

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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Date Filed: May 19, 1997
60th Day: July 18, 1997
Staff: James Muth
Staff Report: May 23, 1997
Hearing Date: June 13, 1997
Commission Action:

TO: Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director
Steven Scholl, District Director
James Muth, Coastal Planner

SUBJECT: **City of Pacifica LCP Amendment No. 1-97 Major, (Extension of City-wide Growth Control Ordinance)** (For Commission public hearing and action at the meeting of June 13, 1996 in San Rafael.)

SYNOPSISAmendment Description.

The City of Pacifica is requesting an amendment to Section 9-5.11 of the Pacifica Municipal Code to extend an existing City-wide growth control ordinance for five years, from June 30, 1997 to June 30, 2002.

Summary of Staff Recommendation.

Staff recommends that the Commission, upon completion of the public hearing, approve the LCP Amendment as submitted. The purpose of the growth control ordinance is to regulate the timing of residential development within the City so that new residential development does not outpace the City's ability to provide needed services and infrastructure to support the development, and without causing adverse impacts on coastal resources. Extension of the growth control ordinance would not change the basic provisions of the Implementation Plan that carries out the LUP. The growth control ordinance merely slows the rate of residential development by allocating a limited number of building permits each year and by requiring a vote of the electorate to rezone lands currently zoned for agriculture and hillside protection. Slowing the rate of residential development pursuant to the growth control ordinance enhances the adequacy of the Implementation Plan to carry out the policies of the LUP by: (1) helping to ensure that when new residential development is developed adequate public services will be available to accommodate the development,

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(2) reducing adverse cumulative impacts on coastal streams and wetlands by reducing the number of active residential construction sites occurring each year, thereby reducing the extent of exposed and easily erodible soils at construction sites, (3) helping to maintain the productivity of agricultural lands by making it more difficult to convert these lands to non-agricultural uses, and (4) minimizing the alteration of natural landforms and preserving scenic and visual resources by making it more difficult to convert hillside open space to development.

Analysis Criteria.

To approve the LCP amendment, the Commission must find that the Implementation Plan (IP), as amended, conforms with and is adequate to carry out the policies and land use plan map designations of the City's LUP.

Additional Information.

For further information, please contact James Muth at the North Coast Area Office or call (415) 904-5260. Correspondence should be sent to the California Coastal Commission at the above address, attention "James Muth".

I. STAFF RECOMMENDATION FOR THE LCP AMENDMENT.

Staff recommends that, following a public hearing, the Commission adopt the following resolutions and related findings:

A. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED.

The resolution is properly introduced by the following motion:

"I move that the Commission reject LCP Amendment No. 1-97 (Major) to the City of Pacifica's Implementation Plan as submitted by the City."

Staff recommends a NO vote, and adoption of the following resolution and findings. Only an affirmative (yes) vote on the motion by a majority of the Commissioners present can result in rejection of the amendment.

RESOLUTION:

The Commission hereby certifies LCP Amendment No. 1-97 (major) to the Implementation Program of the City of Pacifica LCP for the specific reasons discussed in the following findings on the grounds that the zoning ordinances, zoning district maps, and other implementing materials as amended conform with and are adequate to carry out the provisions of the land use plan as certified. As submitted, the amendment does not have a significant adverse impact on the environment within the meaning of CEQA.

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II. FINDINGS TO APPROVE THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED.

A. LCP Amendment Request.

The City of Pacifica is requesting an amendment to Section 9-5.11 of the Pacifica Municipal Code to extend an existing, City-wide, growth control ordinance for five years. No substantive changes to the existing growth control ordinance are proposed.

As shown on page 7 of Exhibit No. 4 of the staff recommendation, Section 9-5.11 of the Pacifica Municipal Code currently states the following:

Section 9-5.11. Termination.

This Chapter shall terminate on June 30, 1997. On or after June 30, 1995, this Chapter shall be reviewed and revised if determined to be necessary to insure consistency with the City's General Plan, including its Housing Element, or with other law.

As shown on page 1 of Exhibit No. 3 of the staff recommendation, the proposed LCP amendment amends the termination date of Section 9-5.11 of the Pacifica Municipal Code to June 30, 2002.

B. Planning Background.

The Coastal Commission certified the City's Local Coastal Program (LCP) in 1993. The LCP includes a section on growth management procedures which requires that all new development in the coastal zone be subject to the growth management procedures set forth in the Pacifica Municipal Code, Title 9, Chapter 5, except where exempt pursuant to that Chapter. The full text of the City-wide growth control ordinance is found in Sections 9-5.01 through 9-5.11 of the Pacifica Municipal Code. See Exhibit No. 4.

