

## CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5200  
FAX (415) 904-5400



# M 15.b

Date Filed: February 16, 1999  
60th Day: Extended to April 17, 2000  
Staff: D. Rance  
Staff Report: May 21, 1999  
Hearing Date: June 7, 1999  
Commission Action:

TO: Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director  
Steven Scholl, Deputy Director  
Robert Merrill, North Coast District Manager  
Darryl Rance, Coastal Planner

SUBJECT: **City of Pacifica LCP Amendment No. 1-99 Major, (Lee & Stuckey Rezone)** (Meeting of June 7, 1999, in Santa Barbara.)

## SYNOPSIS

### Amendment Description

The City of Pacifica is requesting certification of LCP Amendment No. 1-99 (Lee & Stuckey) to the City's certified Implementation Plan to rezone a 10,482-square-foot property from C-3 (Service Commercial) to C-2 (Community Commercial) at 2307 Palmetto Avenue, Pacifica (APN 016-301-180). The amendment would allow for mixed commercial and residential uses of the property. Such mixed-use is currently allowed by the certified Land Use Plan, but not the current C-3 zoning.

### Summary of Staff Recommendation

The staff recommends that the Commission approve the Implementation Plan (IP) amendment as submitted. The amendment, which consists of a change in the Zoning Map, is consistent with the certified Land Use Plan (LUP) as the LUP designates the site as Commercial and the text of the LUP provides that the subject property allow mixed commercial and residential uses for properties that front on Palmetto Avenue. The rezone will allow the subject property to be developed on the ground floor for a commercial use and the second floor for residential use.

# City of Pacifica LCP Amendment

## No. 1-99 Major (Lee & Stuckey)

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### II. FINDINGS TO APPROVE THE ZONING MAP AMENDMENT AS SUBMITTED

#### A. Site Description

The subject site is a 10,482-square-foot property located at 2307 Palmetto Avenue, Pacifica, San Mateo County, APN 016-301-180 (Exhibit Nos. 1 - 3). The site is flat, currently vacant, contains no heritage trees or habitat area and is 2 blocks inland from the shoreline. The property was previously developed and is completely surrounded by existing development. The property is located within the West Sharp Park Plan Area of the City of Pacifica. West Sharp Park is an established low and moderate income residential neighborhood that is intermixed with retail commercial development along Palmetto Avenue in the vicinity of the site.

#### B. Land Use and Zoning

The site is designated under the City's certified Land Use Plan (LUP) as Commercial. The text of the LUP allows mixed residential and commercial uses within Commercial Districts in the vicinity of the site.

The current zoning designation for the site is Service Commercial (C-3) which does not permit mixed commercial and residential development, as provided for in the certified LUP. The application includes a request for a zone change for the subject property from C-3 to the Community Commercial (C-2) Zoning District, which allows development to include provisions for commercial uses in combination with residential uses, provided that a use permit is obtained. The certified IP limits the intensity of mixed-use residential development to one dwelling unit per 2,000 square feet of lot area. Existing commercial land uses in the project vicinity include retail sales, personal service, an art gallery and the Coastside Scavenger Company.

#### C. LCP Amendment Request

This rezone would amend the zoning map in the City's Implementation Program to rezone a 10,482-square-foot property from C-3 (Service Commercial) to C-2 (Community Commercial). The amendment would allow for a mixed residential and commercial use of the property. A "before" and "after" illustration showing the existing and proposed zoning of the subject property is shown on Exhibit No. 4. The proposed amendment would make the zoning for the subject property consistent with the certified LUP and would allow mixed residential and commercial uses when dwelling units are located above ground floor commercial uses.

