

4 PACIFIC MANOR
COMMERCIAL, MIXED USE

- Community preferred alternative that would improve shopping center
- Also strong support for mixed use redevelopment; mixed use should be allowed
- Residential uses should be at west end of site, away from freeway
- Retail could be added fronting Palmetto, Highway 1

3 NORTHERN PALMETTO / BASE OF MILAGRA RIDGE
INDUSTRIAL, COMMERCIAL RECREATION, RETAIL/OFFICE, HOUSING

- Northern Palmetto: complete change of use to community-preferred retail is not realistic
- Industrial uses may remain, continue full operation
- 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: retail or office frontage and housing upslope

2 WEST / EAST SHARP PARK
COMMUNITY FOCUS

- Palmetto: pedestrian-oriented, mixed-use "main street"
- Hotel, restaurant, retail, housing, civic uses may be developed on Old WWTP site, as suggested by Beach Blvd. Property Development Evaluation
- Extend potential uses to Library site on east side of Palmetto
- Francisco and Oceana: Office and/or commercial along Highway 1
- Possible housing at east end of Eureka Square site, away from freeway

1 ROCKAWAY BEACH / QUARRY
VISITOR, CONSERVATION FOCUS

- A • Rockaway Beach: Retain current zoning including Commercial Recreation close to ocean
- B • Open space likely to be required on 1/2 to 2/3 (or more) of Quarry Site
- Permitted uses: hotel and retail, also public uses
- Residential use requires public vote
- C • Service Commercial, with landscaped frontage required
- Could also be Retail Commercial
- D • Visitor Commercial at Sea Bowl and Rock sites allowing hotel, restaurant
- Low density housing site on Fassler

5 PEDRO POINT / LINDA MAR
TRANSIT- AND VISITOR-ORIENTED MIXED USE DEVELOPMENT

- High-density housing with retail on Crespi Drive
- Housing above retail for Park-and-Ride site, accommodating parking for transit
- Small additional retail frontage at Linda Mar Shopping Center
- Retail, restaurant uses at Pedro Point Shopping Center
- Further discussion needed on Calson site

6 PARK MALL AREA
HOUSING ABOVE RETAIL

- Housing above retail: redevelopment of Park Mall Shopping Center and adjacent vacant sites
- Housing above retail on Library site, including multi-family or senior housing

Commercial Areas
Preferred Plan

Potential Development Sites

- Open Space Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail Commercial
- Office/Commercial
- Service Commercial
- Visitor-Serving Commercial
- Mixed Use
- Public/Institutional
- Commercial Recreation
- Greenbelt

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

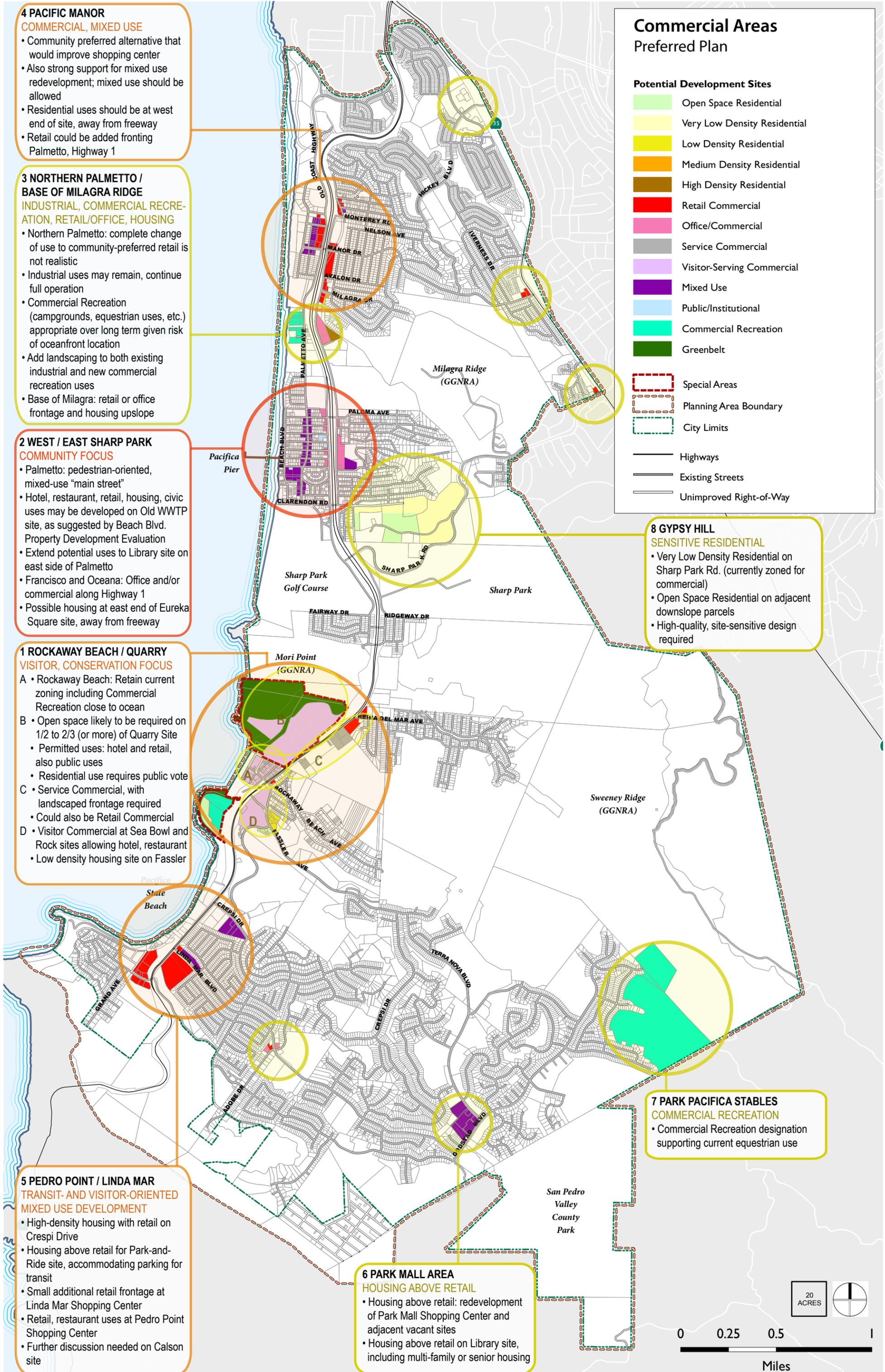
8 GYPSY HILL

SENSITIVE RESIDENTIAL

- Very Low Density Residential on Sharp Park Rd. (currently zoned for commercial)
- Open Space Residential on adjacent downslope parcels
- High-quality, site-sensitive design required

7 PARK PACIFICA STABLES
COMMERCIAL RECREATION

- Commercial Recreation designation supporting current equestrian use



Miles