

General Information	
Jurisdiction Name	PACIFICA
Housing Element Cycle	6th
Contact Information	
First Name	Christian
Last Name	Murdock
Title	Planning Director
Email	cmurdock@pacifica.gov
Phone	(650) 738-7341
Mailing Address	
Street Address	<u>540 Crespi Drive</u>
City	Pacifica
Zip Code	94044
Website	
	www.cityofpacifica.org

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For San Mateo County jurisdictions, please format the APNs as follows: 999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
PACIFICA	323 Beaumont	94044	009-037-450		LDR	R-1	0	0	0.13	Vacant	YES - Current	NO - Privately-Owned	Project Pending	Not Used in Prior Housing Element	0	0	0	1	2019-037 new SFD		Site #1
PACIFICA	Santa Maria/Palmetto	94044	016-032-310		MUN	C-1	0	26	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Used in 4th and 5th RHNA Cycles	0	0	0	8	Assume mixed use /Res above 1st floor commercial per Sharp Park Specific Plan. 2015-007, PA pending.		Site #2
PACIFICA	2107 Palmetto	94044	016-192-320		MUC	C-1	0	50	0.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in 4th and 5th RHNA Cycles	0	0	7	7 parking garage.	Opportunity Site identified in Sharp Park Specific Plan.	Site #3	
PACIFICA	2205 Palmetto	94044	016-211-219		MUC	C-1	0	50	0.12	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 2019-017 MJU Condo		Site #4	
PACIFICA	Talbot/Goodman	94044	016-232-080	B	HDR	R-3	0	21	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	21	0	21	Assume HDR 30dua reduced by 81%.		Site #5
PACIFICA	Talbot/Goodman	94044	016-232-090	B	HDR	R-3	0	21	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-232-100	B	HDR	R-3	0	21	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-232-110	B	HDR	R-3	0	21	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-232-120	B	HDR	R-3	0	21	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-232-140	B	HDR	R-3	0	21	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-252-140	B	HDR	R-3	0	21	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-252-150	B	HDR	R-3	0	21	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-252-160	B	HDR	R-3	0	21	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-252-170	B	HDR	R-3	0	21	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #6
PACIFICA	Talbot/Goodman	94044	016-251-010	B	HDR	R-3	0	21	0.12	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	City parcel adjacent to privately owned parcels consolidated above. Good opportunity to incorporate into total project.	City Road Easement 10,700 SF could be added to site consolidation. - not included in calculation.	Site #7
PACIFICA	2251 Oceana Blvd	94044	016-242-090		MDR	R-2	0	15	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in 4th RHNA Cycle	0	0	4	4	Prime location vacant residential parcel close to transportation and services.		Site #8
PACIFICA	131 Brighton RD	94044	016-301-060		LDR	R-1	0	9	0.13	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2022-10 New ADU	Existing multi-family residential.	Site #9
PACIFICA	4275 Coast Hwy	94044	018-140-050		MUN	C-2	0	30	1.95	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	33	0	33	two parcels total 1.43 A same owner. Base density @60 duu reduced by .81% and 2/3 assuming mixed use with 2/3 ownership units and 1/3 commercial use.		Site #10
PACIFICA	Coast Hwy	94044	018-140-460	C	MUN	C-2	0	30	1.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	46	0	46			Site #11
PACIFICA	Coast Hwy	94044	018-140-470	C	MUN	C-2	0	28	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #11
PACIFICA	Coast Hwy	94044	018-140-700		MUN	C-2	0	30	3.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	112	0	0	112	Former Caltrans site, transferred to private owner.	Base density 60dua using AB2011. Reduced by 81% and 2/3 assuming mixed use with 2/3 res and 1/3 commercial.	Site #12
PACIFICA	5 Ohone Drive	94044	022-150-470		VLDR	R-1	0	2	1.49	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2021-005 new SFD		Site #13
PACIFICA	570 Crespi Dr	94044	022-162-310		MUC	M-1	0	50	1.74	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	1	12	15	2016-004, PA Pending		Site #14
PACIFICA	610 Crespi	94044	022-162-350	D	MUC	C-3	0	50	0.39	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	36	0	36	Total 1.37 A targeted for Mixed Use, excellent location near services. Base density @50du, reduced by 81% and 2/3 assuming mixed use with 2/3 res and 1/3 commercial		Site #15
PACIFICA	610 Crespi	94044	022-162-380	D	MUC	C-3	0	50	0.98	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #15
PACIFICA	1055 Terra Nova Blvd	94044	023-593-070	E	MUN	C-1	0	26	0.41	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	4	52	61	Entire shopping center - 4 parcels totalling 5.94 A. Assume vacant parcel plus portions of adjacent parcels parking result in 1.5 Ac available to redevelop, leaving most retail in place. Assume 50 duu base density (MUN) reduced by 81%.		Site #16
