

**Pedro Point Community Association
P.O. Box 951
Pacifica, CA 94044**

August 9, 2011

Recommendation from the Pedro Point Community Association (PPCA) to the Pacifica City Council and The Pacifica Planning Commission concerning the General Plan Update (GPU) Land Use Alternatives and Key Policy Issues Report for the Pedro Point area:

The PPCA and residents of the Pedro Point community applaud the City Council's undertaking a comprehensive update of its General Plan for development and public improvements to our community. The PPCA is vested in the economy and well-being of the city of Pacifica.

However it has come to our attention that the GPU Land Use Alternatives and Key Policy Issues Report currently recommends the City Council consider re-zoning the undeveloped property west of the Pedro Point Shopping Center - referred to as "Calson Site"- to potentially support **A) Commercial/Residential (Multi-family Med-High density) development B) Hotel/Commercial/Mixed-Use/Residential development, or C) Mixed-Use/Hotel development**, all reportedly based on the community preferences.

While the PPCA does support many of the findings stated in the (GPU), we wish to make it known that we strongly oppose all three of the re-zoning alternatives currently proposed. We also wish to clarify what the residents of Pedro Point desire for their neighborhood, and our **actual** preferences for any re-zoning alternatives, which we encourage the City Council to seriously consider:

- (1) The Pacifica General Plan Land Use Alternatives and Key Policy Issues determined that "Pacifica falls short by nearly half" of its existing General Plan standard of 2.5 acres Neighborhood Park per 1000 residents (nearly 45 acres deficient within ¼ mile of residential development). **Therefore the PPCA urges City planners to fully consider land uses and land use designations at the Calson site that maximize opportunities for Neighborhood Parks to at least minimally meet the General Plan standard of no less than 2.5 acres.**
- (2) In order to comply with the existing General Plan standard for Neighborhood Parks, PPCA would also support the City's consideration to fully change the land use designation of the Calson Site to **Open Space**.
- (3) PPCA also conditionally supports the application of the "**Commercial-Recreational**" land use designation of the Calson site (consistent with its existing commercial zoning) to the extent that it would ensure protection of existing open space for the neighborhood.
- (4) **PPCA strongly opposes any re-zoning of the Calson site as Residential, Hotel or Mixed-Use/multi-family residential.**
- (5) PPCA urges City planners to reject from further review any alternatives for development of Pedro Point that violate the existing character of its neighborhood and fail to comply with neighborhood park standards. This includes any potential re-zoning of the Pedro Point Shopping Center to mixed use and/or hotel. The shopping center should remain **as is**, or potentially re-zoned as Commercial-Recreational where feasible. Any other Residential or Mixed-Commercial-type designation in the Shopping Center area would be out of character with the neighborhood, introduce a transient population and high traffic negatively impacting the community, and cause an undue burden on the neighborhood.

We believe these GPU recommendations will continue to build a strong sense of community without compromising the economic vitality of Pacifica or adversely affecting the local economy. Furthermore, these recommendations would encourage Pacifica residents to enjoy the recreational activities afforded in our neighborhood and for all our citizens to enjoy a more enriching life in our great city of Pacifica.

Sincerely,

Danny Estrella
President, Pedro Point Community Association
CC: Coastal Commission