

PLANNING COMMISSION Staff Report

DATE: April 20, 2015

ITEM: 2

FILE: GPA-90-15

APPLICANT: City of Pacifica, 170 Santa Maria Avenue, Pacifica, CA 94044

PROJECT LOCATION: Citywide

DESCRIPTION: General Plan Amendment GPA-90-15: Update of the Housing Element of the City of Pacifica General Plan covering the 2015-2023 planning period

**RECOMMENDED
CEQA STATUS:** Negative Declaration

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on April 8, 2015.

Notice of Availability and Notice of Intent to Adopt a Negative Declaration was published in the Pacifica Tribune on March 11, 2015.

**REQUIRED
APPROVALS:** City Council adoption of Negative Declaration and General Plan Amendment.

**RECOMMENDED
ACTION:** Recommend to City Council adoption of the Negative Declaration and adoption of the General Plan Amendment updating the Housing Element.

PREPARED BY: Christian Murdock, Assistant Planner

PROJECT SUMMARY

1. Common Housing Element Misconceptions:

A common misconception of housing elements is that they approve or otherwise clear the way for new housing development. It seems this misconception arises from the housing sites identified in tables and maps that are required of all housing elements. State law requires inclusion of these tables and maps in housing elements to ensure each municipality has designated sufficient land areas for residential development that can accommodate construction of a municipality's entire Regional Housing Needs Allocation (RHNA). Staff has ensured the City's draft Housing Element complies with this requirement by selecting sites where residential development is already permissible under existing regulations and can accommodate the City's entire RHNA allocation.

Inclusion in the table and map within the draft Housing Element does not indicate that any housing will be built at a given site. Housing may be developed at all, some, or none of the sites, dependent upon market conditions and other factors. As an example, among the 25 sites identified in the 2007-2014 Housing Element, none have been developed at present. All the draft Housing Element does is confirm that a site listed in the table and map is already designated for residential development within the Land Use Element of the General Plan. Adoption of the draft Housing Element will have no bearing on where residential development is permissible; the Land Use Element of the General Plan is controlling in that regard. The draft Housing Element simply summarizes a list of sites designated for residential use within the existing Land Use Element, depicting them in a table and map, to demonstrate to the California Department of Housing and Community Development (HCD) that the City can accommodate its RHNA.

To reiterate, the draft Housing Element will not designate any new land areas for residential development, and does not approve any housing development (which would require additional project-level review, including environmental review). The draft Housing Element identifies some, but not all, locations in which residential development may occur under residential designations within the City's existing Land Use Element of the General Plan. The identification of sites in the draft Housing Element does not equate to approval of any change in land use designation within the Land Use Element and does not equate to approval of any development project. It does not grant any authority for physical development, which requires separate project-level approvals and environmental review. Identification of sites also does not mean that development will occur in the locations identified. Housing development is largely market dependent and developers may pursue projects at sites identified in the draft Housing Element, sites not identified in the draft Housing Element, or pursue no projects at all. For instance, during the 2007-2014 Housing Element planning period, all 205 units of housing constructed in Pacifica were built at sites other than those identified in the Housing Element. The draft Housing Element has no bearing or influence on whether a development project will be undertaken. The City has simply identified sites where the land use designations within the adopted (whether current or future) Land Use Element will allow development of a sufficient

number of housing units to satisfy the City's RHNA for the planning period, in accordance with state law.

2. Background:

A housing element is part of a community's general plan, and describes many aspects of a community's current and future housing needs. It must assess a variety of factors about a community, including existing population size, age, family size, income, and prevalence of disabilities. A housing element must also identify governmental and nongovernmental constraints that can complicate the provision of sufficient housing. Based on these factors, a housing element must provide projections of future housing needs by income level, and develop strategies to accommodate the identified needs (in practice, housing projections are developed regionally, as discussed later). The result is a set of policies, quantified objectives, and programs to encourage housing maintenance, preservation, improvement, and development appropriate for future community needs.

State law requires each municipality to periodically update its housing element. While a housing element is but one part of a municipality's general plan, its unique treatment under State law and distinct timeline for updates leads most cities to revise their housing elements independent of broader General Plan updates. Updates to an entire General Plan may occur only every 15-30 years, and have no specified deadline for adoption. State law, on the other hand, requires local agencies to update their housing elements much more frequently. The City of Pacifica is on an eight-year housing element update cycle, with its current Housing Element covering the period 2007-2014. The update under consideration will cover the next planning period from January 31, 2015 through January 31, 2023.

The deadline for housing element adoption is May 31, 2015. The environmental document associated with the draft Housing Element must be adopted prior to or in conjunction with adoption of the draft Housing Element. A failure by the City to adopt the draft Housing Element (Attachment A) by the deadline can result in several serious consequences, among them assignment to a four-year housing element cycle instead of an eight-year cycle, and ineligibility for One Bay Area Grant (OBAG) Program funding. Accordingly, staff strongly recommends adoption of the Negative Declaration (Attachment B) and draft Housing Element prior to the deadline.

The Planning Commission's role at this public hearing is to make a recommendation to the City Council on whether to adopt the proposed Negative Declaration and draft Housing Element. The City Council is tentatively scheduled to consider the Planning Commission's recommendations on these items at a public hearing on May 11, 2015. In forming its recommendation, staff encourages the Planning Commission to consider the written comments received and to solicit verbal comments from the public on the appropriateness of the proposed Negative Declaration and draft Housing Element. After considering written and verbal public testimony, and directing staff to incorporate any desired changes, staff

respectfully requests a Planning Commission recommendation of adoption of both the draft Housing Element and associated Negative Declaration. Staff will incorporate any Planning Commission-directed changes into the draft Housing Element and/or Negative Declaration prior to the City Council's consideration of the items.

3. Project Description:

The draft Housing Element is a policy-level document that sets forth strategies to address housing needs. The document has nine sections, with Sections I through IV containing the bulk of the data, analysis, and recommendations pertaining to specific housing needs and strategies to address those needs. Topics addressed include historical and projected population, income, and employment; housing needs for persons with disabilities and other special needs; historical housing development; and, historical housing costs.

There are three topics in the draft Housing Element that tend to be of particular importance and concern to the community. These are the City's Regional Housing Needs Allocation (commonly known as the *RHNA*); the land inventory (i.e. site identification) associated with meeting the RHNA; and the policies and programs identified to maintain, preserve, improve, and develop housing. The paragraphs below will discuss each of these topics individually.

Regional Housing Needs Allocation (RHNA)

A central component of any housing element is the RHNA. The RHNA covers the Association of Bay Area Governments (ABAG) 2014-2022 *projection period* (also known as RHNA 5), which differs slightly from the housing element *planning period* of 2015-2023. Pacifica's RHNA for the 2015-2023 housing element planning period is 413 housing units, divided among several income levels, as shown in Table 1. The RHNA reflects projected population growth for each county in the nine-county Bay Area region as determined by ABAG. Within San Mateo County, each city received its individual allocation from the City/County Association of Governments (C/CAG), which administers the sub-region formed by local governments. Pacifica's RHNA for this housing element update is a 138-unit increase over the 275-unit RHNA for the 2007-2014 Housing Element. Assignment of a RHNA is an essential step in development of an updated housing element, and leads to the next step of identifying sites within Pacifica where the Land Use Element of the General Plan allows residential development of all the housing units allocated in the RHNA.

Table 1

Pacifica's Regional Housing Needs Allocation (RHNA) 2014 - 2022						
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
	30% of Median Income	50% of Median Income	80% of Median Income	100% of Median	120% of Median	
# of Units	60	61	68	70	154	413

Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County

Land Inventory (Site Identification)

Staff has performed a land inventory to locate housing sites that can accommodate development of the City's RHNA. It identified sites capable of accommodating 422 total housing units over the 2015-2023 housing element planning period, sufficient to meet the City's RHNA of 413 units. The sites identified in the land inventory are summarized in the draft Housing Element in a table and map with a basic description of the physical characteristics and location of each site (Section III, p. 72-81).

Residential development is possible in many areas of Pacifica, including in many areas not identified in the draft Housing Element. Areas identified as suitable for residential development are identified in the City's Land Use Element, a part of the City's overall General Plan adopted by the City Council. The current Land Use Element of the General Plan, adopted in 1980, already designates all areas within the City for certain types of development; this includes many locations for housing development at a range of densities. The sites identified in Table III-1 of the draft Housing Element reflect the land use designations within the adopted Land Use Element, which has already concluded residential development is suitable at the indicated densities. The act of listing sites in the land inventory will not designate new areas for residential development, and therefore, will not have an impact on the environment.

The City Council certified the Environmental Impact Report (EIR) for the Land Use Element designations by adopting Resolution No. 39-80 on July 14, 1980 (Attachment C). Given that the sites identified in the draft Housing Element are based upon land use designations contained in the adopted Land Use Element, for which the City Council previously certified an EIR, it follows that Table III-1 of the draft Housing Element does not alter areas identified as suitable for housing development or otherwise modify development regulations or densities at these sites. In fact, Land Use Element Policy No. 1 states that "the Pacifica General Plan Map and text shall establish a land use classification for the entire City and its Sphere of Influence" (1980 General Plan, p. 22). The draft Housing Element, if adopted, does not and cannot designate new sites for residential development. Only the Land Use Element of the General Plan may make designations affecting the types of suitable development for parcels of land. Therefore, the simple act of listing sites from the Land Use Element within a table in the draft Housing Element does not create any impact on the environment.

It is important to consider the statements in the preceding paragraph with respect to Table III-2 of the draft Housing Element. Table III-2 acknowledges the City is in the process of updating the entire General Plan, not only the draft Housing Element. Thus, it is important to consider the changes in the draft Housing Element's land inventory (Table III-1) brought about by the anticipated adoption of an updated Land Use element. The City Council may adopt the General Plan update as soon as mid-2015. Adoption of a revised Land Use Element could change permissible residential development densities for many sites identified in the land inventory, and could even render many sites unsuitable for residential development entirely. Thus, the General Plan update, while a positive development for the City, could inadvertently require that the 2015-2023 Housing Element (assuming it has been adopted) be further updated to make it consistent with the General Plan. The main concern would result from a circumstance where the updated Land Use Element reduced the number of units permissible for development on the sites identified in the land inventory below the RHNA. Accommodating the RHNA is a key component of Housing Element conformance to State Housing Law.

To help prevent the City's Housing Element from becoming non-compliant with state law upon adoption of an updated Land Use Element of the General Plan (as early as one year into an eight year planning period), staff has included in the draft Housing Element a second land inventory table (Table III-2) and map of sites (Figure III-2) designated for residential development based on the March 2014 version of the draft Land Use Element. The draft Land Use Element has not yet been formally adopted, and staff understands there is a degree of uncertainty inherent to this approach. The public process leading to City Council consideration of the draft Land Use Element could result in changes to the draft Land Use Element that would render some or all of the second land inventory unsuitable. However, staff felt it prudent to attempt to prevent an adverse change in the compliance status of the to-be-adopted Housing Element to the extent possible, based on anticipated land use designations in the draft Land Use Element from March 2014.

As indicated on pgs. 72-73 of the draft Housing Element, the second land inventory table will only take effect upon adoption of an updated Land Use Element which is consistent with this table. Adoption of an updated Land Use Element is dependent upon City Council certification of the draft EIR for the General Plan Update, which includes the draft Land Use Element. As a result, the logic follows identically as with the existing Land Use Element and the sites in Table III-1 that the draft Housing Element does not and will not designate new sites for residential development or otherwise modify development regulations or densities for any sites within the City. Allowable residential development at sites identified in either Table III-1 or Table III-2 is wholly dependent upon their respective duly adopted Land Use Elements. Any site excluded from environmental review or not adopted in a Land Use Element will be necessarily excluded from the land inventory, while those sites properly reviewed will be included only at the densities for which they underwent environmental review and adoption in a Land Use Element.

After future City Council adoption of an updated Land Use Element, staff will evaluate it to determine whether there are any impacts on sites identified in Table III-2 of the draft Housing Element. Any reduction in allowable residential development density on sites identified in Table III-2 may affect whether the City continues to accommodate its RHNA. Should staff determine the Housing Element no longer accommodates the City's RHNA, staff will take appropriate steps to amend the Housing Element to ensure accommodation of the RHNA and compliance with state law.

Policies and Action Programs

Another common area of interest within the draft Housing Element is the City's proposed action programs to implement housing maintenance, preservation, improvement, and development activities. Staff has proposed 19 action programs to implement and monitor the housing element (starting in Section IV.5 of the draft Housing Element). These programs are organized by the following housing policies:

Policies to Maintain Housing

- Encourage upgrades to and maintenance of the city's existing housing units.
- Improve neighborhood aesthetics.

Policies to Preserve Housing

- Prevent the conversion of existing affordable housing units to less affordable housing types.

Policies to Improve Housing

- Encourage code compliance through proactive engagement, education, and enforcement.
- Leverage city investments to improve the character of neighborhoods.
- Enhance housing affordability through energy conservation and other strategies.

Policies to Develop Housing

- Prioritize mixed-use residential development on infill sites.
- Provide housing opportunities for all income groups.
- Provide a choice of housing types and densities.
- Maintain a balanced residential environment with access to employment opportunities, community facilities and adequate services.
- Actively monitor housing element implementation.

Most of the action programs are carried forward from previous years and continue to be important to meeting the City's housing goals. Certain action programs are new, however, and reflect the City's ongoing efforts to address newly identified housing needs or changes in state law since adoption of the last Housing Element. One example is Action Program No. 6, which

calls for enactment of an ordinance to formalize a reasonable accommodation program for persons with disabilities. The City already complied with state and federal requirements to grant exceptions to zoning standards for residential accessibility projects. Yet, codifying the necessary steps will demonstrate the City's commitment to providing housing accessible to persons with disabilities. Another is Action Program No. 10, calling for a prioritization of in-fill mixed-use development on underutilized sites and vacant sites interspersed throughout already developed areas to meet the City's housing needs. Providing housing in mixed-use developments has many important benefits, especially to persons with lower incomes. These include more affordable housing units; closer proximity to jobs; and, a greater likelihood of access to public transit stemming from increased population density.

One notable difference between the draft 2015-2023 Housing Element and the existing 2007-2014 Housing Element is found in Section IV.4 "Ongoing Policies." In prior housing elements, staff included a number of action programs with continuous timelines. Essentially, these were ongoing policies of the City listed as action programs. Staff reorganized these items into a new section to better reflect their relationship to City operations, and to ensure compliance of its remaining action programs with Senate Bill 375's "beneficial impacts" requirement.

Lastly, staff discontinued certain action programs that either the City had accomplished, that were no longer necessary or feasible based upon the City's housing needs or available resources, or that were no longer appropriate as action programs due to SB 375. One example is the elimination of programs referencing housing activities funded by the City's Redevelopment Agency. In 2012, the California Legislature dissolved redevelopment agencies statewide with passage of Assembly Bill (AB) x1 26 and AB 1484. Dissolution of the City's Redevelopment Agency rendered these action programs infeasible.

4. Public Involvement in Housing Element Development:

City staff widely disseminated notice of opportunities for public involvement in the draft Housing Element development process to members of the Pacifica community as well as organizations interested in housing issues. Staff leveraged traditional newspaper notices, a Planning Department e-mail list, a stakeholder list assembled by 21 Elements (a consortium of San Mateo county and city housing planners), the City's website, 21 Elements' website, and social media applications. The public involvement process not only involved breadth in its efforts to inform the public of opportunities for engagement, but also involved depth in the number of opportunities for engagement. The City will have hosted three public meetings/hearings and one 30-day written comment period on the draft Housing Element prior to its adoption. A summary of each is provided below.

Study Session

The City convened a study session with the Planning Commission on December 15, 2014, to solicit input from the public on the City's housing needs. A study session is a public meeting

for which the City provides public notice, but at which no action is taken by the Planning Commission. The informal format of a study session encourages planning commissioners, project proponents, and community members to engage in a vigorous dialogue with question-and-answer exchanges among all participants. A dozen community members attended the housing element study session, with nearly all attendees expressing ideas and communicating with the Commission and fellow community members. The public input focused on the need for more affordable housing in Pacifica; integrating affordable housing with improved access to public transportation; focusing future housing development into mixed use sites rather than the few remaining vacant parcels in the city; and, concerns with specific sites identified in the draft housing element's "Potential Housing Development Sites" (Table III-1 in Section III.2).

In response to the public input received, staff revised the draft housing element to address community concerns where possible. The version of Table III-1 contained in the draft Housing Element presented to the Planning Commission at this meeting has been substantially revised as compared to the version considered at the study session. Staff made the revisions in direct response to public and Planning Commission input. The revised Table III-1 reflects the community's desire for higher density, mixed use housing near transit access and resulted in the removal of the two most contentious sites - known as the "Calson Property" and "Hacienda Court."

Negative Declaration Comment Period

As required by State law, staff provided public notice of a 30-day public comment period on the draft Initial Study and Negative Declaration prepared for the draft Housing Element. The public comment period was open from March 11 through April 10, 2015. This staff report contains a more detailed explanation under the section heading "CEQA Recommendation." The public had an opportunity to provide written comments on the proposed environmental document for the draft Housing Element during this period, and many members of the public submitted comments. Staff has reviewed and summarized these comments under the section heading "Public Comments on Proposed Negative Declaration." Staff has also prepared for Planning Commission consideration certain recommended changes to the Negative Declaration and draft Housing Element in response to the comments received.

Public Hearings

The City will hold two public hearings to provide further opportunities for public input. The first is this hearing before the Planning Commission. The second is a public hearing before the City Council, tentatively scheduled for May 11, 2015. During public hearings, members of the public have an opportunity to speak for three minutes to express their opinions and to present questions to the decision making body. The public may also submit written comments or evidence for the record. The Planning Commission may, before making a recommendation to the City Council, direct staff to amend either or both the Negative Declaration or draft Housing Element in response to public comments received at its public hearing. The City Council may do the same before any action to adopt either document.

5. Public Comments on Proposed Negative Declaration

Staff provided a 30-day public comment period on the proposed Negative Declaration from March 11 through April 10, 2015. During that period, the public had the opportunity to comment on the adequacy of the environmental review assessing potential environmental impacts from adoption of the draft Housing Element. While technically a public comment period for the proposed Negative Declaration, many commenters also provided input on the draft Housing Element itself. Staff received 18 comments, with Table 2 listing each commenter and the date the City received his or her comments. The written comments received on the proposed Negative Declaration and draft Housing Element have been included as Attachments D and E, respectively. Attachments to Public Comment Letter (PCL) 7 are available separately on CD (approximately 4,000 pages). Staff also circulated the proposed Negative Declaration to various state agencies through the State Clearinghouse, but no state agencies commented on the document.

Table 2

<i>Public Comment Letter #</i>	<i>Date Received</i>	<i>Commenter</i>
PCL 1	3/21/2015	Anna Boothe
PCL 2	3/23/2015	Carlos Bover
PCL 3	3/23/2015	Bill Collins
PCL 4	3/23/2015	Forrest Whitaker & Laurie Ross
PCL 5	3/24/2015	Andrew Narraway
PCL 6	3/24/2015	Dyan Cushing
PCL 7	3/26/2015	Hal Bohner & Todd Bray
PCL 8	3/27/2015	Judy Field
PCL 9	3/30/2015	Jill Allen
PCL 10	3/31/2015	Victor Carmichael
PCL 11	4/1/2015	Lynda Bilodeau, Norman Bilodeau, & Cheryl Gregory
PCL 12	4/5/2015	Celeste Langille
PCL 13	4/8/2015	Bettie Montague
PCL 14	4/8/2015	Hal Bohner
PCL 15	4/9/2015	Ron Calson & Sheryl Calson
PCL 16	4/9/2015	Noel Blincoe
PCL 17	4/9/2015	William Leo Leon
PCL 18	4/10/2015	Chaya Gordon

In Table 3, staff has summarized the issues raised in each public comment and noted which commenter raised each issue. Staff has responded to each issue, and where multiple commenters raised related issues, responded to the commenters collectively. Draft Housing Element references in staff's responses pertain to Version 2.8 from March 4, 2015 (the version posted online during the Negative Declaration public comment period).

Table 3

<i>Issue No. 11</i>	Lack of a specific number of living units proposed for the next planning period.
<i>Commenter</i>	PCL 1
<i>Staff Response</i>	This comment appears related to the draft Housing Element, not the Negative Declaration. It is unclear to which specific projection the commenter is referring. Table II-12 (p. 30) in the draft Housing Element contains the City's RHNA for ABAG's 2014-2022 projection period, on which the City relies for the 2015-2023 Housing Element planning period.
<i>Issue No. 12</i>	The need to focus on more developments with units for extremely low income individuals, such as those developed or operated in partnership with the U.S. Dept. of Housing and Urban Development. The commenter stated there are slightly more than 100 such units now available for what the commenter perceived as a growing number of low income seniors.
<i>Commenter</i>	PCL 1
<i>Staff Response</i>	This comment appears related to the draft Housing Element, not the Negative Declaration. Draft Housing Element II.6.D (p. 36) describes some of the housing challenges faced by persons with Extremely Low Income (ELI). The City's RHNA identifies a need of 60 units affordable to those with ELI during the Housing Element planning period (2015-2023). Staff agrees that providing these units is important for all age groups, including seniors, but also must acknowledge that funding ELI projects is extremely challenging, especially in light of the dissolution of the City's Redevelopment Agency by the California Legislature. Identifying funding to support such developments continues to be a priority for the City, and efforts in the future could include a partnership with the U.S. Dept. of Housing and Urban Development (HUD) to develop new Section 8 housing units where conditions are suitable. In the meantime, the City will focus on preservation of the existing units affordable to persons with ELI, as described in draft Housing Element Section II.8 (p. 67). Furthermore, the City has mechanisms that support the creation of ELI units that do not rely upon HUD funding, including the Density Bonus Ordinance and Inclusionary Zoning Ordinance.
<i>Issue No. 13</i>	The need to focus more on commercial development. The commenter stated that "businesses continue to die in [the] Linda Mar and Oceana Centers" and more local jobs are necessary for the new residents projected in the draft Housing Element.
<i>Commenter</i>	PCL 1
<i>Staff Response</i>	This comment appears related to the draft Housing Element, not the Negative Declaration. Draft Housing Element Section I.4.B (p. 16) discusses the income of Pacifica residents. Indeed, access to well-paying jobs can help

individuals afford adequate housing. A more robust and diverse economic base in Pacifica may help its residents in this regard. Additionally, new commercial development or redevelopment can provide an opportunity for creation of new housing units where land use regulations permit mixed use development. However, the draft Housing Element does not attempt to identify the types of commercial development appropriate for Pacifica. This discussion may be more appropriate in the context of the draft Economic Sustainability Element which is part of the ongoing General Plan Update.

Issue No. 14 **Concerns that the addition of too many residential units “too soon” will add traffic to Highway 1 “rather than new jobs so our citizens can work in Pacifica.”**

Commenter

PCL 1

Staff Response

Within the Negative Declaration, Factor 16 “Transportation/Traffic” (p. 22) states there will be no impact resulting from adoption of the draft Housing Element. The draft Housing Element will not approve any development, and will not alter underlying land use designations already adopted as part of the 1980 Land Use Element for which the City Council certified an EIR. With respect to draft Housing Element Table III-2 (p. 79-81), potential housing sites identified will not be incorporated into the draft Housing Element unless and until the City Council certifies an EIR evaluating any changes to land use designations or standards that differ from those contained in the 1980 Land Use Element, and adopts an associated update to the General Plan. Thus, adoption of the Housing Element does not itself potentially cause a significant environmental impact.

To the commenter’s point about developing residential units too quickly, the City has an adopted Growth Management Ordinance (Pacifica Municipal Code Title 9, Chapter 5) which limits the permissible number of housing units which may be developed annually.

Issue No. 15 **Opposition to widening of Highway 1.**

Commenter

PCL 2, PCL 3, PCL 5, PCL 6, PCL 13

Staff Response

These comments appear unrelated to either the draft Housing Element or the Negative Declaration. The draft Housing Element contains no provision that will approve the widening of Highway 1. The draft Housing Element contains a reference to the ongoing plan by Caltrans to widen Highway 1 with the Calera Parkway project, but the draft Housing Element takes no position on the appropriateness of the project, which has not yet received all permits necessary to proceed. Staff will review all references to the widening of Highway 1 in the draft Housing Element and ensure any ambiguities related to the status of, the City’s position on, or appropriateness of the project are stated in a fashion that results in a simple factual description of the project.

Issue No. 16 **Opposition to inclusion of any reference to the Calera Parkway project within the draft Housing Element.**

Commenter PCL 2, PCL 3, PCL 4, PCL 5, PCL 6, PCL 7, PCL 9, PCL 11, PCL 13, PCL 18

Staff Response These comments appear related to the draft Housing Element, not the Negative Declaration. One of the purposes of a housing element is to assess a jurisdiction's existing and anticipated housing needs and to analyze constraints associated with development of appropriate and sufficient housing. The validity of a housing element depends upon whether the document substantially complies with such requirements, not whether certain infrastructure or housing is actually built. (See, e.g., Gov. Code § 65580 et seq.; *Fonseca v. City of Gilroy* (2007) 148 Cal.App.4th 1174, 1185.) Thus, any suggestion that the draft Housing Element improperly refers to the Calera Parkway project planned by Caltrans is unfounded.

By referencing the Calera Parkway project, the City is properly drafting a housing element that takes into consideration Caltrans' plans to widen Highway 1 with the Calera Parkway project. Either construction or failure to construct the Calera Parkway project could impact future housing development in Pacifica, and for that reason, mention of the project in the draft Housing Element is warranted. While it is possible that the Calera Parkway project may not be built— for any reason — the City may, and indeed should, mention the proposed project within the draft Housing Element.

Issue No. 17 **The draft Housing Element is not consistent with the General Plan if it contains any reference to the Calera Parkway project.**

Commenter PCL 2, PCL 4, PCL 5, PCL 7, PCL 9, PCL 11, PCL 18

Staff Response These comments appear related to the draft Housing Element, not the Negative Declaration. See the response to Issue No. 16 for an explanation of why referencing the Calera Parkway project in the draft Housing Element is appropriate. See the response to Issue No. 15 for an explanation of how the draft Housing Element does not endorse or approve the Calera Parkway project. The informational reference to the Calera Parkway project has no bearing on whether the draft Housing Element is consistent with the General Plan.

Issue No. 18 **The draft Housing Element will have a significant effect on the environment because it is part of the General Plan, and the ongoing General Plan Update requires an Environmental Impact Report (EIR) due to significant effects on the environment.**

Commenter PCL 7

Staff Response As indicated in the Initial Study, no provision contained in the draft Housing Element will result in a significant impact on the environment. The draft

Housing Element is a policy document and does not contain any project approvals or changes in land use regulations that would result in a physical change in the environment, let alone a significant impact. Section 6 of this staff report describes how 19 of 21 jurisdictions in San Mateo County have adopted or intend to adopt a Negative Declaration in conjunction with the updates of their housing elements. The two jurisdictions that did not adopt a Negative Declaration had circumstances unique to the processes they chose to undertake, circumstances which are not applicable to the City of Pacifica's housing element update.

It is common practice and fully compliant with CEQA and the CEQA Guidelines to adopt a Negative Declaration in conjunction with a housing element update unless it will lead to potentially significant impacts on the environment. Such significant impacts stemming from a housing element update may include project-level approvals; changes in land use designations or permissible densities; or, other substantive new policies or programs that would result in significant impacts to the environment that cannot be reduced to a level of non-significance with mitigation measures (resulting in adoption of a Mitigated Negative Declaration). None of these potentially impactful aspects are contained in the draft Housing Element, and therefore, preparation of an EIR is unnecessary.

Issue No. 19 **Objection to the City's intent to adopt a Negative Declaration and a request for the City to adopt an EIR.**

Commenter PCL 7, PCL 18

Staff Response CEQA Guidelines Section 15063(b)(1) state that a reviewing agency (in this case the City of Pacifica) must prepare an EIR for a project when an agency "determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial." Section 15063(b)(2) states an agency "shall prepare a negative declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment."

After preparing an Initial Study and reviewing public comments, staff concludes that there is no substantial evidence that the draft Housing Element, if adopted, will have a significant effect on the environment, and therefore, it is appropriate to adopt a Negative Declaration under CEQA in accordance with CEQ Guidelines Section 15063(b)(2). Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (Section 15064(f)(5)). Public controversy itself, without substantial evidence to support a fair argument of a significant effect, also shall not warrant

preparation of an EIR (Section 15064(f)(4)). Staff has reviewed all public comments and evidence submitted, and finds no substantial evidence of any significant effect on the environment. The City's analysis is described further in Section 6 of this staff report.

Issue No. 110

The public notice provided for the public review period of the Negative Declaration was not adequate, and the Negative Declaration was not available on the City's website as stated in the public notice.

Commenter

PCL 7

Staff Response

The comment states the public notice included as part of the Negative Declaration documentation posted on the City's website was not adequate because the included "Notice of Intent to Adopt a Negative Declaration" indicated that the City had prepared a Negative Declaration, but the draft Negative Declaration was not available on the City's website. The referenced Notice is available at the following link:

<http://www.cityofpacificacounty.gov/civica/filebank/blobdownload.asp?BlobID=7337>.

The Negative Declaration documentation posted on the City's website consisted of 27 pages, which included a cover letter; Notice of Availability and Notice of Intent to Adopt a Negative Declaration; Initial Study and Checklist; and Proposed Finding/Determination that the draft Housing Element "could not have a significant effect on the environment and a Negative Declaration should be prepared."

CEQA Guidelines Section 15071 specifies the contents of a Negative Declaration. The required contents are as follows:

(a) A brief description of the project, including a commonly used name for the project, if any;

(b) The location of the project, preferably shown on a map, and the name of the project proponent;

(c) A proposed finding that the project will not have a significant effect on the environment;

(d) An attached copy of the initial study documenting reasons to support the finding; and

(e) Mitigation measures, if any, included in the project to avoid potentially significant effects.

Within the Negative Declaration documentation posted on the City's website and referenced above, the mandatory contents of a Negative Declaration were provided in the following locations (page numbers referring to the Initial Study and Checklist):

- Sec. 15071(a): p. 1-2
- Sec. 15071(b): p. 1 states the project location is citywide; p. 3 includes a map of the City of Pacifica; and, p. 1 states the project proponent as the City of Pacifica.
- Sec. 15071(c): p. 5
- Sec. 15071(d): p. 6-24
- Sec. 15071(e): N/A. The proposed project (Housing Element Update) results in no significant effects on the environment, and mitigation measures are unnecessary.

The draft Negative Declaration made available for public review contained all required elements set forth in CEQA Guidelines Section 15071. Therefore, the commenter's assertion that the City did not make available on the City's website the draft Negative Declaration is without basis. The City in fact did make available for public review for a period of 30 days its proposed Negative Declaration for the Housing Element update in accordance with CEQA Guidelines Section 15073.

Issue No. 111

Objection to the City's decision to accept only written comments during the public review period of the Negative Declaration, and closure of the public comment period prior to the two scheduled public hearings where the Planning Commission and City Council will consider the draft Housing Element and Negative Declaration.

Commenter

PCL 7, PCL 12, PCL 17, PCL 18

Staff Response

CEQA Guidelines Section 15202(a) states that "CEQA does not require formal hearings at any stage of the environmental review process. Public comments may be restricted to written communications." Therefore, the City acted within its authority under CEQA to limit comments on the Negative Declaration to written comments only. Staff cannot reasonably be expected to accurately capture public comments provided verbally outside of a recorded public hearing. Such comments could be provided during the course of normal business at the Planning Counter, by phone, or during a chance encounter elsewhere in the City or after working hours. As a practical matter, the City must specify a standardized process for submission of public comments on the Negative Declaration in order to increase the accuracy of comments received and to reduce opportunities for discrepancies between a commenter's intent and the comment transcribed by City staff. The City opted to require commenters to reduce their comments to writing to advance the important goal of ensuring accuracy in the public comments received.

Notwithstanding the City's decision to accept written comments only, CEQA Guidelines Section 15202(b) states that "If an agency provides a public

hearing on its decision to carry out or approve a project, the agency should include environmental review as one of the subjects for the hearing.” This provision is permissive, not mandatory. However, it is the City’s intent to include discussion of the proposed Negative Declaration at both public hearings where adoption of the draft Housing Element will be considered. Doing so will facilitate the purposes and goals of CEQA. It is a misinterpretation of the CEQA Guidelines to insist, as certain commenters have, that the public comment period must be inclusive of the dates of all public hearings to consider a project (in this case, the Housing Element update). CEQA Guidelines Section 15203 only requires that the lead agency “provide adequate time for other public agencies and members of the public to review and comment on a draft EIR or negative declaration that it has prepared.” The City provided 30 days for public agencies and members of the public to review and comment on the Negative Declaration prepared for the Housing Element update, a period of time considered adequate by CEQA Guidelines Section 15073(a). Certain commenters have alleged that the City will not accept verbal comments pertaining to the Negative Declaration at the two scheduled public hearings. At no stage of the environmental review process for the draft Housing Element has the City promulgated such a message, which if it had, would contravene common practice in the conduct of public hearings. The City will consider comments on the Negative Declaration if such comments are offered at a public hearing of the draft Housing Element or Negative Declaration. However, as a practical matter the City had to establish a deadline for submission of public comments on the Negative Declaration in order to allow sufficient time to respond to the comments in the staff report presented to the Planning Commission and City Council. The establishment of time periods for review is permitted under CEQA Guidelines Section 15203(a), and the City notified the public of the applicable time period for review in the published Notice of Availability and Notice of Intent to Adopt a Negative Declaration.

Issue No. 112 The City must hold a public hearing to decide whether to approve the Negative Declaration.

Commenter PCL 7

Staff Response CEQA Guidelines Section 15202(a) states that “CEQA does not require formal hearings at any stage of the environmental review process.” Therefore, a public hearing is not necessary to decide whether to approve the Negative Declaration. Furthermore, CEQA Guidelines Section 15074(b) states “Prior to approving a project, the decisionmaking body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decisionmaking body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there

is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis." This section of the CEQA Guidelines makes no mention, and does not require, a public hearing prior to adoption of the Negative Declaration. The decisionmaking body may consider only written materials, including the Initial Study and written comments received during a public review period, when making its determination.

However, CEQA Guidelines Section 15202(b) states that "If an agency provides a public hearing on its decision to carry out or approve a project, the agency should include environmental review as one of the subjects for the hearing." While not mandatory, the City fully intends to consider the appropriateness of adoption of a Negative Declaration in conjunction with adoption of the draft Housing Element, and to solicit public comments at noticed public hearings of the Planning Commission and City Council. Staff also will provide to the Planning Commission and City Council the written comments received during the public comment period prior to each body making a determination on adoption of the Negative Declaration and draft Housing Element.

Issue No. 113

The identification of potential housing sites in Tables III-1 and III-2 and Figures III-1 and III-2 will have significant environmental effects, in part because the draft Housing Element will change the permissible development density at certain sites, and additional development will induce additional traffic congestion on Highway 1.

Commenter

PCL 7, PCL 13

Staff Response

The comments seem to reflect a misunderstanding of the purpose, intent, and effect of the draft Housing Element. The draft Housing Element does not designate any new land areas for residential development and does not approve any housing development (which would require additional project-level review, including environmental review). Therefore, there is no change in this regard between pre-project permissible land uses/densities and post-project permissible land uses/densities. The lack of a difference between pre-project and post-project conditions precludes the potential for a significant environmental impact. Additionally, the absence of any changes to permissible land uses, permissible development densities, or granting of project approvals necessarily leads to the conclusion that adoption of the draft Housing Element will not generate additional vehicular trips, will not result in significant environmental effects stemming from additional vehicular trips, and will have no significant effects on the environment.

The draft Housing Element contains several statements that clarify that the document itself is not establishing or altering permissible land uses or

development densities. With respect to the sites identified in Table III-1, the first sentence in Section III.2 (p. 72) states “The land identified in the survey is designated in the General Plan for residential or mixed-use (commercial/residential) development, and public services are available to all the sites.” The statement demonstrates that the site characteristics reflected in Table III-1 stem from the existing General Plan, and the draft Housing Element proposes no changes to these characteristics. With respect to sites identified in Table III-2, the third paragraph of Section III.2 (p. 72) states that the table “identifies sites suitable for housing development under the draft General Plan if it is adopted in its current form (March 2014 version).” Furthermore, an earlier sentence in the same paragraph states “Some General Plan land use designations affecting housing may change if the City Council adopts the draft General Plan Land Use Element in its current form.” Both of these statements refer to adoption of the draft Land Use Element as part of the General Plan Update process as the action that will alter permissible land uses or development densities. The changes in permissible land uses and development densities contemplated in the draft Land Use Element are the subject of review of a draft EIR being prepared for the broader General Plan Update. Adoption of the draft Housing Element is not the trigger for enactment of changes to permissible land uses or development densities and it is not appropriate or necessary to perform environmental review of these potential changes as part of the Housing Element Update.

The commenter also claimed that adoption of the draft Housing Element will induce new housing development that will generate environmentally-significant amounts of new traffic on Highway 1. As explained above, the draft Housing Element does not change permissible land uses, permissible development densities, or grant project approvals. It identifies some, but not all, locations in which residential development may occur under residential designations within the City’s existing Land Use Element of the General Plan or within the draft Land Use Element prepared as part of an ongoing General Plan Update (the impacts of which are being reviewed with an EIR). The identification of sites in the draft Housing Element does not equate to approval of any development project. Therefore, there are no direct or indirect significant traffic impacts to evaluate. To grant any authority for physical development would require separate project-level approvals and environmental review.

Identification of sites in the draft Housing Element also does not mean that development will occur in the locations identified. Housing development is largely market dependent and developers may pursue projects at sites identified in the draft Housing Element, sites not identified in the draft Housing Element, or pursue no projects at all. For instance, during the 2007-

2014 Housing Element planning period, all housing units constructed in Pacifica were built at sites other than those identified in the Housing Element. The draft Housing Element does not control or determine whether or where a development project will be undertaken. The City has simply identified sites where the land use designations within the adopted (whether current or future) Land Use Element will allow development of a sufficient number of housing units to satisfy the City's RHNA for the planning period, in accordance with state law.

- Issue No. I14** **The Initial Study prepared for the Negative Declaration contains a logically impossible statement that the General Plan previously analyzed any potential environmental impacts associated with the draft Housing Element.**
- Commenter* PCL 7
- Staff Response* The commenter refers to a statement contained in 17 of the 18 areas of analysis within the Initial Study and Checklist. The statement indicates "Impacts regarding [area of analysis] were previously analyzed in the General Plan." The commenter appears to base his point on semantics, in that the General Plan is not the document that previously evaluated potentially significant environmental impacts (in the case of the current General Plan). Staff agrees that this is semantically incorrect, and the intent of the statement was to indicate that the *Environmental Impact Report prepared in conjunction with the adopted General Plan* evaluated potentially significant environmental impacts. Staff proposes updating all instances of this or similar statements in the Initial Study to provide a logically sound explanation. Furthermore, staff proposes to clarify that the same impacts will be considered within an EIR prepared for the General Plan Update, the adoption of which must precede the incorporation of any changes in permissible land uses or development densities into the draft Housing Element.
- Issue No. I15** **Development of dwelling units at sites identified in the Land Inventory (Tables III-1 and III-2 of the draft Housing Element) will result in more vehicle trips, which conflicts with a statement in the Initial Study that the draft Housing Element will not generate more vehicle trips than permitted under the City's current zoning or General Plan. Any increase in traffic would be a significant environmental impact.**
- Commenter* PCL 7
- Staff Response* See the response to Issue No. I13.

Issue No. I16 **The Initial Study ignores significant adverse effects on wetlands, wildlife habitat, and endangered and threatened species associated with the Calera Parkway project and identified in the Final EIR for the Calera Parkway project prepared by Caltrans.**

Commenter PCL 7

Staff Response The draft Housing Element contains no provision that endorses or approves the widening of Highway 1 or the more specific Calera Parkway project. The draft Housing Element contains a reference to the ongoing plan by Caltrans to widen Highway 1 with the Calera Parkway project, but the draft Housing Element takes no position on the appropriateness of the project, which has not yet been approved by all pertinent agencies. Since the draft Housing Element does not contain any action to approve widening of Highway 1 or the Calera Parkway project, it is not appropriate or necessary to assess the potentially significant environmental impacts associated with the highway widening project that the commenter describes.

Issue No. I17 **References to development under mixed use neighborhood and mixed use commercial land use designations (proposed in the draft General Plan) as being equivalent to the current General Plan’s “mixed use” designation is misleading as standards have not been developed for these classifications.**

Commenter PCL 7

Staff Response The comment takes issue with the statement in Section 6 “Geology & Soils” of the Initial Study and Checklist (p. 12) that states “New development analyzed in the Housing Element Update would be in areas already designated for residential and mixed use development.” The commenter appears to seek clarification that new development analyzed in the Housing Element Update would be in areas already designated for residential and mixed use development *in an adopted Land Use Element, having been adopted after certification of an EIR, and subject to the development standards in effect at the time of construction, having been enacted subsequent to review of potential environmental impacts.* Staff agrees that providing additional clarity in the statement will help reduce ambiguity and confusion and will incorporate an appropriate change to the phrasing.

Issue No. I18 **The City’s existing wastewater collection and treatment system does not meet applicable standards, and any new sources of wastewater would result in a significant environmental impact.**

Commenter PCL 7

Staff Response The draft Housing Element does not change permissible land uses, permissible development densities, or grant project approvals. It identifies some, but not all, locations in which residential development may occur under residential designations within the City’s existing Land Use Element of the General Plan or within the draft Land Use Element prepared as part of an ongoing General Plan Update (the impacts of which are being reviewed with

an EIR). The identification of sites in the draft Housing Element does not equate to approval of any development project. Therefore, there are no direct or indirect wastewater-related impacts to evaluate. To grant any authority for physical development would require separate project-level approvals and environmental review, potentially including impacts on wastewater collection and treatment systems.

Identification of sites in the draft Housing Element also does not mean that development will occur in the locations identified. Housing development is largely market dependent and developers may pursue projects at sites identified in the draft Housing Element, sites not identified in the draft Housing Element, or pursue no projects at all. For instance, during the 2007-2014 Housing Element planning period, housing constructed in Pacifica were built at sites other than those identified in the Housing Element. The draft Housing Element does not control or determine whether or where a development project will be undertaken.

Issue No. I19 **Other cities prepare EIRs when updating their housing elements, demonstrating the significant environmental impacts of a housing element update, and the City of Novato is one example.**

Commenter PCL 7, PCL 10

Staff Response See the response to Issue No. I8.

Issue No. I20 **A serious drought threatens the quality of life in California, and the Pacifica community should address this issue by building a desalination plant instead of expanding or rebuilding roads, or adding housing that would increase the City's population. These projects drain resources away from the serious water problem facing the City.**

Commenter PCL 8, PCL 13 (PCL 13 did not call for construction of a desalination plant.)

Staff Response All California localities are required by Article 10.6 of the Government Code (Sections 65580-65590) to adopt housing elements as part of their general plans. An adopted housing element must demonstrate how a locality will accommodate projected future housing demand as demonstrated by regional projections. Therefore, the City of Pacifica must adopt a housing element demonstrating how it will accommodate the RHNA prepared by C/CAG in order to comply with state law.

While certainly a matter of great public concern, the existence of a drought does not relieve the City of its requirements under Article 10.6. Furthermore, the draft Housing Element does approve housing projects, and does not promote or endorse the expansion or reconstruction of any roads. Finally, the draft Housing Element does not contemplate construction of a desalination plant.

Issue No. I21 **Any new housing construction will result in environmental impacts. Thus, preparation of an EIR is necessary prior to adoption of the draft Housing Element.**

Commenter PCL 10

Staff Response See the response to Issue No. 8.

Issue No. I22 **Adopting the concept of mixed use center with commercial/residential projects will certainly have environmental consequences.**

Commenter PCL 10

Staff Response The commenter has provided no substantial evidence that the draft Housing Element, if adopted, will have a significant effect on the environment. Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (Section 15064(f)(5)). Staff respects the commenter's belief that a "mixed use center" project will have environmental consequences, but staff is not aware of substantial evidence to support this opinion.

Issue No. I23 **Since the draft Housing Element references the Calera Parkway project, it is critical that the City prepare a fresh EIR. The EIR prepared by Caltrans was considered deficient by many and was subjected to court challenges.**

Commenter PCL 10

Staff Response See the response to Issue No. 8. The draft Housing Element contains no provision that will approve the widening of Highway 1. The draft Housing Element contains a reference to the ongoing plan by Caltrans to widen Highway 1 with the Calera Parkway project, but the draft Housing Element takes no position on the appropriateness of the project, which has not yet received all permits necessary to proceed.. Since the draft Housing Element will not approve the widening of Highway 1, and will not cause direct or indirect impacts resulting from the widening of Highway 1, preparation of an EIR is unnecessary.

Issue No. I24 **It is unclear which list of potential housing sites – whether Table III-1 or Table III-2 – contains the housing sites described in the Negative Declaration.**

Commenter PCL 12

Staff Response The draft Housing Element contains several statements that clarify that the document itself is not specifying or altering permissible land uses or development densities. With respect to the sites identified in Table III-1, the first sentence in Section III.2 (p. 72) states "The land identified in the survey is designated in the General Plan for residential or mixed-use (commercial/residential) development..." referring to the current General Plan. The statement demonstrates that the sites reflected in Table III-1 stem from the existing General Plan. With respect to sites identified in Table III-2,

the third paragraph of Section III.2 (p. 72) states that the table “identifies sites suitable for housing development under the draft General Plan if it is adopted in its current form (March 2014 version).” This statement relates the sites in Table III-2 and those contained in the draft Land Use Element of the draft General Plan.

Staff will further clarify the phrasing in Section III.2 to reduce the potential for confusion. Staff will revise the statements to reflect the “Land Use Element of the General Plan” and “draft Land Use Element of the draft General Plan.”

Issue No. 125 **Inclusion of potential housing sites identified in the draft Land Use Element of the draft General Plan is improper and confusing to the public since there have been no public hearings, and the draft Land Use Element could change prior to adoption.**

Commenter PCL 12

Staff Response The draft Land Use Element has been available for public review on the City’s website and at the Planning Department since the City released the Draft Environmental Impact Report (DEIR) for the General Plan Update for a 45-day public comment period on April 9, 2014. The General Plan Update is a widely known and discussed undertaking that has been known to the public since at least February 15, 2012, when the City published a Notice of Preparation of Draft Environmental Impact Report (EIR), City of Pacifica General Plan and Local Coastal Plan Update.” In fact, the commenter submitted comments on the Draft EIR and Draft General Plan on July 10, 2014.

The commenter is correct that the draft General Plan has not yet been considered for adoption at a public hearing, and that it is subject to change prior to adoption. The draft Housing Element acknowledges that the land use designations referenced in Table III-2 and based upon designations proposed in the draft Land Use Element are subject to change, as indicated in Section III.2 (p. 73), which states “The City will take appropriate steps to ensure General Plan conformity of its Housing Element if there are any changes to the draft General Plan that affect the housing sites identified below.” Indeed, the Planning Commission or City Council may alter the proposed land use designations contained in the draft Land Use Element of the draft General Plan prior to its adoption. However, it is reasonable that the City may rely upon the land use designations contained in the current version of a well-circulated, publicly available draft of the Land Use Element to attempt to preclude a situation where a new Housing Element covering an eight-year period, and scheduled for adoption in May 2015, will become inconsistent with the General Plan and out of compliance with state Housing Law perhaps as soon as one year after adoption (upon adoption of the General Plan). It is unreasonable for the commenter to expect the City to

ignore the General Plan Update that is underway concurrent with the Housing Element Update, and to make no attempt to prevent the newly adopted Housing Element from becoming non-compliant immediately upon adoption of the General Plan.

Issue No. I26 **Tables III-1 and III-2 should not contain sites identified as candidates for open space preservation within the Open Space Task Force Report (1998 and 2000).**

Commenter PCL 12

Staff Response The identification of sites as candidates for open space preservation within the Open Space Task Force Report of 1998 and 2000 is advisory and does not alter the underlying development potential of such sites as specified within a current or future Land Use Element. However, staff understands the sensitivity of open space advocates to the highlighting such sites as suitable for housing development within the draft Housing Element. Staff has identified the list of sites within Tables III-1 and III-2 that are also contained in the Open Space Task Force Report and prepared potential alternative sites that will still allow the City to accommodate its RHNA.

Issue No. I27 **The Zeebros parcel (APN 018-140-620), the Rock parcel (APN 022-012-020), and Lower Gypsy Hill parcel (APN 016-421-010) have very steep slopes and development would result in inconsistency with the Hillside Preservation Ordinance as well as erosion issues.**

Commenter PCL 12

Staff Response The commenter is correct in asserting that the Zeebros parcel (APN 018-140-620) and Lower Gypsy Hill parcel (APN 016-421-010) are both located within the City's Hillside Preservation District (HPD) and subject to special development standards. However, the Rock parcel (APN 022-012-020) is not within the HPD as asserted by the commenter. Nevertheless, housing development at any of these sites would occur in conformance to all relevant regulations for development, including HPD standards where applicable. The HPD standards do not prohibit development, and the commenter has provided no evidence of how development at the Zeebros parcel or Lower Gypsy Hill parcel would result in inconsistency with the Hillside Preservation Ordinance or erosion issues.

Issue No. I28 **There are wetlands at the rear of and adjacent to the 570 Crespi Drive site (APN 022-162-310) and the site is not appropriate for high or medium density development.**

Commenter PCL 12

Staff Response While there may be seasonal wetlands on a portion of the 570 Crespi Drive site (APN 022-162-310), other portions of the site may be suitable for medium- or high-density development. If a project is approved in the future, project-specific impacts will be evaluated and the approval will likely be

subject to conditions and mitigation measures that take into account the potential wetlands and other potential impacts from the project.

Issue No. 129 Commenter suggested alternative sites for consideration for future housing development, including the Eureka Square Shopping Center, the Linda Mar Shopping Center, former Pacifica Lumber site, a vacant lot along Highway 1, the former Oddstad School site, any level sites close to transit, and vacant lots in the West Sharp Park/Palmetto neighborhood.

Commenter PCL 12

Staff Response Staff has noted the suggested alternative sites.

Issue No. 130 The draft Housing Element should address housing issues that support the policies and goals addressed in the City's Climate Action Plan (2014), specifically energy, transportation, land use, smart growth development, transit oriented development, and transportation demand management.

Commenter PCL 12

Staff Response This comment appears related to the draft Housing Element, not the Negative Declaration. The commenter suggests that the draft Housing Element should address certain specific issues identified in the City's Climate Action Plan (CAP) adopted by the City Council on July 14, 2014. Specifically, the commenter has based her comments on the following sections within the CAP: Energy, Sec. 4.1 (p. 30); Transportation and Land Use, Sec. 4.2 (p. 35); Smart Growth (described throughout the CAP); Transit Oriented Development (described throughout the CAP); and, Transportation Demand Management (Sec. 4.2.4, p. 45).

The draft Housing Element already discusses some of these issues. For instance:

- a) Energy.
 - i) Draft Housing Element Section II.9 (p. 70) describes the City's building standards and their relationship to energy conservation. Staff's review in response to this comment revealed that this section requires an update to reflect the 2013 California Green Building Code's energy efficiency standards, which superseded the City's Green Building Ordinance on 12/25/2013.
 - ii) Section IV.4.A.iii (p. 91) describes an ongoing City policy to conserve energy through implementation of the California Green Building Code.
 - iii) Action Program No. 9 (p. 110) promotes Pacific Gas & Electric's Energy Savings Assistance Program, which provides financial

assistance to residents to perform energy saving upgrades to their homes.

b) Transportation and Land Use.

- i) Section I.1.A (p. 6) describes how, in response to public comments received at a Planning Commission Housing Element Study Session on December 15, 2014, staff revised the site inventory in Tables III-1 and III-2 to identify more sites suitable for higher density and near existing transit routes.
- ii) Section II.6.B (p. 32) describes the importance of access to public transit for single parent households.
- iii) Section II.6.G (p. 41) describes the importance of convenient access to public transportation for persons with disabilities.

c) Smart Growth.

- i) See b.i, above. These comments support the smart growth policies on p. 37 of the CAP, which describes new development along Palmetto Avenue and other infill sites, which the sites in Tables III-1 and III-2 overwhelmingly support.

d) Transit Oriented Development.

- i) See b.i and c.i, above.

The commenters request that the draft Housing Element address Transportation Demand Management is difficult to justify. Transportation Demand Management is development-specific, and the draft Housing Element does not grant development approvals to any project. Upon direction from the City Council, it is conceivable that staff could incorporate CAP Goal 4.2.4 into draft Housing Element Section IV.4.D (p. 93) as an ongoing policy for housing development.

Issue No. 131 **Confirm the figures included in "Housing Accomplishments: 2007 to 2014," as the figures appear to be very high.**

Commenter PCL 12

Staff Response The California Department of Housing and Community Development (HCD) allows localities to take RHNA credit for new housing units approved, permitted, and/or built since the start date of the RHNA projection period. The draft Housing Element in Section I.1.B erroneously reports the City's 2007-2014 housing accomplishments as units *constructed*, rather than units

approved, permitted, and/or built (as allowed by HCD). Staff could not substantiate a figure of 205 units constructed, and the figure of actual units constructed is lower. Staff will revise this section to correctly reflect the City's prior period accomplishments in terms of units approved, permitted, and/or built.

As requested by the commenter, staff reviewed 2007 through 2014 housing approvals (Planning Commission- or City Council-granted entitlements) and building permits issued (for projects not requiring discretionary review) to confirm the figure reported in Section I.1.B. Staff's verification identified 262 approved housing units qualified for reporting, an increase of 57 units above the figure reported in Section I.1.B. Staff will revise the draft Housing Element to reflect the adjusted figures.

Issue No. 132 **Objection to the City's approval of the Harmony at One development at Fassler Avenue and Roberts Road**

Commenter PCL 13

Staff Response This comment is unrelated to either the Negative Declaration or draft Housing Element.

Issue No. 133 **The widening of Highway 1 is a boondoggle and total waste of money; does harm to the environment, hills, Mildred Owen Memorial Garden, etc.; is bad for pedestrians, making walking more dangerous; would displace businesses such as the Pacifica Pet Hospital; and will turn Pacifica into "Los Angeles North."**

Commenter PCL 13

Staff Response The commenter has provided no substantial evidence that the draft Housing Element, if adopted, will have a significant effect on the environment. Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (CEQA Guidelines Section 15064(f)(5)). Staff respects the commenter's opinion, but the commenter provided no substantial evidence to support a fair argument of significant environmental effects related to the draft Housing Element.

Issue No. 134 **Do not trust Caltrans after the Bay Bridge "fiasco." The bridge is no safer than it was ahead of the 1989 Loma Prieta earthquake.**

Commenter PCL 13

Staff Response This comment is unrelated to either the Negative Declaration or draft Housing Element.

- Issue No. 135** **The draft General Plan should address drainage concerns at the Commenter's property.**
- Commenter* PCL 15
- Staff Response* This comment is unrelated to either the Negative Declaration or draft Housing Element.
-
- Issue No. 136** **Address the entry to the Pedro Point neighborhood, in particular the corner parcel owned by Caltrans. It could serve as a park and improve the entry to the neighborhood and shopping center.**
- Commenter* PCL 15
- Staff Response* This comment is unrelated to either the Negative Declaration or draft Housing Element.
-
- Issue No. 137** **The Commenter's property should be rezoned to allow up to +/- 50 dwelling units so as to remain compatible with, and maintain the character of, the surrounding neighborhood.**
- Commenter* PCL 15
- Staff Response* The draft Housing Element does not change permissible land uses, permissible development densities, or grant project approvals. To achieve the commenter's desired outcome, the commenter should participate in the process to update the Land Use Element of the General Plan, which is ongoing.
-
- Issue No. 138** **Staff should revise the Initial Study to indicate potentially significant impacts to Air Quality, Biological Resources, Geology & Soils, and Greenhouse Gas Emissions. The potentially significant impacts require preparation of an EIR.**
- Commenter* PCL 17
- Staff Response* The commenter makes several references to potential impacts resulting from adoption of the City's General Plan. Specifically, the commenter identifies potential future increases to traffic, effects of sea level rise, and increases in greenhouse gas emissions. The commenter has not provided substantial evidence describing these impacts, and the City therefore is not required to evaluate these impacts in an EIR. Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (CEQA Guidelines Section 15064(f)(5)). Staff respects the commenter's opinions, but the commenter provided no substantial evidence to support a fair argument of significant environmental effects related to the draft Housing Element.

The only information provided by the commenter to substantiate his comments was correspondence from the California Department of Transportation (Caltrans) describing further analysis the agency desired

related to transportation impacts potentially caused by the General Plan Update. The commenter used this correspondence to attempt to substantiate impacts to air quality and greenhouse gas emissions stemming from the draft Housing Element. The Caltrans correspondence did not specify potential environmental impacts, but rather described a threshold for further transportation-related studies triggered by the anticipated increase of more than 100 vehicles per hour resulting from the General Plan Update. As mentioned previously, the draft Housing Element does not change permissible land uses, permissible development densities, or grant project approvals, and therefore, cannot generate the potentially significant impacts described, including traffic or greenhouse gas emissions impacts. The question of future increases to traffic and increases in greenhouse gas emissions stem entirely from changes in development intensities for specific parcels of land identified in the draft Land Use Element of the draft General Plan. The City is in the process of updating the Land Use Element of the General Plan, and is evaluating the commenter's specified factors in addition to many other potential environmental impacts as part of an EIR for the General Plan Update. Additionally, the effects of sea level rise again impact the suitability for certain types of development as specified in the draft Land Use Element. As stated in the draft Housing Element, the sites identified in Tables III-1 and III-2 rely entirely upon the suitability of various development types and intensities set by the Land Use Element. Such development types and intensities are not set by the draft Housing Element. Therefore, there are no potentially significant impacts to review as part of the draft Housing Element adoption.

The commenter further warns of potential environmental impacts resulting from the widening of Highway 1 with the Calera Parkway project. Based on the reasoning contained in the responses to Issues No. I5 and I16, there is no need for the City to evaluate potential environmental impacts stemming from a project that the draft Housing Element does not approve.

Issue No. I39 **The Initial Study does not consider the impacts from the proposed plan to widen Highway 1 (Calera Parkway project).**

Commenter PCL 17

Staff Response See the response to Issues No. I5 and I16.

Issue No. I40 **Since the City has not applied for a Coastal Development Permit for the widening of Highway 1, it cannot conclude whether the proposed widening is consistent with the Local Coastal Program Land Use Plan and/or the Coastal Act.**

Commenter PCL 17

Staff Response See the response to Issues No. I5 and I16.