PACIFICA	1015 Terra Nova Blvd	94044	023-593-040	E	MUN	C-1	0	30	1.88	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	former gas station- remediated and closed case. Available for redevelopment. Owner very interested in residential use.		Site #16
PACIFICA	1005 Terra Nova Blvd	94044	023-593-110	E	MUN	C-1	0	30	0.89	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0 Park Mall Neighborhood Shopping - Old 1 site		Site #16
PACIFICA	1035 Terra Nova Blvd	94044	023-593-130	E	MUN	C-1	0	30	2.9	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0 Park Mall Neighborhood Shopping - Old 1 site		Site #16
PACIFICA	930 Oddstad Blvd	94044	023-672-600		LDR	R-1	0	9	12.57	Educational/Institution	YES - Current	YES - Other Publicly	Pending Project	Not Used in Prior Housing Element	6	5	59	70	Planning application pending for Pacifica School District Workforce Housing Project, includes rezoning to Planned Development.	Development Agreement will be executed	Site #17
PACIFICA	Linda Mar/Coast HWY	94044	TBD		MUN	C-1	0	30	2.1	Parking	YES - Current	YES - State-Owned	Available	Not Used in Prior Housing Element	54	0	0	54	Assume need for parking to continue but 1.1A available for residential development. Assume base 60dua using AB 2011, reduced by 81%	TCAC High Resource Area, High performing schools, Parks/community services, grocery store	Site #18
PACIFICA	Coast Hwy	94044	018-140-300	A	MUN	C-1	0	30	1.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	2	26	31	Assume market rate residential based on owner written communication. Assume base density of 30 duu reduced by 81%.	Affordability based on City inclusionary requirements for market rate projects.	Site #38
PACIFICA	Coast Hwy	94044	018-140-661	A	MUN	C-1	0	30	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			Site #38
PACIFICA	700 Oddstad Blvd	94044	023-450-100		Open Space/Ag/Res	IA	0	0	8.12	Educational/Institution	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	Assume 1.0 A undeveloped portion of existin	Assume farmworker housing on A	Site #37

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A1 For San Mateo County Jurisdictions, please format the APNs as follows: 999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3	
PACIFICA	533 Hickey Blvd	94044	009-502-290	0	0	15	0	Unaccommodated N	1.65	MDR	R-1	HDR	R-3	0	30	15	Non-Vacant	Filipino 7th Day Adher	Current	Site #19: 1,2,3,7	Nonvacant non residential feasibility criteria coded for each site in column below: 1.The site is greater than 1 acre. 2.Current built-out FAR is less than 40 percent. 3.Existing use was built at least 30 years ago and not recently remodeled, upgraded. 4.For Office, existing offices are designated class B or C. 5.Existing vacancies. 6.Existing retail uses do not include national chains. 7.Allowable density 30-50 DU/A. Base density to be approved to site density to be approved to 40 d.u., reduced by 81%. Owner has provided City with preliminary plans for 80 market rate units	Large site with significant open space. Assume #A is available to add residential and keep worship use @ 30 d.u., reduced by 81%.	Low income sites amenities for sites in column below: 1. High Performing Schools 2. Parks and Community Services 3. Grocery Stores 4. High Performing Jobs 5. Health Care Facilities
PACIFICA	751 Oceana	94044	009-245-030	3	3	8	68	Unaccommodated N	2.5	HDR	R-3	HDR	R-4	0	40	80	Vacant	Vacant	YES - Current	Site #2	City Council directed staff to work with school district on feasibility of site swap. Assume mixed use with school district offices and 100% affordable residential. Rezone to allow residential @40 d.u., reduced by 81%.	Low income amenities: 2,3 TCAC Moderate Resource	
PACIFICA	104 Avalon Dr	94044	009-166-010	25	25	0	0	Shortfall of Sites	0.13	Retail	C-2	MUC	MUC	0	40	50	Non-Vacant	Pacific Public Works	Current	Site #20: 1,2,3,7	Assume school and playing fields stay intact. Assume 5.5A of lower parking/vacant land available to add residential. Assume rezoning to allow residential at 30 d.u., actual capacity reduced by 81%.	Low income amenities: 2,3 TCAC Moderate Resource	
PACIFICA	155 Miraga Dr	94044	009-252-040	0	0	0	0	Shortfall of Sites	0.16	Retail	C-2	MUC	MUC	0	40	40	Non-Vacant	PW Corp Yard	YES - Current	Site #20			
PACIFICA	151 Miraga Dr	94044	009-252-050	0	0	0	0	Shortfall of Sites	0.32	Retail	C-2	MUC	MUC	0	40	40	Non-Vacant	PW Corp Yard	YES - Current	Site #20			
PACIFICA	401 Paloma	94044	009-293-070	5	5	10	114	Shortfall of Sites	51.31	Public	R-1	HDR	R-3	0	30	134	Non-Vacant	Oceana High School	YES - Current	Site #21: 1,2,7	Assume school and playing fields stay intact. Assume 5.5A of lower parking/vacant land available to add residential. Assume rezoning to allow residential at 30 d.u., actual capacity reduced by 81%.		
