

Community Survey = 380 respondents

Results Summary



HOUSING SITES & STRATEGIES COMMUNITY SURVEY

Some high-level findings from survey responses are found below:

- Survey was open from 11/1/22 to 12/16/22
- Survey was available in 4 languages, including English, Spanish, Chinese, and Filipino
- There were 380 total responses

Housing types considered most important



Housing that meets safety standards and is safe from natural hazards (fire, landslides, sea-level rise)



Housing affordable to working families, teachers, and first responders



Energy efficient housing



Walkable Development

Most important ways to better serve the housing needs of all residents of Pacifica



Encourage the private sector to construct more affordable housing



Help homeowners add rentable units, such as accessory dwelling units (sometimes known as mother-in-law units)



Build affordable housing near transit and jobs

Best strategies to guide new housing



Redevelop existing developed properties that have potential to incorporate housing or more housing units



Build more housing near transit, jobs, and schools



Encourage developers to contribute to affordable housing

Best way to address the living and housing needs of vulnerable communities who may need more support



Locate housing where services are within walking distance



Locate housing where transit is within walking distance



Provide retrofitting assistance to make homes more friendly to people with limited mobility

RESPONDENT DEMOGRAPHIC HIGHLIGHTS



Most live in Pacifica



Most are homeowners



Most identify as white

50-70

Most are between the ages of 50-70

>\$150K



Most make more than \$150k/year

TOP BARRIERS TO AFFORDABLE HOUSING



Income is not enough to pay for housing



The cost of quality housing is too high



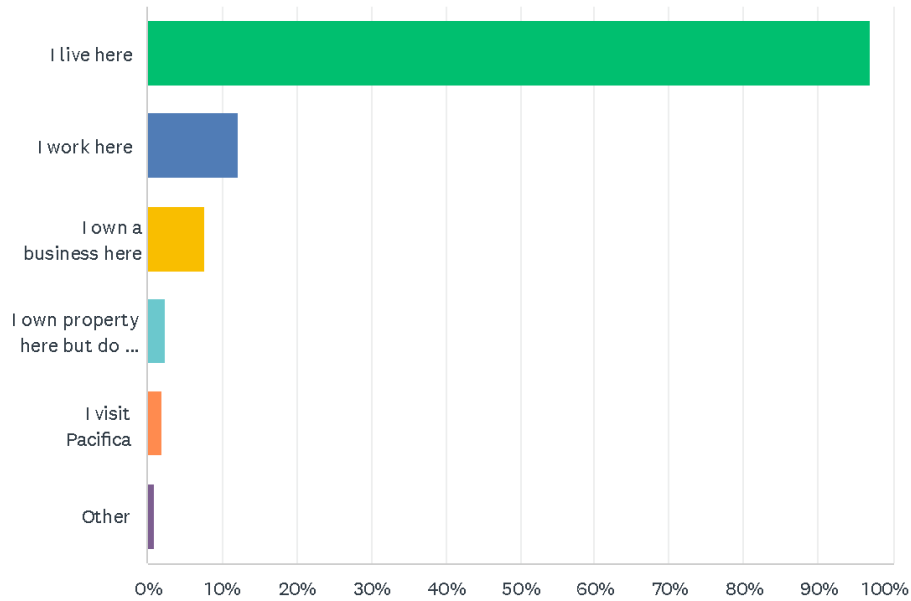
Low supply of housing



Most are 2-person households

Q1 Which of the following best describes your connection to the City of Pacifica? Select all that apply.

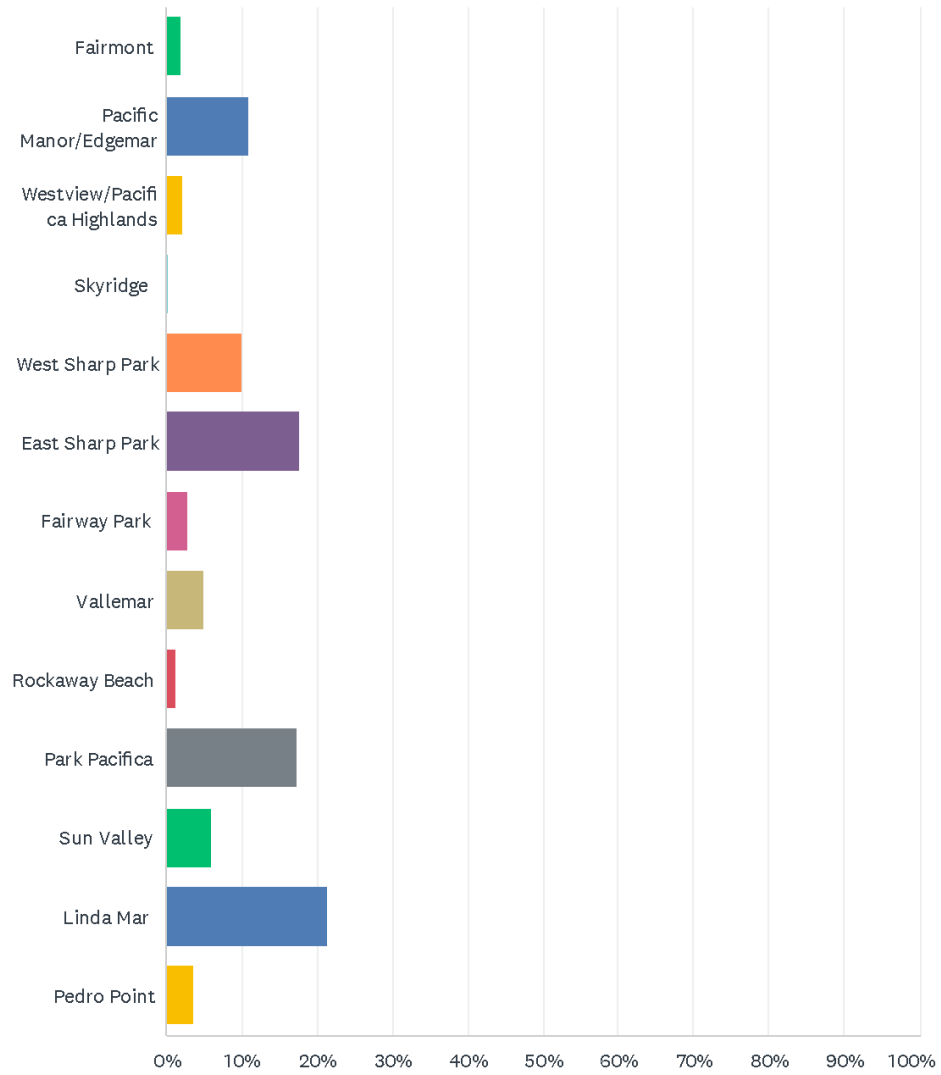
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ANSWER CHOICES	RESPONSES	
I live here	97.07%	365
I work here	12.23%	46
I own a business here	7.71%	29
I own property here but do not live or work here	2.39%	9
I visit Pacifica	1.86%	7
Other	0.80%	3
Total Respondents: 376		

Q2 If you live in Pacifica, what neighborhood do you live in?

Answered: 367 Skipped: 10

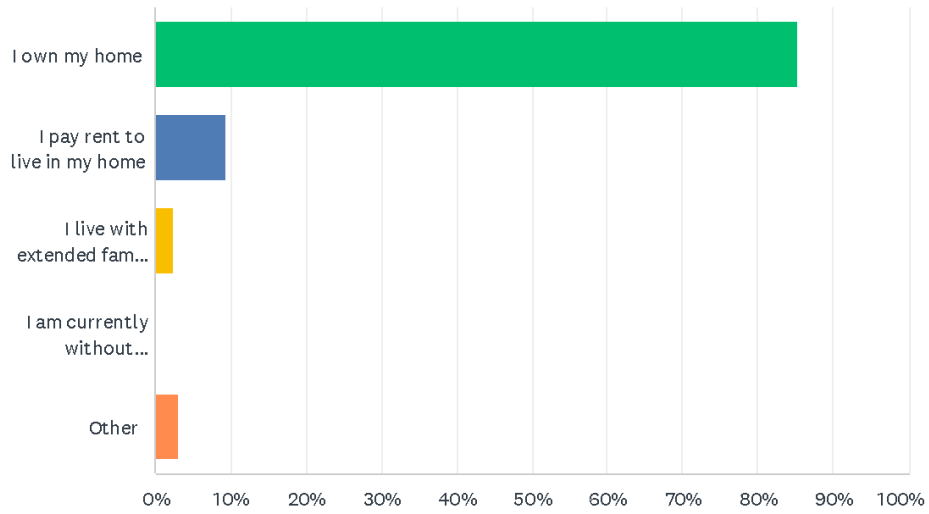


SURVEY RESPONSES CONTINUED

ANSWER CHOICES	RESPONSES	
Fairmont	1.91%	7
Pacific Manor/Edgemar	10.90%	40
Westview/Pacifica Highlands	2.18%	8
Skyridge	0.27%	1
West Sharp Park	10.08%	37
East Sharp Park	17.71%	65
Fairway Park	2.72%	10
Valleamar	4.90%	18
Rockaway Beach	1.36%	5
Park Pacifica	17.17%	63
Sun Valley	5.99%	22
Linda Mar	21.25%	78
Pedro Point	3.54%	13
TOTAL		367

Q3 What best describes your current housing situation in Pacifica?