As noted above, Section 9-5.11 of the Pacifica Municipal Code contains a termination clause whereby the ordinance will expire on June 30, 1997. The proposed LCP amendment extends the expiration date of the growth control ordinance for five years. The LCP amendment does not change any of the substantive provisions of the ordinance.

The purpose of the growth control ordinance is to time the phasing of residential growth in the City so that development does not out pace the City's ability to provide needed services and infrastructure to support the growth. More specifically, the ordinance has established: (1) a public vote requirement to rezone any land in an Agricultural District or in a Hillside Preservation District, and (2) an allocation process for the development of residential lands.

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With respect to the allocation process, the ordinance allocates a total of 70 building permits per year for residential development. The ordinance exempts from this limited allocation various uses such as: (1) the replacement, repair, remodeling or expansion of an existing dwelling unit, (2) exclusively commercial, industrial, or agricultural projects, (3) a single-family dwelling on an existing lot as in-fill development, (4) affordable housing units, (5) housing for the elderly and/or disabled, (6) second residential units, and (7) accessory dwelling units in the same structure as a commercial use in a commercial zoning district.

Except where dwelling units are exempt from this ordinance, the ordinance requires that no building permit shall be issued for a new dwelling unit until a Residential Development Allocation (RDA) has been issued by the City. The ordinance provides that unused allocations will accrue from year-to-year creating an annual balance of unused RDA's. Individual applicants are entitled to 20% of the annual balance in any given year. Allocations for especially large projects can require multi-year accrual and/or phasing.

In the five year period beginning with fiscal year 1992, 87 allocations for new units were approved by the City along with requests, last year, for extension of 88 previously approved allocations. Currently, the allocation balance has a net surplus of 340 unused units. If the expiration date of the growth control ordinance is extended as proposed, another 70 units will be automatically added to the allocation balance. Staff at the City Building and Planning Department expect allocation requests in excess of 100 units during the first quarter of Fiscal year 97/98 due to two large projects currently in the planning process as well as several smaller requests. During the five year period indicated above, Pacifica's housing stock increased 1.96% from 13,816 units to 14,087 units according to building permit records and State Department of Finance Data.

As background information, the following exhibits are attached to the staff recommendation. They are:

Exhibit No. 1, a map showing the location of the City of Pacifica in San Mateo County.

Exhibit No. 2, a copy of City Council Resolution No. 24-97 submitting the LCP amendment to the Coastal Commission.

Exhibit No. 3, a copy of a City Council Ordinance amending the termination language in Section 9-5.11 of Title 9, Chapter 5 of the Pacifica Municipal Code.

Exhibit No. 4, a copy of the full text of the existing, City-wide growth control ordinance.

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C. Conformance with and Adequacy to Carry Out LUP Policies.

As noted above to approve the LCP amendment, the Commission must find that the Implementation Plan (IP), as amended, conforms with and is adequate to carry out the policies and land use plan map designations of the City's LUP.

1. LUP Policies.

Relevant LUP policies applicable to the proposed amendment include the following policies on new development, agricultural lands, scenic and visual resources, and biological productivity and water quality.

a. New Development.

Policy No. 23 on page C-9 of the City's certified coastal Land Use Plan restates Section 30250 of the Coastal Act. Policy No. 23 states in applicable part:

New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

b. Agricultural Lands.

Policy No. 20 on page C-9 of the City's certified coastal Land Use Plan restates Section 30242 of the Coastal Act. Policy No. 20 states in applicable part:

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless:

- (a) Continued or renewed agricultural use is not feasible, or
- (b) Such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

c. Scenic and Visual Resources.

Policy No. 24 on page C-9 of the City's certified coastal Land Use Plan restates Section 30251 of the Coastal Act. Policy No. 23 states in applicable part:

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The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

d. Biological Productivity and Water Quality.

Policy No. 12 on page C-6 of the City's certified coastal Land Use Plan restates Section 30231 of the Coastal Act. Policy No. 12 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing the alteration of natural streams.

