



**Frequently Asked Questions for Plan Pacifica Release:
General Plan, Sharp Specific Plan, and EIR
Updated: 1/7/2022**

This assortment of Frequently Asked Questions (FAQs) is provided to assist the public in understanding information about the Plan Pacifica process. This FAQ is provided as a courtesy to the public and is not intended to provide legal advice nor is it intended to be relied upon as the process for any specific project. The FAQ may be updated periodically with new information from time to time.

1. What is Plan Pacifica?

Plan Pacifica is the combined process to update the City of Pacifica's General Plan and Local Coastal Program (LCP), and to develop a new Specific Plan for the Sharp Park neighborhood. It also includes preparation of an environmental impact report (EIR) to assess potential environmental impacts from the General Plan and Sharp Park Specific Plan (SPSP).

Following an extensive public engagement process, the City Council approved the Local Coastal Land Use Plan (LCLUP) (a component of the LCP) in February 2020. The LCLUP is a land use plan focused on the Coastal Zone. Its primary purpose is to provide policies that implement the Coastal Act of 1976, including but not limited to coastal resources protection and coastal access. The General Plan update has been drafted to be consistent with the LCLUP for areas within the Coastal Zone.

In June 2020 the City submitted the LCLUP to the California Coastal Commission (CCC) for certification. The City is continuing to work with the CCC towards certification of the LCLUP. The CCC must certify the City's LCLUP before it may take effect.

2. What is the public review and comment process for Plan Pacifica?

State law requires the City to provide a minimum 45-day public comment period on the draft EIR (DEIR). The City will provide written responses to those comments on environmental issues in accordance with the California Environmental Quality Act (CEQA). The deadline to submit comments on the DEIR is **5 PM on February 21, 2022**. All comments must be submitted in writing.

The public may also submit written comments on the General Plan update and SPSP at any time during or after the 45-day public comment period on the DEIR, which will be a part of the written record for the General Plan update and SPSP. All comments received prior to 12 PM the

day of a public hearing will be provided to the Planning Commission and City Council for consideration. However, the City encourages submission of all public comments on the General Plan update and SPSP during the DEIR comment period.

3. Why is the City releasing the General Plan update, SPSP, and DEIR at the same time?

The City is releasing the General Plan update, new SPSP, and DEIR concurrently to enable the public to consider these interrelated documents at the same time.

4. Where can I find the public review drafts of the Plan Pacifica documents?

The Plan Pacifica documents are available in digital and printed formats in several locations.

- Links to the digital format documents are here:
 - [General Plan Update and Sharp Park Specific Plan \(SPSP\)](#)
 - [Draft Environmental Impact Report \(DEIR\)](#)
- Printed copies of these documents are available for public review in the following locations:
 - **Planning Department**, 540 Crespi Drive, during [business hours](#)
 - **Sharp Park Library**, 104 Hilton Way, during [library hours](#)
 - **Sanchez Library**, 1111 Terra Nova Blvd., during [library hours](#)

Please note, in person review may be affected by conditions relating to COVID-19.

5. How can I submit comments?

You can submit comments by email, mail, or in-person delivery to the Planning Department, at the addresses indicated below. All comments must be in writing.

- **Mail/In-person delivery:**

Christian Murdock, AICP, Deputy Director of Planning
City of Pacifica Planning Department
540 Crespi Drive
Pacifica, CA 94044

Note: Check Planning Department operating hours prior to in-person delivery

- **Email:**

publiccomment@pacifica.gov

6. Will there be other opportunities for public involvement in Plan Pacifica after completion of the 45-day public review and comment period?

Yes. Various public input opportunities will follow completion of the 45-day public review and comment period. The public will have the following opportunities to participate:

- At least one Planning Commission public hearing.
- At least one City Council public hearing.
- The comprehensive zoning update that will follow General Plan and SPSP adoption will have several informational sessions and at least one public hearing at both Planning Commission and City Council before enactment. Updated zoning will include additional detail of how to implement the General Plan and SPSP at the project level.

- The Housing Element update that will begin later in 2022 and continue through early 2023 will include community input opportunities and public hearings on topics including identification of sites to accommodate the City's 1,892-unit Regional Housing Needs Allocation for the period 2023-2031.

[Subscribe to the Plan Pacifica mailing list](#) to receive email notifications of upcoming public hearings and other important announcements.

7. Will there be a dedicated staff person who will answer questions by the public during the 45-day review and comment period?

Planning Department staff familiar with the General Plan update, SPSP, and DEIR will be available during the public review and comment period to respond to short clarifying questions about the documents. However, due to limited Planning Department staffing and the need to focus on many other priorities while the Plan Pacifica documents are in the public review and comment period, staff will not be available during the review and comment period to respond to longer substantive questions, or to respond to substantive comments that are posed as questions. Those questions/comments should be submitted in writing during the review and comment period, as outlined above, so that the City may consider and respond to the comments as appropriate.