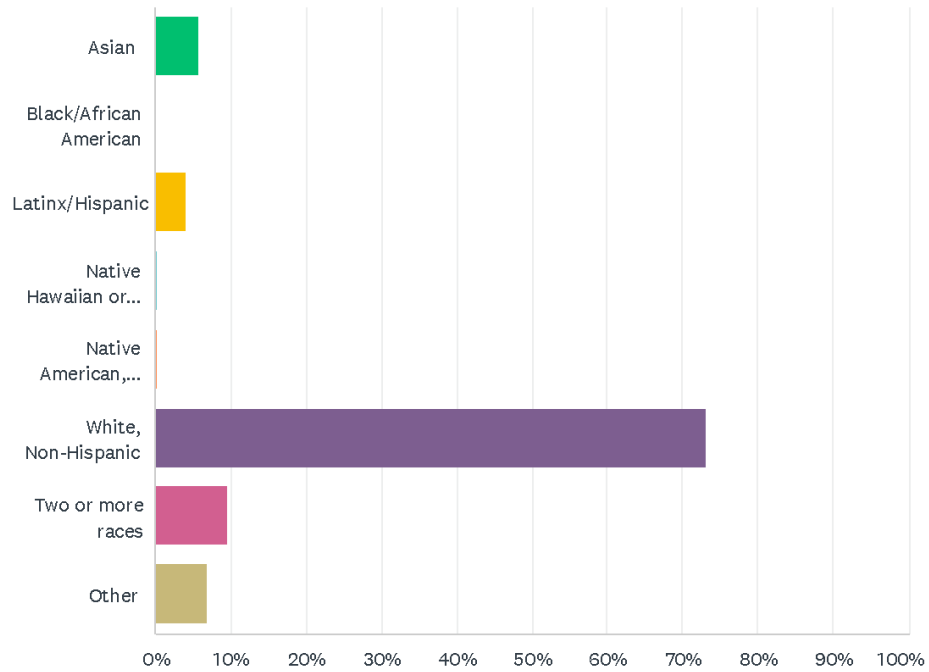
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ANSWER CHOICES	RESPONSES	
I own my home	85.33%	320
I pay rent to live in my home	9.33%	35
I live with extended family or with another household	2.40%	9
I am currently without permanent shelter	0.00%	0
Other	2.93%	11
TOTAL		375

Q4 What is your race or ethnicity?

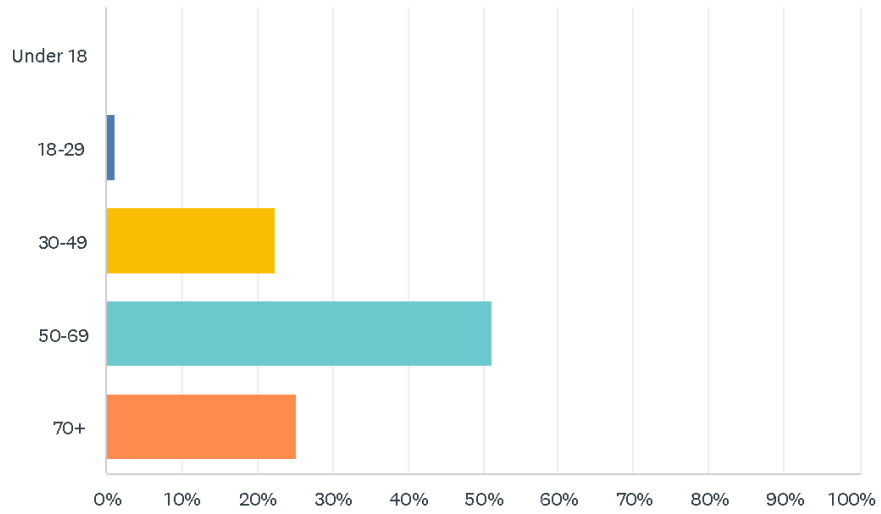
Answered: 366 Skipped: 11



ANSWER CHOICES	RESPONSES	
Asian	5.74%	21
Black/African American	0.00%	0
Latinx/Hispanic	4.10%	15
Native Hawaiian or Pacific Islander	0.27%	1
Native American, American Indian or Alaskan Native	0.27%	1
White, Non-Hispanic	73.22%	268
Two or more races	9.56%	35
Other	6.83%	25
TOTAL		366

Q5 What is your age group?

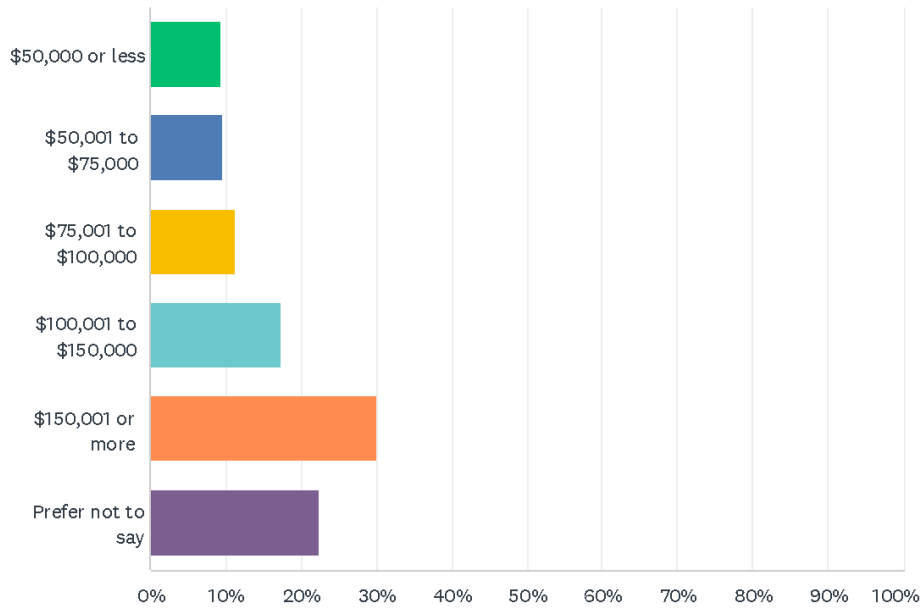
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ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	1.08%	4
30-49	22.49%	83
50-69	51.22%	189
70+	25.20%	93
TOTAL		369

Q6 What is your annual household income?