2. Discussion and Analysis.

The Commission found at the time that the LCP was originally certified that the Implementation Plan with the growth control ordinance conformed with and was adequate to carry out the applicable policies of the City's certified coastal Land Use Plan. No substantive changes to the previously certified growth control ordinance are proposed, except to apply the ordinance to the period of time between June 30, 1997 to June 30, 2002. Extension of the growth control ordinance would not change the basic provisions of the rest of the Implementation Plan that carry out the LUP. The growth control ordinance merely slows the rate of residential development and adds a requirement of a vote of the electorate to the hurdles involved in attempts to amend the LCP to rezone lands currently zoned for agriculture and hillside protection. The basic provisions regarding the siting and designing of development to minimize impacts on coastal resources are found elsewhere in the Implementation Plan, apart from the growth control ordinance provisions.

Slowing the rate of residential development pursuant to the growth control ordinance enhances the adequacy of the Implementation Plan to carry out the policies of the LUP that are designed to protect coastal resources. For example, by pacing residential development to a rate more commensurate with the rate that the City can provide needed infrastructure and services, the growth control ordinance better enables the City to ensure that new residential development is sited where adequate public services are available to

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accommodate the development consistent with LUP Policy No. 23. By slowing development, the ordinance also reduces the magnitude of temporary construction impacts on coastal resources. For example, the cumulative sedimentation of streams in any given year caused by the erosion of exposed soils at construction sites would be reduced, consistent with LUP Policy 12 regarding biological productivity and water quality. The streams may be better able to assimilate such sedimentation in smaller doses over a longer period of time than if there was massive development and great amounts of sedimentation at one time. In addition, by requiring a vote to rezone lands within an agricultural District, the ordinance makes it more difficult to convert these lands from agriculture to non-priority uses, consistent with the intent of Policy No. 20 to retain lands in agricultural production. Similarly, by requiring a vote to rezone a Hillside Protection District to some other uses will make it more difficult to convert hillside open space to development, consistent with the intent of Policy 24 to reduce the alteration of natural landforms and preserve scenic resources.

Therefore, the Commission finds that the Implementation Plan, as amended by LCP Amendment No. 1-97 conforms with and is adequate to carry out the City's certified Land Use Plan.

D. California Environmental Quality Act.

Pursuant to SB 1873, which amended the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency in terms of meeting CEQA requirements for local coastal programs. In approving the proposed amendment, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

. . . if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed in the findings above, the proposed Implementation Plan amendment as submitted will not result in significant environmental effects within the meaning of CEQA. The Commission therefore finds, the LCP amendment, as submitted, is consistent with Section 21080.5(d)(2)(i) of the Public Resources Code.

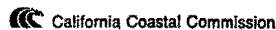
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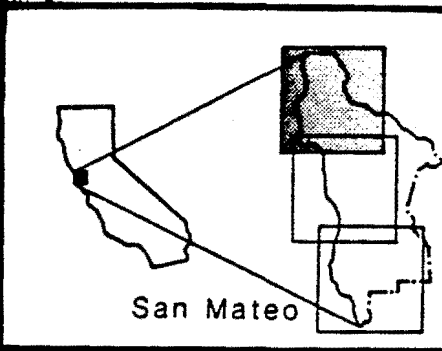
EXHIBIT NO. 1

