



6 OPEN SPACE AND COMMUNITY FACILITIES

Open space is a defining feature of the Pacifica Planning Area, an extraordinary resource, and a priority for the community. Parks, schools, and public utility services are a vital part of a livable and sustainable Pacifica. The purpose of this chapter is to document existing public open space and community facilities and infrastructure, identify priority improvements, and ensure that they meet the needs of community members. The close relationship between open space, parks, recreation, and schools is highlighted.

6.1 PARKS, BEACHES, AND OPEN SPACE

Parks and recreation facilities provide community gathering places, opportunities for relaxation, passive and active recreation, enjoyment of the natural environment, and a break from the stresses of everyday life. Public open space in Pacifica also defines neighborhoods, establishes urban edges, creates scenic vistas, protects coastal resources, and protects rare and endangered or threatened plants and animals and their habitats.

Nearly half of the Planning Area land is protected open space or park land. In addition to large areas of preserved open space along ridgelines, Pacifica has over six miles of coastline and beaches, offering recreation opportunities that include isolated beach experiences, outstanding fishing, surfing, tide-pooling and diving. Trails provide public access along the Planning Area's ridges and coastline. Pacifica also provides City parks in a variety of sizes for local residents, and maintains a partnership with local school districts making school play fields available for community use. Both existing parks and proposed improvements are shown on Figure 6-1, Parks and Open Space System.

City Parks and Playfields

City parks and playfields provide active use areas and areas for local passive enjoyment for Pacifica residents. These include district parks, neighborhood parks, pocket parks, special facilities, and school grounds. As Table 6-1 shows, Pacifica's City parks and playfields total approximately 250 acres, providing 6.5 acres per 1,000 Pacifica residents in 2010.

District Parks

Pacifica has one park whose size and range of amenities translates to a service area larger than the immediate neighborhood. Frontierland Park, at the eastern edge of the Park Pacifica neighborhood, comprises 63 acres. It features a picnic area, sports fields, a children's play area, and undeveloped hillside land.

Neighborhood Parks

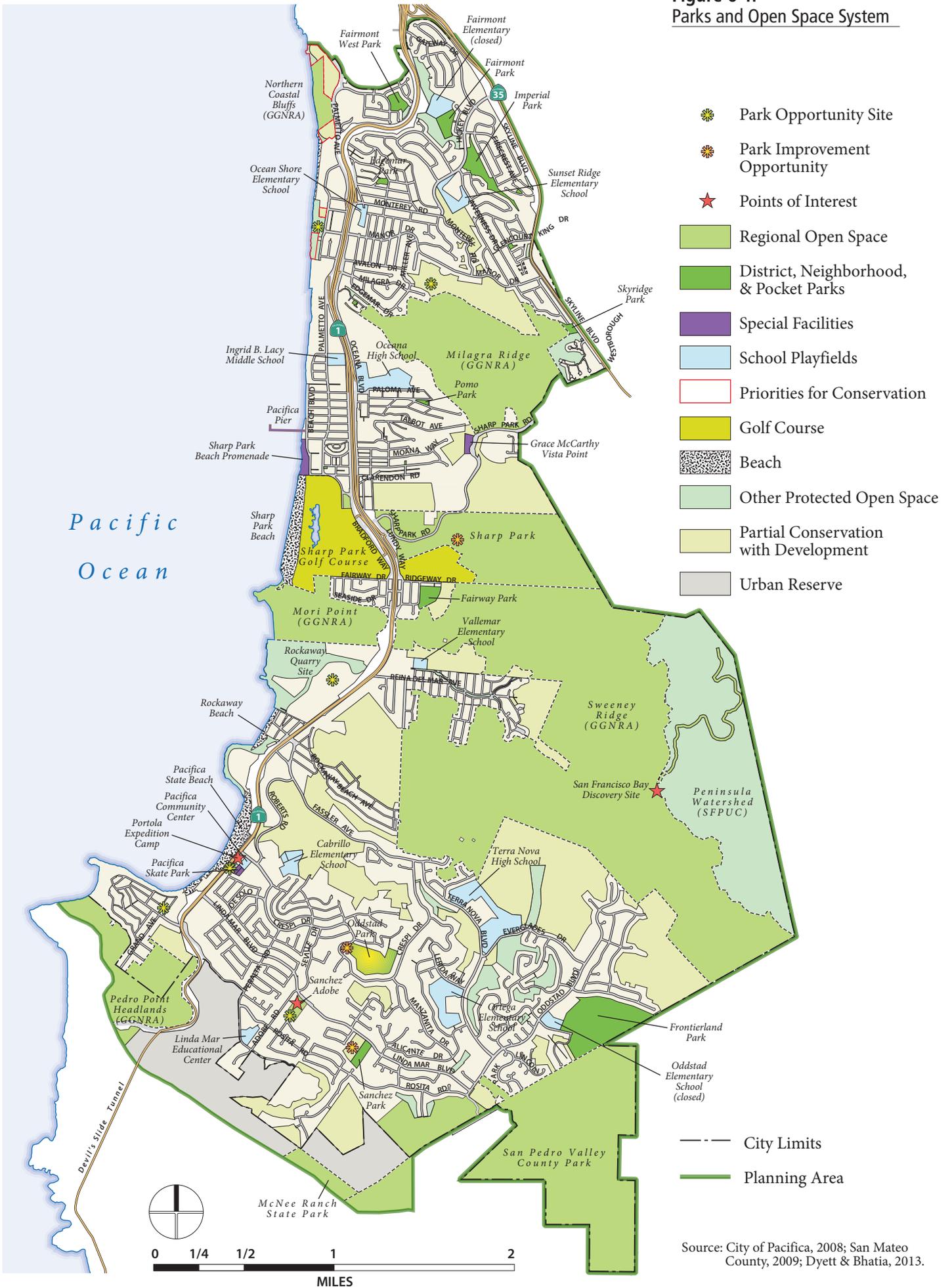
Pacifica has six neighborhood parks ranging in size from about four to 20 acres for a total of 55 acres. These parks are summarized below, from north to south.

- Fairmont West Park covers five acres and includes a soccer field, basketball hoops, and public restrooms.
- Fairmont Park comprises six acres and includes a parking area, a small community building, and a playground.
- Imperial Park, with 13 acres, is steeply sloping and largely unimproved. It has a play area accessible from Imperial Drive.
- Fairway Park provides three baseball diamonds.
- Oddstad Park occupies a mostly wooded 20 acres on a ridge in Linda Mar, with one access point, from Crespi Drive, two parking areas, a basketball court, and a building used by a theater company.
- Sanchez Park occupies about half of the 8.8-acre site of the former Sanchez School, now used as an arts center. The park contains two t-ball fields and a soccer field.

Pocket Parks

Pacifica has 11 small parks that provide playlots or public use areas serving the immediate vicinity. Edgemar Park, Skyridge Park, and Pomo Park are the largest of these, at one to two acres each. Other pocket parks include the City-owned Horizon, Brighton, Palmetto, and Portola Mini-Parks, and privately-developed mini-parks in the Connemara, Cypress Walk, and Timber Hill subdivisions and on Monterey Road.

Figure 6-1:
Parks and Open Space System



Source: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2013.

Special Facilities

Sharp Park Beach Promenade is located above the seawall in the West Sharp Park neighborhood. It is served by public parking, and is popular for walking and jogging. The Promenade provides picnic tables and access to the Pacifica Pier and Sharp Park Beach.

Pacifica Municipal Pier is one of the Bay Area's most popular places to fish. The pier is adjacent to the promenade and picnic area along Beach Boulevard. A café is located at the foot of the pier.

The Grace McCarthy Vista Point, on Sharp Park Road, features a sheltered viewpoint with benches overlooking the Sharp Park neighborhood, the Pier, and the Ocean.

Pacifica Skate Park opened in 2005 and is located adjacent to the Pacifica Community Center on Crespi Drive.

School Playfields

Schools provide recreational resources used by the community, including playing fields, at nine sites with a total of 112 acres. With the exception of the Oceana High School pool, the City does not have a joint-use agreement with either Jefferson Union High School District or Pacifica School District to operate fields on evenings or weekends. However, other than the closed Fairmont School site, the grounds are generally available for community use after school hours.

Park Standards

The City's park standards, shown in Table 6-2, are intended to meet the needs for active and passive recreation and enjoyment of Pacifica residents and visitors over the planning period. For local-serving parks, the General Plan provides standards for park size, service area, and distribution. The table compares these standards to existing park land, and presents a range of park land needs to keep pace with population growth through the planning period.

Size Range and Service Area

All residents should be within a short walk (one-quarter to one-half mile) of either a neighborhood park or usable outdoor area at a school site, but not necessarily both. This flexibility underlines the importance of maintaining outdoor play areas at school sites for community use after school hours.

Most Pacifica neighborhoods fall within the service area standards for neighborhood parks or school play fields. However, Pedro Point, Rockaway Beach, Rockaway, West Fairway Park, and parts of West and East Sharp Park, West and East Edgemar-Pacific Manor, and West Linda Mar do not meet the General Plan's service standard in this category. Areas where active play areas are not readily accessible should be priorities for future improvements, even if those are as simple as exercise stations and a playground. Beaches may reasonably make up for this park shortage in some areas. Meanwhile, only the southern portion of the City is currently within three miles of Frontierland Park, Pacifica's only "district park." While an opportunity to change this is not likely, it may become possible in the long term to convert a portion of Sharp Park or the Oceana High School campus to a district park with multi-use characteristics.

The General Plan does not specifically establish acreage standards for regional parks, and no longer identifies a classification for large City parks of 100+ acres, as this is neither feasible nor needed.