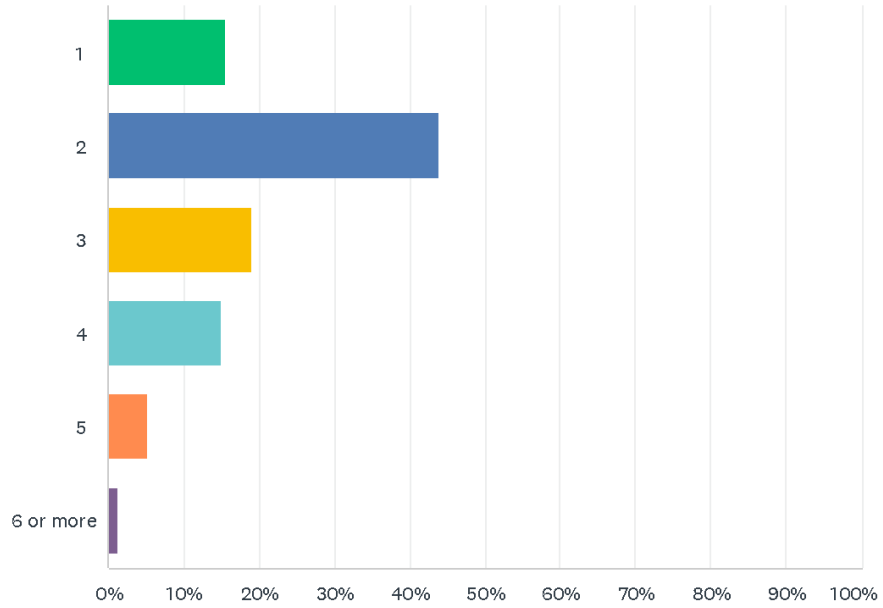
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ANSWER CHOICES	RESPONSES	
\$50,000 or less	9.41%	35
\$50,001 to \$75,000	9.68%	36
\$75,001 to \$100,000	11.29%	42
\$100,001 to \$150,000	17.20%	64
\$150,001 or more	30.11%	112
Prefer not to say	22.31%	83
TOTAL		372

Q7 How many people live in your home?

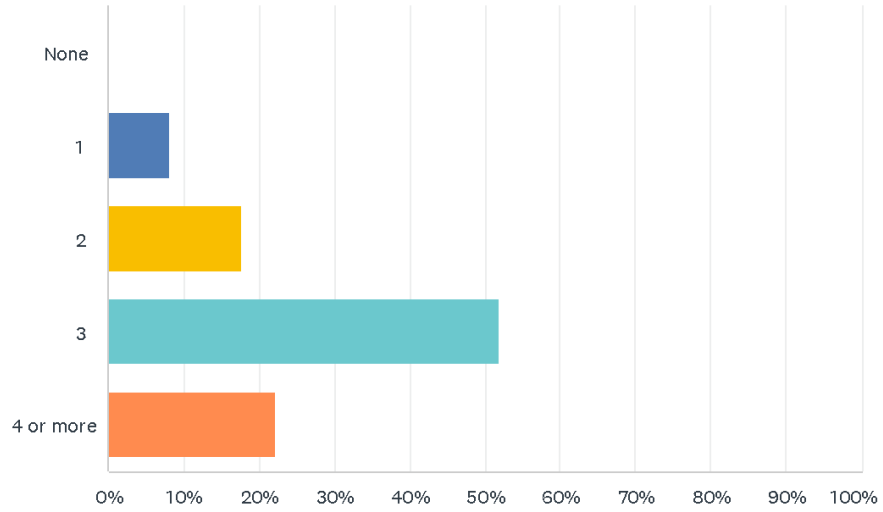
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ANSWER CHOICES	RESPONSES	
1	15.53%	57
2	43.87%	161
3	19.07%	70
4	14.99%	55
5	5.18%	19
6 or more	1.36%	5
TOTAL		367

Q8 How many bedrooms are in your home?

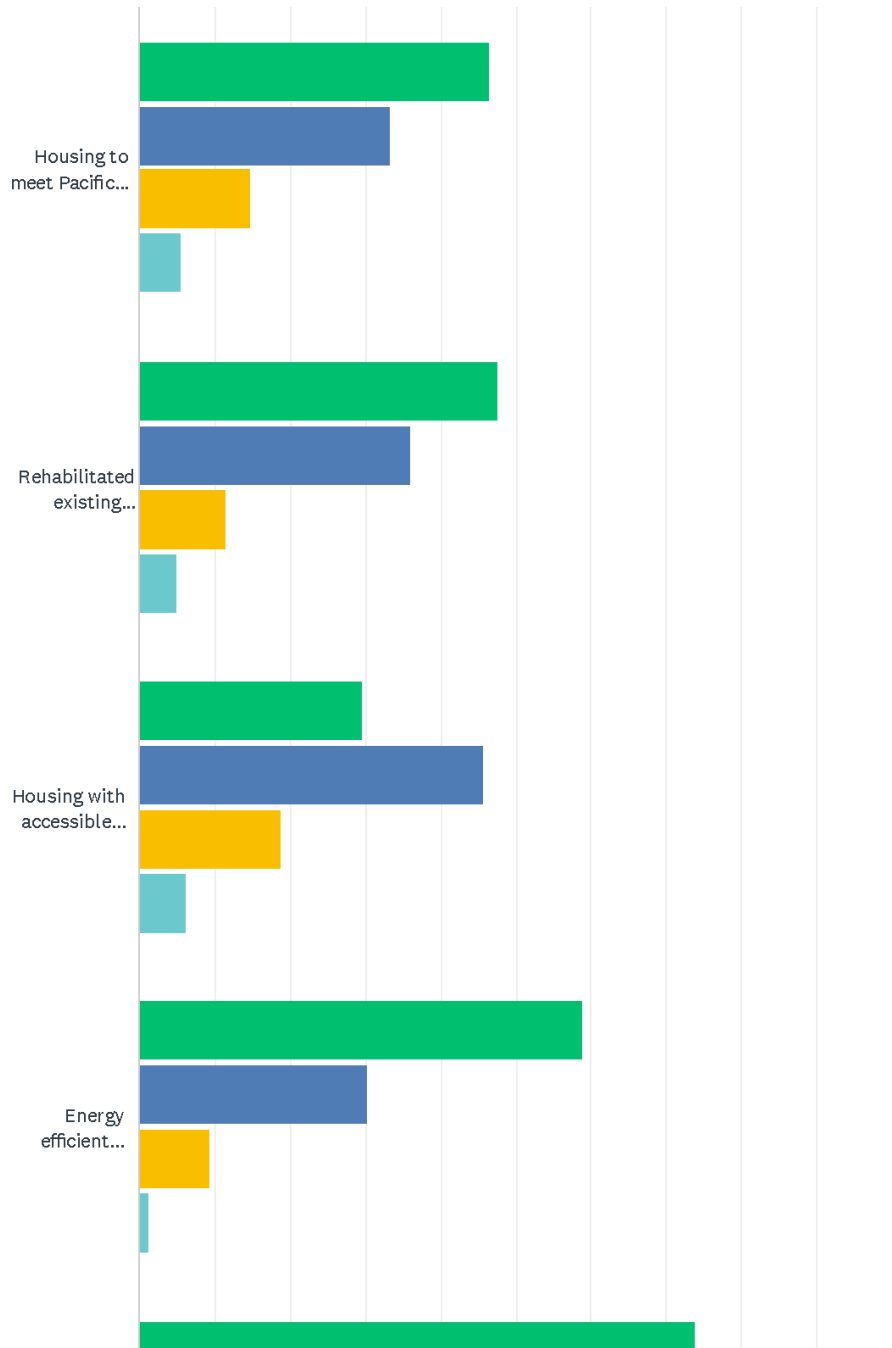
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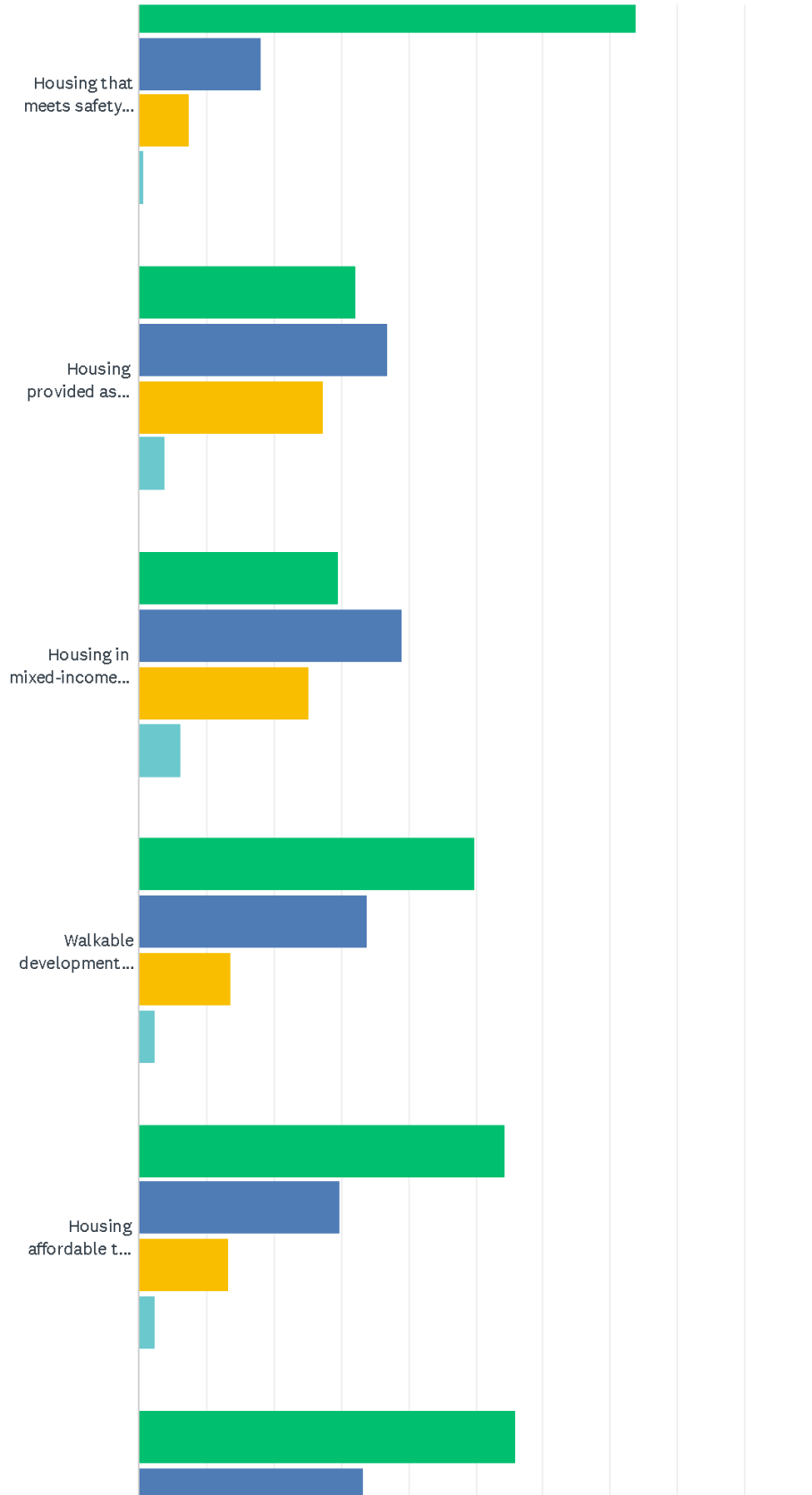
ANSWER CHOICES	RESPONSES	
None	0.00%	0
1	8.20%	30
2	17.76%	65
3	51.91%	190
4 or more	22.13%	81
TOTAL		366

