

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
- Planning Area Boundary
- City Limits

- 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

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

8 GYPSY HILL:
PLANNED DEVELOPMENT

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

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