TABLE 6-1: CITY PARKS AND PLAYFIELDS

Park	Acres ¹	Park	Acres
District Parks		Special Facilities	
Frontierland Park	63	Grace McCarthy Vista Point	2.6
Subtotal	63	Pacifica Skate Park	1.4
Neighborhood Parks		Rockaway Beach Promenade	0.1
Fairmont Park	6.4	Sharp Park Promenade and Pier	1.3
Fairmont West Park	4.9	Subtotal	5.4
Fairway Park	6.9	School Playfields³	
Imperial Park	12.8	Cabrillo School	10.0
Oddstad Park	19.9	IB Lacy Middle School	4.0
Sanchez Park	4.5	Linda Mar School	4.0
Subtotal	55	Ocean Shore School	4.0
Pocket Parks		Oceana High School	19.0
Brighton Mini-Park	0.1	Oddstad School	5.0
Connemara Mini-Park ²	0.3	Ortega School	17.0
Cypress Mini-Park ²	0.5	Sunset Ridge School	11.0
Edgemar Park	1.2	Terra Nova High School	33.0
Horizon Mini-Park	0.1	Vallemar School	5.0
Monterey Mini-Park ²	0.6	Subtotal	112
Palmetto Mini-Park	0.1	TOTAL	242
Pomo Park	0.8	CURRENT PARKS RATIO⁴	6.5
Portola Mini-Park	0.2		
Skyridge Park	1.9		
Timber Hill Mini-Park ²	0.3		
Subtotal	6.3		

1. Acreage subtotals and totals may not add up due to rounding.

2. Private parks created as part of development, these are not counted as City parkland.

3. Owned and operated by Pacifica School District or Jefferson Union High School District.

4. Acres of publicly-owned land per 1,000 residents, at 2010 population of 37,234.

Sources: San Mateo County Assessor's Office, 2008; City of Pacifica, Dyett & Bhatia, 2012.

TABLE 6-2: PARK STANDARDS

Classification ¹	General Plan Standards			Existing Parkland	Existing Ratio (Acres/1000 persons)	New Acres Needed ³
	Size Range	Service Area	Acres/1000 Persons ²			
District Parks	20 – 100 acres	1/2 to 3 miles	1.5 to 2.25	63	1.7	0 to 27
Neighborhood Parks	3 – 20 acres	1/4 to 1/2-mile	1.5 to 1.75	55	1.5	4 to 14
Pocket Parks	2500 sq. ft. – 1 acre	Subneighborhood	0.15 to 0.25	6.3	0.17	0 to 4
Special Facilities	NA	City	0.15 to 0.25	5.4	0.15	0 to 5
School Playfields	4 - 30 acres	1/4 to 1/2-mile	2.0 to 3.0	112	3.0	0
TOTAL			6.4	242	6.5	13

1. The Planning Area also includes 2,932 acres of regional park land and beaches.

2. Total park land acreage standard assures future development will provide new park land at 5 acres per 1,000 residents.

3. Assumes population of 39,800 in 2035, and 5 acres of parkland per 1,000 residents provided for new development.

Sources: City of Pacifica, 2008; San Mateo County Assessor's Office, 2010; Dyett & Bhatia, 2012.

Distribution (Acres per 1,000 Residents)

Pacifica requires developers to dedicate land or pay an in-lieu fee to provide park land at a ratio of five acres per 1,000 residents. The citywide ratio (6.4 acres per 1,000) includes school grounds. Distribution standards by park type are provided in ranges to give the City flexibility to respond to opportunities and adapt to potentially changing circumstances.

Recreation Facilities and Needs

Athletic Fields and Courts

City parks include five baseball fields and two soccer fields. School sites provide another 15 tennis courts, 10 baseball or softball fields, eight soccer fields, four football fields, three gyms, two full tracks, and two swimming pools. The Jean E. Brink Pool, located at Oceana High School, is home to the City of Pacifica's aquatics program. The pool at Terra Nova High School is not open to the public. Pacifica's two high schools have renovated athletic facilities at both campuses.

Pacifica youth participate at high levels in league sports, including two soccer and three baseball leagues. Currently, local sports leagues may use the City's fields for free but may take responsibility for maintenance. The leagues pay a fee to the school districts for use of those fields, often using grant money from parent organizations. There is a shortage of fields for both organized play and general community use.



Playgrounds

Pacifica currently has 13 playgrounds within its district, neighborhood and pocket parks. West Edgemar-Pacific Manor, much of West Sharp Park, West Fairway Park, Rockaway Beach, and Pedro Point, as well as much of Linda Mar and Park Pacifica, are not within walking distance of a playground.

Other Amenities

Many parks have fields where dogs can play or be walked on-leash, and an off-leash dog park has been developed at Sanchez Park. Dogs also are allowed off-leash at Esplanade Beach. A bocce ball court has been built at the community center, with donated funds and services.

Parks and Recreation Priorities

According to the California Parks and Recreation Society, the most valued feature of parks is the preservation of and access to outdoor spaces, particularly minimally-developed areas in a nearly natural state and areas with facilities for children's play and for exercise and group sports. Parks also provide a sense of social connectedness. The desire for natural areas is abundantly met in Pacifica.

Pacifica has a good inventory of park land. Because population growth is expected to be slow during the planning period, little new land is needed. Fiscal constraints, meanwhile, make park maintenance a



Oddstad Park occupies a mostly wooded 20 acres on a ridge in Linda Mar (left). Pacifica Skate Park could become part of an enhanced community gathering place with diverse attractions (right).

challenge in the future. Pacifica is likely to focus on enhancing existing parks, and evaluating opportunities to create new parks on underused public land and as part of new development. Opportunity sites for new parks and park improvements are shown in Figure 6-1.

Regional Parks and Beaches

Regional Parks

Regional parks and beaches, totaling approximately 2,930 acres, are listed in Table 6-3. This park land is owned and managed by various agencies, including the National Park Service, the State of California, San Mateo County, the City and County of San Francisco, and the City of Pacifica.

GOLDEN GATE NATIONAL RECREATION AREA

Sweeney Ridge, Mori Point, Milagra Ridge, and land on Pacifica's Northern Coastal Bluffs are part of the National Park Service's Golden Gate National Recreation Area (GGNRA), which extends in segments from Point Reyes, through San Francisco, to the Santa Cruz Mountains. Additional land owned by the California Coastal Conservancy and the City of Pacifica on Pedro Point Headlands and Sweeney Ridge is expected to be added to the Park. As of

2009, GGNRA estimated approximately 17 million visitors to the Recreation Area as a whole, up from 13 million visitors in 2004. Protected ridges and coastal bluffs in and adjacent to the GGNRA are features of major local and regional significance as well as being vantage points for impressive views of the coast and bayside ridges and valleys.

Northern Coastal Bluffs

GGNRA manages approximately 17 acres of bluffs along the ocean in the far northern end of Pacifica, nearly contiguous with GGNRA-managed coastal land around Mussel Rock in Daly City. This land offers wide open views from Palmetto Avenue. There is currently no improved public access. GGNRA intends to preserve and enhance the natural and scenic value, with some public access.

Milagra Ridge

The 245-acre Milagra Ridge area provides habitat to the federally-protected Mission Blue Butterfly and the San Bruno Elfin Butterfly, which are considered sensitive to human disturbance. The park unit also offers spectacular views and historic resources. GGNRA manages Milagra Ridge with the primary goal of protecting and restoring natural habi-

TABLE 6-3: REGIONAL PARKS AND BEACHES

Park Name or Category	Owner	Acres
Regional Parks		
Golden Gate National Recreation Area	National Park Service or Others ¹	1,948
Sharp Park ²	City and County of San Francisco	397
San Pedro Valley County Park	San Mateo County	521
McNee Ranch State Park ³	State of California	22
Subtotal		2,888
Beaches		
Sharp Park Beach	City and County of San Francisco, State of California	14
Rockaway Beach	Private	5
Pacifica State Beach	State of California, City of Pacifica	21
Subtotal		40
TOTAL		2,927

1. As of 2012, some GGNRA land is owned by the City of Pacifica, and the California Coastal Conservancy.

2. Portion of Sharp Park Beach within Sharp Park is calculated separately below.

3. Only a small portion of McNee Ranch State Park is within the Planning Area.

Source: San Mateo County Assessor's Office, 2008; City of Pacifica, 2010; Dyett & Bhatia, 2012.

tat, while still providing public access. Access to the park is from a parking lot at the end of College Drive north of Sharp Park Road. A recently-completed housing development on lower Milagra Ridge included the preservation of 35 acres of open space that could be transferred to GGNRA.

Sweeney Ridge

At 1,470 acres, GGNRA's Sweeney Ridge is the largest public open space tract in Pacifica. The park, reaching an elevation of 1,220 feet, offers views to Mount Tamalpais to the north, Mount Diablo to the east, Montara Mountain to the south, and the Farallon Islands to the west on clear days. Trailheads are at Skyline College, Shelldance Nursery off Highway 1, and Sneath Lane off Skyline Boulevard. Under GGNRA's management, Sweeney Ridge's natural landscape will be protected and trail amenities will be enhanced, including efforts to improve connections to the regional trail network and surrounding public lands. The City of Pacifica acquired 331 acres on upper Cattle Hill directly adjoining Sweeney Ridge on the west, which is expected to be transferred to GGNRA.

The San Francisco Bay Discovery Site, where the Portola Expedition crossed over Sweeney Ridge in 1769 and for the first time came to view the Bay, is located on Sweeney Ridge. It is a National Register-designated historic site. Access to this landmark will be improved, and a hikers' hut added as part of a system of huts proposed for the Bay Area Ridge Trail.

Shelldance Nursery, just off Highway 1 at the base of Sweeney Ridge, features a display of orchids, bromeliad, and stag head ferns. The site also provides shared-use trailhead parking for access to Sweeney Ridge and is used for park maintenance. GGNRA's plans for Shelldance Nursery include new visitor facilities, a community stewardship/education center, enhanced trailhead parking, and an improved trail connection to Mori Point.

Mori Point

Mori Point, a 106-acre promontory between Sharp Park and Rockaway beaches, was added to the GGNRA in 2002. Mori Point is accessible from the Coastal Trail along Calera Creek, from the Sharp Park levee at Clarendon and Beach Boulevard, or from Mori Point Road in the West Fairway Park neighborhood. The San Francisco garter snake and California red-legged frog are found on Mori Point, and the unit is managed for the protection of these species, while trail enhancements are also being provided.

Pedro Point Headlands

Pedro Point Headlands is the coastal extension of San Pedro Mountain, jutting into the Pacific west of Highway 1 north of Devil's Slide. Most of Pedro Point Headlands within the Planning Area are now owned by the State of California or the City of Pacifica and are expected to be added to GGNRA. The Headlands will be managed for habitat protection and public enjoyment. Trail improvements and the creation of a trailhead and parking area will occur with the closure of the section of Highway 1 bypassed by the Devil's Slide tunnel.