Issue No. 141 **Development of any vacant properties would result in a significant environmental impact, and sites listed in Tables III-1 and III-2 that are also candidates for open space should be substituted with other sites that are not candidates for open space.**

Commenter PCL 14

Staff Response Identification of sites in the draft Housing Element does not mean that development will occur in the locations identified. Housing development is largely market dependent and developers may pursue projects at sites identified in the draft Housing Element, sites not identified in the draft Housing Element, or pursue no projects at all. For instance, during the 2007-2014 Housing Element planning period, housing constructed in Pacifica were built at sites other than those identified in the Housing Element. The draft Housing Element does not control or determine whether or where a development project will be undertaken. The City has simply identified sites where the land use designations within the adopted (whether current or future) Land Use Element will allow development of a sufficient number of housing units to satisfy the City's RHNA for the planning period, in accordance with state law.

Furthermore, the draft Housing Element is a policy document and does not contain any project approvals or changes in land use regulations that would result in a physical change in the environment, let alone a significant impact. The commenter also has provided no substantial evidence that the draft Housing Element, if adopted, will have a significant effect on the environment. Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (Section 15064(f)(5)). Staff respects the commenter's opinion that development of any vacant properties would result in a significant environmental impact, but the commenter provided no substantial evidence to support a fair argument of any significant environmental impact.

See the response to Issue No. 126 for a discussion of sites that are candidates for open space preservation.

Issue No. 142 **Action Program No. 14 from the 2007-2014 Housing Element should not be discontinued, as discontinuation would increase the negative environmental impact of the draft Housing Element. The stated reason for discontinuance makes no sense and has no basis in fact.**

Commenter PCL 14, PCL 16 (PCL 16 simply opposed discontinuation of Action Program No. 14, but did not describe negative environmental impacts.)

Staff Response The commenter has provided no substantial evidence that the draft Housing Element, if adopted, will have a significant effect on the environment due to

the discontinuation of Action Program No. 14 from the 2007-2014 Housing Element. Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (CEQA Guidelines Section 15064(f)(5)). Staff respects the commenter's opinion, but the commenter provided no substantial evidence to support a fair argument of any significant environmental impact.

There exists within the General Plan and the City's ordinances an adequate framework for protection of open space in Pacifica. Open space preservation is currently addressed in the following ways:

- a) General Plan Conservation Element: Policies 4, 5, and 7. Policies 4 and 7 are implemented with Pacifica Municipal Code (PMC) Title 9, Chapter 4, Article 43 "Coastal Zone Combining District."
- b) General Plan Open Space Element: Policies 1, 3, 4, and 6; Action Programs 3 and 7. Action Program 7 has been implemented with PMC Title 9, Chapter 4, Article 24 "Residential Clustered Housing Development Standards" and Article 42 "Transfer of Residential Development Rights".
- c) General Plan Community Design Element: Policies 3 and 4; Action Programs 2 and 8. Policy 4 and Action Program 8 have been implemented with Title 9, Chapter 4, Article 22.5 "Hillside Preservation District."
- d) General Plan Land Use Element: Policies 5 and 7. Policy 5 is implemented in the General Plan Land Use Map which demonstrates the locations of prominent ridgelines (an example is on p. 114, which depicts a prominent ridgeline across the southern and eastern Pedro Point Headlands). Prominent ridgelines are also within the Hillside Preservation District, meaning any future development would be subject to discretionary review that could influence project design and ensure preservation of key areas.

Additionally, PMC Title 9, Chapter 4, Article 32 "Site Development Permits" requires a Site Development Permit, which triggers Planning Commission review (and environmental review), prior to issuance of a building permit for any new construction within the R-1-H, R-3, R-3.1, R-3-G, R-3/L.D., R-5, or any Commercial zoning districts. This captures nearly every non-single-family zoning district (R-1 zoning). Within Table III-1 of the draft Housing Element, only sites 21 and 29 are zoned R-1 with no other critical overlays, such as the

Coastal Zone or HPD, and which may potentially be allowed to proceed with a building permit only (these are the same sites listed in Table III-2 of the draft Housing Element as sites 15 and 23, respectively). There are other sites zoned R-1 but they are within the CZ or HPD. Development on these sites requires Planning Commission review (CZ) and Planning Commission and City Council review (HPD). For sites 21 and 29, which are zoned R-1 and are outside the CZ and HPD, development of more than one single-family residence per lot (two structures total between both sites) would require a subdivision to create additional lots, triggering Planning Commission review (PMC Section 9-4.401(a)(1)). Development at a one-unit-per-lot intensity on sites 21 and 29 would minimally impact open space, would typically qualify for a categorical exemption from CEQA, and attempting to stop or otherwise regulate development through the Housing Element is infeasible. The Housing Element does not regulate development sites or densities – such actions are undertaken in the Land Use Element of the General Plan and the implementing provisions of the zoning code.

Notwithstanding the lack of substantial evidence identifying a direct or indirect environmental impact stemming from the discontinuation of Action Program No. 14, and staff's opinion that the City's existing regulatory framework already adequately protects open space, staff understands the sensitivity surrounding open space preservation within Pacifica. Upon direction by the City Council, staff believes it is permissible to include Action Program No. 14 in the draft Housing Element as an ongoing policy described in Section IV.4.D (p. 93). However, it may be beneficial for the City Council to first consider whether referrals of residential development projects to the Open Space and Parkland Advisory Committee (OSPAC) fits within the scope of authority for OSPAC that the City Council set forth in Resolution No. 31-2013 on June 10, 2013 (Attachment F). The current resolution does not establish referrals of residential development projects as a priority objective of the committee.

6. CEQA Recommendation:

The California Environmental Quality Act (CEQA) Guidelines provide information on how government agencies must implement environmental reviews for discretionary projects. An early step in the environmental review process is determining the level of environmental review appropriate for a given project. CEQA Guidelines Section 15063(b)(1) state that a reviewing agency must prepare an Environmental Impact Report (EIR) for a project when an agency "determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial." Section 15063(b)(2) states an

agency “shall prepare a negative declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.”

After preparing an Initial Study and reviewing public comments, staff concludes that there is no substantial evidence that the draft Housing Element, if adopted, will have a significant effect on the environment, and therefore, it is appropriate to adopt a Negative Declaration under CEQA. Substantial evidence generally consists of scientific and factual data (Section 15064(b)), but does not include argument, speculation, unsubstantiated opinion/narrative, or evidence that is clearly inaccurate, erroneous, or that is not credible (Section 15064(f)(5)). Public controversy itself, without substantial evidence to support the controversy, also shall not warrant preparation of an EIR (Section 15064(f)(4)). Staff has reviewed all public comments and evidence submitted, and finds no substantial evidence of any potential significant effect on the environment.

Staff’s evaluation of potential environmental impacts included direct and indirect physical changes. The draft Housing Element will lead to no direct changes in the environment as it does not involve approval of any development activities. It also will not lead to foreseeable indirect physical changes as it does not alter authorized areas of development, types of development allowed, or permissible densities of development. A physical change is not foreseeable if it is speculative (CEQA Guidelines Section 15064(d)(3)). Insistence that future housing development at any of the sites listed within the draft Housing Element is speculative, as confirmed by the lack of any development at the sites identified in the current 2007-2014 Housing Element (described in an earlier section). Therefore, none of the evidence reviewed by staff makes a fair argument that adoption of the draft Housing Element will have a significant effect on the environment. All potential effects described were speculative and were unsubstantiated with substantial evidence as required by CEQA.

Staff’s recommendation for adoption of a Negative Declaration in conjunction with adoption of the draft Housing Element is consistent with the practices of other local agencies within the area. It is commonplace for municipalities to adopt a Negative Declaration when updating their housing elements. Among the municipalities in San Mateo County (including the County itself), 19 of 21 have adopted or intend to adopt a Negative Declaration in conjunction with their RHNA 5 housing element updates. The exceptions are the City of Daly City and the Town of Colma. Daly City conformed its housing element to the impacts evaluated in an Environmental Impact Report (EIR) prepared in 2013 for a comprehensive update to its General Plan. Colma adopted an addendum to a Mitigated Negative Declaration (MND) it prepared for its housing element in 2012. Upon consultation with Colma’s planning director, staff confirmed that Colma ordinarily would have adopted a Negative Declaration for its housing element update. However, since the Town had so few housing sites, it also considered project-level impacts for the development of all sites. Colma’s approach exceeded the threshold for a Negative Declaration, but even when incorporating project-level impacts at specific sites, it still did not reach the threshold for an Environmental Impact Report (EIR).

The determination of the level of environmental review appropriate for any given project, including a housing element update, is fact-specific. Yet, it is widely understood throughout San Mateo County that housing elements are policy documents that do not lead to changes in the environment. The facts associated with Pacifica's draft Housing Element and contained in the Initial Study and Negative Declaration conclusively indicate the draft Housing Element will not lead to significant effects on the environment, and confirm that the appropriate action is to adopt a Negative Declaration for the Housing Element Update.

Since the City Council is the decision making authority on the Housing Element Update, it must be the body to make the environmental determination of whether a Negative Declaration is appropriate for adoption of the draft Housing Element. To support staff's finding that a Negative Declaration is the appropriate level of environmental review, staff recommends the Planning Commission adopt a resolution recommending City Council adoption of a Negative Declaration.

The Initial Study, proposed Negative Declaration, and draft Housing Element documents were available for public review from March 11 through April 10, 2015 (30 days) in accordance with state law. Staff published a Notice of Availability and Notice of Intent to Adopt a Negative Declaration in the Pacifica Tribune on March 11, 2015 (Attachment G). It also posted the notices at the Planning Department, at Sanchez and Sharp Park public libraries, on the City and 21 Elements websites, and circulated it to the State Clearinghouse (SCH #2015032024) where the document was also available online. Staff received several written public comments during the public comment period, as discussed in a preceding section.

7. General Plan Consistency:

Existing General Plan

Pacifica's General Plan consists of 12 elements, including the Housing Element. Each element has a set of policies with a specific focus. In some cases, the policies of one element may interrelate to another element. While in other cases, a policy in one element may reflect competing goals with respect to a policy in another element. When considering General Plan consistency, it is important to balance the policies of all elements to determine whether a project *overall* is consistent, in spite of any competing policy objectives within the General Plan itself.

Staff's evaluation of the draft Housing Element finds that it is consistent with the General Plan. Some key points of consideration are as follows:

- Circulation Element, Policy 2: *Encourage residents to use SamTrans.*

and,

Community Facilities Element, Policy 3: *Encourage San Mateo County and other agencies to expand, upgrade, and evaluate the quality of the services they provide in Pacifica, particularly public transportation.*

- The mixed use focus for future housing development described in the draft Housing Element could result in higher population density in many neighborhoods. Higher population density can make it more feasible for SamTrans to provide improved bus service. Regular, reliable bus service is important to encourage residents to use SamTrans.
- Land Use Element, Policy No. 1: *The Pacifica General Plan Map and text shall establish a land use classification for the entire City and its Sphere of Influence.*
 - The draft Housing Element defers to the land use classifications established within the Land Use Element, and proposes no changes to those classifications.
- Land Use Element, Policy No. 3: *The City shall continue broad-based citizen participation in the planning process.*
 - Staff provided broad outreach to the community to solicit input into the process of developing the draft Housing Element. The citizen participation process included three public meetings and a written comment period.

Draft General Plan

The latest version of the draft General Plan, dated March 2014, contains nine elements (including the Housing Element). The discussion of consistency in this section is based on the draft General Plan as it existed in the March 2014 version. Several elements from the current General Plan were consolidated in the draft General Plan, and a new Economic Sustainability Element was created. As noted previously, the draft General Plan has not yet undergone a public review process, is not yet adopted, and may change. Furthermore, the discussion of consistency with the draft General Plan is incumbent upon certification of the draft Environmental Impact Report (EIR) and adoption of the draft General Plan by the City Council. Non-attainment of either criterion will render the housing sites identified in Table III-2 of the draft Housing Element null and void for purposes of accommodating the City's RHNA.

Staff's evaluation of the draft Housing Element finds that, on balance, it is consistent with the draft General Plan. Some key points of consideration are as follows:

- Community Design Element, Policy No. CD-I-3: *Support compatible residential infill on vacant lots, and redevelopment of under-utilized commercial properties...*
 - The mixed use focus for future housing development described in the draft Housing Element may result in compatible in-fill and redevelopment of underutilized properties.

- Community Design Element, Policy No. CD-I-5: *Facilitate the creation of second units that contribute to the variety of available housing and do not disrupt neighborhood character...*
 - The draft Housing Element identifies second units as an important means of achieving construction of additional housing units.
- Community Design Element, Policy No. CD-I-3: *Support compatible residential infill on vacant lots, and redevelopment of under-utilized commercial properties.*
 - The mixed use focus for future housing development described in the draft Housing Element may result in compatible in-fill and redevelopment of underutilized properties.
- Circulation Element, Policy No. CI-G-16: *Advocate for SamTrans and other public transit providers to improve transit service and facilities, to enable trips to be made without use of a car. In particular, advocate for the expansion of public transit services and facilities to improve public access and recreation opportunities along the coast.*
- Circulation Element, Policy No. CI-I-49: *Continue coordination efforts with transit agencies (i.e. SamTrans) to maintain transit service that is safe and efficient, provides convenient connections to high-use activity areas and key destinations outside the City, and responds to the needs of all passengers, including seniors, youth, and persons with disabilities.*
- Land Use Element, Policy No. LU-G-4: *Locate higher-density housing in accessible places close to community shopping areas and transportation.*

and,

Land Use Element, Policy No. LU-G-6: *Facilitate compact mixed-use development on sites with good access to transit...*

- The mixed use focus for future housing development described in the draft Housing Element may result in housing with improved access to transit. The draft Housing Element also describes the importance of mobility and economic opportunity for seniors and persons with disabilities.
- Land Use Element, Policy No. LU-G-8: *Continue broad-based citizen participation in the planning process.*

- Staff provided broad outreach to the community to solicit input into the process of developing the draft Housing Element. The citizen participation process included three public meetings and a written comment period.
- Land Use Element, Policy No. LU-I-14: *Continue to facilitate housing affordable to moderate-, low- and extremely-low-income households by providing a density bonus of up to 50 percent over the maximum allowed by zoning.*
 - The draft Housing Element describes density bonus regulations and when they are applicable during housing development.
- Land Use Element, Policy No. LU-I-15: *Update the zoning ordinance to ensure that regulations governing second residential units conform with current State requirements.*
 - The draft Housing Element identifies second units as an important means of achieving construction of additional housing units.
- Housing sites identified are consistent with the uses and intensities specified in the Land Use Diagram in Figure 4-3. Detailed diagrams for different portions of the City are contained within the draft Land Use Element.

8. Review by the California Department of Housing and Community Development (HCD):

On March 4, 2015, the State of California Department of Housing and Community Development (HCD) notified staff that the draft Housing Element, once adopted by the City Council and submitted to HCD, will meet the statutory requirements of state housing law in Government Code Article 10.6 (Attachment H). Confirmation of compliance by HCD is an essential element of any housing element, and ensures the City will avoid the negative consequences of a non-compliant housing element.

9. Review by the San Mateo County Airport Land Use Commission (ALUC):

On April 9, 2015, the City/County Association of Governments (C/CAG) Board of Directors, acting as the Airport Land Use Commission (ALUC) for San Mateo County, found that the draft Housing Element for 2015-2023 was consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP). The ALUC's finding ensured the draft Housing Element was in compliance with Public Utilities Code Section 21670 and Government Code Section 65302.3.

10. Location of Written Record:

The Planning Department maintains the written record for the Housing Element Update (GPA-90-15) and proposed Negative Declaration. It is available for public review during normal business hours at 1800 Francisco Boulevard, Pacifica, CA 94044.

11. Summary:

Planning Department staff has prepared a draft Housing Element it believes will address the City's housing needs for the period 2015 through 2023, and a Negative Declaration that adequately explains the absence of any foreseeable significant effects on the environment caused by the draft Housing Element. Staff prepared these documents after Planning Commission and public input early in the process, and seeks to confirm its work with further Commission and public input into the adequacy of the documents.

While there may be public concern over housing sites identified in the land inventories summarized in Tables III-1 and III-2 of the draft Housing Element, the identification of these sites in the draft Housing Element will not lead to any significant impact to the environment. Suitable land uses, including housing, are set forth in the Land Use Element of the General Plan, not within the Housing Element. Land uses set forth in the existing Land Use Element were certified as part of an EIR for the 1980 General Plan Update. Where sites have been identified in reference to the draft Land Use Element, such sites will only take effect in the draft Housing Element upon adoption of the draft Land Use Element following a public process and certification of an EIR. As a result, the impacts of housing development at specified densities will have been considered in EIRs for the respective land use elements, and need not be evaluated as part of the draft Housing Element adoption process. Nevertheless, the Planning Commission may recommend changes to the sites identified within Tables III-1 and III-2 so long as the draft housing element identifies sites that can accommodate the City's RHNA and that are sufficient to build housing for a variety of income levels (i.e. ranging from low-density single-family residential to high-density multi-family or mixed use).

To facilitate the Planning Commission's consideration of alternative sites, staff has identified sites currently listed in Tables III-1 and III-2 of the draft Housing Element which are also identified as candidates for preservation in the Open Space Task Force Report of 1998 and 2000. Staff has provided a list of alternative sites not identified in the Open Space Task Force Report that can be substituted for candidate sites at the Planning Commission's direction while still accommodating the City's RHNA (Attachment I).

Staff recommends and respectfully requests Planning Commission adoption of a resolution recommending to the City Council adoption of the Negative Declaration and draft Housing Element, with any amendments incorporated by the Planning Commission.

12. COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission adopts a resolution recommending City Council adoption of both the Negative Declaration prepared for General Plan Amendment GPA-90-15 and the draft Housing Element of the General Plan for the period 2015 to 2023 described in GPA-90-15; and, incorporating all testimony and documents into the record by reference.

Attachments:

- A. Draft Housing Element for the period 2015 to 2023 (GPA-90-15)
- B. Initial Study and Negative Declaration for General Plan Amendment GPA-90-15
- C. City Council Resolution No. 39-80 from July 14, 1980, certifying the Environmental Impact Report (EIR) for the 1980 General Plan Update.
- D. Public comments on the proposed Initial Study and Negative Declaration. Attachments to PCL 7 are available separately on CD (approximately 4,000 pages).
- E. Public comments on the draft Housing Element.
- F. City Council Resolution No. 31-2013 from June 10, 2013, creating an Open Space and Parkland Advisory Committee.
- G. Notice of Availability and Notice of Intent to Adopt a Negative Declaration, published in the Pacifica Tribune on March 11, 2015.
- H. Letter from California Department of Housing and Community Development (HCD) notifying the City of draft Housing Element consistency with state housing law. Dated March 4, 2015.
- I. Alternative housing sites for Planning Commission consideration.
- J. Draft resolution recommending City Council adoption of the Negative Declaration and draft Housing Element (General Plan Amendment GPA-90-15).

CITY OF PACIFICA

DRAFT HOUSING ELEMENT

(v. 2.8, 3/4/2015)

2015-2022

Planning Period: January 31, 2015 – January 31, 2023

Prepared by: Planning Department

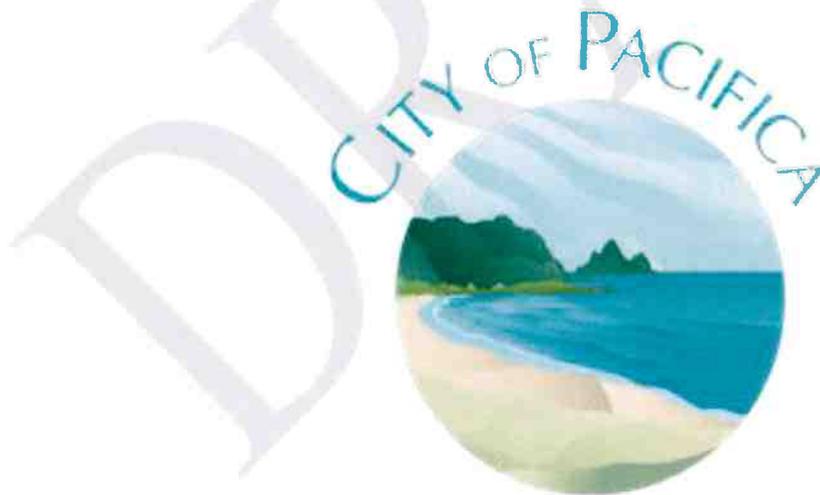


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I. COMMUNITY PROFILE

1. The Housing Element

Pacifica's General Plan, comprised of 12 elements, guides all City activities. The Housing Element is an integral part of the General Plan, focusing on analysis of future housing needs and methods to provide adequate housing for Pacificans from all walks of life. It contains goals and policies for housing and action programs which detail the steps the City can take to respond to the community's evolving housing needs. One of the most important aspects of the Housing Element is its identification of sites for housing development that are sufficient to accommodate the City's share of the regional housing need for the planning period (in this case, 2015-2023¹).

The Association of Bay Area Governments (ABAG) develops a regional housing needs allocation (RHNA) for all counties in the Bay Area². Based upon that allocation, the City/County Association of Governments of San Mateo (C/CAG) assigns specific allocations to incorporated and unincorporated areas within the County. The Bay Area overall received a housing unit allocation of 187,990 units for the period between 2014-2022. ABAG apportioned to San Mateo County 16,418 of those units. Pacifica's share of the County total was 413 units, constituting 2.5 percent of the County's allocation and .22 percent of the Bay Area's allocation. Pacifica will play a small, yet critically important part in meeting regional housing needs.

Out of the total of 413 units allocated to Pacifica as part of the RHNA process for 2014 to 2022, the City has already approved seven units through December 31, 2014. The City can accommodate the balance of its RHNA through the identification of sites properly zoned for residential development that can occur during the planning period. The RHNA segments housing need by income level in the categories very low, low, moderate, and above moderate. The result is that the City must plan for a variety of housing types affordable to persons with varying incomes.

Past housing elements have helped the City of Pacifica work towards meeting its housing needs. The following is a summary of housing elements adopted along with and subsequent to Pacifica's 1980 General Plan:

1980 Housing Element

- Identified the number of housing units needed over the 20-year period between 1980-2000. The Element called for an average of 79 affordable units per year between 1980-2000. From 1980-1985, the projected need was 89 units per year; between 1985-2000, the figure was revised to 73-77 units per year;
- Identified seven vacant sites having the potential for meeting the housing needs indicated for low- and moderate-income groups over the 20-year period;

¹ ABAG's coordinated Housing Element Planning Period is January 31, 2015 through January 31, 2023.

² ABAG's 5th RHNA Projection Period runs from January 1, 2014 through October 31, 2022 (8.8 years).

- Summarized each housing program available;
- Identified short- and long-term housing goals and programs; and
- Discussed administration of housing programs.

1983 Housing Element Supplement

- Updated information in the 1980 Element. By 1983, the housing situation in the city had changed, due to infrastructure and land constraints, as well as approval of the Growth Control Ordinance in 1982;
- Estimated the amount of vacant land available for housing development;
- Identified Pacifica's fair share housing need, based on Association of Bay Area Governments (ABAG) figures. The 1983 ABAG Housing Needs Determinations called for 81 units per year to meet growth needs. The number of low- and moderate-income units had been reduced to 45 units per year from the 73-77 units per year called for in the 1980 General Plan; and,
- Identified current housing programs available.

1986 Housing Element

- Analyzed 1980 Census data, and included a more complete, city-wide vacant land survey;
- Included 1983 ABAG Regional Fair Share Housing needs; and,
- Described the most current housing programs available to maintain, improve, and develop housing.

1990 Housing Element

- Analyzed 1990 Census data; and,
- Added new Action Programs.

2007 Housing Element

- Analyzed 2000 Census data; and,
- Addressed SB 2 requirements related to site identification and zoning for emergency shelters as well as transitional and supportive housing.

The 2014 Housing Element seeks to continue the periodic refinement of the document to address projected housing needs. Notable changes include updated demographics based on the 2010 Census;

realignment of the planning period to eight years (SB 375); identification of “beneficial impacts” from action programs (SB 375); assessment of needs of those with developmental disabilities (SB 812); and, adaptation of housing-related activities to the 2012 dissolution of the City’s Redevelopment Agency (ABx1 26 and AB 1484).

A. Public Participation Process

The City of Pacifica developed the 2015-2022 Housing Element with participation from members of the Pacifica community, as well as housing advocates and other interested parties. The City convened a study session with the Planning Commission to solicit input from the public on the City’s housing needs, and to provide the public with an opportunity to shape the City’s housing goals, policies, and objectives. The study session was publicized in the local print media, the “Coastal Connection” community event list, the City’s web site, and Nextdoor, Twitter, and Facebook social media platforms. In conducting outreach for the study session, care was taken to recruit potential participants that reflect the City’s full ethnic and economic diversity.

A study session is a public meeting for which the City provides public notice, but at which no action is taken by the Planning Commission. The informal format of a study session encourages planning commissioners, project proponents, and community members to engage in a vigorous dialogue with question-and-answer exchanges among all participants. A dozen community members attended the housing element study session, with nearly all attendees expressing ideas and communicating with the Commission and fellow community members. The public input focused on the need for more affordable housing in Pacifica; integrating affordable housing with improved access to public transportation; focusing future housing development into mixed use sites rather than the few remaining vacant parcels in the city; and, concerns with specific sites identified in the draft housing element’s “Potential Housing Development Sites” (Table III-1 in Section III.2).

In response to the public input received, staff revised the draft housing element to address community concerns where possible. Staff revised Table III-1 containing “Potential Housing Development Sites” to represent the community’s desire for higher density, mixed use housing near transit access. The result was the identification of numerous sites clustered primarily around the Pacific Manor Shopping Center in the northern portion of Pacifica. Existing transit routes within this neighborhood provide bus service to the area, including connections to the Bay Area Rapid Transit (BART) system in Colma and Daly City. Furthermore, the underlying commercial land use designation in the neighborhood allows high-density mixed use housing development. An additional result of incorporating the newly-identified sites was the ability to remove the two most contentious sites - known as the “Calson Property” and “Hacienda Court” - from Table III-1.

The public participation process continued after the study session phase with public hearings before the Planning Commission on MM/DD/YYYY, and City Council on MM/DD/YYYY. The City provided public notice of these hearings and further encouraged community members and advocates to attend. After these public discussions and additional revisions based on the public input received, the City Council adopted the housing element on MM/DD/YYYY.

B. Housing Accomplishments: 2007 to 2014

Pacifica's housing allocation for the 2007-2014 period was 275 units, of which 63 were needed for Very Low Income households, 45 for Low Income households, 53 for Moderate Income households, and 114 for Above Moderate Income households. Pacifica met three-quarters of its overall housing need during the period, constructing 205 housing units. The City met all of the need for Above Moderate Income units; 80 percent of the Moderate Income need; but less than 4 percent of combined Low and Very Low Income need. Development of affordable housing was highly challenging during the 2007 to 2014 planning period.

2. The City

Pacifica is located on the Pacific coast side of the San Francisco Peninsula, 13 miles south of downtown San Francisco, in San Mateo County. Two prominent features frame the city, with the ridges of the Coast Range to the east and the shoreline of the Pacific Ocean to the west. Pacifica possesses an attractive combination of secluded valleys and open hillsides set against a coastline of long beaches and rugged headlands.

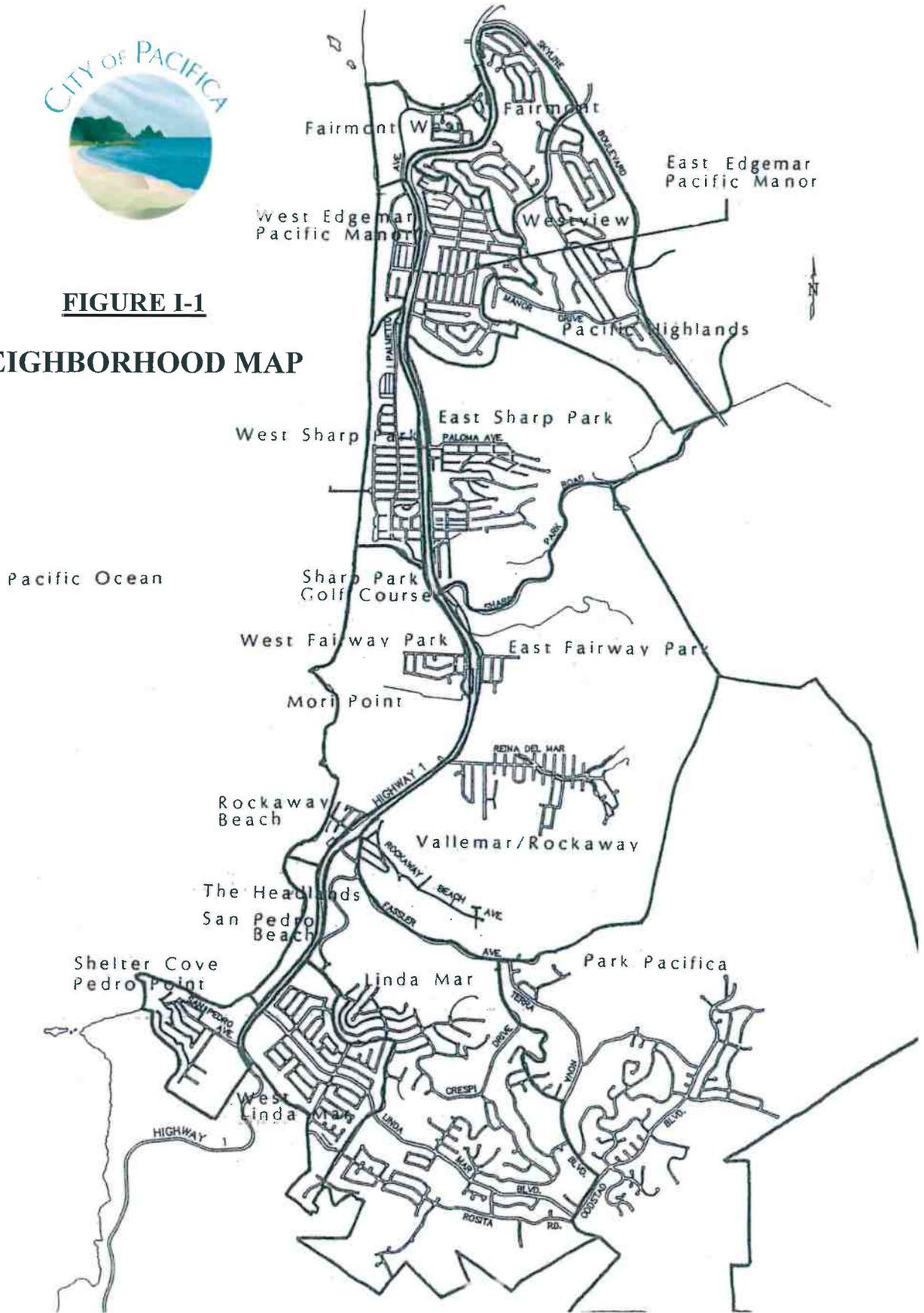
Regional access is via State Highways 1 and 35 that, in turn, connect to Interstate Highway 280 and 80, and US-101. Through the northern half of the City, Highway 1 is a four-lane freeway. South of Sharp Park Road, the highway becomes a four-lane arterial with unregulated access, climbing south of the City and through the Lantos Tunnels (bypassing the infamous Devil's Slide) to the unincorporated villages of Montara and Moss Beach.

Originally visited by the Portola expedition in 1769, the area around what is now Pacifica remained primarily agricultural until after the San Francisco earthquake in 1906. Land speculators, stimulated by the construction of the Ocean Shore Railroad, subdivided and developed a series of small coast-side communities. Several of these communities incorporated in 1957 as the City of Pacifica. Despite incorporating nearly 60 years ago, neighborhood integrity retains special significance in the city. Although recognizing their interdependence, each of the original communities desires to protect those characteristics which make them unique. The Neighborhood Map (Figure I-1) shows the various neighborhoods in the City.

(Continued on Next Page)



FIGURE I-1
NEIGHBORHOOD MAP



3. Population Characteristics

A. Population

Rapid residential development occurred in Pacifica during the 1960s, with the 1960 population of 20,995 residents nearly doubling to 36,020 residents by 1970. From the 1970s onward, residential development tapered off and population increase became more moderate. Despite slowing residential development, Pacifica's population peaked more three decades later in 2000 at 38,390 residents. Pacifica's population, average household size, and median age from the last six decennial censuses are shown in Table I-1, below:

TABLE I-1

Population, Average Household Size, and Median Age – 1960 through 2010						
	1960	1970	1980	1990	2000	2010
Population	20,995	36,020	36,866	37,670	38,390	37,234
Household Size (avg.)	*	*	2.88	2.82	2.73	2.65
Median Age	22.5	23.6	29.2	33.5	37.6	41.5

Source: US Census Bureau.

*The U.S. Census from 1960 and 1970 calculated household size using a different methodology, making it incomparable to figures from 1980 onward.

Changes in average household size and the age of Pacifica's residents in recent decades have contributed to a shift in housing needs. The table above demonstrates how average household size has steadily decreased since 1980, while median age has increased dramatically during the same period.

The characteristics of Pacifica's housing stock has also changed in recent decades. In 1970, 87 percent of the City's housing stock was single-family residential; by 2010, this had declined to 77 percent. The majority of apartments and other multi-family housing units have been constructed in the Sharp Park and Edgemar neighborhoods, although several senior housing developments have been constructed in other neighborhoods throughout the City. Despite multi-family development increasing in popularity after 1970, by 2000 all kinds of residential development had leveled-off. Between 1990 and 2010, 1,265 housing units were developed in Pacifica (with only 391 from 2000-2010). Compared to 1,146 units from 1980-1989 and more than 3,000 units in each of the three preceding decades, it is apparent that housing production has slowed tremendously in recent years. While it is difficult to pinpoint the cause of the dramatic reduction in housing unit production, the increasing scarcity of vacant, buildable sites in Pacifica is believed to be a significant factor.

To gain a better perspective of Pacifica's population, it is helpful to compare its various aspects to those of the broader populations in San Mateo County and statewide. The next several tables and figures make comparisons across several dimensions.

In 2011, 37,361 people lived in Pacifica, down more than 1,000 residents from a decade earlier. Pacifica's population was comprised of slightly fewer children and many more seniors than San Mateo County. Table I-2 summarizes population by age group.

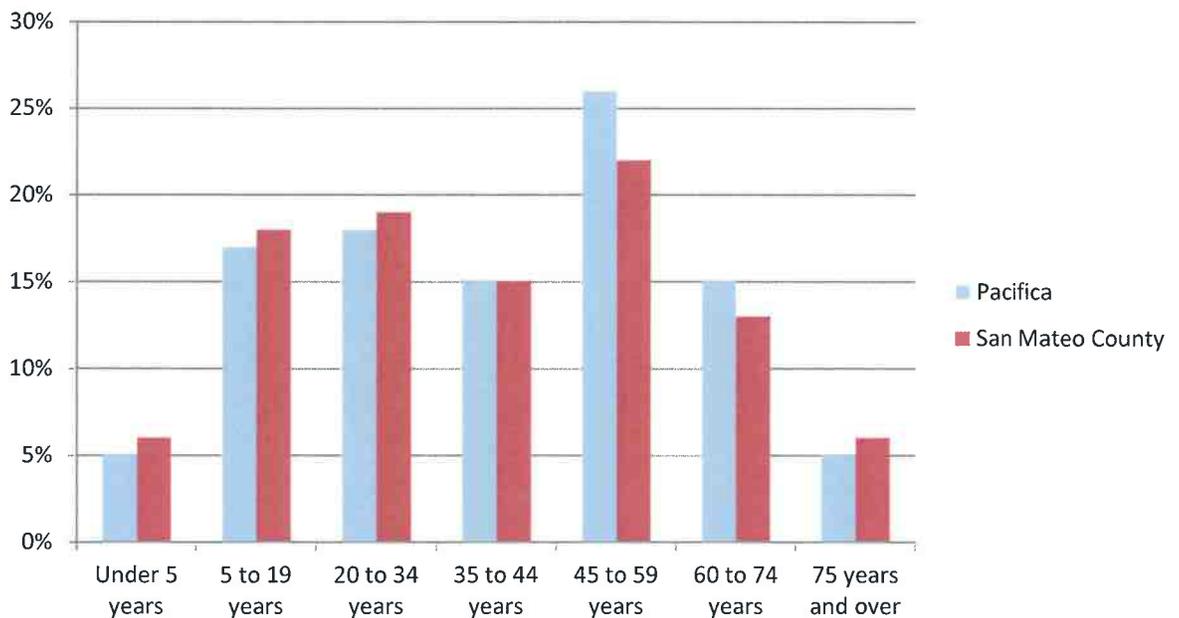
TABLE I-2

Population by Age Group				
	2000		2011	
	Pacifica	Pacifica	County	State
Under 5 years	6%	5%	6%	7%
5 to 19 years	20%	17%	18%	21%
20 to 34 years	20%	18%	19%	22%
35 to 44 years	18%	15%	15%	14%
45 to 59 years	23%	26%	22%	20%
60 to 74 years	10%	15%	13%	11%
75 years and over	4%	5%	6%	5%
Median age	38	42	39	35
Total population	38,390	37,361	720,143	37,330,448

Source: 2000 US Census SF1, 2009-2011 American Community Survey

FIGURE I-2

Population by Age Group



Pacifica's population decreased by 3.0 percent between 2000 and 2010, while San Mateo County's population increased 1.6 percent over the same period. Pacifica's population increased a modest 1.9 percent between 1990 and 2000. Within the last 30 years, the most rapid population increase occurred

between 1980 and 1990 (2.2 percent). Table I-3 shows rate of population change in Pacifica for the period 1980-2010. Pacifica’s population growth rate has lagged behind that of San Mateo County since 1980, as shown in Figure I-3.

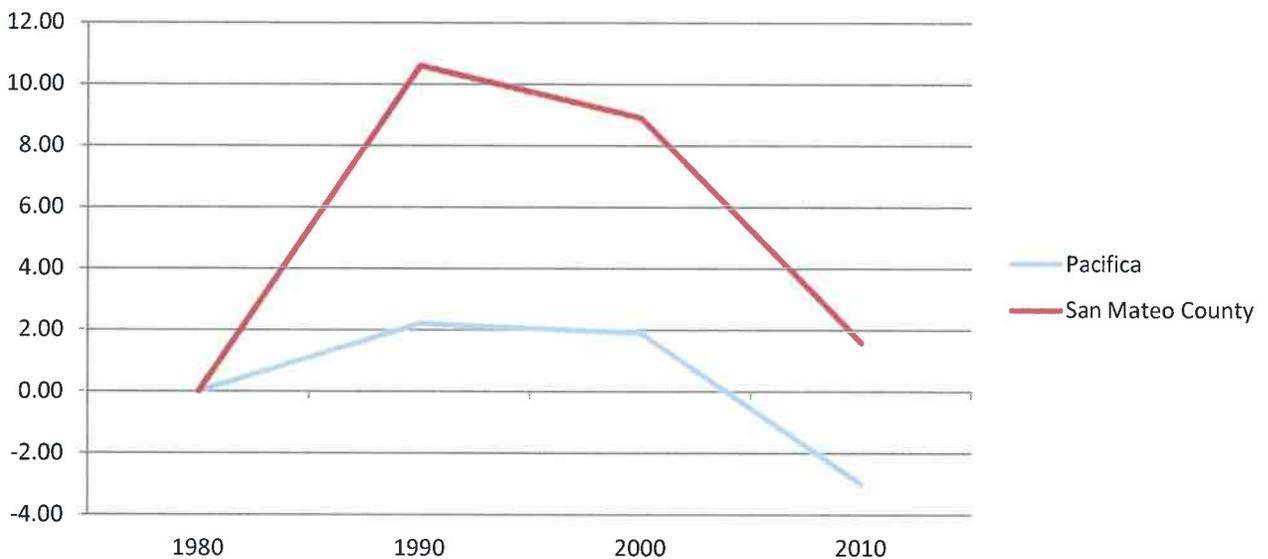
TABLE I-3

Pacifica Population Rate of Change, 1980-2010 ³		
	Population	% Change
1980	36,866	-
1990	37,670	2.2
2000	38,390	1.9
2010	37,234	-3.0

Source: US Census Bureau

FIGURE I-3

Rate of Population Change (%) - 1980 to 2010



B. Ethnicity

Pacifica’s largest racial group was white persons, who comprised 68 percent of the population in 2011. The largest minority group was Asian persons, at 19 percent of the population. Filipino and Chinese persons comprised two-thirds of the city’s Asian population. Black persons accounted for the smallest share of population of any single-race group at 3 percent. Persons of Hispanic or Latino ethnicity comprised 18 percent of the population, with most of these persons counted within the “white” racial

³ Decennial U.S. Census counts for 1980, 1990, 2000, and 2010.

group. Non-Hispanic whites comprised 55 percent of the population. Table I-4 provides additional information on Pacifica’s racial composition.

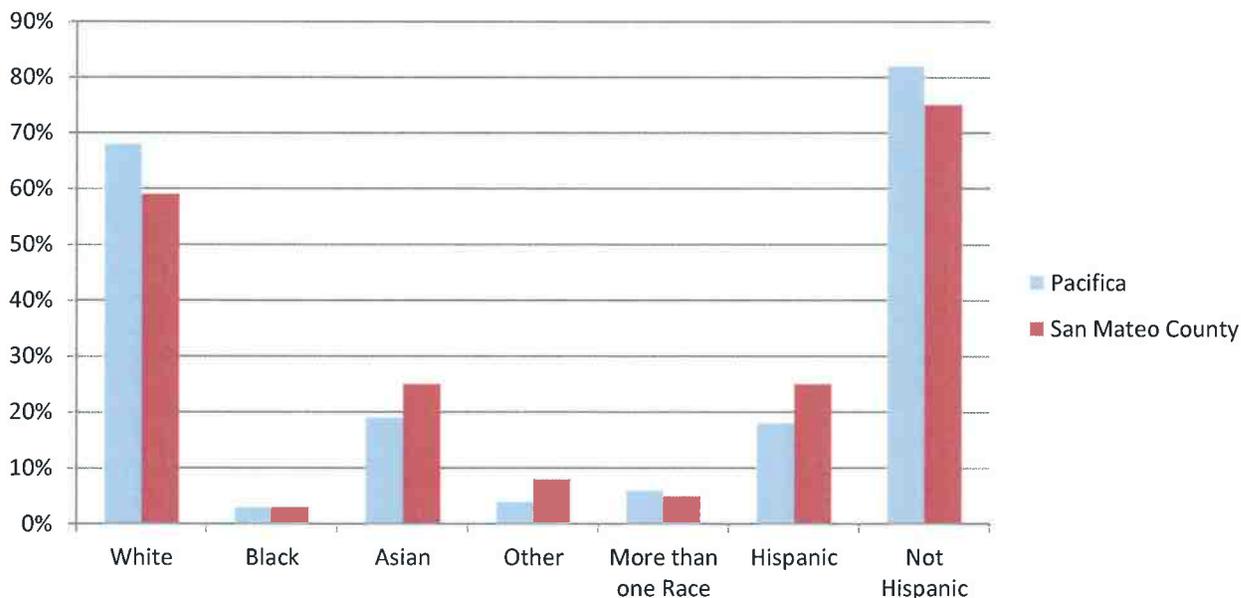
TABLE I-4

Race and Ethnicity			
	Pacifica	County	State
White	68%	59%	62%
Black	3%	3%	6%
Asian	19%	25%	13%
Other	4%	8%	14%
More than one Race	6%	5%	4%
Hispanic	18%	25%	38%
Not Hispanic	82%	75%	62%
Total population	37,361	720,143	37,330,448

Source: 2009-2011 American Community Survey

FIGURE I-4

Race and Ethnicity



C. Persons with Disabilities

In 2011, 8 percent of Pacificans had one or more diagnosed disabilities, the same rate as San Mateo County (8 percent). Disabilities include physical and mental disabilities such as deafness, blindness, immobility, and cognitive challenges, as well as other conditions. Disabilities can affect the ability of

affected persons to work, live independently, drive, and ride public transportation. Limitations of this sort can affect the type of housing needed by persons with disabilities. Perhaps most impactful to housing needs is the ability of persons with disabilities to live independently and to travel outside the home to work and shop. As used throughout the housing element, the term “disability” includes, without limitation, developmental disability.

The prevalence of disabilities in Pacifica varied widely by age group. The population segment with the greatest rate of disabilities was persons age 65 years or older, at 28 percent. Among the working age population 18 to 64 years of age, the disability rate was 5.8 percent. San Mateo County’s respective rates were 31 percent and 5.0 percent. Information on persons with ambulatory (i.e. mobility), self-care, independent living, and other disabilities is summarized in the following table:

TABLE I-5

Age and Type of Disability	Number			Percent		
	Pacifica	County	State	Pacifica	County	State
Under 18 with Disability	173	3,270	280,649	2.3%	2.1%	3.0%
Age 18-64 with Disability	1,481	23,231	1,843,497	5.8%	5.0%	7.9%
Age 65 + with Disability	1,195	28,703	1,547,712	28%	31%	37%
Any Age with Any Disability	2,849	55,204	3,671,858	8%	8%	10%
Any Age With Hearing Disability	812	15,651	1,022,928	2.2%	2.2%	2.8%
With Vision Disability	299	8,199	685,600	0.8%	1.1%	1.9%
With Cognitive Disability	717	19,549	1,400,745	1.9%	2.7%	3.8%
With Ambulatory Disability	1,474	29,757	1,960,853	4.0%	4.2%	5.3%
With Self Care Disability	663	12,819	862,575	1.8%	1.8%	2.3%
With Independent Living Disability	980	22,735	1,438,328	2.6%	3.2%	3.9%

Source: 2009-2011 American Community Survey
 Note: Some people may have multiple disabilities

A segment of the disabled population with particularly challenging housing needs is those with developmental disabilities. The California Welfare and Institutions Code describes a developmental disability to be one that originates prior to adulthood, that continues or can be expected to continue indefinitely, and that constitutes a substantial disability for that individual. Specific conditions include intellectual disability, cerebral palsy, epilepsy, and autism, but not disabilities that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment; however, more severely disabled individuals require a supervised group living environment, often with medical care and physical therapy provided on-site. Given the pre-adulthood onset of developmental disabilities, a primary concern is transitioning a developmentally disabled person to an appropriate level of independence as an adult.

The U.S. Census does not track developmental disabilities specifically, meaning the City must estimate the population with a developmental disability in another way. The State Department of Developmental Services (DDS) is the lead agency in providing community-based services to approximately 243,000 developmentally disabled persons statewide through a system of 21 regional centers. The Golden Gate Regional Center provides services within San Mateo, San Francisco, and Marin counties. The following information from the Golden Gate Regional Center shows the number of Pacificans (ZIP Code 94044) that received services for a developmental disability in 2014:

TABLE I-6

Developmentally Disabled Residents, by Age, City of Pacifica (2014)					
0-18 Years	19-34 Years	35-54 Years	55-64 Years	65+ Years	Total
54	40	33	9	2	138

Source: Golden Gate Regional Center Service Data for January 2014

San Mateo County is fortunate to have access to a variety of resources to assist persons with developmental disabilities in addition to the Golden Gate Regional Center. Many of the organizations work in close partnership with the Regional Center on a referral basis to ensure continuity of care for developmentally disabled persons. Services of these groups include focusing on job skills to enhance economic stability, and thereby housing stability, as well as direct housing support through counseling, advocacy, search assistance, and direct placement into units. The organizations available to Pacifica residents include the following:

- Abilities United: Provides training, education, and support for persons with developmental and physical challenges.
- The Arc: Provides a range of services relevant to all areas of adult life, from independent living supports and skills building to employment training and creative expression.
- Poplar ReCare: Provides therapeutic treatment, equipment loan, and other services for those with developmental disabilities, illness, or injury.
- Puente Clinic: Provides mental health services for developmentally disabled clients by bridging resources from San Mateo County Behavioral Health & Recovery Services (BHRS), Golden Gate Regional Center (GGRC) and Health Plan of San Mateo (HPSM).
- West Bay Housing Corporation: Provides affordable, community-based supportive housing for individuals with developmental disabilities and other people with special housing needs.

4. Housing Characteristics

A. Households and Housing Units

In 2010, there were 13,967 households and 14,523 housing units in Pacifica. Compared to 2000, these figures decreased .2 percent and increased 2 percent, respectively. The annualized production of housing units from 2000 to 2010 was 27 units per year. In effect, Pacifica's household creation and housing unit production have remained relatively static. Average household size reduced to 2.65 persons per household in 2010 from 2.73 in 2000, a decrease of 3 percent. This continues a trend of shrinking household size that started at least as early as 1980. Basic information on households, housing units, and average household size for Pacifica for 1990, 2000, and 2010 are summarized in Table I-7.

TABLE I-7**Households and Housing Units, City of Pacifica, 1990 through 2010**

	1990	2000	2010
Households	13,318	13,994	13,967
Housing Units	13,853	14,245	14,523
Household Size (avg.)	2.82	2.73	2.65

Source: US Census Bureau

Single-family detached housing dominates Pacifica's housing stock. This housing type comprised 73 percent of housing units in 2011, with another 6.8 percent of units in the single-family attached category. Combined, approximately 80 percent of the housing stock is single-family. The share of the housing stock comprised by single-family-type units has increased since 2000, when attached and detached types were 72 percent and 5.4 percent of the housing stock, respectively. Compared to San Mateo County, Pacifica has a much greater share of detached single-family housing units. The County edges out Pacifica in all other housing categories, except that they both have similar shares of the mobile home housing type. Table I-8 summarizes Pacifica's housing types.

TABLE I-8

Building Type	Pacifica	County	State
Single Family Detached	73%	57%	58%
Single Family Attached	7%	9%	7%
2 units	1%	2%	3%
3 or 4 units	4%	5%	6%
5 to 9 units	4%	6%	6%
10 to 19 units	4%	6%	5%
20 or more units	7%	14%	11%
Mobile Home or Other	1%	1%	4%
Total	14,577	271,140	13,688,351

Source: 2009-2011 American Community Survey

Pacifica's predominately single-family housing stock has contributed to high rates of home ownership. Owner-occupied housing units accounted for 69 percent of the housing stock in 2011, a rate that held steady since 2000 and which is 10 percent greater than in San Mateo County. Vacancy rates in Pacifica in 2011 were very low, with the homeowner vacancy rate at 1.5 percent and the rental vacancy rate at 2.4 percent. Vacancy rates in each category increased since 2000. Homeowner vacancy was comparable to San Mateo County, although rental vacancy was almost-half of the County's rate. It is generally accepted that an overall vacancy rate of 4 percent is needed to provide for normal turnover in housing units, which for Pacifica means the supply of housing was tight. Table I-9 summarizes vacancy rates for Pacifica, San Mateo County, and the State of California.

TABLE I-9

Vacancy Rate		Pacifica	County	State
2000	Owner	0.2%	0.5%	1.4%
	Renter	1.9%	1.8%	3.7%
2011	Owner	1.5%	1.2%	2.2%
	Renter	2.4%	4.0%	5.5%

Source: 2009-2011 American Community Survey, 2000 US Census

B. Income

Pacifica's residents enjoy greater household incomes than those in San Mateo County as a whole. Median household income in Pacifica in 2011 was 4.7 percent higher than elsewhere in the County. Nearly half of all households earned \$100,000 or more per year, and there were also fewer Pacifica households at the lowest income levels than in the County. Household income characteristics, summarized in Table I-9, contribute to the particular housing needs of the City's population.

TABLE I-10

Household Income	Pacifica	County	State
Under \$25,000	8%	12%	21%
\$25,000 to \$34,999	7%	6%	9%
\$35,000 to \$49,999	6%	10%	13%
\$50,000 to \$74,999	18%	16%	17%
\$75,000 to \$99,999	15%	12%	12%
\$100,000+	45%	44%	28%
Poverty Rate	4.0%	7.4%	16%
Total	14,061	256,305	12,433,049
Median Income 2000	\$96,845	\$95,606	\$64,116
Median Income 2011	\$96,289	\$91,958	\$63,816

Source: Association of Bay Area Governments

Note: Adjusted for inflation to 2013 dollars

Household income is only one part of determining housing needs, however. Family size also contributes to the amount of income needed to secure suitable housing and to provide for other needs. Table I-10 depicts California Department of Housing and Community Development (HCD) 2014 income thresholds for San Mateo County based on family size, which are integral to obtaining adequate and affordable housing.

TABLE I-11

HCD Income Limits for 2014					
	Extremely Low	Very Low	Low	Median	Moderate
Family Size	30% of Median Income	50% of Median Income	80% of Median Income	100% of Median	120% of Median
1	\$23,750	\$39,600	\$63,350	\$72,100	\$86,500
2	\$27,150	\$45,250	\$72,400	\$82,400	\$98,900
3	\$30,550	\$50,900	\$81,450	\$92,700	\$111,250
4	\$33,950	\$56,550	\$90,500	\$103,000	\$123,600
5	\$36,650	\$61,050	\$97,700	\$111,250	\$133,500
6	\$39,400	\$65,600	\$104,950	\$119,500	\$143,400
7	\$42,100	\$70,100	\$112,200	\$127,700	\$153,250
8	\$44,800	\$74,650	\$119,450	\$135,950	\$163,150

Source: California Department of Housing and Community Development, February 28, 2014 — <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf>

The poverty threshold income as defined by the U.S. Census Bureau is another measure commonly used to assess income levels of a given population. The Census Bureau establishes poverty-level income based on family size, and for 2011 ranged from \$10,788 for an individual over 65 years of age with no dependent children to \$43,487 for a family with eight or more children. Poverty threshold amounts are set nationally, and the Census Bureau does not adjust them for variations in cost of living throughout the country. The overall poverty rate for families in Pacifica in 2011 was 1.9 percent, less than half the rate for San Mateo County. The lowest observed rate among various family groups was for married couples at 0.2 percent. The highest rate was for families headed by a female with no husband present, at 7.7 percent. Across all family categories, the presence of children under 18 years of age dramatically increased family poverty rates.

The Census Bureau also calculates poverty rates for individuals by age. The overall individual poverty rate in Pacifica was 4 percent. The highest observed poverty rate was for working age individuals from 18 to 64 years old at 4.7 percent. The poverty rate for persons 65 years of age and older was 2.7 percent. All poverty rates for Pacifica were noticeably lower than corresponding rates for San Mateo County, as shown in Table I-11.

(Continued on Next Page)

TABLE I-12

Poverty Rates			
	Pacifica	County	State
Families (All)	1.9%	4.8%	12%
Married Couples	0.2%	2.8%	7.0%
Female Householder (no husband present)	7.7%	13%	26%
Individuals (All)	4.0%	7.4%	16%
Under 18 years	2.8%	9.1%	22%
18 to 64 years	4.7%	7.0%	14%
65 years and over	2.7%	6.2%	9.5%

Source: 2009-2011 American Community Survey

In January 2014, San Mateo County Housing Authority indicated that 4,416 households countywide received housing assistance either through vouchers or by direct placement into public housing units. Within Pacifica, 208 residents received housing assistance, all of them through vouchers.

C. Housing Costs

Housing costs in Pacifica, as in much of the Bay Area, tend to be higher than California as a whole. Pacifica is a costly place to live for homeowners and renters alike. Given the predominance of single-family housing among Pacifica's housing stock and the high rates of homeownership, the prices of single-family homes have a significant effect on housing affordability. Table I-13 lists median home sale prices for detached and attached single-family units from 2005 through 2012.

TABLE I-13

	Detached Units			Attached Units		
	Pacifica	County	State	Pacifica	County	State
2005	\$916,387	\$939,148	\$576,436	\$662,830	\$586,432	\$498,848
2006	\$874,054	\$961,170	\$636,410	\$592,250	\$625,140	\$534,980
2007	\$841,860	\$935,536	\$594,272	\$589,120	\$600,432	\$493,920
2008	\$698,772	\$865,512	\$485,784	\$494,640	\$554,364	\$412,776
2009	\$614,535	\$749,304	\$365,580	\$395,820	\$465,696	\$337,716
2010	\$622,260	\$762,910	\$359,948	\$385,200	\$449,507	\$333,733
2011	\$527,638	\$691,439	\$330,527	\$298,700	\$390,576	\$300,142
2012	\$535,846	\$660,944	\$305,727	\$314,363	\$360,065	\$271,185

Source: San Mateo County Association of Realtors, based on actual sales of each year; State based on Zillow/MLS

Note: Adjusted for inflation to 2013 dollars

The table shows that detached single-family housing in Pacifica tends to be 40 to 70 percent more expensive than elsewhere in the State but 10 to 20 percent less expensive than San Mateo County.

Attached single-family housing in Pacifica tends to be 15 to 20 percent more expensive than elsewhere in the State but 10 to 15 percent less expensive than elsewhere in the County.

The cost of rental housing is also an important factor in housing affordability in Pacifica. Lower “costs of entry” to rental housing as compared to ownership units makes it a vital source of housing for those with lower incomes, which can include single heads of household with children, young professionals, or senior citizens. Table I-13 shows average rents for a variety of unit types in Pacifica from 2005 through 2013, and Table I-14 compares average rents in Pacifica to those in San Mateo County.

TABLE I-14

Average Rents in Pacifica						
	Studio		1 Bed, 1 Bath		2 Bed, 1 Bath	
	Price	Percent Increase	Price	Percent Increase	Price	Percent Increase
2005	\$1,420	x	\$1,512	x	\$1,755	x
2006	\$1,615	14%	\$1,577	4%	\$1,799	2%
2007	\$1,560	-3%	\$1,617	3%	\$1,844	2%
2008	\$1,619	4%	\$1,666	3%	\$1,893	3%
2009	\$1,518	-6%	\$1,604	-4%	\$1,786	-6%
2010	\$1,404	-8%	\$1,548	-3%	\$1,722	-4%
2011	\$1,533	9%	\$1,594	3%	\$1,762	2%
2012	\$1,541	1%	\$1,743	9%	\$2,047	16%
2013	\$1,535	0%	\$1,778	2%	\$1,979	-3%

Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes

Note: Adjusted for inflation to 2013 dollars

TABLE I-15

Summary of 2013 Rents		
	Pacifica	County
Studio	\$1,535	\$1,463
One Bedroom	\$1,778	\$2,004
Two Bedroom	\$1,979	\$2,285

Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes, Craigslist Survey conducted in June and July 2013

The tables show that, with the exception of studio rental units, rental housing in Pacifica was less expensive than in San Mateo County. Rents for one- and two-bedroom units in Pacifica in 2013 were approximately 10% less expensive than those elsewhere in the County. However, with both ownership and rental units, affordability depends on income, and it is important to assess household housing costs from that perspective. Housing cost burden, or overpayment, will be discussed later in this document.

D. Household Characteristics

The make-up and size of households can have an important influence on the type of housing units needed and desired within a community. In 2011, Pacifica's most common household type was the family with no kids, which comprised 41 percent of households. The least common household type was multi-person, nonfamily, at 7 percent. Table I-14 summarizes Pacifica's household types in relation to San Mateo County and State households.