Q9 As the economy and population grow, more housing must be produced —and planning for more housing is required by state law. Considering that the landscape in Pacifica is challenging for construction, how important are the following types of housing to you?

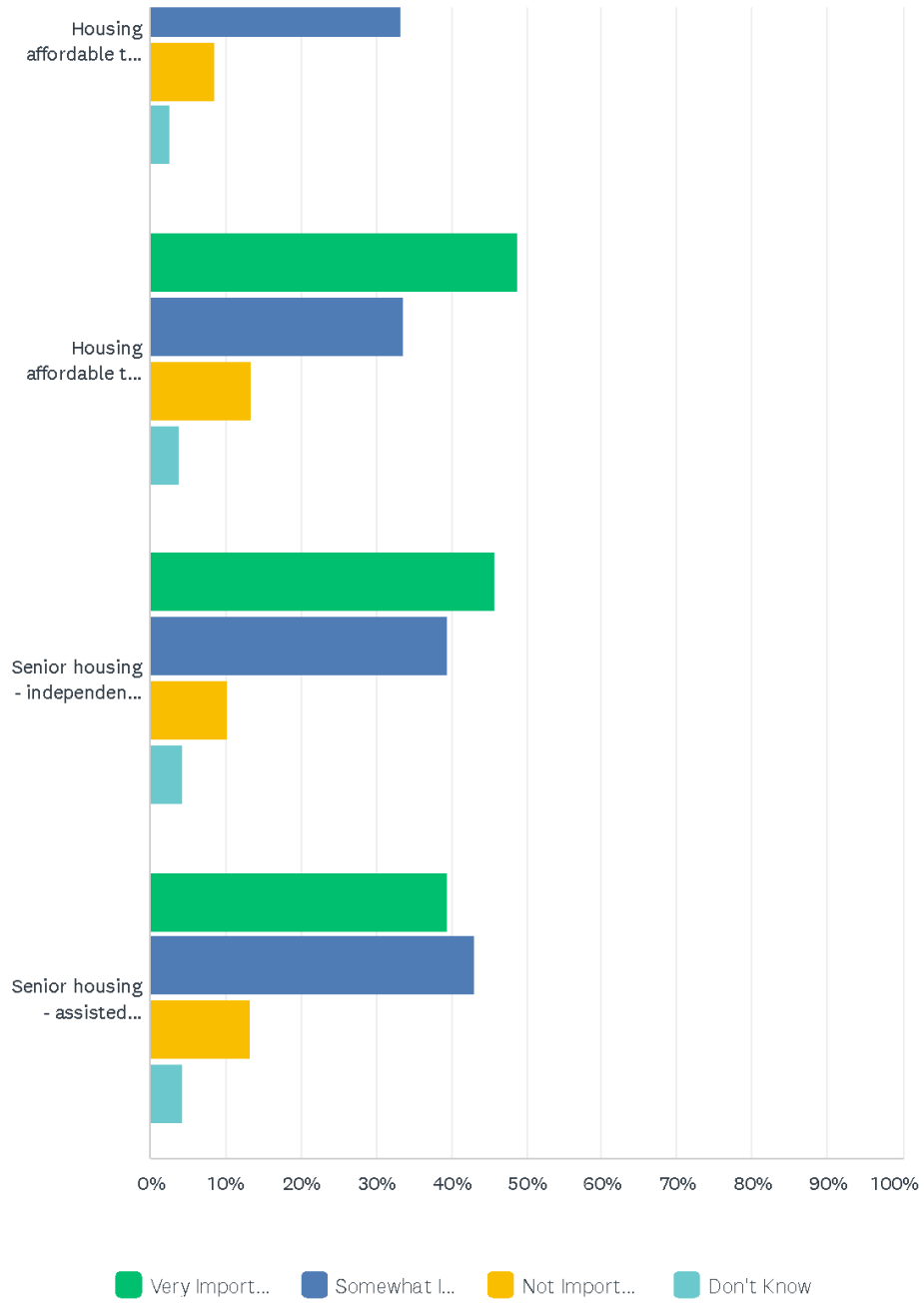
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SURVEY RESPONSES CONTINUED