SHARP PARK

The 400-acre Sharp Park is the result of a 1917 land bequest by the Murphey family to the City and County of San Francisco, on the condition that the land remain in recreational use. Sharp Park has an 18-hole public golf course, occupying 128 acres between the ocean berm and Highway 1. It was established in 1932 and designed by Alister Mackenzie. The Park provides low-cost golf to the general public, with reduced greens fees for Pacifica and San Francisco residents. The golf course also includes habitat for the California red-legged frog and the endangered San Francisco garter snake. In 2009, the San Francisco Recreation and Park Commission adopted a restoration plan that would retain the golf course, while also creating more habitat by realigning parts of the course.

SAN PEDRO VALLEY COUNTY PARK

The Middle and South Forks of San Pedro Creek flow year-round through the 1,150-acre San Pedro Valley County Park, providing spawning habitat for migratory Steelhead salmon. The park entrance is reached from the south end of Oddstad Boulevard in Pacifica; near the entrance the park offers two group picnic areas and a small visitors' center. During rainy winter months, visitors can see Brooks Falls, which has a three-tiered, 175-foot drop. Ten miles of trails offer both easy walks and challenging climbs to the ridges, with views to the ocean. Approximately half of the park is within the Planning Area.



MCNEE RANCH STATE PARK

McNee Ranch State Park adjoins San Pedro Valley County Park to the west. Trail connections between the parks allow hikers beginning in Pacifica to reach the summit of 1,900-foot North Peak and the ocean at Montara State Beach or Gray Whale Cove. Just 22 acres of this park are within the Planning Area.



Beaches

PACIFICA STATE BEACH

Pacifica State Beach, stretching more than a half mile between Pedro Point and the Rockaway Headlands, is one of the most popular surfing spots in the San Francisco area. By a 2005 estimate, more than one million visitors use Pacifica State Beach every year. Most of the beach and dunes are owned by the State and are part of the state parks system, but are managed by the City of Pacifica. Improvements completed in 2004 included rehabilitation of the Linda Mar Sewage Pumping Station, wetlands restoration, shoreline protection, dune restoration, improvements to the Coastal Trail, and new public restrooms.



ROCKAWAY BEACH

Rockaway Beach lies on a small bay between rocky headlands. The south end of the beach may be accessed from a seafront plaza at the end of Rockaway Beach Avenue. A parking lot connects the south end of the beach to a new segment of the Coastal Trail crossing the Headlands between Rockaway Beach and Pacifica State Beach. The new section of Coastal Trail along Calera Creek can be reached from the north end of Rockaway Beach.

Nearly 2,000 acres of land in the Planning Area are preserved as part of the Golden Gate National Recreation Area, including Sweeney Ridge (top). A restoration plan would retain Sharp Park Golf Course while also creating more habitat (middle). Pacifica State Beach is one of the most popular surfing spots in the San Francisco area (bottom).

SHARP PARK BEACH AND PACIFICA PIER

Sharp Park Beach extends from Mori Point along the west side of the Sharp Park levee to the West Sharp Park neighborhood. The southern section is owned by the City and County of San Francisco as part of Sharp Park, while the northern portion is owned by the State. The beach is open to the public, and is popular for walking. It is reached from the south from a small trailhead at Mori Point, and from the north at the Beach Boulevard Promenade, where public parking is available. The Promenade also provides access to Pacifica Pier.

Other Protected Open Space

State planning law (Government Code Section 65560) provides a structure for the preservation of open space by identifying open space categories. These are:

- Open space for public health and safety;
- Open space for the preservation of natural resources;
- Open space for resource management and production;
- Open space for outdoor recreation;
- Open space for the protection of Native American sites.

As summarized in Table 6-4, over 3,600 acres in the Planning Area are protected open space. The majority of this is in large regional parks. This parkland serves more than one of the open space functions above: it may shelter sensitive habitat and feature steep slopes that present landslide hazards, while also providing opportunities for recreation.

The Planning Area also includes protected open space that does not have public access or provide recreational opportunities, but is preserved in keeping with one of the other state-identified open space categories. These protected open spaces are shown on Figure 6-1 as “Other Protected Open Space.”

GREENBELTS, COASTAL UPLANDS AND BLUFFS

The General Plan designates certain land for Conservation because it would be unsafe to develop due to slope failure, other seismic hazards, or coastal erosion, and may be considered “Open Space for Public Health and Safety.” These include the greenbelts along the San Andreas Fault corridor in the West Fairmont, Fairmont, and Westview-Pacific Highlands neighborhoods in the north, the greenbelts along steep slopes in the Linda Mar and Park Pacifica neighborhoods in the south, and land on the steep bluffs along Esplanade Avenue. Nearly all of this land is owned by the City of Pacifica. The rugged

TABLE 6-4: OPEN SPACE INVENTORY

<i>Park Name or Category</i>	<i>Owner</i>	<i>Acres</i>
Regional Parks		
Golden Gate National Recreation Area	National Park Service or Others ¹	1,948
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1. As of 2012, some GGNRA land is owned by the City of Pacifica, and the California Coastal Conservancy.
 2. Portion of Sharp Park Beach within Sharp Park is calculated separately below.
 3. Only a small portion of McNee Ranch State Park is within the Planning Area.

Source: San Mateo County Assessor’s Office, 2008; City of Pacifica, 2010; Dyett & Bhatia, 2012.

uplands of the Rockaway Quarry site and the cliffs around Rockaway Headlands are also designated for conservation and presented as Other Protected Open Space on Figure 6-1. Overall, protected greenbelts and coastal bluffs total approximately 170 acres.

RIPARIAN CORRIDORS

Calera Creek's riparian corridor through the Rockaway Quarry site is owned by the City of Pacifica and preserved for its habitat value. Portions of Calera Creek in the Vallemar neighborhood and San Pedro Creek in Linda Mar and West Linda Mar are also set aside for permanent conservation.

WATERSHED LANDS

The City and County of San Francisco owns 434 acres of land within the Planning Area directly east of GGNRA land on Sweeney Ridge, as part of its much larger Peninsula Watershed. The land is managed to protect this critical natural resource.

Open Space Task Force Recommendation

An Open Space Task Force, convened by City Council in 1984 "to identify, prioritize, and seek means for long-range preservation of significant open space in Pacifica," identified 51 properties as priorities for preservation. Preservation strategies include public acquisition of land or conservation easements; General Plan and zoning changes; use of Transfer of Development Rights; and action by a local land trust. The Open Space Task Force recommendations include land that has been permanently preserved since the Report was produced. Land on Mori Point, Pedro Point Headlands, the Northern Coastal Bluffs, Esplanade Bluff, Sharp Park Beach, Pacifica State Beach, and upper Cattle Hill were acquired by land trusts, the City of Pacifica, the California Coastal Conservancy, or the National Park Service for conservation. Land on Milagra Ridge has been permanently conserved as part of the Skyridge and Connemara developments, as well as a portion of the Harmony @1 development south of Rockaway Beach, providing models for conservation with development.

Open Space Priorities

Some land owned by the City and the State, on Cattle Hill and Pedro Point Headlands, is expected to be added to GGNRA. This allows the National Park Service to coordinate trail access and improvements and park land management. The General Plan also identifies land on the Northern Coastal Bluffs and the bluffs along Esplanade Avenue as priorities for permanent conservation because of the presence of sensitive natural communities and the risks of development along the coast. Land may be managed by GGNRA, the City, or others, with development rights transferred with use of the City's TDR program.

Open Space Conservation with Development

Land identified for "Partial Conservation with Development," as shown on Figure 6-1, includes portions of Gypsy Hill, the Quarry, and Fassler Ridge where conservation areas should be determined based on habitat needs and site conditions. Having Conservation will use strategies such as clustered development, conservation easements, and transfer of development rights.

This land is designated for very low-density or low-intensity development, and permanent open space protection is expected to occur along with development. Habitat and other natural resources also will be protected by federal and State laws that protect wetlands, water quality, and Environmentally Sensitive Habitat Areas (ESHAs) in the Coastal Zone. Development on steep or unstable sites also will be limited to safe areas based on Chapter 8, Safety.

POLICIES

Policies included in both the General Plan and Local Coastal Land Use Plan are indicated with a .

Guiding Policies

- OC-G-1**  **Development of City Parks.** Create and enhance neighborhood and pocket parks and plazas to provide access to local recreational space to all Pacifica residents.
- OC-G-2**  **Recreation Facilities.** Enhance outdoor recreation facilities and services in local parks, in coordination with youth and adult leagues and community groups with priority given to sports fields and off-leash dog play areas.
- OC-G-3**  **Community Gathering Place.** Create or enhance one or more public plazas or central gathering places where all Pacifica residents come together. This place or places should be connected with concentrated, mixed use areas.
- OC-G-4**  **School Playfields.** Continue to cooperate with the school districts to make school play fields available for public use after school hours.
- OC-G-5**  **Open Space Preservation.** Preserve open space that protects natural resources, visual amenities, and public health and safety.
- The top priority areas for conservation are beaches, oceanfront bluffs, ridgelines, hill-sides areas adjacent to existing open space, and areas that support critical wildlife habitat and endangered species. See Figure 6-1.*
- OC-G-6**  **Coastal Areas Suited for Water-Oriented Recreation.** Continue to protect coastal areas suited for water-oriented recreational activities.

This policy applies to, but is not limited to, the following: fishing at Pacifica Pier, surfing and other water recreation at Pacifica State Beach.

Implementing Policies

City Parks and School Playfields

- OC-I-1**  **Park Land Dedication or In-Lieu Fees.** For new development, continue to require the dedication of land or payment of in-lieu fees to provide park land at a ratio of five acres per 1,000 residents.
- OC-I-2**  **Park Development to Meet Park Standards.** Develop new parks in a timely manner using in-lieu fees or land dedicated as part of new development, to ensure that Citywide park and recreation space is available to the community at a ratio of 6.4 acres per 1,000 residents by 2035.
- OC-I-3**  **Community Use of School Grounds and Recreation Facilities.** Maintain existing joint-use agreements and seek to strengthen these as needed to ensure community use of play areas and indoor recreation facilities at school sites.
- OC-I-4** **Emphasize Park Maintenance and Improvements.** Enhance existing parks to improve the quality and usability of Pacifica's park land, and make improvements such that park facilities are equitably distributed throughout Pacifica. In particular:
- Improve existing sports fields in partnership with local non-profit youth and adult athletic groups;
 - Add playgrounds or expand play areas at Fairway, Imperial, and Oddstad parks;
 - Convert parking area to park space at Oddstad, and make improvements at the park's entrance.
 - Provide an off-leash dog area at a location in the northern part of the City.

