



1 BOWL AND FISH SITES
MATCH LOWER OF GP OR ZONING, TDR
 • Current GP Medium Density Residential (MDR)
 • Bowl Site Zoned High Density (HDR), Fish Site Zoned Low Density (LDR)
 • Preferred: MDR and LDR
 • Transfer of Development Rights (TDR) program applies

2 NORTHERN BLUFFS
OPEN SPACE RESIDENTIAL, TDR
 • Current GP Low Density Residential
 • Zoned Planned Development (PD), High Density Residential (HDR)
 • Preferred: Open Space Residential (OSR)
 • TDR program applies

3 UPPER MONTEREY AND MANOR
OPEN SPACE RESIDENTIAL
 • Upper Monterey: Current GP is LDR, Zoned HDR
 • Upper Manor: Current GP is Open Space Residential (OSR), Zoned for Low and Very Low Density Residential
 • Preferred: OSR for both areas

4 EAST SHARP PARK
MATCH ZONING
 • HDR on Lower Talbot Drive, up from LDR in current General Plan
 • VLDR and Open Space Residential (OSR) on Upper Talbot, Flank of Gypsy Hill

5 FAIRWAY PARK
MATCH ZONING
 • OSR above Fairway Park (VLDR in current General Plan)
 • MDR on Bradford Way (LDR in current General Plan)

6 PEDRO POINT UPPER SLOPES
MATCH GENERAL PLAN
 • General Plan: Open Space Residential
 • Zoned for Low Density Residential

7 LINDA MAR BLVD
MATCH GENERAL PLAN
 • LDR in current General Plan
 • Zoned for Agriculture / Open Space Residential

8 LINDA MAR AND PARK PACIFICA HILLSIDES
MATCH GENERAL PLAN
 • OSR in current General Plan
 • Zoned for Low Density Residential
 • Proposed Open Space Residential

Residential Areas Preferred Plan

Potential Development Sites

- Open Space Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public/Institutional
- Greenbelt
- Ridge
- Urban Reserve

Planning Area Boundary
 City Limits
 Highways
 Existing Streets
 Unimproved Right-of-Way

- Match Lower of Current General Plan or Zoning
- Match Higher of Current General Plan or Zoning
- Change Designation

