



The 2035 General Plan provides specific policy guidance for the implementation of plan concepts in each of the Plan elements. This framework establishes a basis for coordinated action by the City, adjacent jurisdictions, San Mateo County, and regional and State agencies. This chapter describes the implementation process in general terms and the major actions to be undertaken by the City; the implementing policies in each element of the Plan provide details that will guide program development.

10.1 IMPLEMENTATION PROCESS

The major implementation process for land use proposals will be updating and administering the Zoning Ordinance through the Zoning Map. The City's current Zoning Ordinance will need to be updated and amended to be consistent with the General Plan's policies and to add new zoning districts and modify existing districts to reflect designation on the Land Use Diagram and the density/intensity standards for the land use classifications. The Subdivision Ordinance also should be amended to add additional explicit requirements for solar easements and land dedication for bike paths, trails, coastal access, easements along creeks and waterway corridors, and reservation of sites for the community facilities, consistent with current State law.

The Capital Improvement Program will be the primary means of scheduling and funding infrastructure improvements of citywide benefit. Based on the recommendations made in the General Plan for streets, trails, parks, and updates to the City's master plans for wastewater treatment and recycling and stormwater management systems, the City's development and impact fees will need to be reviewed in order to determine whether any changes are necessary. Special assessment districts or other means of financing improvements benefiting specific areas may be established.

In many areas, General Plan implementation will depend on actions of other public agencies and of the private sector, which will fund most of the development expected to occur in the Planning Area. The General Plan will serve a coordinating function for private sector decisions; it also provides a basis for action on project master plans and individual development applications, found to be consistent with the General Plan. The City will adopt procedures for making findings for General Plan conformity decisions prior to adoption of new zoning regulations and an updated Zoning Map. These may take the form of interim zoning regulations.

10.2 RESPONSIBILITIES

Implementing the General Plan will involve the City Council, the Planning Commission, other City boards, committees and commissions, and City departments. The City also will need to consult with San Mateo County and other public agencies about implementation proposals that affect their respective areas of jurisdiction. The principal responsibilities that City officials and staff have for Plan implementation are briefly summarized below; details on their powers and duties are in the Pacifica Municipal Code.

City Council

The City Council is responsible for the overall management of municipal affairs; it acts as the legislative body and is responsible for adoption of the General Plan and any amendments to the General Plan. The City Council is also responsible for approving and administering the zoning and subdivision ordinances to implement the General Plan. The Council also may adopt area plans and specific plans, as needed for General Plan implementation. The City Council appoints the City Manager who is the chief administrator of the City and has overall responsibility for the day-to-day implementation of the Plan. The City Council also appoints members to the City's standing commissions established under the Municipal Code and to advisory committees. The City Council's role in implementing the General Plan will be to set implementation priorities; approve zoning map and text amendments, and subdivision maps consistent with the General Plan; and approve a Capital Improvement Program and budget to carry out the Plan.

Planning Commission

The Planning Commission is responsible for preparing and recommending adoption or amendment of the General Plan, zoning and subdivision ordinances and other regulations, resource conservation and management plans, and programs and legislation needed to implement the General Plan. The Planning Commission also may prepare and recommend adoption of design guidelines and specific plans, developer-initiated master plans, neighborhood plans

or special plans, as needed for Plan implementation. Finally, the Commission is responsible for development project review, as specified in the zoning ordinance, and for other implementation actions, as specified in Plan elements or in the zoning ordinance.

Planning Department

The Planning Department is responsible for the general planning and development review functions undertaken by the City. It is in charge of implementation of the Pacifica General Plan, Local Coastal Land Use Plan, Pacifica Zoning Ordinance, Rockaway Beach Specific Plan, as well as building codes, design guidelines and the Municipal Regional Stormwater Permit. The Building Division of the Department administers the Building Code, issues building and demolition permits and inspects new construction for compliance with Building Code requirements. Specific duties related to General Plan implementation include preparing zoning and subdivision ordinance amendments and design guidelines for Council approval, reviewing development applications, conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, development plans and environmental controls. The Department is also responsible for state mandated environmental review related to development in the City and coordinates activities with school districts related to school sites. Finally, the Department has the primary responsibility for preparing the annual report on the General Plan and conducting the five-year review. These reporting requirements are described in Chapter 1 of the General Plan. Parks, Beaches and Recreation Department

Parks, Beaches, and Recreation Department

The Parks, Beaches and Recreation Department is responsible for managing the City's parks, beaches and recreation services. Specific implementing responsibilities are established in the Open Space and Community Facilities Element of the General Plan. The Department also will be preparing a



The Capital Improvement Program will be the primary means of scheduling and funding infrastructure improvements of citywide benefit (top). The Subdivision Ordinance should be amended to add requirements for solar easements and land dedication for bike paths, trails, coastal access and waterway corridors (middle). Pacifica's City Council (bottom) is assisted by two standing commissions and nine advisory committees and task forces.