OC-I-5 Sanchez Park Improvements. Target Sanchez Park for improvements so that it functions as a complete neighborhood park, with a playground and passive use areas, including a viewing area at San Pedro Creek. Integrate the arts center in the former school building into the park.

OC-I-6 Multi-Use Park Site. Pursue opportunities to provide a district-scale park, using existing public open space, that would be a hub for group sports and athletic facilities. Potential locations may include:

- Oceana High School recreation facilities transferred from or shared with JUHSD, with City park improvements;
- New facilities developed on and around the former rifle range in the upland portion of Sharp Park; and
- Park land with a coastal setting on developable portions of the Quarry site.

OC-I-7 Community Center Park. Pursue development of a park with diverse and unique features, around and including the existing Community Center and Skate Park, with easy access by all modes of travel.

New features could include a more prominent interpretive setting for the historic Portola campsite; visitor orientation and restrooms; a playground and picnic area; and a viewing area facing adjacent wetlands.

OC-I-8 Sanchez Adobe Park. Work with San Mateo County to pursue development of a more park-like setting for the Sanchez Adobe while preserving historic and cultural resources, following the 2007 Master Plan.

OC-I-9  **Parks as Part of Future Development.** Create future public spaces, accessible to the community, as part of



The City must work to ensure community use of recreation facilities at school sites (top). Dedication of land or payment of in-lieu fees to provide park land at a ratio of five acres per 1,000 residents has resulted in pocket parks such as this one on Timber Hill Street (middle). The General Plan emphasizes improvements to enhance the quality of existing parks, including Sanchez Park (bottom).

the redevelopment of publicly-owned sites and of larger privately-owned sites, including the Rockaway Quarry site, the undeveloped San Pedro Avenue site, and the Milagra Canyon site.

- OC-I-10**  **Pocket Park Opportunity Sites on Public Land.** Explore opportunities to develop pocket parks on public land that is not otherwise needed as neighborhood gathering places and play areas.

Potential sites are on street stubs or right-of-way not needed to serve future development, and within easy walking distance to adjacent residences. Amenities should include, but not be limited to, play or exercise equipment in park-deficient areas, and benches or picnic tables at scenic overlook points.

- OC-I-11** **Parks Landscaping.** Promote landscapes with native vegetation, which requires little maintenance, little water, makes good wildlife habitat, and is fire resistant, in landscaping of City parks.
- OC-I-12** **Parks, Beaches, and Recreation Department.** Continue to support the varied activities of the Parks, Beaches and Recreation Department. Periodically review their activities to ensure that programs are meeting public needs.

Regional Parks and Beaches

- OC-I-13**  **Public Access Improvements and Habitat Restoration.** Support GGNRA in implementing habitat restoration and public access improvements at its park units in the Planning Area, including Sweeney Ridge, Milagra Ridge, Mori Point, and the Northern Coastal Bluffs.
- OC-I-14** **Cattle Hill.** Complete the planned transfer of City-owned land on Cattle Hill to GGNRA to allow the National Park Service to coordinate park land management and trail access and improvements.

- OC-I-15**  **Pedro Point Headlands.** Complete the planned transfer of City-owned land on Pedro Point Headlands to GGNRA, in coordination with transfer of State-owned land, and pursue land and/or trail easement acquisition to connect Headlands trails with the Coastal Trail in Pacifica.

- OC-I-16**  **Northern Coastal Bluffs.** Promote the permanent conservation of private land on the Northern Coastal Bluffs to protect sensitive natural communities and protect against coastal erosion. Managed protected land together with adjacent GGNRA land.

- OC-I-17**  **Sharp Park.** Support the continued operation of golf at Sharp Park Golf Course, and support development of additional recreational uses in upland portions of the Park.

The long-term management approach must protect existing development from hazards; protect and restore habitat; and maintain public access to and along the beach.

- OC-I-18**  **Sharp Park and Pacifica State Beaches.** Maintain partnership with the State of California in ownership and management of Sharp Park Beach and Pacifica State Beach, balancing public access with protection of habitat and shoreline conditions.

- OC-I-19**  **Rockaway Beach.** Pursue public ownership of Rockaway Beach and promote management that enhances natural shoreline processes.

Other Protected Open Space

OC-I-20 Partial Conservation with Development. On sites shown on Figure 6-1 as “Partial Conservation with Development,” require that high-value open space be protected as part of any development.

Protected open space need not be publicly accessible, but trail easements may be required to complete trail segments identified in the General Plan.

OC-I-21 Development Strategies to Preserve Open Space. Continue to promote density-open space trade-offs, such as clustering development, transferring development rights from sensitive to less sensitive land, and dedication or protection of open space through covenants or consecutive easements.

OC-I-22 Open Space Restoration. Continue to support local volunteer or community service organizations in implementing revegetation programs on the City’s greenbelts or elsewhere to reduce erosion potential and enhance the visual quality of these areas for adjacent neighborhoods.



Greenbelts along steep slopes are designated for permanent conservation (top). Permanent conservation of private land on the Northern Coastal Bluffs would protect sensitive natural communities and protect against coastal erosion (middle). Future development on sites identified as “Partial Conservation with Development” should include conservation areas based on habitat needs and site conditions (bottom).

6.2 TRAIL SYSTEM

Existing Trails in the Planning Area

The Planning Area has 67 miles of trails through GGNRA land in San Pedro Valley County Park, and along the coast, including segments along City streets. Historically, the City has sought to create a system that includes a coastal trail, a ridgeline trail, and lateral trails connecting the ridgeline to the coast, as shown in Figure 6-2.

Coastal Trail

Pacifica's Coastal Trail currently runs almost the length of the Planning Area, from the Daly City boundary to Pedro Point Shopping Center. The route follows Palmetto Avenue alongside the Northern Coastal Bluffs, turns onto Esplanade Avenue through the West Edgemar-Pacific Manor neighborhood, and follows Palmetto again through West Sharp Park. The trail then branches into two parallel routes. The western route travels along the levee between Sharp Park Golf Course and Sharp Park Beach, and then east along the north side of Mori

Point. The eastern route follows Francisco Boulevard south, meeting the other trail at the Mori Point trailhead. From this point, the Coastal Trail follows a path alongside Highway 1 and then arcs west along the restored section of Calera Creek in the Rockaway Quarry site. After a short on-street segment in the Rockaway Beach district, the trail follows a path over the Rockaway Headlands and then along the inland side of the dunes at Pacifica State Beach. The trail currently comes to an end at the south end of the beach.

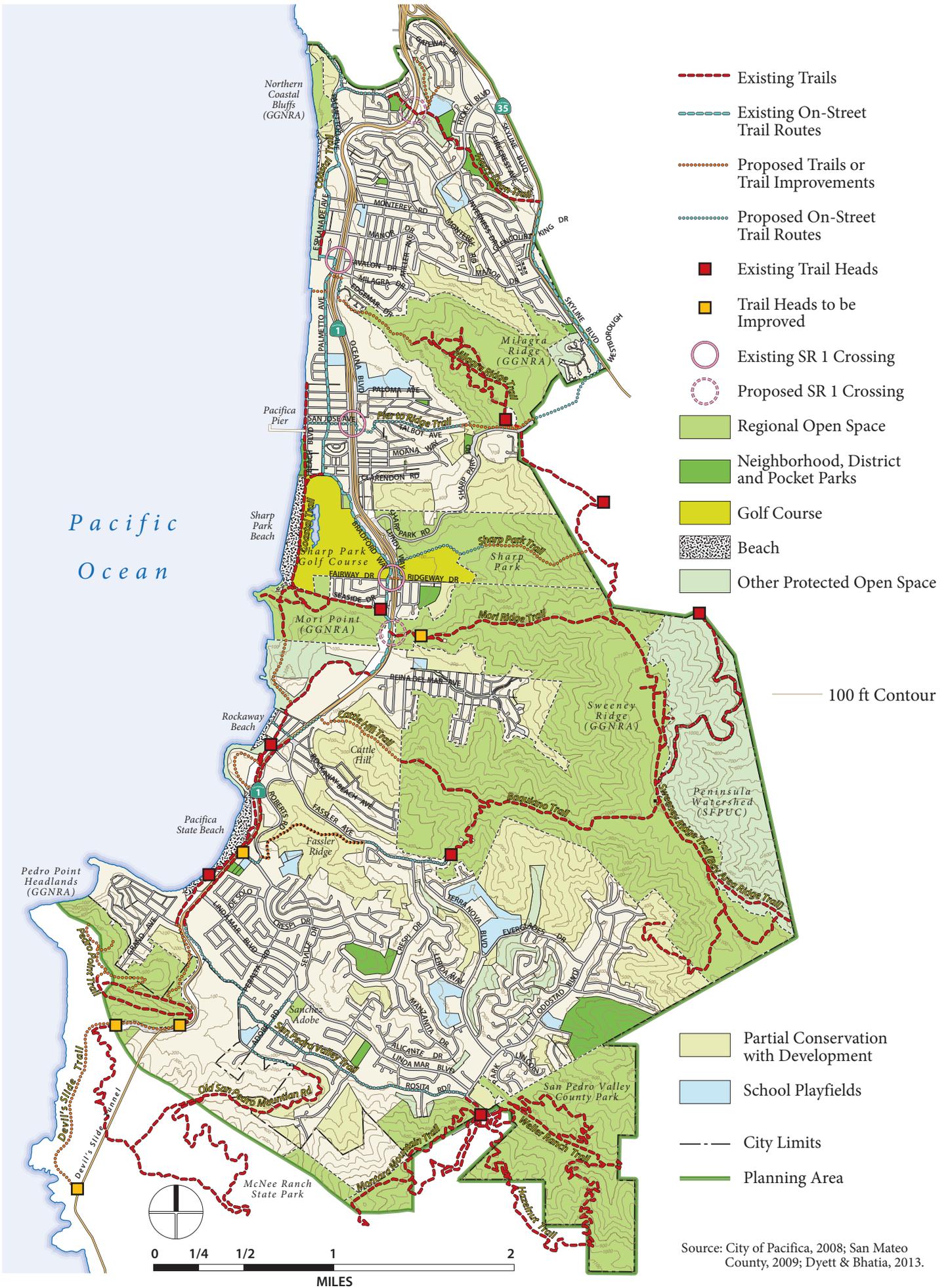
Ridge Trails

The Sweeney Ridge trail, a segment of the Bay Area Ridge Trail, extends from the Portola Gate at the boundary of the Peninsula Watershed in the south to Milagra Ridge in the north. Lateral trail connections exist along Mori Ridge and Cattle Hill to the west, and the Sneath Lane right-of-way to the east. Trailheads with parking lots are at Milagra Ridge and Skyline College to the north and northeast, Sheldance Nursery off of Highway 1 to the west,



The Coastal Trail runs nearly the length of the City, including this segment along the dunes at Pacifica State Beach.

