



CITY OF PACIFICA

Community Development Department

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Scenic Pacifica
Incorporated Nov. 22, 1957

7/31/2025

NOTICE OF CITY COUNCIL MEETING FOR GENERAL PLAN & ZONING ORDINANCE AMENDMENTS

NOTICE IS HEREBY GIVEN that the City Council of the City of Pacifica will conduct a regular City Council meeting at 7:00 p.m., or as soon thereafter as the matter may be heard, on Monday, August 11, 2025, in the Council Chambers, 2212 Beach Boulevard, Pacifica (an in-person meeting), to consider the following:

General Plan and Zoning Ordinance Amendments to implement the required Rezoning Program (HE-I-1) under the 2023-2031 Housing Element (File No. 2025-007) – Consideration of proposed General Plan and Zoning Ordinance amendments to implement the 2023-2031 Housing Element. The City Council adopted the revised 2023-2031 Housing Element on March 24, 2025. Before the Housing Element can receive State certification, the City must complete the rezoning program identified in Housing Element program HE-I-1.

Housing Element program HE-I-1 requires the City to amend General Plan Land Use designations and zoning designations to accommodate the City’s Regional Housing Needs Allocation (RHNA) as shown in the adopted 2023-2031 Housing Element on Table 4: “Sites that Require Rezoning to Meet RHNA Capacity” and other changes to accommodate the RHNA and comply with State law.

The proposed amendments implement the required changes, including creation of new land use designations and text amendments to the General Plan, new Zoning Districts, revision of land use and zoning maps, zoning ordinance text amendments that establish objective development standards for new zoning districts, and other conforming changes and changes required by State law.

Housing Element sites with proposed land use and zoning designation changes are listed below:

Site #	Address/APN
2	Vacant - 751 Oceana Blvd/009245030 (1 parcel)
10	Lumberyard - 4275 Coast Hwy/ 018140050 (1 parcel)
11	Vacant - Coast Hwy, west of Vallemar Center, northside of former lumberyard/ 018140460, 018140470 (2 parcels)
12	Vacant Former Caltrans - Hwy 1 b/w 4300-4400 Coast Hwy/ 018140700 (1 parcel)
18	Caltrans Park n Ride – Across from Linda Mar SC/ TBD (1 parcel)
19	Filipino 7th Day Adventist - 533 Hickey Blvd/ 009502290 (1 parcel)
20	PW Corp Yard - 155 Milagra Dr/009166010, 009252040, 009252050 (3 parcels)
21	Oceana High School - 401 Paloma Ave/009293070, 016083060, 016121020 (3 parcels)
22	Terra Nova High School - 1450 Terra Nova Blvd/ 022310300 (1 parcel)
24	Sanchez Library - 1111 Terra Nova Blvd/ 023593140 (1 parcel)
25	Caltrans Skyline ROW - Skyline Blvd/ TBD (1 parcel)
28	Fairmont SC - 705 Hickey Blvd, SW Corner of Gateway Dr and Hickey Blvd and 707 Hickey Blvd/ 009440110, 009440120 (2 parcels)
29	Linda Mar SC Rear Parking Lot & Center - 500 Linda Mar Blvd/ 023041190, 023041200, 023041270 (3 parcels)
30	Builders Exchange - 520 San Pedro Ave/ 023073090 (1 parcel)
31	Ace Hardware Parking Lot & Blvd - 560 San Pedro Ave/ 023073100, 023073110 (2 parcels)

Site #	Address/APN
32	Brentwood SC & Oceana/Manor - 555 Oceana Blvd/ 009164200, 009164210, 009164220 (3 parcels)
38	Vacant - Coast Hwy/San Marlo Eastside, northeast of Our Savior's Lutheran Church/ 018140660, 018140300 (2 parcels)
16A	Park Mall - 1055 Terra Nova Blvd/023593070 (1 parcel)
16B	Park Mall - 1035 Terra Nova Blvd/023593130 (1 parcel)
27A	Pacific Manor Parking Lot - Palmetto Ave/ 009134130 (1 parcel)
27B	Pacific Manor Parking Lot - Palmetto Ave/ 009134150 (1 parcel)
A	Latter Day Saints – 730 Sharp Park Rd/ 017470100 (1 parcel)
B	Ramallah Plaza – 2480 Skyline Blvd/ 009360520 (1 parcel)
D	Vacant – 340 Waterford St/ 09058040 (1 parcel)
E	Car Wash – 340 Waterford St/ 09058030 (1 parcel)
F	Vacant w/ Accessory Bldg – Oddstad Blvd/ 023593160 (1 parcel)
G	Skyline Water Tank – Skyline Blvd/ 009610110 (1 parcel)
H	Pavilion of Flowers – 801 Oceana Blvd/ 009245020 (1 parcel)
I	Vacant – Coast Hwy, southeast of Our Saviors Lutheran Church/ 018140220 (1 parcel)
J	Our Savior's Lutheran Church - 4400 Coast Hwy/ 018140090 (1 parcel)

For more information on the proposed zoning regulations, please see <https://www.planpacific.org/housing-element> and <https://www.planpacific.org/project-docs>.

On May 19, 2025, the Planning Commission held a public hearing and recommended approval of the rezoning of Site 19 by a vote of 4-0-1 (recused) (2 Commissioners were absent).

On June 2, 2025, following a continued public hearing, the Planning Commission recommended approval of the rezoning of Sites 38, I, and J by a vote of 5-0-1 (recused) (1 Commissioner was absent).

On July 7, 2025, following a continued public hearing, the Planning Commission recommended approval of the Zoning Map Amendment (excluding Sites 19, 38, I, and J), the General Plan Amendment, the Zoning Text Amendment, and the General Plan Land Use Designation Map by a vote of 7-0, with certain recommended revisions to the proposed ordinance.

California Environmental Quality Act (CEQA) status: The City of Pacifica prepared an Environmental Impact Report, State Clearinghouse No. 2024050168, pursuant to CEQA. The Draft Environmental Impact Report was made available for public comment from December 13, 2024 to February 3, 2025 and the Final Environmental Impact Report, Findings of Fact, and Statement of Overriding Considerations are available at the link below. On July 7, 2025, following a continued public hearing, the Planning Commission also recommended certification of the Final EIR and adoption of the Findings of Fact and Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program by a vote of 7-0.

Anyone interested may appear and be heard at the time and place noted above. Related documents will be available online prior to the hearing at <https://www.planpacific.org/project-docs>. Additional information for the item above is available upon request to the Community Development Department. Submit requests for additional information to planningdivision@pacificacityca.gov. These items will also be posted 72 hours prior to the meeting on the City's website at: <https://pacificacityca.iqm2.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 at (650) 738-7300. If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to persons with disabilities.