PACIFICA	1450 Terra Nova Blvd	94044	022-310-300	4	4	7	82	Shortfall of Sites	43.33	Public and Semi Pub	R-1	HDR	R-3	0	30	97	Non-Vacant	Terra Nova High School	YES - Current	Site #22: 1,2,7	Assume school and playing fields stay in place. 4.A - undeveloped portion of site available to add residential. Assume rezoning to allow res at 30 d.u., reduced by 81%.		
PACIFICA	1220 Linda Mar Blvd	94044	023-281-130	65	65	0	0	Shortfall of Sites	8.84	Public and Semi Pub	PF	HDR	R-4	0	40	130	Non-Vacant	Sanchez Art Center	YES - Current	Site #23: 1,2,3,7	Former school used for community art center and recreational ball fields. Assume ball fields remain in place and building redeveloped as mixed use, keeping community use and adding residential. Creek set back required at rear of property and keeping ball fields in place leaves 4.4 the site available for redevelopment. Assume rezoning to allow @40 d.u., reduced by 81%.	Low income amenities: 1,2 TCAC High Resource	
PACIFICA	1111 Terra Nova	94044	023-593-140	28	28	0	0	Shortfall of Sites	2.86	Public and Semi Pub	C-1	HDR	R-4	0	40	52	Non-Vacant	Sanchez Library	YES - Current	Site #24: 1,2,3,7	Assume 1 library service level can be maintained with less SF in building, leaving 1.6 A available for adding residential. Assume rezoning to allow @40d.u., reduced by 81%.	Low income amenities: 1,2,3 TCAC High Resource	
PACIFICA	Shylire Blvd	94044	TBD	81	81	0	0	Shortfall of Sites	5	N/A	N/A	HDR	R-4	0	40	162	Vacant	Vacant-Caltrans Skyway	YES - Current	Site #25: NA	Adjacent property owner of affordable housing interested in requesting a portion of Cal Trans ROW be declared surplus. Assume rezoning to add parcel to Solar at 40d.u., reduced by 81%.	Low income amenities: 1,2,3 TCAC High Resource	
PACIFICA	Hay 1	94044	TBD	61	61	0	0	Shortfall of Sites	2.5	N/A	C-3	HDR	R-5	0	60	122	Vacant	Vacant-Caltrans ROW	YES - Current	Site #26: NA	Adjacent Cal Trans ROW along HWY 1, excellent access to transportation and services. Assume rezoning to allow 60 d.u., reduced by 81%.	Low income amenities: 1,3 TCAC High Resource	
PACIFICA	Patrolito Ave	94044	009-134-130	0	11	0	63	Shortfall of Sites	0.76	Retail	C-1	MUC	MUC	0	60	76	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27: 1,2,3,6,7	Total shopping center is 4.5 A, including 2.6 A surface parking. Assume 2.6 A available for mixed use for redevelopment. Assume 60 d.u., including 40d.u., reduced by 81%, and further reduced to assume 2/3 residential and 1/3 commercial use in redeveloped area. Assume mixed income/market rate project subject to 15% Low income to comply with AB 2011.		