APPLICATION NO.
Pac LCP Amend #1-97

Regional Location



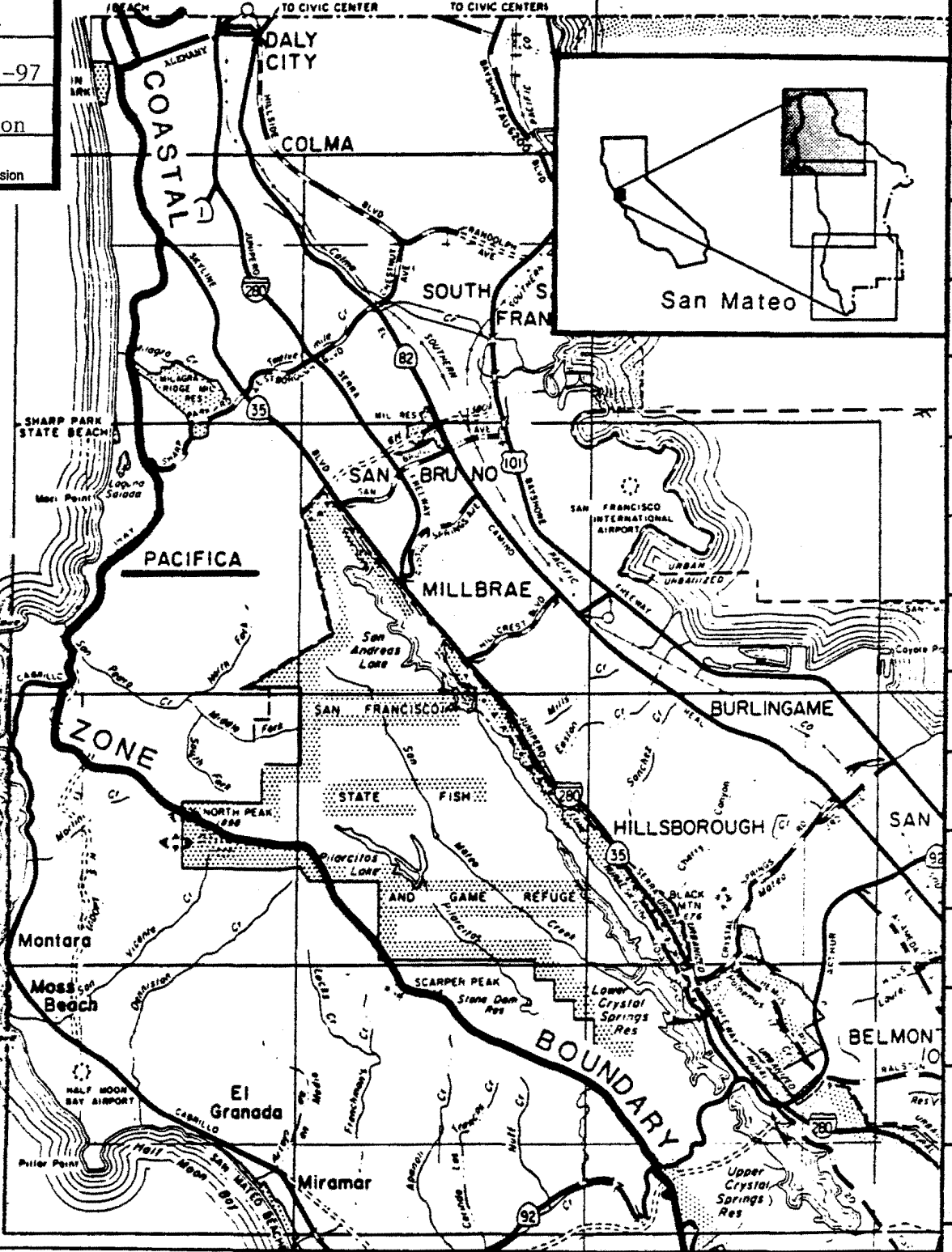
SAN FRANCISCO CITY AND COUNTY



San Mateo

PACIFIC OCEAN

PACIFIC




LOCATION MAP



County of San Mateo

Sheet 1 of 3

EXHIBIT NO. 2
APPLICATION NO. Pac LCP Amend #1-97
Resolution #24-97
 California Coastal Commission

RESOLUTION NO. 24-97

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PACIFICA ADOPTING AN AMENDMENT
TO THE ZONING CODE EXTENDING THE GROWTH CONTROL ORDINANCE**

WHEREAS, effective February 24, 1982 the voters of the City of Pacifica adopted Ordinance No. 322-C.S. establishing a growth management system to regulate the rate of new residential growth in the City of Pacifica; and

WHEREAS, effective July 8, 1993, the voters of the City of Pacifica adopted Ordinance No. 604-C.S. amending Ordinance No. 322-C.S. to reflect current land use goals in the city; and

WHEREAS, the Ordinance No. 604-C.S. expires on June 30, 1997 pursuant to Section 9-5.11 of the Pacifica Municipal Code; and

WHEREAS, the City Council and the Planning Commission of the City of Pacifica held a joint Study Session on March 31, 1997 to review the ordinance's performance as measured against established housing production goals and to discuss possible revisions to the ordinance; and

WHEREAS, the City Council directed staff to prepare an ordinance amendment to extend the existing ordinance without any changes; and

WHEREAS, the City Council finds that temporary extension of Ordinance No. 604-C.S. is necessary so that the timing of residential growth in the city does not out pace the city's ability to provide public services and infrastructure for this growth and therefore the ordinance is necessary to protect the public health, safety and welfare; and

WHEREAS, the City Council finds that the current unused building permit balance of 340 units, combined with the annual allotment of 70 additional units per year and various exemptions, will allow the city to meet its regional fair share of 116 annual housing units as described in the General Plan and established by the Association of Bay Area Governments; and