Due to the unknown number and timing of questions that may be asked, staff may be unable to answer all questions received during the public review and comment period. To be considered by the City, all public comments must be submitted in writing by the deadline.

8. Will the City provide responses to all comments submitted?

Any interested party may comment on the General Plan update, the SPSP, and the DEIR. Comments on the DEIR should focus on its sufficiency in analyzing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the DEIR's purpose to provide useful and accurate information about such factors. The City is required by law to respond to all comments on the DEIR. For comments relating to the General Plan update and SPSP, while not required by law, the City will strive to provide responses when possible.

For comments on the DEIR and comments on the General Plan update and SPSP, the City may organize responses by theme and may not provide direct responses to individual comments. All written comments received during the public review and comment period will be included as a part of the written record and considered by the Planning Commission and City Council prior to making a decision on the Plan Pacifica documents.

9. How was the public involved in developing the General Plan update and Sharp Park Specific Plan?

The City has conducted extensive community outreach throughout the Plan Pacifica process. The General Plan and LCLUP updates started in 2009 and included robust community engagement:

- Formation of a General Plan Outreach Committee
- Stakeholder interviews with 35 representatives of the various community interests
- Community forums attended by 225 community members
- Multiple community meetings before release of 2014 drafts
- Joint City Council/Planning Commission study session in 2015

After combining a new SPSP with the updates to the General Plan and LCLUP, the City kicked-off another broad community engagement effort throughout 2019 and 2020. This included:

- Five community meetings across the City attended by more than 250 community members in summer 2019
- Online video advertisements on Facebook and Instagram explaining ‘What is a General Plan?’ and ‘What is an LCLUP?’ in summer 2019
- Commission and committee presentations in summer 2019
- Stakeholder interviews with 17 representatives of residents, community organizations, business owners, and developers in fall 2019
- Two joint City Council/Planning Commission study sessions in fall 2019
- Online community survey with over 100 responses in fall 2019
- Planning Commission presentation of SPSP Existing Conditions Report in November 2019
- Formation of a City Council ad hoc subcommittee on SPSP outreach in November 2019
- SPSP community meeting at Little Brown Church in January 2020
- Online community survey with over 350 responses in spring 2020
- Community workshop and EIR scoping meeting in August 2020
- SPSP virtual “walk” along Palmetto Avenue in November 2020
- SPSP policy direction at City Council in September and November 2020

Additionally, City staff has received many written communications from the public sharing various perspectives on the Plan Pacifica process and its associated documents. In total, the City has held nearly 20 public meetings and has received input from more than 1,000 members of the public throughout this extensive public engagement process.

The City also undertook an extensive public engagement process during the LCLUP update process that culminated in the City Council’s approval of the LCLUP update in February 2020, as noted above.

10. Do the General Plan update and SPSP provide all the details to understand what future development may look like?

The General Plan update and SPSP contain a broad array of policies to address the built environment, protect resources, and guide the City’s infrastructure investments. However, they do not contain all of the policies needed to fully regulate development. The City’s Zoning Ordinance is the companion to the General Plan and the City’s specific plans, including the new SPSP as well as the City’s subdivision ordinance and Building Code standards.

The Zoning Ordinance must be consistent with the General Plan and SPSP and thus will be amended in the future to conform to the updated General Plan and SPSP. The Zoning Ordinance

contains additional specific details such as height limits, setbacks, parking requirements, maximum lot coverage, floor area ratio (FAR) limitations, and so on, that more precisely regulate development. It can also provide more specificity about allowable uses within the respective zoning districts. The General Plan and SPSP essentially provide the envelope, while the Zoning Ordinance fills in most of the other details.

As mentioned above, the process to update the Zoning Ordinance for consistency with the General Plan will begin following adoption of the General Plan.

11. Does the DEIR analyze all potential environmental impacts of development that may occur under the General Plan update and SPSP?

CEQA provides for different types of environmental review, depending on the nature of an activity undertaken by a public agency. In the case of the Plan Pacifica process, the City has prepared a programmatic EIR to analyze the potential environmental impacts from the General Plan update and SPSP.

A programmatic EIR analyzes potential environmental impacts differently than a project-level EIR. Generally speaking, the programmatic EIR the City has prepared evaluates the combined effect of the policies contained in the General Plan update and SPSP under a scenario the City can reasonably expect to occur, while also taking into account policies in the General Plan update and SPSP that may reduce potential environmental impacts. The result is a relatively high-level assessment of impacts to various environmental resources, including visual resources, air quality, noise, and others.

A programmatic EIR cannot provide the specificity of a project-level EIR because certain details of potential development projects cannot be known at this time. For example, the specific height, number of residential units, amount of commercial floor area, etc., will only be known at the time of a future application. Therefore, future development will be required to undertake additional environmental review during the application review process.