i>
		<i>1</i>	<i>2</i>	<i>3</i>	<i>None</i>	
<i>Focus Area</i>						
1 Rockaway Beach / Quarry						
Alternative A	Full Development	49%	4%	36%	11%	204
Alternative B	Limited Development	23%	44%	11%	21%	181
Alternative C	Minimal Development	21%	21%	41%	16%	149
2 West / East Sharp Park						
Alternative A	Commercial, Mixed Use	43%	13%	33%	10%	200
Alternative B	Office, Civic Center	35%	30%	14%	20%	193
Alternative C	Mixed Use, Civic Center	17%	23%	38%	22%	134
3 Northern Palmetto / Base of Milagra Ridge						
Alternative A	Maintain	33%	17%	42%	8%	171
Alternative B	Retail, Office	38%	32%	14%	17%	197
Alternative C	Recreation, Industrial	23%	24%	35%	18%	146
4 Pacific Manor						
Alternative A	Improve Existing	42%	20%	30%	7%	208
Alternative B	Mixed Use	36%	33%	13%	17%	203
Alternative C	Commercial, Office	20%	23%	41%	16%	146



Community Preferences for Commercial Alternatives for Focus Areas 5 Through 8

Table 3-1 Preferences for Proposed Alternatives for Commercial Areas

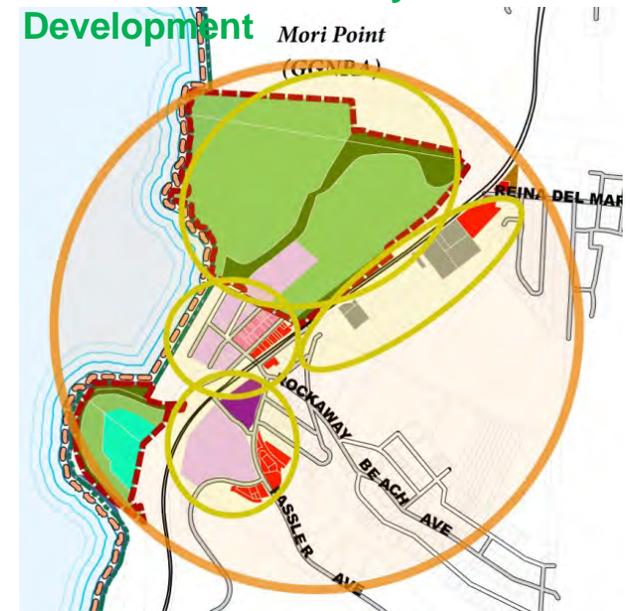
Alternative	Approach	Preference				Points (5,3,1,0)
		1	2	3	None	
5 Pedro Point / Linda Mar						
Alternative A	Commercial, Residential	35%	19%	33%	13%	167
Alternative B	Hotel, Commercial, Mixed Use	33%	37%	11%	19%	181
Alternative C	Mixed Use, Hotel	25%	19%	32%	24%	136
6 Park Mall Area						
Alternative A/B/C	Mixed Use	89%	2%	0%	9%	253
7 Park Pacifica Stables						
Alternative A/B/C	Maintain	95%	0%	0%	5%	260
8 Gypsy Hill						
Alternative A	Hotel, Residential	54%	5%	25%	16%	189
Alternative B	High Density, Open Space Residential	5%	34%	33%	28%	98
Alternative C	Planned Development	20%	30%	28%	23%	131



1 Rockaway Beach and Quarry

Community Preference: **Alt. A**

Alt. A: Major Quarry Development **Alt. B: Limited Quarry Development** **Alt. C: Minimal Quarry Development**



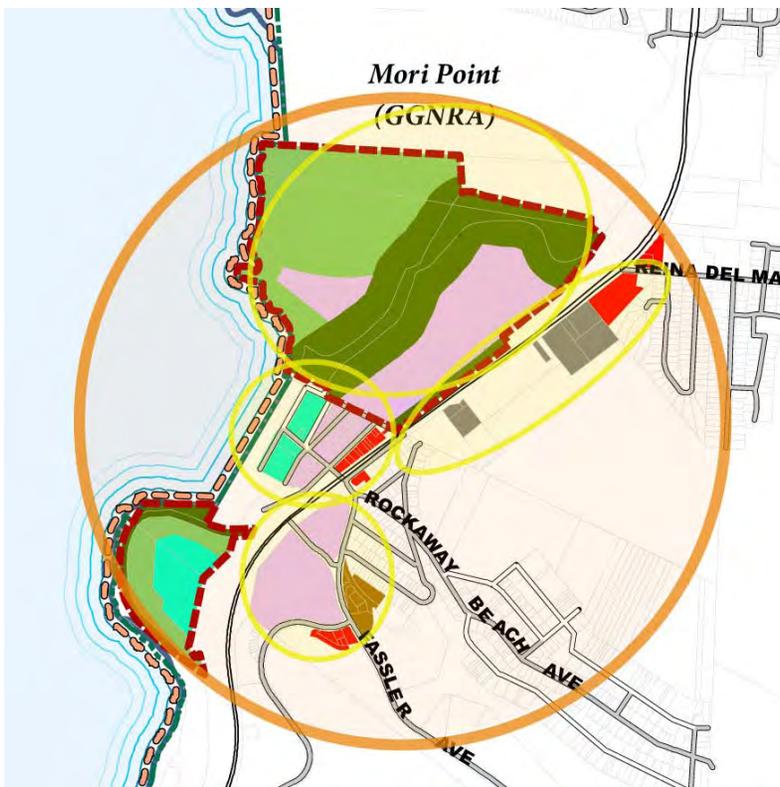


1 Rockaway Beach and Quarry Recommendation: Combination of A and B

- Quarry Site:
 - Development Requires Coastal Commission, Fish & Game Approval
 - Consultation with State Agencies to Begin After Council Feedback
 - Community Preference is for Alternative A
 - Major Uses Proposed: Hotel, Retail, Civic Uses, Library, Visitors' Center, Housing on Upper Floors
 - Many Community Members Reject Alternative A Given Environmental Constraints. Alternative B is a Close Second.
- Recommendations
 - Open Space Likely to be Required on 1/2 to 2/3 of Site (or More)
 - Permitted Uses: Hotel and Retail, also Public Uses
 - Residential Use Requires Public Vote

1 Rockaway Beach and Quarry (continued)

Recommendation: Combination of A and B



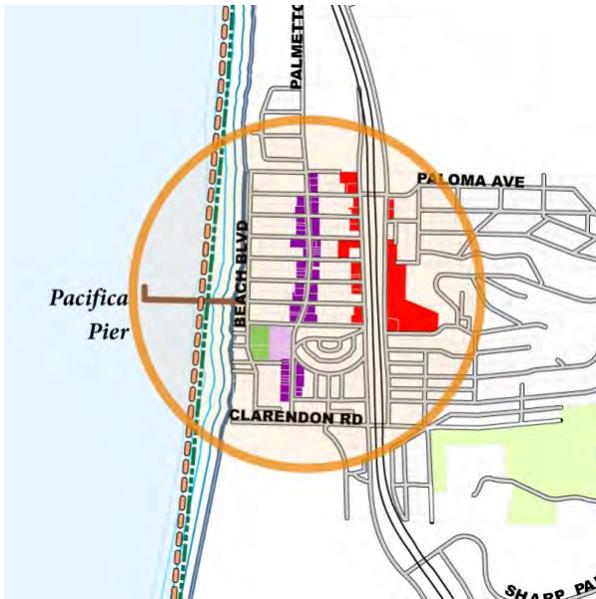
- Rockaway Beach District:
 - Retain Current Zoning, Including Commercial Recreation Close to Ocean
- Lower Rockaway:
 - Visitor Commercial at Sea Bowl and Rock sites, Allowing Hotel, Restaurant
 - Multi-Family Housing Site on Fassler
- East Side of Highway 1:
 - Service Commercial, With Landscaped Frontage Required
 - Could Also be Retail Commercial