SURVEY RESPONSES CONTINUED

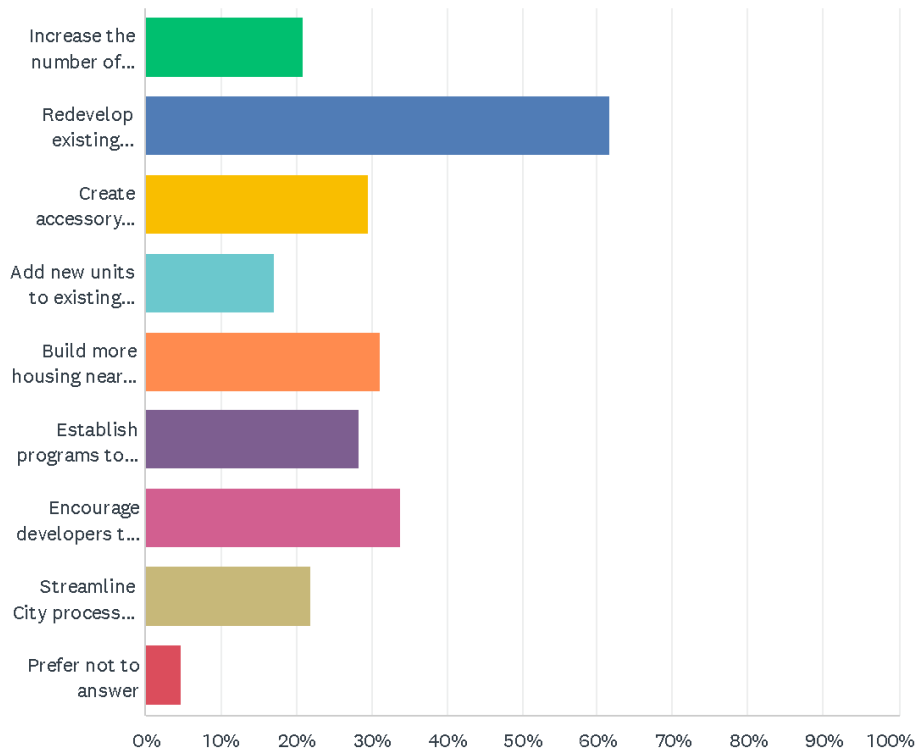


SURVEY RESPONSES CONTINUED

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Housing to meet Pacifica's social and economic needs, including both existing and future residents	46.45% 170	33.33% 122	14.75% 54	5.46% 20	366
Rehabilitated existing housing	47.53% 173	35.99% 131	11.54% 42	4.95% 18	364
Housing with accessible features	29.56% 107	45.58% 165	18.78% 68	6.08% 22	362
Energy efficient housing	58.81% 217	30.35% 112	9.49% 35	1.36% 5	369
Housing that meets safety standards and is safe from natural hazards (fire, landslides, sea-level rise)	73.85% 274	18.06% 67	7.55% 28	0.54% 2	371
Housing provided as part of mixed-use (commercial/office and residential) projects	32.15% 118	36.78% 135	27.25% 100	3.81% 14	367
Housing in mixed-income neighborhoods	29.70% 109	38.96% 143	25.07% 92	6.27% 23	367
Walkable development (housing within walking distance to transit, stores, school, or services)	49.87% 185	33.96% 126	13.75% 51	2.43% 9	371
Housing affordable to teachers and first responders	54.35% 200	29.89% 110	13.32% 49	2.45% 9	368
Housing affordable to working families	55.86% 205	33.24% 122	8.45% 31	2.45% 9	367
Housing affordable to services workers	48.90% 178	33.79% 123	13.46% 49	3.85% 14	364
Senior housing - independent housing	45.92% 169	39.40% 145	10.33% 38	4.35% 16	368
Senior housing - assisted living	39.35% 146	43.13% 160	13.21% 49	4.31% 16	371

Q10 What do you think are best strategies to guide production of new housing? Select up to three.

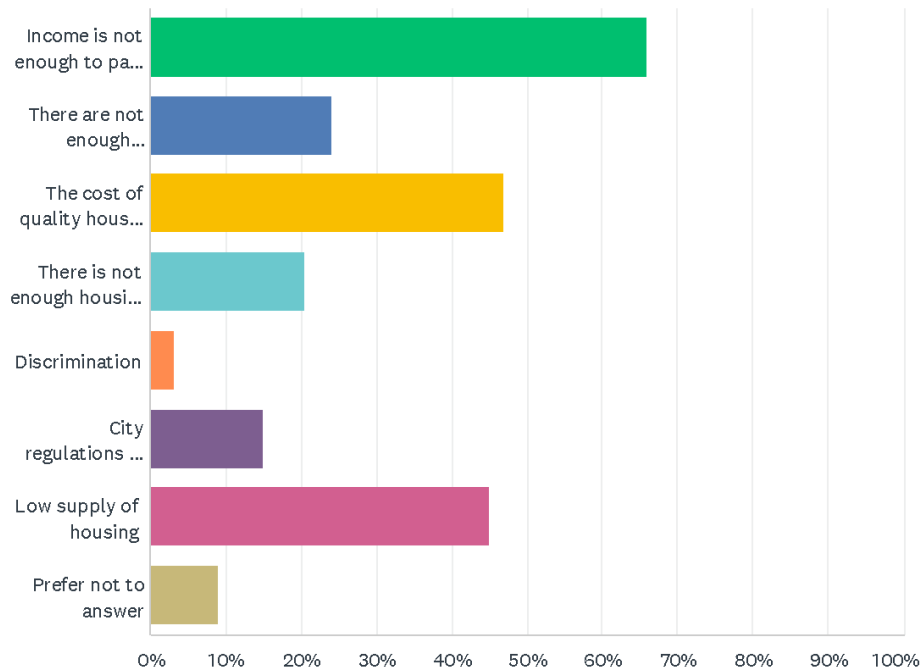
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ANSWER CHOICES	RESPONSES	
Increase the number of housing units allowed in new developments	20.95%	79
Redevelop existing developed properties that have potential to incorporate housing or more housing units	61.54%	232
Create accessory dwelling units on existing single-family properties	29.71%	112
Add new units to existing single-family properties, such as duplexes or triplexes	16.98%	64
Build more housing near transit, jobs, and schools	31.03%	117
Establish programs to help at-risk homeowners keep their homes	28.38%	107
Encourage developers to contribute to affordable housing	33.95%	128
Streamline City processes for development	22.02%	83
Prefer not to answer	4.77%	18
Total Respondents: 377		

Q11 What do you believe are the top three barriers to finding affordable housing in Pacifica? Select up to three.

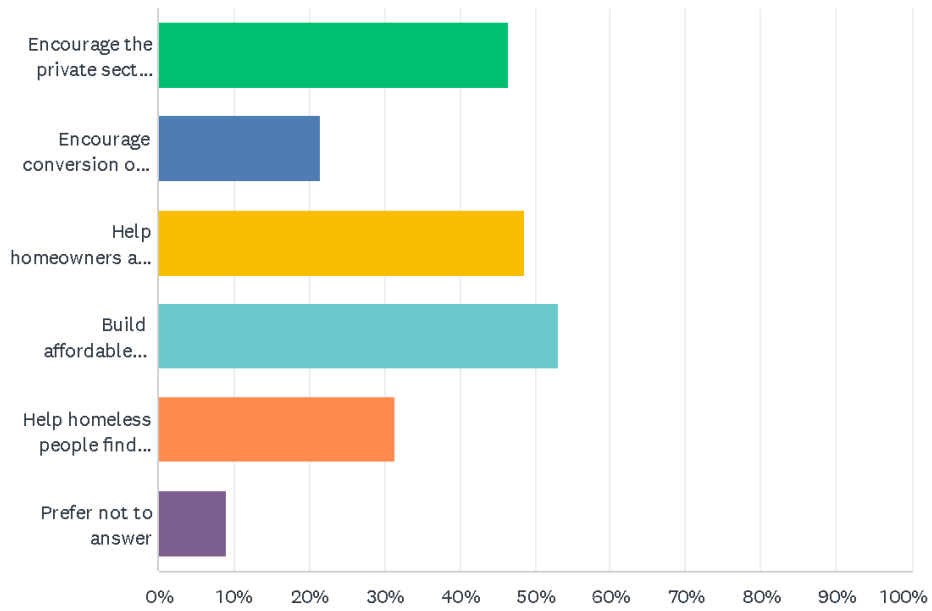
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ANSWER CHOICES	RESPONSES	
Income is not enough to pay for housing	65.78%	248
There are not enough cost-restricted affordable units	24.14%	91
The cost of quality housing is too high	46.95%	177
There is not enough housing available in areas with higher-paying jobs and services	20.42%	77
Discrimination	3.18%	12
City regulations for new housing are too restrictive	14.85%	56
Low supply of housing	45.09%	170
Prefer not to answer	9.02%	34
Total Respondents: 377		

Q12 What do you think are the most important ways to better serve the housing needs of all residents of Pacifica? Select up to three.