Figure 6-2: Trail System



and Sneath Lane off of Skyline Boulevard to the east. There is a trailhead with no parking at the top of Fassler Avenue.

Milagra Ridge has a three-quarter mile hiking trail on paved road and/or dirt trail, bringing visitors to overlook points. Access to the trails is from a parking lot at the end of the College Drive extension north of Sharp Park Road. An unimproved trail allows access down the ridge to Oceana Boulevard across recently-preserved land on the lower ridge.

County and State Park Trails

In the San Pedro Valley County Park, approximately ten miles of trails offer both easy walks and challenging climbs to the ridges, with views to the ocean. The park entrance at the south end of Oddstad Boulevard has parking, a small visitors' center, restrooms, and picnic areas.

In McNee Ranch State Park trail connections allow hikers beginning in Pacifica to reach the summit of 1,900-foot North Peak and the ocean at Montara State Beach or Gray Whale Cove.

Pedro Point Headlands

Trails at San Pedro Point bring hikers from a trailhead on Highway 1 to an overlook point and to Pedro Summit. They are minimally improved, and the trailhead does not currently provide formal parking. The Devil's Slide Tunnel will allow the bypassed highway segment to be converted to a trail, and parking areas and trailheads are planned for both ends of this segment. A trail connection also is planned to fill the gap in the Coastal Trail between Pedro Point Shopping Center and Devil's Slide.

Trailheads and Parking Areas

Existing trailheads exist at the Sharp Park Beach Promenade; Mori's Point Road; Shelldance Nursery; Rockaway Beach; Crespi Drive at Highway 1; Pacifica State Beach; San Pedro Valley County Park; Milagra Ridge. Planning Area trails also can be reached from trailheads east of the ridge at Skyline College and at Sneath Lane. Trailheads, without parking, exist at the top of Fassler Avenue and on Highway 1 approaching Devil's Slide.

Priorities for Enhancing Pacifica's Trail System

Developing an integrated trail system, as proposed in this Plan, will enhance access to and enjoyment of Pacifica's natural resources for both residents and visitors. It will make possible a variety of loop walks taking in a diversity of scenery and connecting large open spaces with Pacifica's activity centers. The trail system will function both as a system with a Pacifica identity, and as a link in regional and state trail systems.

The Plan proposes four areas of improvement. First, new trail segments are needed to connect the Coastal and Ridge trails and to provide better access to and through Pacifica's neighborhoods. Second, new and improved crossings of Highway 1 are needed to make the new trail connections work. Third, new trailheads and improvements are needed to assure access at locations that reinforce existing activity centers. And fourth, a signage and wayfinding program is proposed to make the overall system legible both as a Pacifica system and as part of the California Coastal Trail and Bay Area Ridge Trail.

POLICIES

Policies included in both the General Plan and Local Coastal Land Use Plan are indicated with a . See also policies in section 5-4: Pedestrian and Bicycle Network.

Guiding Policies

OC-G-7  **Trail System Expansion.** Expand the trail system in Pacifica to create a connected trail network with communitywide links to open space and recreation facilities, as shown on Figure 6-2.

Implementing Policies

OC-I-23  **New Segments of California Coastal Trail in Pacifica.** Create new trail segments through Rockaway Quarry uplands and the Headlands as part of development or as separate Coastal Trail initiatives.

OC-I-24  **Coastal Trail at Devil's Slide and Between Pacifica and Devil's Slide.** Support the initiative to create a new trail along the section of Highway 1 bypassed by the Devil's Slide Tunnel, with new trailheads and parking areas at both ends.

The City will work with involved agencies and property owners to achieve a trail connection parallel to Highway 1 between Pedro Point Shopping Center and the new north Devil's Slide trailhead.

OC-I-25  **Pedro Point Headlands Trails.** In coordination with GGNRA and the California Coastal Conservancy, support trail improvements on Pedro Point Headlands, and extension of these trails to the new trailhead at the north end of Devil's Slide.

OC-I-26  **Pedestrian Improvements on Palmetto and Esplanade.** Make sidewalk and streetscape improvements along Coastal Trail segments of Palmetto and Esplanade Avenues a priority.

Streetscape improvements for Palmetto Avenue will also support a pedestrian-oriented mixed use district in West Sharp Park and may provide for a separated path along the Northern Coastal Bluffs.

OC-I-27  **Lateral Ridge Trail Extensions.** In coordination with GGNRA, pursue lateral ridge trail extensions, providing new connections between the Coast and Sweeney Ridge.

- Extend the Baquiano Trail down Fassler Avenue and across private land to Crespi Drive and Highway 1. This would connect the Portola Expedition Camp with the San Francisco Bay Discovery Site on Sweeney Ridge, giving visitors the experience of this historic route.
- Extend the Cattle Hill trail spur west on a new easement with a new trailhead on Caltrans land, or a shared parking agreement with the church at the base of the hill.
- Extend the Milagra Ridge trail west across preserved land on the lower ridge, and provide safe and attractive connection between the foot of the trail and the coastal access point north of the San Francisco RV Park.

OC-I-28  **Highway 1 Over-Crossing at Mori Point.** Support the development of a new over-crossing between Sheldance Nursery and Mori Point, in coordination with GGNRA and Caltrans to enhance visitor facilities in Pacifica.

OC-I-29 **Sharp Park Trail.** Encourage GGNRA, San Francisco Recreation and Parks or others to create a new trail from Rifle Range Road to the Sweeney Ridge Trail



Develop a direct pedestrian route between the Sharp Park Beach Promenade and upper Sharp Park Road (top). Connect the Portola Expedition Camp with the San Francisco Bay Discovery Site on Sweeney Ridge, giving visitors the experience of this historic route (middle). Support the development of a new Highway 1 over-crossing at Mori Point, enhancing the Sheldance Nursery location as a central point from which to explore Pacifica's trail system (bottom).

to enhance recreational use of Sharp Park and provide public access in a wooded area unique in Pacifica.

OC-I-30  **Harry Dean Trail.** Improve and extend existing trails connecting City-owned parks and open spaces in Pacifica's northern neighborhoods to reach Skyline Boulevard on the east and Westline Drive along the Northern Coastal Bluffs.

OC-I-31  **Pier to Ridge Trail.** Develop a direct pedestrian route between the Sharp Park Beach Promenade and upper Sharp Park Road, also connecting the West and East Sharp Park neighborhoods. Improvements should include:

- A new trail extending east from the top of Talbot Road to Sharp Park Road, with a public access easement;
- Pedestrian improvements and trail signage along Talbot Road and San Jose or Santa Rosa Avenue; and
- Replacement or rehabilitation of the Highway 1 over-crossing to enhance pedestrian access between the West and East Sharp Park neighborhoods.

OC-I-32 **San Pedro Valley Trail.** Develop a pedestrian route between Pacifica State Beach and San Pedro Valley County Park through the Linda Mar and West Linda Mar neighborhoods, including enhancement of the San Pedro Terrace right-of-way; sidewalk improvements and signage along Rosita Road; and connections to the Sanchez Adobe and Old San Pedro Mountain Road.

OC-I-33  **Enhanced Visitor Services at Sheldance Nursery.** Support the proposal for enhanced visitor services at the Sheldance Nursery site, including an education/visitors' center, additional parking, and better access, to be implemented by GGNRA.

Shelldance Nursery may become the hub of Pacifica's trail system, with direct access to coastal and ridge trails, visitor amenities, and proximity to visitor-oriented commercial areas.

- OC-I-34**  **Hikers' Huts and Related Amenities.** Support the development of hikers' huts, kiosks, or cabins for hikers on Sweeney Ridge and at Rockaway Headlands

Shelldance Nursery may become the hub of Pacifica's trail system, with direct access to coastal and ridge trails, visitor amenities, and proximity to visitor-oriented commercial areas.

- OC-I-35**  **Signage and Wayfinding.** Develop the overall image and accessibility of Pacifica's natural assets, through a program of consistent and attractive signage for the trail system.
- Provide wayfinding signage along all on-street portions of the trail system; at junctions of off-street trails; and at trailheads.
 - Provide interpretive signage to identify landforms visible from viewpoints; provide information about the natural environment and sensitive species; information about historical and cultural points of interest; information about unique features of Pacifica; and other subjects.

Each trail should have an identity as part of the Pacifica trail system (e.g., Trail 1—Coastal Trail). Where routes are shared with the California Coastal Trail or the Bay Area Ridge Trail, these should also be identified.

- OC-I-36**  **Pacifica Parks and Trails Map and Guide.** Develop a map of Pacifica's parks and trails to support recreation activities, marketing and outreach efforts.

6.3 COASTAL ACCESS

The 1976 California Coastal Act requires that coastal jurisdictions maintain coastal land use plans, including a public access component to coordinate public and private access improvements. The General Plan identifies coastal access points in Pacifica; these are shown in Figure 6-3 and listed in Table 6-5. Some of the access points are privately-owned, while others are on public land. Two types of access points are distinguished: those that provide beach access, and those that provide bluff-top access or views.

Coastal Access Points with Beaches

Public access to beaches in Pacifica exists at Sharp Park Beach, Rockaway Beach, and Pacifica State Beach. The shore can also be reached by a wooden stairway at Lands End Apartments in the West Edgemar-Pacific Manor neighborhood, and a public easement on the south side of the San Francisco RV Park.