WHEREAS, the City Council finds and declares that this temporary extension of the ordinance is exempt from CEQA for the following reasons:

(a) This temporary ordinance extension is not a project within the meaning of Section 15378 of the State CEQA guidelines, because it has no potential for resulting in a physical change in the environment, directly or ultimately. The purpose of this ordinance is to temporarily extend the current ordinance as a reflection of current land use policies;

(b) This ordinance amendment is categorically exempt from CEQA under Sections 15307 and 15308 of the State CEQA guidelines. This ordinance amendment is a regulatory action taken by the City in the exercise of its constitutional and statutory authority to assure the maintenance, restoration, or enhancement of a natural resource or protection of the environment where the regulatory process involves procedures for protection of the environment.

(c) This ordinance extension is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. For the reasons set forth previously in this Resolution, it can be seen with certainty that there is no possibility that this temporary ordinance extension will have a significant effect on the environment, and therefore the ordinance is not subject to CEQA.

The City Planner is hereby authorized and directed to file a Notice of Exemption for this temporary ordinance extension upon its adoption.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pacifica adopt the attached ordinance extending Ordinance 604-C.S., Growth Control for five years.

* * * * *

Passed and adopted at a meeting of the City Council of the City of Pacifica held on the 14th day of April by the following vote:

AYES, Councilmembers: DeJarnatt, Hinton, Carr, Edminster, Gonsalves

NOES, Councilmembers: None

ABSENT, Councilmembers: None

ABSTAIN, Councilmembers: None


Maxine Gonsalves, Mayor

ATTEST:



David Carmany, City Manager-Clerk

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFICA
AMENDING CHAPTER 5 OF TITLE 9 OF THE PACIFICA MUNICIPAL CODE:
ARTICLE 11. RELATING TO GROWTH CONTROL: TERMINATION (TA-90-97)**

The City Council of the City of Pacifica does hereby ordain as follows:

SECTION I. Section 9-5.11 of Title 9, Chapter 5 of the Pacifica Municipal Code, relating to Growth Control: Termination, is hereby amended to read in its entirety as follows:

"Sec. 9-5.11. Termination. This Chapter shall terminate on June 30, 2002. On or after June 30, 1999, this chapter shall be reviewed and revised if determined to be necessary to insure consistency with the City's General Plan, including its Housing Element, or with other laws."

SECTION II. The City Clerk shall cause a summary of this ordinance to be published once in the Pacifica Tribune, a newspaper of general circulation in the City of Pacifica, within fifteen (15) days of its adoption. This ordinance shall become effective thirty (30) days after its adoption by the City Council and not before approval of the California Coastal Commission.

* * * * *

The foregoing ordinance was introduced on April 14, 1997 and passed and adopted at a regular meeting of the City Council of the City of Pacifica held on the ___th day of _____, 1997 by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

Maxine Gonsalves, Mayor

ATTEST:

David Carmany, City Manager Clerk

APPROVED AS TO FORM:

Michelle Marchetta Kenyon, City Attorney



EXHIBIT NO. 3
APPLICATION NO. Pac LCP Amend #1-97
City Ordinance
 California Coastal Commission

EXHIBIT NO. 4
APPLICATION NO. PAC LCP Amend #1-97
Existing growth control ordinance
 California Coastal Commission

ORDINANCE NO. 604-C.S.

AN ORDINANCE OF THE CITY OF PACIFICA
ADOPTING A GROWTH MANAGEMENT ORDINANCE
AND AMENDING PROVISIONS OF THE "AGRICULTURAL
DISTRICT" AND "HILLSIDE PRESERVATION
DISTRICT" REGULATIONS

SECTION 1.

A new Chapter 5, Title 9 of the Pacifica Municipal Code is added to read as follows:

"Section 9-5.01. TITLE.

This Chapter may be cited as the "City of Pacifica Growth Management Ordinance."

Section 9-5.02. FINDINGS.