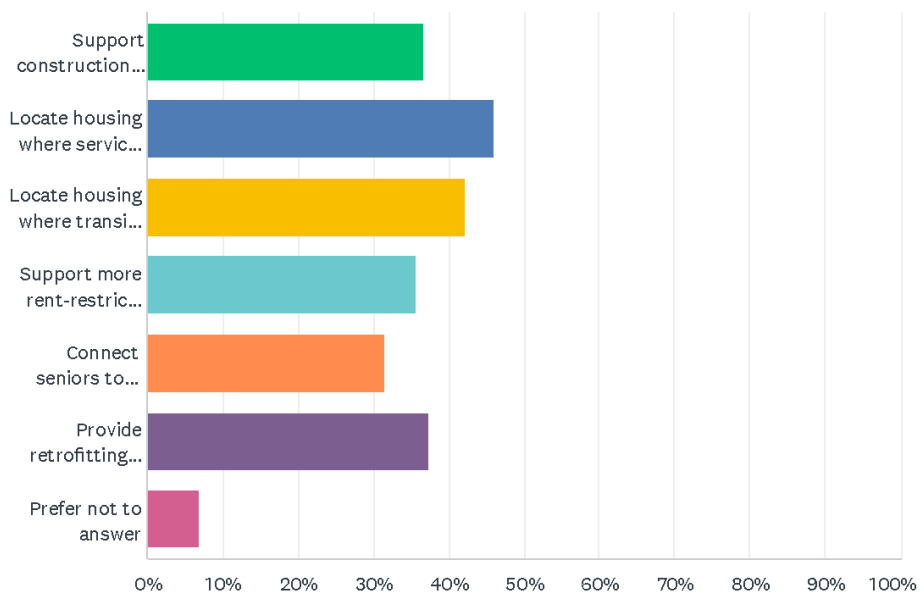
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ANSWER CHOICES	RESPONSES	
Encourage the private sector to construct more affordable housing	46.42%	175
Encourage conversion of single-family units to duplexes	21.49%	81
Help homeowners add rentable units, such as accessory dwelling units (sometimes known as mother-in-law units)	48.54%	183
Build affordable housing near transit and jobs	53.05%	200
Help homeless people find housing	31.30%	118
Prefer not to answer	9.02%	34
Total Respondents: 377		

Q13 The housing element requires that special attention be paid to vulnerable communities, including: people with disabilities, seniors, farm workers, large households, people experiencing homelessness, single female heads of households, non-English speakers, renters, and people who have low incomes. What do you believe is the best way to address the living and housing needs of these specific communities who may need more support? Select up to three.

Answered: 377 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support construction of more senior housing	36.60%	138
Locate housing where services are within walking distance	46.15%	174
Locate housing where transit is within walking distance	42.18%	159
Support more rent-restricted, affordable housing	35.54%	134
Connect seniors to creative living scenarios (e.g., shared living spaces)	31.56%	119
Provide retrofitting assistance to make homes more friendly to people with limited mobility	37.40%	141
Prefer not to answer	6.90%	26
Total Respondents: 377		

Q14 Do you have any additional thoughts or suggestions that may guide the City's housing plan? If so, please share them here. Please keep your response to 1-3 sentences long.

Answered: 221 Skipped: 156

ANSWERS

If you want to build more, we need wider freeways and a Bart track that runs down the middle of the new freeway to Linda Mar help with the bad traffic we already have in the afternoons and weekends.

I like to move to Pacifica

I'm against development at Oceana HS and will be sending an email detailing that. It's a bad idea for several reasons and would have a far greater negative impact than other possible sites in the city.

Don't build in existing green space already used by community

We as local residents will oppose development on Oceana high school campus. It will decrease our property value. Adding apartments on school grounds is a recipe for disaster and danger to the children. Save our open, community spaces and keep residents safe

Development of the fields at Oceans High School is not supported as it would make that area too dense and lose open space. For example, where would all the new cars park?

To many airBNB's. one host (guy) alone owns 13 homes in Pacifica. He will own all homes soon. How many Airbnb's will there be until we reach a breaking point because there not occupied everyday and business will over time suffer especially winter when these homes are empty more often.

Education program(s) to help buyers think "outside the box" for home ownership. Many ways to buy a home if the buyers are more flexible.

We need senior housing with graduated levels of care - assisted living, not just independent living. We also need family-oriented affordable housing.

Please do not build on the field at Oceana High School. Housing should not replace existing green space areas. This location is not a transit hub and I do not see the benefit of building housing here.

The City Owned Properties that are vacant should be an example to create affordable housing, Business Co-ops and volunteer assistance. Call Me anytime, Linda D.. 650.438.5530

No housing at the Oceana school location. Too much traffic less open space. Totally against this

Increase inclusionary rate to 20%; create a dedicated housing fund supported by a vacancy fee, a title transfer fee, in lieu fee, impact fees and sale of city land; a 60 day restriction on short term rentals; changes in building code and zoning to support tiny homes

I am concerned that proposed development NOT take away from existing open space and recreation areas such as soccer fields, baseball fields that benefit the community

Additional senior housing.

What is the city going to do about Airbnbs that remove housing from the market and make commercial enterprises out of houses that should be occupied by people living there?

Only build in infill. We don't have adequate transit so don't build in Quarry. Prohibit building in fire prone areas and areas never built on previously -open space areas including Quarry.

SURVEY RESPONSES CONTINUED

The proposal to build low-cost housing next to a high school is insane. Drug use, stolen property, alcohol abuse, pot smoking is prevalent in these types of housing units and should not be in close proximity to children. Especially drugs that are that close to and available to students is a huge concern. It is already bad with all the pot clubs in the neighborhood and people just walking down the street getting high. Keep all these temptations and availability to drugs, beer etc. as far away from schools as is possible. Building units known for this type of use right up against a high school is detrimental to the well being of the high school students. That's not even discussing the parking issue. There will be not enough parking for multiple units with god knows how many people in each unit. Look for a long range solution, not just stick units in what you consider open space. Its not open and is needed for the students needs in the years to come.

It would be nice to know what models the city is using to define success (other cities in similar situations and how they've successfully addressed this issue). Thanks for gathering feedback from the public!

get homeless to sleep/live in abandoned churches & schools. excrement on streets awful

Build or redevelop existing mall areas for mix/commercial i.e. Park Mall. Convert single family homes to multi-unit homes if possible. Areas i.e. around Skyline for better access to transpiration. Review permitting process

Do not build on mountainsides. Infrastructure first- address traffic and egress safety. Can we get a waiver due to little buildable space?

legally petition the state of Calif to amend the percentage growth to reflect the geographical location of Pacifica and the current infrastructure it can handle.

The issue is that the Bay Area has high salaries, but not enough housing. Adding enough housing would destroy what makes this area great. Instead, improve local and regional transportation so that people can efficiently commute to their jobs.

WE request that you add 2.713 ares of land we own to Pacifica's list of new Housing Opportunity sites. The land could accommodate over 140 units of housing. It is just north of the Lutheran Church at 4400 Cabrillo Highway: APN#018-140-2200, 018-140-300, 018-140-660. I will send you additional information tomorrow (Friday, Dec 15).

Remember that there is limited access in and out of town and more housing means more people and more traffic. Work to allow in-law apparent sand help repair existing structures to provide housing . Don't add more strain to our water supply

A balance must be struck to integrate affordable housing within existing neighborhoods and educate the existing residents on the fairness of affordable housing.

I am against building housing on/by Oceana high school

Find opportunities in areas that are already developed and preserve green space (parking lots, underutilized buildings and shopping centers)

I really don't know why you want to download this to a community that we pay high taxes in, and purchased here to avoid the problems that you're presenting

Building a lot of homes on an open space where there are children in school is unacceptable and unsafe. There is a high school and preschool right there. Also, people use that space for sports and activity. We need more space in Pacifica for that and less housing.

I am concerned about the identification of the Oceana High School field as a potential housing development area. Development in that space would take away an important recreation area for youth, seniors, and families. It would also have significant traffic impacts and fundamentally alter the aesthetic of East Sharp Park.

The green spaces in Pacifica now are very valuable to the well fair of us who live here. Studies have found that people who are connected to open & green spaces, in their neighborhood, have better lives. Please keep our open areas open around Oceana High School. Many who live here near, across the streets, walking distance, & many travel to use this field for so many different outdoor activities. If two or three hundred units are built here, there will be no parking on the streets along the high school, traffic will be awful, especially during pick up & drop off, during rush hours, & during special events at the high school, its already jammed pack on the streets. Just like Vallimar, I estimate it could take 10 to 15 minutes just to drive out of our neighborhood during heavy use time. The value of our quality of life will be eroded significantly. The cross walks at the intersection of Paloma & the frontage road is already packed & will become more unsafe. I again want to reiterate, the value of this green space for the well being of our community & well being of our mental health. Thank you.