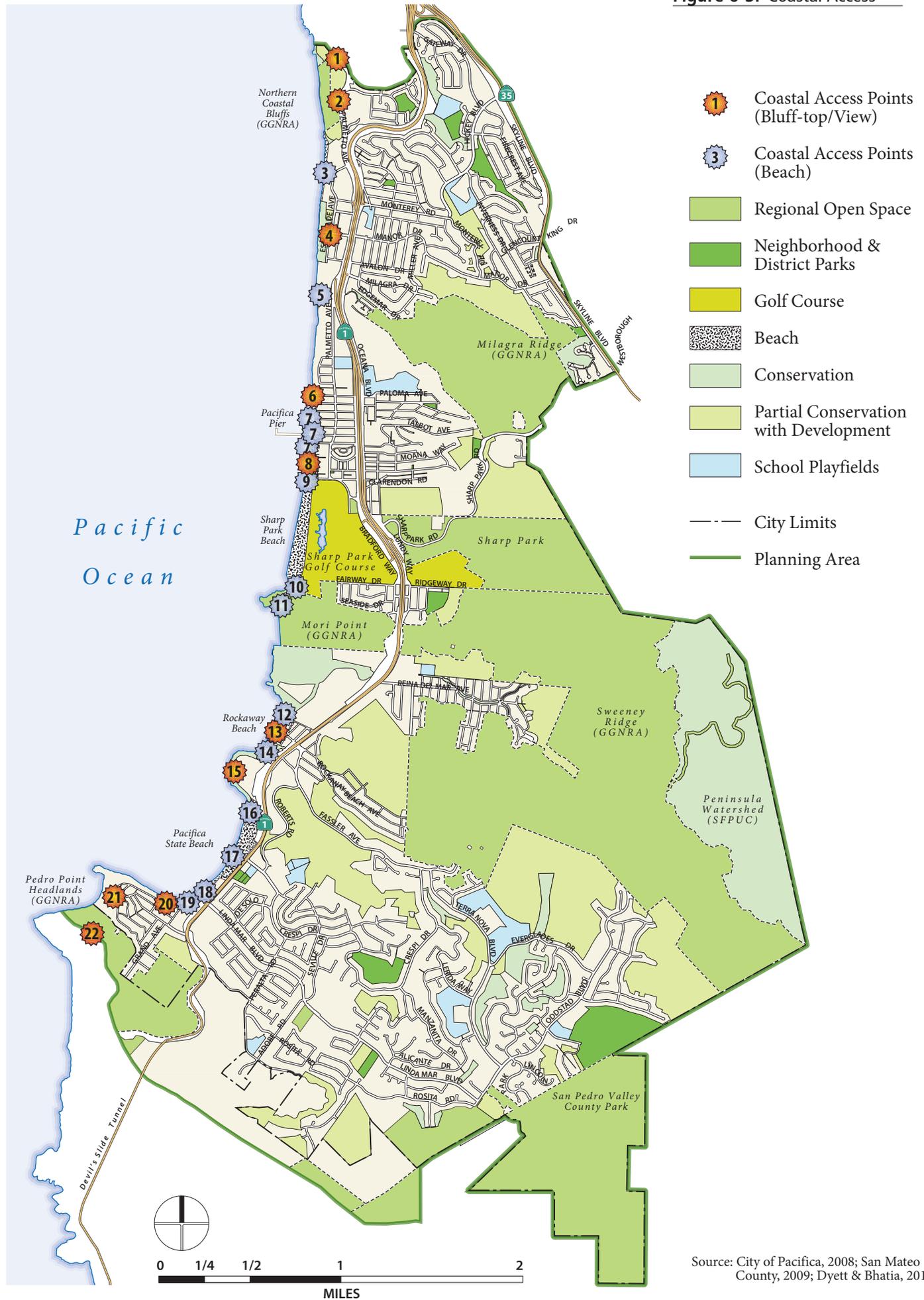
Coastal Access Points at Bluff-tops or Overlook Points

Bluff-top or promontory access with views over the coastline exists at Mori Point and on the Northern Coastal Bluffs. Direct views to the Ocean are provided at Esplanade Avenue; along Beach Boulevard; at Rockaway Beach; and from the Ocean Shore Railroad berm and the top of Kent Road in the Pedro Point neighborhood.

Coastal Access Improvements

General Plan policies identify coastal access improvements. These include enhanced access to the shore south of the RV Park and enhanced access at bluffs and viewing area along the Northern Coastal Bluffs, Pedro Point, and Rockaway Headlands.

Figure 6-3: Coastal Access



Source: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2013.

Coastal Access with Development

According to the Coastal Act, new development is required to provide maximum beach access from the nearest public roadway to the shoreline and along the shoreline, except where specific conditions apply.

This provision does not apply to all types of new development, including reconstruction of a single family house or improvements to structures which do not change the intensity of use (California Public Resources Code Section 30210-30214).

TABLE 6-5: COASTAL ACCESS POINTS

Map	Name	Beach Access?	Ownership	Detail	Proposed Improvement
1	North City Boundary	No	GGNRA	Bluff top. Isolated beach access using informal trails. Erosion concerns.	Support bluff trail development on GGNRA land.
2	West Fairmont	No	GGNRA	Bluff top. Isolated beach access using informal trails. Erosion concerns.	Support bluff trail development on GGNRA land.
3	Foredune	Yes	Private	High bluffs. Path and stairway to beach available to public, privately maintained.	
4	Lands End Apartments	No	City	Steep bluffs. Coastal erosion has resulted in loss of houses, and fencing across entire stretch.	Pursue small public park on bluff-top if feasible.
5	Esplanade at Manor	Yes	Private (public easement)	Coastal bluffs. Beach accessible by informal path. Off-street parking provided. Erosion concerns.	Improve public access and restore bluff conditions.
6	South of San Francisco RV Park	No	City	Seawall along Beach Boulevard and armored bluff shoreline. No parking.	
7	Northern Beach Boulevard	Yes	City	Access to beach at San Jose, Montecito Avenues across armored bluffs, and to Pier at end of Santa Rosa Avenue. Popular fishing area. Erosion concerns. Parking at City-owned lot.	Maintain public parking as part of redevelopment of City-owned Beach Boulevard property.
8	Pacifica Pier and Vicinity	Yes	City and State	Low bluffs between beach and park. Popular for walking, jogging, fishing, ocean viewing, beachcombing. Parking available along Beach Boulevard.	
9	Sharp Park Beach Promenade	Yes	City and State	Access to long beach across very low bluffs, protective berm. Parking available along Beach Boulevard.	
10	Clarendon Road	Yes	City/County of SF	Beach access from south end of berm. Access point is reached by GGNRA's Mori Point Trail.	
11	Mori Point	No	GGNRA	Steep rocky bluffs, subject to rockfalls. Trail improvements and habitat restoration in progress.	
12	Rockaway Beach, North End	Yes	City, private	Low armored bluffs to sandy beach. Informal beach access. Public parking lot provides access to beach, most of which is privately-owned	Ensure public access.
13	Rockaway Beach Seawall	No	City	Promenade above seawall provides ocean views. Parking available in private lots or on-street.	
14	Rockaway Beach, South End	Yes	Private	Gentle slope to sandy beach. Popular for surfing, ocean viewing. Served by public parking lot for 60 vehicles. Also a trailhead for Coastal Trail.	Ensure public access to the beach.

TABLE 6-5: COASTAL ACCESS POINTS

Map	Name	Beach Access?	Ownership	Detail	Proposed Improvement
15	The Headlands (new)	No	Private	Headlands with steep cliffs descending to cobble beach. No formal access. Erosion concerns.	Provide public trail to overlook point as part of development or land conservation.
16	North End of Pacifica State Beach	Yes	State	Unrestricted access along beach and Coastal Trail. Nearest parking at public lot at Crespi Drive.	
17	Central Pacifica State Beach	Yes	State	Unrestricted beach access, and access to Coastal Trail. Public lot across Highway 1 at Crespi Drive provides 175 parking spaces, restrooms and changing facilities/	Provide additional signage and amenities at Crespi Drive parking lot in relation to proposed extension of Baquiano Trail.
18	South End of Pacifica State Beach	Yes	State	Unrestricted beach access and access to Coastal Trail. Public parking for State Beach provided in two parking lots, accessed from Highway 1 and San Pedro Avenue.	
19	North Side Pedro Point Shopping Center	Yes	Private	Informal trail access, and customer parking at shopping center.	Improve new segment of Coastal Trail along former railroad berm.
20	Oceanshore Railroad Berm	No	Private	Narrow sandy beach backed by private residences and the old Oceanshore Railroad berm, about 80-100 feet in height.	
21	Shelter Cove (new)	No	Private	Steep bluff. Access by steep, informal trail on private land. High-up views over Shelter Cove, Pedro Point.	
22	Pedro Point Headlands (new)	No	Public	Headlands with steep cliffs. Limited trail access exists from trailhead at Highway 1.	Trail and access improvements expected under GGNRA management; new trails should provide coastal views from Pedro Peak.

Source: City of Pacifica General Plan, 1980; Dyett & Bhatia, 2012.



The public has continuous access to the beach at Pacifica State Beach, and to other beaches in the City.

POLICIES

Policies included in both the General Plan and Local Coastal Land Use Plan are indicated with a .

Guiding Policies

- OC-G-8**  **Coastal Access and Recreational Opportunities.** Provide maximum coastal access and recreational opportunities for all people consistent with public safety and the need to protect public rights, rights of property owners, and natural resource areas from overuse, including access at each point identified on Figure 6-3.
- OC-G-9**  **Management of Public Access.** Provide public access in a manner that takes into account the need to regulate the time, place, and manner that access is provided, based on such factors as topographic and site constraints; the fragility of natural resources; and the privacy of adjacent residential uses.
- OC-G-10**  **Distribution of Public Coastal Facilities.** Continue to distribute public facilities, including parking areas or facilities, so as to mitigate against the impacts of overcrowding or overuse by the public of any single area.

Implementing Policies

- OC-I-37**  **Public Shoreline Access.** Continue to ensure that new development does not interfere with the public's right of access to the sea at locations identified in the Local Coastal Land Use Plan and where public access to the sea has been acquired through historic use or legislative authorization.

Public access locations are shown on the Open Space and Trails map and in the Public Access and Recreation chapter of the Local Coastal Land Use Plan.



Promote potential trail improvements by GGNRA to create controlled public access to the bluffs while protecting Northern Coastal scrub and other vegetation (top). The City is planning improvements to the public access point south of the San Francisco RV Park (middle). Ensure permanent public access to Rockaway Beach, and pursue opportunities to enhance it (bottom).

OC-I-38  **New Development and Coastal Access.** Require that new development along the coast-line provide public access from the nearest public roadway to the shoreline and along the coast, and be designed to minimize impacts to public coastal access and recreation. Ensure that impacts are mitigated through the dedication of access or trail easements or the provision of improvements to other public access points.