The voters of the City of Pacifica do find and declare as follows:

a. Improperly managed residential growth within the City of Pacifica could adversely affect the City's capacity to provide adequate services to accommodate that growth. In particular, improperly managed residential growth could result in an overburdening of the City's sewage treatment facility, increased traffic congestion on streets and freeways, inadequate levels of police and fire protection, and adverse impacts on water resources and drainage systems.

b. It is the intent voters of the City of Pacifica to prevent these harms, to control the distribution and rate of growth of the City and to prevent the overextension of City services by adopting measures to properly manage the rate of residential growth within the City. Such measures will promote the public health, safety and welfare by ensuring that services provided by the City and other utility and service agencies operating in the City can be properly and effectively staged in a manner that will not overextend services and will allow the opportunity for deficiencies in existing services to be brought up to required and necessary standards as new development is approved and fees are collected for establishment of these services.

c. Measures to control the rate of residential growth in the City are necessary to: insure that residential development does not outpace the City's ability to provide adequate and necessary services, prevent increased traffic congestion on Highway 1 and key intersections, preserve the quality of life of the community, and where possible to properly manage the process and timing of the conversion of open space resources and agricultural land to other uses.

d. The City's available fiscal resources are set forth in the following documents: FY 1992-1993 Budget, City of Pacifica; 1992-1993 Financial Statement, City of Pacifica.

e. The City's environmental resources are described in the City of Pacifica General Plan, the City of Pacifica Local Coastal Land Use Plan, and the 1988 City of Pacifica Open Space Task Force Report.

f. The specific housing programs and activities being undertaken by the City are set forth in the 1990 Housing Element of the City of Pacifica as amended in 1992, which is incorporated by this reference. These include programs to preserve low and moderate income housing and subsidized and assisted housing developments, to promote the maintenance and rehabilitation of substandard units, to promote second residential units and mixed use developments, to use City resources to develop affordable housing and to provide incentives such as density bonuses for affordable housing.

g. The potential development of lands zoned "Agricultural" and/or "Hillside Preservation District" (HPD) is of City-wide interest due to the size, location, visibility, slope, and/or current or potential agricultural productivity of such lands. These features make such lands different in character than other property in the City, and it is therefore reasonable that such lands be rezoned by means of procedures which will afford the widest possible public participation and input. Therefore, it is appropriate to adopt measures that will allow for a City-wide public vote on a proposal to rezone lands zoned "Agricultural" or "Hillside Preservation District" for purposes of significant development.

h. Pacifica's Housing Element, adopted in November 1990, identifies Pacifica's share of the regional housing need. According to the Association of Bay Area Governments' (ABAG) 1989 publication entitled, "Housing Needs Determinations, San Francisco Bay Region," Pacifica's fair share of the regional housing need between 1988 and 1995 is 811 units, or 116 units per year during the seven year period. The proposed residential growth management ordinance will allow the building of at least 70 units per year, in addition to exemptions for single-family dwellings on individual infill lots, affordable housing, housing for the elderly and/or disabled and mixed use. Therefore, the Growth Control Management Ordinance will not have an adverse impact on the City's ability to meet its share of the regional housing need, because the exemptions will provide more than enough permits to accommodate Pacifica's housing need for all income categories.

i. The Growth Management Ordinance provides exemptions for affordable housing, housing for the elderly and/or disabled, second residential units, mixed uses and single-family dwellings on individual properties. These exemptions, along with the 70 permits per year allowed by the Growth Management Ordinance, will allow the City to keep pace with the growth rate of the past decade. In addition, none of the surrounding communities (Daly City, San

Bruno, South San Francisco) has adopted growth control measures, and the growth control measures adopted by San Mateo County for its unincorporated areas in the coastal zone have not been a constraint to housing development. Therefore, the proposed ordinance will not reduce housing opportunities in the region and Pacifica's Growth Management Ordinance will not have an impact on the region. In fact, the Ordinance will work to increase housing opportunities by encouraging housing for lower income people, the elderly, and disabled.

j. In order to meet its housing goals, including its fair share of the regional housing need as established by ABAG, Pacifica has adopted a Housing Element that contains housing programs and activities for the maintenance, improvement, and preservation of housing.

k. In the process of formulating, reviewing and adopting the Growth Management Ordinance, the City has considered the effect of the Growth Management Ordinance on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, concluding that the needs of its citizens can best be met by the adoption of this Ordinance without adversely impacting the housing needs of the region.

l. It is in the best interests of the City, in order to protect the health, safety, and general welfare of its citizens, to control the rate of new residential growth within the City by establishing an annual maximum number of new dwelling units authorized by building permits during each fiscal year, except where exempted herein.

m. An annual maximum number of seventy (70) new dwelling units each year, in addition to those exempted from this Chapter, will provide a supply of new housing consistent with the City's fiscal, environmental, and physical resources and capabilities and will enable Pacifica to meet its regional housing needs for all economic segments.

n. The Growth Management Ordinance implements the policies of the City's General Plan and zoning ordinance and is fully consistent therewith."

