



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
505 SAN PEDRO AVENUE PROJECT IN THE CITY OF PACIFICA**

PROJECT TITLE: 505 San Pedro Avenue Project
PROJECT SPONSOR: Shawn Rhodes, NorCal Surf Shop
PROJECT LOCATION: 505 San Pedro Avenue, Pacifica, CA 94044
Assessor Parcel Number 023-072-010
DATE OF PUBLIC NOTICE: April 4, 2018
PUBLIC REVIEW PERIOD: April 4, 2018 through May 3, 2018 (5:00 pm)

Project Description:

The proposed project site consists of a 37,538-square foot (sf) lot located at 505 San Pedro Avenue in the Pedro Point neighborhood of the City of Pacifica. The City's General Plan designates the site as Commercial, and the site is zoned Community Commercial (C-2) with a Coastal Zone (CZ) overlay. The site is currently undeveloped and consists primarily of ruderal vegetation, with the exception of the northern portion of the site, which contains an unpermitted skateboard ramp ("half-pipe").

The proposed project would include the demolition of the on-site half-pipe feature and the construction of three buildings: a two-story surf shop building with a storage basement (Building #1), a skatepark with an associated two-story storage area (Building #2), and a two-story mixed-use building with retail space on the ground floor and two residential units on the second floor (Building #3). In addition, the project includes a parking lot with 24 uncovered spaces and two covered spaces, as well as associated infrastructure, pedestrian walkways, and landscaped areas. The various project components are discussed in further detail below.

- *Building #1* would include a three-story surf shop building with retail space, office/storage space, rentals, beach storage lockers, and outdoor shower.
- *Building #2* would include an unenclosed skatepark, surrounded by chain-link fencing, with roof-top solar panels, and connected with a two-story building for storage and associated retail use.
- *Building #3* would include a two-story mixed-use building with retail space on the ground floor and two residential units on the second floor.

The applicant is requesting approval of a Coastal Development Permit for development within the Coastal Zone, a Site Development Permit for new construction within a Commercial (C-2) district, a Use Permit to allow residential use, skatepark and outdoor shower in a Commercial (C-2) district, a Parking Exception for a reduced number of parking spaces to Zoning Code requirements, and the removal of heritage trees from the site. The project would also require approval by the Coastal Commission through their permit requirements.

Environmental Review:

An Initial Study (IS) has been prepared under the requirements of the California Environmental Quality Act for review and action by the City of Pacifica. The IS evaluates the potential environmental impacts of the Project. Based on the results of the IS, it has been determined that the Project would not have a

significant effect on the environment. Therefore, an Environmental Impact Report is not required, and a Mitigated Negative Declaration (MND) has been prepared. The Project has been modified to incorporate mitigation measures that would reduce potential environmental impacts to a less-than-significant level. The City of Pacifica is hereby releasing this Draft IS/MND, finding it to be accurate and complete and ready for public review.

Public Review and Comment:

The public comment period for the Draft IS/MND is April 4, 2018 through May 3, 2018. All comments received during the review period will be considered by the City prior to finalizing the IS/MND and making a decision on the Project. Any interested party may comment on the Project or the Draft IS/MND. Comments should focus on the sufficiency of the proposed IS/MND in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the IS/MND’s purpose to provide useful and accurate information about such factors. Comments must be received no later than **5:00 p.m. on May 3, 2018**. Please be sure to include your name, address, and telephone number with your comment. Please send comments to the following address:

Christian Murdock, Senior Planner
City of Pacifica Planning Department
170 Santa Maria Ave. Pacifica, California 94044
Fax: 650-359-5807 Email: murdockc@ci.pacifica.ca.us

For further information or requests to receive project-related documents, please contact Christian Murdock at murdockc@ci.pacifica.ca.us.

The proposed IS/MND is available for review online at: (http://www.cityofpacifica.org/depts/planning/environmental_documents/default.asp), or in hardcopy at the following locations:

Location	Address	Hours
City of Pacifica Planning Department	1800 Francisco Blvd. Pacifica, CA 94044	Monday, Tuesday, Thursday: 8:00 AM to 5:00 PM* Wednesday: 8:00 AM to 7:30 PM* Friday: 8:00 AM to 1:00 PM *Closed During Lunch 12:30 PM to 1:30 PM Closed on Holidays
Pacifica-Sanchez Library	1111 Terra Nova Boulevard Pacifica, CA 94044	Monday: 12:00 PM – 8:00 PM Wednesday: 10:00 PM – 6:00 PM Friday: 10:00 AM – 5:00 PM Saturday: 10:00 AM – 5:00 PM Closed: Tuesday, Thursday, Sunday, Holidays
Pacifica-Sharp Park Library	104 Hilton Way Pacifica, CA 94044	Tuesday: 12:00 PM – 8:00 PM Wednesday: 12:00 PM – 8:00 PM Thursday: 10:00 AM – 5:00 PM Saturday: 10:00 AM – 5:00 PM Closed: Monday, Friday, Sunday, Holidays