The Planning Director may grant exceptions to this requirement where public access would pose a safety risk or threat to fragile resources, or where adequate access exists nearby.

OC-I-39  **Private Roads and Gates.** Prohibit gates and other barriers designed to regulate or restrict access on private roads where such barriers have the potential to impede access to public trails and recreational areas.

OC-I-40  **Maintenance of Public Coastal Access through Private Development.** Require a public or private entity to be responsible for required public access ways. Until such an entity agrees to be responsible for such access ways, they are not required to be open for public use. Dedicated public access ways should be designed to provide views as well as access connections to or along the shore.

OC-I-41  **Impediments to Public Access.** Prohibit restrictions on public parking that would adversely affect public access to beaches, trails, or other recreational lands along the coast except where necessary to protect public safety. Such restrictions include the installation of “private beach” and “private parking” signs, landscaping, and painting red curbs in the public right-of-way.

OC-I-42  **Structures on Public Beaches.** Limit structural development on public beaches to that which is necessary for public access or safety, such as lifeguard towers, waste receptacles, or wheelchair accessways. Such development will be sited and designed to minimize adverse impacts on public access, recreation, and coastal resources.

OC-I-43  **Adjustment of Lateral Shoreline Easements.** Require that new lateral shoreline easements, where required, automatically adjust as needed to move in response to changes to the shoreline (“rolling easements”).

When sea level rise models are available with sufficient detail for local land use planning, new development must demonstrate that lateral access can be maintained for the expected life of the building. Alternatively, the Planning Director may determine that lateral public access is not necessary.

OC-I-44  **Temporary Events.** Ensure that temporary events minimize impacts to public access, recreation, and coastal resources through the special events permitting process. Require a coastal development permit for temporary events to be held in the Coastal Zone that are held between Memorial Day weekend and Labor Day, and occupy all or part of a public sandy beach area.

OC-I-45  **Fees and Time Restrictions.** Ensure that public beaches and parks in the Coastal Zone maintain lower-cost user fees and parking fees, and minimize parking lot and beach curfews to the extent feasible in order to maximize public access and recreation opportunities.

OC-I-46  **Northern Coastal Bluffs.** Promote potential trail improvements by GGNRA to create controlled public access to the

bluffs, while protecting Northern Coastal scrub and other vegetation. (See Points 1 and 2 on Figure 6-3.)

- OC-I-47**  **Esplanade Bluff.** Develop a small public park or viewing area on City-owned land along Esplanade Avenue (Point 4 on Figure 6-3), if such improvements are feasible.
- OC-I-48**  **Coastal Access Point South of RV Park.** Complete planned improvements to public access along the easement south of the RV Park (Point 5 on Figure 6-3), including trail improvements and natural restoration.
- OC-I-49**  **Beach Boulevard.** Ensure that public access to the coast at the Promenade and Pier (Points 7 and 8 on Figure 6-3) is maintained and enhanced by redevelopment at the City-owned 2212 Beach Boulevard site, including continuation of public parking.
- OC-I-50**  **Rockaway Beach.** Ensure that public access to Rockaway Beach (from Points 12 and 14 on Figure 6-3) is maintained.
- OC-I-51**  **Rockaway Headlands.** On the Headlands south of Rockaway Beach, create public access to coastal views (Point 15 on Figure 6-3).
- OC-I-52**  **Pedro Point Headlands.** Extend trails on Pedro Point Headlands to a coastal overlook point. (See Point 22 on Figure 6-3.)
- OC-I-53**  **Rockaway Quarry.** If a safe public route can be developed on the Quarry uplands, create coastal access along a new trail connecting Rockaway Beach with Mori Point, as part of a conservation proposal or new development.

6.4 SCHOOLS AND COMMUNITY FACILITIES

Schools

Kindergarten through eighth grade students in Pacifica are served by Pacifica School District, while Jefferson Union High School District provides public schools for 9th through 12th grade students. The City is also home to three private schools.

Facilities and Enrollment

PACIFICA SCHOOL DISTRICT

Pacifica School District (PSD) currently operates two K-5 elementary schools, Sunset Ridge and Ortega, three K-8 schools, Ocean Shore, Vallemar, and Cabrillo, and one middle school, Ingrid B. Lacy. The Linda Mar Education Center provides pre-school and Kindergarten classes, special education, and support space for home-schooled children. See Figure 6-4. Pacifica School District has recently completed a \$60 million program of renovations to all current schools. PSD closed several schools in the 1980s and 1990s, and currently has three school buildings not being used as full school sites (Linda Mar, Fairmont, and Oddstad).

Enrollment has held nearly steady since 2001-2002, with variations of only 30 to 50 students annually, with slow growth in the most recent years. Overall, schools are at 97 percent of capacity (see Table 6-6). PSD offers open enrollment at all schools, allowing families to enroll children at the school of their choice based on specific preference factors. This policy gives families the choice between sending children to a traditional elementary and middle school or to a K-8 school.

JEFFERSON UNION SCHOOL DISTRICT

Jefferson Union High School District (JUHSU) enrolls just under 5,000 high school and high-school-equivalent students in Brisbane, Colma, Daly City, and Pacifica. The district has two high schools in Pacifica: Terra Nova High School, with a 2010-2011 enrollment of 1,249 students, and Oceana High



Ortega Elementary School (left) and Valleamar Elementary School (right). As of 2012-2013, Pacifica School District enrolls about 3,260 students in kindergarten through 8th Grade. Enrollment has grown slowly in recent years.

School, with 552 students in an alternative college preparatory program. JUHSD offers open enrollment at all schools, allowing students to enroll at the school of their choice.

Both Oceana and Terra Nova high schools have large campuses (56 acres and 43 acres, respectively) with football and soccer fields, baseball diamonds, tracks, tennis courts, and auditoriums. The facilities are adequate to handle current enrollment, and excess capacity exists at Oceana. JUHSD bond-funded modernization projects include a new foot-

ball stadium and track at Terra Nova; a new classroom building and 350-seat theater at Terra Nova; rehabilitation of the swimming pool at Oceana; and improvements to existing buildings.

Projected Enrollment

PSD anticipates only small increases in student enrollment over the next 20 years. Because the Oddstad and Linda Mar sites could hold an additional 1,000 students, the District has indicated that existing facilities are adequate to meet future needs.

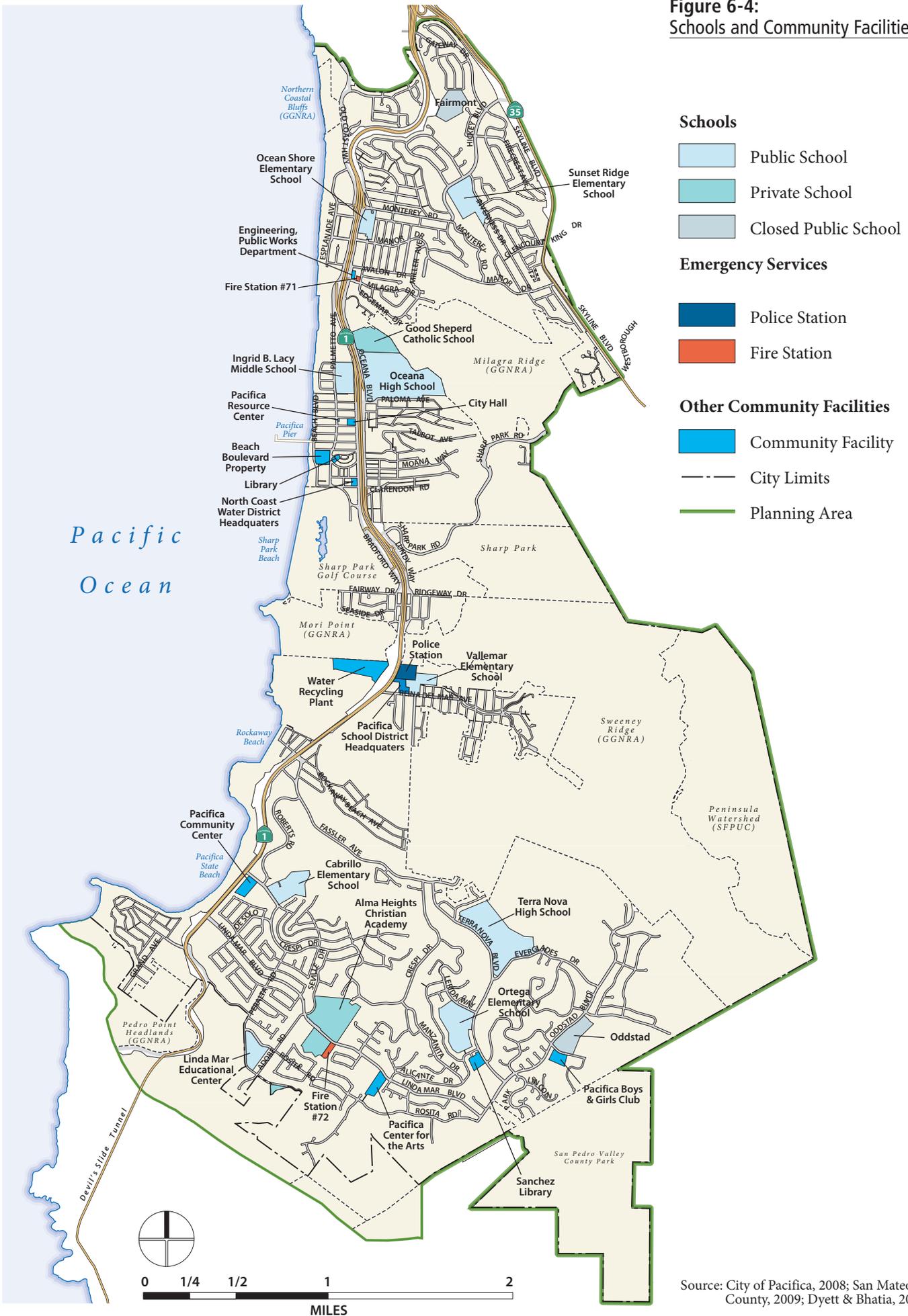
TABLE 6-6: PACIFICA SCHOOLS BY ENROLLMENT AND CAPACITY

School (Grade Levels)	2012-13 Enrollment	Capacity	Enrollment as Percent of Capacity
Pacifica School District			
Ortega (K-5)	506	500 – 600	84%
Sunset Ridge (K-5)	629	500 – 600	105%
Cabrillo (K-8)	564	564	100%
Ocean Shore (K-8)	421	320 – 375	112%
Valleamar (K-8)	551	564	98%
Ingrid B. Lacy (6-8)	535	675	79%
Linda Mar Educational Center (Pre-K-8)	26	NA	NA
Subtotal	3,262	3,378	97%
Jefferson Union High School District (Schools in Planning Area)¹			
Oceana (9-12)	652	1,000	65%
Terra Nova (9-12)	1,145	1,550	74%
SUBTOTAL	1,797	2,550	70%

1. JUHSD also operates three high schools in Daly City, enrolling 3,058 students in 2012-2013. Some Planning Area residents attend these schools.