2 West and East Sharp Park

Community Preference: **Alt. A** or **Alt. B**

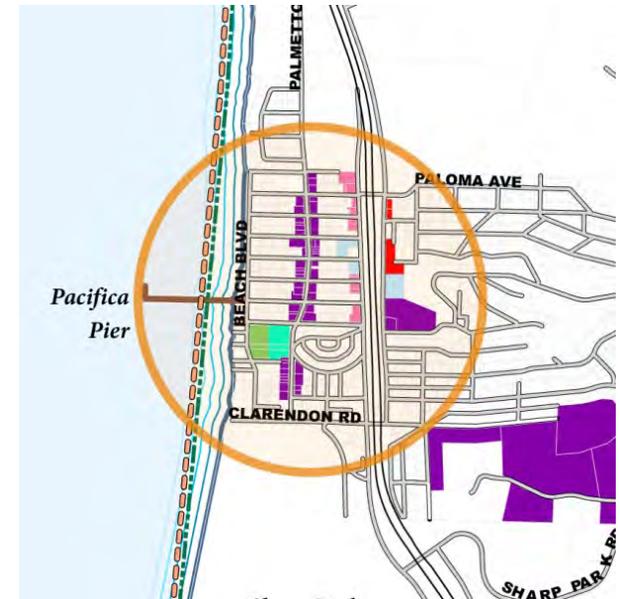
Alt. A: Commercial, Mixed Use

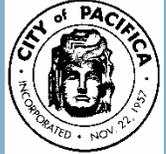


Alt. B: Office, Civic Center



Alt. C: Mixed Use, Civic Center





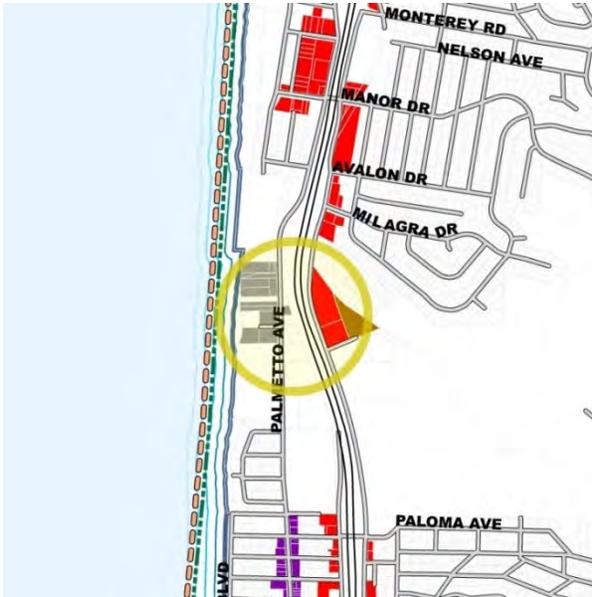
2 West and East Sharp Park Recommendation: Alternative B, Modified

- Palmetto Avenue:
 - Pedestrian-Oriented Mixed Use “Main Street”
 - Create Open Space on Ocean Side of Old Wastewater Treatment Plant
 - Hotel, Restaurant, Retail, Housing, Civic Uses May Be Developed on Rest of Site, as Suggested by Beach Blvd. Property Development Evaluation
- Francisco and Oceana Avenues, Eureka Square:
 - Office and/or Commercial Along Highway 1
 - Possible Housing At East End of Eureka Square Site, Away From Freeway



3 Northern Palmetto / Base of Milagra Ridge **Community Preference: Alt. B**

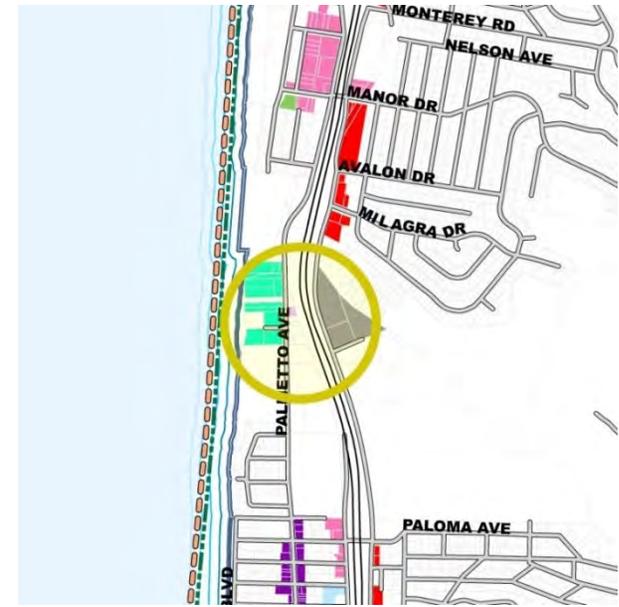
Alt. A: Maintain



Alt. B: Retail, Office



Alt. C: Recreation, Industrial





3 Northern Palmetto / Base of Milagra Ridge Recommendation: Blend of A, B and C

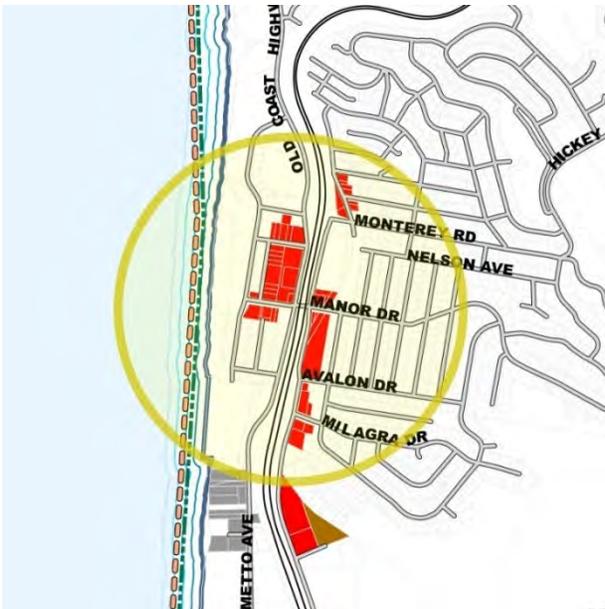
- Northern Palmetto:
 - Complete Change of Use Community Preferred Retail is Not Realistic
 - Industrial Uses May Remain
 - Commercial Recreation (Campgrounds, Equestrian Uses, etc.) Appropriate Over Long Term Given Risk of Oceanfront Location
 - Add Landscaping to Both Existing Industrial and New Commercial Recreation Uses
- Base of Milagra Ridge:
 - Retail or Office Frontage and Housing Upslope