## City of Pacifica LCP Amendment

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Principally permitted uses within the **C-1, Neighborhood Commercial Zoning District** include: 1) retail uses, such as food, drug, liquor, bakeries, delicatessens, and the like; 2) Personal services, such as professional offices, shoe repair, barber and beauty shops, laundries and dry cleaning establishments, and banks and financial institutions; 3) Business and administrative offices when located entirely above the ground floor of any commercial structure; 4) Art galleries and instructional studios for dance and arts and crafts and crafts production shops; and 5) Visitor-serving commercial and recreational uses, as defined in the Local Coastal Land Use Plan. Conditionally permitted uses within the C-1 District, subject to obtaining a use permit, include: 1) Service stations; 2) Motels and drive-in restaurants; 3) Veterinary hospitals and clinics (small animals); 4) Special care and childcare facilities; 5) Business and administrative offices, if located on the ground floor; 6) Amusement machine arcades as a new or a part of an existing use; 7) Massage, health, or bathing establishments; 8) One or more dwelling units in the same building as a commercial use when located entirely above the ground floor. Density shall be controlled by a minimum lot area per dwelling unit of 2,000 square feet; and 9) Restaurants.

As proposed, the zoning amendment would apply the C-2, Community Commercial zoning designation to the subject property. This designation would allow residential dwelling units to be located above the ground floor of a commercial building as a conditionally permitted use, as this designation allows all uses permitted in