Sources: California Dept. of Education, 2012-2013; Pacifica School District, 2013; Jefferson Union High School District, 2013; Dyett & Bhatia, 2013.

Figure 6-4:
Schools and Community Facilities



Source: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2013.

JUHSD projects enrollment growth based on school enrollment in local districts, and historic trends. The District’s current facilities—with planned renovations—are sufficient to accommodate future need.

Private and Parochial Schools

There are three private schools in the Planning Area. Alma Heights Christian Academy, in the Linda Mar neighborhood, expanded to a second campus across Linda Mar Boulevard in the 1970s, and added a high school in the late 1980s. Good Shepherd School in East Sharp Park, enrolls students in grades K-8. Montessori School of Linda Mar serves pre-school-aged children.

Libraries

Pacifica is served by the San Mateo County Library (SMCL), a system with 12 branch libraries. Pacifica is the only City in the Library system where the branch is divided into two facilities. The Pacifica-Sharp Park library is located in West Sharp Park in the northern part of the City, while the Pacifica-Sanchez library is adjacent to the Park Mall shopping center in the south (see Figure 6-4). The City of Pacifica is responsible for the cost of maintaining Pacifica’s two libraries and has agreed to contribute most of the cost required to keep the libraries open a combined 74 hours per week. Characteristics of Pacifica’s libraries are shown in Table 6-7.

Library Needs

Pacifica’s current libraries do not meet library standards for seating, public access computers, and self-help equipment, core parts of today’s library service

expectations. As Table 6-7 shows, Pacifica’s two existing libraries combined provide approximately 10,500 square feet, translating to 0.26 square feet per service area resident, considerably less than the average for the San Mateo system as a whole, and far below the one square foot per resident recommended by the American Library Association. Pacifica’s libraries also have unresolved problems related to layout, parking, acoustics, shelving space, study rooms, and computers.

Goal for a New Library in Pacifica

Consolidating Pacifica’s two libraries into a single, centrally located library facility would have many advantages. A single library could be open for 60 hours a week, without the need for assistance from the City. Collections would not need to be duplicated, and maintenance costs would be reduced. A single new library would include technology improvements, quiet study rooms, display spaces, a café, and other amenities that would allow it to have a vital function in the community.

The Pacifica Library Foundation is seeking to build support and work with the County Library on a plan for a single, future library that would function as a civic gathering place. Five potential sites have been identified for a new 40,000 square foot library/learning center that could cost between \$15 and \$20 million. Funding sources could include general obligation bonds, levies from a community facilities district, sale of library property, state grants, and private contributions. A new library at the Beach Boulevard site could act as an anchor for a revitalized Palmetto Avenue and strengthen the civic character of the Promenade area.

TABLE 6-7: CHARACTERISTICS OF PACIFICA LIBRARIES

	Sanchez Branch	Sharp Park Branch	Pacifica Libraries Total	System Average ¹
Collection Size	45,900	52,900	98,700	67,800
Library Space (square feet)	4,444	6,080	10,524	11,103
Library Space per Service Area Resident ²	N/A	N/A	0.26	0.44

1. Collection sizes are rounded.

2. Service area population was 41,208 for Pacifica, 278,388 for SMCL in 2007.

San Mateo County Library, 2009.



Pacifica's City Hall and Municipal Services building could be replaced by a new civic center (left). The Pacifica Community Center on Crespi Drive is a multi-purpose venue that hosts special events, classes, and daily programming for seniors (right).

City Offices and Facilities

Pacifica's City Hall and Municipal Services building are located at Santa Maria Avenue and Francisco Boulevard in West Sharp Park, adjacent to the historic Little Brown Church. The City also uses the second floor of the former Sharp Park Wastewater Treatment Plant, located a few blocks away at Palmetto and Montecito Avenues, for City Council and Commission meetings.

Several City functions are spread across other sites. The Public Works department and the Corporation Yard are located three quarters of a mile north on Milagra Drive in the East Edgemar-Pacific Manor neighborhood. The Police Department and Waste Water Treatment Department operate from their new station and plant, respectively, on opposite sides of Highway 1 north of Reina del Mar Avenue. The Senior Services division is housed in the Pacifica Community Center on Crespi Drive. See Figure 6-4.

Creating a New Civic Center

A new civic center could be a "one-stop" facility for delivery of public services while also helping to support "place-making" and a positive civic image. .

Two City-owned sites have been studied: the current site on Francisco Boulevard, and the old WWTP site between Beach Boulevard, Montecito Avenue and Palmetto Avenue. Both sites could support a new facility with a strong civic presence, at a cost

of approximately \$25 million, including the cost of demolishing existing buildings. Other sites may also be appropriate.

Services for Seniors, Youth and Families

Pacifica Community Center

The Pacifica Community Center, located on Crespi Drive, is a multi-purpose venue that hosts special events, ongoing recreation classes, and daily programming for seniors, and provides meeting rooms for groups or public meetings. The center provides a daily nutritious lunch at the Community Center and serves 13,000 meals annually to seniors in Pacifica including the Meals-on-Wheels program. The Community Center also provides information and referrals concerning such issues as health insurance and legal assistance, and peer counseling. Funding comes from federal and County grants, the City general fund, and private contributions, including volunteer hours.

Pacifica Boys & Girls Club

Boys & Girls Clubs is a national organization that provides a broad range of activities and aims to promote child development and well-being. Pacifica is home to a Boys & Girls Club on Yosemite Drive, as well as school-based clubs at two schools. The clubs are open eight to 11 hours a day during weekdays, and

six hours a day on weekends during the school year. The cost to join is nominal, and program fees are low.

Pacifica Resource Center

Pacifica Resource Center provides assistance to those in need in the community from a space on Palmetto Avenue in West Sharp Park. Its services include comprehensive needs assessment, emergency food and transportation, homelessness prevention services, budget planning, infant needs, and other direct and referral services. The Resource Center became an independent organization in 2004 but receives financial contributions from the City and San Mateo County.

Cultural Facilities

Pacifica Center for the Arts

Pacifica Center for the Arts is located in the former Sanchez elementary school on Linda Mar Boulevard, and is comprised of studios, galleries, classroom space and a performance venue. The Art Center is run by a non-profit funded by foundations, donations, and proceeds from classes, studio leases, and art sales. Art Guild of Pacifica, a 50-year old organization with 500 members, is based in the Pacifica Center for the Arts, and members often exhibit their work there. Pacifica Performances, the other main partner in the Center, programs weekend concerts in a 175-seat hall.

Pacifica Spindrift Players

Pacifica Spindrift Players is a non-profit theater company using a City-owned building in Oddstad Park. The company also operates an arts education program, Spindrift School of Performing Arts (SSPA), which offers classes for all ages and a youth summer camp.

POLICIES

Policies included in both the General Plan and Local Coastal Land Use Plan are indicated with a .

Guiding Policies

- OC-G-11 Optimize Public Facilities.** Ensure that public facilities are adequate to meet needs, and plan for opportunities that help to meet goals of school districts and the City.
- OC-G-12 Community Services and Youth Activities.** Continue to provide services to seniors and others in need, either directly or through support to other organizations, and provide expanded options for youth in Pacifica.
- OC-G-13 Cultural Facilities.** Foster the expansion and creation of programs and facilities for the visual and performing arts and the study and appreciation of natural resources.

Implementing Policies

- OC-I-54 High-Quality Schools.** Support Pacifica School District (PSD) and Jefferson Union High School District (JUHSD) in maintaining high-quality schools.
- OC-I-55 School Site Reuse and Redevelopment.** Identify appropriate future land uses for unused school sites that are compatible with existing neighborhoods.
- OC-I-56 Linda Mar School.** Encourage PSD to maintain Linda Mar school site to meet future needs and potential enrollment growth.
- OC-I-57 Oceana High School.** Encourage JUHSD to optimize the mission and space needs of the Oceana High School program.

OC-I-58 Civic Center. Continue to study the feasibility of developing a new City Hall or Civic Center to provide adequate space for long-term needs and enhance the City's image.

OC-I-59 Beach Boulevard Property. Continue to pursue redevelopment of the City-owned Beach Boulevard property.

Any civic use here should be planned so that it supports active corners along Palmetto Avenue, and facilitates use of the west side of the property, responding to and enhancing the Beach Boulevard Promenade.

OC-I-60 Library/Learning Center. Support San Mateo County Library and local efforts to create a single, library/learning center that functions as a community gathering place.

OC-I-61 Library Site Reuse and Redevelopment. In the event that a new library is developed, work with San Mateo County Library to identify appropriate future land uses for existing Library branch sites compatible with surrounding neighborhoods.

OC-I-62 Youth Programs. Continue to support the City's youth and teen programs and seek funding for new facilities or enhancements to existing facilities to provide a teen center or an indoor sports facility in a highly-accessible location.

A teen center could be co-located with a new Library/Learning Center or with the existing Community Center, accessible by all modes of transportation and adjacent to other activities.

OC-I-63 Senior and Community Services. Continue to use available funding sources to maintain and enhance the City's Senior Services program, including meal services, transportation, and counseling. In addition, continue to support non-profit service providers in offering other needed community services.

OC-I-64 Medical Services. Encourage Seton Medical Center or other organization to provide an outpatient clinic in Pacifica.

OC-I-65 New Cultural Facilities. Support the location or relocation of cultural facilities as part of redevelopment of the Rockaway Quarry site or in the West Sharp Park neighborhood, where such uses could generate economic benefits.

OC-I-66 Future Use of City Hall. Explore the possibility of attracting cultural uses to the current City Hall (the former Sharp Park schoolhouse), in coordination with development of a new City Hall.

New uses could be coordinated with activities at the neighboring Little Brown Church.

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