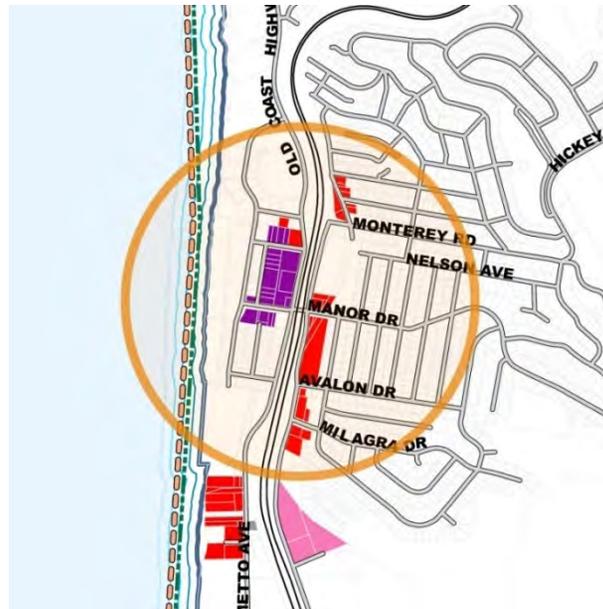
4 Pacific Manor

Community Preference: **Alt. A** or **Alt. B**

Alt. A: Improve Existing



Alt. B: Mixed Use



Alt. C: Commercial, Office





4 Pacific Manor Recommendation: Alternative B

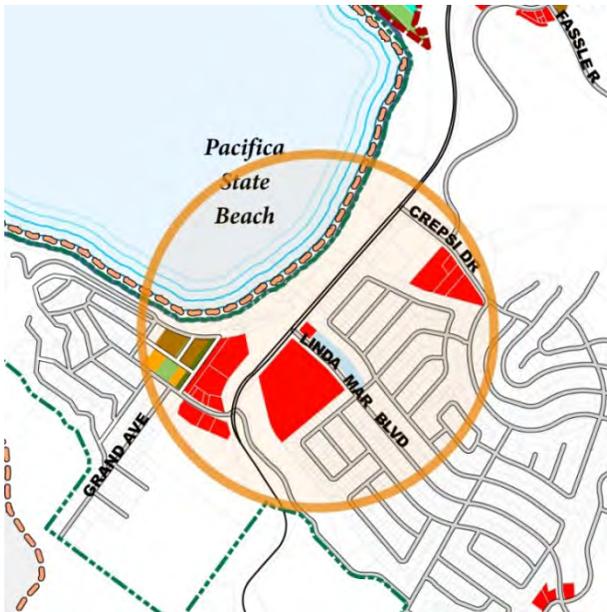
- Community Preferred Alternative that Would Improve Existing Shopping Center
- Also Strong Support for Mixed Use Redevelopment; If There is Opportunity for Mixed Use it Should be Allowed
- Residential Uses Should be at West End of Site, Oriented to Ocean and Shielded from Freeway
- Retail Could be Added Fronting Palmetto Ave. / Highway 1



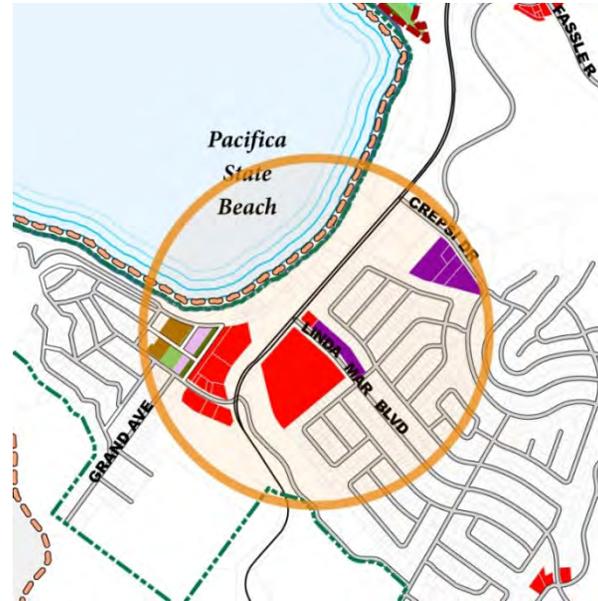
5 Pedro Point / Linda Mar

Community Preference: **Alt. A or Alt. B**

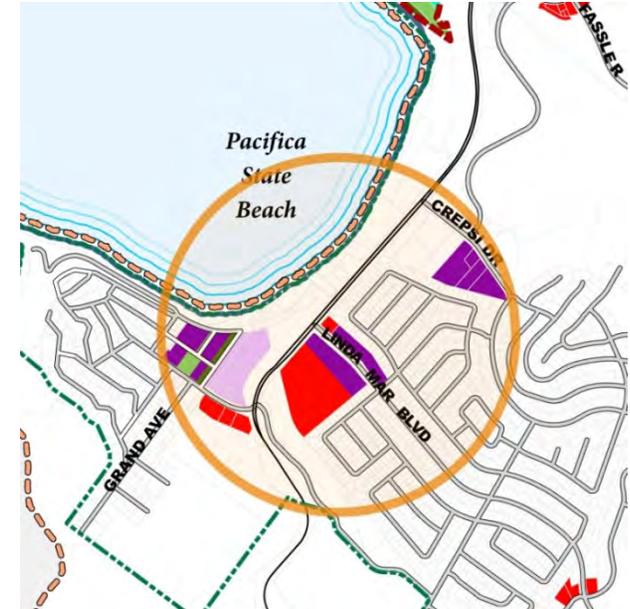
Alt. A: Commercial, Residential



Alt. B: Hotel, Commercial, Mixed Use

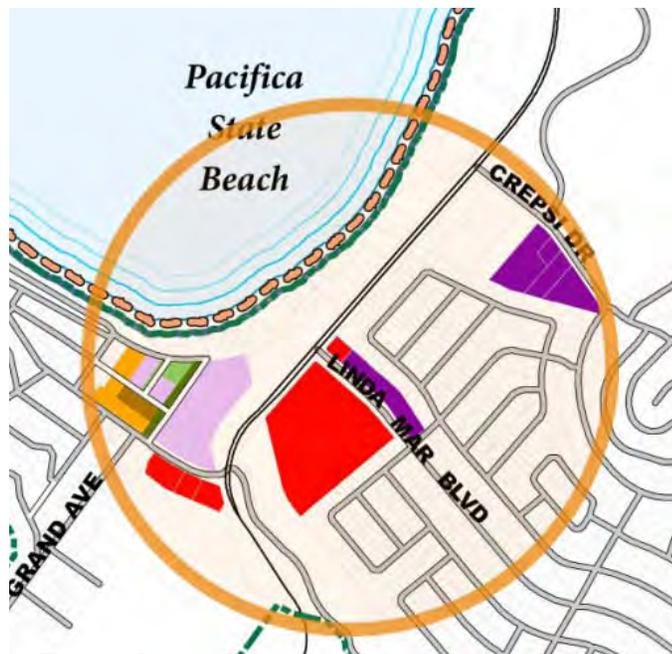


Alt. C: Mixed Use, Hotel



5 Pedro Point / Linda Mar

Recommendation: Alternative B, Modified (New Map)