TABLE I-16

Household Type	Pacifica	County	State
Single person	24%	25%	24%
Family (no children)	41%	37%	35%
Family (with children)	28%	31%	33%
Multi-person, nonfamily	7%	7%	7%
Total households	14,061	256,305	12,433,049

Source: 2009-2011 American Community Survey

The composition of Pacifica's households has changed in recent years. In 2000, single-person households made up 16 percent of the City's households. Only 31 percent of households were families without children, and 32 percent of households had children.

(Continued on Next Page)

II. HOUSING NEEDS ASSESSMENT

1. Purpose

The housing needs assessment summarizes the specific types of housing needed by various populations within Pacifica. Data and housing issues are discussed and analyzed, and housing needs are quantified wherever possible. The Community Profile (Section I) provides background information for these housing needs.

State housing law, in Government Code Sections 65583(a)(1)-(9), requires that a housing element shall consist of “an identification and analysis of existing and projected housing needs,” which includes:

- Analysis of population and employment trends and documentation of projections;
- Analysis and documentation of household and housing characteristics;
- Analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter;
- Identification of at least one zone where emergency shelters are allowed as a permitted use;
- Analysis of potential and actual governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities;
- Analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to certain conditions.
- Analysis of opportunities for energy conservation with respect to residential development; and,
- Inventory of land suitable for residential development and an analysis of the relationship of zoning and public facilities and services to these sites;

The following analysis satisfies the requirements outlined above.

2. Population Trends and Projections

The Association of Bay Area Governments (ABAG) has estimated Pacifica's future population growth in its publication "Projections 2009." ABAG expects the City's population to increase 6 percent from 2010 to 2020 and 1 percent from 2020 to 2030. Both growth rates are significantly lower than those projected for San Mateo County. Table II-1 demonstrates population growth from 1990 through 2030 (projected), and compares Pacifica to San Mateo County and the State of California.

TABLE II-1

Population Growth						
	Number			Percent Change		
	Pacifica	County	State	Pacifica	County	State
1990	37,670	649,623	29,760,021	x	x	x
2000	38,390	707,163	33,871,648	2%	9%	14%
2010	37,234	718,451	37,253,956	-3%	2%	10%
2020 (Projected)	39,300	801,300	x	6%	12%	x
2030 (Projected)	39,600	862,800	x	1%	8%	x

Source: Association of Bay Area Governments (ABAG), Projections 2009; US Census SF1 1990-2010
Note: ABAG does not prepare statewide projections

ABAG similarly projected household growth for Pacifica through 2030. Expected household growth in Pacifica will trail growth in San Mateo County by an even greater percentage than in population growth. Table II-2 shows these projected figures.

TABLE II-2

Household Growth						
	Number			Percent Change		
	Pacifica	County	State	Pacifica	County	State
1990	9,765	242,348	10,381,206	x	x	x
2000	13,994	254,104	11,502,870	30%	5%	10%
2010	14,320	264,400	12,577,498	2%	4%	9%
2020 (Projected)	14,410	287,350	x	1%	8%	x
2030 (Projected)	14,550	310,970	x	1%	8%	x

Source: Association of Bay Area Governments, Projections 2009; US Census SF1 1990-2010
Note: ABAG does not prepare statewide projections

Pacifica's projected low growth rate may be attributable to certain governmental and nongovernmental constraints, as this document will discuss later in this section.

3. Employment Trends and Projections

Pacifica is primarily a residential community, and contained nearly three-times more employed residents than jobs in 2010. Despite the existing imbalance, employment growth increased at a faster rate than population growth between 2000 and 2010. Job growth increased 14 percent with the addition of 780 jobs, while population growth was -3 percent with a loss of 1,156 residents over the same period. Relative to San Mateo County, Pacifica's job growth was positive compared to a 10 percent contraction countywide.

In 2011, there were 30,807 persons of working age (16 years and over) in Pacifica, 21,582 of which were in the labor force (70 percent). Of those in the labor force, the unemployment rate was 6.7 percent.⁴ Pacifica's unemployment rate was slightly higher than San Mateo County's (6.0 percent) but lower than California's (7.7 percent). Table II-3 displays historical and 2025 projected figures for jobs and employment in Pacifica.⁵ The 2025 projection of a reduction in employed residents may be attributable to the aging of Pacifica's population as many residents will leave the workforce during that timeframe. Still, Pacifica will appear to benefit from strong job growth through 2025, providing greater employment opportunities for residents.

TABLE II-3

Projections for Population, Households and Total Jobs (2000-2025)						
Geographical Area	2000	2010	2020	2025	2000-2025 Change	2000-2025 Percent Change
Pacifica Planning Area (City Limits and Sphere of Influence)						
Jobs/Employed Residents	0.26	0.33	0.36	0.38	x	x
Employed Residents	21,836	19,050	19,250	19,420	-2,416	-12%
Jobs	5,580	6,360	7,020	7,290	1,710	23%
Percent of County						
Population	5.4%	5.3%	4.9%	4.7%	x	x
Percent of County Jobs	1.4%	1.8%	1.7%	1.7%	x	x
San Mateo County						
Jobs/Employed Residents	1.05	1.05	1.07	1.08	x	x
Employed Residents	369,725	330,700	379,300	408,600	38,875	10%
Jobs	386,590	346,320	404,400	439,850	53,260	12%
Percent of Bay Area						
Population	10.4%	10.0%	10.0%	10.0%	x	x
Percent of Bay Area Jobs	10.3%	10.0%	10.0%	10.0%	x	x
Bay Area Regional Total						
Jobs/Employed Residents	1.09	1.02	1.02	1.03	x	x
Employed Residents	3,452,117	3,410,300	3,962,800	4,264,600	812,483	19%
Jobs	3,753,460	3,475,840	4,040,690	4,379,900	626,440	14%

Source: Association of Bay Area Governments, Projections 2009

Pacifica has few major employers. Employment is greatest in education, government, and food retailing. Table II-4 summarizes Pacifica's largest employers in 2013.

⁴ Unemployment data from 2011 were provided for consistency with other statistics in the housing element. However, by 2013 the Pacifica economy had improved to 22,082 residents in the labor force with an unemployment rate of 4.2 percent.

⁵ Employment figures may vary somewhat between the narrative and the table due to the former's reliance on U.S. Census Bureau 2009-2011 American Community Survey data and the latter's reliance on ABAG Projections 2009 data.

TABLE II-4

Major Employers in Pacifica, 2013		
Employer Name	Persons Employed	Business Type
Pacifica School District	301	Education
City of Pacifica	225	Government
Safeway Stores, Inc.	210	Food Retailer
Jefferson Union High School District	90	Education
Lucky (Save Mart Supermarkets)	90	Food Retailer
Recology of the Coast	49	Solid Waste Mgmt.
Rite Aid Pharmacy	40	Pharmacy
Ross Dress for Less	40	Clothing Retailer
North Coast County Water District	22	Government

Source: City of Pacifica Comprehensive Annual Financial Report (CAFR), 2013

Fortunately, Pacifica’s residents have access to jobs not only within the city, but also jobs in large employment centers throughout the Bay Area. Employers outside of Pacifica represent a broader variety of sectors than those found in the city. Table II-5 provides a more comprehensive depiction of the San Mateo County and Bay Area job market, including employment projections through 2025.

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TABLE II-5

Projections for Types of Jobs (2000-2025)						
Geographical Area	2000	2010	2020	2025	2000-2025 Change	2000-2025 Percent Change
Pacifica						
Agriculture and Natural Resources	70	70	70	70	0	0%
Manufacturing, Wholesale and Transportation	380	360	320	330	-50	-13%
Retail	830	690	770	820	-10	-1%
Financial and Professional Services	1,010	1,260	1,380	1,460	450	45%
Health, Educational and Recreational Service	2,390	2,920	3,270	3,310	920	38%
Other	900	1,060	1,210	1,300	400	44%
Total	5,580	6,360	7,020	7,290	1,710	31%
San Mateo County						
Agriculture and Natural Resources	1,910	1,900	1,910	1,900	-10	-1%
Manufacturing, Wholesale and Transportation	93,260	73,940	84,490	86,860	-6,400	-7%
Retail	45,930	33,840	39,030	45,540	-390	-1%
Financial and Professional Services	95,150	90,990	104,950	118,880	23,730	25%
Health, Educational and Recreational Service	94,330	93,420	113,320	117,650	23,320	25%
Other	56,010	52,230	60,700	69,020	13,010	23%
Total	386,590	346,320	404,400	439,850	53,260	14%
Bay Area Regional Total						
Agriculture and Natural Resources	24,470	24,520	25,070	25,270	800	3%
Manufacturing, Wholesale and Transportation	863,420	717,180	819,010	861,170	-2,250	0%
Retail	402,670	347,400	399,950	453,870	51,200	13%
Health, Educational and Recreational Service	1,056,030	1,120,700	1,322,650	1,403,080	347,050	33%
Financial and Professional Services	851,610	766,860	893,550	990,840	139,230	16%
Other	555,260	499,180	580,460	645,670	90,410	16%
Total	3,753,460	3,693,920	4,280,700	4,595,170	841,710	22%

Source: Association of Bay Area Governments, Projections 2009

Note: Employment data includes jobs within the jurisdictional sphere of influence

Major Bay Area employment sectors in 2010 included Health, Educational and Recreational Services, and Financial and Professional Services. The greatest regional employment growth projected by ABAG is in Health, Educational and Recreational Services. In Pacifica, ABAG projects the greatest growth in Financial and Professional Services.

4. Household and Housing Characteristics

A. Income

In 2011, median household income in Pacifica was \$96,289. Household income increased by 2.1 percent over the 2000 figure of \$94,300. When adjusted for inflation, however, real household income decreased by 22 percent during this period. Shrinking purchasing power can pose a serious challenge for individuals and families seeking quality, affordable housing, especially in the expensive Bay Area housing market. Still, Pacifica's households had 4.7 percent higher household income compared to San Mateo County households, which in 2011 had a median household income of \$91,958. This is a significant change from 2000, when Pacifica's household income trailed San Mateo County by 17 percent.

Median income is a helpful measure to demonstrate community-wide economic strength. Yet, it does not provide a complete picture of the earnings of different subsets of the population. For instance, Table II-6 demonstrates income levels of seniors in Pacifica.

TABLE II-6

Senior Citizen Income Levels			
	Pacifica	County	State
Below Poverty Level	3%	6%	10%
Income under \$30,000	30%	28%	38%
\$30,000-\$49,000	18%	19%	20%
\$50,000-\$74,999	15%	16%	16%
\$75,000-\$99,999	13%	11%	9%
\$100,000+	23%	26%	17%
Total Seniors	2,517	55,093	2,474,879

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65+

More than two-thirds of seniors had incomes below the Pacifica median household income level in 2011. Lower incomes can present challenges to finding adequate, affordable housing for seniors, especially at market rate. Considering the growing proportion of Pacifica's population comprised by seniors, these figures demonstrate the importance of understanding housing needs of this key population segment. There are likely other segments of Pacifica's population, such as persons with disabilities or female-headed households, which require special housing considerations.

B. Housing Costs

Pacifica's median single-family detached home sale price in 2011 was \$527,638. Attached single-family homes had a median sale price of \$314,363. These sales prices were 24 percent and 31 percent lower than San Mateo County, respectively. Pacifica is fortunate to enjoy a more affordable housing stock than in nearby communities.

Overpayment

Affordability is a relative concept, not an absolute one. Affordability is relative not only to surrounding communities, but also to resident income. Table II-7 shows the number of Pacifica households that overpaid for housing in 2011, and the proportion of each income group that overpaid.

TABLE II-7

Households Overpaying for Housing					
	Income	Pacifica		County	State
		Number	Percent		
Owner-occupied	Less than \$35,000	713	63%	68%	68%
	\$35,000-\$74,999	1000	51%	53%	54%
	\$75,000+	2044	31%	33%	27%
Renter-occupied	Less than \$35,000	811	94%	95%	90%
	\$35,000-\$74,999	1162	81%	61%	49%
	\$75,000+	167	9%	11%	9%

Source: 2009-2011 American Community Survey

Note: Excludes Households with no income or cash rent.

Overpayment for housing involves a household paying more than 30 percent of its gross income on housing expenses. Of the 14,061 total households in Pacifica in 2011 (Table I-9), 42 percent overpaid for housing. Those with the lowest household incomes were the most likely to over pay for housing, although 40 percent of those in the highest income category still overpaid. The figures in the table are indicative of the high expense of housing in Pacifica relative to household income.

Another helpful way to assess housing affordability is to view the “amount” of housing a household can afford, both in terms of purchase price and monthly rent. Tables II-8 and II-9 demonstrate the maximum purchase price and monthly rent affordable to persons of various income levels from Extremely Low (30 percent of County median) to Moderate (120 percent of County median) income. A median price detached home in Pacifica was unaffordable to households at all income levels except those well above Moderate income. A median price attached home was affordable only to those slightly above Moderate income.

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TABLE II-8

Ability to Pay for For-Sale Housing

	Annual Income	Maximum Affordable Home Price	Median Priced Single-family Detached Home	Affordability Gap for Single-family Home	Median Priced Single-family Attached	Affordability Gap
Single Person						
Extremely Low Income	\$23,750	\$97,114	\$535,846	-\$438,732	\$314,363	-\$217,249
Very Low Income	\$39,600	\$161,925	\$535,846	-\$373,921	\$314,363	-\$152,438
Low Income	\$63,350	\$259,039	\$535,846	-\$276,807	\$314,363	-\$55,324
Median Income	\$72,100	\$294,818	\$535,846	-\$241,028	\$314,363	-\$19,545
Moderate Income	\$86,500	\$353,699	\$535,846	-\$182,147	\$314,363	\$39,337

Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; www.hsh.com/calc-howmuch.html

Note: Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.

The situation for renters was only slightly better. Affordable rental housing was available only to those earning at the Median (100 percent of County median) and Moderate income levels.

TABLE II-9

Ability to Pay for Rental Housing

	Annual Income	Maximum Affordable Monthly Rent	2012 Market Rent	Affordability Gap
Single Person				
Extremely Low Income	\$23,750	\$594	\$1,778	-\$1,184
Very Low Income	\$39,600	\$990	\$1,778	-\$788
Low Income	\$63,350	\$1,584	\$1,778	-\$194
Median Income	\$72,100	\$1,803	\$1,778	\$24
Moderate Income	\$86,500	\$2,163	\$1,778	\$385

Source: Baird + Driskell Community Planning; RealFacts (2013)

Note: Estimates based upon upper end of income bracket. Single person analysis based upon 1 bedroom 1 bath unit, information to conduct the four person estimate is based on 3 bedroom 2 bath unit and was not available from RealFacts. Ability to pay is based upon 30% of income devoted to housing.

Overcrowding

Overcrowding is typically defined as more than one person per room, based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals or families to share housing.

In 2011, there were 282 overcrowded households in Pacifica. These comprised 2.0 percent of total households. Overcrowding was worse for owner-occupied households, where the rate of

overcrowding was four times greater than in renter households. Pacifica had no “extremely” overcrowded households. Rates of overcrowding in Pacifica were substantially lower than elsewhere in San Mateo County, where rates of overcrowding among owner-occupied and renter households reached 4 percent and 13 percent, respectively.

TABLE II-10

		Occupied Homes		Percent	
		Pacifica	Pacifica	County	State
Owner	Not overcrowded	9,440	97%	96%	96%
	Overcrowded	254	2.6%	3%	3%
	Extremely overcrowded	0	0.0%	1%	1%
Renter	Not overcrowded	4,339	99%	86%	86%
	Overcrowded	28	0.6%	8%	8%
	Extremely overcrowded	0	0.0%	5%	6%

Source: 2009-2011 American Community Survey

Note: 0-1 people per room is not overcrowded, 1-1.5 people per room is overcrowded, more than 1.5 people per room is extremely overcrowded

C. Rehabilitation

Pacifica has a relatively old housing stock (see Table II-11). In 2011, more than one-third of homes had been built more than 50 years ago and nearly two-thirds had been built more than 40 years ago. The last period of major residential construction was in the 1970s, when 22 percent of houses were built. By comparison, within the last 30 years, only 16 percent of the housing stock had been constructed. The advancing age of the housing stock means ongoing rehabilitation and preventative maintenance will be necessary to maintain homes in a habitable condition.

TABLE II-11

Year Structure Built	Pacifica	County	State
Built in 2000 or more recently	3%	5.4%	12%
Built in 1990s	5%	6%	11%
Built in 1980s	8%	9%	15%
Built in 1970s	22%	17%	18%
Built in 1960s	26%	17%	14%
Built in 1950s or Earlier	37%	45%	30%
Total	14,577	271,140	13,688,351

Source: 2009-2011 American Community Survey

Homes in Pacifica are exposed to more extreme weather than elsewhere in the Bay Area. Strong winds, near-constant exposure to salty air, and frequent heavy rains during the winter months (in non-drought years) combine to degrade paint, rust metal objects, and blow away roof shingles. Frequent maintenance and repairs are necessary, especially for houses west of Highway 1. Neighborhoods where homes are the oldest and rehabilitation needs are greatest include Sharp Park, Pacific Manor, Edgemar, Pedro Point, Fairmont and Vallemar.

Yet, despite the harsh weather conditions and aging nature, Pacifica’s housing stock remains in good condition. The Building Official and Code Enforcement Officer, who frequently inspect residential properties, estimate that no more than 2 percent, or 291, of Pacifica’s 14,577 housing units require rehabilitation. Still, rehabilitation of homes that do become distressed is important to preserve their viability as housing choices and to sustain neighborhood attractiveness.

5. Regional Housing Needs

The State of California, Association of Bay Area Governments (ABAG), and local governments determine each locality’s share of regional housing needs through a process known as the Regional Housing Needs Allocation (RHNA). The RHNA allocations set housing production goals for the planning period that runs from January 31, 2015, through January 31, 2023, using a “fair share” approach. The approach is based mainly on projected household and employment growth.

San Mateo County benefits from the ability to more precisely allocate planned housing units among the 21 local jurisdictions (20 cities/towns and unincorporated San Mateo County). Through the creation of a subregion – known as the City/County Association of Governments (C/CAG) – local governments were able to exercise more control over the allocation process. Those jurisdictions with a higher likelihood or ability to accommodate more housing units received a greater allocation, while others with limited development capacity received a lower allocation.

Overall, ABAG has determined that the Bay Area region must plan for 187,990 new housing units during the planning period. Of those, San Mateo County must plan for 16,418 units, and Pacifica must plan for 413 units. Table II-12 shows the income categories for which Pacifica must plan.

TABLE II-12

Pacifica’s Regional Housing Needs Allocation (RHNA) 2014 - 2022						
	Extremely Low Income 30% of Median Income	Very Low Income 50% of Median Income	Low Income 80% of Median Income	Moderate Income 100% of Median	Above Moderate Income 120% of Median	Total
# of Units	60	61	68	70	154	413

Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County

The table depicts planning requirements for housing units affordable to a range of income levels. In practical terms, it means a mix of housing types may be necessary to meet future housing needs, to include low-density single-family housing and higher-density housing in mixed-use developments.

Unaccommodated Need for Past Planning Period (2007-2014)

The City of Pacifica had an adjusted RHNA of 115 housing units for the 2007-2014 planning period (revised downward from 275 units, to reflect units constructed prior to the late adoption of the 2007-

2014 Housing Element in 2012). Subsequent to 2007 Housing Element adoption, the City approved 10 total units. When combined with the 195 units approved prior to 2007 Housing Element adoption but during the planning period, the City ultimately met 75 percent of its original 275-unit allocation. Table II-13 demonstrates the income-level breakdown of approved units, as well as unmet housing needs. ABAG did not carry forward Pacifica’s unmet housing needs from the 2007-2014 planning period into the City’s total allocation for the 2014-2022 planning period. The allocation for the 2014-2022 period is based upon new analysis of regional growth projections.

TABLE II-13

Unmet Housing Unit Needs for 2007 - 2014 Planning Period				
	Planned Units Needed	Units Built/Approved	Second Units Built/Approved	Unmet Housing Needs
Extremely Low Income	32	0	3	29
Very Low Income	31	0	0	31
Low Income	45	1	0	44
Median Income	53	45	0	8
Moderate Income	114	156	0	0

Section III “Land Inventory,” found later in the Housing Element, analyzes land in the City to determine sites suitable for housing unit construction. The Land Inventory will assess whether adequate sites exist to meet the RHNA for the current planning period.

6. Special Housing Needs

A. Large Families

The Census Bureau defines “large family households” as households containing five or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face above-average difficulty in locating adequately-sized, affordable housing. The lack of supply, compounded with incomes stretched thin by the greater needs of large families, can result in large families living in overcrowded conditions. Table II-14 shows household sizes in 2011.

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TABLE II-14

Household Size	Number		Percent of Households	
	Pacifica	Pacifica	County	State
1-person	3,387	24%	25%	24%
2-person	4893	35%	31%	30%
3-person	2381	17%	16%	16%
4-person	2059	15%	16%	15%
5-person	924	6.6%	7.2%	8%
6-person	257	1.8%	2.8%	3.7%
7-or-more person	160	1.1%	2.3%	3.0%
Total Households		14,061	256,305	12,433,049

Source: 2009-2011 American Community Survey

In 2011, 9.5 percent of Pacifica's households had five or more persons. Fewer large family households live in Pacifica than in either San Mateo County or statewide. Fortunately, reported overcrowding does not appear to be widespread in the City (Table II-10). Yet, it is apparent large family households are facing challenges finding appropriate housing in light of Pacifica's existing housing stock.

Table II-15 shows the number of bedrooms per housing unit in the City. Only 3 percent of units have five or more bedrooms, although nearly 10 percent of households have more than five members. Despite low reported levels of overcrowding, large families must be using large areas of housing units for sleeping purposes. Doing so is unfortunate, as it denies them optimal use of their housing, which should include open areas for relaxation or recreation (living rooms, offices, etc.).

TABLE II-15

Bedrooms in Housing Stock			
	Pacifica	County	State
No bedroom	2%	4%	4%
1 bedroom	12%	16%	14%
2 bedrooms	19%	26%	28%
3 bedrooms	44%	34%	33%
4 bedrooms	21%	16%	16%
5 or more bedrooms	3%	5%	4%
Total	14,577	271,140	13,688,351

B. Single Parent Households

Single-parent households frequently have lower incomes and higher living expenses than dual-head households. Lower incomes make the search for adequate, affordable housing more important, but also more difficult. Single-parent households also need convenient access to other support services to assist with their parenting responsibilities while balancing employment, such as childcare, recreation programs, proximity to public transit, and other social services. These needs influence their housing decisions and should shape future housing developments in Pacifica.

In 2011, a single parent headed 7.2 percent of Pacifica households, as shown in Table II-16. Single-parent households were more than twice as likely to be female-headed. These figures were higher than in San Mateo County but lower than elsewhere in the State.

TABLE II-16

Single Parent Households				
	Pacifica		County	State
	Number	Percent		
Living with own children	1,018	7.2%	6.2%	10%
Female-headed, no husband	717	5.1%	4.4%	7.3%
Male-headed, no wife	301	2.1%	1.8%	2.7%
Total Households	14,061	100%	256,305	12,433,049

Source: 2009-2011 American Community Survey, Table DP02

Income levels of single-parent households are also of critical importance when considering housing needs. Single parents must provide for themselves and for their children on one income, stressing their abilities to afford housing. The poverty rate in Pacifica in 2011 for female-headed households with children was 12 percent, as compared to 0.6 percent for married households with children. Comparable figures for male-headed single-parent households were unavailable.

To address both the housing needs and the supportive service needs of single-parent households, the City may consider encouraging development of additional multi-family housing units with integrated child care facilities.

C. Seniors

The 2010 U.S. Census found that 12.1 percent of Pacifica’s population was age 65 years or older, up from 9.7 percent in the 2000 Census. The number of seniors as a percentage of the total population is expected to continue increasing due to the aging of the "Baby Boom" generation, lower birth rates, and extended life expectancies. San Mateo County’s share of population over 65 years is higher than Pacifica’s, although Pacifica has a higher median age – 41.5 years – than both the County and the State. Table II-17 shows comparative figures for Pacifica, San Mateo County, and California.

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TABLE II-17

Population by Age Group						
	2000			2010		
	Pacifica	County	State	Pacifica	County	State
Under 5 years	5.7%	6.4%	7.3%	5.4%	6.5%	6.8%
5 to 14 years	13.5%	12.8%	15.6%	11.5%	12.1%	13.7%
15 to 24 years	11.6%	11.6%	14.2%	11.4%	11.3%	15.0%
25 to 34 years	14.4%	15.9%	15.4%	12.3%	13.8%	14.3%
35 to 44 years	18.4%	17.4%	16.2%	14.6%	15.0%	13.9%
45 to 54 years	17.3%	14.5%	12.8%	17.4%	15.5%	14.1%
55 to 64 years	9.3%	8.9%	7.7%	15.2%	12.5%	10.8%
65 years and over	9.7%	12.5%	10.6%	12.1%	13.4%	11.4%
Median age	37.6	36.8	33.3	41.5	39.3	35.2
Total population	38,390	707,161	33,871,648	37,234	718,451	37,253,956

Source: 2000 and 2010 US Census SF1

Seniors comprised the largest group in Pacifica with special housing needs in 2011. There were 4,519 residents 65 years of age or older and demographic trends suggest this segment of the population will continue to grow. The growing senior population has distinct housing needs, considering seniors are more likely than the general population to have one or more disabilities (Section I.3.C) and to have lower incomes (Tables II-6, II-18, and II-19). In fact, some seniors subsist on Social Security income alone. The average pension under this program in 2013 was \$1,294 monthly (\$15,528 annually). For a family of two, each receiving his or her own pension, an annual income of \$31,056 would result in the household being considered to have Very Low income. The situation is more acute for a senior living alone, as he or she would be considered to have Extremely Low income. It is apparent then that the combination of disabilities and low incomes present unique challenges to seniors searching for accessible, affordable housing.

TABLE II-18

Median Household Income by Age for Family Size of Two		
	Pacifica	Income Category
25 to 44 years	\$103,397	Moderate
45 to 64 years	\$97,766	Median
65 years and over	\$52,422	Very Low

Source: 2009-2011 American Community Survey, Table S1903

TABLE II-19

Seniors by Income, Tenure and Age		Extremely Low <30% of Median Income	Very Low 50% of Median Income	Low 80% of Median Income	Lower Moderate 100% of Median	Above Median >100% of Median
All Ages	Owner	48%	58%	56%	74%	76%
	Renter	52%	42%	44%	26%	24%
	Total	1,315	1,440	2,515	1,490	7,215
Age 62-74	Owner	75%	81%	72%	95%	89%
	Renter	25%	19%	28%	5%	11%
	Total	415	315	710	215	1,225
Age 75+	Owner	71%	79%	92%	100%	95%
	Renter	29%	21%	8%	0%	5%
	Total	245	380	180	175	205

Sources: CHAS Data 2006-2010

Housing choices for seniors are further complicated by their homeownership status. As shown in Table II-20, 69 percent of Pacifica households own their homes. Among the senior population, however, that figure is 87 percent. The incredibly high homeownership rate for seniors provides both opportunities and risks as they age. Having a large asset such as a home can help to provide the financial means for a senior to pursue alternative housing, whether by downsizing to a home requiring less maintenance or to an assisted living facility that provides for their daily needs. Yet, many seniors are reluctant to sell the homes they have owned and lived in for years. And retrofitting single-family homes to be accessible to persons with disabilities can be complex and costly. The result is that many seniors are not living in housing optimized to the needs they have later in life.

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TABLE II-20

Homeownership by Senior Households		Pacifica	County	State
All Ages	Owners	69%	60%	57%
	Renters	31%	40%	43%
	Total	14,153	256,423	12,433,172
Age 65-74	Owners	89%	79%	75%
	Renters	11%	21%	25%
	Total	1,460	27,053	1,265,873
Age 75-84	Owners	84%	81%	75%
	Renters	16%	19%	25%
	Total	744	18,014	823,750
Age 85 +	Owners	82%	75%	69%
	Renters	18%	25%	31%
	Total	304	9,136	342,029

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65 +

D. Extremely Low Income

Households with low incomes often experience difficulty finding affordable housing. Housing-related challenges are greatest for those in the lowest defined income category, Extremely Low. The California Department of Housing and Community Development (HCD) defines “Extremely Low” income as household income at or below 30 percent of County median. The threshold values vary by family size from one to eight members. In San Mateo County, that ranges from \$23,750 for an individual to \$44,800 for a family of eight (see Table I-10). For the purposes of this section, the analysis will rely upon the threshold value for a family of four, \$33,950.

Households with Extremely Low income (ELI) encompass those in many different life situations. This includes households with one or more full-time wage earners. A person working a full-time, 2,080 hour-per-year job earning an \$8.00 hourly wage (the 2011 California minimum wage) would earn \$16,640 annually, well below the ELI level. Even with two minimum wage incomes, a family of four would still have ELI.

Available household income statistics do not categorize household income to align precisely with HCD income levels. However, the income data in Table I-9 approximate the ELI level for a family of four. Using this rough measure, as many as 1,968 Pacifica households have ELI, representing 14 percent of total households. The same rough measure, based on the data in Table II-7, demonstrates that as many as 63 percent of homeowner and 94 percent of renter households with ELI overpay for housing (1,524 total households). These figures, especially for households that rent, demonstrate the acute need for housing affordable to those with ELI.

E. Families and Persons in Need of Emergency Shelters

Many groups in Pacifica have ongoing special needs, but none are more urgent than the needs of families and persons who are homeless or in immediate risk of becoming homeless. Government Code Section 65583(a)(7) requires cities to provide an analysis of these needs in order to plan for appropriate shelter. Measuring the scale of the homeless population has historically been very

difficult as it tends to be transient and strives to remain unseen (and thus, undisturbed). In response, the County of San Mateo spearheads an annual Homeless Census and Survey to attempt to obtain a maximum count of the County's homeless population. An accurate count is a prerequisite to marshalling resources appropriate for the problem.

The 2013 San Mateo County Homeless Census and Survey found there were 2,281 homeless persons in San Mateo County. The number of homeless counted increased by 217, or 11 percent, since 2007. Within Pacifica, census takers identified 150 homeless persons, all of whom were unsheltered. Table II-21 lists the various locations where census takers found homeless (based on countywide figures). The most common location was on the street, followed by a car, recreational vehicle (RV), or encampment. These locations accounted for more than half of the homeless population identified. Around 34 percent were found in a shelter or transitional housing, while the remaining 13 percent were institutionalized (hospital, jail, or substance abuse treatment). Using an annualization formula the Census and Survey estimated there were 6,737 homeless persons in San Mateo County in 2013.

TABLE II-21

County Homeless Population Location – 2007 & 2013			
	2007	2013	Change
On the Street	29%	15%	-41%
In Car, R.V., or Encampment	24%	41%	90%
In Emergency Shelter	14%	11%	-18%
In Motel with Motel Voucher	5%	1%	-73%
In Transitional Housing	15%	19%	41%
In Institution	13%	12%	7%
Total:	2,064	2,281	217

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

The demographics of homelessness in San Mateo County show that there are certain characteristics commonly associated with the homeless. Table II-22 shows several categories including marital status, gender, race, and others. Nearly all homeless identified in the County were single male adults, white, non-veteran, and suffering from one or more incapacities such as alcohol/drug addiction, disability, and physical/mental illness.

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TABLE II-22

	County	
	Unsheltered Homeless	Sheltered Homeless
Single Adult or Living w/Another Adult	94%	79%
Family	6%	21%
Male	71%	60%
Female	29%	40%
White	60%	x
Latino	19%	x
African American	13%	x
Other Races	10%	x
Non-Veteran	89%	76%
Veteran	11%	24%
Alcohol / Drug Problems	72%	8%
Physical Disability	52%	x
Chronic Health Problem	47%	x
Mental Illness	37%	10%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness. May not total 100% due to rounding

The complexity of the individual situations of homeless persons makes providing shelter and support services all the more difficult. Providing a place to sleep is but one part of the solution, along with physical and psychological treatment programs. Homeless families with children and homeless, unaccompanied children are among the neediest categories. Additional support services are needed to help children cope with the mental and other stigmas associated with homelessness. The County Census and Survey found many instances of homelessness involving children, as summarized in Table II-23. Fortunately, all homeless children without parents had been sheltered, but sadly, many families with children remained without proper shelter (all but one “adults with children” household were found in cars or RVs, and none were found in encampments).

TABLE II-23

	County Homeless Households with Children	
	Adults with Children	Children Only
On the Street	1	0
In Car, R.V., or Encampment	64	0
In Emergency Shelter	7	6
In Motel with Motel Voucher	11	0
In Transitional Housing	97	3
In Institution	0	0
Total:	180	9

Source: 2013 San Mateo County Homeless Census and Survey

The City of Pacifica has strived to expand shelter opportunities for homeless families and persons. To that end, it has removed any zoning obstacles to establishment of emergency shelters in several zoning districts. The Pacifica Municipal Code in Title 9 “Planning and Zoning” permits by-right in all

residential districts “special care facilities” for up to six persons. A special care facility includes “twenty four (24) hour shelters for victims of family violence, homeless persons, or other need categories” (PMC Section 9-4.273.1). Residential zones are inherently suitable for establishment of small shelters due to the wide availability of existing structures available for conversion to shelter use. There are also sufficient undeveloped areas with residential zoning that could accommodate new construction of a shelter. The clean, quiet, and safe character of Pacifica’s residential neighborhoods also provides a welcoming environment to those in need of emergency shelter.

Any special care facility seeking to open in any residential zoning district would simply need to comply with the objective development standards for residential construction. Residential development standards regulate physical aspects of development such as setbacks, height, lot coverage, landscaping, and off-street parking, and there is no public notice requirement. Notwithstanding the City’s zoning, however, special care facilities proposed for construction within the Coastal Zone Appeals Zone would still require a discretionary Coastal Development Permit under the Coastal Act (see PMC Title 9, Article 43 “Coast Zone Combining District). Additionally, certain additions to a single-family residential structure resulting in floor area over 2,800 square feet, or additions increasing floor area by 50 percent or more in certain residential zoning districts, would require issuance of a discretionary Site Development Permit.⁶ Special care facilities for more than six persons in a residential zone, and any special care facility in a commercial zone, must obtain a discretionary conditional use permit.

According to the San Mateo County Human Services Agency, there were a total of 1,258 shelter beds in the County in 2010, the most recent year for which data were available. This figure includes agencies that are not a part of the County of San Mateo such as Samaritan House, Shelter Network, and Telecare, among others. Of the 1,258 beds, 142 were in emergency shelters, 660 were in transitional shelters, and 456 were in permanent supportive housing.

An insufficient number of shelter beds exist in Pacifica to accommodate the number of homeless observed during the 2013 count. By applying the County’s annualization formula to Pacifica’s 2013 count, there were an estimated 469 homeless in the City in 2013. The annualization formula also estimates the number of individuals that became homeless within the last seven days, which was 10 persons based on Pacifica’s overall count. The “last seven-day” figure should serve as a minimum figure for determining the number of emergency shelter beds needed in the City. Ultimately, at least 150 emergency shelter beds should be available to accommodate actual need by all homeless individuals on any night. Using these figures, it is next important to estimate the specific needs of these homeless groups in order to provide appropriate shelter and services. Applying countywide demographics of the unsheltered homeless population to the number of persons needing shelter within Pacifica, Table II-24 shows specific needs.⁷

⁶ The residential districts subjected to the 50 percent floor area threshold by Pacifica Municipal Code Title 9, Article 32 “Site Development Permit” are R-1-H, R-3, R-3.1, R-3-G, R-3/L.D., and R-5.

⁷ The year-round and seasonal shelter beds needed in Pacifica are equal given the city’s temperate year-round climate.

TABLE II-24

Estimated Shelter and Support Needs of Pacifica's Population		
	Minimum Beds (10 Homeless)	Optimal Beds (150 Homeless)
Single Adult or Living w/Another Adult	9	141
Family	1	9
Male	7	107
Female	3	43
Non-Veteran	9	134
Veteran	1	16
Alcohol / Drug Problems	7	108
Physical Disability	5	78
Chronic Health Problem	5	71
Mental Illness	4	56

Note: Totals for Alcohol/Drug Problems, Physical Disability, Chronic Health Problem, and Mental Illness may exceed the number of homeless in each need category since these are not mutually exclusive characteristics.

Source: Derived from 2013 San Mateo County Homeless Census and Survey homeless population demographics applied to Pacifica's population in need of emergency shelter.

Other, non-shelter resources exist in Pacifica to help families and persons experiencing or at-risk of homelessness. The Pacifica Resource Center provides families and individuals with shelter referral, housing assistance, food, clothing and other information and on available services. Shelter referral requires a screening interview at the Resource Center and an intensive interview at the shelter site before acceptance. The Pacifica Resource Center also provides referrals to Communities Overcoming Relationship Abuse (CORA), which provides emergency shelter for battered women.

F. Transitional and Supportive Housing

Transitional and supportive housing are two important links in the continuum of care for homeless families and persons. Emergency shelters provide immediate relief from the jarring impacts of sudden homelessness, but transitional and supportive housing provide the basis for long-term improvement in the situations of the homeless. Transitional housing is rental-type housing that allows residency for not less than six months, but that ultimately requires the termination of assistance and recirculation of the unit to another eligible recipient. Supportive housing provides long-term residency with no limit on length of stay for target populations, and links the target populations to on- or off-site services that improve health or enhance their ability to live and work in the community. The target populations for supportive housing are those suffering from mental illness, human immunodeficiency virus (HIV) or acquired immune deficiency syndrome (AIDS), substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act.

Senate Bill 2 (SB 2), enacted in 2007, expanded protections for transitional and supportive housing from local zoning discrimination. Pursuant to SB 2, the City must explicitly permit transitional and supportive housing and apply development standards to these uses in an identical fashion as applied to other residential uses in the same zone. The City of Pacifica has yet to amend its zoning ordinance to explicitly permit by-right these uses in residential zoning districts, but the City is aware

of SB 2's requirements and will process any application for a transitional or supportive housing facility in accordance with state law. The City also will amend its zoning code within one year of adoption of the housing element in order to comply with SB 2, as described in an action program.

G. Persons with Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities in Pacifica face unique problems in obtaining adequate and affordable housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities, needs affordable, conveniently-located housing which is near supportive services and which is adapted to special needs, such as wheelchair accessibility.

In 2011, 7.6 percent of Pacifica's residents, or 2,849 persons, experienced a disability of some sort (Table I-7). The single largest category of disabilities was ambulatory disability. Ambulatory disabilities limit or restrict one's ability to walk, significantly affecting the suitability of many housing options. Many individuals experienced multiple disabilities, compounding the challenges to finding appropriate housing. Living arrangements for persons with disabilities depend on the severity of their disabilities. Independent living, or mostly independent living with limited assistance from family members, are options for some persons with disabilities. Others, including those with severe developmental disabilities, require dedicated caregivers and housing with special design features to accommodate a specific disability or combination of disabilities. A common example is wheelchair accessible housing, which might include a single-story residence without interior level changes; or, apartment housing with an elevator, wide hallways and doorways, and other design factors that enable full wheelchair mobility throughout. Additionally, certain disabilities – or even the costs of owning a specially-equipped automobile – make it impossible to drive. In such cases, housing proximate to public transportation is important.

Persons with disabilities face heightened challenges with securing adequate, affordable housing. In addition to the special requirements of the built environment briefly discussed above, there are significant financial challenges, as well. The majority of persons with disabilities live on incomes that are significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing. Table II-25 demonstrates that in 2011 the annual earnings of persons with disabilities were 31 percent lower than persons without disabilities. For females with disabilities, the situation was even more challenging. They earned 25 percent less than males with disabilities, and 41 percent less than the non-disabled population overall.

(Continued on Next Page)

TABLE II-25

Median Earnings of Disabled Persons (2011 Dollars)				
		Pacifica	County	State
With Disability	Total	\$21,389	\$26,401	\$21,389
	Male	\$24,352	\$27,961	\$24,352
	Female	\$18,244	\$25,082	\$18,244
No Disability	Total	\$31,138	\$42,807	\$31,138
	Male	\$35,697	\$47,869	\$35,697
	Female	\$26,596	\$38,852	\$26,596

Source: 2009-2011 American Community Survey, Table B18140

Employment is also a challenge for persons with disabilities. Table II-26 demonstrates the employment status in 2011 for those aged 18-64 years, with and without disabilities. Persons with disabilities were employed at less than half the rate as those with no disabilities. Unemployment was also higher among persons with disabilities, but not substantially greater.

TABLE II-26

Employment Status by Disability Status – Persons 18-64 Years					
		Pacifica	County	State	
Employed	Total	19,040	-		
	Disability	471	32%	%	%
	No Disability	18,569	77 %	%	%
Unemployed	Total	1,832	-		
	Disability	155	10%	%	%
	No Disability	1,677	7%	%	%
Not in labor force	Total	4,595	-		
	Disability	855	58%	%	%
	No Disability	3,740	16%	%	%

Source: 2009-2011 American Community Survey, Table B18120

Percentages are of total population subsets in Pacifica, as follows: Aged 18-64 years – Disability (1,481 persons); and, No Disability (23,986 persons)

The greatest difference between the disabled and non-disabled working age populations, however, was among those not in the labor force. Persons with disabilities were nearly four times as likely not to be in the labor force, meaning they were either unable to work or not seeking employment. This much higher rate reflects the economic disadvantage faced by persons with disabilities, which translates into additional difficulty finding suitable housing. Accordingly, housing affordability at all income levels is a major consideration for the disabled population.

A large proportion of disabled persons are also seniors. Forty-two percent of those with disabilities in Pacifica, or 1,195 persons, were aged 65 years or above in 2011. The multi-faceted nature of housing needs for this population presents many challenges, but also a unique opportunity. By providing adequate and affordable senior housing, with design features and support services suitable to persons with a variety of disabilities, the City can meet the housing requirements of two or more special needs categories. Due to the unique opportunity it presents, the City may consider making affordable senior housing a priority for future housing development in order to make the most of scarce building sites.

The State Department of Social Services Community Care Licensing Division indicated that in 2014, there were four adult residential facilities in Pacifica that provided 24-hour non-medical care for adults aged 18-59 years who were unable to provide for their own daily needs. These four facilities provided capacity for 28 adults. Consistent with State law, group homes such as these (known under the City's zoning regulations as "special care facilities") with six or fewer residents per facility are allowed by right in all residential zones. The City may allow special care facilities with more than six residents in residential and commercial zoning districts with the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit is to establish a procedure for approving or denying land uses that are not automatically permitted because of their unique nature. The City can approve a unique land use if its effect on the surrounding environment is found to be acceptable through the application of conditions of approval. Several findings need to be made to approve a Conditional Use Permit, including that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare and that it will be consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan, and where applicable that the use is consistent with the City's adopted Design Guidelines.

Other appropriate housing for persons with disabilities includes very low cost units in large group home settings; supervised apartment settings with on- or off-site support services; outpatient/day treatment programs; inpatient/day treatment programs; crisis shelters; and, transitional housing. Ideally, these housing types would be near retail services and public transit. The age of Pacifica's housing stock, with much of it built prior to the Americans with Disabilities Act of 1990, unfortunately complicates locating accessible housing within existing structures. Often times, expensive upgrades are necessary to make housing accessible for persons with a variety of disabilities. Fortunately, Federal and State law now require that all multi-family residential construction projects containing five or more dwelling units be accessible and adaptable to disabled persons. This means any new multi-family housing projects should be more suitable for conversion to housing for disabled persons.

The City ensures that new housing developments comply with California building standards in the California Building Code (Title 24 of the California Code of Regulations), including disabled accessibility requirements. The City also works with applicants who wish to retrofit their single- or multi-family residences to make them suitable for persons with disabilities and to ensure that application of the building code requirements does not create a constraint. There are no identified zoning or other land use regulation practices that could discriminate against persons with disabilities and impede the availability of such housing for this special segment of the population. In fact, the City's regulations encourage production of housing for persons with disabilities. Projects that provide housing for persons with disabilities in accordance with the City's Density Bonus Program are entitled to a reduction of planning application fees and certain other incentives, including greater allowable unit density.

Additionally, the City of Pacifica's Zoning Ordinance allows second units constructed on single-family properties to be larger than standard size if they are designed to be accessible to persons with disabilities. The standard second unit size limitation is 750 square feet. Accessible units may measure up to 850 square feet. Zoning allows second units in the R-1(Single-Family Residential) zoning district

on lots measuring at least 5,000 square feet. Other development standards also apply, but in many cases it is possible to construct a second unit accessible to disabled persons with a building permit application only, without undergoing a discretionary review process.

In order to explicitly communicate its support for housing retrofits that expand accessibility for persons with disabilities, the City will undertake an action program to adopt a reasonable accommodation policy and procedures. Reasonable accommodation policies provide a formal mechanism to waive local zoning standards that might otherwise inhibit the construction of access-related architectural features. For instance, a minimum front setback of 15 feet might prohibit construction of a wheelchair ramp to provide access to a front door. By following the reasonable accommodation procedure, a property owner or resident can petition the City for waiver of the setback requirement, and can also appeal any adverse decisions by City staff.

H. Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Farm workers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. Traditional leases for rental property can be a barrier for farm workers to access adequate, affordable housing. Lower incomes make it difficult for them to qualify for leases, and the mobility they require to pursue work in different regions limits makes it difficult for them to commit to typical long-term leases.

The housing needs of farm workers are many throughout state, but in Pacifica there is little need for farmworker housing. Pacifica is an urbanized area of San Mateo County and does not have any working farms. In 2011, U.S. Census data found that only 70 residents worked in agriculture, forestry, fishing, hunting, and mining. The figure increased from 23 residents in 2000, but remains a very small segment of the population.

The City has several parcels of land zoned for agriculture use, but none of those parcels are being actively used for agriculture purposes. Should agricultural employment increase during the planning period and a need for farmworker housing arise, it will be possible to accommodate the need. The City's A (Agricultural) zoning district allows ranch and farm dwellings appurtenant to the agricultural district without a Use Permit or Site Development Permit. These dwellings could house a small number of workers depending on the size of the farm. Larger agriculture operations requiring more housing, such as a labor camp, could construct farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household without issuance of a Conditional Use Permit, in accordance with Health and Safety (H&S) Code Section 17021.6. Development of larger farmworker housing developments is permissible subject to approval of a Conditional Use Permit and Site Development Permit. Within the Coastal Zone, all housing developments would require a Coastal Development Permit.

Residential zones provide another alternative for lower-cost farmworker housing. In all residential zones, farmworker housing for six or fewer employees is permissible subject to development standards applicable to other single-family housing in the same zone, in accordance with H&S Code Section 17021.6. The R-3 (Multiple-Family Residential) zoning district further allows rooming houses and

boarding houses for more than six farm workers upon approval of a Conditional Use Permit and Site Development Permit. Sites located within the Coastal Zone would require approval of a Coastal Development Permit for any residential development.

The City has yet to amend its zoning code to explicitly permit by-right the types of housing described in H&S Code Sections 17021.5 and 17021.6, but will process any application in accordance with state law. It will consider an action program amending all residential zones and the A zone to comply with these provisions.

7. Constraints Upon Housing Maintenance, Improvement, and Development

State housing element law requires local agencies to analyze actual and potential constraints upon the maintenance, improvement, or development of housing for all income levels. The following section discusses governmental, nongovernmental, and environmental constraints affecting housing in Pacifica.

A. Governmental Constraints

Several actual and potential constraints upon housing maintenance, improvement, and development exist in Pacifica as a result of City regulations and procedures. They include:

- Building Codes and Improvement Fees
- Land Use Controls
- Processing and Permitting Procedures
- Growth Control Ordinance

i. Building Codes and Improvement Fees

State law requires local agencies, including the City of Pacifica, to enforce the California Building Code (CBC) and other construction-related codes when reviewing and inspecting new developments and modifications to existing developments. In addition to the minimum standards set forth in the CBC, the City has adopted minor amendments to address certain unique aspects of development in Pacifica. For example, the requirement for the installation of fire sprinkler systems was adopted in 1998 to better protect life and property from fire hazards. The City has also prohibited wood shake shingle roofing due to fire hazards. Building codes, to include the CBC and local amendments, preserve the public welfare by setting standards for structural, electrical, plumbing, and environmental safety. Application of these building codes does, however, lead to increased housing costs. It takes architects, engineers, and contractors additional time to comply with detailed provisions of the codes. Code-compliant construction materials and fixtures may also have additional associated costs as compared to lesser quality items. It also takes the time of City staff to review project plans and to conduct inspections in the field to ensure compliance.

There are many tangible examples of building codes that enhance public safety but that also increase maintenance, improvement, and development costs for housing projects. One such example is that of fire sprinkler installations. All new buildings and additions to existing structures in excess of 1,000 square feet require fire sprinkler systems. These improvements can cost tens of thousands of dollars, yet provide greatly enhanced protection to life and property in the event of a fire. Another example is the California Energy Code. Energy Code requirements can increase construction costs (and the subsequent sales prices) by several dollars per square foot.

Improvement fees can also constrain maintenance, improvement, and development of housing. The most common improvement fee is the building permit fee. Building permit fees include initial review of construction plans and subsequent inspections of the work at the job site. Plan review fees are related to the floor area of projects and the number of electrical, plumbing, and other specialized fixtures installed. Inspection fees relate to the number of inspections and time spent during each inspection at an hourly rate. Simple projects, such as a 500 square foot addition of two bedrooms and a half-bathroom to a single-family residence would typically incur approximately \$3,000 in review fees and \$570 in inspection fees. Building permit fees for a small project of this sort are modest. However, cumulative fees for larger multi-family new development projects can be much higher. Total fees for a substantial multi-family residential apartment complex renovation to improve housing might also be so costly as to discourage property owner investment to enhance the housing stock. Fees are also likely to increase annually in response to increased City staff administrative costs. The City Council has mandated that staff recover actual costs of providing services to the community. During the last fiscal year, the City Council altered how staff calculated building permit fees to better align with industry standard practices, but the results was an overall increase in fees. However, Pacifica's fees are average when compared to those found in other communities in the Bay Area.

There are other improvement fees associated with maintenance, improvement, and development of housing. The Planning Department assesses fees for its review of entitlement applications, which generally precede building permit reviews and fees. Entitlement applications include major efforts, like amending the City's General Plan to allow housing or processing a subdivision or condominium map for new single-family housing. Entitlements can also be smaller, such as a Use Permit to allow an addition to a house that does not conform with the City's current zoning standards. A common entitlement in Pacifica is a Coastal Development permit, mandated by the state for many types of work within the Coastal Zone. In some areas of the Coastal Zone (the Coastal Zone Appeals Zone), additions exceeding 10 percent of existing floor area require a Coastal Development Permit.

The cost of Planning Department fees generally will not be cost prohibitive to a project. Planning Department fees relate directly to the scale of a project, with the City charging an hourly fee for actual time spent working on a project. For instance, a modest-sized multi-family development project of 30 units may typically take 40 hours of staff time to complete the Planning process, not including environmental review. Planning fees would amount to \$7,200 or \$240 per dwelling unit, based on a 2014 hourly rate of \$180 per hour. Like building permit fees, Planning Department fees are subject to annual increases if administrative costs increase. However, the true cost of entitlement processing can be in the time it takes to receive an approval. Common entitlement processing can take three to four months, with larger projects sometimes taking a year or more to clear all review and appeal processes. Major delays add uncertainty and cost to housing projects, and may act to discourage pursuit of certain housing-related activities.

The City maintains its annual list of user fees in Administrative No. 2. An attachment to the Housing Element is the 2014-2015 Master Schedule of Fees.

Beyond basic permit review and inspection fees, the City commonly assesses fees for infrastructure or other improvements associated with development. These fees are generally described as “impact fees.” Frequently, these come in the form of off-site improvements, although sometimes developers pay fees in lieu of physical improvements. The City's requirements regarding off-site improvements vary, depending on the scale of the project or its relative location within the city.

In improved areas of the City, developers of infill sites must either install sidewalks, curbs, and gutters along site frontage, or sign an agreement to install such improvements at a later time. Developers must install on-site utilities underground between the structure and utility pole, but in most cases need not “underground” the pole. Larger projects (i.e., subdivisions of more than four parcels) may have to underground utility poles in addition to providing other improvements listed above. In developed neighborhoods that do not currently have sidewalks, curbs, and gutters (i.e. Pedro Point, Vallemar, and Rockaway Beach), the City does not require construction of these improvements.

Street construction or improvement is another major off-site improvement cost. Where a development requires new streets, the slope of the development site determines the minimum street width requirement. The wider the street, the more expensive it is to construct. In general, the steeper the slope the narrower the required street width. However, with rare exception, the City's minimum street width requirement is 22 feet.

The City's Subdivision Ordinance allows the Planning Commission to relax utility and street improvement standards where topography, probable future traffic, or other circumstances justify a lesser standard. The City Engineer may waive the requirement to underground utilities if the finds that the subdivision is within an area where previous developers had not installed underground utilities, that underground utility installation is impractical due to physical constraints, or that overhead utilities will have no significant visual impact. While the City Engineer can waive certain off-site improvements, he can also require others such as street lights, street signs, street trees, fire hydrants, and monuments. These requirements are consistent with most surrounding jurisdictions.

ii. Land Use Controls

The City of Pacifica mostly relies on two sources of authority to regulate all development, including housing – the General Plan and Zoning Code. The Land Use Element of the General Plan provides overarching guidelines for land categories and includes a map of assigned land uses. The Local Coastal Land Use Plan is a companion to the General Plan, and contains additional provisions for land uses in the Coastal Zone. The Zoning Code also includes a map and contains detailed standards for development, regulating specific uses and imposing physical development standards. These development standards can impact the type and intensity of development, which can directly translate into the cost to maintain, improve, and develop housing units. In the event of any conflict, the provisions of the General Plan are controlling.

Zoning Development Standards

Table II-27 summarizes Pacifica’s residential development standards. The table includes standards for minimum lot size, minimum site area per unit, minimum setbacks, maximum height, maximum lot coverage, minimum landscaping, minimum open space, and minimum parking. The standards apply to each of the City’s residential zoning districts; different standards apply to mixed-use developments within commercial zones.

TABLE II-27

Development Standards by Residential Zoning District				
Standard	Zoning District			
	R-1	R-2	R-3	R-3-G
Lot Area (min.)	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	7,500 sq. ft.
Lot Area Per Dwelling Unit (min.)	5,000 sq. ft.	2,900 sq. ft.	2,075 sq. ft.	2,300 sq. ft.
Lot Width (min.)	50'	50'	50'	60'
Front Setback (min.)	15'	15'	15'	15'
Front Setback to Garage (min.)	20'	20'	20'	20'
Side Setback (min.)	5'	5'	5'	5'
Rear Setback (min.)	20'	20'	20'	20'
Maximum Lot Coverage	40%	50%	60%	50%
Landscaped Area (min.)	20%	20%	20%	25%
Usable Open Space Per Unit (min.) ⁸	N/A	N/A	400 sq. ft.	450 sq. ft.
Height (max.)	35'	35'	35'	35'
Parking Spaces (min.)	2 covered	2 covered	1 per studio; 1.5 per 1 BR; 2 per 2+ BR; and, 1 guest per 4 units	Same as R-3

Source: Pacifica Municipal Code, Title 9, Chapter 4 "Zoning"

The City’s main residential zoning districts are the R-1 (Single-Family Residential), R-2 (Two-Family Residential), R-3 (Multiple-Family Residential), and R-3-G (Multiple-Family Residential Garden) districts. The City’s zoning regulations also permit residential development in the C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zoning districts. The allowable densities for residential development based on the zoning development standards range from 9 to 21 dwelling units per acre in the residential zones (R-1, R-2, R-3, and R-3-G) and up to 22 dwelling units per acre (2000 square feet of lot area per dwelling unit) in the commercial zones (C-1 and C-2).

The development standards in each zoning district can restrict the maximum number of housing units it is possible to construct on a given site. Sometimes a trade-off is made to reduce density in order to preserve other desirable aspects of development, including open space, views, and reduced congestion. These trade-offs can increase the per-unit cost of housing. Trade-offs among zoning districts notwithstanding, the internal consistency that exists between the General Plan densities and Zoning Code standards results in a situation where it is feasible for developers to achieve maximum allowable residential densities within each respective zoning district. Furthermore, in certain cases,

⁸ Usable open space shall mean common or private outdoor living, recreation, domestic use, or landscaping. Such area may be on the ground or on, a roof, porch, deck, court, or balcony.

the Density Bonus Ordinance (discussed later) may allow density up to 50 percent beyond the basic allowance.

Listed below are various types of residential uses allowed in the City and a description of which zoning districts in which they are permitted. The lower the density of development, the higher the per-unit cost of housing.

Single-Family Residential-- The Zoning Code allows single-family residential development by-right in the R-1 and R-2 districts and subject to a conditional use permit in the R-3 and R-3-G districts.

The R-1 district includes most of the City's established neighborhoods. It allows detached single-family residential development on lots of 5,000 square feet or greater. Subject to more restrictive regulations, it is also possible to develop housing on lots of less than 5,000 square feet. The purpose of the R-1 district is to retain the low-density character of these areas and its development standards are structured accordingly.

The R-2 district encourages the development of slightly more dense, attached single-family housing that blends easily with single family neighborhoods. Minimum lot sizes are 5,000 square feet and the minimum lot area per dwelling unit is 2,900 square feet. It permits single-family detached housing on lots of 5,800 square feet or less.

In both the R-1 and R-2 districts, a Coastal Development Permit is necessary if a development is located in the Coastal Zone.

Multiple-Family Residential-- The Zoning Code allows multiple-family residential development in the R-3 and R-3-G districts subject to a Site Development Permit and in the C-1 and C-2 districts subject to a Conditional Use Permit. A Coastal Development Permit is necessary if a development is located in the Coastal Zone.

Pacifica's multi-family residential districts vary only slightly. In each one, duplexes and multi-family dwellings are permitted, while single-family detached houses are permitted with approval of a Conditional Use Permit. Multi-family residential zoning covers a significant area between the ocean bluff and Highway 1 at the north end of the city, sections of West Sharp Park, and other pockets of the city.

It is worth noting that most of the recent larger developments in Pacifica were within the Planned Development (P-D) zoning district. The purpose of the P-D district is to allow diversification of the relationships of various buildings, structures and open spaces in planned building groups, while ensuring substantial compliance with the district regulations and other provisions. The P-D section of the Zoning Code states that development standards shall be guided by the regulations of the zoning district most similar in nature to the proposed use. In some of these cases, the R-3 development standards guided the developments. The P-D designation allowed development of these sites with more flexibility and in some cases included new parks and open space.