SURVEY RESPONSES CONTINUED

Build on the Rock Quarry, Lumber Yard, archery, Build on skyline Dr. Use the old Landfill area and trash area near lands end, use the abandon yard near the pier, move the police station, buy private property, use that land near Roberts Rd, use hotels and motels/re-develop them. Pacifica does not want high rises like San Francisco/Daly City this is why we moved here. One freeway out of town could be a disaster if we have to evacuate for 40k residents. Traffic is nearly grid locked on a summer/Weekend. Thousands of people could die, Tsunami/earth quakes can happen. This is a disaster we can avoid. We dont want our town to turn into Atlantic City. DO NOT take/use Oceana High School property. Hire local city planners and managers.

Do not allow new neighborhoods that will be detrimental to our fragile ecosystem. High density residential above commercial is a far smarter way to increase housing.

All new units should be as self sustaining as possible: Solar with battery backup, passive solar design, grey water systems, heat pumps, etc. Infrastructure improvements: HWY 1 widened, overpass at Vallemar Mixed use buildings in East Sharp Park, Eureka Square Shopping Center, Manor Shopping area, Linda Mar Shopping area, Back of the valley shopping areas.

Stop allowing vacation homes which take away from permanent housing for families.

Develop the QUARRY (housing & commercial)!!! Facilitate workforce housing at Oddstad. Build/facilitate mixed-use development at Park Mall (especially the deserted Chevron lot) & Sanchez library.

Traffic problems, no church, building on unused city property. Sell off city unused property for housing let them build after highway 1 is fixed

Sacramento doesn't have a clue when telling us to 'build, build, build'. We don't have many ways in/out of Pacifica. Some neighborhoods (Vallemar, Rockaway, Pedro Point) have crappy narrow roads. In case of fire or other emergency we will be stuck in gridlock on Rte 1!!! And if any of the coastal towns south of us have to join us, we are screwed. Sacramento needs to use some common sense and let cities/towns decide how much housing is appropriate and safe! Allowing unlimited ADU's and duplexes will also had to the parking problems we already have.

Changing the building and zoning codes to allow higher height density housing that are close to sloping hillsides by converting single family housing and that won't obstruct others view. Change the building and zoning codes on single homes to allow renovation of existing rooms into more usable space without losing the original square footage of the replacement rooms.

There is no way that 10% of Pacifica's housing needs can be achieved by building on Pedro Point Field. That's 180 units which, with weekend beach traffic, would result in gridlocked access to and exiting from Pedro Point.

Need to provide more SENIOR housing. Having current residents be able to move to Senior/Assisted Living in Pacifica will free up current housing for new homeowners without increasing traffic, or adding additional strain on Pacifica's infrastructure.

Focus on traffic, sewage lines, water available, and upgrade water treatment plant. Assist shopping centers to build apartments above stores. Force a higher % for low cost housing on new constructions, and off grid as much as possible.

I do not support new construction. I believe we can rehabilitate existing areas/structures to meet our housing needs. We don't want to look like Daly City.

Please do not allow new construction of mass units in our town. Please keep green spaces green. Please consider the impact of increased housing on our already taxed roadways.

We need rent control in Pacifica. Rents are too high.

Eliminate the CEQUA process which adds years to projects. Streamline the entire process!!!

All housing plans must not increase the burdens on existing neighborhoods, i.e, traffic, sewage, water supply, emergency services, storm water, environment/natural resources.

Governor Gavin Newsom is out of touch with reality when it comes to individual communities, such as ours. We have a lot of unbuildable, very dangerous land in Pacifica. It will be very difficult for us to meet the RHNA numbers mandated by the state.

Do not destroy the current quality of life that we worked hard for. Pay service workers living wages. Time to develop the quarry - mixed use housing and retail plus recreation.

Add more live work units such as those in Rockaway on Dondee. This design setup is desirable and in high demand.

Preserve the unique West Sharp Park historical district. Do not build four or five story buildings there.

You do not address the main issue in Pacifica which is investor owned houses. We should be eliminating short term rentals and vacant houses should be taxed

SURVEY RESPONSES CONTINUED

Pacifica is a small town. Let's keep it a small town. Otherwise the infrastructure is not going to hold up. If you want to add housing, add infrastructure first.

Provide a central location for Rv dwellers scattering throughout the city In neighborhoods is not a solution

Donot allow housing to build on our open spaces, our spiritual essence of the City. Environmental sound build with protection of Mother Earth & her wildlife

Prioritize development in existing commercial zones in the northern sector of the city, with greater access to transit and services. Do not developer housing in vulnerable open space, or in the high-traffic (one-way in, one-way out) southern half of Pacifica!

Focus on affordable housing construction including for low and very low income residents. Housing density with needed changes in height limits is necessary. Housing for people who work in Pacifica is critical [service industry, teachers, fire/police, tourist industry]; we need to build community here.

Too many NIMBYS in Pacifica who come up with excuses to block almost any type of new housing.

Thank you for this survey! I am one of many residents here who is highly educated, employed (as a psychotherapist) and struggle to afford housing. Please focus attention on very low income and moderately low income housing in all development (no mixed projects- not enough units!!) thanks.

Building 180+ units on the current Oceana High School parking lot area would be a disaster. It will add to already bad and poorly managed traffic, it will create crowding near sensitive open space, and will lower the quality of life for the entire Sharp Park area.

Most everyone wants to help people experiencing house insecurities. But don't overcrowd existing neighborhoods and create more traffic problems. Just because there is a need for housing for teachers doesn't mean it should be on school grounds, ie Oceana High School.

I would want to make sure that rules are not too rigid on either side. For example, rules to build affordable housing have flexibility.

The biggest problem in pacifica is traffic solve that problem and put in a marina so low income can live on boats. open up fishing industry and provide jobs.

Please: 1. do not rely on commercial developers, but rather give these jobs to local builders that care about the community; and 2) start a Pacifica land trust that buys public land for sale community hosting (research Burlington Land Trust). Thank you!

Do not put thousands more people into Pacifica when our infrastructure is so poor: anyone who has to drive on Hwy. 1 (all of us) knows it's a traffic jam Monday - Friday at the main rush hours, and hundreds more cars piling onto Hwy. 1 will be chaos. In case of a natural disaster such as major fires, hardly anyone will get out and the result will be chaos and loss of life. Think before you allow developers to plop down a bunch of houses and pretend that is a solution -- it's not. People living in motorhomes on our streets live rent and utility-free, pay no taxes, while homeowners and businesses in this town end up having terrible streets and emergency services diminished. Seniors cannot possibly get "raises" to continually pay more for taxes each year.

Mostly I'm concerned that California thinks we need more housing. On a planet with dwindling resources having fewer people, not more, makes for sustainability.

The extreme increase in homes being purchased with the sole intent of being short term rentals (AirBnB, VRBO, etc) is hurting the community and making it difficult to buy an affordable house. We NEED regulations on short term rentals in Pacifica ASAP!

Increase density of current housing locations to preserve open space. Increase public transportation availability, and connect are very spread out services of restaurants and commercial spaces with additional walking and bike paths, including more highway one overpasses similar to what was rebuilt at Eureka Square

It shouldn't be up to a small municipality like Pacifica to solve structural, societal problems such as homelessness and senior neglect

1) Provide public land to non-profit organizations for truly affordable housing. 2) Charge for-profit developers impact fees for market-rate development, in order to finance low income housing. 3) Annex San Francisco's underutilized property within or adjacent to Pacifica's boundaries for public low income housing.

If people are not able to afford to live here maybe they should not. Not everybody can afford to live where they would like to.