• Pedro Point:

- Retail, Possible Hotel at Pedro Point Shopping Center
- Hotel, Park, and Residential on Calson site
 - Medium Density Residential on Neighborhood Edges, Higher Density Inside
 - Hotel Oriented Toward Pacifica State Beach
 - Public Park in Portion of Site Nearest to Ocean, Shopping Center

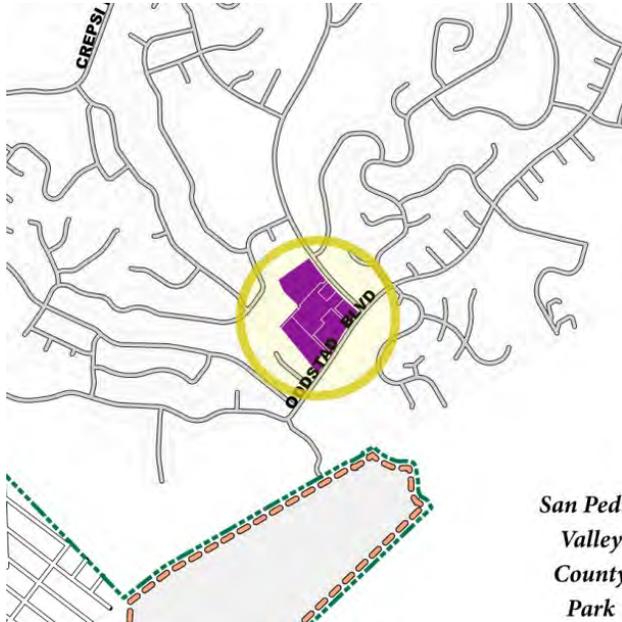
• Linda Mar:

- High-density Housing With or Without Retail on Crespi Drive
- Housing Above Retail for Park-and-Ride site, Accommodating Parking for Transit
- Small Additional Retail Frontage at Linda Mar Shopping Ctr



6 Park Mall Area

Alts. A, B, and C: Mixed Use



San Pedro
Valley
County
Park



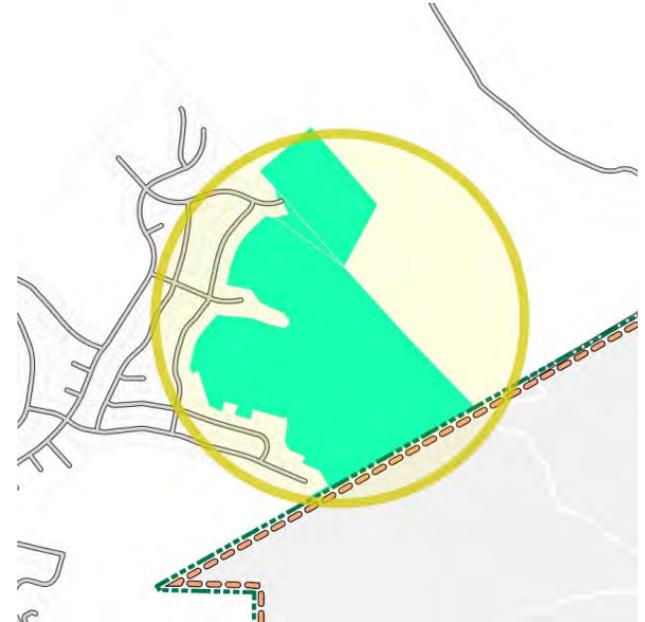
Community Support for
Proposed Approach

6. Mixed Use of
Residential
With Small Retail
at the Ground Floor

7. Commercial
Recreation
District

7 Park Pacifica Stables

Alts. A, B, and C: Maintain





6 Park Mall Area

Recommendation: As Proposed

- Housing above Retail: Redevelopment of Park Mall Shopping Center and Adjacent Vacant Sites
- Housing above Retail on the Library site, including Multi-Family or Senior Housing

7 Park Pacifica Stables

Recommendation: As Proposed

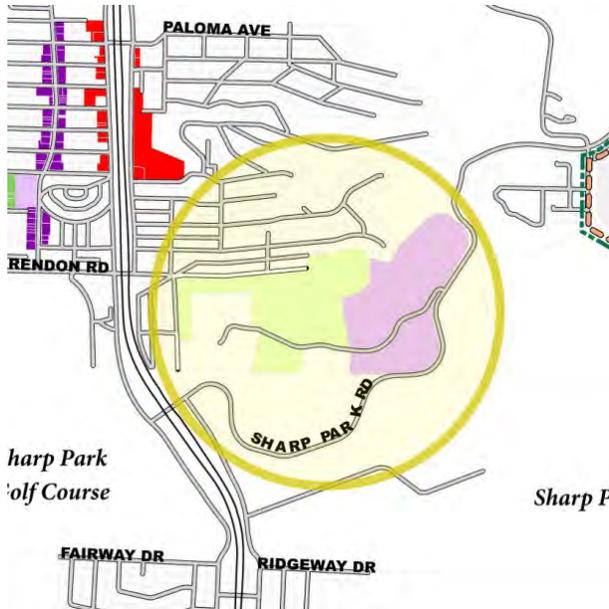
- Commercial Recreation Designation Supporting Current Equestrian Use