Parking Standards

Parking can account for a substantial share of residential development expenses. Surface parking – the least expensive parking alternative – can occupy large portions of a development site, rendering the underlying areas unsuitable for other development. Covered parking, especially garage parking, requires effort and expense to incorporate it into the architecture of the associated structure. Parking structures – the most expensive parking option — can allow development above or below the parking area, but require substantial engineering and construction resources.

The Zoning Code sets different parking requirements depending on the type of housing development. Single- and two-family structures have a parking requirement of two garage spaces per unit. Attached or detached garages satisfy this requirement. Multi-family structures, including apartments, townhouses, and condominiums, have parking standards that vary by the size of the units. Standards range from one parking space per studio unit to two spaces for units with two or more bedrooms. Every four units requires a guest parking space. At least one of the required spaces for each unit must be in a garage or carport. A carport is less expensive to construct than a garage space, which can make a housing unit more affordable. The Zoning Code does not allow tandem parking to satisfy parking requirements except in mobile home developments, which can further add to development costs on smaller lots or those with unique design challenges. The Zoning Code does, however, allow for a reduced parking requirement for senior housing (1 space for every 2 units and 1 guest parking space for each 5 units), which can reduce the cost of senior housing development. Certain other parking requirements exist for mobile home parks, lodging and boarding houses, and projects with affordable units. The standards for each are less restrictive and assist with reducing the housing unit development costs.

Clustered Housing Standards

The Zoning Code's Residential Clustered Housing Development Standards apply to condominiums, community apartments, stock cooperatives, zero lot line projects, and similar developments. Clustered housing standards impose additional requirements onto such developments in order to ensure high-quality site design and resident amenities. Additional requirements imposed on clustered housing, but which do not automatically apply to multi-family rental housing, include minimum amounts of usable open space, private open space, building separation, laundry facilities private storage, and individual utility metering. Furthermore, every clustered housing development must undergo a discretionary review process for a Conditional Use Permit and Site Development Permit, unless the site is within the P-D zoning district (which has its own process for discretionary review). The high level of design and lengthy processing required by the clustered housing standards result in greater development costs per housing unit.

Park Dedication Fees

The City's Subdivision Ordinance requires that any subdivision of more than four (4) parcels either:

- Dedicate land for park and recreation facilities sufficient in size and topography to serve present and future needs of subdivision residents (.02 acre per unit), or

- Pay a fee in-lieu of dedication equal to the value of the land which would otherwise be dedicated.

The City uses in-lieu fees it has collected for developing new or rehabilitating existing neighborhood or community parks or recreational facilities reasonably related to serving the subdivision. Parkland dedication can add substantially to the cost of housing development. Dedication of land in the case of single-family detached dwellings can comprise as much as 15 percent of the area developed, or between 17 and 30 percent for multi-family developments.

The City's parkland dedication requirement is consistent with those of neighboring communities. This requirement is typically associated with mitigating environmental impacts of a development. If it is found that the parkland dedication requirement is impossible or impracticable in a particular case for a subdivider to conform fully to the subdivision regulations, the Planning Commission may approve a modification to the subdivision regulations. Additionally, where a substantial private park and recreational area is provided in a proposed subdivision, and the space is to be privately owned and maintained by the future residents of the subdivision as permanent open space, partial credit, not to exceed fifty percent, may be given against the requirement of land dedication or the payment of fees in lieu of dedication if the Parks, Beaches, and Recreation Commission finds that it is in the public interest to do so and certain standards are met. In addition, the Density Bonus Ordinance allows the Planning Commission to grant additional incentives if necessary to make the housing units economically feasible.

Inclusionary Zoning Ordinance

The City's Below Market Rate (Inclusionary) Program (i.e. Inclusionary Ordinance) codified in Pacifica Municipal Code Title 9, Article 47 establishes requirements for housing developers to provide housing units affordable to a range of income levels under certain circumstances. The Inclusionary Ordinance applies to all residential developments of eight or more units, lots, or parcels, including those in which eight or more units will be added to existing projects. Projects subject to the requirement must ensure at least 15 percent of all units, lots, or parcels are affordable to persons with very low, lower, or moderate income.

The Inclusionary Ordinance establishes affordability as follows:

Outside the redevelopment project area, the first required below-market rate (BMR) unit and at least 50 percent of the required BMR units shall be restricted to occupancy by lower income households and the remaining required BMR units shall be restricted to occupancy by moderate income households. Provided, the developer has the right but is not required to increase the percentage of lower income household BMR units.

The City approves sales prices and rental rates to ensure their affordability to low, lower, or moderate income individuals and families. The Inclusionary Ordinance also establishes minimum periods of affordability of 45 years for ownership units and 55 years for rental units, in addition to other use restrictions. In lieu of constructing affordable units, a developer may pay a fee to the City's housing trust fund to enable housing construction by another developer at a different site. Developers providing affordable housing on-site can qualify for a density bonus and other development incentives.

Permit and Impact Fees for Two Sample Developments

In order to provide some context for prospective developers considering the development of housing in Pacifica, Table II-28 presents two sample developments that could foreseeably occur during the planning period and estimated permit and impact fees associated with them. The estimates rely on certain assumptions regarding the size and architectural details of the sample developments. Considering the number of variables inherent in any land use development, estimating permit and impact fees is challenging. Accordingly, these estimates may not be applicable to an actual development undertaken in the future. Furthermore, the estimates reflect fees set in the Fiscal Year 2014-2015 Master Schedule of Fees and Charges, which is subject to change.

Table II-28

Estimated Permit and Impact Fees for Sample Developments		
Fee Type	5-unit Detached Single-Family Residential (R-1 Zone)	20-unit Attached Multiple-Family Residential (R-3 Zone)
Planning Entitlement ⁹	\$7,500	\$4,500
Legal	\$10,000	\$10,000
Environmental	\$40,000	\$40,000
Building Permit	\$37,000	\$60,500
Sewer	\$15,000	\$45,000
Encroachment Permit		
Park Dedication	\$35,000	\$34,000
Highway Impact	\$25,000	\$92,000
Total:	\$169,500	\$286,000

The 5-unit SFR fee estimate is based on three-bedroom, 1.5 bathroom, 1,500 sq. ft. units, with an overall site area of 25,000 sq. ft. (0.574 acres). The 20-unit MFR fee estimate is based on a mix of three unit types, each with one bathroom: 5 studio units of 500 sq. ft. each; 10 one-bedroom units of 750 sq. ft. each; and, 5 two-bedroom units of 1,000 sq. ft. each. Overall site area estimated at 41,500 sq. ft. (.953 acres).

Highway Impact Fees reflect the maximum anticipated amount based on a project located North of Sharp Park Road. Projects located south of Sharp Park Road are assessed a lower fee of \$1,485 per unit, plus Oceana Boulevard trip-based fees of \$309 per estimated trip (10 trip minimum per development).

Source: Pacifica Planning Department Staff

iii. Processing and Permitting Procedures

Special processing and permitting procedures required for certain types of housing projects may increase the costs of development and delay the start of construction. Even projects that may otherwise meet zoning development standards and General Plan development guidelines still must undergo special processing due to requirements established in the Zoning Code. For example, all

⁹ Typical entitlements required for a 5-unit detached single-family residential development include Tentative and Final Subdivision Maps and a Negative Declaration. Typical entitlements required for a 20-unit attached multiple-family residential development include a Site Development Permit and Negative Declaration. See Table II-29 for typical processing times for these permits.

projects within the R-3 (Multiple-Family Residential) or any commercial zone require issuance of a Site Development Permit prior to authorizing construction. Furthermore, housing developments within any commercial zone require approval of a Use Permit. Typical processing times for projects of this sort are between three and eight months. Appeals to the City Council or Coastal Commission can extend that timeline further. Delays and uncertainty complicate the investment decisions of developers. For those that choose to proceed, they often must price housing units higher to account for the delays and risks they incurred to reach the construction phase.

Projects within the P-D (Planned Development) district also receive careful scrutiny through the discretionary review process. Review and approval of an overarching Development Plan is necessary for any project within the P-D (Planned Development) zone as a pre-requisite to considering more detailed plans for each parcel. After Development Plan approval, a developer must then seek approval of a Specific Plan for each structure or parcel within the Development Plan area. The only housing projects in the city that may avoid discretionary review in most cases are single-family homes and duplexes outside of the Coastal Zone. These types of housing developments are unlikely to meet the total housing demand in Pacifica given the scarcity of buildable land for these housing types and their relatively high per-unit development costs. Therefore, the bulk of the city's future housing development will undergo lengthy develop processing and permitting prior to receiving construction approvals.

The City's Zoning Code vests the Planning Commission with authority to approve, deny, or approve with conditions most developments in Pacifica. Decisions of the Planning Commission are subject to appeal to the City Council. The Planning Commission must make certain findings in order to approve each permit type. A summary of these findings for the most common permit types is below. In addition to these findings, in most cases the Planning Commission must also affirm environmental findings unique to each development site.

Site Development Permit Findings – A permit shall not be issued if the Commission finds:

- 1) That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
- 2) That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
- 3) That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
- 4) That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
- 5) That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;

6) That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code;

7) That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;

8) That the proposed development is inconsistent with the City's adopted Design Guidelines; or

9) That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City. If the proposal, however, does not have any of the impacts listed above, the Site Development Permit may be granted.

Conditional Use Permit Findings – A permit shall be issued only if the Commission finds:

1) That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;

2) That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan; and

3) Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

Development Plan Findings (P-D District) – Approval shall be granted only if the Commission finds that:

1) The proposed P-D District can be substantially completed within the time schedule submitted by the applicant;

2) Each unit of the development, as well as the total development, can exist as an independent development capable of creating an environment of sustained desirability and stability or adequate assurance that such objective will be attained;

3) The land uses proposed will not be detrimental to the present or potential surrounding uses but will have a beneficial effect which would not be achieved through other districts;

4) The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D District;

5) Any proposed commercial development can be justified economically at the location proposed and will provide adequate commercial facilities for the area;

6) Any exception from the standard district requirement is warranted by the design of the project and amenities incorporated in the development plan;

7) The area surrounding the development can be planned and zoned in coordination and substantial compatibility with the proposed development, and the P-D District uses proposed are in conformance with the General Plan and, where applicable, the Local Coastal Plan, or that changes in the General Plan or Local Coastal Plan are justified;

8) The project is consistent with the City's adopted Design Guidelines; and

9) The project is consistent with the City's General Plan and, if applicable, Local Coastal Plan.

Specific Plan Findings (P-D District) – Approval shall be granted only if the Commission finds:

- 1) That the specific plan is consistent with the approved development plan; and
- 2) That the specific plan is consistent with the City's adopted Design Guidelines.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table II-29 identifies typical entitlement processing timelines. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Zone Changes, or Variances). Also, in most cases certain review and approval procedures run concurrently. For example, a review for a condominium project would be processed concurrently with the Site Development Permit, Conditional Use Permit, and Tentative Subdivision Map, as well as any necessary Variances, Parking Exceptions or other permits. Environmental review is also processed simultaneously.

Table II-29

Timelines for Discretionary Permit Processing		
Permit/Approval Type	Typical Processing Time	Approval Body
Site Development Permit, Conditional Use Permit, Variance, Coastal Development Permit, Parking Exception	6-8 weeks	Planning Commission
Zone Change	12-24 weeks	Planning Commission/City Council
General Plan Amendment	12-24 weeks	Planning Commission/City Council
Tentative Subdivision Map	12-24 weeks	Planning Commission/City Council
General Plan Amendment	12-24 weeks	City Council
Final Subdivision Map	6-8 weeks	City Council
Negative Declaration	12-30 weeks	Planning Commission/City Council
Environmental Impact Report	6-18 months	Planning Commission /City Council

Source: Pacifica Planning Department Staff

Planning Department processing fees also act as a constraint to housing maintenance, improvement, and development. The Planning Department bases its review fees on the City Council-adopted fee schedule, which for 2014-2015 established an hourly rate of \$180.00. Some projects require minimal staff review and are relatively inexpensive to process for entitlements. However, large projects – such as those requiring an environmental impact report (EIR) – require a public hearing and can take from 6 to 8 months to process, with a corresponding increase in staff time and cost. The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. Other agencies including Public Works, Fire, Building, and Police review submittals concurrently for consistency with City ordinances, Design Guidelines and General Plan consistency.

After project approval by the Planning Commission or City Council, City permitting and processing continues during the Building Permit stage. The Building Division of the Planning Department performs plan checks and issues building permits. Throughout construction, the Building Division performs building inspections to monitor the progress of the project. Corrections needed during the plan review portion of the building permit stage, or failed inspections during the construction phase, can delay project completion. State law requires local agencies to implement plan reviews and construction site inspections to ensure compliance with the California Building Code, limiting Pacifica’s ability to mitigate this constraint.

Table II-30 lists the typical discretionary permits required for the sample developments presented in Table II-28. Certain discretionary permit requirements tend to be site specific, and will depend on site location, topography, zoning, and other factors. Thus, as with the fee estimates for these sample developments, determining the discretionary permits required for the sample developments relied on certain assumptions that may be different for an actual project.

Table II-30

Discretionary Permit Requirements for Sample Developments		
Permit Type	5-unit Detached Single-Family Residential (R-1 Zone)	20-unit Attached Multiple-Family Residential (R-3 Zone)
Site Development Permit		X
Conditional Use Permit		Req'd for condominium/townhome projects only
Coastal Development Permit	Only within Coastal Zone	Only within Coastal Zone
Tentative Subdivision Map	X	
Final Subdivision Map	X	
Negative Declaration	X	X
Environmental Impact Report		
Total Review Time:	6-8 months	6-8 months

The 5-unit SFR permit estimate is based on an development site comprised of a single 25,000 sq. ft. (0.574 acres) parcel requiring subdivision. The 20-unit MFR permit estimate is based on an apartment project on a single 41,500 sq. ft. (.953 acres) parcel not requiring subdivision. Neither site is within the Coastal Zone, nor within a wetlands or other highly sensitive area for environmental purposes, nor requiring a deviation from any development standards (variance or parking exception).

Source: Pacifica Planning Department Staff

Second Units

Construction of second dwelling units in conjunction with existing single-family detached residential structures is an important way to expand the City’s housing stock. It can benefit property owners with additional income, or allow them to care for a family member that needs to be close to care, but still desires some independence. Pacifica’s zoning regulations allow construction of second units in many situations within the R-1 zoning district subject only to issuance of a building permit, in accordance with state law. Government Code Section 65852.2(a) allows a local agency to establish regulations for construction of second units. The City of Pacifica has adopted regulations that impose certain limited restrictions on second unit construction.

Pacifica's ordinance allows second units only within the R-1 district. In the R-1 district, the ordinance limits by-right construction of second units to lots in full conformance to development standards. It further limits the density of second units to no more than 25 percent of lots on any block. Additional development standards and density limitations exist, as provided in Pacifica Municipal Code Section 9-4.453. The City's current ordinance requires more than one parking space for a second unit; prohibits the use of tandem parking spaces to meet the minimum parking requirements; and prohibits locating a required parking space for a second unit within a required front yard setback. These provisions are inconsistent with state law, and the City has included an action program in this housing element to adopt a revised ordinance to comply with the Government Code.

iv. Growth Control Ordinance

In January 1982, the Pacifica City Council adopted Ordinance No. 322-C.S., an initiative ordinance known as the "Growth Control Ordinance" which provided for controlled residential growth through 1992. A series of ordinances have extended growth control policies to present day. The current ordinance controlling growth in Pacifica is set to terminate on June 30, 2017. The purpose of the Growth Control Ordinance (GCO) is to manage the timing of residential growth in Pacifica so that development does not outpace the City's ability to provide essential services and infrastructure to support the growth. The Ordinance does not place a cap on residential development. The GCO contains findings concerning adverse effects of rapid residential growth in Pacifica and, as a result, limits new dwelling units to a maximum of 70 units annually. To ensure an equitable distribution of units and to encourage in-fill, the GCO provides that no applicant for development approval shall receive greater than 20% of the annual allotment each year.

There are a number of factors that determine actual development allocations under the GCO. Since enactment, the City has interpreted the GCO to allow accumulation of unallocated units for development in subsequent years. As of December 2014, the balance of units available for allocation was 1,415, resulting from a large number of unused development applications in recent years. A single housing developer could propose a project at any time for up to 283 housing units, or 20 percent of the available allocations. There are also a number of exclusions from the annual development limitations. These include one single-family dwelling unit on an individual existing lot; affordable, senior, or accessible dwelling units; second units; any statutory housing programs which are excluded from growth controls limitations; and any future amendments to the Growth Control Ordinance. At the beginning of fiscal year 2008-2009, there were 1067 allocations available. As of July 2010, a balance of 1,144 permits remained. An excess of permits (over the 70 units allotted per year) has accumulated due to a carry-over of unused permits from previous years.

The GCO provides for a competitive evaluation system to distribute development allocations. The competitive allocation procedure includes criteria and a ranking process. Criteria include, but are not limited to, the following: ability of public facilities, utilities and services to meet the demands created by the project; presence or absence of adverse environmental impacts; site and architectural design quality; the provision of private or public usable open space; consistency with neighborhood character; and, provision of affordable housing, senior housing and housing for persons with disabilities. Low and moderate income projects receive preferential ranking. The Planning Commission must consider each application for a residential development allocation at a public meeting and evaluate and rank the

applications according to these criteria. The Planning Commission recommendations are forwarded to the City Council for review and approval. At the public hearing, the City Council must consider the Planning Commission's recommendations and ranking. The City Council then adopts a final ranking list and award residential development allocations pursuant to that list. The City Council may adopt, reject or modify the recommendations and ranking of the Planning Commission.

To permit phasing of multi-unit projects, where such projects exceed the available annual allotment of residential development allocations, the allocation procedure includes a procedure for the phasing of such projects over more than one fiscal year by reservation of succeeding year allotments. Such reservations can be deducted from the number of residential development allocations to be awarded for the fiscal year under consideration. When the number of available residential development allocations exceeds demand for the allocations, the City Council may issue the allocations on an "as needed basis" (i.e., without following the competitive evaluation system process) throughout the year.

The GCO also provides that property zoned A (Agricultural) or HPD (Hillside Preservation) district may not be rezoned out of agriculture or hillside preservation uses without a vote of the people. The purpose of retaining agricultural zoning is to prevent premature conversion of agricultural land to urban uses, to prevent urban sprawl, and to conserve coastal and open space resources upon which Pacifica's economy depends. The purpose of retaining hillside areas is to protect against potentially hazardous conditions peculiar to hillsides, to ensure development compatible with Pacifica's hillside resources, to preserve open space, and to retain natural terrain by encouraging the concentration of dwelling within developed areas of the city.

The GCO in its current state is not constraining housing maintenance, improvement, or development. Several large developments could occur simultaneously before depleting the existing balance of housing unit allocations. However, should several years of strong residential development occur during the planning period, it is possible the GCO could constrain housing development in the mid- to long-term, especially for larger mixed-use developments with many units. Developments of this sort are essential to meeting Pacifica's housing needs, especially for affordable housing units for extremely low-, very low-, and low-income families, seniors, and persons with disabilities.

B. Nongovernmental Constraints

Many nongovernmental factors can constrain the maintenance, improvement, and construction of housing. Factors include access to financing, costs of land and construction, and community opposition.

i. Availability of Financing

Housing prices continue to recover from the devastating economic downturn that occurred during the Great Recession starting in 2007. The median sales price of a single-family detached home in 2007 was \$841,860, while in 2012 it was down to \$535,846 (in 2013 dollars). The median sales price for a single-family attached home was similarly depressed, falling from \$589,120 in 2007 to \$314,363 in 2012. Falling housing prices makes access to financing for purchases more difficult for home buyers. Lenders face uncertainty about the future value of the property serving as collateral for the loans, and as a result are less likely to lend to prospective purchasers. This limits the ability of purchasers, especially those

with lower incomes or imperfect credit histories, to pursue home ownership. When individuals and families are unable to access financing to purchase homes, residential developers in turn are less likely to pursue permits for housing developments. The cycle results in fewer home ownership opportunities for Pacificans.

Limited access to financing not only affects home buyers and residential developers, but it also affects existing owners seeking to maintain or improve their housing. Financing plays an important role in funding additions to accommodate growing families or aging family members. It also helps with renovations and upgrades to beautify or improve energy efficiency of the housing stock.

Unfortunately, the City of Pacifica can do little to affect the mortgage lending market. Until mid-2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates varied, but ranged from 6.25 percent to 7 percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers).¹⁰ Starting in late-2008, it became difficult to obtain a home purchase loan, even though the average interest rate had fallen to around 5 percent. In particular, people with short credit histories, lower incomes, or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher interest rates.

Small changes in the interest rate for home purchases can dramatically affect affordability. A 30-year home loan for \$400,000 at 5 percent interest would result in monthly payments of roughly \$2,150. A similar home loan at 7 percent interest would result in payments of roughly \$2660, an increase of more than 20 percent.

Many builders have also struggled recently to find construction loans for residential properties. Complicated projects, like mixed-use developments, are often the hardest to finance. Nonprofit developers find it especially difficult to secure funding from the private sector. In past years, lenders would provide up to 80 percent of the cost of new construction. Yet in recent years, due to market conditions and government regulations, banks require larger investments by builders. All of these factors combine to constrain residential development in Pacifica.

ii. Land Costs

The cost of land is one of the most basic elements of housing development. The more expensive the underlying land, the more expensive the resulting units for prospective purchasers or renters. Opinions vary as to the relative importance of land costs in contributing to housing price increases, although the price of land undoubtedly plays a major role.¹¹ For example, in 1990 a standard size (5,000 square feet) vacant infill lot in Pacifica, zoned for residential use, sold for \$85,000 to \$100,000. In 2001, a similar lot sold for \$125,000 to \$225,000.¹² In 2009 a standard lot for residential use sold for \$299,000 to \$499,900. Prices have moderated somewhat for basic inland lots, with several selling for \$155,000 in 2014. Still, land prices in Pacifica are high, equating to well over a \$1,000,000 per acre based on the most recent sales data. It is difficult to estimate the cost of land zoned for multi-family residential

¹⁰Source --San Mateo County Department of Housing and Baird + Driskell Community Planning.

¹¹Schwartz, Seymour and Johnson, Robert, Local Government Initiatives for Affordable Housing, U.C. Davis, 1981.

¹²Estimate based on August 2009 MLS listings.

development since so few vacant sites exist. However, an estimate of \$107,000 to 200,000 per unit is generally considered satisfactory.¹³

iii. Construction Costs

According to the Pacifica Building Division, in 2014 the cost of developing a 2,000 square foot single-family residence in Pacifica ranged from \$180 to \$220 per square foot, including the price of land. Construction costs for multi-family developments ranged from \$150 to \$200 per square foot. Costs vary depending upon the type of construction, building materials, and quality of finishes. Soft costs, such as architectural and engineering services, development fees, etc., usually comprise an additional 10 to 15 percent of the construction and land costs. The City attempts to mitigate the cost of construction of affordable rental and ownership housing through granting density bonuses and allowing second residential units.

iv. Community Opposition

Community opposition can be a significant obstacle to obtaining approvals for new housing developments. Traffic, parking, and/or visual impacts are usually the greatest concerns of residents opposed to new developments. Among the visual impacts that are most sensitive in Pacifica is the concept of “private open space.” Many residents have become accustomed to certain privately-owned properties in their neighborhoods remaining undeveloped for many years. These undeveloped properties have served as open space for them, and there is a perception they will remain indefinitely in this state. However, these properties are owned by private individuals who may have expectations of development and corresponding financial returns. When owners finally unveil development plans, resident opposition can be fierce. Affordable housing developments also elicit community concerns about crime and property values. Residents can exert significant political pressure on the elected City Council to oppose developments on vacant land or affordable housing developments. Unknown likelihood of approval or a bruising public engagement process that could tarnish a developer’s reputation can discourage new developments in these circumstances. The City can strive to provide accurate information on all aspects of new developments, but cannot always satisfy resident concerns and quell community opposition.

C. Other Constraints

Pacifica has two constraints to development which are not governmental or nongovernmental limitations. They include geologic hazards and highway capacity.

i. Geological Hazards

In January 1982, Pacifica experienced widespread and severe landslides and flooding which caused loss of life and significant property damage. These events caused Pacifica to undertake a new approach to development, including instituting a new geological review process and retaining an independent engineering and geology firm to review all hillside projects. According to Pacifica's geotechnical consultant, slope stability has been overrated in the past in Pacifica, and standards used to evaluate

¹³Estimate based on August 2009MLS listings.

hillside development must be reassessed and strengthened. Pacifica's Seismic and Safety Element (adopted in September 1983) addressed and assessed these geologic events.

Pacifica also experienced coastal bluff retreat of approximately 75 feet in some areas as a result of winter storms during 1983 and 2009. Areas previously considered stable were undercut, houses and trailers were damaged, destroyed, or had to be relocated further inland. Coastal bluff retreat continued throughout 2014 in the northwest section of the City west of Esplanade Avenue. Several apartment buildings have been deemed uninhabitable, and another is at risk of becoming uninhabitable if bluff retreat continues. City staff continues to encourage property owners to implement mitigation measures to prevent the loss of valuable rental housing stock and to restore habitability to those units already lost.

The City now recognizes that geologic hazard mitigation will be required in many areas of Pacifica. This may affect the timing, location, and intensity of future development. For example, geologic studies of some bluff top properties may result in lowered densities by reducing the amount of net developable acreage. Additionally, densities on inland sloping properties may be affected where geologic studies indicate that the revenue produced by locating units to achieve maximum densities does not justify the cost of providing engineering solutions sufficient to achieve those densities. In these cases, hazard avoidance may be the only acceptable mitigation measure because mitigation of both on- and off-site geotechnical hazards is a requirement of project approval or building permit issuance.

Pacifica expects that mitigation of existing and potential geologic hazards will, to some extent, reduce its growth rate; however, this effect cannot be quantified at this time, since these constraints are to some extent site specific. It is possible that land use designations may be revised to reflect changed conditions and policies, and this, too, may constrain Pacifica's future housing development potential.

ii. Highway Capacity

The primary north-south traffic corridor to, from, and through Pacifica is State Highway 1. The roadway is also known as Coast Highway and Cabrillo Highway. In 1978, Caltrans noted that considerable vehicular and pedestrian traffic was present (Report of Engineering and Traffic Survey - March 31, 1978). Studies prepared in 1979 (Mori Point Project and Rockaway Beach Condominiums Draft Environmental Impact Reports) indicated that service at critical intersections was at or below Level of Service (LOS) D. Roadway operation at LOS D results in unstable flow and tolerable delays. The Environmental Impact Report (EIR) for each anticipated development concluded that without mitigation, roadway operation would drop to LOS E and possibly LOS F (unacceptable and intolerable congestion and delays).

The 1985 Rockaway Beach Redevelopment Plan EIR indicated that the Highway 1/Reina Del Mar intersection operated at LOS E and F during both A.M. and P.M. peak hours. While the Highway 1/Fassler Avenue intersection operated at LOS E in the A.M. peak hour and LOS C in the P.M. peak hour, the EIR also described alternative Highway 1 improvement options to improve roadway operations.

Recent traffic studies and impact analyses along Highway 1 between Reina Del Mar and Fassler Avenue confirmed that the level of service at the Highway 1/Reina Del Mar intersection operated at

LOS F during A.M. and P.M. peak hours while the Highway 1/Fassler Avenue intersection operated at LOS F in the A.M. peak hour and LOS C in the P.M. peak hour.

The City has long held that LOS C (stable flow, acceptable delay) or better is a satisfactory level of service for Highway 1 and facilitates movement and commerce while preserving public safety. Proposed highway widening improvements between Westport Drive and Fassler Avenue are presently in the Environmental Review Phase. Popularly known as the “Calera Parkway Project” it will add a 3rd lane for both northbound and southbound traffic along Highway 1 between the Reina Del Mar intersection and the Fassler Avenue intersection. It is expected to improve peak hour traffic level of service to LOS C from the current LOS F. In late-2014, opponents of the highway widening challenged Caltrans’s Environmental Impact Report (EIR) in Superior Court. The trial has concluded and a decision is pending.

Another important roadway within Pacifica is Sharp Park Road. Sharp Park Road is the city’s major east-west thoroughfare, handling approximately half of the total peak hour trips leaving Pacifica each day. Drivers exit Highway 1 at Sharp Park Road to drive towards South San Francisco, San Bruno, and other Peninsula cities along Skyline Boulevard or Interstate 280. The remainder of trips continue northbound on Highway 1 to San Francisco or the East Bay via Interstate 280. In the fall of 1990 the reconstruction of lower Sharp Park Road commenced. Construction lasted for one year and was reopened in 1991. This new section of Sharp Park Road now has 2 lanes for both westbound and eastbound traffic directions. The improvement resulted in a roadway with greater capacity that is less winding and safer to travel due to a new concrete median barrier. However, severe slopes along the roadway limit opportunities for future widening, and this could be a major constraint on housing development.

D. Mitigation of Constraints

The City has a strong interest in mitigating constraints on the maintenance, improvement, and development of housing. Its residents need adequate and affordable housing options so persons with extremely low, very low, and low incomes can pursue their livelihoods and care for their families. Quality housing development can strengthen the community and the economy, enhancing the already desirable character of Pacifica. The summary below addresses the City’s attempts to mitigate the constraints identified above. Some constraints are extremely difficult to mitigate, but the City will continue to consider ways to promote appropriate housing development.

i. Governmental Constraints

Land Use Controls

Exemptions from Standards

Pacifica’s Zoning Code contains provisions that allow relief from the strict application of development standards. Allowing flexibility for developers can result in lower construction expenses or higher densities, which lead to more housing units affordable to persons with extremely low, very low, and low incomes. In extreme cases, relaxing a particular requirement can mean the difference between pursuing project approvals and abandoning a housing development altogether.

The Planning Director, acting as the Zoning Administrator, may grant Minor Modifications to standards governing area, yard requirements, distance between buildings, lot coverage, fence/wall height, and off-street parking. Modifications approved by the Zoning Administrator may not exceed 20 percent of the respective standards, except in the case of off-street parking, where a reduction of one space is allowable.

When circumstances warrant a greater departure from development standards, the City may grant a permit known as a Variance. A Variance authorizes any deviation from zoning regulations the Planning Commission finds is necessary to allow a property owner to enjoy the same privileges enjoyed by other owners with similarly situated property. The main limitation to a Variance is that it may not authorize a use not permitted by the zoning of the subject site.

The Planning Commission may grant a Variance only if it finds:

1) That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;

2) That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area;

3) Where applicable, that the application is consistent with the City's adopted Design Guidelines; and

4) If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.

Definition of "Family"

The term "single-family residential" can be confusing or misleading in some cases. In the traditional sense a family includes members such as parents, their children, and perhaps an elderly relative for whom the family provides care. The City's Zoning Code does not define a family in these same terms, however. The City has a more flexible definition that respects different associations of individuals, whether related by blood or not, that choose to live with one another.

The Zoning Code defines "family" as "one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, or fraternity or sorority house. A family shall be deemed to include necessary servants." Pacifica's definition of family does not discriminate against unrelated individuals living within a single dwelling unit, whether in a single-family or multi-family residential development. The only requirement to qualify as a "family" is that the individuals living together must function as a single housekeeping unit. Generally, this means cooking and sharing meals in a common kitchen as well as sharing other housing-related expenses with one another (i.e. utility bills, insurance, groceries). Pacifica's definition of "family" provides flexibility to those seeking adequate, affordable housing. These persons can safely and lawfully form a household with unrelated persons in order to share housing-related expenses.

ii. Nongovernmental Constraints

Land & Construction Costs

Allowances for Residential Uses in Commercial Zoning Districts

Most of the City’s future housing development potential lays in commercially-zoned sites. The days of large tract housing development on vacant sites are over in Pacifica. The few remaining vacant sites zoned for residential development are small, fragmented, and often have geological challenges to development. Therefore, it is important to consider commercial sites for their ability to meet Pacifica’s future housing need.

The City permits housing development in several commercial zones, most notably the C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. Residential development in commercial districts must have a mixed-use configuration with residential uses above ground floor commercial spaces. Approval of mixed-use housing developments is not by-right, but is subject to approval of a Conditional Use Permit and Site Development Permit. Table II-31 indicates the development standards for residential uses in the City’s main commercial zones. For clarity in presentation below, the table will only display standards for the C-1 and C-2 districts. The Zoning Code applies standards from the C-1 district to developments in the C-1-A district and from the C-2 district to developments within the C-R and O districts.

TABLE II-31

Allowances for Housing in Commercial Districts	
Standard	Zoning District
	C-1 & C-2
Lot Area (min.)	5,000 sq. ft.
Lot Area Per Dwelling Unit (min.)	2,000 sq. ft.
Lot Width (min.)	50'
Setbacks (min.)	None, unless req'd by Site Development Permit
Maximum Lot Coverage	None
Landscaped Area (min.)	10%
Usable Open Space Per Unit (min.) ¹⁴	450 sq. ft.
Height (max.)	35'
Parking Spaces (min.)	1 per studio; 1.5 per 1 BR; 2 per 2+ BR; and, 1 guest per 4 units

Source: Pacifica Municipal Code, Title 9, Chapter 4 "Zoning"

Development standards in commercial zones are generally favorable to mixed-use (residential and commercial) development. These commercial zones have no front, side, or rear setbacks, no floor area ratio limitations, and no lot coverage limits. The flexibility inherent in these regulations create larger developable areas than comparably sized residential sites, helping to mitigate land costs,

¹⁴ Usable open space shall mean common or private outdoor living, recreation, domestic use, or landscaping. Such area may be on the ground or on, a roof, porch, deck, court, or balcony.

construction costs, and delays associated with processing and permitting. Larger developable sites result in greater density, which in turn reduces the per-unit cost of development and ultimately can make housing more affordable to persons with extremely low, very low, and low incomes.

In terms of parking, multi-family units in mixed use projects are subject to the same requirements that apply to other multi-family dwellings. The requirements are cumulatively added to the requirements for the commercial portions of the project to determine the total number of spaces needed. In certain cases, the Planning Commission can grant a lower parking requirement if a developer can show the characteristics of uses within a development can offset parking demands from one another. For instance, certain commercial uses may have large parking requirements during business hours when many residents are away from the site at work. Correspondingly, during evening hours the residential use has a large parking demand while most businesses are closed.

Combined, the favorable treatment of mixed-use housing developments in commercial zones mitigates the constraints of land and construction costs. Given that the City is relying on commercial sites to accommodate housing, the City will encourage and facilitate residential development on commercial sites (mixed-use) for lower-income households.

Density Bonus Ordinance

The Density Bonus Ordinance, adopted in April 1984, offers the incentive of increased density and flexibility in development standards in exchange for housing which will meet the City's need to provide ownership and rental housing affordable to persons with extremely low, very low, and low incomes. Multi-family residential projects can exceed their maximum density, reduce unit floor area, or provide less parking, if provision is made for rental housing, affordable housing, or housing for the elderly or persons with disabilities. The amount of the density bonus ranges from 15 percent for rental housing (including market rate projects) to 50 percent for housing affordable to persons with extremely low, very low, and low incomes, elderly persons, or persons with disabilities. The Density Bonus Ordinance ensures the continued availability of housing granted a density bonus by requiring deed restrictions or other legal arrangements on properties so developed.

Higher housing density combined with relaxed floor area and parking requirements allows developers to mitigate the constraints imposed by land and construction costs. Lower per-unit costs of construction can result in lower per-unit sales costs or rental rates, making housing more affordable to persons with extremely low, very low, and low incomes. An added advantage of the Density Bonus Ordinance is that it provides the greatest bonus for providing housing to the neediest groups: those with extremely low, very low, and low incomes, and seniors or persons with disabilities.

Pacifica's Density Bonus Ordinance requires certain revisions to remain consistent with state law, and the City will undertake an action program to initiate the amendment.

Manufactured Housing

The City's development standards allow construction of manufactured housing in any zoning district that permits single-family dwellings. The R-1 (Single-Family Residential) zoning district permits single-family dwellings by-right, and a property owner or developer can construct manufactured

housing without undergoing discretionary review. . In the R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) zoning districts, single-family dwellings – including manufactured housing – require a Use Permit.

The City enacted its Manufactured Housing Ordinance in January 1982. A manufactured house is a structure comprising two or more modules, including mobile homes, which is manufactured off-site and later assembled or installed on a property. Manufactured housing, by virtue of being mass-produced, can be significantly less expensive to develop and to purchase than traditional single-family structures. The design of manufactured housing has improved greatly in recent years, and is a viable option for many lower-income residents. The City’s main requirement for manufactured housing is that it meets all California Building Code requirements so that the housing is safe.

Community Opposition

Study Sessions

The City offers study sessions to developers seeking to gauge community and Planning Commission receptiveness to various development proposals. Ahead of a study session, the City sends notices to property owners within 300 feet of a potential development site and holds a public meeting hosted by the Planning Commission. Commissioners, members of the public, and City staff have an opportunity to discuss details of the project in an informal setting. Developers can then build on feedback to revise their development proposals before investing substantial time in finalizing detailed plans.

Offering study sessions allows the City to help developers minimize review time and associated costs by identifying major issues prior to formal application processing. Study sessions fees for commercial projects are refundable if a developer pursues to final building permit inspection the entitlements covered in the study session. For mixed-use projects including housing, the fee refunded is proportional to the amount of the project dedicated to commercial use.

iii. Other Constraints

Highway Capacity

Collection of Improvement Fees

Pacifica has established special funds for the deposit of impact fees to assist in the construction of needed improvements to meet or approach LOS C. Developers of residential projects must contribute a per-unit fee according to the location of their projects within the City. The primary impact area south of Westport Drive in the Fairway Park neighborhood requires relatively higher contributions per unit than the secondary impact area to the north. The schedule has been established because the majority of improvements will be necessary along the southern stretch of the highway, and this area will experience the most significant increase in land use intensity based on current land use policies.

Until traffic flow along Highway 1 improves – either by roadway widening or other improvements – the City intends to control the timing of residential development through its Growth Control Ordinance. Even if the Caltrans Environmental Impact Report is upheld in court, it will still be some time until

sufficient resources are available from roadway improvement fees and other sources to improve Highway 1 and provide adequate service levels for Pacifica's main thoroughfare.

8. Affordable Units at Risk

A potential threat to existing housing units affordable to persons with extremely low, very low, and low incomes is the termination of rental contracts by owners of properties subject to federal subsidy programs. Such contracts may be terminated through cancellation of a Section 8 contract ("opting out") after a certain number of years, or early pay-off of the interest loan after 20 years ("pre-payment"). Project owners who opt-out or pre-pay their rental contracts are free to rent at market rate or, with City approval, may convert rental units to condominiums or a nonhousing use.

The following analysis complies with Section 65583 of the Government Code, which requires that cities analyze and develop programs to preserve assisted housing developments:

A. Inventory of Units At-Risk of Losing Use Restrictions.

i. Period of Analysis

This analysis includes the ten-year period between July 2015 and June 2025.

a. July 2015 – June 2025

Pacifica has only one project subject to risk of losing use restrictions during this ten-year period. Relevant project information is provided below.

Project Name and Address: Casa Pacifica
1060 Terra Nova Boulevard

Type of Assistance Received: HUD Sec. 221(D)(3)
Market Rate Interest Program

Earliest Date of Possible Change From Low-Income Use: January 10, 2020 (Opt-out Date)

Number of Elderly and Non-Elderly Units: Elderly: 101
Non-Elderly: 1

Elderly units are assisted by the Section 8 New Construction rental Assistance Program.

Bedroom Mix: All units are one (1) bedroom

Building Age: Approximately 40 years old

Building Condition: Good - No rehabilitation necessary

How Units are at Risk: The owner has already renewed the Section 8 which was due on January 30, 2015. If the owner fails to renew its Section 8 participation by January 30, 2020, the project could lose its low-income use restrictions. The project could then be "converted" to market rate units. One-bedroom units rented for \$2,021 per month in 2015, an increase from \$1,292 per month in 2014. The substantial increase reduced market pressure for the owner to discontinue participation in the Section 8 program. However, if annual increases allowed by HUD do not keep pace with market rates over the term of participation, the owner may at some point feel financial pressure to pursue greater financial returns.

Factors Which May Eliminate or Reduce Risk:

1. Should the owner decide to "opt-out" of the Section 8 contract, this action would be subject to provisions of federal and state law designed to minimize hardship for the project's tenants.
2. The owner has had renewal options in the past (1987, 1992, 1997, 2005, 2010, 2015) and has always renewed.
3. An "opt-out" is only valid if a one-year notice is provided, allowing time to develop a strategy for preservation of units affordable to persons with extremely low, very low, and low incomes.
4. The Casa Pacifica project includes a condition of approval making the Use Permit valid only for a multi-family senior housing complex. Should the owner attempt to convert the project to non-senior housing, it would require a new Use Permit from the City. However, the condition of approval does not require that the owner maintains the units for low-income occupancy.
5. The City also granted the Casa Pacifica project a Variance from the required number of parking spaces on the condition that the property is used solely as residential housing for seniors. Should the owner attempt to convert the project to non-senior housing, the Variance would no longer be valid and the parking would have to meet current standards. Or else, the property owner would require a new Variance. However, the condition of approval does not require that the owner maintains the units for low-income occupancy.

No other projects are "at risk" during this ten-year period.

B. Cost Analysis of Preserving Versus Replacing At-Risk Units

- i. **Cost to Replace**
It is estimated that replacing the Casa Pacifica units would cost approximately \$14,962,967 (\$150 per square foot plus \$50,000 per unit).
- ii. **Cost to Preserve**
It is estimated that the cost to preserve the units would be substantially less than to replace due to the cost and scarcity of developable land and increased construction costs.

C. Resources for Preservation

- i. **Public Agency and Nonprofit Housing Corporations Listed below are agencies that have the ability to assist in preserving the Casa Pacifica project.**

- **City of Pacifica**
170 Santa Maria Avenue
Pacifica, CA 94044
(650) 738-7300
- **Mid-Peninsula Housing Coalition**
303 Vintage Park Drive
Foster City, CA 94404
(650) 356-2900
- **National Church Residences**
2335 North Bank Drive
Columbus, OH 43220
(800) 388-2151

- ii. **Public Financing and Subsidy Programs**
Listed below are financing and subsidy programs that could be used to preserve the Casa Pacifica project for low-income use.

- **Community Development Block Grant Program (CDBG) funds for the purpose of preserving low-income housing.**

The City does not currently receive any CDBG funds for the purpose of preserving low-income housing.

- **Administrative fees (reserves) of any housing authority operating within the community.**

There is no local housing authority operating within Pacifica.

- **Pacifica Housing Fund**

The City has limited financial resources that in some instances may assist with preservation of senior housing units. For instance, the City has issued two loans totaling \$600,000 to assist with the purchase of the Ocean View low-income senior apartment complex. To make this transaction complete, the County Housing Authority borrowed \$258,000 from the City's General Fund. Additional low-income housing is currently under consideration and will continue to be so in the future. The City also adopted an inclusionary zoning ordinance in April 2007 which contains a provision requiring developers to pay an amount of money "in lieu" of providing a unit. The in-lieu payment for each below market rate unit (BMR) shall reflect the estimated cost to provide the BMR unit.

D. Other Projects

Three other projects in Pacifica offer subsidized low-income housing for seniors. The Ocean View Apartments at 555 Crespi Drive are entirely occupied by seniors receiving Section 8 rental assistance. However, the owners (National Church Residences) of the project have already fulfilled their mortgage obligations, and the City is not required to analyze the "at-risk" potential of the project. National Church Residences has previously expressed its complete commitment to continuing Section 8 rentals at the site. Nevertheless, the City should continue to monitor the status of the Ocean View Apartments. As with the Casa Pacifica project, the City granted a Parking Variance to the Ocean View project on the condition that the project remains senior housing, and the Variance will become "null and void" if converted to market rate housing (and the site will require additional parking). This condition will encourage the maintenance of senior housing at the Ocean View project. If necessary, the City should use the resources noted above to help preserve the project for low-income use.

Another project for low-income seniors in Pacifica is the Pacific Oaks project at 750 Oddstad Boulevard. The covenants, conditions, and restrictions for Pacific Oaks run with the life of the project, and no preservation efforts by the City are necessary.

The Good Shepherd Senior Housing project has added an additional 42 units for the elderly population of Pacifica. The Good Shepherd project is located at 901 Oceana Boulevard and has restrictions protecting the status of the units as senior housing. No preservation efforts by the City are necessary.

9. Opportunities for Energy Conservation

In December 2013, the City of Pacifica adopted the state Green Building Standards Code in California Code of Regulations, Title 24, Part 11. These standards, more commonly known as the "Green Building Code," regulate many aspects of construction to reduce the impacts of buildings on the environment. The City's regulations are in conformance to statewide standards.

There are several benefits of green building:

Environmental benefits

- **Reduces use of natural resources**

Health and safety benefits

- **Enhances occupant comfort and health, as well as that of the greater community**

Community benefits

- **Minimizes strain on local infrastructure, improves the quality of the building stock, and extends the useful life of structure**

Economic benefits

- **Improves the bottom line for owners, building professionals, and the community**

Prior to its adoption of statewide standards, in May 2008, the City of Pacifica created a Citizens' Green Building Task Force to provide a forum for development of "green building" regulations. The City thereafter developed and adopted its own Green Building Ordinance in late-2010. The City of Pacifica has demonstrated a strong commitment to pursuing energy conservation in the built environment.

(Continued on Next Page)

III. LAND INVENTORY

1. Purpose

State housing law (Government Code Section 65583(a)(3)) calls for "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public services to these sites." In 2009, a City consultant completed a survey of vacant or undeveloped sites. These sites were identified by field surveys, aerial photographs, and County Assessor data. Despite being five years old, the survey remains valid due to the low-level of residential development in Pacifica during the interceding period. Furthermore, no zoning changes with significance for housing development have occurred. Based on an updated review of the survey in 2015, the City has concluded that sufficient land exists to accommodate residential development within the eight-year planning period covered by this Housing Element update.

The following section summarizes the survey results and identifies sites in Pacifica where development of housing can occur within the current housing element planning period. More detailed site specific information is available in the "Pacifica General Plan Existing Conditions and Key Issues" report from July 2010.

2. Sites Available Within the Eight-Year Planning Period

The land identified in the survey is designated in the General Plan for residential or mixed-use (commercial/residential) development, and public services are available to all the sites. For the eight-year planning period covered by this Housing Element, the 2009 survey referenced above indicated that adequate land is available for Pacifica to meet its regional housing needs. Many of the sites are easily served with utilities and roads, are close to community services and shopping, have no major physical hazards, would be consistent with adjoining development, and are zoned for residential development. These sites can also accommodate housing for all income levels. For a discussion of farm worker housing, see Section II.6.H.

It should be noted that the survey did not include second unit potential or density bonuses. Significant variability in the factors contributing to eligibility and suitability for second units and density bonuses made such analysis infeasible. Therefore, the potential number of new units presented for each site could be higher than the range of units presented in the survey.

At the time of adoption of the 2015-2023 Housing Element, the City was in the process of updating its General Plan. Some General Plan land use designations affecting housing may change if the City Council adopts the draft General Plan Land Use Element in its current form. Notably, the residential component permissible in all "Commercial" designations in the current General Plan will be consolidated within new mixed use designations in the draft General Plan. The result is that housing will be allowed in fewer areas of the city but at higher densities. In order to circumvent the need to amend the Housing Element after draft General Plan adoption, the Housing Element contains two maps and two tables of potential housing development sites. The first map/table set identifies sites suitable for housing development under the current General Plan adopted in 1980. The second map/table set identifies sites suitable for housing development under the draft General Plan if it is adopted in its

current form (March 2014 version). The City will take appropriate steps to ensure General Plan conformity of its Housing Element if there are any changes to the draft General Plan that affect the housing sites identified below.

Figure III-1 displays the locations of potential housing sites suitable under the current General Plan, and Table III-1 summarizes site-specific details pertaining to the development potential of these sites. The City has identified sites capable of accommodating 422 housing units.

(Continued on Next Page)

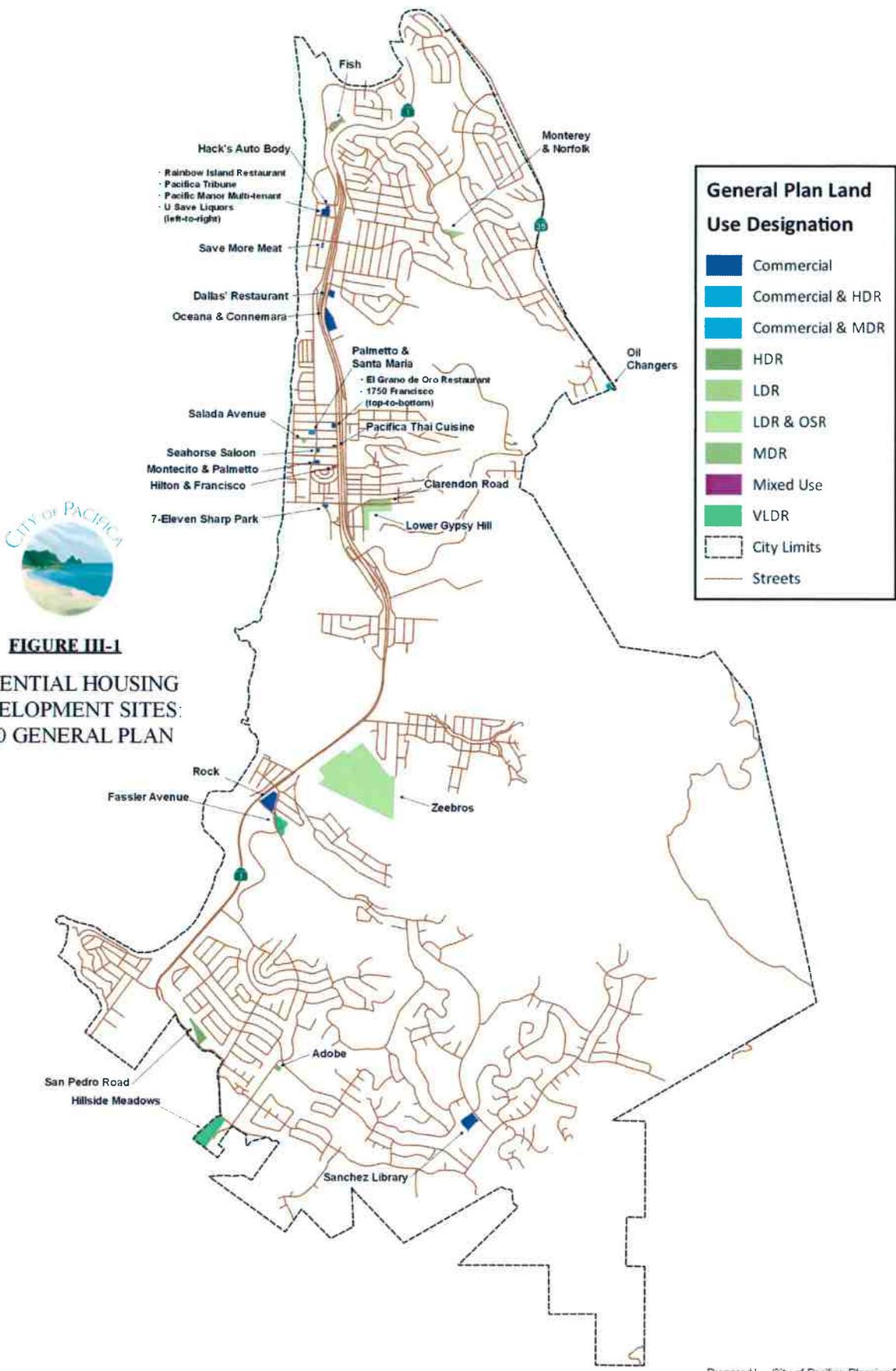


FIGURE III-1
POTENTIAL HOUSING DEVELOPMENT SITES:
1980 GENERAL PLAN

TABLE III-1

Potential Housing Development Sites – Current General Plan¹⁵

Site	APN	Location/ Condition	Zoning	General Plan Designation	Lot Area (Acres)	Allowable Density	Allowable Units (#)	Existing Use
1	009-031-010 009-035-140 009-035-150 009-035-160 009-035-170 009-035-180 009-035-190 009-035-200	Fish Palmetto & Westline/ Moderate slopes	R-1/CZ	MDR	1.03	15 du per acre	15	Vacant
2	009-412-060	Hack's Auto Body/Flat	C-1/CZ	Commercial	.230	21.8 du per acre	5	Commercial
3	009-132-020	Rainbow Island Restaurant/Flat	C-1/CZ	Commercial	.18	21.8 du per acre	4	Commercial
4	009-132-030	Pacifica Tribune/Flat	C-1/CZ	Commercial	.23	21.8 du per acre	5	Commercial
5	009-132-040	Pacific Manor Multi-tenant Commercial/ Flat	C-1/CZ	Commercial	.32	21.8 du per acre	7	Commercial
6	009-132-050	U Save Liquors & Pamper Me Nail Spa/Flat	C-1/CZ	Commercial	.20	21.8 du per acre	4	Commercial
7	009-162-590	Save More Meat Market/Flat	C-1/CZ	Commercial	.157	21.8 du per acre	3	Commercial
8	009-381-010	Monterey & Norfolk/Flat	R-3	LDR	1.0	8.7 du per acre	9	Vacant
9	009-253-280	Dallas' Restaurant/ Partially Flat & Partially Moderate slopes	C-2	Commercial	.662	21.8 du per acre	14	Commercial & Vacant

¹⁵ The height limit for all potential housing development sites is 35 feet above grade.

Potential Housing Development Sites – Current General Plan¹⁵

10	009-245-010	Oceana Blvd & Connemara Dr/Moderate slopes	C-1	Commercial	2.67	21.8 du per acre	58	Vacant
11	009-320-200	Oil Changers/Flat	C-1	Commercial & MDR	.512	21.8 du per acre/15 du per acre	9	Commercial
12	016-041-090	El Grano de Oro Restaurant/Flat	C-1/CZ	Commercial	.119	21.8 du per acre	3	Commercial
13	016-041-100	1750 Francisco Blvd/Flat	C-1/CZ	Commercial	.183	21.8 du per acre	4	Commercial
14	016-032-310	Palmetto Ave & Santa Maria Ave/Flat	R-3 & C-1/CZ	Commercial & HDR	.360	21 du per acre	8	Vacant
15	016-050-050	Salada Ave b/t Beach Blvd & Palmetto Ave/Flat	R-2/CZ	MDR	.207	15 du per acre	3	Vacant
16	016-060-110 016-060-120	Pacifica Thai Cuisine/Flat	C-1/CZ	Mixed Use (HDR & Commercial)	.135	21 du per acre	3	Commercial
17	016-191-320	Seahorse Saloon/Flat	C-1/CZ	Commercial	.186	21.8 du per acre	4	Commercial
18	016-192-320	Montecito Ave & Palmetto Ave/Flat	C-1/CZ	Commercial	.31	21.8 du per acre	7	Vacant
19	016-211-180	Hilton Way & Francisco Blvd/Flat	C-1/CZ	Mixed Use (HDR & Commercial)	.117	21 du per acre	2	Vacant
20	016-400-280	7-Eleven Sharp Park/Flat	C-1/CZ	Commercial	.23	21.8 du per acre	5	Commercial

Potential Housing Development Sites – Current General Plan¹⁵

21	016-355-150	Clarendon/Flat	R-1	LDR	1.35	8.7 du per acre	12	Vacant
22	016-421-010	Lower Gypsy Hill/Hillside	R-1/B-3/B-10/HPD	LDR & OSR	4.4	9 du per acre (LDR)/1 du per 5 acres (OSR)	24	Vacant
23	018-140-620	Zeebros Coast Hwy & Harvey Way/Steep slopes	R-1/B-10/HPD & R-1/B-3/HPD	LDR & OSR	56.03	1 du per 5 acres	11	Vacant
24	022-012-020	Rock/Moderate slopes	C-1+	Commercial	2.87	21.8 du per acre	63	Vacant
25	022-042-260 022-043-010 022-043-020 022-043-200 022-043-220 022-045-010 022-045-999	Fassler Ave/Moderate slopes	C-1	VLDR	2.65	2 du per acre	5	Vacant
26	023-075-050	San Pedro Rd/Moderate slopes	C-3	HDR	2.46	21 du per acre	52	Vacant
27	023-222-080	Adobe/Flat	R-3-G	HDR	.418	21 du per acre	9	Vacant
28	023-593-140	Sanchez Library/Flat	C-1	Commercial	2.77	21.8 du per acre	60	Library
29	023-361-160	Hillside Meadows/Hillside	R-1/B-4	VLDR	6.8	2 du per acre	14	Vacant

Source: City of Pacifica, 2015; San Mateo County, 2009; Dyett & Bhatia, 2009.
Note: Maximum building height for all sites is 35 feet under current zoning.

Figure III-2 displays the locations of potential housing sites suitable under the draft General Plan (March 2014 version), and Table III-2 summarizes site-specific details pertaining to the development potential of these sites. The City has identified sites capable of accommodating 430 housing units.



