

# Commercial Areas Alternative C

*Resource Conservation and Site  
Redevelopment Emphasis*

**Potential Development Sites**

- High Density Residential
- Retail Commercial
- Office/Commercial
- Service Commercial/Industrial
- Hotel/Visitor Commercial
- Mixed Use
- Commercial Recreation
- Public
- Park
- Greenbelt

**Special Areas**

- Special Areas
- Planning Area Boundary
- City Limits

**Infrastructure**

- Highways
- Existing Streets
- Unimproved Right-of-Way

**4 PACIFIC MANOR:**  
**COMMERCIAL, OFFICE**

- Office Commercial redevelopment of shopping center
- Existing designations on other sites

**3 NORTHERN PALMETTO /  
BASE OF MILAGRA RIDGE:**  
**RECREATION, INDUSTRIAL**

- Commercial Recreation designation on northern Palmetto allowing campground or similar use, ocean setback
- Relocation of industrial uses to Milagra Ridge site

**2 WEST / EAST SHARP PARK:**  
**MIXED USE, CIVIC CENTER**

- Mixed-use redevelopment on Palmetto
- Redevelopment of Old WWTP Site with visitor attraction, park
- Mixed use redevelopment at Eureka Square including Library linked across Hwy 1 with Civic Center
- New Civic Center on Francisco
- Office Commercial on Francisco
- Addition of elementary school program at Oceana HS campus

**1 ROCKAWAY BEACH / QUARRY:**  
**MINIMAL DEVELOPMENT**

**A** • Revitalization of Rockaway Beach

**B** • Minimal development of Quarry Site including:

- One new hotel
- Visitors' Center
- Open space/habitat on almost all of site

**C** • Industrial/Service Commercial designation for east side of Hwy 1

**D** • Hotel/visitor uses at Sea Bowl site

- Commercial and mixed use designations on adjacent sites

**8 GYPSY HILL:**  
**PLANNED DEVELOPMENT**

- Planned development including inn/hotel or related use, and clustered residential

**5 PEDRO POINT / LINDA MAR:**  
**MIXED USE, HOTEL**

- Development of Calson site with commercial, multi-family residential, park
- Redevelopment of Pedro Point Shopping Center with hotel, retail
- Mixed use redevelopment on Crespi Drive, both sides of Linda Mar Boulevard

**6 PARK MALL AREA: MIXED USE**

- Mixed use redevelopment at Park Mall and adjacent vacant site
- Mixed use redevelopment of Library site including multi-family or senior housing

*Same as Alternatives A and B*

**7 PARK PACIFICA STABLES:**  
**MAINTAIN**

- Commercial Recreation designation for Stables
- Potential for open space preservation of adjacent hillside parcels

*Same as Alternatives A and B*