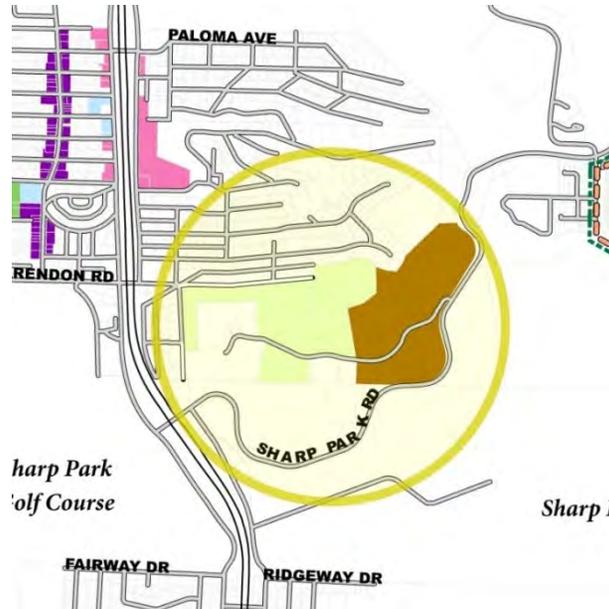
8 Gypsy Hill

Community Preference: **Alt. A**

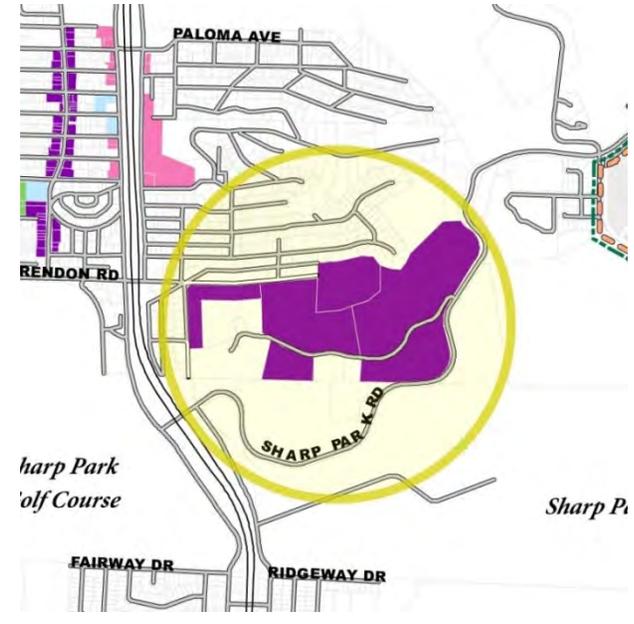
Alt. A: Hotel, Residential



Alt. B: Clustered Residential



Alt. C: Planned Development





8 **Gypsy Hill**

Recommendation: Alternative A

- Visitor Commercial and Open Space Residential
- Hotel, Inn, or Conference Center and Related Uses (including retail) on upper portion of Sharp Park Rd (currently zoned for commercial)
- Open Space Residential on Adjacent Downslope Parcels
- High-Quality, Site-Sensitive Design Required

City of Pacifica

GENERAL PLAN UPDATE



Commercial Areas Discussion





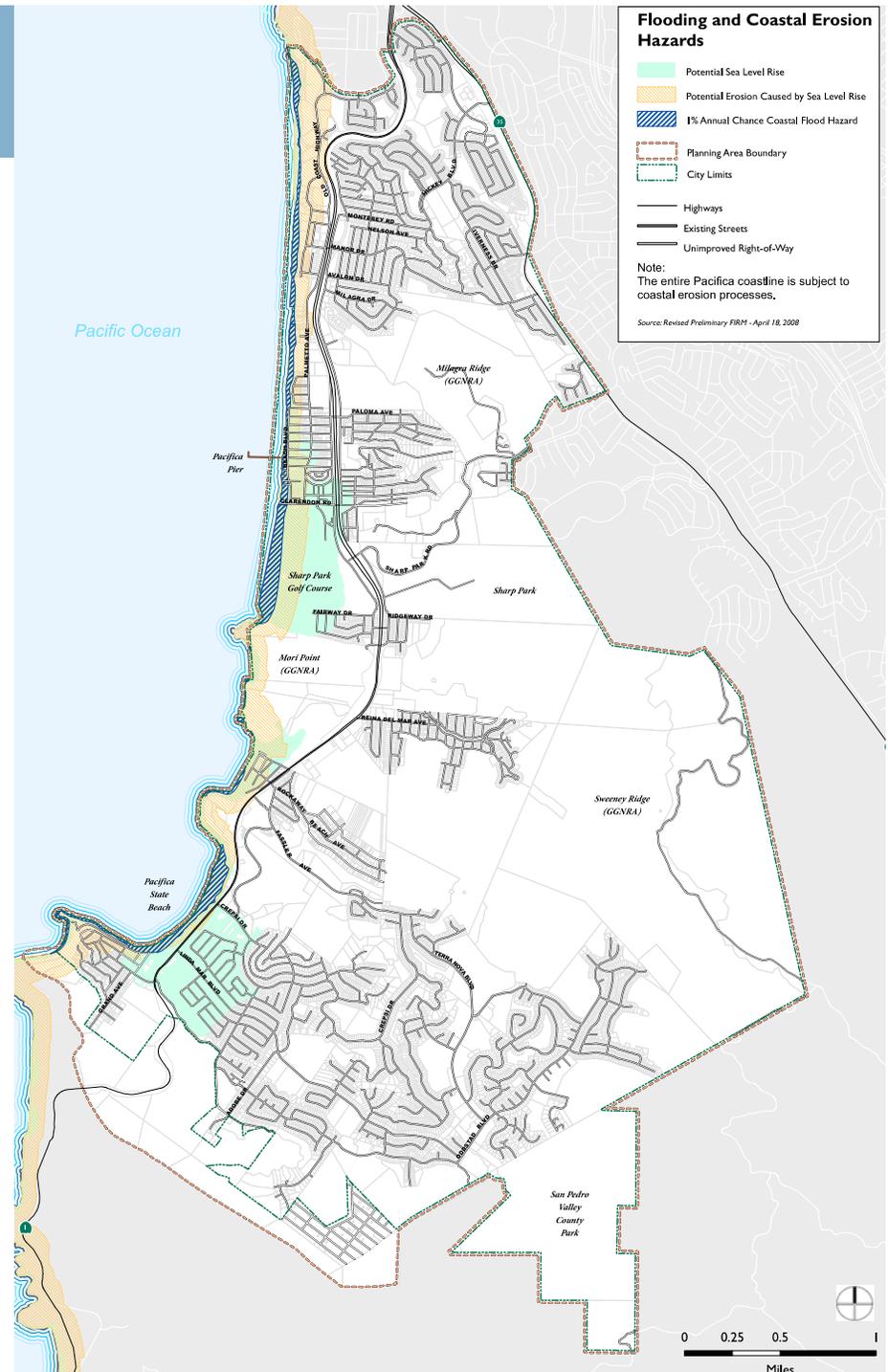
Coastal Area Development Policies

City of Pacifica

GENERAL PLAN UPDATE

Flooding, Erosion, and Potential Sea Level Rise

- FEMA Flood Maps Identify Areas of Greater Risk Along Coast, Creeks
- Critical Coastal Erosion on Much of Coastline
- Projected Sea Level Rise - 40-57 in (up to 4.6 ft) by 2100
- SLR Increases Area at Risk of Flooding, Erosion





Community Support for Coastal Development Policies (for Discussion)

- Majority agreement with most of proposed approaches
- Strongest agreement with #1, #5, and #6
- Most disagreement about strict limits on future density

Table 4-1 Level of Agreement With Proposed Approaches to Coastal Development

<i>Question</i>	<i>Answers</i>		
	<i>Agree</i>	<i>Disagree</i>	<i>No Opinion</i>
New development within designated area requires study demonstrating safety from sea level rise	76%	14%	10%
Strict limits on future density, and do not upzone any new	54%	34%	11%
Rolling easement ensuring setback and public access	64%	20%	16%
Permanent open space protection with clustered	57%	27%	16%
Master plans for public land	89%	1%	10%
Regulatory structure and incentives for shifting development away from coast	67%	26%	7%



Manage New Development in Affected Areas

- Existing Regulation:
No New Development Requiring New Coastal Protective Structures (rip-rap)
- For Discussion:
 - New Development Within Designated Area Requires Study Showing Safety From Sea Level Rise - **76% Agree**
 - Limitations on Increasing Density
 - For Developed Sites, Limit New Building Area
 - No Future Upzoning - **54% Agree**