FIGURE III-2

**POTENTIAL HOUSING DEVELOPMENT SITES:
DRAFT GENERAL PLAN**

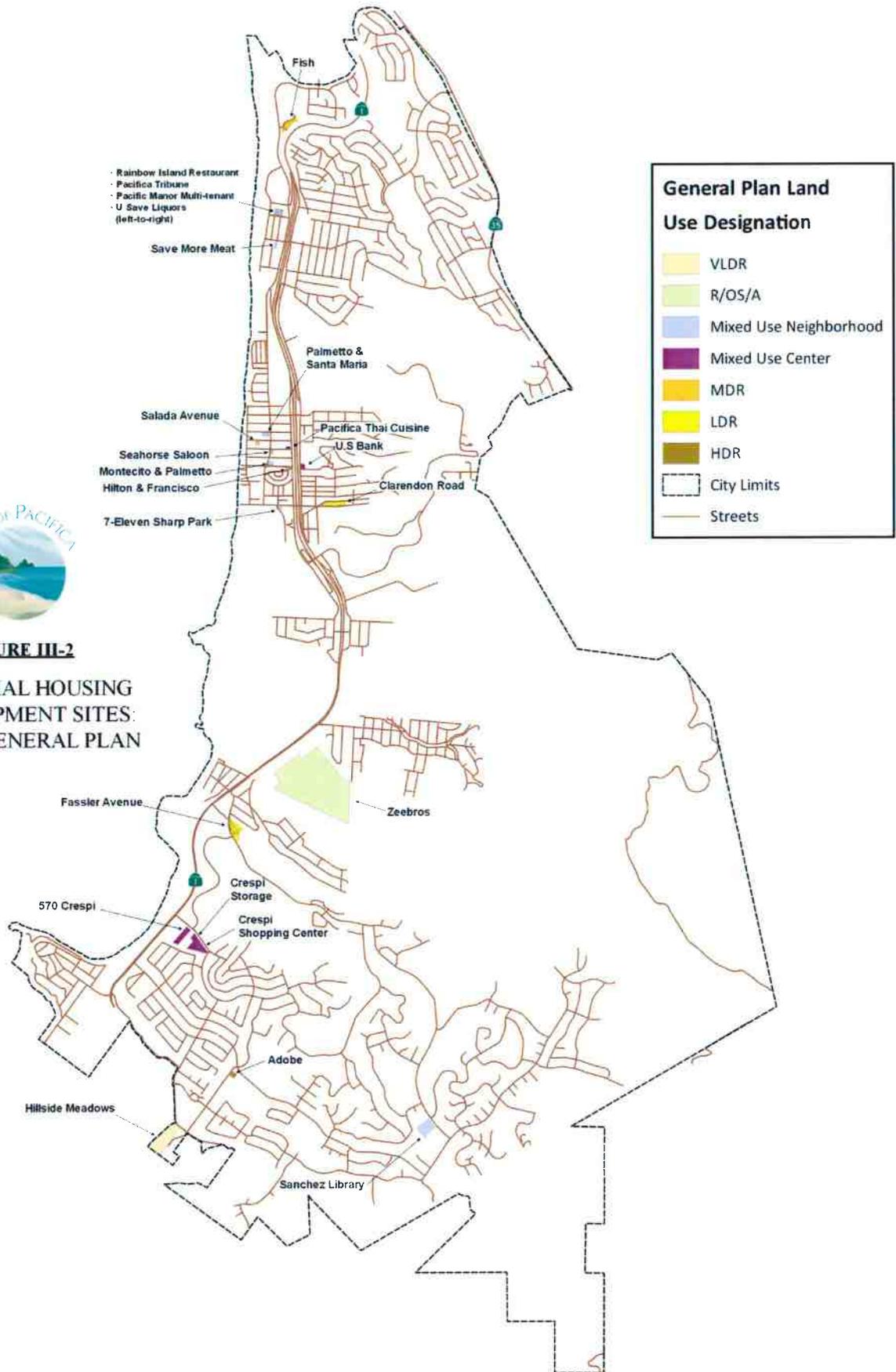


TABLE III-2

Potential Housing Development Sites – Draft General Plan¹⁶

Site	APN	Location/ Condition	Zoning	Draft General Plan Designation	Lot Area (Acres)	Allowable Density	Allowable Units (#)	Existing Use
1	009-031-010 009-035-140 009-035-150 009-035-160 009-035-170 009-035-180 009-035-190 009-035-200	Fish Palmetto & Westline/ Moderate slopes	R-1/CZ	LDR	1.03	9 du per acre	9	Vacant
2	009-132-020	Rainbow Island Restaurant/Flat	C-1/CZ	Mixed Use Neighborhood	.18	26 du per acre	5	Commercial
3	009-132-030	Pacifica Tribune/Flat	C-1/CZ	Mixed Use Neighborhood	.23	26 du per acre	6	Commercial
4	009-132-040	Pacific Manor Multi-tenant Commercial/ Flat	C-1/CZ	Mixed Use Neighborhood	.32	26 du per acre	8	Commercial
5	009-132-050	U Save Liquors & Pamper Me Nail Spa/Flat	C-1/CZ	Mixed Use Neighborhood	.20	26 du per acre	5	Commercial
6	009-162-590	Save More Meat Market/Flat	C-1/CZ	Mixed Use Neighborhood	.157	26 du per acre	4	Commercial
7	016-032-310	Palmetto Ave & Santa Maria Ave/Flat	R-3 & C-1/CZ	Mixed Use Neighborhood	.360	26 du per acre	9	Vacant
8	016-050-050	Salada Ave b/t Beach Blvd & Palmetto Ave/Flat	R-2/CZ	MDR	.207	15 du per acre	3	Vacant
9	016-060-110 & 016-060-120	Pacifica Thai Cuisine/Flat	C-1/CZ	Mixed Use Center	.135	50 du per acre	7	Commercial

¹⁶ The height limit for all potential housing development sites is 35 feet above grade.

Potential Housing Development Sites – Draft General Plan¹⁶

10	016-220-150	U.S. Bank/Flat	P	Mixed Use Center	.322	50 du per acre	16	Commercial
11	016-191-320	Seahorse Saloon/Flat	C-1/CZ	Mixed Use Neighborhood	.186	26 du per acre	5	Commercial
12	016-192-320	Montecito Ave & Palmetto Ave/Flat	C-1/CZ	Mixed Use Neighborhood	.31	26 du per acre	8	Vacant
13	016-211-180	Hilton Way & Francisco Blvd/Flat	C-1/CZ	Mixed Use Neighborhood	.117	26 du per acre	3	Vacant
14	016-400-280	7-Eleven Sharp Park/Flat	C-1/CZ	Mixed Use Neighborhood	.23	26 du per acre	6	Commercial
15	016-355-150	Clarendon/Flat	R-1	LDR	1.35	9 du per acre	12	Vacant
16	018-140-620	Zeebros Coast Hwy & Harvey Way/Steep slopes	R-1/B-10/HPD & R-1/B-3/HPD	R/OS/A	56.03	1 du per 5 acres	11	Vacant
17	022-042-260, 022-043-010, 022-043-020, 022-043-200, 022-043-220, 022-045-010, 022-045-999	Fassler Ave/Moderate slopes	C-1	LDR	2.65	9 du per acre	24	Vacant
18	022-162-310	570 Crespi Drive/Flat	M-1	Mixed Use Center	.998	50 du per acre	50	Vacant
19	022-162-350 022-162-380	Crespi Storage/Flat	C-3	Mixed Use Center	1.357	50 du per acre	68	Commercial
20	022-171-190	Crespi Shopping Center/Flat	C-1/P	Mixed Use Center	1.51	50 du per acre	76	Commercial

Potential Housing Development Sites – Draft General Plan¹⁶

21	023-222-080	Adobe/Flat	R-3-G	HDR	.418	21 du per acre	9	Vacant
22	023-593-140	Sanchez Library/Flat	C-1	Mixed Use Neighborhood	2.77	26 du per acre	72	Library
23	023-361-160	Hillside Meadows/Hillside	R-1/B-4	VLDR	6.8	2 du per acre	14	Vacant

Source: City of Pacifica, 2015; San Mateo County, 2009; Dyett & Bhatia, 2009.
 Note: Maximum building height for all sites is 35 feet under current zoning.

A. Environmental and Physical Constraints

Environmental constraints known to the City that could affect residential development in areas planned for such use are the potential presence of the San Francisco garter snake and the California red-legged frog. These species are present in various locations throughout Pacifica, and only site-specific biological analysis can confirm their presence. When biological investigations for earlier developments have located populations of these species, the City has worked with developers to provide mitigation by protecting potential affected areas of habitat for these species. Mitigation has included altering development plans so as not to disturb site areas comprising habitat. Although the City does not consider the presence of these species a significant constraint to the accommodation of the City's share of regional housing needs, identification of these species at any given housing development site could be quite impactful on an individual project basis.

Physical constraints to housing development in Pacifica include hillside erosion, coastal erosion, and seismic hazards. Landslides and slope failures can result from any of the listed hazards and have presented serious problems in the past. The City is unaware of any immediate or direct threat to any of the identified housing sites from these constraints, but further geological analysis as part of a development review process could jeopardize initial site plans. Unstable or unsuitable soils for development could reduce maximum density at housing sites. It is possible, however, to address most physical constraints of this sort through enhanced engineering techniques and appropriate residential design. The trade-off to this approach is greater development expense, which can jeopardize housing affordability. None of the sites identified for residential development during the planning period are within known hazard areas. Seven of the selected sites, however, are identified in the Open Space Task Force report as candidates for preservation. These parcels include the Calson, Fish, Hacienda Court/Place, Lower Gypsy Hill, Rock, San Pedro Road, and Zeebros properties. Although these properties have been identified in the Open Space Task Force report as candidates for preservation, they have not been designated as open space and there are no development limitations imposed on these properties.

All sites identified for residential development are within existing service areas for water, sewer, and electrical utilities. The City is unaware of any service limitations that would affect any of the residential development sites.

B. Zoning Appropriate to Accommodate Lower Income Housing

Government Code Section 65583.2 provides two options to demonstrate zoning appropriate to accommodate housing affordable to lower income households. A jurisdiction may provide an analysis demonstrating how identified zoning and densities encourage and facilitate the development of housing for lower income households, or may utilize a default density deemed appropriate for the jurisdiction. State law specifies the default density for Pacifica as 30 units per acre based on its “metropolitan” location within a Metropolitan Statistical Area (MSA) with a population of 2,000,000 or greater. However, Pacifica’s highest density residential designation allows 16-21 units per acre, less than the State’s default density. Therefore, the City will not rely upon the default density method, and instead will conduct the alternative analysis.

The following analysis, based on factors including market demand, financial feasibility, and development project experience, will demonstrate Pacifica’s existing adopted densities are appropriate to accommodate housing affordable to lower income households, including those with extremely low, very low, and low incomes.

As indicated above, the City is relying primarily on sites with High-Density Residential (HDR) and Commercial land use designations within its General Plan. The corresponding zoning for these sites is R-3, R-3-G, C-1, or C-2. The HDR land use designation has a minimum density of 16 units per acre. When combined with R-3 zoning, R-3/HDR sites allows up to 21 units per acre, the maximum permissible density under the HDR designation. Sites with Commercial land use designations have no minimum residential density. The maximum density of Commercial sites with C-1 or C-2 zoning is 22 units per acre. The calculated maximum densities for each site in Table III-1, above, are realistically attainable, as will be shown in the analysis that follows.

Affordable housing developers have stated that Pacifica’s adopted densities are appropriate for the City and that several developments at similar densities have been constructed in jurisdictions similar to Pacifica. The City evaluated its current multi-family development standards and on-site improvement requirements (e.g., setbacks, building height, parking and open space requirements, commercial component requirement in commercial zones), and determined that maximum densities could be obtained in R-3, R-3-G, C-1, and C-2 zones. As an example, using a typical site plan design for a three-story mixed-use development on a .96-acre site with a 35-foot building height requirement, 2 parking spaces per unit parking, and 450 square feet per unit open space requirement, maximum densities of 21 or more units per acre can be achieved.

Supporting the realistic capacity estimates are the high land costs. For example, residential parcels in Pacifica in 2014 cost over \$1,000,000 per acre, with associated construction costs exceeding \$150 per square foot (Section II.7.B). These costs promote development at maximum densities to make multi-family residential development economically feasible by maximizing the number of residential units per acre.

In addition, a review of recent multi-family residential developments approved and constructed reveal that multi-family developments, as a result of incentives for housing affordable to lower income households and a local density bonus, achieved densities greater than the maximum density of 21 units per acre. This is a direct result of City efforts to assist developers in making residential development economically feasible in a high cost area by maximizing density. See Table III-3.

TABLE III-3

Actual Build-out Density						
Name	Zoning	Site Acreage	Allowable Density Per Acre	Approved/Constructed Units Per Acre	Allowable Units at Site	Approved/Constructed Units at Site
Casa Pacifica	R-3	2.25	21	45	47	101
Cypress Walk	P-D	10.34	21	9	217	95
Oceano	R-3	1.334	21	31	28	42
Oceanview	R-3	1.51	21	66	32	100
Pacific Oaks	R-3	3.965	21	26	83	104

Source: City of Pacifica Planning Department, 2014

In addition to State Density Bonus Law, the City’s Density Bonus Ordinance offers the incentive of increased density and flexibility in development standards in exchange for housing which will help meet the City’s need to provide rental housing and housing affordable to persons with extremely low, very low, and low incomes . Multi-family residential projects can exceed their maximum density if provision is made for rental housing, affordable housing, housing for seniors, or housing for persons with disabilities. The amount of the density bonus ranges from 15 percent for entirely rental housing to 50 percent for housing affordable to persons with extremely low, very low, and low incomes, seniors, or persons with disabilities. The ordinance allows, in addition to a density increase, a reduction in the floor area of affordable units and a relaxation of City parking standards. This has resulted in densities that exceed those allowable under the density bonus alone.

Commercially Zoned Sites

As discussed earlier, the City’s Commercial-zoned sites will accommodate a majority of the housing need for lower income units based on the minimum and average expected densities. The City based this conclusion upon two assumptions: First, most sites identified in districts allowing mixed-use (C-1, C-2 and C-R), will be developed with residential components, and second, developers will build to the average expected densities for each of these districts.

The first of these assumptions is prudent in light of recent trends. As shown in Table “B”, all recently proposed mixed use projects in Commercial zone sites were almost exclusively residential use projects.

The commercial to residential ratios show that the developments were more residential and commercial uses were only proposed on ground floors that faced a major street. Additionally, every project listed in Table III-4 exceeded the average allowable density of the zone it was located in.

TABLE III-4

Recent Mixed-Use Developments			
Address	Commercial Area (sq. ft.)	Residential Area (sq. ft.)	Commercial-to-Residential Ratio
1267 Danmann Ave	800	3,600	18%
1275 Danmann Ave	800	1,700	47%
411 Dondee Way	1,158	3,118	27%
2270 Palmetto Ave	1,235	3,246	27%
2304 Palmetto Ave	650	3,480	16%
2307 Palmetto Ave	3,245	4,969	39%
2310 Palmetto Ave	605	1,390	30%
2318 Palmetto Ave	2,018	4,056	33%

Source: City of Pacifica Planning Department, 2014

There are several other reasons why the majority of commercial sites are likely to develop as mixed-use projects during the planning period:

1. Mixed use zones have minimal commercial component requirements.
2. The City supports housing in the City’s mixed-use areas.
3. The General Plan supports residential development in mixed-use areas with incentives and programs for reduced parking and other cost-reducing measures.
4. The majority of mixed-use sites are not prime corner sites favored by commercial establishments.
5. The sites are located in close proximity to other sites where new residential development has been built or approved.

Thus, it is reasonable to assume that while not all future mixed-use sites will be developed as majority residential-use projects, the vast majority of them will be developed as such with densities at or above the average allowable densities. As mentioned previously, high land costs in Pacifica will require developers to maximize density in order to ensure sufficient returns on their investments. Finally, the City’s Draft General Plan amendment that is underway also suggests increasing housing densities to as many as 50 units per acre in one of the new mixed-use designations that would be created.

Small Sites

Many of the available vacant sites identified by the City are located on smaller parcels. While it can be difficult to develop housing affordable to lower income households, the City has provided incentives and assistance resulting in such affordable housing on small sites. For example, the City approved an affordable 10-unit project on a small 11,831 square foot lot that provides rental housing for families. Three of the units are marketed to low-income families whose incomes are at or below 40 percent of the Area Median Income. Five of the units are offered to low-income families whose incomes are at or

below 50 percent of the Area Median Income, and the remaining two units are leased to families whose incomes are at or below 60 percent of the Area Median Income. This project, Pacifica Pines Apartments, was financed by HOME funds, tax credit equity, and Community Development Block Grant (CDBG) funds. Based on this example, it is clear that delivering affordable housing on small lots is feasible in Pacifica. As listed in Table III-1, the Fish site is comprised of eight small parcels ranging from 3,920 to 6,818 square feet. An opportunity exists to promote parcel consolidation to ensure that minimum densities are achieved and integrated site planning occurs by working in partnership with affordable housing developers to develop a Priority Lot Consolidation List with the goal of creating a list of “ready to go” development sites that can be shown to potential developers. The list should:

1. Prioritize sites located in General Plan land use areas designed for multi-family residential development (High-Density Residential and Commercial sites);
2. Consider common ownership patterns, the physical condition of existing buildings, on-site constraints, and the Assessor’s ratio of improvement value to land value – an indicator of underutilization of land; and
3. Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interest, further identifying sites that may be candidates for the Affordable Housing Overlay District designation. The identified sites should be ideally located to meet the criteria for affordable housing grants and financing.

Vacant and Underutilized Properties

While the recycling (redevelopment) of sites would be new to the community, there are several examples of existing mixed-use developments in Pacifica. The mixed-use aspect of such developments is not only consistent with the City’s policies, but also recent trends throughout the County and neighboring jurisdictions.

The City will assist developers in the redevelopment of nonvacant sites with residential uses by:

1. Providing regulatory incentives;
2. Developing and distributing promotional materials and public outreach;
3. Tracking and monitoring the redevelopment of nonvacant sites identified in Table III-1 to identify best practices and cite examples of successful redevelopment to residential uses; and
4. Review and revise programs as necessary if monitoring reveals that residential development of nonvacant sites is not occurring and if residential development on the sites is not resulting in appropriate affordable units to accommodate the City’s housing needs for each income group, specifically those with extremely low, very low, and low incomes.

The City will also:

1. Contact owners of contiguous vacant and underutilized sites and introduce them to the idea of parcel consolidation; explaining the City’s regulations and how standards may be modified to make site assembly feasible and the use of affordable housing resources for financial or technical assistance;

2. Conduct outreach to affordable housing developers informing them of development opportunities in the City through targeted mailings, emails and phone calls;
3. Provide information on these “ready to go” sites on the City’s website and in response to inquiries by interested prospective affordable housing developers;
4. Sharing examples with housing developers of successful development projects in the City on consolidated parcels;
5. Offer incentives to developers to promote parcel consolidation, such as:
 - a. Density bonuses;
 - b. Priority permit processing;
 - c. Exemptions for zoning requirements;
 - d. Ministerial review of lot line adjustments;
 - e. Deferred development fees; and
 - f. Other incentives under the proposed Affordable Housing Overlay Zone program.

The City’s analysis of vacant and undeveloped sites identified approximately 926 acres of undeveloped land within City limits. Underutilized sites were identified by using a ratio of the assessed value of improvement to the assessed value of land (AV ratio). Parcels with an AV ratio of less than 1.0, where the value of the building is less than the value of the land, were assumed to have redevelopment potential. Parcels zoned for single-family residential use were not included in this analysis; neither were protected open space, churches and institutional uses, or sites in public ownership. The analysis found 121 acres of “underutilized” land in Pacifica in designations other than agricultural, public, community, or institutional use.

City-owned Sites

City-owned housing sites provide unique opportunities to maximize the affordability of new housing. This is especially important when considering how to accomplish development of housing for extremely low income (ELI) individuals and families. Development of ELI housing is challenging given the lower financial return to developers. Without appropriate incentives, developers typically target affordable units to very low or low income categories.

When it owns a development site, the City may offer additional incentives if a development proposal satisfies a special housing need or a special affordable housing need, including ELI units. The City-owned Sanchez Library site shown in Table III-1 is zoned C-1 (Neighborhood Commercial) and may provide an opportunity for ELI unit development. This site was originally developed in the early 1960’s with a relatively low intensity, single-story library use. While the site houses an existing library, the use will be discontinued once a new library is constructed, leaving the site available for potential redevelopment. The site is near both residential and commercial areas, and has existing infrastructure (water delivery and sewage treatment). These factors make the site available and attractive for new and more intensive residential redevelopment. The development of this site in a mixed-use configuration,

consisting of commercial and residential uses, would be consistent with the City's economic and land use development strategies.

The Sanchez Library site holds additional promise as an affordable housing site in that the City, as property owner, will possess greater control of its development potential. At the Sanchez Library site, the City can exert leverage on any developer to encourage to the maximum extent practicable the development of housing affordable to those with ELI. The City's leverage may include an appropriate array of development incentives, contributions from the housing trust fund, fee waivers, or other incentives. The City shall extend this philosophy to other sites it owns should their development or redevelopment occur during the planning period.

Developable Units

As noted above, the majority of the affordable units constructed in the City are located in the R-3 (Multiple-Family Residential) district which allows for a density of 16-21 dwelling units per acre. A total of five projects with 357 affordable units have been developed at this density. Another 15 acres of vacant or underutilized land is within the R-3 zone. Based on this land availability, there is a possibility for development of another 315 units at existing General Plan densities.

Further, approximately 95 acres of vacant or underutilized land exists in the C-1 (Neighborhood Commercial), C-2 (Community Commercial), and C-R (Commercial Recreation) Districts. These commercial zoning districts provide an opportunity for extremely low, very low and low income housing. In the commercial districts density is controlled by a minimum lot area per dwelling unit of 2,000 square feet. Sites available within these zoning districts have the potential for an additional 2,069 residential units at maximum density.

(Continued on Next Page)

IV. GOALS, QUANTIFIED OBJECTIVES, AND POLICIES TO MAINTAIN, PRESERVE, IMPROVE AND DEVELOP HOUSING

1. Purpose

The City has a number of ongoing policies and ordinances guiding its actions related to housing development. These resulted from past efforts and completed programs from prior housing elements. Policies in this section are integrated into the everyday activities of the City, and support the development and preservation of housing at all income levels. In certain cases, however, the City's existing policy and legal framework are inadequate to fully support and foster housing development.

State Housing Law requires each housing element to document such situations where a local agency must undertake additional policy or legislative actions related to the need to maintain, preserve, improve and develop housing. The following section identifies these shortfalls, identifying action programs with quantified objectives the City will undertake during the planning period. Specifically, California Government Code, Article 10.6, Section 65583, states that the Housing Element shall include:

"an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing..."

The following complies with state law, and also provides an analysis of Pacifica's success in achieving the objectives identified in the 2007 Housing Element. The "2007 Objectives" are stated with a brief overview of accomplishments, followed by new "2015 Objectives."

2. Overall Goals

Pacifica's General Plan contains overall goals that are applicable to each of the General Plan's eleven elements. Goals most relevant to the Housing Element are as follows:

- Strive to provide a decent home and satisfying environment for each resident.
- Protect the social mix, variety, and fundamental character of each neighborhood by providing for the safety and welfare of all residents equally.

3. Quantified Objectives

The goals, objectives, and programs contained in the City of Pacifica Housing Element strive to encourage and incentivize the maintenance, preservation, improvement, and development of housing affordable to persons of all income levels and special needs categories. Actions to be undertaken by the City during the planning period seek to address City processes and policies (governmental constraints)

and external factors such as development costs (nongovernmental constraints) to reduce barriers to the development of housing affordable to those with extremely low, very low, or low incomes.

Based on its goals, objectives, and programs outlined in the Housing Element, the City expects its combined efforts and resources to achieve the following quantified objectives during the planning period:

TABLE IV-1

Quantified Objectives			
Income Category	New Construction (Development)	Rehabilitation (Maintenance & Improvement)	Conservation (Preservation)
Extremely-low	60	95	101**
Very-low	61	158	93*
Low	68	135	5
Moderate	70	72	8
Above Moderate	154	80	16
TOTAL	413	540	223
GRAND TOTAL		1,176	

Source: City of Pacifica Planning Department, 2014

* Includes preservation of 93 mobile home units at Pacific Skies Estates.

** Includes preservation of 101 senior housing units at Casa Pacifica.

4. Ongoing Policies

The City of Pacifica embraces the need to maintain, preserve, improve, and develop housing for persons at all income levels and for persons with certain special housing needs. As a result of its past efforts, including action programs in previous housing elements, the City has incorporated various activities related to housing best practices into its standard policies and operations. The following summary lists the City's orientation to the four key aspects of housing element actions: maintenance, preservation, improvement, and development. The list is not inclusive of all housing policies of the City, but rather is representative of Pacifica's supportive orientation to housing projects. Some of the items listed were previous action programs that the City accomplished, and it is no longer appropriate to list them as action programs during the planning period. Other items listed do not have a timeline for implementation given their ongoing nature, making it inappropriate to list them as action programs during the planning period in response to SB 375's requirements pertaining to action programs. Such

items included in this list may lack specific beneficial impacts and a defined date for accomplishment given the uncertain nature and timing of applications for housing-related permits. Nevertheless, the items below are best described as ongoing policies which are in place to facilitate housing projects whenever necessary.

A. Maintenance of Housing

i. Implement the safe and sanitary criteria of the Housing Code.

To encourage Code compliance and rehabilitation of housing in a degraded condition, City staff will note Housing Code violations during all field inspections. Common inspections include those for building permits or investigative inspections related to code enforcement complaints. The emphasis will be on voluntary compliance; however, where violations include immediate threats to life, safety, or sanitary conditions, staff will implement immediate corrective actions to mandate compliance. Staff will coordinate with the San Mateo County Health Department whenever necessary to leverage maximum resources to quickly resolve unsafe conditions.

Specific Action - Document Housing Code violations during all inspections.

Responsible Agency - Building Division and Code Enforcement Division

This policy was Action Program No. 1 in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. City staff contacted more than 298 property owners related to housing maintenance issues during the 2007-2014 planning period.

ii. Prevent blight and the deterioration of housing units resulting from deferred maintenance.

The City has a large housing stock but relatively few building inspectors and code enforcement officials. Therefore, staff is unlikely to proactively identify all blighted or deteriorated conditions that exist at housing units. Staff will continue to respond to resident complaints about such conditions in their neighborhoods, partnering with property owners to make needed improvements.

Specific Action - Document Housing Code violations during all inspections.

Responsible Agency - Building Division and Code Enforcement Division

This policy was Action Program No. 2A in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. City staff responded to 209 complaints regarding blight and deterioration during the 2007-2014 planning period; staff resolved all cases with the completion of necessary upgrades to abate the blight and deterioration of the respective housing units.

iii. Conserve energy through implementation of the California Green Building Code.

The City adopted the California Green Building Code on 12/25/2013. Building Division staff review all building permit applications for new construction and building alterations for compliance with the Green Building Code.

Specific Action - Adopt a Green Building Ordinance to assure that all new buildings and significant remodels incorporate green building practices and materials into the design.

Responsible Agency - Building Division

This policy was Action Program No. 4B in 2007-2014 Housing Element (and program accomplishment is demonstrated under Action Program No. 4 in this Housing Element). The City will continue to implement this policy on an ongoing basis.

B. Preservation of Housing

i. Smoke Detectors

In 1983, the City Council enacted Ordinance 363-C.S. requiring the installation of Fire Detection Systems in all housing units within the City. The Building Division verifies installations whenever there is an inspection related to other City permits. Otherwise, the Ordinance requires property owners to maintain smoke detectors as specified in Pacifica Municipal Code Article 4, Chapter 13.

Specific Action - During all building permit inspections, verify installation of smoke detectors in accordance with the City Ordinance.
- Issue correction notices and conduct follow-up inspections of housing units without required smoke detectors.

Responsible Agency - Building Division and Fire Department

This policy was Action Program No. 3 in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. City inspectors conducted more than 2,254 building permit inspections at different housing units during the 2007-2014 planning period, verifying smoke detector installation in each case. The performed number of inspections – 322 – far exceeded the goal of inspecting 50 units per year.

ii. Conditions of Approval

As a condition of approval for housing developments dedicated to housing for seniors and/or lower income occupants and where the City grants a parking exception, parking waiver, or variance (typical Density Bonus Ordinance provisions), the City will impose a condition of approval requiring the developer to record a deed restriction on the property. The deed restriction will place in

the chain of title notice that approval of the development was based upon a waiver or exception from City standards and that conversion of such development from its originally approved purpose may be infeasible unless it meets all applicable standards.

Specific Action - Impose this condition of approval on all permits benefitting from a Density Bonus Ordinance approval or other projects receiving authorization to deviate from development standards in order to develop affordable housing types.

Responsible Agency - Planning Division

This policy was Action Program No. 5f in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. The Casa Pacifica Apartments development received a variance during its development, and any subsequent use will need to comply with all City development standards or else apply for a new variance permit.

iii. Condominium Conversion

The City minimizes housing impacts to renters by regulating the conversion of rental apartment housing to condominiums. The City's Condominium Conversion Ordinance codified in Pacifica Municipal Code Title 9, Chapter 4, Article 24.5 requires an apartment property owner to demonstrate satisfaction of one of three pre-requisites prior to pursuing a conversion:

- a. Multi-family vacancy rates exceed 5 percent citywide; or,
- b. A super majority (75 percent) of existing tenants vote for conversion; or,
- c. The property owner agrees to sell or rent 40 percent of converted units at rates affordable to persons with low or moderate income.

Specific Action - Implement the provisions of the Residential Condominium Conversions ordinance to minimize impacts on low- and moderate-income persons.

Responsible Agency - Planning Division

iv. Designation of Historical Structures

The City supports and encourages property owner-designation of historic structures as set forth in Pacifica's Historic Preservation Ordinance. Enacted in 1984, one of the purposes of the Ordinance is to encourage preservation of historic structures. The Pacifica Historical Society has prepared a detailed inventory of historical and cultural sites and structures that would benefit from the appropriate designation. Additional structures and sites not included in the inventory are also eligible for designation subject to certain criteria.

- Specific Action - City staff will educate and encourage property owners about the benefits of pursuing historic preservation designation, including tax benefits. The financial benefits of designation can help owners dedicate additional resources toward property maintenance and/or improvements.

Responsible Agencies - Planning Division, Pacifica Historical Society

This policy was Action Program No. 8 in 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. The City has observed little interest from property owners in pursuing historical designations for their properties. Since 2010, only one site – the Dollar Radio Station – received a historical designation. Pacifica's ability to designate historical structures and sites is contingent upon property owner willingness. However, the City will continuously monitor opportunities to designate appropriate historical resources to protect and enhance their historical character, educating property owners about the benefits of historical designation. The City will strive to designate one site every other year.

C. Improvement of Housing

i. Engage with Property Owners of Deteriorated or Deteriorating Housing

City Building Division and Code Enforcement staff will respond to complaints of substandard housing and unsafe building conditions. Upon initiating contact, City staff will inform property owners of the funding resources available to assist lower income property owners with housing improvements. The City will pursue a collaborative code enforcement posture when investigating and resolving these types of complaints whenever possible, except where immediate life or safety issues are present.

- Specific Action - Respond to complaints pertaining to blight or deterioration of housing units, providing informational materials on programs and funding available to eligible property owners in order to restore substandard housing.

Responsible Agency - Building Division and Code Enforcement Division

See Section 4.A.i and ii for related policies.

D. Development of Housing

i. Prioritize In-fill Residential Development

- Specific Action - Discuss this option with individual developers on a project-by-project basis. Encourage inclusion of second floor residential units where feasible.

Responsible Agency - Planning Division, Economic Development Division

This policy was Action Program No. 9 in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. The City has encouraged in-fill development in its meeting with developers. In 2013, the City encouraged infill within the Rockaway Beach neighborhood which resulted in the construction of four housing units in a mixed-use development on Dondee Way. The City will continue to work with property owners to facilitate mixed-use development on underutilized and vacant lots. However, the timing of individual development applications is difficult for the City to predict, and it is thereby difficult to establish a specific timeline and quantification for goal achievement. The main ways the City will prioritize in-fill development is by encouraging developers to intensify already developed sites with residential units above ground floor commercial spaces; by encouraging developers to develop vacant lots interspersed among developed sites, ensuring housing wherever possible; and, if the pace of development was to increase during the planning period, by ranking higher in the Growth Management Ordinance scoring process those developments planned for in-fill.

ii. Provide an Encouraging Environment for Construction of Second Units

City staff shall encourage and foster construction of second units when interacting with property owners and development professionals. Staff shall strive to find solutions to challenging development standards and to provide a clear explanation of necessary permit approvals required to construct a second unit, including estimated time frames and costs.

It is not possible to assess the number of second units that will be developed in the City. The amount of such development will depend on a variety of factors including the size of individual properties, the placement and design of structures on individual sites, and neighborhood acceptance. The Second Unit Ordinance is discussed further under Action Program No. 11.

Specific Action - Discuss this option with individual property owners. Explain and encourage the development of second units where feasible.

Responsible Agency - Planning Division

This policy was Action Program No. 10 in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. Since 1982, when the City of Pacifica passed a Second Residential Unit Ordinance, it has permitted construction of second units on single family properties. It is still confusing and intimidating for many property owners to consider construction of a second unit, however. Planning and Building Division staff shall reduce barriers to second unit construction whenever possible.

iii. Identify Opportunities to Include Housing Incentives in Development Applications

Despite the dissolution of redevelopment agencies in California, the City still has tools and programs available to encourage development of housing affordable to those with extremely low, very low, and

low incomes. These include the inclusion of Section 8 units in new developments; granting additional density and relaxing development standards under the Density Bonus Ordinance; requiring affordable housing through the Inclusionary Zoning Ordinance; allowing manufactured housing in residential zones; and, ensuring sufficient zoning for mixed-use development. City staff will seek all opportunities to encourage affordable housing development using these tools and others.

- Specific Action - Train staff on available housing tools.
- Require staff to identify opportunities to explain affordable housing incentives to prospective developers.

Responsible Agency - Planning Division

iii. Assist Affordable Housing Developers with Preparation of Funding and Development Applications

The City can assist with affordable housing development by providing nonfinancial support. City staff can provide assistance with affordable housing developer applications for government and nonprofit funding by serving as co-applicant or by endorsing applications. Staff can also assist developers to submit more complete planning applications by scheduling no-cost pre-application meetings to discuss City requirements and processes. More complete applications can undergo the City review process more quickly, thus saving time and money, and resulting in faster construction of affordable housing units.

- Specific Action - Co-apply or endorse funding applications.
- Provide no-cost pre-application meetings for affordable housing projects.

Responsible Agency - Planning Division

v. Require a Geotechnical Site Investigation Prior to Permitting Site Development

Some potential building sites in Pacifica have unknown geological hazards that only a geotechnical site investigation can uncover. The potential of these hazards to threaten newly developed housing units warrants a careful investigation of each proposed housing site prior to granting development approvals. In most cases, appropriate structural engineering can allow a development project to proceed. However, in extreme cases, identifying geotechnical hazards will allow the City to prohibit development in hazardous areas, including flood zones.

- Specific Action - Require geotechnical reports for all development applications where a property may be susceptible to hazardous impacts.

Responsible Agency - Planning Division, Building Division, Public Works Department

This policy was Action Program No. 19 in the 2007 Housing Element. It had a continuous time frame for implementation, and is more appropriate as an ongoing policy. The City has implemented expanded requirements for geotechnical investigation since 1999, and strictly applies the requirements.

5. Housing Maintenance

A majority of residents in Pacifica live in high-quality, safe housing. The City strives to keep the good condition of the housing stock by promoting property maintenance. It is far less expensive to maintain housing units than it is to build new housing or to renovate substantially deteriorated housing. Therefore, maintenance is an essential aspect to providing adequate, affordable housing. However, there are housing units in Pacifica that require rehabilitation. The City's Building Official estimates that approximately 3 to 5 percent of all units within the City need rehabilitation.

A. Policies, Programs and Objectives to Maintain Housing

- POLICIES**
- **ENCOURAGE UPGRADES TO AND MAINTENANCE OF THE CITY'S EXISTING HOUSING UNITS;**
 - **IMPROVE NEIGHBORHOOD AESTHETICS;**

(Continued on Next Page)

Action Program No. 1

Advertise available grant and loan funding for lower income property owners to rehabilitate substandard housing units.

- Specific Action - Display program literature at the Planning Department counter and website.
- Distribute program literature to potential participants identified during housing-related inspections.
- Responsible Agency - Building Division; Code Enforcement Division; San Mateo County Housing and Community Development Division
- Financing - Community Development Block Grants, California Housing Finance Agency, Federal Housing Authority
- 2007 Objectives - Continue to assist the San Mateo County Housing and Community Development Division with advertisement of their programs on the City's web site and by distributing literature from the County at the Planning Department, Sharp Park Library, Sanchez Library, Pacifica Resource Center, City Community Center, and other public locations while decreasing the 18 unit per year rehabilitation goal to 2 units per year. In addition, the City will explore the feasibility of applying for housing rehabilitation funds.
- Accomplishments - Distributed more than 75 program brochures throughout all City facilities.
- The San Mateo County Housing Authority Rehabilitation Program rehabilitated 37 Pacifica housing units between 2007-2014 with approximately \$105,000 in funding.
- 2015 Objectives - The City has observed little interest from residents to apply for housing rehabilitation loans. Additionally, County program staff has indicated that budget reductions have impacted its ability to administer the program, resulting in a lower program capacity to assist Pacifica residents. The City will, however, continue to market the County's rehabilitation program to provide the opportunity to apply to any interested residents. The City will strive to refer enough residents to ensure two residents will successfully apply for the program each year.
- Time Frame - 1/31/2015 through 12/31/2015: Two applicants
- 1/1/2016 through 12/31/2016: Two applicants
- 1/1/2017 through 12/31/2017: Two applicants
- 1/1/2018 through 12/31/2018: Two applicants
- 1/1/2019 through 12/31/2019: Two applicants
- 1/1/2020 through 12/31/2020: Two applicants
- 1/1/2021 through 12/31/2021: Two applicants
- 1/1/2022 through 1/31/2023: Two applicants

Action Program No. 2 (formerly Action Program No. 4A in 2007-2014 Housing Element)

Reduce potential loss of life and property damage from earthquakes by requiring seismic upgrades (structural strengthening and hazard mitigation) to unsafe buildings, which includes unreinforced-masonry buildings and soft-story buildings (those with ground floors having a lateral stiffness significantly less than that of the stories above).

- Specific Action - Consider development of a mandatory seismic upgrade ordinance.
- Develop long-term funding sources to assist property owners with the expenses of upgrading housing units.
- Responsible Agency - Building Division
- Financing - City funds; Grant funding from federal or state agencies, or nonprofit organizations.
- 2007 Objectives - Develop funding sources to minimize the financial impact of retrofits on low- and moderate-income residents.
- Accomplishments - The City has not enacted a mandatory seismic upgrade ordinance. Therefore, it has not developed a funding program to implement an ordinance. The City continues to consider whether such an ordinance and funding program are feasible. In the meantime, property owners may perform seismic upgrades on a voluntary basis and obtain private financing for the work. Since 2007, zero property owners have performed voluntary seismic upgrades.
- 2015 Objectives - Continue to distribute program literature.
- Successfully refer five households per year.
- Time Frame - 12/31/2016: Determine whether development of a mandatory seismic upgrade ordinance and sourcing of sufficient funding to implement upgrades are feasible.
- 12/31/2017: If feasible, complete enactment of ordinance and implementation of seismic upgrade funding program(s).

6. Housing Preservation

Development of rental housing affordable to persons with extremely low, very low, and low incomes in Pacifica has lagged behind demand for affordable units for many years. Therefore, preservation of existing affordable units is essential to meeting affordable housing demands. The loss of any affordable units due to preventable circumstances would exacerbate the housing affordability problem in Pacifica. A continued supply of affordable rental housing is important to meet the housing needs of Pacifica's population.

Rental housing, dedicated housing for lower income persons, seniors, and persons with disabilities, as well as mobile homes all provide vital affordable housing. The City has many market rate apartment developments, several dedicated senior housing developments, and a 93-unit mobile home park. All of these units are essential to a mixed, affordable housing stock. Yet, units of this sort are particularly threatened by potential decisions of property owners to pursue market rate returns. Apartment owners could pursue conversion to condominiums to generate immediate capital from the long-term value of their properties. Owners of subsidized developments could choose to terminate their participation in the programs, triggering a chain of events leading to displacement of long-time low-income tenants. Additionally, the mobile home park operator could seek to develop other housing types at the site, causing the relocation of low-income tenants with existing support systems in place in the community.

There are three main ways to preserve existing rental housing affordable persons with extremely low, very low, and low incomes in Pacifica: a) to monitor rental units developed with a density bonus or other development concessions; b) to regulate conversions of rental housing to condominiums; and, c) to monitor long-term plans for the mobile home park operator. The Density Bonus Ordinance permits certain housing projects (see Section 7.D.ii) to exceed the maximum density designation for a site and also to develop the site with relaxed standards. The City grants these allowances subject to the continued affordability of units for a defined period of time. The City must monitor housing units to ensure property owners are operating the sites in conformance with their development approvals.

Conversions of apartments to condominiums can also result in significant losses of rental housing when market conditions are suitable for conversion. When conversions occur, many renter occupants are unable to obtain financing necessary to purchase their units, which can lead to their displacement. The City has enacted an ordinance regulating condominium conversions, and limits conversions to a defined set of circumstances.

The Land Use Element recognizes the importance of preserving the mobile home park. Accordingly, the City adopted an ordinance in 1990 which regulates conversion of mobile home parks to other uses. The ordinance provides procedures and standards for closure of the mobile home park to mitigate adverse impacts of displacement of existing residents while providing economically viable and reasonable use of the land.

A. Preservation of Housing Affordability

POLICY - PREVENT THE CONVERSION OF EXISTING AFFORDABLE HOUSING UNITS TO LESS AFFORDABLE HOUSING TYPES

Action Program No. 3

Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex.

- Specific Actions
- Contact the Casa Pacifica owner to inquire about ongoing intentions to continue participation in the Section 8 program. The property owner is currently bound by a five year program participation agreement. Any decision to end program participation would require a notice by 1/31/2019.
 - Respond to any notice of intent required by Government Code Section 65863.10 or federal law, and send copies of any notice received to the California Department of Housing and Community Development (HCD).
 - Upon any indication of owner intent to end Section 8 program participation, partner with HCD and other county, state, federal, and nonprofit partners to assess potential impacts and to formulate a strategy to mitigate any negative impacts on apartment residents.
- Responsible Agency - Planning Division
- Financing - City funds
- 2007 Objectives - The 2007 Housing Element did not contain clear objectives related to this goal. The intent of the action program was to preserve affordability of the Casa Pacifica Apartments.
- Accomplishments - Casa Pacifica Apartments continued its participation in the Section 8 subsidy program throughout the 2007-2014 planning period.
- 2015 Objectives - Monitor Casa Pacifica Apartments for any indication of intent to cease participation in the Section 8 program. Formulate a comprehensive response with affordable housing partners to any notice of intent to cease Section 8 participation.
- Time Frame - 12/31/2018: Contact property owner to inquire about long-term intentions for the site. Due to the length of the current participation agreement (1/31/2015 through 1/31/2020), a single inquiry will suffice during the planning period.

Additional Discussion: The 2007 Housing Element contemplated a variety of potential responses to a notice to cease participation in the Section 8 program at Casa Pacifica Apartments. Those responses follow, for future reference:

- Help finance project buyout by nonprofits or other public entities through equity or gap financing, advancing purchase-option funds, carrying of second mortgages, interest write-downs, issuance of tax-exempt bonds for financing acquisition or rent reductions.

- Help finance project buyout by nonprofits or other public entities through equity or gap financing, advancing purchase-option funds, carrying of second mortgages, interest write-downs, issuance of tax-exempt bonds for financing acquisition or rent reductions.
- Provide grants and/or low interest or forgivable loans to potential purchasers to finance preliminary feasibility studies of acquisition.
- Provide financial relocation benefits for households dislocated from units with terminating affordability controls.
- Provide grants to create tenant management groups and/or local nonprofits capable of acquiring and managing the project.
- Where public acquisition on a permanent basis is not feasible, assist a public entity or nonprofit in purchasing the project on a temporary basis until a qualified long term owner can be found.
- Provide rent subsidies to ensure continued affordability by lower income tenants.
- Assess a conversion "impact fee" or "in-lieu contribution" for projects that convert to market rate rents.
- Adopt conversion protections, e.g., develop stricter condominium standards, require one-for-one replacement of units converted to market rate rents, where not preempted by State or Federal law.
- Enact some form of rent control, unless preempted by State or Federal law.
- Require owners of "at-risk" units to provide relocation assistance for displaced tenants where not already required by federal, state, or local statute.
- At such time as the project owners file a notice of intent, provide tenant and community education by involving affected constituencies in assessing the preservation problem, and provide information required for legally valid notices of intent and Plans of Action (POA) submitted by project owners, through local workshops. Include Casa Pacifica owners whenever possible.
- Submit comments on a proposed POA for the Casa Pacifica Apartments and communicate the City's concerns to HUD throughout the application process. Advise tenants of the Casa Pacifica Apartments immediately upon receipt of a POA. Also, upon receipt of a POA, hold a public hearing pursuant to Government Code Section 65863.10.

Action Program No. 4

Encourage preservation of the existing mobile home park as an important source of low- and moderate-income housing.

Specific Actions	<ul style="list-style-type: none">- Contact mobile home park operator to inquire about ongoing intentions to maintain the use. The City has an established relationship with the operator of the 93-unit Pacific Skies Estates mobile home park on Palmetto Avenue. The operator recently made substantial investments into park improvements, and has stated its intention to operate the mobile home park on a long-term basis.- Maintain in effect the mobile home park conversion ordinance (Ordinance No. 550-C.S.) and monitor the city's only mobile home park for any indications of a potential conversion.- Upon any indication of park operator intent to pursue site conversion, administer and enforce Ordinance No. 550-C.S. to regulate conversion of mobile home parks to other uses without relocation assistance to tenants and other mitigation measures.
Responsible Agency	- Planning Division
Financing	- City funds
2007 Objectives	- Continue preservation of the existing 93 mobile home units.
Accomplishments	- The mobile home park is still in operation, providing a valuable source of housing for low- and moderate-income individuals and families. There were no applications for conversion of the mobile home park during the 2007-2014 planning period.
2015 Objectives	- Monitor mobile home park operator's long-term intentions for the site, encouraging maintenance of the mobile home park use. Administer Ordinance No. 550-C.S. if necessary. Unless development of additional mobile home parks occurs during the planning period, the maximum performance related to this policy would be one mobile home park conversion.
Time Frame	- By 12/31 in 2017 and 2020: Contact property owner to inquire about long-term intentions for the site.

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Action Program No. 5

Ensure proper marketing of housing affordability programs and groups by partner agencies, including the Reverse Annuity Mortgage (RAM) program, Human Investment Project (H.I.P.) Homesharing Program, Lease-Purchase Program, emergency shelters, Project Sentinel, and Center for the Independence of the Disabled. These programs and organizations assist lower income persons, seniors, and persons with disabilities to stay in their homes. Project Sentinel specifically, and other organizations generally, will provide fair housing services to the City's residents and property owners. Services may include:

- *Distributing educational materials to property owners, apartment managers, and tenants.*
 - *Conducting public presentations with different community groups.*
 - *Responding to complaints of discrimination (e.g. complaint intake, investigation, and resolution).*
 - *Referring services to appropriate agencies.*
- Specific Action - Periodically train City staff with frequent public interactions on available resources.
- Periodically contact partner agencies to verify referrals and cross-referrals are ongoing.
- Responsible Agencies - Planning Division; Parks, Beaches, and Recreation Department
- Financing - City funds
- 2007 Objectives - One (1) home per year
- Accomplishments - XYZ Pacifica residents enrolled in the RAM program and XYZ residents continue to participate in the H.I.P Homesharing program.
- 2015 Objectives - Pacifica will change the focus of this goal to staff training and encouragement of partner organizations. City staff will train other staff on available housing referral resources, and will contact partner agencies to determine the level of service they are providing to Pacifica residents. The City has no control over the quantity of persons served by the referral programs, but can monitor the level of service being provided to residents.
- Time Frame - Bi-annually by 12/31 in 2015, 2017, 2019, and 2021: Conduct training of Planning Division, Code Enforcement Division, and Parks, Beaches, and Recreation staff regarding available housing referral programs, services, and agencies.

- Bi-annually by 12/31 in 2015, 2017, 2019, and 2021: Contact partner agencies to verify whether they continue to make referrals and cross-referrals to other assistance agencies.

The following is a summary of the above-mentioned housing referral programs and organizations:

The Reverse Annuity Mortgage (RAM) Program

This program allows people over 62 to borrow from their home equity at a fixed interest rate for up to 10-12 years. To qualify, RAM loan recipients must live in their homes and have little or no mortgage balance. The loans allow homeowners to live in their homes, and convert equity into income.

Human Investment Project (H.I.P.) Homesharing Program

H.I.P. – funded through private and public sources – matches homeowners seeking housemates with tenants seeking housing. Income provided to senior and single-parent homeowners from renting a room in their home can help them to afford monthly housing payments. The H.I.P. program identifies and screens potential tenants for program participants. Although not explicitly limited by income, the program focuses on assisting lower income individuals.

Lease-Purchase Program

The California Home Source Lease-Purchase Home Ownership Program is a new tool for cities, counties, and other government agencies in the Bay Area to help their constituents achieve home ownership. The program helps individuals and families overcome the cash and credit barriers they often face when attempting to purchase a home. California Home Source is a service of the Association of Bay Area Governments (ABAG) Finance Authority for Non-Profit Corporations. The program provides down payment and closing costs assistance to help working individuals and families with credit problems.

Project Sentinel

A program that advances fair housing by investigating complaints of discrimination in housing due to race, religion, marital status, sex or national origin.

Center for Independence of Individuals with Disabilities

An organization that provides services to persons with disabilities, including housing rehabilitation assistance and accessibility modifications.

Action Program No. 6

Create a reasonable accommodation program and procedures to allow deviations from zoning standards for projects that improve access for persons with disabilities.

Specific Action - Adopt an ordinance with a reasonable accommodation program and procedures.

Responsible Agencies - Planning Division

Financing - City funds

2007 Objective - None. New program in 2015 Housing Element.

Accomplishments - None. New program in 2015 Housing Element.

2015 Objectives - Adopt an ordinance by the end of 2016.

Time Frame - 12/31/2016: Enact Reasonable Accommodation Ordinance.

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7. Housing Improvement

There are many expenses associated with owning housing. Whether one owns a single-family home or a multi-family apartment complex, the challenges of paying monthly loans, annual taxes and insurance can leave few resources remaining to maintain the property. After extended neglect, many properties decline in exterior appearance and interior functionality. Neighborhood aesthetics and character can suffer as disinvestment by a single property owner can encourage disinvestment by others. Inside housing units, deterioration can lead to violations of building, health, and safety codes, creating substandard housing conditions.

Property owners, especially those with lower incomes, can feel trapped by declining properties. Unable to afford less expensive maintenance activities, many remain unable to afford costly repairs stemming from neglect. The result is the continued decline of distressed properties until they detract from neighborhood character and are unsuitable for habitation. Proactive measures are necessary to restore declining housing stock to a safe and attractive condition. To the maximum extent feasible, the City shall seek to leverage its own investments and available funding from external partners to improve the quality of its housing stock and neighborhoods. Energy conservation also can play an important role in improving housing. Less energy consumption means lower monthly utility bills, saving property owners money each month and allowing them to direct some of the savings towards improving their housing.

A. Policies, Objectives, and Programs to Improve Housing

- POLICIES - ENCOURAGE CODE COMPLIANCE THROUGH PROACTIVE ENGAGEMENT, EDUCATION, AND ENFORCEMENT;**
- LEVERAGE CITY INVESTMENTS TO IMPROVE THE CHARACTER OF NEIGHBORHOODS;**
- ENHANCE HOUSING AFFORDABILITY THROUGH ENERGY CONSERVATION AND OTHER STRATEGIES.**

Action Program No. 7

Emphasize housing rehabilitation to forestall decline in the housing stock. Utilize government subsidies including Section 8 or other rental assistance programs to enhance owner affordability. Use the Code Enforcement process to refer owners to apply for Community Development Block Grant (CDBG) funds for housing rehabilitation.

- Specific Action - Distribute program literature to property owners contacted during deteriorated housing-related inspections.
- Include rehabilitation program information on the City's website.
- Responsible Agencies - Building Division; Code Enforcement Division; San Mateo County Housing and Community Development Division
- Financing - Community Development Block Grants, California Housing Finance Agency, Federal Housing Authority
- 2007 Objective - Pacifica's goal is to increase awareness of the San Mateo County Department of Housing and Community Development's housing rehabilitation programs through more aggressive advertising on the City's web site and through the distribution of brochures at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations. Pacifica will modify its Action Program goal from 34 rehabilitated units per year to 10 units per year - 2 low-income rental units and 8 low-income owner occupied units.
- Accomplishments - The San Mateo County Housing Authority Rehabilitation Program rehabilitated 37 Pacifica housing units between 2007-2014.
- 2015 Objectives - Distribute rehabilitation and housing affordability program information to 300 property owners during building code or property maintenance code interactions with City inspectors. Building Division and Code Enforcement staff responded to 298 housing-related complaints between 2007-2014 (42 per year), and the City estimates the figure will remain consistent during the planning period.
- Time Frame - 1/31/2015 through 12/31/2015: Three referrals
- 1/1/2016 through 12/31/2016: Four referrals
- 1/1/2017 through 12/31/2017: Four referrals
- 1/1/2018 through 12/31/2018: Four referrals
- 1/1/2019 through 12/31/2019: Four referrals
- 1/1/2020 through 12/31/2020: Four referrals
- 1/1/2021 through 12/31/2021: Four referrals
- 1/1/2022 through 1/31/2023: Five referrals

Action Program No.8 (formerly Action Program No. 7A in 2007-2014 Housing Element)

Establish an incentive program for voluntary housing rehabilitation.

- Specific Action - Review each development application for opportunities to improve community infrastructure and aesthetics. Pursue all available funding sources to upgrade and enhance infrastructure and public property/right-of-way aesthetics with improvements to streets, gutters, sidewalks, street trees, sewer laterals, and other infrastructure.
- Responsible Agencies - Department of Public Works; Planning Division
- Financing - Property owner funds; City funds
- 2007 Objectives - The City shall support voluntary housing rehabilitation by upgrading streets, gutters, sidewalks, street trees, sewer laterals, etc. Information will be provided to developers and homeowners on the City's web site by early-2011.
- Accomplishments - In 2008, the City developed a Palmetto Avenue streetscape improvement plan to underground utilities and improve the sidewalks, roadway, and landscaping between Paloma Avenue and Clarendon Road. The plan has multiple phases and timing of improvements is funding dependent. The City continues to seek funding to proceed with Phase I (Utility Undergrounding). Once completed, the project will mark a significantly improved aesthetic environment along Palmetto Avenue and should spur additional private investment in real estate improvements.
- The City Council in December 2011 enacted Ordinance No. 784-C.S. requiring inspection of sewer laterals concurrent with transfer of title to property, certain renovations, and in several other instances. Property owners must improve sewer laterals to reduce the likelihood of blockage or failure when inspections identify blockages or other substandard conditions. Since enactment, the Ordinance has led to nearly 1,000 sewer lateral inspections, of which almost two-thirds resulted in upgrades.
- The City Council took another infrastructure-related action in November 2012 with adoption of a resolution calling for complete streets throughout Pacifica. The resolution approved a new administrative policy emphasizing a connective street network and consideration of all modes of travel. Since adoption, City staff has conditioned seven development approvals to require installation of sidewalks and other pedestrian- and bicyclist-oriented improvements.
- 2015 Objectives - Continue implementation of Complete Streets policies. Condition all development approvals to require improvements infrastructure and multi-modal connectivity. Pursue funding to implement Phase I of the Palmetto streetscape improvements and planning for subsequent phases.

- Time Frame
- 1/31/2015 through 1/31/2023: Condition 80 projects (10 per year) requiring Complete Streets improvements.
 - 12/31/2018: Secure sufficient funding to initiate Phase I improvements under the Palmetto streetscape improvement plan. Enhance the neighborhood quality of the 92 housing units in the vicinity of the streetscape improvements.

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Action Program No. 9 (formerly Action Program No. 4 in 2007-2014 Housing Element)

Promote Pacific Gas and Electric (PG&E) Company's "Energy Savings Assistance Program." The program is free and helps income-qualifying homeowners and renters make vital energy saving improvements to their homes, including weatherstripping, caulking, insulation, minor home repairs, compact fluorescent bulbs, and appliance replacement.

Specific Action	<ul style="list-style-type: none">- Display program literature at the Planning Department counter and Planning Department website.- Distribute program literature to potential participants identified during housing-related inspections.
Responsible Agency	- Building Division; Planning Division; PG&E
Financing	- City funds, PG&E funds
2007 Objectives	- 35 units per year
Accomplishments	- Since 2007, PG&E has provided free weatherstripping, caulking, insulating, and minor home repairs to ### low income Pacifica residents at a cost of approximately \$###,###. Pacifica has obtained literature regarding the free weatherization/home repair program from PG&E and distributes the literature to all interested parties.
2015 Objectives	<ul style="list-style-type: none">- Continue to distribute program literature.- Successfully refer 35 households per year.
Time Frame	<ul style="list-style-type: none">- 1/31/2015 through 12/31/2015: 32 applicants- 1/1/2016 through 12/31/2016: 35 applicants- 1/1/2017 through 12/31/2017: 35 applicants- 1/1/2018 through 12/31/2018: 35 applicants- 1/1/2019 through 12/31/2019: 35 applicants- 1/1/2020 through 12/31/2020: 35 applicants- 1/1/2021 through 12/31/2021: 35 applicants- 1/1/2022 through 1/31/2023: 38 applicants

8. Housing Development

As discussed in Section 5 “Regional Housing Needs,” Pacifica must approve or develop an average of 52 housing units per year between 2015 and 2023 to meet its housing needs across all income levels. Categorized by income level, that equates to annual approval or development of 8 units each for extremely low-income and very low-income persons, 9 units each for low-income and median-income persons, and 20 units for moderate income persons. Considering the residential development trends in Pacifica in recent decades, the City faces significant challenges to meeting these needs. It must ensure to mitigate as many constraints as possible and undertake other activities to encourage and incentivize housing development.

A. Policies, Objectives, and Programs to Improve Housing

POLICY - PRIORITIZE MIXED-USE RESIDENTIAL DEVELOPMENT ON INFILL SITES.

Action Program No. 10

Prioritize in-fill mixed-use and residential development on underutilized sites and vacant sites interspersed with developed areas.

Specific Action	- Encourage property owners to redevelop underutilized sites into mixed-use developments with housing. Also encourage property owners of vacant lots within developed areas to construct mixed-use or multi-family housing at these sites.
Responsible Agency	- Planning Division, Economic Development Division
Financing	- City funds
2007 Objectives	- None. New program in 2015 Housing Element.
Accomplishments	- In 2013, the City encouraged infill within the Rockaway Beach neighborhood which resulted in the construction of four housing units in a mixed-use development on Dondee Way.
2015 Objectives	- Contact two property owners of identified underutilized sites per year to encourage redevelopment with higher density, mixed-use projects.

Action Program No. 11

Encourage and facilitate construction of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.

- Specify Action - The City should periodically evaluate the second unit requirements and review procedures to ensure minimal constraints exist to their construction.
- Responsible Agency - Planning Division
- Financing - City funds
- 2007 Objective - Encourage the construction of two second residential units per year. There is potential that approximately 14 second residential units will be developed during this planning period. To further encourage the development of second residential units, the City shall explore the feasibility of relaxing some of the development regulations such as on-site parking. Other incentives to encourage the development of second residential units may include fee reductions and priority permit processing.
- Accomplishments - Three (3) second units were constructed from January 2007 to December 2014, resulting in an 11 unit shortfall from its 14 unit goal. Pacifica currently promotes the second-unit program by providing property owners and developers development information about adding a second unit.
- 2015 Objectives - Encourage construction of two second residential units per year, or 16 second units during the planning period. Periodically evaluate the City's second unit zoning regulations and inquire with residents and construction professionals as to the perceived level of difficulty and expense associated with second unit construction. Where perceptions suggest second unit construction is difficult, develop strategies to revise the City's regulations, such as by relaxing second unit parking requirements.
- Time Frame - Bi-annually by 12/31 in 2016, 2018, 2020, and 2022: Review and revise, as necessary.