PACIFICA	440 Manor Plaza	94044	009-134-330	0	0	0	0	Shortfall of Sites	0.23	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	450 Manor Plaza	94044	009-134-340	0	0	0	0	Shortfall of Sites	0.18	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	460 Manor Plaza	94044	009-134-350	0	0	0	0	Shortfall of Sites	0.18	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	460 Manor Plaza	94044	009-134-360	0	0	0	0	Shortfall of Sites	0.18	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	462 Manor Plaza	94044	009-134-370	0	0	0	0	Shortfall of Sites	0.18	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	484 Manor Plaza	94044	009-134-400	0	0	0	0	Shortfall of Sites	0.18	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	494 Manor Plaza	94044	009-134-410	0	0	0	0	Shortfall of Sites	0.25	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	470 Manor Plaza	94044	009-134-520	0	0	0	0	Shortfall of Sites	0.12	MJLN	C-1	MUC	MUC	0	60	60	Non-Vacant	Pacific Manor Shopping	YES - Current	Site #27			
PACIFICA	777 Hickey Blvd	94044	009-440-090	0	3	3	30	Shortfall of Sites	0.77	Retail	P-D	MUC	MUC	0	50	41	Non-Vacant	Fairmont Shopping	YES - Current	Site #28: 1,2,7	Strong retail neighborhood shopping center - owner has expressed interest in residential opportunities once rezoning occurs. Total site is 7.4 A, assume 1.4 A of shop center available to redevelop to housing. Rezone to 50 d.u., reduced by 81% and assume mixed income housing.		
PACIFICA	791 Hickey Blvd	94044	009-440-090	0	0	0	0	Shortfall of Sites	0.63	Retail	P-D	MUC	MUC	0	50	50	Non-Vacant	Fairmont Shopping	YES - Current	Site #28			
PACIFICA	107 Hickey Blvd	94044	009-440-110	0	0	0	0	Shortfall of Sites	0.29	Retail	P-D	MUC	MUC	0	50	50	Non-Vacant	Fairmont Shopping	YES - Current	Site #28			
PACIFICA	Calhoun Dr	94044	009-440-150	0	0	0	0	Shortfall of Sites	5.23	Retail	P-D	MUC	MUC	0	50	50	Non-Vacant	Fairmont Shopping	YES - Current	Site #28			
PACIFICA	300 Hickey	94044	009-440-070	0	0	0	0	Shortfall of Sites	0.52	Retail	P-D	MUC	MUC	0	50	50	Non-Vacant	Fairmont Shopping	YES - Current	Site #28			
PACIFICA	De Solo Dr	94044	023-041-190	0	14	13	155	Shortfall of Sites	0.19	LDR	C-1	MUC	MUC	0	50	182	Non-Vacant	Linda Mar Shopping	YES - Current	Site #29: 1,2,3,5,7	Large 12.5 A shopping center with 15% retail vacancies. Large underutilized surface parking at rear of property. Assume 4.5 A available to add residential to shopping. Rezone to 50 d.u., reduced by 81%. Assume mixed income housing.		
PACIFICA	De Solo Dr	94044	023-041-200	0	0	0	0	Shortfall of Sites	0.23	LDR	C-1	MUC	MUC	0	50	50	Non-Vacant	Linda Mar Shopping	YES - Current	Site #29			
PACIFICA	Linda Mar	94044	023-041-280	0	0	0	0	Shortfall of Sites	1.6	Retail	C-1	MUC	MUC	0	50	50	Non-Vacant	Linda Mar Shopping	YES - Current	Site #29			
PACIFICA	500 Linda Mar	94044	023-041-270	0	0	0	0	Shortfall of Sites	11.6	Retail	C-1	MUC	MUC	0	50	50	Non-Vacant	Linda Mar Shopping	YES - Current	Site #29			

Jurisdiction Name	Site Address/Intersection	S Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
PACIFICA	520 San Pedro Ave	94044	023-073-090	0	0	23	0	Shortfall of Sites	0.86	Retail	C-2	MUN	MUN	0	30	23	Non-Vacant	Builders Exchange	YES - Current	Site #30: 1,2,3,6,7	Rezone to 30 duw, reduced by 81%	
