

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024050168**

**Project Title:** Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective Development Standards Program

Lead Agency: City of Pacifica Contact Person: Justin Shiu  
 Mailing Address: 170 Santa Maria Avenue Phone: 650-738-7341  
 City: Pacifica Zip: 94044 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: Pacifica

Cross Streets: \_\_\_\_\_ Zip Code: 94044

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 2,042 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 353,751 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Varies

**Project Description:** (please use a separate page if necessary)

The Proposed Project is the Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective Development Standards Program. The General Plan Amendments and Rezoning component of Program HE-I-1 will create the regulatory framework to accommodate the Regional Housing Needs Allocation (RHNA) sites inventory and promote development of multi-family housing, including rental housing, missing middle housing, and mixed-use development. Along with rezoning specific sites in order to develop housing, the Proposed Project will also involve General Plan amendments to existing land use designations. As such, the Proposed Project addresses land use constraints to make the production of housing more likely. It reflects the priority given in the General Plan overall and Housing Element specifically to focus development in existing commercial shopping centers and other infill locations. The Objective Development Standards component of Program HE-I-1 will create or revise objective development standards ("ODS") applicable to the sites identified to meet the City's RHNA. The Proposed Project would create or amend six ODS addressing the following: height; setbacks from property lines; lot coverage; floor area ratio ("FAR"); open space per dwelling unit; and, off-street parking.

Rezoning sites include 2023-2031 Pacifica Housing Element Site Inventory sites 2 (751 Oceana), 10 (475 Coast Hwy), 11 (Coast Hwy), 12 (Hwy I between 4300-4400 Coast Hwy), 16A (1055 Terra Nova Blvd), 16B (1035 Terra Nova Blvd), 18 (Linda Mar Blvd), 19 (7th Day Adventist, 533 Hickey Blvd), 20 (Public Works Corp Yard, 155 Milagra Dr), 21 (Oceana HS, 401 Paloma), 22 (Terra Nova HS, 1450 Terra Nova Blvd), 23 (Sanchez Art Center, 1220 Linda Mar Blvd), 24 (Sanchez Library, 1111 Terra Nova Blvd), 25 (Caltrans ROW, Skyline Blvd), 27A (Pacifica Manor Shopping Center, 440 Manor Pl), 27B (Pacifica Manor Shopping Center, 440 Manor Pl), 28 (Fairmont Shopping Center, 777 Hickey Blvd), 30 (Builders Exchange, 520 San Pedro Ave), 31 (Aca Hardware, 560 San Pedro Ave), 32 (Brentwood Shopping Center, Oceana/Manor), 38 (Coast Hwy, San Marco Eastside), A (730 Sharp Park Rd), B (940 Skyline), C (340 Waterford), E (Car Wash, 340 Waterford), F (Oddstad Blvd), G (Water Tank, Skyline Blvd), H (801 Oceana Blvd), I (Coast Hwy), J (4400 Coast Hwy).

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

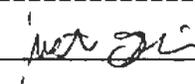
<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 12/13/2024 Ending Date 1/26/2025

### Lead Agency (Complete if applicable):

Consulting Firm: Dyett & Bhatia Applicant: City of Pacifica  
 Address: 4001 Howe St Address: 1800 Francisco Boulevard  
 City/State/Zip: Oakland, CA 94612 City/State/Zip: Pacifica, CA 94044  
 Contact: Clare Kucera Phone: (650) 738-7341  
 Phone: (415) 956-4300

Signature of Lead Agency Representative:  Date: 12/13/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.