Action Program No. 12 (formerly Action Program No. 10A in 2007-2014 Housing Element)
Amend Second Unit Ordinance to incorporate updates in state law.

- Specific Action - Initiate the amendment of the Second Unit Ordinance to conform to state law.
- Responsible Agencies - Planning Division
- Financing - City funds
- 2007 Objective - Amend Second Unit Ordinance to comply with state laws by the end of 2011.
- Accomplishments - The City did not amend its Second Unit Ordinance as planned, but processed all second unit applications in accordance with state law notwithstanding the City's codified ordinance.
- 2015 Objectives - Amend Second Unit Ordinance to comply with state law by the end of 2016.
- Time Frame - 12/31/2016: Enact amendments to Second Unit Ordinance to conform to state law.

**POLICIES - PROVIDE HOUSING OPPORTUNITIES FOR ALL INCOME GROUPS;
- PROVIDE A CHOICE OF HOUSING TYPES AND DENSITIES**

Action Program No. 13 (formerly Action Program No. 15A in 2007-2014 Housing Element)

Amend Density Bonus Ordinance to reflect updates to state law.

- Specific Action - Amendment the Density Bonus Ordinance to reflect the latest provisions of state law.
- Responsible Agencies - Planning Division
- Financing - City Funds
- 2007 Objective - Amend Density Bonus Ordinance to comply with state law by mid-2011.
- Accomplishments - The City did not amend its Density Bonus Ordinance as planned.
- 2015 Objectives - Amend Density Bonus Ordinance to comply with state law by the end of 2016. The City will process density bonus applications in compliance with state law until it amends the local code provisions.
- Time Frame - 12/31/2016: Enact amendments to Density Bonus Ordinance to conform to state law.

Action Program No. 14 (formerly Action Program No. 16A in 2007-2014 Housing Element)

Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses for farmworker housing as a permitted use in the R-3 (Multiple-Family Residential) District.

- Specific Action - Planning Commission shall discuss and consider whether to amend the Zoning Ordinance to allow Rooming Houses and Boardinghouses for farmworker housing as a permitted use in the R-3 zone.¹⁷
- Responsible Agency - Planning Division
- Financing - City funds
- 2007 Objectives - Consider the zoning amendment.
- Accomplishments - The City has not yet considered the described amendments to the Zoning Code.
- 2015 Objectives - Consider the zoning amendment and enact amendments if determined desirable and feasible.
- Time Frame - 12/31/2016: Complete consideration of the amendment.
- 12/31/2017: Enact amendments to Zoning Code, if determined desirable and feasible.

¹⁷ Farmworker housing for six or fewer occupants is already and will continue to be permitted in any residential zone as a residential use, subject only to those regulations that apply to other residential dwellings of the same type (e.g., single family, duplex, condominiums, apartments) in the same zone.

Action Program No. 15 (formerly Action Program No. 16B in the 2007-2014 Housing Element)
Amend A (Agricultural) Zoning District to allow farmworker housing.

- Specific Action - Amend the Zoning Code to comply with Health and Safety Code Sections 17021.5 and 17021.6 to allow housing for agricultural employees without discretionary approval.
- Responsible Agencies - Planning Division
- Financing - City funds
- 2007 Objectives - Amend A zoning district to comply with state law.
- Accomplishments - The City did not amend A zoning district as planned
- 2015 Objectives - Amend A zoning district to comply with state law.
- Time Frame - 6/30/2016: Enact amendments to Zoning Code.

Action Program No. 16 (formerly Action Program No. 16C in 2007-2014 Housing Element)
Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing.

- Specific Actions
- Amend the Zoning Code to comply with Senate Bill (SB) 2 to allow Emergency, Transitional and Supportive Housing without discretionary approval.
 - Create a definition of “emergency shelter” as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”
 - Create a definition of “transitional housing” as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”
 - Create a definition of “supportive housing” as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. For the purposes of this definition, “target population” means persons with low incomes who have one or more disabilities, including mental illness, human immunodeficiency virus (HIV) or acquired immune deficiency syndrome (AIDS), substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.”
 - Create a new permitted use in the R-1 (Single-Family Residential) zoning district, an overlay zone, or another zoning district to permit emergency shelters for up to 15 occupants, subject only to those development and management standards that apply to residential development within the same zone, except that the City may develop written, objective standards for those criteria identified in Government Code Section 65583(a)(4)(A).
 - Create new permitted uses in all residential districts and in commercial districts permitting residential uses to permit transitional housing and supportive housing as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type (e.g., single family, duplex, condominiums, apartments) in the same zone in accordance with

Government Code Section 65583(a)(5). For example, transitional housing located in an apartment building is permitted in the same manner as an apartment building in the same zone or supportive housing located in a single-family home is permitted in the same manner as a single-family home in the same zone.

Responsible Agencies - Planning Division

Financing - City funds

2007 Objectives - Amend zoning ordinance to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.

Accomplishments - The City's Zoning Code already permits by-right establishment of emergency shelters under the zoning classification "special care facility" in all residential districts. The by-right allowance pertains to facilities serving six or fewer individuals. The special care facility classification also allows shelters for "other need categories," which can include transitional and supportive housing. However, the City should consider enacting explicit authorization for these types of uses as well as development standards for their establishment and operations.

2015 Objectives - Amend the Zoning Code to create new definitions for emergency shelters, transitional housing, and supportive housing. Create new permitted uses for these types of facilities to clarify their treatment by the City. Create development standards for the establishment and ongoing operations of these facilities.

Time Frame - 9/30/2015: Develop and discuss at the Planning Commission potential development standards for emergency shelters, transitional housing, and supportive housing.

- 1/31/2016: Amend the Zoning Code to explicitly permit by-right emergency shelters, transitional housing, and supportive housing.

Action Program No. 17 (formerly Action Program No. 16D in 2007-2014 Housing Element)

The City shall initiate contact with developers from the private and nonprofit sectors interested in development opportunities in the City of Pacifica for rental housing affordable to persons with extremely low, very low, and low incomes.

- Specific Action - Proactively engage for-profit and not-for-profit housing developers on a periodic basis. Consider hosting an annual developer roundtable to discuss development opportunities sites and other development issues. Provide permit material and information about the review process at the public counter explaining the various steps in the process.
- Responsible Agencies - Planning Division
- Financing - City funds, Community Development Block Grants (CDBG), Affordable Housing Innovative Program (AHIP) Loan Fund, Home Investment Partnership Program (HOME), Multi-Housing Program General Component (MHP-General) Fund, and Predevelopment Loan Program (PDLP).
- 1999 Objectives - Initiate meetings with developers from the private and nonprofit sectors interested in affordable rental housing on a regular basis. Consider hosting an annual developer roundtable to discuss development opportunities sites and other development issues. Provide permit material and information about the review process at the public counter explaining the various steps in the process. This includes what materials need to be submitted and when and how long review will take at each juncture, and support applications for funding.
- Accomplishments - The City frequently receives inquiries from developers of market rate and affordable housing. Staff provides them with information related to Pacifica's development process and encourages them to proceed with their projects.
- 2015 Objectives - Begin a bi-annual housing developer roundtable hosted by the City to provided factual information on development sites and the City's development process, as well as to demonstrate a strong City commitment to affordable housing development.
- Time Frame - Bi-annually by 12/31 in 2016, 2018, 2020, and 2022: Host developer roundtable.

POLICY - MAINTAIN A BALANCED RESIDENTIAL ENVIRONMENT WITH ACCESS TO EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND ADEQUATE SERVICES.

Action Program No. 18 (formerly Action Program No. 20 in 2007-2014 Housing Element)

Encourage development of housing for all income levels, including lower income individuals, in suitable areas to meet ABAG's projected housing need.

- Specific Action - Prepare, publish, and distribute a regularly-updated inventory of available housing development sites to facilitate the housing development process.
- Responsible Agencies - Planning Division
- Financing - City funds
- 2007 Objectives - Pacifica will encourage annual development of three low-income housing units, five moderate-income housing units, and 30 above-moderate income housing units. The City will continue to update the inventory of sites for distribution to potential developers and other interested parties. The City will advertise its sites by posting a list on the City's web site and at the Planning Department, and by distributing hard copies to any persons interested in obtaining a list.
- Accomplishments - Pacifica regularly updated its inventory of sites available for development. The City posted the inventory on its website and made the list available to persons interested in the list at its public counter.
- 2015 Objectives - Update available development site inventory annually to encourage development of housing units to satisfy the City's RHNA.
- Time Frame - Annually by 12/31; Post updated inventory on City's website.

POLICY - ACTIVELY MONITOR HOUSING ELEMENT IMPLEMENTATION.

Action Program No. 19 (formerly Action Program No. 26 in 2007-2014 Housing Element)

Form a committee to monitor housing trends affecting needs and development, as well as implementation of action programs. Devise strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address.

- Specific Action - Form a committee which includes members of the Planning Commission and housing advocates. Hold meetings to discuss implementation of the Housing Element. Review annual Housing Element Status and Annual Progress Report prior to City Council consideration.
- Responsible Agency - Planning Division
- Financing - City funds
- 2007 Objectives - The committee should be constituted and continue to hold meetings to discuss implementation of the 2007 Housing Element.
- Accomplishments - The City did not establish a committee to oversee 2007 Housing Element implementation.
- 2015 Objectives - Form a committee to assert more active oversight in Housing Element implementation. Review the draft Housing Element Status and Annual Progress Report prior to the public hearing and consideration by City Council.
- Time Frame - 8/31/2015: Establish a Housing Element implementation committee.
- Annually by 6/30: Planning Division staff conducts an internal review of implementation during first-half of year and projected implementation during remaining-half of year.
- Annually between 1/1 and 2/28: Hold a committee meeting to discuss prior year Housing Element implementation and to review the draft Housing Element Status and Annual Progress Report.
- Annually between 3/1 and 3/31: Present the Housing Element Status and Annual Progress Report at a City Council public hearing and seek Council approval and transmittal of the Report to the California Department of Housing and Community Development (HCD) by the April 1 deadline.

9. Discontinued Programs

The City of Pacifica is a dynamic place, continually evolving and changing over time. This evolution impacts the City across numerous dimensions, including the natural, built, political, legal, and financial environments. The result is that certain programs proposed or undertaken in previous housing elements are no longer relevant or feasible within the context of the current planning period. The following is a summary of discontinued programs, including a brief listing of their accomplishments (if any) during the 2007-2014 Housing Element planning period.

A. Discontinued Program Listing

i. Action Program No. 4B

Complete and Adopt Green Building Ordinance.

Specific Action - Adopt a Green Building Ordinance to assure that all new buildings and significant remodels incorporate green building practices and materials into the design.

Reason for Discontinuance - The City enacted a local Green Building Ordinance on 12/13/2010, thereby establishing local standards for new and altered buildings. The City superceded its ordinance with the adoption of the California Green Building Code on 12/25/2013. The program is no longer necessary because the City completed this activity, achieving the desired outcome.

ii. Action Program No. 11

Develop program for establishment of Housing Fund from tax increment revenues to increase and improve low and moderate-income housing.

Specific Action - Develop a program which will set forth the means of distributing funds generated by the Redevelopment Agency. Establish priority system.

Reason for Discontinuance - In 2012 the California Legislature dissolved redevelopment agencies statewide with passage of Assembly Bill (AB) x1 26 and AB 1484. Dissolution of the City's Redevelopment Agency rendered this activity infeasible.

iii. Action Program No. 16F

Consider using redevelopment funds for affordable housing.

Specific Action - Consistent with State law, the City shall consider directing 20 percent of the tax increment funds accruing to the Redevelopment

Agency to affordable housing. If successful in receiving matching funds from other sources, the City shall encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of set-aside funds for development of housing affordable to extremely low-income households.

Reason for Discontinuance - In 2012 the California Legislature dissolved redevelopment agencies statewide with passage of Assembly Bill (AB) x1 26 and AB 1484. Dissolution of the City's Redevelopment Agency rendered this activity infeasible.

iv. Action Program No. 13A

Encourage housing development in clusters.

Specific Action - Review clustered housing standards for incentives to build housing development in clusters

Reason for Discontinuance - The City already has codified development provisions within the P-D (Planned Development) zoning district that allow deviation from strict implementation of development standards in order to achieve clustered development when it would lead to superior site design. The P-D district regulations have existed in Pacifica since 1975, and this program was carried forward erroneously into the 2007-2014 Housing Element.

v. Action Program No. 14

Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.

Specific Action - Refer to the Open Space Task Force Report when reviewing residential development applications. Forward proposals for residential development within areas identified in the Open Space Task Force Report to the Open Space Committee.

Reason for Discontinuance - The actions described in this program relate to broader land use policies not directly related to housing development. Reviewing impacts to open space is a standard City function and is addressed elsewhere in the General Plan.

vi. Action Program No. 15

Promote the Density Bonus Ordinance in all new multifamily residential development. Encourage a mix of rental and owner housing types, including senior, low income, moderate, above moderate income, and entry-level home ownership for teachers, City employees, and others in Pacifica's workforce.

- Specific Action - Discuss the ordinance with individual developers. Stress incentives for inclusion of affordable units.
- Reason for Discontinuance - Incorporated into ongoing policies related to Development of Housing (Section 4.D).

vii. Action Program No. 13

Develop regulations to encourage density-open space trade-offs, such as clustering development, transferring development rights from sensitive to less sensitive land, and dedication of open space.

- Specific Action - Amend Zoning Ordinance to include procedure for transfer of development rights. Prepare inventory of potential "receiver sites." Continue to administer open space dedication policies.
- Reason for Discontinuance - The City enacted an ordinance governing transfer of development rights in 1989 (Ordinance No. 539-C.S.). The City also already has development provisions within the P-D (Planned Development) zoning district that allow deviation from strict implementation of development standards in order to achieve clustered development when it would lead to superior site design. This program was carried forward erroneously into the 2007-2014 Housing Element.

viii. Action Program No. 15

Encourage development of small houses which will fit more appropriately on small lots. Encourage development of small units in multi-family projects to provide more density without increasing massing. The market should limit cost of the units based on size.

- Specific Action - Utilize the City's Design Guidelines, design review process, and adaptable zoning provisions to encourage developers to build small units under appropriate circumstances.
- Reason for Discontinuance - The City has reviewed its Zoning Regulations and procedures and believes they are sufficient to encourage small unit development without undertaking an additional housing element program.

ix. Action Program No. 16E

Apply for State and Federal monies for direct support of extremely low-income housing.

- Specific Action - The City shall consider applying for State and Federal monies for direct support of low-income housing construction and rehabilitation. The City shall assess potential funding sources, such as, but not limited to, the Community Development Block

Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Reason for Discontinuance - The City does not have a housing authority and does not have staff dedicated to housing programs. Given current budget constraints, establishment of such an agency with staff is infeasible. The San Mateo County Housing Authority administers the activities described in this action program and pursues funding on behalf of the City of Pacifica and other cities in San Mateo County.

x. Action Program No. 17

Encourage development of a shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

Specific Action - Discuss the potential for development of a co-housing project with owners, prospective developers, and organizations specializing in shared living communities. Encourage applications in appropriate locations. Modify development standards to accommodate design criteria for co-housing.

Reason for Discontinuance - The City has included this action program in at least its previous two housing elements (covering 20 years or more). During this time, no shared living/co-housing communities have been developed in Pacifica. This housing type is not popular currently in the San Mateo County area, and it is unreasonable to expect a new development of this sort to occur during the Planning Period. The City's existing Zoning Code could accommodate such a development if proposed.

xi. Action Program No. 18A

Consider streamlining the permit process to expedite housing construction.

Specific Action - Ensure that projects are reviewed and acted on in the shortest possible time consistent with the City's interest in complete review.

Reason for Discontinuance - The City's permitting process has not caused delays to housing development in any fashion that would benefit from streamlining actions. Major delays to projects typically stem from environmental review under the California Environmental Quality

Act (CEQA), a state statute the City cannot affect with streamlining actions.

xii. Action Program No. 18B

Amend Manufactured Housing Ordinance regulations.

Specific Action - Initiate the amendment of the manufacture housing building regulations to comply with state law.

Reason for Discontinuance - The City has assessed its ordinance and believes it complies with state law. It allows manufactured housing to be installed in the R-1 zoning district subject to a non-discretionary building permit.

xiii. Action Program No. 18C

Consider streamlining the permit process to encourage and facilitate residential development on commercial sites (mixed-use).

Specific Action - Ensure that commercial/residential projects are reviewed and acted on in the shortest possible time.

Reason for Discontinuance - The City's permitting process has not caused delays to housing development in any fashion that would benefit from streamlining actions. Major delays to projects typically stem from environmental review under the California Environmental Quality Act (CEQA), a state statute the City cannot affect with streamlining actions.

xiv. Action Program No. 20A

Encourage development of lower and moderate income housing in suitable areas to meet ABAG's projected housing need.

Specific Action - Prepare, publish, and distribute inventory of available sites.
- Facilitate development process.

Reason for Discontinuance - Action program combined with 2015-2022 Housing Element Action Program No. 22.

xv. Action Program No. 21

Continue to cooperate with the Pacifica Resource Center and emphasize its role in housing assistance.

Specific Action - Refer interested parties to Center staff.

Reason for Discontinuance - Action program combined with 2015-2022 Housing Element Action Program No. 5.

xvi. Action Program No. 22

Promote the Human Investment Project's Shared Homes Program directed to seniors and single parents who are homeowners or tenants.

Specific Action - Obtain literature for display and distribution. Refer interested individuals to Project staff.

Reason for Discontinuance - Action program combined with 2015-2022 Housing Element Action Program No. 5.

xvii. Action Program No. 23

Promote Project Sentinel, a program that investigates complaints of discrimination in housing due to race, religion, marital status, sex or national origin.

Specific Action - Obtain literature for display and distribution. Refer interested individuals to Project staff.

Reason for Discontinuance - Action program combined with 2015-2022 Housing Element Action Program No. 5.

xviii. Action Program No. 24

Promote the Center for Independence of Individuals with Disabilities, an organization that provides services to the disabled, including housing rehabilitation assistance and accessibility modifications.

Specific Action - Obtain literature for display and distribution. Refer interested individuals to Center staff.

Reason for Discontinuance - Action program combined with 2015-2022 Housing Element Action Program No. 5.

xix. Action Program No. 25

Provide the opportunity for conversion of existing facilities to shelters for victims of family violence, or other special needs facilities.

Specific Action - Advise interested individuals that Special Care Facilities which include shelters for victims of family violence, homeless persons, or "other needs categories" such as transitional housing and

emergency shelters are permitted in the R-1 (Single-Family Residential) district.

Reason for Discontinuance - The City's existing Zoning Code permits by-right "special care facilities" for six or fewer persons in all residential zoning districts. The City does not need to pursue opportunities for conversion of existing facilities as this is already permitted.

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V. COASTAL ZONE HOUSING

1. Purpose

The coastal zone in Pacifica is that area west of Highway 1 with a small extension east of the highway between Reina del Mar and Burns Court. Pacifica has six coastal neighborhoods, which include (from north to south) Fairmont West, West Edgemar/Pacific Manor, West Sharp Park, Rockaway Beach, West Linda Mar, and Pedro Point. The coastal zone contains 16 percent of Pacifica's land area but only 13 percent of its population.

State law includes several requirements for housing in the coastal zone. Specifically, Government Code Section 65588 calls for jurisdictions to include in their housing elements information on the following:

- The number of new housing units approved for construction within the coastal zone after January 1, 1982;
- The number of existing residential dwelling units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982, in the coastal zone;
- The number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone;
- The number of residential dwelling units for persons and families of low or moderate income that have been required for replacement or authorized to be converted or demolished. The review shall include the location of the replacement units in or within three miles of the coastal zone.

State law calls for replacement of demolished if determined to be feasible. In addition, all new development in the coastal zone is required to include low and moderate income units if feasible. Due to the small size of all new development in Pacifica's coastal zone, only one project approved since 1982 has included affordable units. Future projects within the coastal zone are also unlikely to yield affordable units unless they develop eight or more housing units, and which point they become subject to the City's Inclusionary Zoning Ordinance.

2. Housing Unit Construction, Demolition, and Replacement

During the 2007-2014 Housing Element planning period, 11 housing units were constructed in the coastal zone. When including areas in or within three miles of the coastal zone, the figure rose to 17 housing units (note: all developable areas of the City are located within three miles of the coastal zone).

During this same period, four housing units were demolished within the coastal zone. All four were moderate-income units. Three units have been replaced with above-moderate income units, with two of

these units underway in the construction phase. The replacements occurred on the same sites within the coastal zone. One unit, on Carmel Avenue, was not replaced.

While not demolished, other coastal zone housing units have been impacted during the 2007-2014 Housing Element planning period in such a way as to have the effect of demolition. The City's Building Official has determined that 20 rental housing units located at 320 Esplanade Avenue and 12 rental housing units located at 330 Esplanade Avenue (all 32 of which were affordable to low-income persons) are unsafe for habitation due to severe coastal erosion.¹⁸ The units have not been replaced, and it is unlikely they will ever be replaced on the same site. The City's opinion of conditions at the site is that coastal erosion is too severe and that future development at the site is unlikely, including remedial measures to make the buildings once again habitable.

Since January of 1982, a total of 25 housing units have been demolished in the coastal zone. Of these, 5 were low-income units, 17 were moderate-income units, and 3 were above-moderate income units. Two of these homes, located west of Beach Boulevard in West Sharp Park were lost in a storm. Another unit on Olympian Way in Pedro Point was demolished because it was threatened by a slide. Eight of the units demolished since 1982 did not suffer storm damage. One moderate-income structure on Salada Avenue was demolished because it was not up to Building Code standards. It was not replaced. Two moderate-income units on Francisco Boulevard were demolished because they were not up to Building or Fire Code standards. These units have not yet been replaced.

Additionally, in 1998 seven homes, located on Esplanade Avenue in Pacific Manor were lost in a storm. Another above-moderate income unit on Blackburn Terrace in Pedro Point was demolished. It was replaced in 1998 by an above-moderate income unit. Two above-moderate income units in the West Rockaway Beach area were also demolished.

Twenty-two mobile homes threatened by the 1983 storm were moved out of the Pacific Skies Estates Mobile Home Park on Palmetto Avenue. To date, 14 of the mobile homes have been replaced in the park.

Nine structures outside the coastal zone have been demolished since January of 1987. Four destroyed in a 1982 storm included two on Valdez Way in Linda Mar and two on Oddstad Boulevard in Park Pacifica. Three other structures on Reina del Mar in Vallemar were demolished. They were replaced in 1984, 1998, and 2000, respectively. Another unit was demolished in 1999 on Crespi Drive in the West Linda Mar neighborhood. In 1992 a unit was demolished on Perez Drive in the Linda Mar area. The unit was replaced on-site.

No housing units for persons and families of low or moderate income were required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone during the 2007-2014 Housing Element planning period.

¹⁸ The Building Official notified tenants of 330 Esplanade Avenue December 17, 2009, and tenants of 320 Esplanade Avenue on April 29, 2010.

VI. PUBLIC PARTICIPATION

On December 16, 2014, the Planning Commission held a study session public review workshop to discuss the draft Housing Element and to solicit new ideas for policies and action programs from residents, housing advocates, and other interested parties. Additionally, on April XX, 2015, the Planning Commission held a public hearing to consider the Housing Element, including public testimony. The Planning Commission forwarded to the Housing Element to the City Council with a recommendation of approval. The City Council held a public hearing on the Housing Element on April XX, 2015, again seeking public input from residents, housing advocates, and other interested parties.

Notices of the study session workshop and public hearings were published in the Pacifica Tribune newspaper, e-mailed via the City's public information system, posted on the Nextdoor community engagement web platform, posted on the City's website, mailed to interested parties, and posted in the following locations:

1. Sanchez Library (Park Pacifica)
2. Pacifica Library (West Sharp Park)
3. Pacifica Community Center (Linda Mar)
4. Pacifica City Hall
5. Planning Department

As the public review process progressed, the City posted a draft version of the Housing Element on the City's website, as well as on the "21elements.com" for convenience of public review.

VII. CONSISTENCY WITH GENERAL PLAN

The City will review the Housing Element during the annual review of the General Plan to ensure consistency is achieved and maintained during the planning period with all other legally required elements, and revise as necessary. The City will consider whether major changes in objectives and policies are necessary to achieve its goals, and undertake revisions as necessary.

VIII. SUMMARY AND CONCLUSION

Pacifica's population decreased by 3 percent between 2000 and 2010. In the last 30 years the largest population change occurred between 1980 and 1990, with an increase of 804 residents (+2.2 percent). The City is becoming more diverse as the white population shrinks and the Asian and Latino populations increase.

The City is no longer experiencing periods of rapid population growth as it did during the mid-twentieth century, and development of housing units has slowed as a result. Slowing development of housing units places greater emphasis on maintenance, preservation, and improvement activities by the City. Yes, development of new housing units will be critically important to meet the increasing needs of

seniors and persons with disabilities. Maintenance, preservation, and improvement alone will not meet the housing needs of these groups and other lower income persons.

The City has identified sites where focused housing development can occur. Sufficient sites exist to meet the City’s Regional Housing Needs Allocation (RHNA) for the period from January 31, 2015, through January 31, 2023. The City has also identified certain programs and activities it can implement and undertake to encourage development of housing, or to enhance maintenance, preservation, and improvement of existing housing.

Constrained housing resources in a post-redevelopment environment will make development of affordable housing more challenging for Pacifica, but the City is determined to apply all available resources to meet the housing needs of current and future residents.

IX. CONTACT INFORMATION

The names, addresses and telephone numbers of the agencies named in this Housing Element are listed below. Whenever possible, the names of contact persons at the agencies are identified. Also listed are the Action Programs for which the agencies are responsible.

<u>Agency</u>	<u>Action Program No.</u>	<u>Ongoing Policy No.</u>
Pacifica Planning Department, Planning Division 1800 Francisco Boulevard Pacifica, CA 94044 Lee Diaz, Acting Planning Director (650) 738-7341	3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	4.B.ii, 4.B.iii, 4.B.iv, 4.D.i, 4.D.ii, 4.D.iii, 4.D.iv, 4.D.v
Pacifica Planning Department, Building Division 1800 Francisco Boulevard Pacifica, CA 94044 Liz Ryder, Building Official (650) 738-7344	1, 2, 7, 9	4.A.i, 4.A.ii, 4.A.iii, 4.B.i, 4.C.i, 4.D.v
Pacifica Planning Department, Code Enforcement Division 1800 Francisco Boulevard Pacifica, CA 94044 Lawrence Ngai, Code Enforcement Officer (650) 738-7343	1, 7	4.A.i, 4.A.ii, 4.C.i
Pacifica Fire Department 616 Edgemar Boulevard Pacifica, CA 94044 Rich Johnson, Deputy Chief (650) 991-8151		4.B.i

<u>Agency</u>	<u>Action Program No.</u>	<u>Ongoing Policy No.</u>
Pacifica Public Works Department 155 Milagra Pacifica, CA 94044 Van Ocampo, Director (650) 738-3760	8	4.D.v
Pacifica City Manager's Office, Economic Development Division 170 Santa Maria Avenue Pacifica, CA 94044 Lorenzo Hines, Assistant City Manager (650) 738-7409	10	4.D.i
Pacifica Finance Department 170 Santa Maria Avenue Pacifica, CA 94044 Lorenzo Hines, Assistant City Manager (650) 738-7409		
Pacifica Parks, Beaches, and Recreation Department 1810 Francisco Blvd. Pacifica, CA 94044 Michael Perez, Director (650) 738-7381	5	
Housing and Community Development Division, County of San Mateo 264 Harbor Boulevard, Building A Belmont, CA 94002 (650) 802-5050	1, 7	
Pacific Gas & Electric Company (PG&E) P.O. Box 997300 Sacramento, CA 95899 (877) 743-7782	9	
Pacifica Resource Center 1809 Palmetto Avenue Pacifica, CA 94044 Anita Rees, Director (650) 738-7470	7	
Pacifica Historical Society P.O. Box 752 Pacifica, CA 94044 (650) 359-5462		4.B.iv

Agency

Action Program No.

Ongoing Policy No.

Abilities United
525 E. Charleston Road
Palo Alto, CA 94306
(650) 494-0550
The Arc
1500 Howard Street
San Francisco, CA 94103
Center for Independence of Individuals with
Disabilities
2001 Winward Way, Suite 103
San Mateo, CA 94404
(650) 645-1780
Human Investment Project ("HIP")
364 South Railroad Avenue
San Mateo, CA 94401
Kate Comfort Harr
(650) 348-6660

Poplar ReCare
1764 Marco Polo Way
Burlingame, CA 94010
(650) 259-8500
Project Sentinel
1615 Hudson St., Suite A
Redwood City, CA 94061
(650) 321-6291
Puente Clinic
1950 Alameda de las Pulgas
San Mateo, CA 94403
(650) 372-6117
West Bay Housing Corporation
1390 Market Street, Suite 405
San Francisco, CA 94102
(415) 618-0012



City of Pacifica Planning Department INITIAL STUDY AND CHECKLIST

Date: March 5, 2015

California Environmental Quality Act (CEQA) Requirements

The following initial study and checklist have been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 *et seq.*) and the CEQA *Guidelines* (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 *et seq.*)

Project Title: Housing Element Update – 2015-2023

Project Location: City-wide

Lead Agency: City of Pacifica
Planning Department
1800 Francisco Boulevard
Pacifica, CA 94044
Contact: Christian Murdock, Assistant Planner
(650) 738-7341

Project Proponent: City of Pacifica

Project Description: The project is an update of the Housing Element of the City of Pacifica General Plan covering the 2015 to 2023 planning period as required by the California Government Code. The Housing Element Update contains an analysis of the community's housing needs, resources, constraints, and opportunities. It also contains goals, policies, and programs for housing and action programs which detail the actions to be taken by the City to respond to the community's evolving housing needs.

The Housing Element Update is a comprehensive statement by the City of Pacifica of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update also identifies opportunity sites for new housing in areas where residential development is already allowed by current General Plan land use designations. These opportunity sites do not represent proposals for new housing development; they are simply sites where new housing development may occur in the future. The Housing Element Update is a policy-level document providing direction for the implementation of various programs to accommodate ongoing housing needs, and to encourage the production of housing units for all income levels.

The Housing Element Update is consistent with the City's existing General Plan and draft General Plan. No development is allowed under the Housing Element Update where it is not currently allowed in the existing General Plan or draft General Plan. Additionally, all new development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. The Housing Element Update has been prepared to meet the requirements of State law and local housing objectives, and is consistent with the other elements of the City of Pacifica's existing and draft general plans.

The State, Association of Bay Area Governments (ABAG), and local governments determine each localities’ share of regional housing needs. These allocations set housing production goals for the ABAG projection period that runs from January 1, 2014, through October 31, 2022, using a “fair share” approach, based on household growth, existing employment, employment growth, and household and employment growth near existing transit.

Within San Mateo County, a partnership of all 20 cities in the county known as the City/County Association of Governments (C/CAG) developed housing allocations for the County’s municipalities. Through this subregion, C/CAG – rather than ABAG – served as the entity responsible for coordinating and implementing the subregional RHNA process. C/CAG created its own methodology, issued draft allocations, and handled the revision and appeal processes. It also issued final allocations to members of the subregion. Although the subregion worked independently of the regional RHNA process, the final allocation methodology was ultimately similar to ABAG’s methodology.

The City of Pacifica’s projected need for housing units is shown below, distributed by income category. The countywide RHNA process determined a need for 413 housing units in Pacifica between January 1, 2014 and October 31, 2022. While not specified in this allocation, the City assumed that 50 percent of its very low-income allocation would be needed by extremely low-income households (households earning less than 30% of median income). The City has a projected need of 60 units for extremely low-income households. Approximately 45 percent of all new housing development should be affordable to low-income, very low-income, and extremely low-income households according to the RHNA.

Pacifica’s Regional Housing Needs Allocation (RHNA) 2014 - 2022						
	Extremely Low Income 30% of Median Income	Very Low Income 50% of Median Income	Low Income 80% of Median Income	Moderate Income 100% of Median	Above Moderate Income 120% of Median	Total
# of Units	60	61	68	70	154	413

Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County

Other public agency approval(s) required:

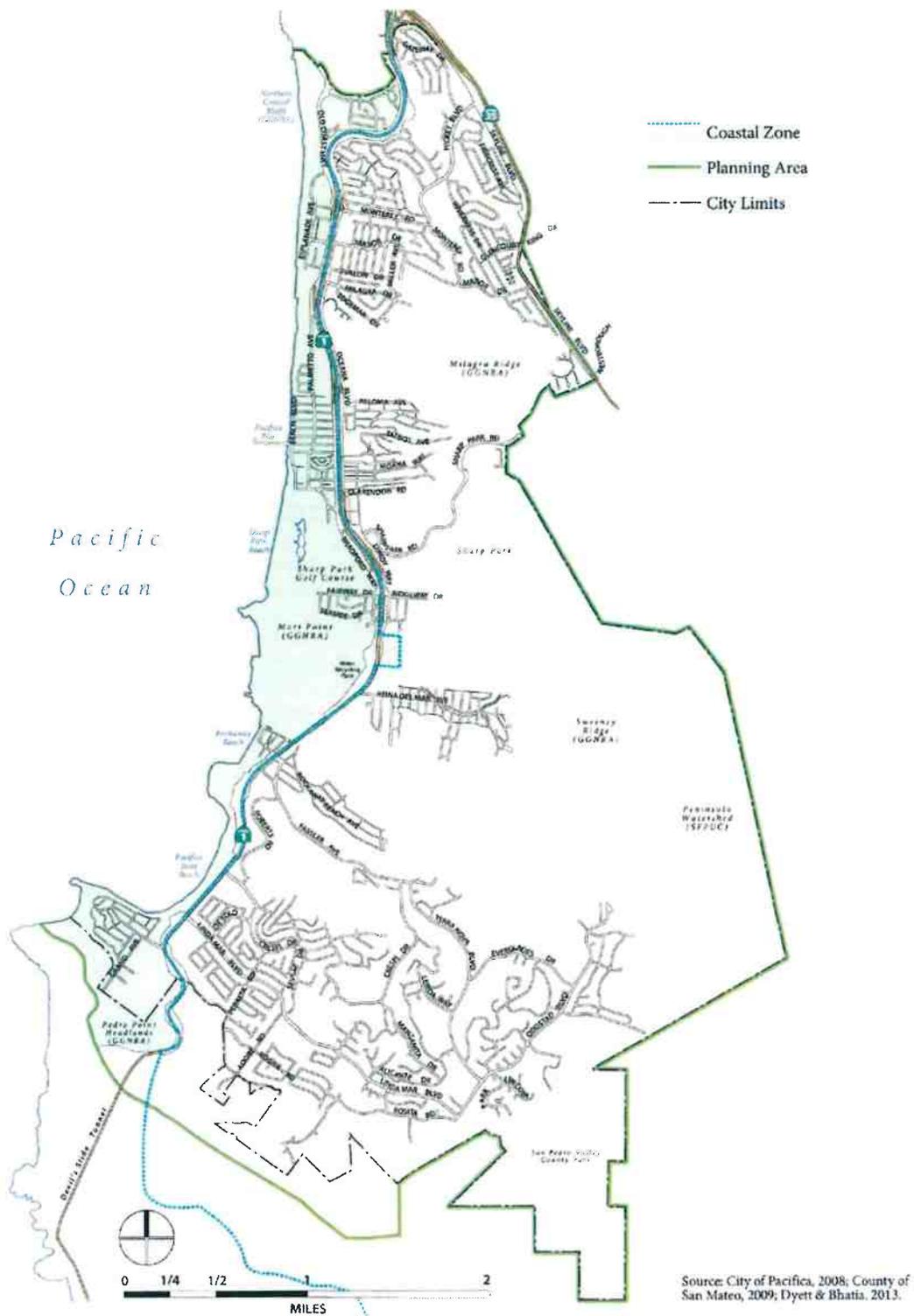
- State of California Housing and Community Development Department (HCD)

Surrounding Land Uses and Setting:

Pacifica is located along the Pacific coast of the San Francisco Peninsula in San Mateo County. It is bordered on the west by the Pacific Ocean, on the north by the City of Daly City, and on the south and east by the cities of South San Francisco and San Bruno, unincorporated San Mateo County, and ridges of the Coast Range. Pacifica lies approximately 13 miles south of downtown San Francisco, 40 miles northwest of San Jose and 6 miles west of San Francisco International Airport.

The City of Pacifica’s planning area comprises 8,625 acres, 8,019 acres of which are within incorporated area and 606 acres are in unincorporated area south of the City. Forty-seven percent of the Planning Area is preserved open space and another 16 percent is vacant or undeveloped. Five percent is agricultural. Urban uses make up 32 percent of the Planning Area, 70 percent of which is residential.

Figure 1: City of Pacifica Map



Environmental Factors Potentially Affected:

None of the environmental factors are checked in the table below because the project will not result in any potentially significant impacts on the environment as indicated by the checklist on the following pages.

1. Aesthetics	7. Greenhouse Gas Emissions	13. Population / Housing
2. Agriculture & Forestry Resources	8. Hazards & Hazardous Materials	14. Public Services
3. Air Quality	9. Hydrology / Water Quality	15. Recreation
4. Biological Resources	10. Land Use / Planning	16. Transportation / Traffic
5. Cultural Resources	11. Mineral Resources	17. Utilities / Service Systems
6. Geology / Soils	12. Noise	18. Mandatory Findings of Significance

Proposed Finding/Determination

✓

I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION should be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project nothing further is required.

Signature: _____

Christian Murdock
Assistant Planner
City of Pacifica

Date: _____

Environmental Analysis

1. Aesthetics. Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	

Discussion:

A significant impact to visual resources may occur in situations where a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, or has a substantial change to the natural landscape. Although the General Plan does not define the term “scenic vista,” the Open Space and Recreation Element identifies views of hillsides and the ocean as important visual resources. The General Plan provides that views of open space are as important as access to open space, and viewsheds should be identified and protected. All new development under the Housing Element Update would be required to be consistent with the City’s General Plan, Local Coastal Land Use Plan, current zoning standards and with the City’s adopted Design Guidelines.

Impacts regarding Aesthetics were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will have a less than significant adverse impact on scenic vistas or scenic resources; the Housing Element Update will also have a less than significant impact on daytime or nighttime views. Any new project developed under the Housing Element Update would be subject to the City’s zoning and design requirements intended to protect the visual character and quality of areas and to limit light sources on any property to avoid any new sources of substantial light or glare. The City’s current development standards are consistent with the Housing Element Update with respect to building height, setbacks, and overall design in the City. These regulations and standards provide property owners certain basic development and design criteria to reinforce the desired building forms and character of the community. Policies in the General Plan also protect hillsides, open space, and environmentally sensitive land areas.

Based on the above discussion, the Housing Element Update would have less than significant impacts on aesthetics and visual resources. Any housing development analyzed in the Housing Element Update would not be of a higher density than is allowed by the current General Plan/Local Coastal Land Use Plan and Zoning Ordinance.

2. Agricultural and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
		✓	

Discussion:

Impacts regarding Agricultural and Forestry Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts with the potential for significant effects on the environment. An Action Program in the housing element proposes to amend the zoning standards of the A (Agricultural) Zone to allow farmworker housing by-right in compliance with Health and Safety Code Sections 17021.5 and 17021.6. Potential environmental impacts of this zoning change will be considered as part of the zoning text amendment process. The new zoning text will contain standards to prevent foreseeable environmental impacts.

There is no land within the City of Pacifica that is shown as Prime Farmland, Unique Farmland or Farmland of Statewide Importance prepared pursuant to the Farmland Mapping and Monitoring Program

of the California Resources Agency.¹ There would be no impacts on these resources from the updated Housing Element. The Housing Element Update does not change any boundaries of agricultural areas or the potential for agricultural activities. There are no proposals in the Housing Element Update to convert Prime Farmland, or any Farmland of unique or State-wide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned for Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act Contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide important to non-agricultural use, or conversion or loss of forest land. Based on the above, the Housing Element Update would result in no impacts to agricultural or forest resources.

3. **Air Quality.** The significance criteria established by the Bay Area Air Quality Management District (BAAQMD) may be relied upon to make the following determinations. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
		✓	
			✓
			✓

Discussion

The Housing Element Update would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2010). The City of Pacifica is located along the western edge of the San Francisco Bay Area air basin, and is affected by persistent and frequently strong winds from the Pacific Ocean. The City is also within the BAAQMD. The Housing Element Update will not conflict with or obstruct any air quality plan.

Impacts regarding Air Quality were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. Within San Mateo County the area’s air quality standards for ozone and suspended particulate matter (PM10) are generally met, and the updated Housing Element will not violate any air quality standards, nor will it substantially contribute to air quality

¹ California Division of Land Resource Protection, *Farmland Mapping and Monitoring Program. San Mateo County Important Farmland 2010*. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/smt10.pdf>, Accessed March 2, 2015.

violations. The Housing Element Update will not generate more vehicle trips than permitted under the City’s current zoning or general plan. The number of housing units that could be developed under the Housing Element Update would not result in significant cumulative net increases of criteria pollutants, nor impact air quality, as growth and land use intensity are consistent with the City’s current General Plan and zoning designations. Development under the Housing Element Update is also consistent with the City’s Regional Housing Needs Allocations (RHNA) numbers for Pacifica. Since the Housing Element Update is consistent with the RHNA numbers for Pacifica and the General Plan and zoning designations, development under the Housing Element Update will not conflict with or obstruct implementation of the applicable air quality plans. The Housing Element Update would not create exposure to sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. Based on the above, the Housing Element Update would result in no impact or less than significant impacts to air quality.

4. **Biological Resources.** Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
		✓	

4. **Biological Resources.** Would the project:

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓

Discussion

Impacts regarding Biological Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update would not modify any sensitive plant and/or animal species habitat or wetlands or interfere with any migratory wildlife or include any provisions that would change or eliminate existing biological resource protection regulations. The Housing Element Update would not modify the location or amount of residentially-designated land allowed in the City's current General Plan. Because all new housing opportunity sites are infill sites in urbanized areas already designated for residential and mixed use development in the General Plan, there would be no significant impact to wildlife, and no impact to any identified species. All new development under the Housing Element Update would be consistent with the General Plan, and would be consistent with local policies and regulations, such as the heritage tree ordinance, designed to protect biological resources. Proposed removal of heritage trees is analyzed by a tree protection plan and considered by the Planning Commission during review of all discretionary permits. Proposed removal of heritage trees not related to a discretionary permit is reviewed by the City Arborist. Based on the above, the Housing Element Update would result in no impacts to biological resources.

5. **Cultural Resources.** Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
		✓	

Discussion:

The Housing Element Update will not result in substantial adverse changes in the significance of historical resources or archaeological resources. Nor will the Housing Element Update directly or

indirectly destroy a unique paleontological resource or site or other unique geologic feature. Impacts regarding Cultural Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The General Plan contains policies for the protection of cultural resources, and all new development must be consistent with these policies. The Housing Element Update does not include any provisions that would change or eliminate existing regulations relating to the preservation and protection of cultural resources, including human remains. The City's General Plan and CEQA assure that, once any new development occurs, a thorough archaeological survey will take place and any identified impacts will be mitigated. Based on the above, the Housing Element Update would result in no impact or less than significant impact to cultural resources.

6. Geology & Soils. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
			✓
			✓
			✓

Discussion:

Pacifica is located in a relatively geologically young and seismically-active region. The San Andreas, Hayward and Calaveras Faults pose the greatest threat of significant damage in the San Francisco Bay Area according to the United States Geological Survey (USGS). The San Andreas Fault is the most likely to produce the greatest intensity during a seismic event. This fault is often a highly visible topographic feature between Pacifica and San Mateo, where Crystal Springs Reservoir and San Andreas Lake clearly mark the rupture zone. Other faults that have the potential to produce a significant seismic event are the San Gregorio-Seal Cove and Hayward faults.

The City's General Plan, Zoning designations, and California Building Code (CBC) do not prohibit new development on areas of geologic hazard; however many precautionary recommendations and restrictions are established in the General Plan policies and City building requirements to minimize potential impacts from developing on geologically hazardous land. All new development is required to be consistent with the General Plan and current zoning and development regulations, and the Housing Element Update does not identify any new areas for locating housing. Impacts regarding Geology and Soils were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts.

The Housing Element Update will not result in any of the following: substantial soil erosion or the loss of topsoil; development on a geologic unit or soil that is unstable, or that would become unstable as a result of future development, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; development located on expansive soil, as defined in the CBC, creating substantial risks to life or property; or, development on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

The Housing Element Update will not permit development in areas where development is currently prohibited in the General Plan/Local Coastal Land Use Plan or Rockaway Beach Specific Plan. New development analyzed in the Housing Element Update would be in areas already designated for residential and mixed use development. Any new construction would be required to meet CBC requirements and all development regulations of the City. Based on the above, the Housing Element Update would result in no impact or less than significant impacts on geology and soils.

7. Greenhouse Gas Emissions. Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓

Discussion:

In June 2010, the Bay Area Air Quality Management District (BAAQMD) adopted CEQA Guidelines to assist local jurisdictions and lead agencies in complying with the requirements of CEQA regarding

potentially adverse impacts to air quality. These CEQA Guidelines included thresholds of significance. The Guidelines were further updated in May 2011. Due to a court order, BAAQMD is no longer recommending that the Thresholds be used as a generally applicable measure of a project’s significant air quality impacts. Lead agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Lead agencies, however, may rely on BAAQMD’s CEQA Guidelines.

Minimal population growth is projected in the General Plan, and therefore the Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment over current projections. Furthermore, more than 70 percent of the potential housing development sites identified require high-density stand-alone or mixed use housing, which are known to result in lower greenhouse gas emissions than low-density single-family development. Higher density development patterns are in-line with best practices for reducing greenhouse gas emissions from development, and are consistent with the City’s Climate Action Plan (2014).

Based on the above, the Housing Element Update would result in no impact or less than significant impacts on greenhouse gas emissions.

8. Hazards & Hazardous Materials. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓

8. Hazards & Hazardous Materials. Would the project:

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

Discussion:

Impacts regarding Hazards and Hazardous Materials were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. No hazards or hazardous materials are associated with the policies or programs contained in the Housing Element Update. Implementation of the updated Housing Element will not generate a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. The Housing Element Update will not create a significant hazard to the public or environment through accidental release of hazardous materials. Nor will the updated Housing Element emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The provisions of Government Code 65962.5 require the Department of Toxic Substances Control, the State Water Resources Control Board, the California Department of Health Services, and the California Integrated Waste Management Board to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, and/or hazardous materials releases to the Secretary of Cal/EPA. Based on a review of regulatory databases,^{2 and 3} including listed hazardous materials release sites compiled pursuant to Government Code 65962.5, new development analyzed in the Housing Element Update will not occur at locations listed as hazardous materials sites.

Development analyzed in the Housing Element Update would be consistent with the General Plan and current zoning designations including the City's emergency response plan and any impacts related to air safety or risk from fire. No sites are located within two miles of a public airport or public use airport and will not interfere with any emergency response or evacuation plans. The nearest airport is San Francisco International Airport, which is approximately 6 miles east of Pacifica. Development analyzed in the Housing Element Update is located in an urban area where there is no significant risk of wildland fires. Therefore, no impact due to hazards and hazardous materials is anticipated for this project.

Based on the above, the Housing Element Update would result in no impact on hazards or hazardous materials.

² State Water Resources Control Board, 2015. GeoTracker Environmental Database. <http://geotracker.waterboards.ca.gov/map>. Accessed on March 2, 2015.

³ Department of Toxic Substances Control, 2011, EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public>. Accessed on March 2, 2015.

9. **Hydrology & Water Quality.** Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or offsite?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Inundation by seiche, tsunami or mudflow?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
		✓	
		✓	
		✓	
			✓
			✓
			✓

Discussion:

Impacts regarding Hydrology and Water Quality were previously analyzed in the General Plan. The Housing Element Update would result in no new impacts or less than significant impacts regarding hydrology and water quality. The Housing Element Update is consistent with the General Plan and current

zoning regulations. Any new development would be required to be consistent with City regulations and development standards related to flood control and drainage, including Chapter 12 (Storm Water Management and Discharge Control) of the Pacifica Municipal Code.

The Housing Element Update will not violate any water quality standards or waste discharge requirements. The update will not substantially deplete groundwater supplies or interfere with groundwater recharge. Nor will the update substantially alter the existing drainage pattern of the area which would result in substantial erosion or siltation or flooding.

The updated Housing Element will not have a significant impact in creating or contributing to stormwater drainage systems because of the minimal population growth anticipated in the General Plan and due to improvements in on-site treatment of stormwater required in all new projects of 10,000 square feet or greater (which includes nearly all projects analyzed as potential housing sites). Impacts regarding runoff water were analyzed in the General Plan, and the Housing Element Update does not introduce any new impacts.

The Housing Element Update will have a less than significant impact on water quality. The Housing Element Update will not generate a significant impact on hydrology and water quality over current projections for population and housing units. The Housing Element Update would not allow development where it is not currently permitted, and all development analyzed in the Housing Element Update is in areas and at densities already designated for residential and mixed use development in the General Plan.

Any new housing proposed in locations within the 100-year flood hazard area would be regulated under current City policies and regulations in the General Plan and zoning ordinance protecting future development from flooding impacts. Impacts from locating housing in the 100 year flood hazard area were previously analyzed in the General Plan; the Housing Element Update does not introduce any new impacts which were not previously analyzed.

Approval of the Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundations by seiche, tsunami or mudflow. The policies and regulations regarding hydrology and water quality would continue to be implemented for future residential projects. Based on the above, the Housing Element Update will have no impacts or less than significant impacts on hydrology and water quality.

10. Land Use and Planning. Would the project:

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓

Discussion:

Impacts regarding Land Use and Planning were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. Implementation of the Housing Element Update would not: (a) physically divide an established community; (b) conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or local coastal program) adopted for the purpose of avoiding or mitigating an environmental effect; or (c) conflict with any applicable habitat conservation plan or natural community conservation plan. The Housing Element Update is also consistent with the City's RHNA numbers. No changes are made in the Housing Element Update related to the density or development potential on housing sites. Based on the above, the Housing Element Update would have no impact on Land Use and Planning.

11. Mineral Resources. Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

Discussion:

Impacts regarding Mineral Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. There are no known mineral resources of significant value at or near the housing development sites identified in the Housing Element Update. The Pacifica Quarry and Mori Point were designated in 1987 as an area of regional mineral significance.⁴ This is the only area of the City with such a designation, and it is not located on or near the housing development sites identified in the Housing Element Update. As a result, there would be no impact to mineral resources associated with the adoption of the Housing Element Update.

12. Noise. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓

⁴ City of Pacifica General Plan, Conservation Element, March 1978.

12. Noise. Would the project result in:

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
			✓
			✓

Discussion:

The Housing Element Update will have a less than significant impact in the exposure of persons to or generation of noise levels in excess standards established in the General Plan or Noise Ordinance, or other applicable standards of other agencies. Impacts regarding Noise were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The updated Housing element will not result in the exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels in excess of standards established in the General Plan and the Noise Ordinance, nor will it result in a substantial permanent increase in ambient noise.

Any impacts related to noise would be temporary, lasting only through the project construction period; typically 9-12 months. The Housing Element Update does not include any provisions that would change or eliminate exiting noise regulations. When construction occurs, noise regulations are in place to reduce to a less than significant level any substantial temporary or periodic increase in ambient noise levels in the City. Construction noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. To address construction generated noise, construction activities would be limited to 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays pursuant to Section 8-1.06 of the Pacifica Municipal Code. In addition, the Pacifica Municipal Code prohibits the use of heavy machinery or grading during the weekends. There are no sites identified in the Housing Element Update within two miles of a public airport and or in the vicinity of a private airstrip. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the noise environment or on future residents of the housing that may be constructed.

13. Population and Housing. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
			✓

Discussion:

Impacts regarding Population and Housing were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update is consistent with the General Plan and is not expected to induce substantial population growth in the area, either directly (e.g., proposing new home and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

The Housing Element Update relies upon the Regional Housing Needs Allocation (RHNA) of the Association of Bay Area Governments (ABAG) for the 2014-2022 projection period. A less than substantial growth in population would occur if all RHNA housing units were developed (413 units), which is unlikely given recent population growth trends in Pacifica. During the 2007-2014 housing element planning period, only 205 housing units were constructed. Therefore, the Housing Element Update will have a less than significant impact on population growth.

None of the housing opportunity sites are currently occupied by residential units, Therefore, no persons or existing residential units would be displaced by the Housing Element Update. The Housing Element Update proposes various housing programs to assist in providing housing for low and moderate income households. The Housing Element Update would not displace any existing residents, but would facilitate adequate housing for City residents.

The Housing Element Update demonstrates that the City must accommodate 413 new residential units within the current planning period. This represents a 2.8% increase in the number of existing housing units which is 14,523 based on the 2010 U.S. Census. If all the residential units are developed, the population would be anticipated to increase by 1,094 people (based on average housing size in 2010 of 2.65 persons per household), for a 2.9% increase over the existing population of 37,234. These potential increases in housing units and population are less than substantial.

The Housing Element Update will not displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere.

Based on the above, the Housing Element Update would result in no impact or less than significant impact to the population and housing environment, or on future residents.

14. Public Services.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	

Discussion:

All potential impacts to public services, including fire and police protection, schools, parks and other public facilities are considered in the Housing Element Update in determining whether a housing site is available for and appropriate for development. The Housing Element Update evaluates the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental constraints to the development. The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, setbacks, landscaping, and parking.

Impacts regarding Public Services were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. Since all housing sites are consistent with the current General Plan, the Housing Element Update will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services listed above (fire, police, schools, parks and others). All new development projected under the Housing Element Update would be consistent with the service levels established in the General Plan. Furthermore, minimal population growth is projected in the General Plan; as a result, the updated Housing Element will have a less than significant adverse physical impact on public services.

Based on the above, the Housing Element Update would result in a less than significant impact to Public Services.

15. Recreation.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

Discussion:

Impacts regarding Recreation were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will not expand the area in which development is permitted under the General Plan. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. Implementation of the Housing Element Update will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because minimal population growth is anticipated under the General Plan.

The Housing Element Update will not result in increased use recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The availability, maintenance and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the updated Housing Element Update. The Housing Element Update does not include any provisions that would change or eliminate existing regulations pertaining to the provision of recreational resources, including any requirement that new development pay any assessment or fee to cover its contribution to the provisions of such services. Development under the Housing Element Update is consistent with the General Plan and therefore, will not generate a significant impact on the recreation needs.

Based on the above, the Housing Element Update would result in less than significant impact on recreation.

16. Transportation/Traffic. Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

Impacts regarding Transportation and Traffic were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. Approval of the Housing Element Update will not result in substantial increases in the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections. The Housing Element Update will not expand the area in which development is permitted under the General Plan and Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development.

The Housing Element Update will not conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system; nor will the Housing Element Update conflict with any congestion management program. The update will be consistent with the plans and policies already established in the General Plan and current zoning. Project specific impacts that could result from residential development under the Housing Element Update will be evaluated on a case-by-case basis through an appropriate level of environmental review under CEQA as projects come forward. The Housing Element Update will have no effect on air traffic patterns or increase hazards due to a design feature, result

in inadequate emergency access, or conflict with adopted policies, plans or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in no impact on transportation/traffic.

17. Utilities & Service Systems. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

Impacts regarding Utilities and Service Systems were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. All new development under the Housing Element Update will not (a) exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; (b) require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or, (c) require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The Housing Element Update does not include any provisions that would change or eliminate existing regulations pertaining to the provision of public services, including any requirement that new development pay any assessment or fee to cover its contribution to the provision of such services.

Based on the above, the Housing Element Update would result in no impact on utilities and service systems, including compliance with federal, state, and local statutes and regulations related to solid waste.

18. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes	No
	✓
	✓
	✓

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. The Housing Element Update does not introduce new impacts which were not previously analyzed in the General Plan. Development under the Housing Element Update would be consistent with the City’s RHNA numbers, which provide the basis for planning for future needs. Thus, the Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

New housing sites are not added, and the density is not increased, beyond those levels already considered in the General Plan. The limited modifications contained in the Housing Element Update will have no impacts that are individually limited, but cumulatively considerable since the Housing Element Update is consistent with the General Plan and Rockaway Beach Specific Plan.

The Housing Element Update does not change the density or development potential on housing sites. The Housing Element will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly related to potential housing sites. Any impacts to human beings are therefore considered less than significant. There are no new impacts anticipated.

Based on the above, the Housing Element Update will result in no impacts on items identified in the Mandatory Findings of Significance.

References

1. City of Pacifica General Plan
2. City of Pacifica Local Coastal Program Land Use Plan
3. Rockaway Beach Specific Plan
4. Pacifica Municipal Code
5. City of Pacifica Draft Housing Element (2015-2023)
6. California Division of Land Resource Protection, Farmland Mapping and Monitoring Program
7. United States Census
8. City/County Association of Governments (C/CAG) of San Mateo County
9. Regional Housing Need Allocation (RHNA) Projections
10. Association of Bay Area Governments (ABAG)
11. Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines
12. State Water Resources Control Board
13. Department of Toxic Substances Control

RESOLUTION NO. 39-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA, CALIFORNIA, CERTIFYING AS COMPLETE, THE DRAFT ENVIRONMENTAL IMPACT REPORT, PREPARED FOR THE 1978 GENERAL PLAN AND IMPLEMENTING ZONING ORDINANCE.

WHEREAS, the City of Pacifica has undertaken the development of a General Plan to replace its presently adopted document dating to September 8, 1969, and

WHEREAS, the Planning Commission and the City Council have conducted public hearings duly noticed by publication in the Pacifica Tribune, a newspaper of general circulation, published in the City of Pacifica, and the affidavit of publication is on file in the Office of the Planning Commission, and

WHEREAS, said Environmental Impact Report has been prepared to identify the 'significant effects' as outlined by Section 15040 of CEQA Guidelines resulting from the adoption and implementation of the 1978 General Plan and companion Zoning Ordinance.

WHEREAS, said Draft Environmental Impact Report satisfies all applicable sections of the California Environmental Quality Act of 1970, (CEQA) Guidelines, and the City of Pacifica Guidelines, and

WHEREAS, public hearings were held by the Planning Commission and the City Council with Council hearings held on August 27, 1979 and September 11, 1979 concerning the consequences of adoption and implementation of the General Plan which includes the nine mandatory elements and three optional elements, and

WHEREAS, during the public hearing process, both the Planning Commission and the City Council consulted and advised with public officials, agencies, organizations and citizens generally to insure that the impacts and mitigations were properly identified and dealt with to the end result that all aspects of the CEQA Guidelines have been complied with.

THEREFORE, BE IT RESOLVED that the City Council of the City of Pacifica hereby certifies as COMPLETE the Draft Environmental Impact Report as amended for the 1978 General Plan, dated November 15, 1978, and implementing Zoning Ordinance which is pending adoption by the City Council.