PACIFICA	560 San Pedro Ave	94044	023-073-100	0	0	30	0	Shortfall of Sites	0.52	Retail	C-2	MUN	MUN	0	30	30	Non-Vacant	Ace Hardware/surface	YES - Current	Site #31: 1,2,3,6,7	Rezone to 30 duw, reduced by 81%	
PACIFICA		94044	023-073-110	0	0	0	0	Shortfall of Sites	0.72	Retail	C-2	MUN	MUN	0	30	0	Non-Vacant	Ace Hardware	YES - Current	Site #31		
PACIFICA	Oceana/Manor	94044	009-164-200	50	50	0	0	Shortfall of Sites	0.11	Retail	C-1	MUC	MUC	0	60	100	Non-Vacant	Retail- Insurance/office	YES - Current	Site #32: 1,2,3,6,7	Same Owner - total site 3.1 A. Rezone to allow residential. Assume 60 duw, 81% per AB2011. Further reduced to assume mixed use at 2/3 residential and 1/3 commercial.	Low income amenities: 2,3 TCAC Moderate Resource
PACIFICA	555 Oceana Blvd	94044	009-164-210	0	0	0	0	Shortfall of Sites	2.39	Retail	C-2	MUC	MUC	0	60	0	Non-Vacant	Recreation/Hotel/office	YES - Current	Site #32		
PACIFICA	543 Oceana Blvd	94044	009-164-220	0	0	0	0	Shortfall of Sites	1.4	Retail	C-2	MUC	MUC	0	60	0	Non-Vacant	Restaurant/Structure	YES - Current	Site #32		
PACIFICA	1655 Oceana Blvd	94044	016-220-150	0	0	0	14	Shortfall of Sites	0.35	MUC	C-1	MUC	MUC	0	50	14	Non-Vacant	Financial Bldg US Bank	YES - Current	Site #33: 2,3,7	Designated Opportunity Site in Sharp Park Specific Plan. Rezone higher density. Assume 50 duw, reduced by 81%.	
PACIFICA	2125 Coast Hwy	94044	018-041-010	32	32	0	0	Shortfall of Sites	2.5	Retail	C-1	MUC	MUC	0	60	64	Non-Vacant	restaurants- Vallemar	YES - Current	Site #34: 1,2,3,6,7	Total site is 2.5 A, but included historic bldg, so assume 2A are available to redevelop at mixed use. Rezone to allow residential. Assume 60 duw using AB2011 reduced by 81% and further reduced to assume mix of 2/3 residential and 1/3 commercial.	Low income amenities: 1,2,3 TCAC High Resource
PACIFICA	Coast Hwy/Sea Bowl Lane	94044	022-012-020	0	0	0	32	Shortfall of Sites	3.19	Visitor Serving Comm	C-1	MUN	MUN	0	20	32	Vacant	Vacant- Big Rock	YES - Current	Site #35: NA	sleep site reduces developability. Rezone to allow residential. Assume 2 A available at 20 duw. Further reduced to assume 2/3 residential and 1/3 commercial site.	
PACIFICA	4625 Coast Hwy	94044	022-150-440	109	110	0	0	Shortfall of Sites	9.56	Visitor Serving Comm	C-1	HDR	R-5	0	60	219	Non-Vacant	Bowling Alley	YES - Current	Site #36: 1,2,3,6,7	Pair of property is very sleep so assume 4.5 A of existing surface parking is usable for residential. Assume 60 duw using AB2011 reduced by 81%. Bowling Alley is closing business in spring 2023.	Low income amenities: 1,2 TCAC High Resource

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R-1	Single-family residential (SFR)
R-2	Two-family residential (e.g., duplex) (TFR), SFR
R-3	Multi-family residential (MFR), TFR, SFR
R-3/LD	MFR, TFR, SFR
R-3-G	MFR, TFR, SFR
R-3.1	MFR, TFR, SFR
R-5	MFR, TFR, SFR
R-1-H	SFR
C-1	Commercial, Mixed Use Commercial/MFR
C-2	Commercial, Mixed Use Commercial/MFR
C-3	Commercial
O	Commercial, Mixed Use Commercial/MFR
C-R	Commercial, Mixed Use Commercial/MFR
M-1	Commercial
M-2	Commercial
P	Parking
P-F	Public Facilities
R-M	Agriculture, recreation
A	Agriculture, SFR, Farmworker housing
OS	Open space, recreational facilities
P-D	As defined in approved development plan, typically residential, c
MUC	NEW: Mixed use high-density residential and commercial
R-4	NEW: MFR
MUN	NEW: Mixed use medium-density residential and commercial