Preserve Undeveloped Land

- Permanent Public Access with Rolling Easement Ensuring Setback - **64% Agree**
- Permanent Open Space Protection With Clustered Development - **57% Agree**
- A few sites may have opportunity for:
 - Transfer of Development Rights
 - Land Banking or Public Land Management





Conduct Managed Retreat and Shoreline Restoration

- Master Plans for Public Land - **89% Agree**
- Regulatory Structure and Incentives for Shifting Development Away from Coast as Part of Redevelopment - **67% Agree**
- Opportunities to Support Shoreline Restoration





Community Support for Coastal Development Policies

- Strongest agreement with #1, #5, and #6
- Most disagreement about strict limits on future density
- Minimal support for items 2 and 4

Table 4-1 Level of Agreement With Proposed Approaches to Coastal Development

<i>Question</i>	<i>Answers</i>		
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Community Response to Coastal Development Policies

- Developer Needs to Demonstrate Safety:
 - Property Will Not Be Affected by Sea Level Rise Over Life of Building With No Public Intervention
- Community Members Also Discussed:
 - Protecting Existing Development With More Structures (Seawalls, Riprap, Etc.)
 - Restoring Natural Functioning of Laguna Salada and Adapting Sharp Park to Sea Level Rise
 - Relationship Between Land Use and Coastal Policies



Recommendation – Coastal Development Policies

- We recommend proceeding with the proposals for #1, #5, and #6, developing them into sound policies.
 - Regarding a requirement to demonstrate safety from sea level rise (#1), owners would need to show that the property will not be affected by sea level rise over the life of the building with no public intervention.
- The idea of having strict limits (#2) on future density received less support. The key will be to coordinate the land use plan with the goals for protecting development along the coast.
- Items #3 and #4 are recommended with 64% and 57%. They will need to be refined further to clarify if and when these policies will be used.

City of Pacifica

GENERAL PLAN UPDATE



Coastal Area Development Policies Discussion



Parks, Open Space, and Biological Resources

City of Pacifica

GENERAL PLAN UPDATE

Public Open Space

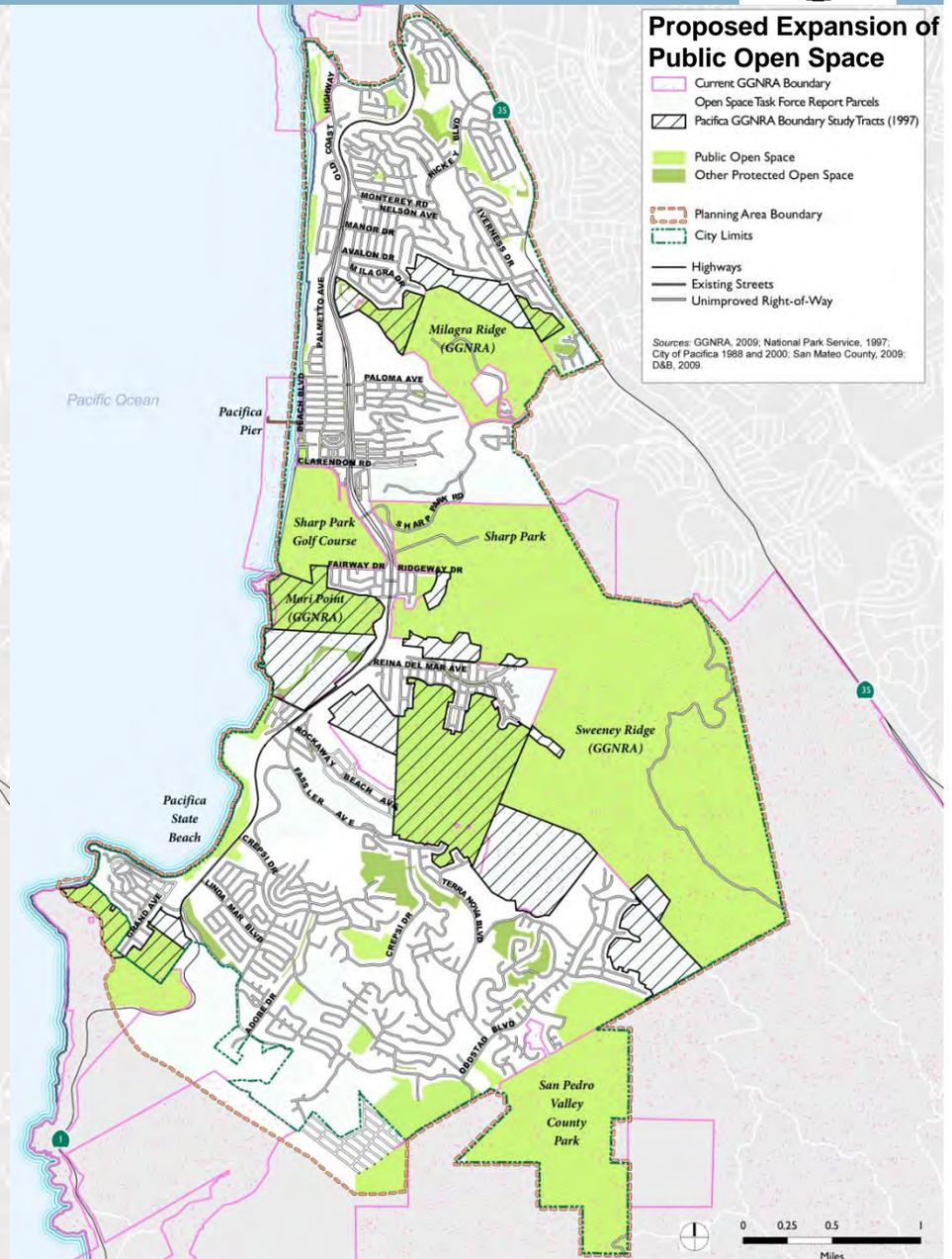
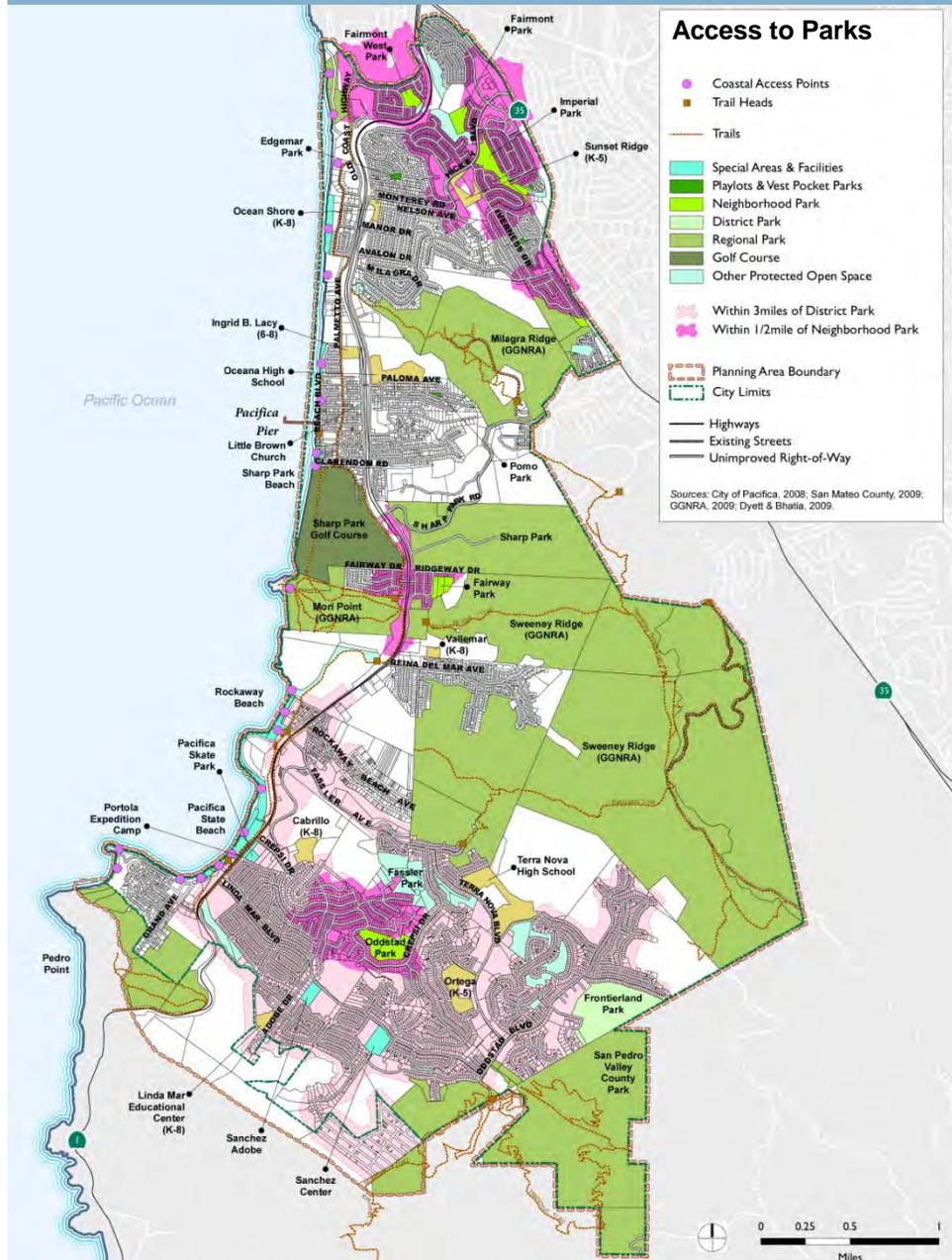
- City exceeds total park acreage standards; however City is short in neighborhood parks