* * * *

1 Passed and adopted at a regular meeting of the City Council of
2 the City of Pacifica held on the 14th day of July, 1980 by the following vote
3 of the members thereof:

4 AYES, COUNCIL MEMBERS: Murray, Jaquith, Howard, and Mayor
5 Clark
6 NOES, COUNCIL MEMBERS: Farber
7 ABSENT, COUNCIL MEMBERS: None
8 ABSTAIN, COUNCIL MEMBERS: None

9 
10 Mayor

11 ATTEST:

12 
13 City Manager-Clerk

Murdock, Christian

From: Anna Boothe <bengymut@yahoo.com>
Sent: Saturday, March 21, 2015 3:54 PM
To: Murdock, Christian
Subject: Draft of Proposed Housing Element of General Plan

Thank you for your work in coming up with this revision. I reviewed the draft of the revised housing element and, as a member of the General Plan Committee, approve most of it as housing is geared to affordable housing in this difficult high rent period in Pacifica. I would still oppose (and did not see) any specific number of living units proposed in the next Plan period as specifics are not appropriate in a General Plan and not given for other goals, such as commercial development. The new housing building must be approved each on its own merits and cannot violate our building codes of the Hillside Preservation District. We should also focus on more extremely low income developments (HUD) as there are only a few over 100 units now available for our growing low income Seniors. We also need to focus more on commercial development as businesses continue to die in our Linda Mar and Oceana Centers and we need jobs for the new residents coming in under our new housing plan. We must also be careful not to add too many new residential units too soon as this would add cars on the highway rather than new jobs so our citizens can work in Pacifica.

Click [here](#) to report this email as spam.

Murdock, Christian

From: Carlos Bover <cbover77@gmail.com>
Sent: Monday, March 23, 2015 8:17 AM
To: Murdock, Christian
Subject: Humbled resident

Dear Christian,

I moved to Pacifica 3 years ago now. I moved for its beaches, hills and spectacular scenery. I love being here.

Lately there has been too much talk about widening the highway, which tells me that something is wrong in the government side. While developed counties, city and countries are finding alternatives to traffic and driving itself, Pacifica might be one of the few places still thinking that bigger is better. Let me tell you that this is very wrong, and that the city needs to look into ways to, respecting the environment, make traffic more efficient during those 45 minutes in the morning and 1 hour in the evening.

The point of this email though is to let you know that the housing element should have nothing to do with the Calera project and it should be modified. Also the project is not consistent with the general plan: if the CPP is included in the "Housing Element", then the "Housing Element" would not be consistent with the General Plan.

Please review your plans and listen to your citizens

Carlos Bover
233 Reichling Ave.

Click [here](#) to report this email as spam.

Murdock, Christian

From: Bill <94116bc@gmail.com>
Sent: Monday, March 23, 2015 9:04 AM
To: Murdock, Christian
Subject: Housing Element

March 23, 2015

Dear Planning Commission Members:

The widening of Highway 1 here in Pacifica is the most controversial proposal pending, and it should not be facilitated by indirect and little-seen changes to documents such as the Housing Element.

To my knowledge, the City Council has never endorsed the widening, and unless that happens, City staff should not be promoting the widening. A separate decision on the widening will be made later, as you know.

Please remove reference to the wider Highway 1 from the draft Housing element.

Bill Collins
Pacifica, CA

Murdock, Christian

From: Forrest Whitaker <fwhitaker@att.net>
Sent: Monday, March 23, 2015 1:00 PM
To: Murdock, Christian
Subject: Calera Parkway project

Planning Department, Attn: Christian Murdock,
1800 Francisco Boulevard, Pacifica, California 94044

We are in agreement with many citizens of Pacifica that:

1. The "housing element" should not include the Calera Parkway project, and
2. The project is not consistent with the general plan:
if the CPP is included in the "Housing Element", then the "Housing Element" would not be consistent with the General Plan.

Sincerely,

Forrest Whitaker
Laurie Ross
724 Ursula Ave
Pacifica, CA 94044
650-355-4752

Click [here](#) to report this email as spam.

Murdock, Christian

From: Andy Narraway <andynarraway@gmail.com>
Sent: Tuesday, March 24, 2015 2:47 PM
To: Murdock, Christian
Subject: Highway 1 widening objection

Dear Mr Murdock.

I am a newly located resident of Pacifica. After living in SF for 20 years, I was forced out due to high prices and low quality of life. My moving to Pacifica was predicated on the lifestyle and a Highway 1 widening would seriously impact that in the negative.

I want to voice the following:

1. The "housing element" should not include the Calera Parkway project, and
2. The project is not consistent with the general plan: if the CPP is included in the "Housing Element", then the "Housing Element" would not be consistent with the General Plan.

Thank you for your attention to this matter.

Andrew Narraway
1560 Grand Avenue
Pacifica, CA 94044

Click [here](#) to report this email as spam.

Murdock, Christian

From: mail2dcc7 <mail2dcc7@yahoo.com>
Sent: Tuesday, March 24, 2015 5:04 PM
To: Murdock, Christian
Subject: Housing Element

Christian,

The Housing Element should not include Calera Parkway project (CPP) that speaks of the highway widening. The widening project is an ill-thought and generally bad idea. Bottom line is no matter how many lanes you have through Pacifica, they ultimately terminate prior to Devil's Slide and result in a bottle neck. Widening the highway will provide no relief, it will just have the back up start further south. Also, since we are limited on space, resources, water, etc. it is time we become proponents of "Zero Growth" instead of "sensible growth"(which is an oxymoron)". I urge you to please step up and say now is the time to consider the future.

Thank You,
Dyan Cushing

Click [here](#) to report this email as spam.

Hal Bohner

Attorney

115 Angelita Avenue • Pacifica, CA 94044

650-359-4257

hbohner@earthlink.net

RECEIVED

MAR 26 2015

City of Pacifica

HAND DELIVERED March 26, 2015

City of Pacifica Planning Department
Attn: Christian Murdock
1800 Francisco Boulevard
Pacifica
California 94044

**Re: NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE
DECLARATION FOR THE UPDATE OF THE HOUSING ELEMENT OF THE CITY OF PACIFICA
GENERAL PLAN (GENERAL PLAN AMENDMENT GPA-90-15)**

Dear Mr. Murdock:

I am submitting this letter in behalf of myself and Mr. Todd Bray.

I received the notice identified above which states, "NOTICE IS HERBY GIVEN that the City of Pacifica has prepared and intends to adopt a Negative Declaration that determines the update of the Housing Element of the City of Pacifica General Plan ("Project"), also known as General Plan Amendment GPA-90-15, will not have any significant effects on the environment."

I object to the City's adoption of a Negative Declaration and urge the City to instead prepare an Environmental Impact Report (EIR) for the update of the Housing Element. (Hereinafter "proposed Housing Element" or "PHE").

I am submitting Exhibits with this letter and they are on a CD and listed at the end of this letter. Please acknowledge receipt of this letter and the Exhibits.

The Public Notice is Inadequate

The City's Notice is part of the City's "Environmental Packet for Website - 20150304" (Exhibit A, p. 2 of pdf) is not adequate in that the Notice indicates that the City has prepared a Negative Declaration and that the draft Negative Declaration is available on the city's web site. However, the draft Negative Declaration is not available on the City's web site.

CEQA Guidelines require that a proposed Negative Declaration be available for public review. (14 California Code of Regulations § 15073 - Public Review of a Proposed Negative Declaration)

or Mitigated Negative Declaration and § 15203 - Adequate Time for Review and Comment.) However, in this case the City has not made the proposed Negative Declaration available to the public. Accordingly the City must make it available on the City's web site and provide adequate notice of its availability and provide at least 30 days for public comment.

The City Should Accept Public Comments at the Public Hearings

The Notice states that the City will accept only written comments on the draft Negative Declaration and that the deadline for submission is before the public hearings at the Planning Commission and at the City Council. However, I respectfully request that the City allow public comments (both oral and written) concerning the Negative Declaration at both public hearings.

CEQA requires that the draft Negative Declaration be discussed at the public hearings on the project. (CEQA Guidelines Section 15202). And, the City Council is prohibited from delegating approval of the Negative Declaration. (CEQA Guidelines Section 15025(b)(1)). Therefore the City must hold a public hearing to decide whether to approve the Negative Declaration.

Moreover, the City Manager has repeatedly stated that the City government is eager to receive input from the public on public issues. Also, in the recent Strategic Planning process the City Council members adopted as one of their stated goals the improvement of public confidence in City Government and openness and transparency with the public. However, closing the public comment period on the Negative Declaration before even beginning the public hearings is inconsistent with these policies and would undermine public confidence in the process. I ask you to envision a member of the public who is speaking at a public hearing on the proposed Housing Element and being told by the Mayor, "You are not allowed to speak about the Negative Declaration or the environmental impacts of the project." I expect many of the members of the public would be confused and quite frustrated to hear this.

Also, I can perceive no legitimate reason to close the public comment period before the public hearings or to require public comments to be in writing.

The City Must Prepare an EIR

California law requires that if a project may have a significant effect on the environment an EIR must be prepared and a Negative Declaration is not adequate. The courts sometimes state this as the "fair argument" test. Courts have explained the test by stating, "If a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect." Also the courts have stated, "California courts routinely describe the fair argument test as a low threshold requirement for the initial preparation of an EIR that reflects a preference for resolving doubts in favor of environmental review."

Examination of the facts demonstrates that in the present situation an EIR is required.

1. The PHE has significant environmental effects

To assess the potential environmental effects of the PHE one must compare the PHE with the current Housing Element (Exhibit B) and the current General Plan (Exhibit C). When this comparison is made it is clear that the PHE would have significant environmental effects. The following are some examples.

The PHE includes Figure III-1 and Table III-1 (pp. 74-77) which show and describe potential housing development sites in the 1980 General Plan and Figure III-2 and Table III-2 (pp. 78-81) which show and describe potential housing development sites in the draft General Plan update (Exhibit D). There are a number of significant differences which demonstrate that the PHE will have significant environmental effects.

For example, with reference to Table III-2, Site number 17, which is called "Fassler Ave" should be compared to the same site which is numbered 25 in Table III-1. It can be seen that the site would be changed from VLDR (2 du per acre) to LDR (9 du per acre) which would result in an increase from 5 allowable units to 24. In other words the number of dwelling units would be almost tripled. The land is currently open space and it is obvious that tripling the number of allowable units would significantly increase the environmental impact of the project. Furthermore, as discussed below, the capacity of Highway One north of site number 17 is presently inadequate by the City's own admission. Accordingly adding 24 new units would have significant environmental effect on traffic.

As another example, Site 18 in Table III-2, which is called "570 Crespi Drive", is not mentioned in Table III-1. The site is presently vacant, and the PHE would allow 50 units of high density development designated "mixed use center". It is obvious that putting 50 units of high density development on a currently vacant parcel would have significant environmental impact. Also, the PHE does not define "mixed use center." The concept of mixed use center is addressed in a general way in the GPU but the GPU is merely a draft at present. Accordingly, it will not be until the GPU becomes final that the public will know the meaning of "mixed use center" and the environmental effects of the PHE on site 18 will become publicly known. However, the conventional meaning of "mixed use" includes both residential and commercial uses (See http://en.wikipedia.org/wiki/Mixed-use_development) and therefore one can reasonably assume that there would be commercial development which would undoubtedly have significant environmental effect.

As another example, sites 18, 19 and 20 in Table III-2 comprise almost 200 units of "mixed use center" development at high densities (50 du per acre.) These sites are not mentioned in Table III-1. The almost 200 residential units of high density development plus an unspecified amount of commercial development would be in the southern part of Pacifica. However, the current Housing Element indicates that there is insufficient highway capacity for new development in the southern part of Pacifica. On this subject the current Housing Element states:

It is apparent then, that residential development timing and citywide growth control will be important until sufficient resources can be secured to maintain and provide adequate service levels for Pacifica's main thoroughfares. Exhibit B, Current HE at pp. 59-60

The PHE does not include this language. However, the PHE recognizes that there is insufficient highway capacity. Under the heading "Highway Capacity" the PHE states:

The City has long held that LOS C (stable flow, acceptable delay) or better is a satisfactory level of service for Highway 1 and facilitates movement and commerce while preserving public safety. Proposed highway widening improvements between Westport Drive and Fassler Avenue are presently in the Environmental Review Phase. Popularly known as the "Calera Parkway Project" it will add a 3rd lane for both northbound and southbound traffic along Highway 1 between the Reina Del Mar intersection and the Fassler Avenue intersection. It is expected to improve peak hour traffic level of service to LOS C from the current LOS F. In late-2014, opponents of the highway widening challenged Caltrans's Environmental Impact Report (EIR) in Superior Court. The trial has concluded and a decision is pending. PHE at p. 62

The PHE further states:

Even if the Caltrans Environmental Impact Report is upheld in court, it will still be some time until sufficient resources are available from roadway improvement fees and other sources to improve Highway 1 and provide adequate service levels for Pacifica's main thoroughfare. PHE at p. 66-67

The draft EIR for the General Plan Update (Exhibit K) also indicates that the capacity of Highway One and other streets in the southern part of Pacifica is presently inadequate. See for example Table 3.2-6 "Peak Hour Roadway Segment Operations Summary – Existing and Plan Buildout Conditions" (pp. 3.2-26 to 3.2-28) See also Table 3.2-5 "Peak-Hour Intersection Operations Summary – Existing and Plan Buildout Conditions" (pp. 3.2-24-to 3.2-25) Moreover, the DEIR (Exhibit K) identifies traffic congestion to be a major, significant impact. [E.g. Impact 3.2-2 p. E-31 (p. 41 of pdf) and p 3.2-33 (p. 227 of pdf)] and [E.g. Impact 3.2-3 p. E-31 (p. 41 of pdf) and p. 3-34 (p. 228 of pdf)]

Accordingly, it is apparent that development of sites 18, 19 and 20 in the southern part of Pacifica to add almost 200 new units of housing and an unspecified amount of commercial development would have significant adverse environmental effects on traffic, especially in view of the fact that highway capacity is inadequate at present and will not improve for "some time" as the City admits in the PHE.

2. The Calera Parkway Project

The Calera Parkway Project (CPP) is part of the proposed Housing Element. Caltrans has done an EIR for the CPP which clearly demonstrates that the CPP will have significant effect on the environment. (A copy of the Caltrans Final EIR for the CPP is attached as Exhibits E, F, G and H.)

3. The DEIR for the GPU

The City has already prepared a draft EIR concerning the proposed General Plan Update (GPU) and that DEIR demonstrates that that the GPU will have a significant effect on the environment. (A copy of the GP DEIR is attached as Exhibit K.)

The PHE is a component of the GP and therefore the proposed Housing Element would have a significant effect on the environment for that reason alone. Moreover, it is blatantly illogical to prepare an EIR for all of the elements of the GPU except for one - the Housing Element.

4. The Initial Study

The Initial Study is included in Exhibit A and it includes many incorrect or misleading statements.

The Initial Study discusses environmental effects in 18 subject areas. In each subject area the Initial Study states, "Impacts regarding [subject area] were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts." This is incorrect and misleading. First of all, the General Plan did not analyze any environmental impacts, and second, since the General Plan did not analyze environmental impacts it is logically impossible to conclude that the Housing Element did not introduce any new impacts.

The Initial Study (IS) includes many additional incorrect and misleading statements ; for example - -

Air Quality

The IS states, "The Housing Element Update will not generate more vehicle trips than permitted under the City's current zoning or general plan." (p. 9) That is incorrect. Table III-2 of the PHE indicates that site 17 (Fassler Avenue) would be allowed 24 units whereas in Table III-1 indicates that the same site would be allowed only 5 units in the current HE. And sites 18, 19 and 20 listed in Table III-2 would be allowed almost 200 units which are not allowed in the current HE. It is obvious that more dwelling units would result in more vehicle trips.

Biological Resources

The IS states, "The Housing Element Update would not modify any sensitive plant and/or animal species habitat or wetlands or interfere with any migratory wildlife or include any provisions that would change or eliminate existing biological resource protection regulations." (p. 10) This is incorrect. The IS ignores the Calera Parkway Project which would have significant adverse effect on wetlands and habitat of wildlife and endangered and threatened species. (See e.g. Caltrans' Final Environmental Impact Report for the Calera Parkway Project - Exhibits E, F, G and H.

Geology and Soils

The IS states, "New development analyzed in the Housing Element Update would be in areas already designated for residential and mixed use development." (p. 12) This ignores the fact that much of the development would be "mixed use neighborhood" and "mixed use commercial" for which standards have not yet been developed. Therefore the implication of the quoted statement that those two new designations are equivalent to mixed use in the current HE is misleading at best.

Land Use and Planning

The IS states, "Implementation of the Housing Element Update would not: (a) physically divide an established community; (b) conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or local coastal program) adopted for the purpose of avoiding or mitigating an environmental effect; or (c) conflict with any applicable habitat conservation plan or natural community conservation plan." (p. 17). This statement ignores the fact that the Calera Parkway Project conflicts with the Pacifica General Plan and Local Coastal Program. The first amended complaint in the legal case of Loeb v City of Pacifica explains the many inconsistencies on pages 8-17. (Exhibit J)

The IS states, "No changes are made in the Housing Element Update related to the density or development potential on housing sites. (p. 17)." This is not correct. The quoted statement ignores the fact that much of the development would be "mixed use neighborhood" and "mixed use commercial" for which standards have not yet been developed. Therefore the implication of the quoted statement that those two new designations would allow the same density as mixed use in the current HE is misleading at best.

Public Services

The IS states (emphasis added) , "Since all housing sites are consistent with the current General Plan, the Housing Element Update will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response

times or other performance objectives for any of the public services listed above (fire, police, schools, parks and others). (p. 20) The premise of this passage is incorrect All housing sites are not consistent with the current GP. The current GP does not include "mixed use neighborhood" or "mixed use center."

Transportation/Traffic

The IS states, "The Housing Element Update will not conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system; nor will the Housing Element Update conflict with any congestion management program." (p. 22) This statement is incorrect. As discussed above, the current transportation system in Pacifica, especially Highway One in southern Pacifica does not meet applicable standards. (see the Draft EIR for GP - Exhibit K)Therefore adding any traffic would make the situation worse. Any increase in traffic would be a significant impact.

Utilities and Service Systems

The IS states, "All new development under the Housing Element Update will not (a) exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; (b) require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or, (c) require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects." (p. 23) However, the current wastewater collection and treatment system in Pacifica does not meet applicable standards. See my comment letter on the DEIR dated July 1, 2014 with Attachments 11 and 12 (Exhibit L at p. 9) Therefore adding sources of wastewater would make the situation worse. Any increase in wastewater would be a significant impact.

5. Other Cities

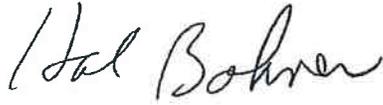
It should also be recognized that other cities prepare EIRs when updating their Housing Elements, and such EIRs demonstrate the significant environmental impacts of a housing element update. Novato is one such city. <http://www.ci.novato.ca.us/Index.aspx?page=1410>

"The City of Novato (City) has determined that a program---level Environmental Impact Report (EIR) is required for the proposed Housing Element Update (Housing Element or proposed project) pursuant to the requirements of the California Environmental Quality Act (CEQA)."
(Exhibit M. Executive Summary p. ES-1)

Conclusion

Thank you for the opportunity to submit these comments.

Sincerely,



Hal Bohner

Copy: Todd Bray

Exhibits

Exhibit	File
A	Environmental Packet for Website - 20150304.pdf
B	Housing Element 2007-2014.pdf
C	Pacifica General Plan - 1980.pdf
D	Draft General Plan - Complete.pdf
E	calerafeireavoli.pdf
F	calerafeireavolii.pdf
G	calerafeireavoliipart1.pdf
H	calerafeireavoliipart2.pdf
J	First Amended Complaint - Downloaded.pdf
K	Complete DEIR.pdf
L	Bohner Comment letter dated July 1, 2014 with Attachments 11 and 12.pdf
M	Final_EIR - Novato - for Housing Element.pdf

Hal Bohner

Attorney

115 Angelita Avenue • Pacifica, CA 94044

650-359-4257

hbohner@earthlink.net

Sent by email to murdockc@ci.pacifica.ca.us April 8, 2015

City of Pacifica Planning Department
Attn: Christian Murdock
1800 Francisco Boulevard
Pacifica
California 94044

**Re: NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE
DECLARATION FOR THE UPDATE OF THE HOUSING ELEMENT OF THE CITY OF PACIFICA
GENERAL PLAN (GENERAL PLAN AMENDMENT GPA-90-15)**

Dear Mr. Murdock:

I received the notice identified above which states, "NOTICE IS HERBY GIVEN that the City of Pacifica has prepared and intends to adopt a Negative Declaration that determines the update of the Housing Element of the City of Pacifica General Plan ("Project"), also known as General Plan Amendment GPA-90-15, will not have any significant effects on the environment."

I submitted comments concerning the proposed Negative Declaration and the proposed Housing Element update in a letter dated March 26, 2015, and I now respectfully submit this second set of comments. Please consider this second set in addition to the comments I submitted previously.

Substitute properties for open space properties

As I discussed in my earlier letter, to assess the potential environmental effects of the update of the Housing Element (Hereinafter "proposed Housing Element" or "PHE") one must compare the PHE with the current Housing Element and the current General Plan. When this comparison is made it is clear that the PHE would have significant environmental effects. I respectfully request that the City revise the PHE to reduce the negative environmental impacts of the PHE.

The PHE includes Figure III-1 and Table III-1 (pp. 74-77) which show and describe potential housing development sites in the 1980 General Plan and Figure III-2 and Table III-2 (pp. 78-81) which show and describe potential housing development sites in the draft General Plan update

(Exhibit D). In both Tables III-1 and III-2 a number of properties are candidates for open space. Of course developing open space would have significant environmental impact. I therefore request that parcels which are not open space be substituted for the open space parcels to reduce the environmental impact of the PHE. I am attaching a table which identifies the open space properties in Tables III-1 and III-2. I have identified those properties as follows:

Candidates for Open Space currently listed as potential housing development sites under the current GP, Table III-1, TO BE REPLACED

Candidates for Open Space currently listed as potential housing development sites under the GP Update, Table III-2, TO BE REPLACED

I have identified the properties that I request the City substitute for open space properties in Tables III-1 and III-2 as follows:

Substitute properties for list with current GP , Table III-1 (Comm = 21.8 du/Ac)

Substitute properties under GP Update, Table III-2 (Comm = 26 du/Ac)

Action Program 14 should not be discontinued

Beginning on p. 122 of the PHE there is a section headed "9. Discontinued Programs" and the following statement:

The City of Pacifica is a dynamic place, continually evolving and changing over time. This evolution impacts the City across numerous dimensions, including the natural, built, political, legal, and financial environments, The result is that certain programs proposed or undertaken in previous housing elements are no longer relevant or feasible within the context of the current planning period. The following is a summary of discontinued programs, including a brief listing of their accomplishments (if any) during the 2007-2014 Housing Element planning period.

On page 123 there is the following statement:

v. Action Program No. 14
Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.

Specific Action -

Refer to the Open Space Task Force Report when reviewing residential development applications. Forward proposals for residential development within areas identified in the Open Space Task Force Report to the Open Space Committee

Reason for Discontinuance -

The actions described in this program relate to broader land use policies not directly related to housing development. Reviewing impacts to open space is a standard City function and is addressed elsewhere in the General Plan

I respectfully request that Action Program No. 14 not be discontinued. There are a number of reasons for this. First, discontinuing the Action Program would increase the negative environmental impact of the PHE. Second, the asserted "Reason for Discontinuance" makes no sense and has no basis in fact. Contrary to the stated Reason for Discontinuance, the Action Program is directly related to the Housing Element. And, the mere fact that reviewing impacts on open space may be a standard City function addressed elsewhere in the General Plan is not a reason for discontinuance in the Housing Element. In fact many aspects of the General Plan are repeated in more than one place in the General Plan. Furthermore, I know of no place in the General Plan that requires or recommends that as part of consideration of a project the City should:

Refer to the Open Space Task Force Report when reviewing residential development applications. Forward proposals for residential development within areas identified in the Open Space Task Force Report to the Open Space Committee.

Conclusion

Thank you for the opportunity to submit these comments.

Sincerely,



Hal Bohner

Assessor No	Address	Owner	Zoning	Gen Plan	Size	No. Units	Comments
Candidates for Open Space currently listed as potential housing development sites under the current GP, Table III-1, TO BE REPLACED							
009-035-140	Palmetto (Fish)		R-1/CZ	MDR	1.03 Ac	15	009-031-010, 009-035-140 to 200
016-421-010	Lower Gypsy Hill		R-1/B-3/B-10/HFD	OSR & LDR	4.4 Ac	24	
018-140-620	Coast Hwy (Zeebros)		R-1/B-3/B-10/HFD	OSR & LDR	56.03 Ac	11	
022-012-020	Rock; Coast Hwy at Fassler		C-1+	Comm (Visitor-serving)	2.87 Ac	63	
023-075-050	San Pedro Rd		C-3	HDR	2.46 Ac	52	Next to creek and rest home
			TOTAL			165	
Substitute properties for list with current GP, Table III-1 (Comm = 21.8 du/Ac)							
016-220-150	IUS Bank		C-1(P)		0.322 Ac	7	
022-162-310	570 Crespi	Murphy	M-1 (C-1?)		0.988 Ac	9	At least half is wetland; 1 house currently estimate 9 du OK?
022-162-350	Crespi Storage		C-3		1.357 Ac	29	
022-162-360	"						
022-171-150	Crespi Shopping Center		C1/P		1.51 Ac	32	
023-041-190	De Solo	Kimco	C-1	Comm	~0.40 Ac	8	At the SE corner of Linda Mar Shopping Ctr, btwn 1290 & 1312 De solo ~125x140ft (vacant)
-200	"						
016-060-100	Francisco at Salada	Pacificca	C-1		~0.293 Ac	6	1900 block Francisco (vacant) next to Thal rest. ~12,760 Sq ft
016-181-410	2022 Palmetto		C-1 (R-3?)		~0.155 Ac	3	at Santa Rosa ~6,770 Sq ft (vacant)
016-220-100	Goodman rd		R-3		0.43 Ac	9	Eureka Sq; Goodman Rd at Talbot (vacant)
018-140-050	4275 Coast Hwy (Lumber yard)		C-2		2 Ac	43	Old lumber yard
018-140-460	Coast Hwy		C-2?		1.4 Ac	37	Empty lot NE on Hwy 1 from old lumber yard (vacant)
-470	"		C-2?		0.31 Ac		
023-593-070	Terra Nova		C-1		0.41 Ac	8	Next to library in shopping ctr (vacant)
009-058-030	340 Waterford		C-1		0.355 Ac	12	Car wash
-040	"				0.22 Ac		
023-672-600	930 Oddstad	School district	???		11.4 Ac	54	Oddstad school; Subdivided on assessor's map into 54 lots
????	500 block Linda Mar	Caltrans	R-3		~1.6 Ac	21	Park & Ride lot across Linda Mar from Shopping Ctr. ~ 69000 sq ft, about 45K sq ft after EQ Basin
????	2212 Beach Blvd	Pacificca	PF (PD)		3.5 Ac	52	Old sewer plant; 15 units/Ac (CCC letter)
			Total			330	
Candidates for Open Space currently listed as potential housing development sites under the GP Update, Table III-2, TO BE REPLACED							
009-035-140	Palmetto (Fish)		R-1/CZ	LDR	1.03 Ac	9	009-031-010, 009-035-140 to 200
016-355-150	467 Clarendon		R-1	LDR	1.35 Ac	12	Paper street (vacant)
018-140-620	Coast Hwy (Zeebros)		R-1/B-3/B-10/HFD	OSR & LDR	56.03 Ac	11	
022-162-310	570 Crespi	Murphy	M-1 (C-1?)	Mixed Use Center	0.988 Ac	30	At least half is wetland; 1 house currently; estimate 20 du OK?
			TOTAL			62	
Substitute properties under GP Update, Table III-2 (Comm = 26 du/Ac)							
009-245-010	Oceana		C-1		2.67 Ac	69	Oceana south of Commemora (vacant) On current GP list
009-293-280	899 Oceana Dallas Rest		C-2		0.641 Ac	16	Stanly's (?) On current GP list
023-041-190	De Solo	Kimco	C-1	Comm	~0.40 Ac	10	At the SE corner of Linda Mar Shopping Ctr, btwn 1290 & 1312 De solo ~125x140ft (vacant)
-200	"						
016-060-100	Francisco at Salada	Pacificca	C-1		~0.293 Ac	7	1900 block Francisco (vacant) next to Thal rest. ~12,760 Sq ft
016-181-410	2022 Palmetto		C-1 (R-3?)		~0.155 Ac	4	at Santa Rosa ~6,770 Sq ft (vacant)
016-220-100	Goodman rd		R-3		0.43 Ac	9	Eureka Sq; Goodman Rd at Talbot (vacant)
018-140-050	4275 Coast Hwy (Lumber yard)		C-2		2 Ac	52	Old lumber yard
018-140-460	Coast Hwy		C-2?		1.4 Ac	44	Empty Lot NE on Hwy 1 from old lumber yard (vacant)
-470	"		C-2?		0.31 Ac		
023-593-070	Terra Nova		C-1		0.41 Ac	10	Next to library in shopping ctr (vacant)
009-058-030	340 Waterford		C-1		0.355 Ac	14	Car wash
-040	"				0.22 Ac		
023-672-600	930 Oddstad	School district	???		11.4 Ac	54	Oddstad school; Subdivided on assessor's map into 54 lots
????	500 block Linda Mar	Caltrans	R-3		~1.6 Ac	21	Park & Ride lot across Linda Mar from Shopping Ctr. ~ 69000 sq ft, about 45K sq ft after EQ Basin
????	2212 Beach Blvd	Pacificca	PF (PD)		3.5 Ac	52	Old sewer plant; 15 units/Ac (CCC letter)
			Total			362	

Murdock, Christian

From: judithfield@comcast.net
Sent: Friday, March 27, 2015 2:43 PM
To: Murdock, Christian
Subject: Reply

Dear Christian,
I have decided to make a Negative Declaration for the Housing Element Update. Please print it as follows:

A serious drought threatens the quality of life in California, and the Pacifica community should address this issue by building a desalinization plant instead of expanding or rebuilding roads, or adding housing that would increase the City's population. These projects drain resources away from the serious water problem before us.

Thank you.
Judy Field

From: murdockc@ci.pacifica.ca.us
To: judithfield@comcast.net
Sent: Monday, March 23, 2015 4:07:30 PM
Subject: RE: Reply

Dear Ms. Field,

The Planning Department has no plans to distribute surveys on any of the topics you listed. We typically solicit interest with public notices and public comment periods similar to the one in progress currently for the housing element. It is also common to send a mass email notifying interested persons of upcoming hearings or new comment periods.

Although the Planning Department does not plan to distribute any surveys at this time, the City Manager's Office may have better awareness of its intentions or those of other departments to disseminate surveys on certain topics. You may wish to contact the city manager's assistant, Mario Xuereb, to inquire whether he is aware of any forthcoming surveys on the topics in which you are interested. You can reach Mario at xuerebm@ci.pacifica.ca.us.

Best Regards,

Christian

Christian Murdock
Assistant Planner
Planning Department
City of Pacifica
1800 Francisco Blvd.
Pacifica, CA 94044
www.cityofpacifica.org

Email: murdockc@ci.pacifica.ca.us
Phone: (650) 738-7444

Murdock, Christian

From: Jill Allen <jillkayallen@gmail.com>
Sent: Monday, March 30, 2015 10:14 PM
To: Murdock, Christian
Subject: "Housing Element" proposal in front of the City Council.

In regard to the upcoming hearing on the Housing Element, it is my opinion that the following items should be considered:

1. The "housing element" should not include the Calera Parkway project since it has not been approved by city council.
2. The project is not consistent with the general plan: if the CPP is included in the "Housing Element", then the "Housing Element" would not be consistent with the General Plan.

Thank you,

Jill Allen

Click [here](#) to report this email as spam.

Victor Carmichael

5005 Palmetto Ave., Pacifica, California 94044
(650) 991 7349

03/30/15

RECEIVED

MAR 31 2015

City of Pacifica Planning Dept
Attn: Christian Murdock
1800 Francisco Blvd
Pacifica, CA 95044

City of Pacifica

RE: INTENT TO ADOPT A 'NEGATIVE DEC' TO HE UPDATE OF THE HOUSING ELEMENT OF PACIFCA
GENERAL PLAN UPDATE

Dear Mr. Murdock:

As you are no doubt aware of (and no doubt involved in) the City of Pacifica is engaged in the update to its General Plan (GP.) It is an expensive, complex, time consuming and controversial process. A crucial component to the GP update is the Housing Element which focuses on future housing needs and the means to provide such. The process is driven by the Association of Bay Area Government's (ABAG) projection of regional residential housing needs and the allocation based on predicted population growth in each municipal jurisdiction.

I have read a good portion of the 134 page Draft Housing Element and it doing so I have come to realize it is any many ways even more important than I first assumed. Aside from containing valuable and interesting comparison data between Pacifica, the county and the state, it embodies the assumptions and working definitions that the City's Planning Dept works under. It also contains interesting facts unknown to me and probably others, like the fact that the population of Pacifica actually decreased 3% between 2000 and 2011. Yet ABAG is projecting a population increase of 4%?

In any case projected housing needs (based on ABAG "allocations") are probably a required element in any GP update. But new housing construction cannot help but have environmental impacts. Yet the City intends to adopt a 'Negative Declaration' regarding the Housing Element thus avoiding an Environmental Impact Statement (EIR). This makes no sense. An EIR would allow for objective consideration of the environmental consequences which in some cases involves parcel zoning upgrades. Also adopting the concept of a 'mixed use center' with commerical/residential projects could not help but have environmental consequences. And importantly, since the draft GP Update plan seems to have the highly controversial Calera Parkway Project assumed in as a 'done deal' (even as is its approval is in question), it is even more critical the Housing Element be subjected to a fresh EIR. Caltrans's EIR was considered deficient by many and was even subjected to court challenges. Finally I understand that *other cities* prepare EIRs when updating their Housing Elements. Why should we not do so, too?

Sincerely,


Victor Carmichael

RECEIVED

APR 01 2015

City of Pacifica

March 27, 2015

Planning Department
Attention: Christian Murdock
1800 Francisco Boulevard
Pacifica, CA 94044

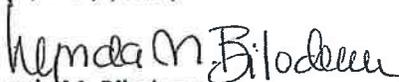
Dear Mr. Murdock:

We are very concerned that the City has been circulating a proposed new "housing element" proposal. We support the Pacificans for Highway 1 Alternatives, and are concerned that there are several references to the Calera Parkway project that speak of the highway widening as if it were positive and as if it's a done deal (pages 62, and 66-7). We want the City to remove all references to this highly contentious project from the "housing element".

We are writing this letter to you to let you know that:

1. The housing element should not include the Calera Parkway project, and
2. The project is not consistent with the general plan; if the CPP is included in the "Housing element", then the "Housing Element" would not be consistent with the General Plan.

Very truly yours,


Lynda M. Bilodeau


Norman C. Bilodeau


Cheryl T. Gregory

Contact Information:

1339 Crespi Drive
Pacifica, CA 94044
Telephone: 650.359.7743

Murdock, Christian

From: Celeste Langille <langillelaw@gmail.com>
Sent: Sunday, April 05, 2015 10:45 AM
To: Murdock, Christian
Subject: Comments on Draft Housing Element
Attachments: CCL HE Comment letter 4 5 15.docx

Christian,

Attached are my comments on the draft Housing Element. Please confirm receipt of this email.
Thank you,

--
Celeste C. Langille
Attorney at Law
446 Old County Road, Ste. 100-341
Pacifica, CA 94044
LangilleLaw@gmail.com
510-290-8000

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Click [here](#) to report this email as spam.

Celeste Langille
40 Alviso Ct
Pacifica, CA 94044
Langillelaw@gmail.com

April 5, 2015

City of Pacifica Planning Department
Attn: Christian Murdock
1800 Francisco Boulevard
Pacifica, CA 94044

Re: NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION FOR THE UPDATE OF THE HOUSING ELEMENT OF
THE CITY OF PACIFICA GENERAL PLAN (GENERAL PLAN AMENDMENT
GPA-90-15)

Dear Mr. Murdock:

The following are my comments on the draft Housing Element. As a preliminary issue, it is unclear from the public notice dated March 4, 2015 on the draft Housing Element how comments are limited by the statements that "The City will accept only written comments" on page 2 of the Notice. Does this mean that the City will not be accepting oral comments at the two hearings on this matter? In the interest of fostering public communication and government transparency, oral comments should be encouraged at both hearings and also written communications should be allowed up until the City Council hearing.

A threshold question in the Negative Declaration arises from the confusion over how the Draft Housing Element Negative Declaration addresses a key component of the Housing Element: the Potential Housing Development Sites, and therefore the impacts of the sites themselves. It simply isn't clear which sites are the potential housing development sites identified in, Table III-1 or Table III-2. Table III-1 references the current 1980 General Plan and Table III-2 references the draft General Plan.

The Initial Study states "The Housing Element Update is consistent with the City's existing General Plan and draft General Plan. No development is allowed under the Housing Element Update where it is not currently allowed in the existing General Plan or draft General Plan." Yet, the draft General Plan is simply a draft subject to changes and updates. Given that there have been no public hearings in the multi-year General Plan update process and the draft General Plan has not been adopted by the City, it is improper to include references to potential sites that have changed land use designations or zoning since the previous General Plan. Overall, it is simply confusing for the public to determine what changes are proposed and the impacts of said changes. Please clarify.

The Table III (1 and 2) parcels that are identified in the Open Space Task Force Report as candidates for open space are not appropriate for inclusion in the Housing Element. In addition, several Table III properties, including the Zeebros parcel (APN 018-140-620), the Rock parcel (APN 022-012-020) and Lower Gypsy Hill parcel (APN 016-421-010), have very steep slopes and development would result in inconsistency with the Hillside Preservation Ordinance as well as erosion issues. The Table III-2 site (#18) at 570 Crespi has wetlands at the rear of the property – as well as adjacent to this property – and is not appropriate for high or medium density development.

I have suggestions for substituting “Potential Housing Development Sites” for the above parcels. It is unclear if Site #10 on Table III-2, U.S. Bank, includes some or all of the Eureka Square Shopping Center, but Eureka Square would potentially be ideal for mixed development and transit oriented development and could accommodate a much higher number of housing units. In addition, a nearby site, APN 016-220-100 could also meet this goal. The Linda Mar Safeway shopping center has a large lot behind it that is very underutilized and could support housing and/or mixed use development.

Any level sites close to transit, especially Highway 1, could aid in meeting the goal of more Smart Growth development/Transit oriented development in Pacifica. The inclusion of the Table III-2 sites (Sites 19 and 20) on Crespi (other than #18) would support this goal. There are a number of vacant lots in the West Sharp Park/Palmetto neighborhood that could support higher density housing.

Two parcels directly adjacent to Highway 1 could support higher density development, the old Pacifica Lumber site (APN 018-140-050) and the vacant lot/Christmas tree lot (APN 018-140-460/470). These two parcels could support higher density development oriented away from the highway. One site that isn't ideally close to transit but that is under utilized and could support medium density housing – and save the soccer fields - is the former Oddstad school site.

The Housing Element can and should address housing issues that support the policies and goals specifically already addressed in the City's Climate Action Plan. The Climate Action Plan has stated goals for Energy and Transportation. Section 4.2 of the Climate Action Plan addresses Transportation and Land Use. Specifically, Section 4.2.1 addresses Smart Growth Development/Transit Oriented Development and Section 4.2.4 addressing establishing a policy to require Transportation Demand Management strategies for new subdivisions.

I commend and appreciate the revision of Table III-1 to address this issue in part - as discussed on Page 6 of the draft Housing Element. Yet, the Housing element does not discuss Smart Growth Development and/or Transit Oriented Development, or the Climate Action Plan itself. The draft Housing Element should be updated to include Smart Growth Development under Section IV as a formal goal and ongoing policy, especially given the long-term nature of the Housing element as well as the need for consistency with the Climate Action Plan.

On page 7 of the Draft Housing Element, under "Housing Accomplishments: 2007 to 2014" the text states that Pacifica met three-quarters of its overall housing need during the period, "constructing 205 housing units." Please confirm this number is correct as it appears to be very high.

I would appreciate a thorough response to the above comments.

Thank you,

Celeste Langille

Traffic frustration

Editor:

I read letters basically saying, "I'm frustrated by the traffic. Don't just sit there. Do something!" Implicitly, they aren't too concerned about the result. In contrast, I plead, "Don't do something stupid. Let's all just sit here until we have a plan for success." The only plan on the table is a boondoggle. It would make traffic worse, the commute slower. The math doesn't fit here, but the concepts do. There are now valves on the traffic flow at Vallemar, Rockaway, Crespi and Linda Mar. These would not improve, though Vallemar and Rockaway would be worse as the red light would be longer. However, this plan proposes a brand new bottleneck with brand new turbulence that does not currently exist. This new disruption will make drivers go slower. At the Cesar Chavez / Army on ramp to 101, as five lanes merge into four, we slow down to a complete stop, and traffic backs up to City College, even though we get back up to 45 around Hospital Curve. It's the turbulence of the merge. Currently we might go 45 from the pet hospital straight through Sharp Park. Under the plan, at rush hour, nobody could possibly get to 45 until Shelldance after the merge at the police station. Maximum 30. More likely 20 mph. Full stops interrupting the 20. Everyone will be going slower until after the merge. And southbound would be just as bad. And yes, we could improve the commute, but this plan can't.

William Lautenberger
Vallemar 4-1-2015

Pacific Shillbume

MORNING 01 2015

Dear Mr. Murdoch and Planning Dept
and Pacifica City Council

Please say no to the proposed Highway 1 widening project quite ironically called the Calera Parkway project. It Won't Work! please read the enclosed letter from an experienced driver - in short, creating another bottleneck will only make matters worse. And what's a so-called "housing element" have to do with the proposed Highway 1 widening project with the suggestion that mixing the two would be a good thing. Really, more people = more traffic plus we're in a severe drought situation and adding more people will = more water used. Another question - Why in God's good name did you approve the "armoring" another ironic name - housing development - east of Roberts Road is becoming ever more an eyesore - strip mines come to mind. Also, more people = more traffic and water use.

Back to the proposed Highway 1 widening project - it's a no Bueno!!

1. It's a boondoggle -
2. Total waste of money
3. It does harm to the environment, kills wildflowers, Owen memorial garden, etc.
4. It's bad for pedestrians - widening the road would make an already dangerous situation even more dangerous.
5. It would displace businesses - Pacifica Pet Hospital is a prime example and residences.
6. Don't trust Caltrans - Look at the Bay Bridgeiasco - no safer since the 1989 earthquake, probably less safe now.
7. Don't want Pacifica to turn into Los Angeles, both - no Way!!

Again, I plead, just say no to the proposed Highway 1 widening project.

Very Sincerely, Bettie A. Montague
Ocean View Senior Apartments
Crespi Drive and Roberts Road

Murdock, Christian

From: RC <RCA4U@Comcast.net>
Sent: Thursday, April 09, 2015 9:46 AM
To: Wehrmeister, Tina
Cc: Murdock, Christian; Diaz, Lee; 'Sheryl Calson'; 'Kristin Calson'
Subject: Housing Element 2015 (FW: 8-8-2011 GP alternative analysis submital)
Attachments: august 8, 2011 letter to Geo White re GP update land use.pdf; Stinson Beach Park Design.pdf; scan0002.jpg; scan0003.jpg; Blazej Pacifica GP Planning Submittal.doc

Ms. Tina Wehrmeister
Director Of Planning

Please find our submission for public comment in regard to update of Housing Element 2015. We have followed this topic with interest as it concerns what has come to be referred as the "Calson Property". The attachments above were included with an 8-8-2011 letter we sent to your predecessor George White. We are resubmitting that 2011 letter with comments and an attachment (Blazej....Submittal), which was noted in the 2011 letter and which was also previously submitted to the Pacifica Planning Department. We believe the letters we have included, in general remain an accurate reflection of the situation and of our opinions.

We also believe that issues concerning the city's constructed drainage ditch and sewer line along a rejected easement on the eastern edge of the "Calson Property" should be addressed in the General Plan draft policy. We have raised these issues previously, and recently the City of Pacifica has also raised these same issues.

We would propose that the entry to the neighborhood be addressed, in particular the corner parcel owned by Cal Trans be sought by the City of Pacifica for reuse. As we have indicated in the past, we believe the Cal Trans property could serve the neighborhood as a park and improve the entry to the neighborhood and shopping center.

As to the "Calson Property" specifically, we supported the reduction in density from the present zoning (up to 115 residential units as part of a mixed use project,) enacted in the previous Housing Element when the City and State agreed on the density first found in the 1969 General Plan. The City of Pacifica asserted in the last Housing Element update that a density of up to 50+/- residential was most compatible with the neighborhood and the State agreed. We believe this same thinking is called for as part of the proposed General Plan draft policy. The "Calson Property" should be rezoned to a density of up to 50+/- residential units so as to remain compatible with, and maintain the character of, the surrounding neighborhood.

Thank you for your time and consideration.

Sincerely,

Ron & Sheryl Calson

From: Ron Calson [mailto:RCA4U@Comcast.net]
Sent: Monday, August 08, 2011 12:47 PM
To: 'whiteg@ci.pacifica.ca.us'
Cc: claycombe@ci.pacifica.ca.us; 'leslie@dyettandbhatia.com'; 'o'connellk@ci.pacifica.ca.us'
Subject: 8-8-2011 GP alternative analysis submital

Mr. George White,

Please include the attached in package to be submitted today for Planning Commission's review regarding Pedro Point alternatives.

We believe all the alternatives in general are too intense in density including hospitality, retail and high density residential.

We believe that residential is the least intrusive and "small scale rustic design" as noted in the 1980 GP narrative is most in character with the existing improvements, infrastructure and remaining vacant land. We have received much interest before the economic down turn in such a use. Cal & Stanford studies / land plans concluded similar uses, see attached. Over the past 15 years our neighbors have most favored a park and moderate to low density residential.

We further believe the undeveloped south end of the shopping center should also be considered as an opportunity site for a pedro Point park area that would visually improve the Pedro Point community entrance, meet neighborhood desire for a park, compliment shopping center, act as a staging area for coastal trail hikers. We have attached a plan of a coastal park. Stinson Beach residents bought the land, funded, designed and built this community park.

Thank you for the opportunity to present our thoughts.
Ron Calson

Click [here](#) to report this email as spam.

August 8, 2011

Mr. George White
Pacifica Director of Planning
1800 Francisco Blvd.
Pacifica, CA 94044

Re: Alternative Analysis and Evaluation Phase, Pedro Point Calson Site:

Please consider the information noted below in City's determination of an appropriate land use for the property recently noted as the Calson Site.

- Pacifica submitted its Housing Element Realistic Capacity to the State citing compatibility with surrounding neighborhood and proposed 50 residential units in lieu of 115 units which the present mixed use zoning allows. This unit count mirrors what the previous 1969 General Plan and zoning stated, medium density residential, 10 to 15 units / acre.
- Commercial land use of the 5+ acre Calson Site last occurred in 40 years ago when an unsuccessful golf driving range went out of business in less than 3 years of operation.
- Dyette & Bhatia subcontractor EPS who conducted a Retail and Tourism Market Assessment omitted Calson Site from consideration to add retail and hospitality.
- Neighborhood retail needs are already met by two renovated shopping centers within two blocks, Linda Mar and Pedro Point Shopping Centers.
- Pedro Point Shopping Center has had continued vacancies with highway frontage.
- Calson Site is obscured and hidden visually from visitors on the highway by the Pedro Point Shopping Center and the ocean berm.
- Highway closure at Ace Hardware eliminated the closest site ingress and egress furthered site isolation already separated from the shopping center by a 60 feet wide parcel, sewer line and drainage ditch.
- Tax revenue from an added commercial project is questionable due to sites obscurity to visitors and already fulfilled neighborhood retail demand from nearby 230,000 +/- sq. ft. of retail in two shopping centers.
- 1980 LCLUP's Local Land Use Goals recognized, *"The need for additional housing in Pacifica's Coastal zone, the potential incompatibility of mixing public and private uses, and the adequacy of existing and proposed visitor-serving uses in other parts of the City's coastline indicate that it may be desirable and consistent with the Coastal Act to develop certain remaining vacant lots in residential uses."*
- Mix-Use with increased high density, parking, traffic, noise, zero line setbacks may be less compatible with the surrounding neighborhood's single family residential character; lower density may be more in scale and lessen the impact on the character of the surrounding neighborhood and more likely meets the 1980 GP call for *"small scale rustic design"*.
- Lucian Blazej, Planning Consultant and former San Francisco Director of Planning studied the site area, housing element draft, alternatives presented by the consultant and background materials. He indicated commercial alternatives were least compatible for multiple reasons. He agreed with Pacifica staff that medium density housing, (approx. 50 units), is the least intrusive alternative and compatible with the surrounding neighborhood. As an opportunity site for open space / park might be prove difficult for ABAG housing

goals, but he pointed out the undeveloped southern end of the shopping center which includes Cal Trans excess land might serve as an alternative park area.

- Calson Site is situated in the “San Pedro Terrace by the Sea” subdivision and remains a part of an existing residential subdivision, (traffic, noise, density issues etc.)
- San Pedro Avenue frontage road, a public street is reduced from 60 feet in width as it passes from the Pedro Point Shopping Center to 50 feet in width as it enters the Calson Site frontage, part of the residential subdivision infrastructure.
- Several neighborhood polls have favored a park with residential over all other forms of commercial. PPCA members have expressed an interest for a park but no offer to purchase has ever been received. Owners have offered the property to the City but been told the City has no interest in purchasing the property.
- Calson Site improved with residential would be compatible to nearby public transportation.
- California Coastal Commission staff has written they could be supportive of a residential project. (Pacifica Planning staff was given a copy.)
- The 1980 General Plan and Land Use Plan’s illustration and narrative zoned Calson Site to Commercial as part of an assemblage with a, “*Small scale rustic design....*” concept of assembling all parcels between Highway One, Danman, San Pedro Avenue and the ocean.
- Three decades of development and land use changes eliminated the unrealistic assemblage. Changes include;
 - 1) 1980 GP & LCLUP’s area narrative and illustration proposed San Pedro Avenue’s route bisect across the center of the proposed assembled site. The original route was altered to parallel Highway One’s San Pedro Creek Bridge project;
 - 2) San Pedro Avenue highway ingress-egress (next to Ace Hardware) was closed leaving only one way in and out of Pedro Point;
 - 3) Pedro Point Shopping Center’s renovation, (except vacant lots on south end)
 - 4) various easements, deferred infrastructure needs and public drainage discharge;
 - 5) unrealistic assemblage with numerous ownerships, mergers, minor subdivisions;
 - 6) proposed assemblage parcels on Danman west border, have been individually improved, and in part rezoned to residential;
 - 7) beachfront / berm Shoreside TIC owners applied for a subdivision, with no interest in assemblage;
 - 8) neighborhood transition by addition of a considerable amount of new larger high end custom homes to surrounding hillside;
 - 9) improved amenities and coastal access, adding coastal trail from the beach to San Pedro Mountain, adding access at San Pedro beach, facilities renovated, skate board park added, dog park in process, community recreation center, new restaurants and shopping and five nearby hotel and motels with another 75 units proposed in the entitlement process.
- Pedro Point has abundant access to recreational and beach opportunities, surfing, swimming, boating, fishing, hiking, bicycling, jogging, skating, golf, bowling and numerous restaurants.
- 1980 GP’s Open Space and Recreation element states, “*Developed neighborhood recreation areas are lacking in ... Pedro Point neighborhoods.*”
- 1980 GP’s Pedro Point ...section states,“*Pedro Point contains no established neighborhood park.....an improved park is essential for this physically isolated community.... may be feasible within the undeveloped ...Archdiocese property [now known*

as Calson Site]... "Conclusion: Development of a neighborhood park should be encouraged...",

- The Calson Site is listed as an "opportunity site" for open space / park. The owners have offered to sell the property to the City and the PPCA but no interest has been forthcoming.
- An alternative site for a Pedro Point park site area could be the undeveloped southern end of the Pedro Point Shopping Center, in part the Cal Trans excessive land corner parcel.
- Included for review is a park in Stinson Beach where the neighbors purchased land, designed and built a park for themselves and the public. It includes a play set for children, a sport court for hoops and other games, lawn area, BBQ and scattered tables.
- The Calson Site was chosen for the 2002 "Golden Shovel Competition" between Stanford University and University of California: Berkeley graduate departments. A team from each school was challenged to design the best project they could for the Calson Site. Each team interviewed all the stakeholders, the neighbors, the PPCA, the Shoreside Residents Association, (now TIC), Pacifica Planning staff, all five Council members and the CCC staff. Both teams presented residential oriented projects, neither team proposed a commercial project. Site designs are also included for both.

Summary conclusion:

In past polls most neighbors favor a park within a plurality of opinions; the majority within the plurality has chosen residential over alternative commercial development. Planning Staff's Housing Element submittal calls for a site density of 50 units and meets the definition of Medium Density Residential zoning. The CCC has indicated in a letter in the past that it could be supportive of residential or commercial and confirmed that to the Cal Berkeley & Stanford teams who each met with the City staff, council members and CCC staff. Both Cal and Stanford conceptual land plans after extensive research and interviews led them to residential oriented projects that provided park area and coastal access. We believe the winning Cal plan most closely identifies with the various stakeholder positions and surrounding neighborhood character.

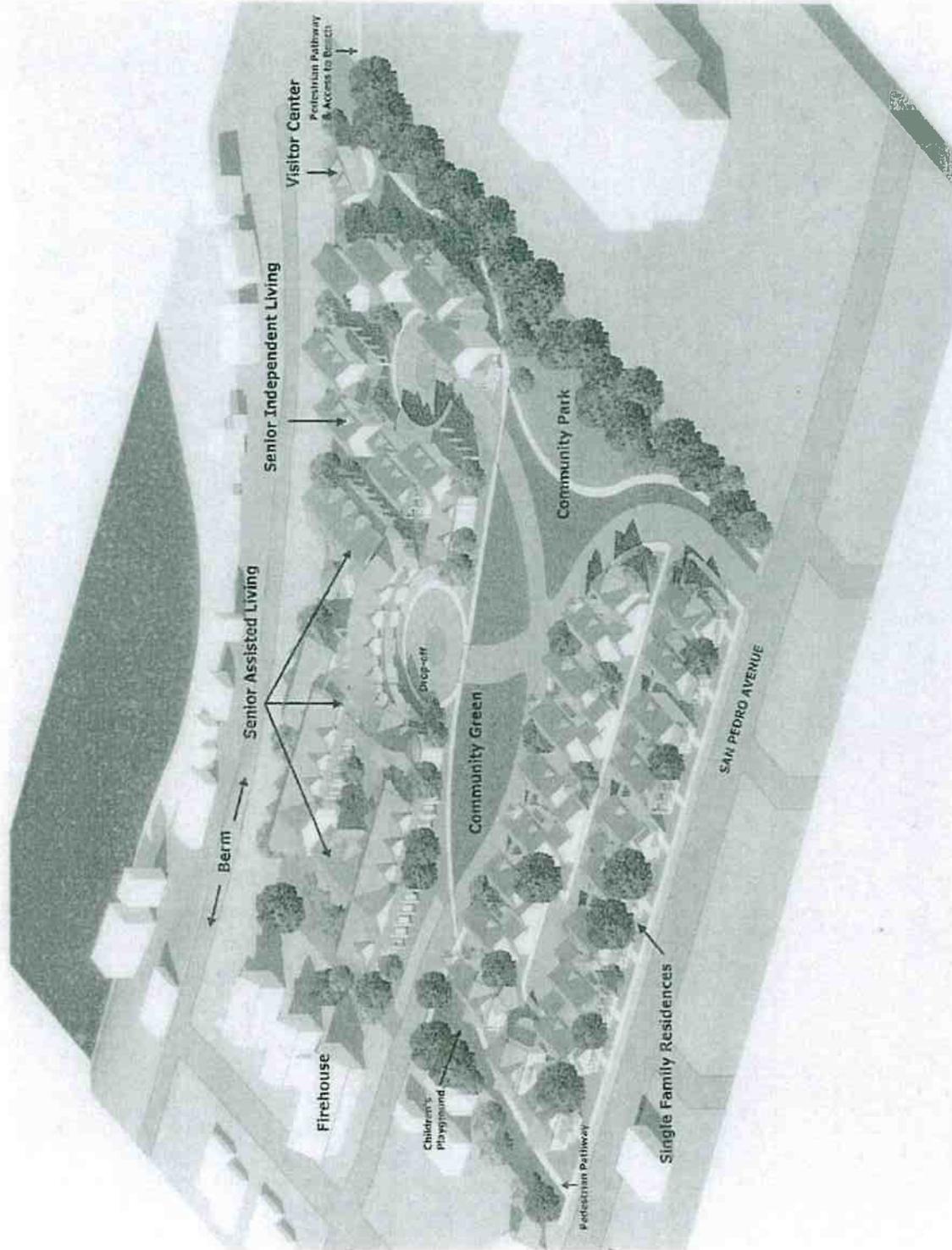
The 1980 General Plan and Land Use Plan area narrative suggested an obsolete assemblage concept, which has been negated by the City through its actions and approval process. The new General Plan offers an opportunity to plan for a compatible residential use with the neighborhood and as the 1980 General Plan called for, "*small, scale rustic design*". This insightful approach would enable the City to sensibly address the ABAG quotas, the Housing Element needs, strengthen neighborhood values, fulfill neighborhood desire for a park, coastal access, deferred infrastructure and the environment. A moderate residential density zoning is the most compatible use with its existing infrastructure and best complements the existing neighborhood character.

Thank you for your consideration of points addressed in this letter.