Accordingly, the voters of the City of Pacifica do hereby ordain as follows:

"Section 9-5.03. Annual allotment.

Except where dwelling units are exempt from this Chapter pursuant to § 9-5.04, no building permit shall be issued for a new dwelling unit until a Residential Development Allocation (RDA) has been issued by the City.

During each fiscal year (commencing July 1 and ending June 30) through June 30, 1997, the number of Residential Dwelling Allocations for new dwelling units to be authorized by building

permits in the City shall not exceed seventy (70) units. Each dwelling unit shall require one (1) Residential Development Allocation on a one-for-one basis.

Section 9-5.04. Exemptions.

The following developments are exempt from the requirement to obtain a Residential Development Allocation prior to issuance of a building permit pursuant to § 9-5.03 of this Chapter:

(a) Replacement, repair, remodeling or expansion of an existing dwelling unit on a one-for-one basis provided no additional dwelling units are created; and

(b) Exclusively commercial, industrial, or agricultural projects; and

(c) One single-family dwelling unit on an individual existing lot; and

(d) Affordable dwelling units, as defined in the City's Density Bonus Ordinance, Pacifica Municipal Code, Title 9, Article 41. Such units shall be maintained at the rent or resale price levels established in the City's Density Bonus Ordinance and shall continue to be maintained at those levels for the time periods established therein.

(e) Dwelling units exclusively for the elderly and/or disabled as defined in the City's Density Bonus Ordinance, Pacifica Municipal Code, Title 9, Article 41. Such units shall remain available for elderly and/or disabled persons for the time periods established in the Density Bonus Ordinance.

(f) Second residential units as defined by the City's Second Residential Unit Ordinance, Pacifica Municipal Code, Title 9, Article 4.5.

(g) Accessory dwelling units in the same structure as a commercial use in a commercial zoning district pursuant to the criteria set out in Pacifica Municipal Code, Title 9, Article 10.

(h) All exemptions previously authorized under the provisions of Ordinances Nos. 322-C.S., 590-C.S. or 597-C.S.

Section 9-5.05. Allocation.

(a) To implement the policies of this Chapter, the City shall establish a procedure for the allocation of Residential Development Allocations.

(b) The allocation procedure shall include a competitive allocation procedure to provide for the allocations in any fiscal year when the number of Residential Development Allocations sought exceeds the number of Residential Development Allocations which are available. The competitive allocation procedure shall implement the policies of this Chapter and shall include criteria and a

ranking process. Criteria shall include, but not be limited to, the following: ability of public facilities, utilities and services to meet the demands created by the project, presence or absence of adverse environmental impacts, site and architectural design quality, the provision of private or public usable open space, consistency with neighborhood character, and provision of affordable housing, senior housing and housing for the disabled. The Planning Commission shall consider each application for a Residential Development Allocation at a public hearing and evaluate and rank the applications according to these criteria. The Planning Commission recommendations shall be forwarded to the City Council for review and approval. At a public hearing, the City Council shall consider the Planning Commission's recommendations and ranking. The City Council shall then adopt a final ranking list and award Residential Development Allocations pursuant to that list. The City Council may adopt, reject or modify the recommendations and ranking of the Planning Commission.

(c) When the number of available Residential Development Allocations exceed demand, the City Council may issue Residential Development Allocations without following the competitive evaluation system process set forth in subsection (b) above.

(d) Unused allocations shall accrue from year to year. Allocations which, on the effective date of this Chapter, are available and unallotted under prior Ordinances 322-C.S., 590-C.S., 597-C.S., or 603-C.S., shall be carried over and shall be available for allocation pursuant to this Chapter.

(e) Expiration. A Residential Development Allocation shall expire on June 30th of the next fiscal year succeeding the year of issuance unless a building permit is issued prior to its expiration date. Upon expiration, the Residential Development Allocation shall become available for re-allocation.

(f) Extension. A Residential Development Allocation may be extended by the City Council for a period not to exceed one (1) year, provided that prior to the expiration of the Residential Development Allocation, an application for an extension is filed with the Planning Department. The City Council may grant or deny a request for an extension. No public hearing shall be required for such an extension.

Section 9-5.06. Distribution and Phasing.

(a) To insure an equitable distribution of building permits and to encourage in-fill development, no applicant may receive more than twenty (20%) percent of the available annual Residential Development Allocations in any fiscal year.

(b) In order to permit phasing of multi-unit projects, where such projects exceed the available annual allotment of Residential Development Allocations, the allocation procedure shall include a procedure for the phasing of such projects over more than one fiscal year by reservation of succeeding year allotments. Such reservations shall be deducted from the number of Residential

Development Allocations to be awarded for the fiscal year under consideration.

Section 9-5.07. Agricultural land.

In order to maximize public participation in rezoning decisions concerning conversion of agriculturally-zoned land to urban uses, to preserve the right of the local electorate to vote on significant zoning matters and to insure that development proposed for agricultural lands is appropriate to its unique character and importance, through June 30, 1997:

(a) All land within the City which is zoned or designated "Agricultural District" on the zoning maps of the City as set forth in Chapter 4 of Title 9 of the Pacifica Municipal Code on or after the effective date of this Ordinance may not be rezoned or redesignated, and the "B" district with which said Agricultural District is combined may not be changed, without a vote of the people.

(b) The uses to which land zoned or designated "Agricultural District" can be put and the structures which can be erected thereon are only the uses and structures permitted by the provisions of Chapter 4 of Title 9 of the Pacifica Municipal Code on the effective date of this Ordinance, unless otherwise approved by a vote of the people.

Section 9-5.08. Hillside protection.

In order to maximize public participation in rezoning decisions concerning development of sensitive hillside lands, in order to preserve areas of open space where possible and to retain natural terrain by encouraging the concentration of dwellings and other structures on their sites, to help protect people and property from potentially hazardous conditions particular to hillsides, and to insure that development is compatible with the unique hillside resources of Pacifica, through June 30, 1997:

(a) All land within the City which is zoned or designated "Hillside Preservation District" on the zoning maps of the City as set forth in Chapter 4 of Title 9 of the Pacifica Municipal Code on or after the effective date of this Ordinance may not be rezoned out of the Hillside Preservation District without a vote of the people.

(b) The standards governing the Hillside Preservation District shall be the standards specified in the provisions of Chapter 4 of Title 9 of the Pacifica Municipal Code on the effective date of this Ordinance, unless otherwise approved by a vote of the people.

Section 9-5.09. Relationship to other laws.

Nothing in this Chapter shall be construed to exempt any person from compliance with any other applicable City ordinance, regulations, or Code which is not in conflict with this Chapter.

In the event of such a conflict, the provisions of this Chapter shall prevail. This Chapter may be amended by the City Council.

Section 9-5.10. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Chapter is for any reason held void, invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such decision shall not affect the validity of the remaining portions thereof.

Section 9-5.11. Termination.

This Chapter shall terminate on June 30, 1997. On or after June 30, 1995, this Chapter shall be reviewed and revised if determined to be necessary to insure consistency with the City's General Plan, including its Housing Element, or with other law.

SECTION 2.

Section 9-4.1901 of the Pacifica Municipal Code is hereby amended to add new subsections (d) and (3) to read as follows:

"Section 9-4.1901(d).

Conditional uses allowed in the Agricultural District, subject to obtaining a Use Permit and Site Development Plan pursuant to this title, shall be as follows:

- (1) One single family dwelling unit with the development standards as specified in the "B" District with which the "A" District is combined;
- (2) One second residential unit as defined in Article 4.5 of Chapter 4 of this title.

Section 9-4.1901(e).

Public parks shall be a permitted use in the Agricultural District."

SECTION 3.

Section 9-4.2256 of the Pacifica Municipal Code is hereby amended to add a new sentence to read as follows:

"Where land is both within the Agricultural and Hillside Preservation zoning districts, applicants proposing a development which is either a conditional or a permitted use within the Agricultural District are exempt from the requirement to reclassify the property to the Planned Development District; however, all other requirements of the Hillside Preservation District shall remain applicable. A proposal to subdivide such land is a development proposal within the meaning of this Section and shall

be required to follow the procedures and standards of this Section, including the requirement of reclassification to the Planned Development District."

SECTION 4. Effective Date. If this ordinance receives the highest number of affirmative votes cast upon this measure at the June 8, 1993 local election, this ordinance shall become effective ten (10) days after the declaration of the vote by the City Council as provided by law.

* * * * *

Approved by the voters at the June 8, 1993 special municipal election and becomes effective July 8, 1993.