

**CALIFORNIA COASTAL COMMISSION**

North Central Coast District Office  
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# F5a

## PUBLIC NOTICE

**Prepared May 23, 2008 (for June 13, 2008 Hearing)**

**TO:** Commissioners and Interested Persons

**FROM:** Charles Lester, Deputy Director  
Ruby Pap, District Supervisor  
Madeline Cavalieri, Coastal Planner

**SUBJECT: City of Pacifica LCP Minor Amendment Number 2-07 (Inclusionary Zoning Ordinance)**

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The City of Pacifica is requesting that its certified Local Coastal Program (LCP) Implementation Plan (IP) be amended. This amendment request was filed on April 30, 2008 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555.

The proposed amendment would establish an Inclusionary Zoning Ordinance to address affordable housing needs in the City. The ordinance would require all residential developments of eight or more units or parcels to develop at least fifteen percent of the total proposed units Below Market Rate (BMR). In the City's Redevelopment Project Area, 40% of the BMR units would be restricted to very low income households, 30% of the BMR units would be restricted to lower income households, and the remaining units would be restricted to moderate income households. Outside of the Redevelopment Project Area, 50% of the BMR units would be restricted to lower income households, and the remaining units would be restricted to moderate income households.

The ordinance allows developers to propose alternatives to constructing the BMR units within the proposed development. These alternatives include: 1) constructing BMR units off-site; 2) dedicating land to the City that is suitable for construction of BMR units; and 3) paying an in-lieu fee to the city. The Planning Commission would be able to approve a proposed alternative only if it finds that the purposes of the Inclusionary Zoning Ordinance would be better served by the alternative.

Based on its review of the submitted materials, the Executive Director has determined that the LCP amendment qualifies as a minor amendment. Section 13554(a) of the California Code of Regulations defines minor amendments to certified Implementation Plans as:

*Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the Land Use Plan as certified by the Commission.*

The proposed amendments add specificity to portions of the certified implementation plan. None of the amendments change the kind, location, density, or intensity of use of the implementation ordinances.

The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554 because it clarifies LCP terminology and is consistent with and adequate to carry out the intent of the City's certified Land Use Plan (CCR Section 13554(a)).

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its June 13, 2008 meeting at the Sonoma County Board of Supervisors Chambers at 575 Administration Drive in Santa Rosa. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

If you have any questions or need additional information regarding the proposed LCP amendment or the Commission procedures, please contact Madeline Cavalieri at (831) 427-4863. If you wish to register an objection to the proposed minor LCP amendment, please do so by June 9, 2008.