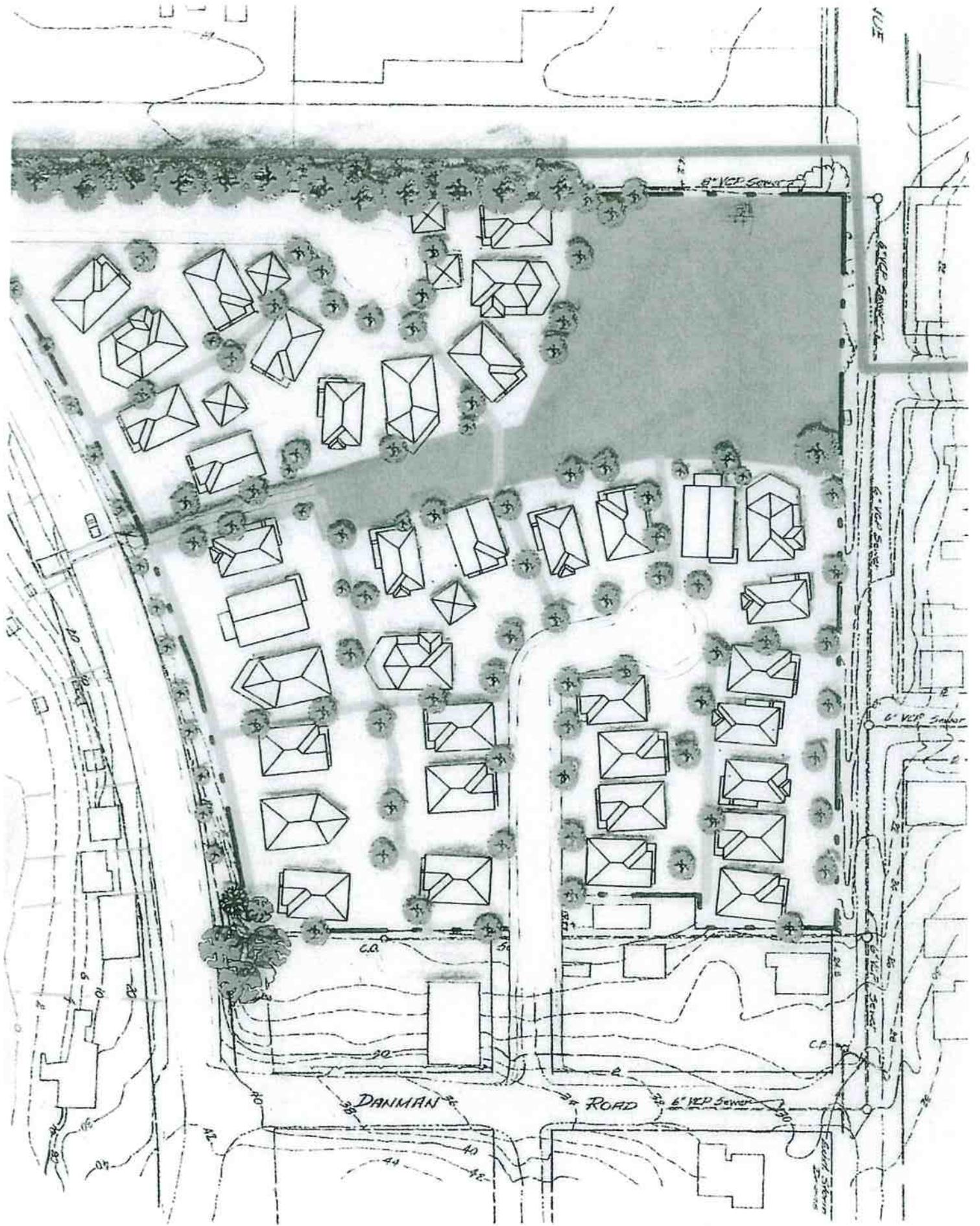
Sincerely,
Ron Calson

Copy: Pacifica Planning Commission
Pacifica City Council
Leslie Gould, Dyette & Bhatia,

DEVELOPMENT PLAN



Aerial view of proposed site design showing assisted living, independent living, and single family residential programs.



10E

8" VCP Sewer

6" VCP Sewer

DANMAN ROAD

ROAD

South Street

C.A.

30

35

44

40

45

50

55

60

65

70

75

80

C.B.

80

85

90

95

100

LUCIAN ROBERT BLAZEJ
URBAN AND REGIONAL PLANNING
50 LAIDLEY STREET
SAN FRANCISCO, CA 94131-2733
VOICE 415.695.1111 ■ FAX 415.641.5409 ■ CELL 415.505.3707
E-MAIL: lrbazej@pacbell.net

May 26, 2011

Mr George White
Director of Planning
Planning Department
1800 Francisco Blvd.
Pacifica, CA 94044

Re: Pedro Point 5.5 Acre "Calson" Property - Proposed General Plan Land Use

Dear Mr. White:

This letter expresses my professional opinion regarding an appropriate land use designation for the "Calson Property" at Pedro Point in Pacifica, California.

I have had an opportunity to visit the Pedro Point neighborhood and Calson property, review background materials, studies and other information related to this property, adjacent development, and relevant environmental conditions. Past land use plans and studies have proposed the "Calson Property" be assembled with surrounding properties into a village like setting, primarily mixed-use development including:

- 1.) Mixed use high density multifamily; (115 residential)
- 2.) Retail;
- 3.) Hospitality;
- 4.) Performing art center.
- 5.) Park area

The past assemblage vision for the "Calson Property" – a former golf driving range, has been that it be a "small rustic" mixed-use enclave consisting of ground floor commercial / retail with upper level residential use, possibly also including hospitality facilities such as a motel. The previous assemblage notion was that Pacifica residents and visitors/tourists would be attracted to this location and consequently render such development economically viable.

The land use and site character reality of the "Calson Property" can be summarized as follows:

- 1.) The site is located behind an existing small neighborhood serving shopping center with a "Fresh'n Easy" grocery store as the primary tenant.
- 2.) The site has poor vehicular access from Highway #1
- 3.) The site is visually obscured from Highway #1.
- 4.) An active man made drainage ditch and associated buffer physically isolates the site from the adjacent neighborhood shopping area.
- 5.) The site's frontage road, San Pedro Ave narrows 10 feet as it enters the Calson property, originally mapped as a part of the single family subdivision, San Pedro Terrace by the Sea.
- 6.) An existing elevated berm looms 20 - 25 foot high; constructed as a rail road bed berm it is both a physical and visual barrier to the beach and ocean to the north.

May 26, 2011

- 7.) The immediate Pedro Point neighborhood consumer needs are already met by the two existing shopping centers and added commercial space is not warranted by demand.
- 8.) Surrounding development to the south and west is primarily single-family residential, and these residents would likely lobby that the "Calson Property" be developed as a mid to low density residential development, or preferably as a city park or open space.
- 9.) It is mentioned in the existing General Plan and Open Space Task Force Report as a site for a park or open space and coastal access. It is noted as an opportunity site for a park / open space in the Alternative Analysis.
- 10.) The site is served by all necessary infrastructure and utilities, water, sewer and power.
- 11.) The in process Housing Element Draft submitted by Planning Staff to the State, as part of its housing site inventory analysis calls for a reduction from existing zoning of 115 residential units over ground floor commercial to approximately 50 residential units.
- 12.) The Planning Staff proposed plan of a 50 residential unit count correctly cites the compatibility with the surrounding character of the immediate neighborhood.

In reviewing the three site planning alternatives presented by the consultant, I would strongly hold the view that the site in order to remain compatible with its surroundings be held to medium density housing as the other alternatives of added retail and hospitality are unrealistic and could distort the serenity of the neighborhood. Additionally the street infrastructure is designed for residential not commercial activity and coastal access will likely be required too.

The Calson site is also named as one of three opportunity park / open space sites but may prove to be difficult to achieve and meet ABAG goals depending on limitations placed on the site. Possibly an area on the south end of the Pedro Point Shopping Center, on the corner Cal Trans owned land might provide area for a neighborhood small park.

Given the foregoing factors, and recognizing the regional need for more housing, particularly infill housing in already urbanized areas that are serviced by needed utilities, infrastructure and community services, it is my professional recommendation that the Pacifica General Plan and associated Housing Element designate the "Calson Property" as a housing opportunity site at a medium density residential, (9 – 15 units / acre), conforming with the Planning Staff's submittal to the State.

It is further recommended that all CEQA related General Plan and Housing Element environmental review studies and documents analyze the Calson Property for medium density residential development, and that Zoning Code revisions also reflect medium density residential as a principal permitted use for this site.

If the City of Pacifica is serious about meeting its regional ABAG housing production goals, then the City of Pacifica should do all it can to streamline plans, zoning and CEQA analysis, within the context of a "Specific Area Development Plan" for the Calson Property as a medium density housing opportunity site. The current planning process is an ideal opportunity to achieve this goal.

Thank you for your consideration of the points and recommendations made in this letter.

Sincerely,

Lucian R. Blazej

Noel Blincoe
648 Edgemar Avenue, Pacifica, CA 94044
650 3593352

City of Pacifica Planning Department
Attn: Christian Murdock
1800 Francisco Boulevard
Pacifica California 94044

**Re: The Housing Element of the City of Pacifica general Plan Amendment GPA-90-15.
9. Discontinued Program (p.122), v. Action Program No. 14 (p.123): Pacifica Open Space Task Force Report.**

Dear Mr. Murdock:

I am submitting the below comments in response to the proposal for the discontinuance of **Action Program No. 14, p.123.**

“The City of Pacifica is a dynamic place, continually evolving and changing over time. This evolution impacts the City across numerous dimensions, including the natural, built, political, legal, and financial environments, The result is that certain programs proposed or undertaken in previous housing elements are no longer relevant or feasible within the context of the current planning period. The following is a summary of discontinued programs, including a brief listing of their accomplishments (if any) during the 2007-2014 Housing Element planning period” (p.122).

v. Action Program No. 14
<i>Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.</i>
Specific Action - Refer to the Open Space Task Force Report when reviewing residential development applications. Forward proposals for residential development within areas identified in the Open Space Task Force Report to the Open Space Committee
Reason for Discontinuance - The actions described in this program relate to broader land use policies not directly related to housing development. Reviewing impacts to open space is a standard City function and is addressed elsewhere in the General Plan.

RECEIVED

APR 09 2015

City of Pacifica

When the City Council recently reestablished the Open Space and Park Land Advisory Committee (OSPAC), they confirmed in their Resolution that the "Pacifica Open Space Task Force Report (OSTFR) . . . should remain the basic reference for the Open Space and Parkland Advisory Committee."

The City Council unanimously voted for the Resolution, creating the OSPAC.

The "Task Force Report" was incorporated in the California State approved Pacifica Housing Element, first in 1992, and again in July 2012. On November 14 1988 the City Council accepted the first edition of the Open Space Task force Report: Volume I and II. Under the direction of the original Open Space Committee, the Pacifica OSTFR has since been the fundamental document for resolving primary environmental issues.

Contrary to Mr. Murdock's above claim, the actions described in "Program No. 14" are in fact directly related to housing development.

The OSPA committee forms an important and relevant environmental participatory group of local citizens. In accordance with the OSTF Report, members of the community have the opportunity to review acknowledged sensitive parcels identified in Volume II of the "Report." Additionally, the committee is given the opportunity to review potential development parcels zoned Open Space as well as parcels located in the Hillside Preservation District (HPD).

The special members of an environmental advisory group can bring to the table relevant detail considerations on Open Space issues. For example, by specializing on the many relevant details of the HPD ordinance, members of the OSPA Committee can bring to the table critical considerations developers should adhere to if their parcels will aesthetically compliment the beautiful and scenic values of Pacifica's environment.

The original Open Space Committee has on many occasions conducted study sessions on Open Space and HPD lands that identify issues, which in turn has added value to the body of information and public sentiment moving forward to the Planning Commission and the City Council. The Open Space Task Force Report is a viable document that in fact remains a key resource for the OSPAC.

Sincerely,

Noel Blincoe

A handwritten signature in cursive script that reads "Noel Blincoe". The signature is written in dark ink and is positioned below the typed name.

William Leo Leon
768 Edgemar Ave
Pacifica, CA 94044
Leo-rollene@hotmail.com

RECEIVED

APR 09 2015

April 9, 2015

City of Pacifica Planning Department
Attn: Christian Murdock
1800 Francisco Boulevard
Pacifica, CA 94044

City of Pacifica

Re: NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE UPDATE OF THE HOUSING ELEMENT OF THE CITY OF PACIFICA GENERAL PLAN (GENERAL PLAN AMENDMENT GPA-90-15)

Dear Mr. Murdock:

The following are my comments. Pages 1-3 for Initial Study/Negative Declaration. Pages 4-7 for the Draft Housing Element.

I. The Comment Period. Comment: I do not agree with Pacifica's decision to solely accept written comments and/or limit the comment period. Having a comment period that does not include the dates of the Planning Commission and/or City Council Public Hearings on the Housing Element does not promote citizen involvement. And it limits public comment unnecessarily. Furthermore, it limits input that could be of value to the City Council. I request you extend the comment period so that it does include all the Public hearings. And a reasonable time after to allow public comment to be composed and submitted in writing, via email, fax and orally at the Public hearings.

II. The Initial Study. The Initial Study for the Housing Element Update considered 18 potential impacts. And concluded that each element "less than significant". because no development would be permitted where development was not allowed.

Comment: Conclusions for some of the Environmental Impact elements should be revised to reflect Potentially Significant

Impact 3. Air Quality. The Department of Transportation, Eric Alm wrote Lee Diaz on May 19, 2014 regarding Traffic Impact study (TIS) :

"One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways.

Specifically, regarding the General Plan (Plan), Table ES-I: Population, Housing Units, and Jobs at Buildout indicates that the Plan would contribute additional 2,530 people, 1,000 units, and 1,470 jobs respectively over 25-year period. Appendix B: Transportation Volume Figures and Modeling Results shows the existing traffic counts and Level of Service (LOS) computation report sheet. Caltrans recommends a more detailed TIS be prepared for Caltrans' review because the Plan would generate more than 100 vehicles per hour (vph) during AM (PM) peak hours".

"Lead Agency As the lead agency, the City of Pacifica (City) is responsible for all project mitigation, including any needed improvements to State highways. Fair share contribution, financing, scheduling,

Comment: In my opinion, The State of California clearly stated their concern. There is more than a less than significant potential impact to the Air Quality Impact. And the City of Pacifica should do an EIR on Air Quality based on their intention to widen Highway 1 Calera Creek Parkway, and complete the actions suggested regarding trip generation and the additional vehicle trips.

II. The Initial Study. (con't)

Impact 4, Biological Resources Has impacts A through E listed less than significant. Or no impact. In my opinion, the Initial study fails to include or consider the impacts from its proposed plan to widen Highway 1 – Calera Parkway.

Comment: Given the geometric scale of the widening, encroaching into the retained jurisdiction of the Coastal Commission, at the former Rock Quarry. Many acres of Habitat for Endangered Species including lands for dispersal will be affected temporarily or permanently lost to the Highway widening. In my opinion, All these factors add up to Potentially Significant Impacts. The following questions should be reviewed and answered Yes, Potentially significant Impact.

- A. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- E. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?
- F. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

Because the Coastal Commission- CCC has retained jurisdiction. A Coastal Development Permit is required by the CCC. And on October 11, 2011 The CCC wrote a letter addressing the Highway 1 -Calera Parkway . The following is part of the letter:

Thank you for forwarding the DEIR/EA for the Calera Parkway Widening to our attention for input and comment. The proposed project would widen a 1.3-mile stretch of Highway 1 within the City of Pacifica from four lanes to six lanes to reduce existing, and future, peak-hour traffic congestion. As we have previously stated, the proposed project raises significant issues related to coastal resources and the site is constrained by sensitive habitat and important public views. We appreciate the effort Caltrans and the San Mateo County Transportation Authority (SMCTA) have put into early coordination with Commission staff, and the additional information that has been provided to us will be helpful in evaluating the proposed project during the coastal development permit (CDP) process. However, the DEIR/EA falls short of providing all of the information necessary to evaluate the project for consistency with the City's certified local coastal program (LCP) and the Coastal Act. We urge you to address the following comments in the final EIR/EA or a re-circulated EIR/EA to allow for a more streamlined review of the project during the CDP process.

The project site is located in both the City's CDP jurisdiction and the Commission's retained CDP jurisdiction. The Commission has retained jurisdiction on the former quarry property just west of the project location, which includes portions of the widened roadway that would be located outside of the existing Caltrans right-of-way as well as any proposed mitigation on the former quarry property that meets the Coastal Act definition of development. Although a

Comment: It is clear that current and complete information is lacking. The City has not responded to the Coastal Commission Letter and has not applied for a Coastal Development Permit. Therefore, in my opinion, the City cannot say whether or not the proposed widening is consistent with Local Coastal Program policy and or the Coastal Act.

II. The Initial Study. (con't)

Impact 6. Geology & Soils. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

Comment: The discussion of this Environmental Factor needs to include current scientific information and analysis of Sea Level Rise. The impacts from Sea Level Rise are significant in Pacifica. Many studies and reports on Sea Level Rise include references to and information on Sea Level rise conditions Pacifica.

I recently sent two such reports to our Planning Director:

(a)The Assembly Select Committee Report on Sea Level Rise

(b) The Sediment Study, Your Coast in 50 Years-San Francisco Littoral Cell Coastal Regional Sediment Management Plan (Pacifica)

Comment: Sea level rise is real and Pacifica is one of the most affected and studied locations where the impacts of Sea Level Rise occur. The need to be included in our housing Element and our General Plan.

A final report on The Assembly Select Committee Report with Guidelines is due this summer. (Per-communication with Staff at the CCC) Pacifica needs to have the Guidelines in the Final Report included in our Housing Element and General Plan.

Impact 7. Greenhouse Gas Emissions.

a. Would the project: a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The Department of Transportation, Eric Alm wrote Lee Diaz on May 19, 2014 regarding Traffic Impact study (TIS) :

"One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways.

Specifically, regarding the General Plan (Plan), Table ES-I: Population, Housing Units, and Jobs at Buildout indicates that the Plan would contribute additional 2,530 people, 1,000 units, and 1,470 jobs respectively over 25-year period. Appendix B: Transportation Volume Figures and Modeling Results shows the existing traffic counts and Level of Service (LOS) computation report sheet. Caltrans recommends a more detailed TIS be prepared for Caltrans' review because the Plan would generate more than 100 vehicles per hour (vph) during AM (PM) peak hours".

"Lead Agency As the lead agency, the City of Pacifica (City) is responsible for all project mitigation, including any needed improvements to State highways. Fair share contribution, financing, scheduling,

Comment: In my opinion, The State of California clearly stated their concern. There is more than a less than significant potential impact to the Green House Gas Impact. And the City of Pacifica should do an EIR tht includes Green House Gas. This is based on Pacifica's intention to widen Highway 1 Calera Creek Parkway, and complete the actions suggested regarding trip generation and the additional vehicle trips.

In closing and for all the reasons mentioned above, Pacifica Needs to complete an EIR on the Initial Study.

See following pages for my comments on the Draft Housing Element. Sincerely, Leo

April 10, 2015

City of Pacifica
Planning Department
ATTN: Christian Murdock
By email to: murdockc@ci.pacifica.ca.us

Dear Mr. Murdock:

I am writing to comment on the proposed Housing Element.

DELETE ALL REFERENCES TO THE CALERA PARKWAY PRPROJECT:

All references to the Calera Parkway Project must be deleted (pp. 62, 66, 67). The Calera Parkway Project has not been finalized and its future is uncertain. The City of Pacifica – both the administration and the Council – cannot ignore the message of the people of Pacifica that was evident in the November 2014 election concerning the CPP. Sue Digre, a staunch opponent of the CPP, was re-elected with the highest number of votes, and John Keener, also a staunch opponent of the CPP, was elected from a large field of new candidates for Council. The people of Pacifica are opposed to the Calera Parkway Project, and will continue to oppose it until less damaging and less costly alternatives are implemented.

We will not accept the City of Pacifica including references to CPP in the proposed Housing Element as if it were a done deal and will definitely be implemented. The more the City refuses to recognize this reality, the more it is wasting the taxpayers' money.

THE CALERA PARKWAY PROJECT IS NOT CONSISTENT WITH THE CURRENT GENERAL PLAN:

The General Plan specifies that the capacity of Highway 1 should not be increased. The CPP increases the capacity of Highway 1. There is no way to sidestep or obfuscate this fact, and it makes the CPP inconsistent with the General Plan. If the CPP is included in the Housing Element, the Housing Element will then become inconsistent with the General Plan.

A NEGATIVE DECLARATION DOES NOT MEET REQUIREMENTS OF CALIFORNIA LAW:

California law requires that an EIR must be prepared if a project may have a significant effect on the environment (the "fair argument test.") A Negative Declaration is not viewed as adequate. In fact, rulings of California courts clearly regard the fair argument test as a low threshold requirement for the initial preparation of an EIR that reflects a preference for resolving doubts in favor of environmental review. The proposed Housing Element has significant environmental effects, and the City's arguments to the contrary in the proposed Housing Element are not only untrue; they will not stand judicial review.

HOLD PUBLIC HEARINGS TO ALLOW ORAL PUBLIC COMMENT:

The City Council needs to listen to the public, and hold public hearings to provide a forum for oral public comments.

Thank you for your consideration of my comments on the proposed Housing Element.

Chaya Gordon
844 Rockaway Beach Ave
Pacifica, CA 94044

William Leo Leon
768 Edgemar Ave
Pacifica, CA 94044
Leo-rollene@hotmail.com

April 9, 2015

City of Pacifica Planning Department
Attn: Christian Murdock
1800 Francisco Boulevard
Pacifica, CA 94044

Re: NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE UPDATE OF THE HOUSING ELEMENT OF THE CITY OF PACIFICA GENERAL PLAN (GENERAL PLAN AMENDMENT GPA-90-15)

III. Housing Element Section II Housing needs assessment: ABAG projects that Pacifica population will grow 6% from 2010 to 2020 and 1% from 2020 to 2030. Table II-1

Comment: is that the ABAG Table II-1 projection is incorrect. What is Pacifica's growth for the 2010-2015 period? Has Pacifica reached 3% of the 6% projected at the half way point of the projection period?

Faulty data including inaccurate projections must be countered and fed back to the source. ABAG needs to know their projections are not realistic. What was the last timeframe for 6% growth in Pacifica?

In General, our housing element should include Regional data in addition to City, State & County. This would give better understanding of the relationship of each dataset to the RHSA.

C. Other Constraints Pacifica has two constraints to development which are not governmental or nongovernmental limitations. They include geologic hazards and highway capacity.

i. Geological Hazards The discussion of this Environmental Factor needs to include current scientific information and analysis of Sea Level Rise. The impacts from Sea Level Rise are significant in Pacifica. Many studies and reports on Sea Level Rise include references to and information on Sea Level rise conditions Pacifica.

I recently sent two such reports to our Planning Director:

(a) The Assembly Select Committee Report on Sea Level Rise

(b) The Sediment Study, Your Coast in 50 Years-San Francisco Littoral Cell Coastal Regional Sediment Management Plan (Pacifica)

Comment: Sea level rise is real and Pacifica is one of the most affected and studied locations where the impacts of Sea Level Rise occur. The need to be included in our housing Element and our General Plan.

A final report on The Assembly Select Committee Report with Guidelines is due this summer. (Per-communication with Staff at the CCC) Pacifica needs to have the Guidelines in the Final Report included in our Housing Element and General Plan.

III. Housing Element

ii. Highway Capacity The Department of Transportation, Eric Alm wrote Lee Diaz on May 19, 2014 regarding Traffic Impact study (TIS) :

"One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways.

Specifically, regarding the General Plan (Plan), Table ES-I: Population, Housing Units, and Jobs at Buildout indicates that the Plan would contribute additional 2,530 people, 1,000 units, and 1,470 jobs respectively over 25-year period. Appendix B: Transportation Volume Figures and Modeling Results shows the existing traffic counts and Level of Service (LOS) computation report sheet. Caltrans recommends a more detailed TIS be prepared for Caltrans' review because the Plan would generate more than 100 vehicles per hour (vph) during AM (PM) peak hours".

"Lead Agency As the lead agency, the City of Pacifica (City) is responsible for all project mitigation, including any needed improvements to State highways. Fair share contribution, financing, scheduling,

Comment: In my opinion, The State of California clearly stated their concern. There is more than a less than significant potential impact to the Air Quality Impact. And the City of Pacifica should do an EIR on Air Quality based on their intention to widen Highway 1 Calera Creek Parkway, and complete the actions suggested regarding trip generation and the additional vehicle trips.

Furthermore, because the Coastal Commission- CCC has retained jurisdiction. A Coastal Development Permit is required by the CCC. And on October 11, 2011 The CCC wrote a letter addressing the Highway 1 -Calera Parkway Widening. The following is part of the letter:

Thank you for forwarding the DEIR/EA for the Calera Parkway Widening to our attention for input and comment. The proposed project would widen a 1.3-mile stretch of Highway 1 within the City of Pacifica from four lanes to six lanes to reduce existing, and future, peak-hour traffic congestion. As we have previously stated, the proposed project raises significant issues related to coastal resources and the site is constrained by sensitive habitat and important public views. We appreciate the effort Caltrans and the San Mateo County Transportation Authority (SMCTA) have put into early coordination with Commission staff, and the additional information that has been provided to us will be helpful in evaluating the proposed project during the coastal development permit (CDP) process. However, the DEIR/EA falls short of providing all of the information necessary to evaluate the project for consistency with the City's certified local coastal program (LCP) and the Coastal Act. We urge you to address the following comments in the final EIR/EA or a re-circulated EIR/EA to allow for a more streamlined review of the project during the CDP process.

The project site is located in both the City's CDP jurisdiction and the Commission's retained CDP jurisdiction. The Commission has retained jurisdiction on the former quarry property just west of the project location, which includes portions of the widened roadway that would be located outside of the existing Caltrans right-of-way as well as any proposed mitigation on the former quarry property that meets the Coastal Act definition of development. Although a

Comment: It is clear that current and complete information is lacking. The City has not responded to the Coastal Commission Letter and has not applied for a Coastal Development Permit. Therefore, in my opinion, the City cannot say whether or not the proposed widening is consistent with Local Coastal Program policy and or the Coastal Act.

III. Housing Element

Community Opposition - Study Sessions The City offers study sessions to developers seeking to gauge community and Planning Commission receptiveness to various development proposals. Ahead of a study session, the City sends notices to property owners within 300 feet of a potential development site and holds a public meeting hosted by the Planning Commission.

Comment: In my opinion the City should include notification to all those residing within 300FT. To foster better communication.

III. LAND INVENTORY

The Table III -1 & III-2 Comment: Both of these contain parcels that are identified in the Open Space Task Force Report. In my opinion, As candidates for open space they are not appropriate for inclusion in the Housing Element. In addition, several Table III properties, including the Zeebros parcel (APN 018-140-620), the Rock parcel (APN 022-012-020) and Lower Gypsy Hill parcel (APN 016-421-010), have very steep slopes and development would result in inconsistency with the Hillside Preservation Ordinance as well as erosion issues. The Table III-2 site (#18) at 570 Crespi has wetlands at the rear of the property – as well as adjacent to this property – and is not appropriate for high or medium density development. Other properties such as the Gypsy Hill are pending EIR documents and HPD site coverage calculations.

I have made a spreadsheet with alternative parcels that can provide replacements for all the parcels currently listed in the Open Space Task Force report. These should be reviewed and substituted. I have attached the Spreadsheet File for consideration. (see excel file attached)

8. Housing Development As discussed in Section 5 “Regional Housing Needs,” Pacifica must approve or develop an average of 52 housing units per year between 2015 and 2023 to meet its housing needs across all income levels.

Comment: The RHSA is not properly calculated for Pacifica. Pacifica has an excess of Building Permit allotments that carry over from year to year. I believe there are over a thousand such currently carried over from previous years. The issue of reasonable expectations, historical performance and current experience must be discussed and decided. Is there a feedback mechanism to counter unrealistic housing construction goals for Pacifica?

Action Program No. 19 (formerly Action Program No. 26 in 2007-2014 Housing Element)

Form a committee to monitor housing trends affecting needs and development, as well as implementation of action programs. Devise strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address. Accomplishments - The City did not establish a committee to oversee 2007 Housing Element implementation.

Comment: As a citizen and former Planning Commissioner, I am most disappointed by the failure inherent in this Action Program. This is unacceptable. Especially when we are so below meeting our lower income housing needs.

Please explain why the Planning Commission has been allowed to cancel meeting after meeting, year after year, while this important & vital Action Program has been on the books?

9. Discontinued Programs

The City of Pacifica is a dynamic place, continually evolving and changing over time. This evolution impacts the City across numerous dimensions, including the natural, built, political, legal, and financial environments, The result is that certain programs proposed or undertaken in previous housing elements are no longer relevant or feasible within the context of the current planning period. The following is a summary of discontinued programs, including a brief listing of their accomplishments (if any) during the 2007-2014 Housing Element planning period.

9. Discontinued Programs (con't)

v. Action Program No. 14: Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.

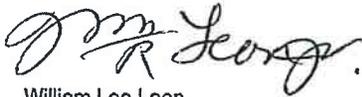
Specific Action - Refer to the Open Space Task Force Report when reviewing residential development applications. Forward proposals for residential development within areas identified in the Open Space Task Force Report to the Open Space Committee.

Reason for Discontinuance - The actions described in this program relate to broader land use policies not directly related to housing development. Reviewing impacts to open space is a standard City function and is addressed elsewhere in the General Plan

Comment: This action and the reasoning for the specific are not justified. For one the Open Space and Park advisory Committee is an active and viable committee of the City. The Open Space Task Force Report is an important and relevant document. And it is a resource to the entire community, representing a significant body of work. The Specific Action as proposed created the impression that Open Space and all Open Space issues are met by the General Plan. This is not a fact. The community has used the services of the Open Space & Parklands committee to review and comment on Open Space issues. This has added great value to decision makers and provided for greater understanding of issues related to open Space.

I appreciate the careful consideration of my comments and the attached documents in support of my comments.

Sincerely ,



William Leo Leon
Pacifica CA
Leo-rollene@hotmail.com

Attachments:

Excel - Open Space Proposal -GPU
Letter Coastal Commission 10-11-2011

Proposed Substitutions for Open Space - General Plan Update 2015

Group 1 is replace with Parcels from Group 2.
Group 3 is replaced with Parcels from Group 4

							Group 1 - Existing General Plan
Assessor No	Address	Zoning	Gen Plan	Size	No. Units	Comments	Recommend replacing all in this group:
009-035-140	Palmetto (Fish)	R-1/CZ	MDR	1.03 Ac	15	009-031-010, 009-035-140 to 200	Candidates for Open Space currently
016-421-010	Lower Gypsy Hill	R-1/B-3/B-10/HPD	OSR & LDR	4.4 Ac	24		listed as potential housing sites under the
018-140-620	Coast Hwy (Zeebros)	R-1/B-3/B-10/HPD	OSR & LDR	56.03 Ac	11		1980 General Plan (Table III-1)
022-012-020	Rock; Coast Hwy at Fassler	C-1+	Comm (Visitor-serving)	2.87 Ac	63		
023-075-050	San Pedro Rd	C-3	HDR	2.46 Ac	52	Next to creek and rest home	Next to creek and rest home
		TOTAL			165		
							Group 2 - Existing General Plan
Assessor No	Address	Zoning	Gen Plan	Size	No. Units	Comments	Recommend substituting Group 1 with parcels within this Group 2
016-220-150	US Bank	C-1(?)		0.322 Ac	7		1980 General Plan (Table III-1)
022-162-310	570 Crespi (lot part wetlands)	M-1 (C-1?)		0.998 Ac	9		Gen Plan Density at 21.8 Units per AC
022-162-350	Crespi Storage	C-3		1.357 Ac	29		
022-162-360	" "						
022-171-190	Crespi Shopping Ctr	C1/P		1.51 Ac	32		
023-041-190-200	"	C-1	Comm	~0.40 Ac	8		At the SE corner of Linda Mar Shopping Ctr, btwn 1290 & 1312 De solo ~125x140ft (vacant)
016-060-100		C-1		~0.293 Ac	6		1900 block Francisco (vacant) next to Thai rest. ~12,780 Sq ft
016-181-410		C-1 (R-3?)		~0.155 Ac	3		at Santa Rosa ~6,770 Sq ft (vacant)
016-220-100		R-3		0.43 Ac	9		Eureka Sq; Goodman Rd at Talbot (vacant)
018-140-050		C-2		2 Ac	43		4275 Coast Hwy (Lumber yard)
018-140-460-470	Coast Hwy " "			1.4 Ac	37		Empty Lot NE on Hwy 1 from old lumber yard (vacant)
		C-2?		0.31 Ac			
023-593-070	Terra Nova	C1 (vacant)		0.41 Ac	8		C1 Next to library in shopping ctr (vacant)
009-058-030-040	340 Waterford "	C-1 Car Wash		0.355 Ac	12		
				0.22 Ac			
023-672-600	930 Oddstad			11.4 Ac	54		Oddstad school; Subdivided on assessor's map into 54 lots
????	500 block Linda Mar	C3		~1.6 Ac	21		Park & Ride lot across Linda Mar from Shopping Ctr, ~ 69000 sq ft, about 45K sq ft after EQ Basin
????	2212 Beach Blvd	PF (PD)		3.5 Ac	52		Old sewer plant; 15 units/Ac (CCC letter)
		Total			330		

Proposed Substitutions for Open Space - General Plan Update 2015

Group 1 is replace with Parcels from Group 2.
Group 3 is replaced with Parcels from Group 4

							Group 1 - Existing General Plan
Assessor No	Address	Zoning	Gen Plan	Size	No. Units	Comments	Recommend replacing all in this group:
							Group 3 - Proposed in General Plan Update 2015
GROUP3 Assessor No	Address	Zoning	Gen Plan	Size	No. Units	Comments	Recommend replacing all group 3:
009-035-140	Palmetto (Fish)	R-1/CZ	LDR	1.03 Ac	9	009-031-010, 009-035-140 to 200	listed as potential housing sites under the
016-355-150	467 Clarendon	R-1	LDR	1.35 Ac	12	Paper street (vacant)	New General Plan Update (Table III-2)
018-140-620	Coast Hwy (Zeebros)	R-1/B-3/B-10/HPD	OSR & LDR	56.03 Ac	11		
022-162-310	570 Crespi		Mixed Use Center	0.998 Ac	30		At least half is wetland; 1 house currently; estimate 20 du OK?
		Total			62		
GROUP4 Assessor No	Address	Zoning	Gen Plan	Size	No. Units	Comments	GROUP4 Recommend substituting Group 3 with Group 4 @26 U per AC
009-245-010	Oceana	C-1		2.67 Ac	69		Oceana south of Connemara (vacant) On current GP list
009-253-280	699 Oceana Dallas Rest	C-2		0.641 Ac	16		Stanky's (?) On current GP list
023-041-190-200	De Solo	C-1	Comm	~0.40 Ac	10		At the SE corner of Linda Mar Shopping Ctr, btwn 1290 & 1312 De solo ~125x140ft (vacant)
016-060-100	Francisco at Salada	C-1		~0.293 Ac	7		1900 block Francisco (vacant) next to Thai rest. ~12,780 Sq ft
016-181-410	2022 Palmetto	C-1 (R-3?)		~0.155 Ac	4		at Santa Rosa ~6,770 Sq ft (vacant)
016-220-100	Goodman rd	R-3		0.43 Ac	9		Eureka Sq; Goodman Rd at Tailbot (vacant)
018-140-050	4275 Coast Hwy (Lumber yard)	C-2		2 Ac	52		Old lumber yard
018-140-460-470	Coast Hwy	C-2?		1.4 Ac	44		Empty Lot NE on Hwy 1 from old lumber yard (vacant)
023-593-070	Terra Nova	C-1		0.41 Ac	10		Next to library in shopping ctr (vacant)
009-058-030-040	340 Waterford	C-1		0.355 Ac	14		Car wash
023-672-600	930 Oddstad	???		11.4 Ac	54		Oddstad school; Subdivided on assessor's map into 54 lots
????	500 block Linda Mar	R-3		~1.6 Ac	21		Park & Ride lot across Linda Mar from Shopping Ctr, ~ 69000 sq ft, about 45K sq ft after EQ Basin
????	2212 Beach Blvd	PF (PD)		3.5 Ac	52		Old sewer plant; 15 units/Ac (CCC letter)
		Total			362		

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



October 21, 2011

Yolanda Rivas, Branch Chief
Division of Environmental Planning & Engineering
CA Department of Transportation District 4, Attn: Thomas Rosevear
111 Grand Avenue
Oakland, CA 94623

Subject: **Draft Environmental Impact Report/Environmental Assessment (DEIR/EA) for the Calera Parkway Widening Project, SCH #2010022042**

Dear Ms. Rivas:

Thank you for forwarding the DEIR/EA for the Calera Parkway Widening to our attention for input and comment. The proposed project would widen a 1.3-mile stretch of Highway 1 within the City of Pacifica from four lanes to six lanes to reduce existing, and future, peak-hour traffic congestion. As we have previously stated, the proposed project raises significant issues related to coastal resources and the site is constrained by sensitive habitat and important public views. We appreciate the effort Caltrans and the San Mateo County Transportation Authority (SMCTA) have put into early coordination with Commission staff, and the additional information that has been provided to us will be helpful in evaluating the proposed project during the coastal development permit (CDP) process. However, the DEIR/EA falls short of providing all of the information necessary to evaluate the project for consistency with the City's certified local coastal program (LCP) and the Coastal Act. We urge you to address the following comments in the final EIR/EA or a re-circulated EIR/EA to allow for a more streamlined review of the project during the CDP process.

The project site is located in both the City's CDP jurisdiction and the Commission's retained CDP jurisdiction. The Commission has retained jurisdiction on the former quarry property just west of the project location, which includes portions of the widened roadway that would be located outside of the existing Caltrans right-of-way as well as any proposed mitigation on the former quarry property that meets the Coastal Act definition of development. Although a consolidated permit review process is possible in this case, it could only occur with the agreement of the Commission, the City and the applicant, and the fact that the majority of the project lies within the City's jurisdiction would weigh heavily into any consideration of potentially consolidating the permit review. The standard of review for those portions of the project in the City's jurisdiction is the Pacifica LCP and the public access policies of the Coastal Act, and the standard of review for those portions of the project in the Commission's jurisdiction is the Coastal Act. For a consolidated CDP review of the whole project, the standard of review would be the Coastal Act, with the City's LCP providing non-binding guidance. Please note that the DEIR/EA, on page 41, erroneously states that an "encroachment permit" is required for work extending onto the Commission's jurisdiction; it is actually a CDP that would be required.

In summary, the DEIR/EA does not provide all of the necessary information to evaluate the project for consistency with the Coastal Act and the certified LCP. First, the EIR/EA should fully evaluate a range of alternatives that could meet the purpose and need of the project, including alternatives that would reduce traffic congestion, but would not result in significant adverse impacts on coastal resources. In addition, the EIR/EA should provide all of the information necessary to fully evaluate the proposed alternatives' impacts on biological resources, including on wetlands buffers, sensitive species habitat and native vegetation. The document must also analyze a range of feasible measures to avoid, minimize and mitigate such impacts. Finally, the EIR/EA should include detailed information about measures that would help reduce negative impacts on public views, including open and articulated designs for bridges and railings, landscaping, and aesthetic treatments for medians and retaining walls that would help them blend with the surrounding environment.

Moreover, given the standards of review described above, we strongly recommend that the project's EIR/EA include a table identifying the Coastal Act policies and LCP standards applicable to the project. Such a table should include a preliminary evaluation of the project's conformance with each of the applicable policies and standards.¹ Please consider the following:

Alternatives Analysis

As described in the DEIR/EA, and in this letter, the proposed project could cause adverse impacts to coastal resources, including biological and archaeological resources, public views and water quality. The EIR/EA should fully evaluate project alternatives that avoid these coastal resource impacts as much as possible, while implementing measures to reduce traffic congestion to acceptable levels. The DEIR/EA provides an analysis of three alternatives: (1) the proposed widening project with a narrow median alternative; (2) the proposed widening project with a wide, landscaped median, and; (3) a no project alternative. The two 'build' alternatives both reduce traffic congestion substantially, but appear to result in significant adverse impacts to coastal resources, while the no build alternative would not incorporate any measures to reduce traffic congestion, and would not cause coastal resource impacts. The DEIR/EA also includes a cursory analysis of various alternatives that were considered but rejected without further study because they were determined to be infeasible or ineffective. The EIR/EA should include the studies and analysis that were used to determine these alternatives were infeasible or ineffective as an appendix to the document. In addition, although the rejected alternatives may not be effective enough on their own to make their implementation useful, it appears possible that some combination of the rejected alternatives might be used to create a project that adequately reduces traffic congestion while avoiding coastal resource impacts. Specifically, the following alternatives or combinations of them may be used under a no-build or reduced project alternative: Concept D, the partial widening at Reina Del Mar Avenue; Concept H, signal timing improvements; Concept I, increased or modified public transit service; and Concept J, increased

¹ For an example of a previous table that met this purpose, see the 2006 IS/MND/EA for the Salinas Road Interchange Project, prepared by the U.S. Department of Transportation, the Federal Highway Administration, and Caltrans, which can be accessed here: http://www.dot.ca.gov/dist05/projects/salinas_rd/env_doc.pdf.

school bus service. The EIR/EA should explore the potential to consolidate these or other alternatives into a no-build or reduced project alternative that could utilize various measures to reduce traffic congestion while completely avoiding or substantially reducing impacts on coastal resources.²

Biological Resources

A primary focus of the California Coastal Act (including Public Resources Code sections 30230-30231) and the Pacifica LCP is to protect coastal wetlands. In addition, Section 30240 of the Coastal Act prohibits non resource-dependent development in environmentally sensitive habitat areas (ESHAs) and prohibits resource-dependent development in ESHA that would significantly disrupt habitat values, and Section 30250 requires that new development be located where it would not have significant adverse effects, individually or cumulatively, on coastal resources. Comparable policies are included in the Pacifica LCP.

There is an existing creek with wetlands directly west of the project site that contains aquatic habitat for the California red-legged frog (CRLF), and although the currently proposed alternatives would have no direct impacts on these wetlands, the project would be constructed within 100 feet of them. In addition, the proposed project would result in the loss of 1.27 acres of northern coastal scrub habitat as well as the loss of 4.13 acres of ruderal grassland and .95 acres of non-native/landscaped trees that may provide habitat for various sensitive species. The EIR/EA should provide a detailed description of the project's impacts to these biological resources, as well as proposed measures to avoid, minimize and mitigate them.

First, the EIR/EA should describe the impacts caused by the project due to development within 100 feet of the wetlands and CRLF habitat, including CRLF dispersal corridors, and it should include mitigation measures that could be used to reduce the significance of such impacts. For example, one mitigation measure would be the construction of the proposed retaining wall designed to prevent CRLF from entering the roadway. The EIR/EA should describe other potential mitigation, such as reduced scale project components and theremoval of invasive species and restoration of the area with native vegetation, and explain how such measures would enhance habitat values and minimize the impacts of developing in close proximity to these resources.

In addition, the DEIR/EA indicates that the proposed project would impact potentially suitable nesting habitat for four special status bird species – loggerhead shrike, yellow warbler, San Francisco common yellowthroat and white-tailed kite. However, the DEIR/EA lacks any surveys for these species, and therefore, it is not clear what the habitat impacts would be. The EIR/EA should include surveys, performed during applicable breeding periods, to determine the extent to which the project area is used by these species. The EIR/EA should also include an explanation

² Public comments have suggested the possibility of pursuing a staggered school schedule to reduce traffic congestion, and the EIR/EA should evaluate this alternative, and any other feasible traffic reduction measures raised through public comment, in addition to those listed above.

of avoidance, minimization and mitigation measures designed to protect these species, which may include limiting construction to specific windows of time, delaying construction if active nests are identified in close proximity to the project site, providing appropriate buffers between active nests and construction activities, restoring habitat that is temporarily impacted, and mitigating for any permanent loss of habitat. At a minimum, the measures should include installing or restoring native vegetation in all areas subject to temporary impacts and mitigating for the permanent loss of native vegetation at least at a 2:1 ratio.

Finally, with regard to the proposed mitigation for the loss of dispersal habitat for CRLF, San Francisco Garter Snake and Western Pond Turtle, the EIR/EA should include detailed information detailing the impacts (including through maps and supporting survey data), and identifying why the mitigation is adequate to address the project's impacts and how the mitigation would work, including how the property would be protected, what entities would be responsible for ongoing implementation of the mitigation, how maintenance would be conducted, and what performance criteria would be used to ensure the habitat functions as proposed.

Visual Resources

Coastal Act section 30251 requires that new development be sited and designed to protect views to and along the ocean and scenic coastal areas. New development must also be visually compatible with the character of surrounding areas. Consistent with this policy, the Pacifica LCP contains comparable standards to protect visual resources.

Highway 1 at this location has views of the former quarry open space property to the west and urban development to the east. Although views of the ocean on the southern end of the project site are partially obstructed by a row of cypress trees, and at the northern end of the project site, views of the ocean are blocked by the topography, the entire Highway 1 corridor is an important public viewshed unto its own. The proposed project would negatively impact visual resources by expanding paved roadway into an undeveloped area, adding new roadside development such as barriers and retaining walls, and removing existing trees and other vegetation. As previously requested, the EIR/EA should include an evaluation of potential measures to reduce visual impacts, including potential bridge and railing designs that are articulated and open so that public views may be maintained. The EIR/EA should also analyze potential bridge and wall alternatives for consistency with policies protecting both views and biological resources. The DEIR/EA shows several visual simulations that use a plain concrete barrier with a railing that is not articulated. The EIR/EA should evaluate alternative designs that are more aesthetically pleasing, while providing a barrier to prevent sensitive species from entering the roadway, in order to protect biological resources, consistent with the Coastal Act and the City's LCP. If possible, the EIR/EA should also provide information about the proposed railing for the nearby San Pedro Bridge, and evaluate the potential for creating a uniform appearance along this stretch of Highway 1. In addition, the EIR/EA should evaluate aesthetic treatments for other highway features, including above grade retaining walls and median barriers, that blend with the

surrounding coastal setting. In all cases, landscaping must be provided that addresses biological concerns and viewshed issues, including by providing screening, mottling, and softening of view impacts associated with the development.

Water Quality

Coastal Act sections 30230 and 30231 provide for protection of marine resources and water quality, and City LCP policies mimic these requirements. The proposed project has the potential to impact water quality through construction activity and through increasing the area of impervious surface that drains to the creek and out to the ocean.

The DEIR/EA identifies biofiltration strips or swales as the most feasible water quality BMP for the project and describes six locations within the project area that are suitable for their development. However, the DEIR/EA does not identify which of the potential swale locations would be utilized and fails to analyze the effect they would have on water quality, and their capacity to retain stormwater. The EIR/EA should evaluate proposed water quality BMPs in terms of feasibility and effectiveness, including determining where swales should be located and how they should be designed to ensure water quality is protected and peak wet weather flows are accommodated.

Conclusion

The proposed project raises significant coastal resource issues, especially biological and visual resource issues, that have not been adequately addressed in the DEIR/EA. We strongly recommend that these issues be more thoroughly discussed and analyzed in the final EIR/EA or a revised and re-circulated DEIR/EA to allow for a complete analysis of the proposed project for consistency with the certified LCP and the Coastal Act. It will be particularly critical for the applicant to identify and analyze potential alternatives to the project, including permutations and combinations of alternatives that can achieve project needs and objectives at the same time as limiting coastal resource impacts as much as possible. If you have any questions or would like to discuss these issues further, please contact me at (831) 427-4863.

Sincerely,



Madeline Cavalieri
Coastal Planner

RESOLUTION NO. 31-2013
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA
CREATING AN OPEN SPACE AND PARKLAND ADVISORY COMMITTEE

WHEREAS, A subcommittee of the Council reviewed the function of City Commissions and Committees and held a Study Session on March 20, 2013; and

WHEREAS, natural areas and parks surround the City of Pacifica, contribute to its beauty and character, and remain a valued asset for our community; and

WHEREAS, there is currently an Open Space Advisory Committee without an authorizing resolution and a Golden Gate National Recreation Area Advisory Committee with an expired authorizing resolution; and

WHEREAS, the Council has determined that it would be beneficial to combine the functions of the two committees into one committee called the Open Space and Parkland Advisory Committee that would consider issues related to natural areas that are proposed to be dedicated to the Golden Gate National Recreation Area ("GGNRA"), lands that are proposed to be dedicated open space, parklands that are under the jurisdiction of the GGNRA and areas operated by San Mateo County Parks Department; and

WHEREAS, the current priority objectives of the committee shall be to make recommendations to the City Council on: (1) The Policy and Procedures of the National Park Service ("NPS") as they relate to areas of the GGNRA within the City of Pacifica and adjacent communities; (2) Issues surrounding the transfer of ownership of Cattle Hill and the Pedro Point Headlands to the NPS; (3) Access and operation of the San Mateo County Parks in the City of Pacifica including San Pedro Valley County Park and the Devil's Slide Trail County Park; and (4) Ways in which these areas can contribute to the economy of the City; and

WHEREAS, while some of the recommended actions of the Open Space Task Force Report have been completed, the report should remain the basic reference for the Open Space and Parkland Advisory Committee.

WHEREAS, The Open Space and Parkland Advisory Committee will be comprised of nine (9) members selected by the Council from the community at large.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City Council of the City of Pacifica does hereby dissolve the existing Open Space Advisory Committee and the Golden Gate National Recreation Area Advisory Committee; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pacifica does hereby authorize the creation of the Open Space and Parkland Advisory Committee to consist of 9 members appointed by the City Council with the goals and objectives as stated in this resolution.

* * *
Passed and adopted at a regular meeting of the City Council of the City of Pacifica on June 10, 2013, by the following vote of the members thereof:

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION FOR THE UPDATE OF THE HOUSING
ELEMENT OF THE CITY OF PACIFICA GENERAL PLAN (GENERAL PLAN
AMENDMENT GPA-90-15)**

NOTICE IS HERBY GIVEN that the City of Pacifica has prepared and intends to adopt a Negative Declaration that determines the update of the Housing Element of the City of Pacifica General Plan ("Project"), also known as General Plan Amendment GPA-90-15, will not have any significant effects on the environment.

The Project covers the 2015 to 2023 planning period and analyses Pacifica's housing needs, resources, constraints, and opportunities. The Project contains goals, policies, and programs for housing and action programs which detail the actions to be taken by the City to respond to the community's evolving housing needs. The project location is citywide.

The Project is a comprehensive statement by the City of Pacifica on its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Project also identifies opportunity sites for new housing in areas where residential development is already permitted by current General Plan land use designations. These opportunity sites do not represent proposals for new housing development; they are simply sites where new housing development may occur in the future. The Project is a policy-level document providing direction for the implementation of various programs to accommodate ongoing housing needs, and to encourage the production of housing units for all income levels.

The Project is consistent with the General Plan. The Project will permit no development where it is not currently permitted in the General Plan, and all new development analyzed in the Project is in areas already designated for residential or mixed use development. The Project has been prepared to meet the requirements of State law and local housing objectives, and is consistent with the other elements of the City of Pacifica General Plan.

PUBLIC REVIEW

The draft Negative Declaration is available for public review and comment for 30 days beginning March 11, 2015. The City will accept only written comments. The deadline to submit comments is 1:30 PM on Friday, April 10, 2015. A copy of the draft Negative Declaration and documents referenced therein are available for public review in the Planning Department, 1800 Francisco Boulevard, Pacifica, California 94044. The draft Negative Declaration is also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard). Additionally, the draft Negative Declaration is posted on the City's website at www.cityofpacifica.org/depts/planning. Submit all written comments to Planning Department, Attn: Christian Murdock, 1800 Francisco Boulevard, Pacifica, California 94044.

PUBLIC MEETINGS

The City will hold two public hearings to consider the draft Housing Element and draft Negative Declaration. Both meetings will be held at the City Council Chambers, 2212 Beach Boulevard, Pacifica, California 94044.

Planning Commission: 7 PM on Monday, April 20, 2015

City Council: 7 PM on Monday, May 11, 2015

Tina Wehrmeister
Interim Planning Director

Published in the Pacifica Tribune March 11, 2015



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 4, 2015

Mr. Christian W. Murdock, Assistant Planner
Community Development Department
City of Pacifica
1800 Francisco Blvd.
Pacifica, CA 94944-2506

RECEIVED
MAR 09 2015
City of Pacifica

Dear Mr. Murdock:

RE: City of Pacifica's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting Pacifica's draft housing element update which was received for review on January 5, 2015, along with additional revisions received on February 26, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on January 27, 2015 with you and Mr. Lee Diaz, Associate Planner.

The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of Pacifica must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts in preparation of the housing element and looks forward to receiving Pacifica's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in black ink that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

ATTACHMENT H

TABLE 4

Sites Identified in Open Space Task Force Report – Draft General Plan Table III-1

Site	APN	Location/ Condition	Zoning	General Plan Designation	Lot Area (Acres)	Allowable Density	Allowable Units (#)	Existing Use
1	009-031-010 009-035-140 009-035-150 009-035-160 009-035-170 009-035-180 009-035-190 009-035-200	Fish Palmetto & Westline/ Moderate slopes	R-1/CZ	MDR	1.03	15 du per acre	15	Vacant
22	016-421-010	Lower Gypsy Hill/Hillside	R-1/B- 3/B- 10/HPD	LDR & OSR	4.4	9 du per acre (LDR)/1 du per 5 acres (OSR)	24	Vacant
23	018-140-620	Zeebros Coast Hwy & Harvey Way/Steep slopes	R-1/B- 10/HPD & R-1/B- 3/HPD	LDR & OSR	56.03	1 du per 5 acres	11	Vacant
26	023-075-050	San Pedro Rd/Moderate slopes	C-3	HDR	2.46	21 du per acre	52	Vacant
29	023-361-160	Hillside Meadows/ Hillside	R-1/B-4	VLDR	6.8	2 du per acre	14	Vacant

TOTAL HOUSING UNITS: 116

TABLE 5

Alternative Sites Not Identified in Open Space Task Force Report

Site	APN	Location/ Condition	Zoning	General Plan Designation	Lot Area	Allowable Density	Allowable Units (#)	Existing Use
A-1	016-204-020 016-204-999 016-294-620	2212 Beach Blvd/ Flat	P-D/CZ	Mixed Use (HDR & Commercial)	3.5	21 du per acre	74	Public Facility
A-2	009-134-330 009-134-340 009-134-350 009-134-360 009-134-520 009-134-390 009-134-400 009-134-410	Pacific Manor Shopping Center/Flat	C-1	Commercial	2.1	21.8 du per acre	46	Commercial
A-3	022-142-140	575 Crespi Drive/Flat	C-1	Commercial	.36	21.8 du per acre	8	Commercial

TOTAL HOUSING UNITS: 128

TABLE 6

Sites Identified in Open Space Task Force Report – Draft General Plan Table III-2

Site	APN	Location/ Condition	Zoning	Draft General Plan Designation	Lot Area (Acres)	Allowable Density	Allowable Units (#)	Existing Use
1	009-031-010 009-035-140 009-035-150 009-035-160 009-035-170 009-035-180 009-035-190 009-035-200	Fish Palmetto & Westline/ Moderate slopes	R-1/CZ	LDR	1.03	9 du per acre	9	Vacant
16	018-140-620	Zeebros Coast Hwy & Harvey Way/Steep slopes	R-1/B- 10/HPD & R-1/B- 3/HPD	R/OS/A	56.03	1 du per 5 acres	11	Vacant
18	022-162-310	570 Crespi Drive/Flat	M-1	Mixed Use Center	.998	50 du per acre	50	Vacant
23	023-361-160	Hillside Meadows/ Hillside	R-1/B-4	VLDR	6.8	2 du per acre	14	Vacant

TOTAL HOUSING UNITS: 84

TABLE 7

Alternative Sites Not Identified in Open Space Task Force Report

Site	APN	Location/ Condition	Zoning	General Plan Designation	Lot Area	Allowable Density	Allowable Units (#)	Existing Use
B-1	016-204-020 016-204-999 016-294-620	2212 Beach Blvd/ Flat	P-D/CZ	Mixed Use Center	3.5	50 du per acre	84 ¹	Public Facility
B-2	009-134-330 009-134-340 009-134-350 009-134-360 009-134-520 009-134-390 009-134-400 009-134-410	Pacific Manor Shopping Center/Flat	C-1	Mixed Use Neighborhood	2.1	26 du per acre	55	Commercial
B-3	022-142-140	575 Crespi Drive/Flat	C-1	Mixed Use Neighborhood	.36	26 du per acre	9	Commercial

TOTAL HOUSING UNITS: 148

¹ The City Council's approval on September 23, 2013, limited the site to no more than 84 housing units, less than the maximum permissible General Plan density.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION AND ASSOCIATED GENERAL PLAN AMENDMENT (GPA-90-15) TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD 2015-2023.

Initiated by: City of Pacifica

WHEREAS, the City Council of the City of Pacifica did adopt a General Plan on July 28, 1980 by Resolution No. 46-80; and

WHEREAS, the City Council of the City of Pacifica did adopt a Housing Element of the General Plan for the period 2007-2014 on November 13, 2012 by Resolution No. 52-2012; and

WHEREAS, Article 10.6 of the Government Code requires the City to periodically update the Housing Element of its General Plan; and

WHEREAS, the Planning Department has initiated General Plan Amendment GPA-90-15 to update the Housing Element of the General Plan for the planning period 2015-2023 (“Housing Element Update”), pursuant to Article 10.6 of the Government Code; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed study session on December 15, 2014, to solicit public input into development of the Housing Element Update, and directed the Planning Department to amend the Housing Element Update in response to public comments received; and

WHEREAS, the Housing Element Update has been prepared to meet the requirements of State law and local housing objectives, and has accommodated the City of Pacifica’s Regional Housing Needs Allocation (RHNA) for the 2014-2022 projection period established by the Association of Bay Area Governments (ABAG); and

WHEREAS, on March 4, 2015, the California Department of Housing and Community Development (HCD) found the Housing Element Update meets the statutory requirements of State housing element law (Article 10.6 of the Government Code), and that the Housing Element Update will comply with State housing element law once adopted by the City Council and submitted to HCD; and

WHEREAS, a Negative Declaration has been prepared, publicized, and reviewed in accordance with applicable law and, together with the Planning Commission staff report of April 20, 2015, constitutes an adequate, accurate, objective, and complete Negative Declaration in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines; and

Attachment J

WHEREAS, the written record for the Housing Element Update, including the Negative Declaration, is maintained at the Planning Department of the City of Pacifica, and is available for public review during normal business hours at 1800 Francisco Boulevard, Pacifica, CA 94044; and

WHEREAS, on April 20, 2015, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing to consider the Negative Declaration and Housing Element Update, considering all oral and documentary evidence presented, and incorporating all testimony and documents into the record by reference; and

WHEREAS, notice of the public hearing was duly published as required by the Pacifica Municipal Code and State law; and

WHEREAS, the Housing Element Update is consistent with the City's General Plan and Local Coastal Land Use Plan, and will not be detrimental to the public interest, health, safety, convenience or welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica finds on the basis of the whole record before it there is no substantial evidence that the proposed update of the Housing Element of the City of Pacifica General Plan will have a significant effect on the environment and that the Negative Declaration reflects the Planning Commission's independent judgment and analysis.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby recommend adoption by the City Council of the City of Pacifica the Negative Declaration prepared for the Housing Element Update for the period 2015-2023 described in General Plan Amendment GPA-90-15.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby recommend adoption by the City Council of the City of Pacifica the Housing Element Update for the period 2015-2023 described in General Plan Amendment GPA-90-15.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of April 2015.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney