



Scenic Pacifica  
Incorporated Nov. 22, 1957

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**CITY OF PACIFICA**  
**Planning, Building, and Code Enforcement**  
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September 16, 2025

## NOTICE OF HEARING ON PROPOSED DEVELOPMENT

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Pacifica will conduct a public hearing on Monday, October 6, 2025, at 7:00 p.m. (an in-person meeting) in the Council Chambers, 2212 Beach Boulevard, Pacifica to consider the project described below. Anyone interested in observing the meeting or providing public comments should refer to the meeting agenda for further details. The City of Pacifica will publish the meeting agenda not less than 72 hours prior to the meeting. The agenda will be available online at <https://pacificacityca.iqm2.com> and will also be posted at the City Hall/Civic Center bulletin board at 170 Santa Maria Avenue in Pacifica.

**FILE NO. 2016-004 FOR REZONING RZ-194-16, ZONING TEXT AMENDMENT TA-116-19, DEVELOPMENT AGREEMENT DA-4-21, SITE DEVELOPMENT PERMIT PSD-811-16, USE PERMIT UP-76-16, TENTATIVE SUBDIVISION MAP SUB-233-16, SIGN PERMIT S-129-19, PARKING EXCEPTION PE-183-19, AND TREE REMOVAL PERMIT TP-13-25**, filed by Brendan and Eamon Murphy, to construct one two-story mixed-use commercial and residential building (Building A) and two three-story residential buildings (Buildings B and C) for a total of 3,165 square feet (sf) of commercial space on the ground floor of Building A and a total of 19 residential units in Buildings A, B, and C, at 570 Crespi Drive (APN 022-162-310) and on a portion of 540 Crespi Drive (APN 022-162-420) in Pacifica. Three of the residential units would be ownership Below Market Rate (BMR) units pursuant to the City's Inclusionary Ordinance. The project would include a condominium subdivision to create one commercial condominium and 19 residential condominiums. The buildings would be constructed on the northern half of the site, while the southern half of the site would remain undisturbed. In addition, the project would involve off-site improvements, including construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center located immediately to the west at 540 Crespi Drive. The project would also include rezoning from the M-1 (Controlled Manufacturing) zoning district to the C-2 (Community Commercial) zoning district to allow residential uses on a commercially zoned site in locations other than the same building as a commercial use above the ground floor, a zoning text amendment to conform to the related to residential development in commercial zoning districts, and a development agreement with certain public and developer benefits including but not limited to construction of 15 parking spaces at the adjacent Pacifica Community Center. California Environmental Quality Act (CEQA) Review: A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program have been prepared for this project and will be considered at the hearing.

Anyone interested may appear and be heard at the time and place noted above. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. At the public hearing, the Planning Commission will consider testimony by the applicant and any other interested party prior to rendering its decision. Members of the public will have three minutes to address the Commission.

Additional information for all items above is available upon request to the Planning Division at [planningdivision@pacifica.gov](mailto:planningdivision@pacifica.gov). Written public comments may be submitted by email to

publiccomment@pacificajgm2.com. Meeting materials will be posted at least 72 hours prior to the meeting on the City's website: <https://pacificacityca.jgm2.com/Citizens>

The City of Pacifica will provide special assistance for persons with disabilities upon at least 24 hours advance notice to the City Manager's office (650) 738-7300. If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary.