the C-1 District, and the C-1 District allows such uses. The informational and procedural requirements for an Implementation Plan/zoning amendment are provided on Page C-111 of the City's certified LUP. The LUP states that the City Council can recommend changes to the Local Coastal Program (LCP) but any LCP amendment would not take effect until the California Coastal Commission has certified it.

#### E. LCP Amendment Analysis

The Commission finds that the City of Pacifica LCP Implementation Plan, as amended, conforms with and is adequate to carry out the certified Land Use Plan.

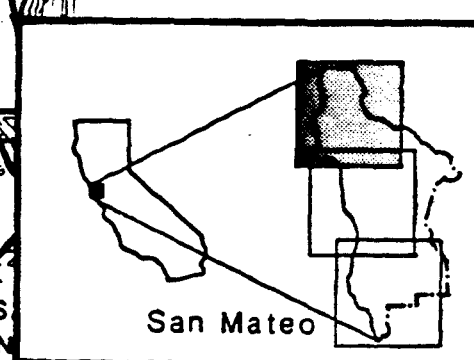
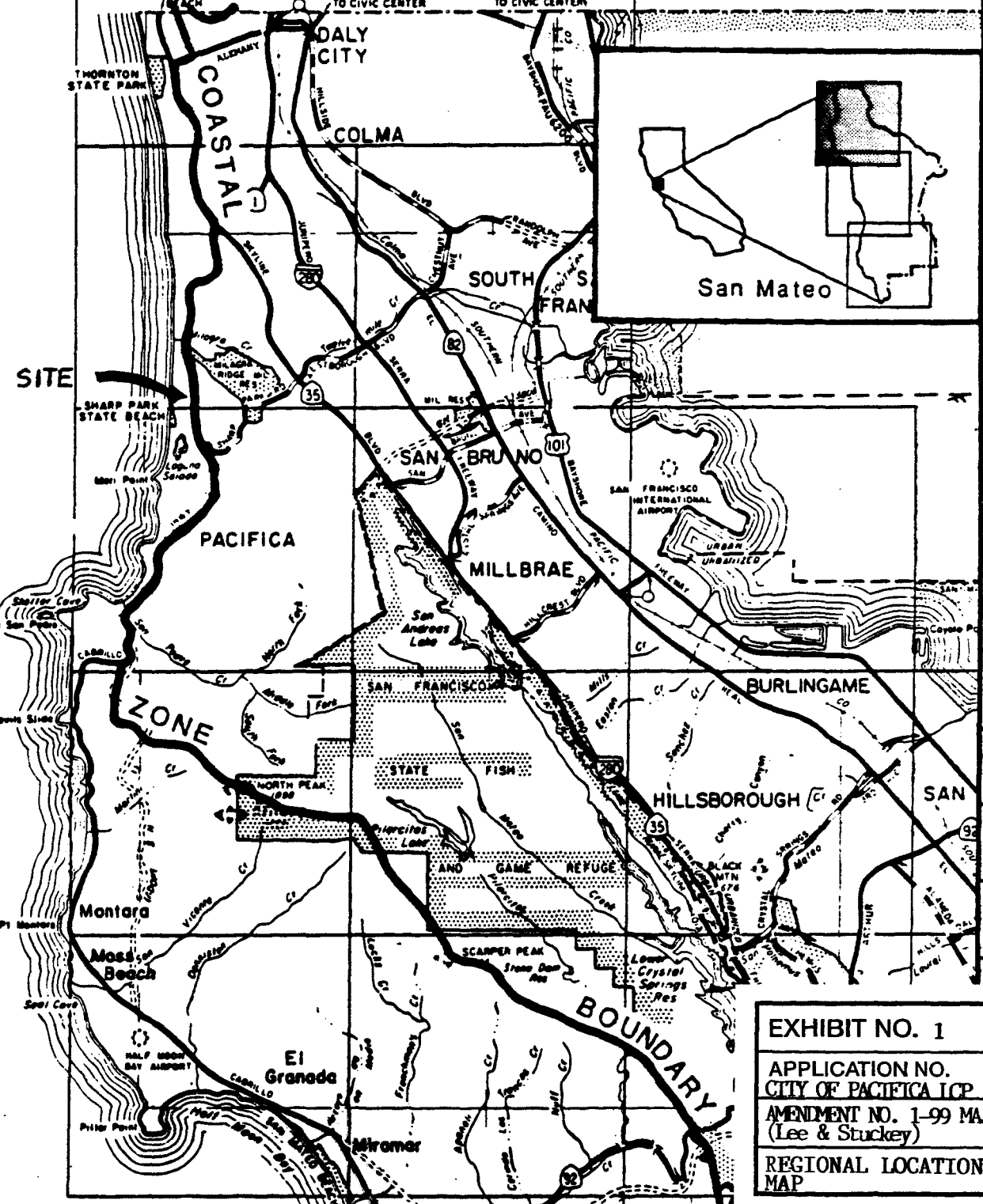
On November 15, 1988, the California Coastal Commission approved City of Pacifica LCP Amendment No. 1-88, which included revisions to policy language regarding the West Sharp Park Neighborhood. LCP Amendment No. 1-88 modified LUP policy language which extended the provision for mixed use commercial and residential development along the entire length of Palmetto Avenue, including the subject property. This text language indicates that the West Sharp Park area, and more specifically, the entire length of Palmetto Avenue is suitable for mixed commercial and residential development. Many of the properties which front Palmetto Avenue are currently developed with compatible mixed use commercial and residential development. However, the current zoning for the subject property does not allow for mixed commercial and residential uses. The proposed amendment would make the zoning for the subject property consistent with the certified LUP and would allow mixed commercial and residential uses when dwelling units are located above ground floor commercial development.

Therefore, the proposed Implementation Plan amendment will not lead to future increases in the intensity or density of use of the property not already contemplated by the City and the Commission when LCP Amendment No. 1-88 was certified.

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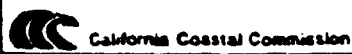
SAN FRANCISCO CITY AND COUNTY

PACIFIC OCEAN



San Mateo

EXHIBIT NO. 1
APPLICATION NO.
CITY OF PACIFICA ICP
AMENDMENT NO. 1-99 MAJOR (Lee & Stuckey)
REGIONAL LOCATION MAP

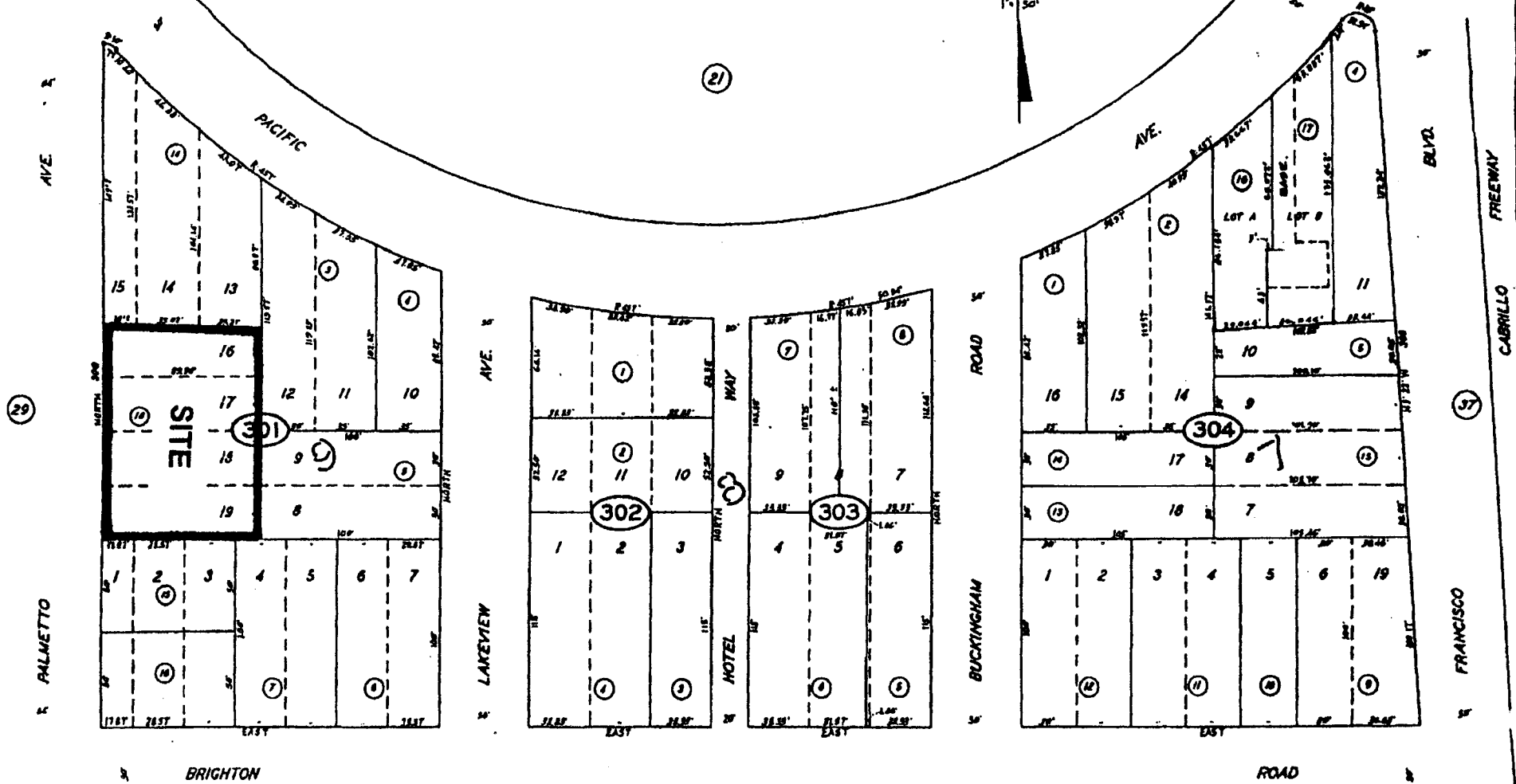


# LOCATION MAP



TAX CODE AREA

16-30



### ZONING EXHIBIT

2307 PALMETTO AVENUE  
APN: 016-301-180

PARCEL MAP VOL 66/52  
BRIGHTON BEACH NO.2 RSM 6/4

**Zoning District**  
**EXISTING: C-3, SERVICE COMMERCIAL**  
**PROPOSED: C-2, COMMUNITY COMMERCIAL**

EXHIBIT NO. 3  
 APPLICATION NO.  
 CITY OF PACIFICA ICP  
 AMENDMENT NO. 1-99 MAJOR  
 (Lee & Sturkey)  
 ASSESSORS PARCEL  
 MAP

EXHIBIT NO. 5
APPLICATION NO. CITY OF PACIFICA ICP
AMENDMENT NO. 1-99 MAJOR (Lee & Stuckey)
CITY COUNCIL RESOLUTION

RESOLUTION NO. 755

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA  
RECOMMENDING THE REZONING OF PROPERTY LOCATED AT 2307 PALMETTO  
AVENUE; APN 061-381-180**

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Applicants: Rick Lee and Bob Stuckey  
Rezoning no.: RZ-172-98

WHEREAS, regular amendments to the City's zoning map as allowed by State Law are necessary to make the zoning map a current reflection of City policies and goals, and to protect public health, safety and welfare, and

WHEREAS, an application has been filed to rezone the vacant, approximately 10,582 square-foot property located along the east side of Palmetto Avenue, south of Pacific Avenue, 2307 Palmetto Avenue (APN 016-301-180) from C-3 (Service Commercial) to C-2 (Neighborhood Commercial), and to develop thereupon a mixed-use (commercial and residential) development, as required by Municipal Code, and

WHEREAS, the Planning Commission has determined that the rezoning is consistent with the immediate and surrounding pattern of development, and

WHEREAS, notice of the public hearing was duly published and mailed as required by the Pacifica Zoning Code and State Law, and

WHEREAS, a Mitigated Negative Declaration was prepared, circulated and recommended for certification stating that the referenced rezoning and development project could have a significant effect on the environment regarding land use and noise, but with the implementation of mitigation measures the potential impacts will be avoided or reduced to insignificant levels, and

WHEREAS, on December 7, 1998, the Planning Commission did hold a duly noticed public hearing to consider the proposed rezoning, plans and development, and

WHEREAS, the rezoning is intended to be carried out in a manner totally in conformity with the California Coastal Act and implementing Local Coastal Plan, and will take effect thirty (30) days after adoption by City Council, and after approval by the California Coastal Commission, whichever is later.

EXHIBIT NO. 6
APPLICATION NO. CITY OF PACIFICA LCP
AMENDMENT NO. 1-99 MAJOR (Lee & Stuckey)
CITY ORDINANCE

**ORDINANCE NO. 664-C.S.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFICA  
REZONING PROPERTY LOCATED 2307 PALMETTO AVENUE (APN: 016-301-180)  
FROM C-3, SERVICE COMMERCIAL, TO C-2, COMMUNITY COMMERCIAL.**

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

Section 1. The City Council did, on January 25, 1999 duly hold a public hearing and the City Council does hereby find and determine that:

1. The Planning Commission, on December 7, 1998, recommended the rezoning of the property described below from C-3 to C-2.
2. The rezoning to C-2 is in conformance with the General Plan and with Articles 11, 35, 43 and 44 of the Pacifica Planning and Zoning Code.
3. The rezoning to C-2 is consistent with the provisions of the certified Local Coastal Plan and California Coastal Act.

Section 2. Rezoning. Section Map 12, Article 3, Chapter 4, Title 9 of the Pacifica Planning and Zoning Code is hereby amended to rezone the property indicated in the attached Zoning Exhibit and described below:

1. Rezone from C-3 (Service Commercial) to C-2 (Community Commercial) the following:  
  
APN 016-310-180:      0.24 acres, more or less, portion of lots 16, 17, 18 and 19, block 9, Brighton Beach No. 2, Subdivision Book 6, Page 4.

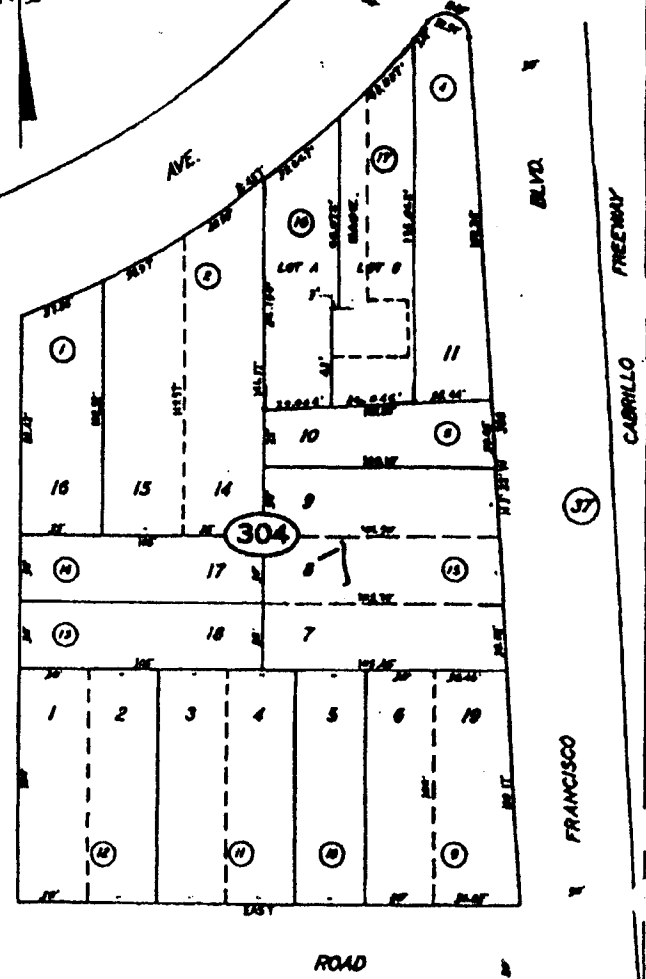
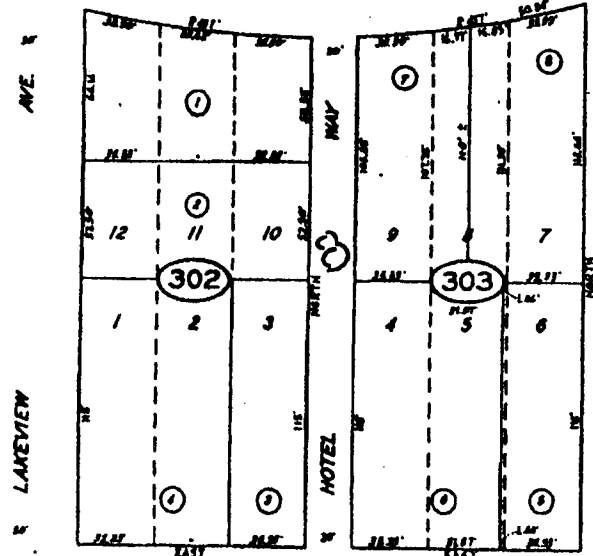
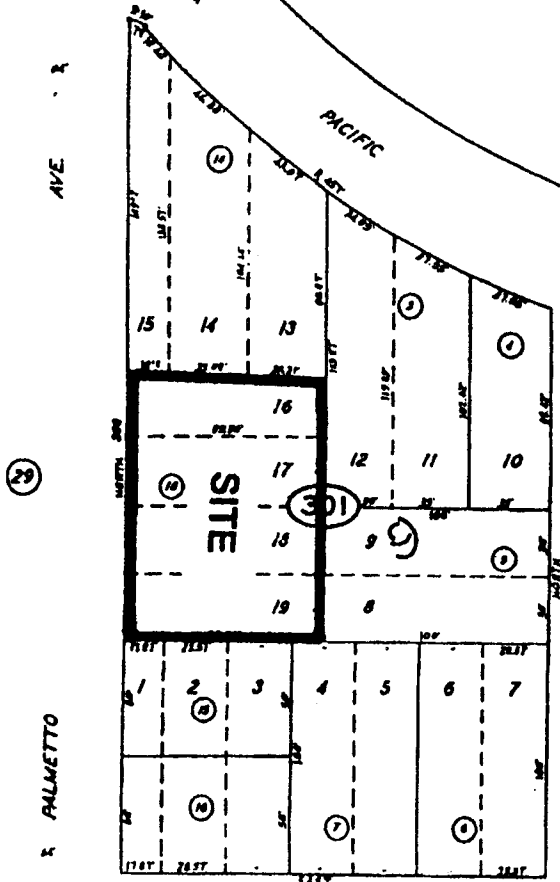
Section 3. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its adoption in the Pacifica Tribune, a newspaper of general circulation in the City of Pacifica, in accordance with Government Code Section 36933. This ordinance shall become effective thirty (30) days after its adoption by City Council and not before approval of the California Coastal Commission.

TAX CODE AREA \_\_\_\_\_

16-30



(21)



**ZONING EXHIBIT**

**2307 PALMETTO AVENUE  
APN: 016-301-180**

PARCEL MAP VOL 66/52  
MONTON BEACH NO. 2 RSM 6/4

**Zoning District**  
**EXISTING: C-3, SERVICE COMMERCIAL**  
**PROPOSED: C-2, COMMUNITY COMMERCIAL**