Parks and Recreation Master Plan to implement the General Plan. The mission of the department is to connect the community and visitors to the natural resources available in the City and provide community programs and events for all ages.

Public Works Department

The Public Works Department is responsible for planning, design and development of public infrastructure projects; traffic and transportation engineering; providing engineering support to the Planning Department for private development project and subdivision infrastructure review, emergency management technical services, and surveying. It maintains parks, playfields, streets and trails; and provide a tree program and clean beaches for community enjoyment as well as safe and reliable transportation and facilities for all city departments. The Department also handles the review of current development applications, subdivision maps, grading permits, public improvement plans, encroachment permits, development in the flood zone, and plumbing permits. It also does construction inspection for permits it issues and is responsible for the design and construction of capital improvement projects. Specific implementing responsibilities are established in the Circulation; Open Space and Community Facilities; and Safety elements of the General Plan.



Waste Water Treatment

The Water Recycling/Wastewater Division is responsible for the operation and administration of the city's Calera Creek Water Recycling Plant. The Division will be responsible for implementing aspects of the Conservation Element.

Police Department

Within the City, responsibility for public safety is assigned to the Police Department. The Police Department is responsible for preventing crime and maintaining law and order. The department coordinates with the North County Fire Authority and the County on mutual aid. Specific implementing responsibilities under the General Plan are established in the Safety Element of the General Plan.

The Police Department is made up of the Field Services, Investigations, Communications, and Records Divisions. Each department carries out specialized duties to ensure the most effective performance by the entire Police Department. Specific responsibilities and programs of the Police Department include, but are not limited to: crime prevention, crisis intervention, safety awareness and natural disaster preparation awareness.



The Streets Division of the Public Works Department is responsible for street sweeping, rehabilitation, and pavement repair and restoration (left). Disaster exercises are conducted within the city in conjunction with the San Mateo County Sheriff's Office of Emergency Services (right).

Other Commissions and Committees

The City has two standing commissions and six advisory committees and task forces to assist in General Plan implementation and other responsibilities assigned to them by the City Council. As of May 2013, these include:

- Beautification Task Force
- Economic Development Committee
- Emergency Preparedness & Safety Commission
- Financing City Services Task Force
- Open Space & Parkland Advisory Committee
- Parks, Beaches & Recreation Commission
- Planning Commission

The General Plan does not envision any substantive change in the responsibilities assigned to these committees. The City Council though may periodically revised and update the list of advisory committees and create new committees and task forces, as needed.

10.3 THE PLAN AND REGULATORY SYSTEM

The City will use a variety of regulatory mechanisms and administrative procedures to implement the General Plan. Overall responsibility for plan implementation is vested in the Planning Department, consisting of the City Council and the Planning Director. Consistency between the General Plan and the zoning ordinance is required to ensure that Plan policies will be implemented and that environmental resources earmarked for protection in the Plan will be preserved. Other regulatory mechanisms, including subdivision approvals, building codes, capital improvement programs, and environmental review procedures also will be used to implement Plan policies. All project approvals should be found consistent with the General Plan.

Zoning Regulations

The City's Zoning Ordinance will translate plan policies into specific use regulations, development standards, design standards and performance criteria that will govern development on individual properties and development sites. The Zoning Ordinance also includes citywide regulations for landscaping, on-site parking and loading, signs, and a density bonus program among other regulations. The General Plan establishes the policy framework, while the Zoning Ordinance prescribes standards, rules and procedures for development along with criteria and findings required for acting on project applications. The Zoning Map will provide more detail than the General Plan Land Use Diagram.

The General Plan establishes land use classifications that will require new zoning districts. Regulations for these districts will be established as part of the comprehensive zoning update to be undertaken following adoption of the General Plan. The use regulations and development standards for existing zoning districts will need to be amended to conform to Plan policies. Density and intensity limits, consistent with the Plan's land use classifications, also will need to be updated. For purposes of evaluating General Plan consistency, the density of proposed projects will be rounded up or down to the nearest whole number, as appropriate.

The Zoning Ordinance also will be amended to clarify that religious institutions and other protected uses are allowed in residential districts by right, as long as development standards and parking and landscaping requirements are met, consistent with federal and State law.

The City will bring both the Zoning Ordinance and the Zoning Map into conformance with the General Plan within a reasonable period of time. When the General Plan is subsequently amended, the Zoning Ordinance and Zoning Map may also need to be amended to maintain consistency between the documents.

During the transition period while new zoning is being developed, the City will use “General Plan Conformity Findings” to provide criteria for determining whether a proposed project is consistent with the General Plan. Factors that will be evaluated to make General Plan Conformity determinations include: site suitability for the proposed use, compatibility with adjacent uses, neighborhood economic vitality and the need for the proposed use; and the proposed density and intensity of development.

Consistency between the General Plan and the Zoning Ordinance

Zoning must be consistent with the General Plan if the City’s land use, housing, and open space policies are to be realized. A fundamental link between the General Plan and zoning is land use/zoning consistency. Table 10-1 shows how zoning districts in Pacifica are consistent with the land use designations of this General Plan. In some areas, new zoning districts are needed (shown in italics). In others, the existing zoning will need to be amended, as prescribed by the implementing policies in this Plan or may be eliminated, such as the M-1 and M-2 industrial districts.

The new districts include VLDR Very Low Density Residential, CRMU Coastal Residential Mixed Use, MUN Neighborhood Mixed Use, MUC Mixed Use Center, VC Visitor-Serving Commercial, LSVC Low Intensity Visitor-Serving Commercial, and U Utili-

ties. The City also may choose to create a streamlined procedure for planned development. The existing lot size overlay and combining districts may also be reviewed and updated. This districting framework will facilitate administration and ensure a closer link with Plan policies because new zones will mirror classifications on the Land Use Diagram. Planned development still would be permitted, but with a more flexible process that would be “findings-driven” and have specific criteria for approval.

Subdivision Regulations

No subdivision of land may be approved under California law and the City’s subdivision regulations unless its design and proposed improvements are found to be consistent with the General Plan, including the open space plan. Dedication of land for park facilities will be required for subdivisions above a certain size, consistent with the policies and standards prescribed by the General Plan. The subdivision regulations also can require dedication of land for elementary schools, riparian habitat and reservation of land for fire stations, libraries, bike paths, coastal access, transit facilities, and other public facilities. In addition, it can require easements along creeks and streams.

After adoption of the General Plan, the City’s subdivision regulations will need to be amended to conform to Plan policies. Findings of consistency with the General Plan will continue to be required as a condition of approving parcel maps and tentative maps. Reservation requirements for bus turnout facilities and bike and pedestrian facilities also will need to be added to carry out Plan policies. The subdivision ordinance should require connection between new streets and existing streets and ensure right of way dimensions are provided, consistent with City standards. Facilitating use of solar energy with north-south lot layouts and roof orientations that enable installation of collector systems will also be encouraged. The subdivision regulations update also should address State requirements for solar access easements as appropriate for Pacifica.

Building and Housing Codes

No building permit may be issued under California law (Government Code Section 65567) unless the proposed development is consistent with the City’s open space plan and conforms to the policies of the Open Space and Community Facilities and Conservation Elements.

To provide an administrative mechanism to ensure consistency with the General Plan, the City may establish a requirement for zoning permits or other forms of zoning clearance before building and grading permits are issued. The City does not currently have this specific type of clearance.

A green building program was adopted in 2010; it is codified in Title 8 of the Municipal Code.



The subdivision ordinance’s park land dedication requirements, street standards, and other features will be updated to be consistent with the General Plan. The subdivision ordinance should require connection between new streets and existing streets, wherever possible.

TABLE 10-1: CONSISTENCY BETWEEN THE PLAN AND ZONING

General Plan Land Use Designations	Consistent Zoning District ¹
Residential	
Residential/Open Space/Agriculture	A, OS, -RM
Very Low Density Residential	RVLD, R-1-H
Low Density Residential	R-1
Medium Density Residential	R-2, R-3 ,R-3/LD, R-3/G
High Density Residential	R-3, R-5
Mixed Use	
Coastal Residential Mixed Use	CRMU
Mixed Use Neighborhood	MUN, C-1
Mixed Use Center	MUC
Commercial	
Retail Commercial	C-1, C-2
Office/Commercial	O, C-1-A
Service Commercial	C-3
Visitor-Serving Commercial	VSC
Low-Intensity Visitor-Serving Commercial	CR, VSC-LI
Public and Community Uses	
Public and Semi-Public	PF
Utilities	PF, U
Beach and Commuter Parking	P

¹ Planned Development, Lot Size Overlay, and Combining Districts are not shown here.

Source: Dyett & Bhatia, 2013

10.4 CAPITAL IMPROVEMENT AND PROGRAMMING

The Capital Improvements Program (CIP) includes a list of public works projects that the City intends to design and construct in coming years. Under California law, the Planning Commission, acting as Planning Agency, has responsibility for reviewing the CIP to determine whether it conforms to the General Plan. Specifically, the Government Code requires the Commission to review for conformity with the General Plan CIP projects requiring any of the following actions:

- Acquisition of land for public purposes;
- Disposition of land;
- Street vacations; and
- Authorization or construction of public buildings or structures.

The Planning Commission also has the authority to comment on CIPs prepared by the school districts. These CIPs, and any annual revision proposed to them, are to be forwarded to the City at least 60 days prior to adoption for the City's review for consistency with the General Plan.