Park Acreage and Standards

Open Space Type	General Standard: Acres/100 0 Persons	Acres Plan Appropiat e 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
Total Public Open Space	30	1,200	3,722



City of Pacifica GENERAL PLAN UPDATE

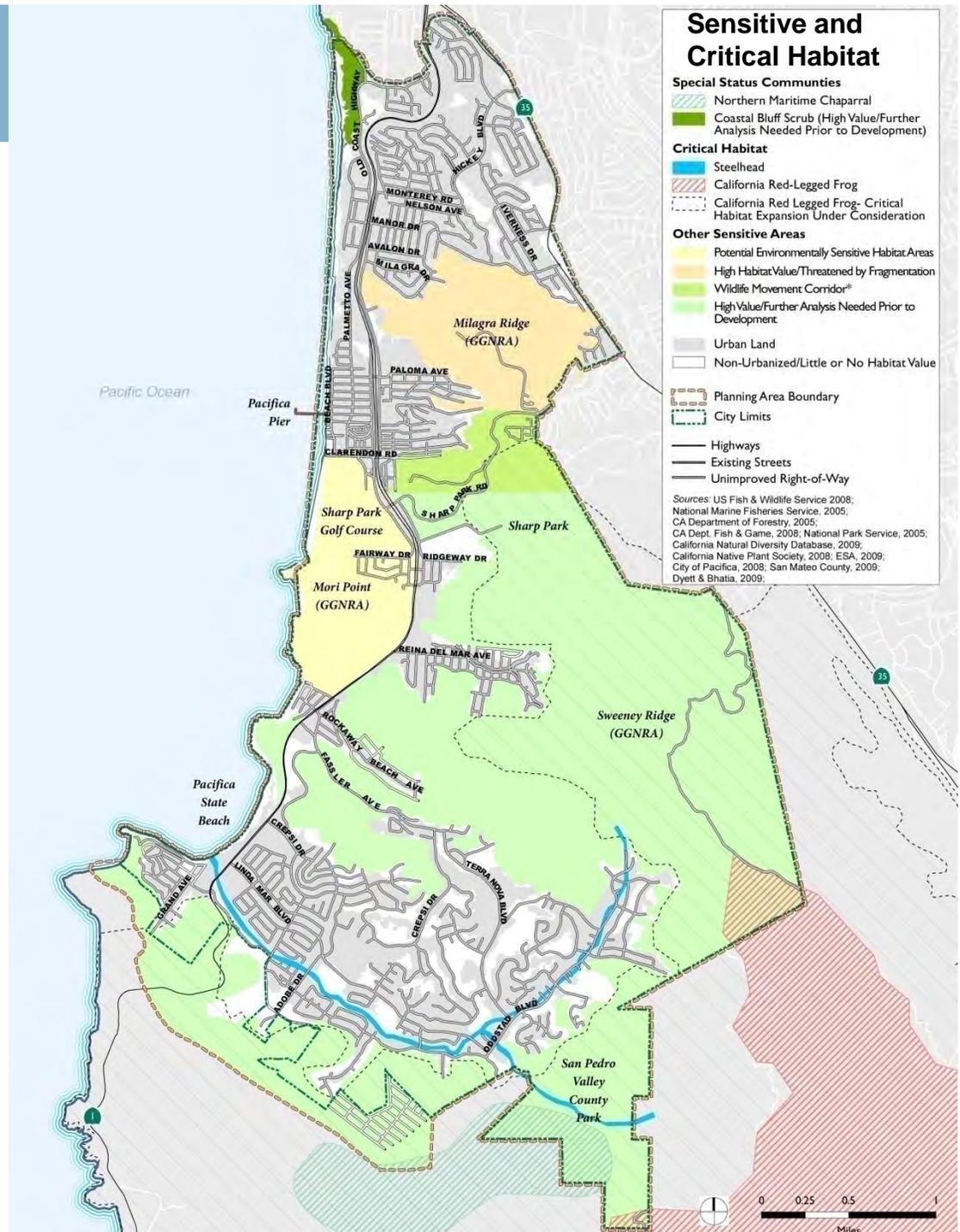


City of Pacifica

GENERAL PLAN UPDATE

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 Ridge

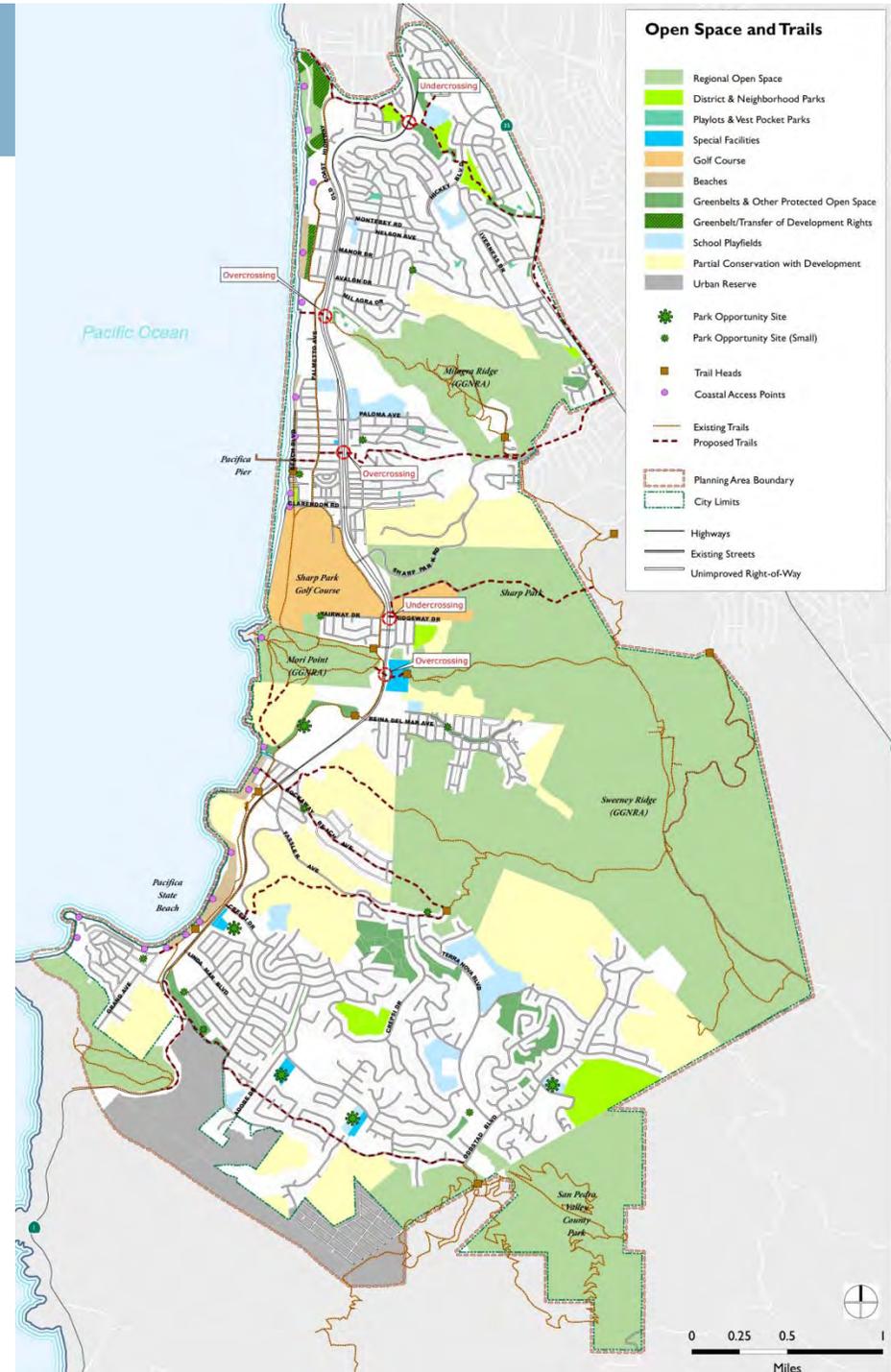


City of Pacifica

GENERAL PLAN UPDATE

Proposed Open Space and Trails Plan (for discussion)

- Potential Sites for New Neighborhood and Pocket Parks in Park-Deficient Areas
- Undeveloped Sites Where Open Space and Habitat Conservation Should Be Facilitated
- Important Links to Complete a Citywide Trail Network





Community Support for Proposed Open Space & Trails Plan (for Discussion)

- Community Response to Parks Plan Open-Ended; No Agree/Disagree or Preference Voting
- Broad Agreement With Need for More Neighborhood Parks, but Concern About Ability to Maintain
- Narrow Support for More Open Space Preservation; Strong Support for Leveraging What We Have
 - Priorities: Northern Coastal Bluffs, Milagra Canyon, West End of Cattle Hill
- Enthusiasm for Legible, Connected Trail System



New Neighborhood and Pocket Parks

- Preserve and Improve Parks at Public Sites
 - Sanchez Art Center
 - Sanchez Adobe
- Include New Public Open Space in Development Projects
 - Redevelopment Projects Such as Old WWTP, Quarry Site
 - New Development Sites
- Pursue Opportunities for Pocket Parks in Park-Deficient Areas
 - Public Right-of-Way or Public Land
 - Land Donations or Special Arrangements





Future Regional Park Expansion, Habitat Protection

- Support Permanent Habitat/Open Space Preservation of Northern Bluffs (Coastal Bluff Scrub Habitat)
- Require Extensive Analysis Prior to Any Development on Other Sites That May Provide Critical Habitat
- Facilitate Open Space Conservation and Wildlife Corridor Protection on Other Large Parcels



Public Access Priorities to Enhance Trail System

- Secure Public Access and Develop Trail Connections to Build Citywide System
- Improve Existing Public Rights-of-Way for Use as Trails
- Develop or Improve Over-Crossings of Highway 1 at Mori Point, Milagra Ridge
- Highlight and Connect Portola Campsite and SF Bay Discovery Site
- Develop Clear Trailhead Access Points, Wayfinding, and Image





Strong Community Response to an Enhanced Trail System

- Enthusiasm for Idea of Legible, Connected Trail System
- Strong Support for Crossings Over Highway 1, Both for People and Animals
- Some Concern That Trail Access Points Must Not Be in Residential Areas
- Ideas for Improving System Legibility:
 - Visitors' Center; Volunteers
 - Maps; Information About Wildlife, Other Themes
- Other Trail Ideas:
 - Connect Sweeney Ridge Trails with County Park and Watershed Trails
 - Connect Future Devils Slide Trail With Shelter Cove



Recommendations – Open Space and Trails

- With regard to neighborhood parks, we recommend that Pacifica should seek to create locally accessible park space at key opportunity sites, even small ones, and focus on quality and upkeep.
- Future open space may be conserved by acquisition, conservation easements, or as part of very low-density development with sensitive site planning and protection of key natural resources.
- The northern coastal bluffs, Milagra Canyon, and the west end of Cattle Hill are priorities.
- The concept of an enhanced, highly legible trail system should be pursued, with an eye toward regional connections and careful placement of access points.
- Use the open space and trails plan as the starting point for the General Plan Open Space concept



Parks, Open Space and Biological Resources Discussion





Wrap-Up and Next Steps

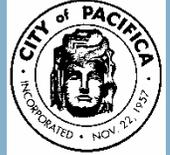


Next Steps: General Plan Process

1. Background Studies and Maps
2. Community Outreach
3. Existing Conditions/Key Issues Report
4. Alternatives and Evaluation –First Half 2011
5. General Plan/LCP Outline/Key Policies – Fall 2011
6. Draft General Plan/LCP – Winter-Spring 2011-12
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



Planning Commission Meeting - Alternatives
August 15, 2011