SURVEY RESPONSES CONTINUED

Living as a resident in east sharp park for 35 years and raising my children here, I love my community and want to preserve its charm, open space, views of the ocean, and non congestion of too much traffic. I am strongly OPPOSED to the construction of new apartments at Oceana high school field. This is not what our community supports. We cherish our beautiful open space and new construction for housing can be found in other areas of Pacifica that don't encroach on cherished open space to satisfy the needs of a few. Build against or near hillsides that won't block views of the ocean; Build with this in mind. Don't block the views and open space of residents wanting to protect this glorious open space. Adding ADU housing requires a homeowner to provide a parking space that is NOT on city streets. This stipulation is written in the text of SB9. ADUs must not be allowed if a parking space is not provided on the property owner's property- our existing street parking already has become overcrowded. Our neighborhood was built for low traffic and congestion which will be additionally strained by adding new construction to already crowded neighborhoods. The street that runs along Oceana high school is already impacted by heavy traffic during commute times to school and when school is dismissed. Open space is CHERISHED. Don't build in neighborhoods already strained by limited parking because of too many cars caused by too many people crammed into existing overcrowded neighborhoods. Build somewhere else and don't take away our open space.

Be able to have more than 1 ADU per house.

Please keep in mind that the 3-5 years construction on some of these properties will be devastating to some, due to the infrastructure and also after completed. Thank you

Humans migrate. Sea rise/cliff deterioration will force our movement inland as drought will force others here. Stop gap or long term plan? Walk in health clinic, mental health, job training center.

Do not cut down trees for more building!

We need more housing that is not single family so that rents come down (more supply) and housing that allows young people to get onto the "property ladder", like townhomes.

Focus should be keeping current Pacifica residents housed and better supporting our senior and disabled populations. I also believe it would be helpful to support pacifica homeowners in keeping and maintaining their homes.

Build more senior housing so seniors if they want to can sell there homes and familys can buy them. In the beginning of your surveys list English before any other language options, keep things simple. We all have to communicate. Encourage people to speak English. United we stand, devided we fall.

While other communities in the county have done nothing to add housing, Pacifica has been over developed. We do not need more traffic, long lines at stores, etc.

Help stop the unnecessary low altitude flying planes that continually blanket Pacifica. These planes can fly higher reducing the interruption of sleep, peace of mind and quiet.

I not big on housing being built on school property and I defiantly do not want to see a super mega church being built in the middle of a residential area!

Please do not consider any land west of highway 1 in Pacifica as a potential site for more housing. It would be irresponsible to put more housing there giving the short-term and long-term effects of climate change.

The quarry near Rockaway is a great spot for a big development

Disgusted: This is a survey regarding Pacifica and the part of town that I live in is called 'Fairmont West', not Fairmont. Housing for First Responders is important to me. Housing for teachers is not. Take a glance at the housing for JUHSD which is located next to their district office. The housing is for anyone in the district (lottery). It's unfair that an administrator (which there are MANY, & there are less students year after year) has the same right to the housing as some who makes half as much.

There are currently many short term rentals in my neighborhood that could otherwise be used to provide affordable housing for someone.

People that worked hard all their lives should not be forced to subsidize housing for people that won't work or skill set doesn't align with the current economy. Current home owners are treated unfairly by state and county officials.

Green space is very important to our community and it would be devastating to lose. Would prefer to convert existing spaces such as parking lots into homes.

Do your best. God bless.

Improve public transportation. Make it more accessible.

Limit immigration. CA has too many people to support!

SURVEY RESPONSES CONTINUED

We need restrictions on air bnb housing.

No air bnb housing

More commercial businesses to incentivize tax base - will promote better money for school districts. Pacifica elementary is a low cost school district since it depends mostly on homeowners.

Do not believe adding second unit on single house lots.

Again, limit air bnb's. Multi-family housing is a better use of land. Build affordable housing. More housing for seniors.

Support more kids in school and things that they can do. There are no theaters or other things for them to do.

Nothing is spent on our children. They need to leave Pacifica for fun.

Pacifica doesn't have the money to subsidize other's housing. We need more tax paying folks in Pacifica so we don't drain our current limited services.

We'd like to see the both of the following publicly listed: 1/ the full list of potential sites which could be rezoned, and 2/ the list of considered sites which did not meet the criteria and the rationale for each sites disqualification.

The public wants to see the final list of proposed sites. When can we see that?

The city needs a plan to create more foot traffic on palmetto. Pacifica should look to towns like Burlingame and San Carlos as the model for what a pleasant, clean walkable downtown should look like.

The survey questions are not well formed to provide actionable information to move forward affordable housing. That's the issue: AFFORDABLE housing. City fees and number of units that must be affordable per development are too low. Work with our elected county and state officials to change the RHNA process to require cities that are building excessive commercial/business complexes to take on the burden of the additional housing as they benefit from the revenue those complexes generate, and, push to not develop in the fragile coastal zone or mudslide prone hillsides and in area of increasing wildfire potential.

Limited the use of residential property for Air B&B is an important way to make more housing available. Also multi-housing units should be built near public transportation and services. Finally, corporate ownership of residential property should be limited.

Help small businesses on retention of employees and quit putting it on our shoulders of business owners and homeowners!

what are the sanctions if pacifica is unable to provide a plan to locate all 1800 of it's new housing element requirements?

One of the charms of Pacifica is all the green space (mountains) that surrounds it. Please do not allow development in these precious mountains! There is empty space (retail, commercial, Oddsted school...) that can be considered for housing.

Yes. Decrease the tree hugging that thrives in Pacifica and allow more housing developments. Stop the ridiculous new taxation due to low property tax revenue which is 100% due to not allowing more developments to be built -- which would provide significant property tax revenue

Keep open spaces OPEN; preserve Pacifica's beauty.

Stop all the short term rentals!

Whatever plan the city makes should NOT be one that destroys the character of existing neighborhoods. And the plan should take safety and environmental issues into consideration.

I think that if the city encourages homeowners to add mother-in-law type units to their homes, those owners will rent them as AirB&Bs, and that won't help locals find permanent housing. I'd like to see restrictions on the number of short term rental properties in Pacifica so that there are more units for longer-term renters.

Pacifica does not have the support services to care for more and more people. We don't have the transportation to access work hubs and our highway are can't handle more cars safely. I think we need to limit new building.

Big companies like Apple, Google & Salesforce should not be allowed to off-load the housing shortage they have created to the taxpayers. They need to build dorms, condos & apartments on top of their glamorous campuses to house the workers they bring in.

With housing increases in Pacifica there must be public transit increases and simultaneous (or previous) improvements to infrastructure, such as roads, water, sewage and public safety. Housing should be scaled to the neighborhood with careful consideration of traffic and infrastructure impacts.

Provide streamlined process for builders, incentives for new construction.

My husband and I live in the same apartment we moved into in 1993 and because there are no reasonable or affordable (mind you, we make tech salaries) single family homes or condos in town, we chose to rent a second apartment across the street to accommodate our growing, blended family. We should be in a nice family home here in the valley, and our two apartments made available for others. We need more of *all kinds* of housing.

Emergency access/egress- when many valleys have only one road & Hwy 1 can easily become gridlocked - Also NIMBYs make development a losing prospect for developers

We need to do away with the community input process for minor projects like small developments. there should be extensive and comprehensive community outreach programs to formulate citywide plans that actually reflect the reality on the ground so we don't need permits to build basically anything that triggers community feedback. There's an excellent article in Vice news about this. We have many of our own examples locally that could have been featured in this article.
<https://www.vice.com/en/article/n7z5jm/thank-you-for-your-feedback>

Sidewalks are desperately needed in Pedro point and Vallemar and other parts of the city! School needs to be available to those who LIVE in neighborhoods that are walking distance (neighborhood schools not lotteries) and school buses are needed so people don't have to ferry children all over town dropping off and picking up.

Establish a dedicated housing fund. Adopt rent control; establish a database of rentals, Incentivize low income development Expand the Safe Parking Program Qualify for county, state, federal housing funds/assistance Adopt best practices of other jurisdictions

Ultimately we need to increase the supply of housing. Encouraging development is key. Restrictions such as rent control, reduce the incentive to build supply.

Allow rental units on top of commercial buildings and encourage/ insent business property owners to expand for rentals units.

no

This is a Bay Area problem and needs to be addressed at the county and state levels as well. Like many retired/retiring teachers, I will not be able to afford rent anywhere in the Bay Area beyond this year. We need more moderate income housing desperately.

Significantly reduce the number of homes allowed to operate as STR's, which are being purchased significantly over the asking price, making it impossible for Pacifica Locals to submit competitive bids for houses.

Revisit Pacifica's growth limiting zoning such as R-1-H (keep hills green yet allow ADUs at or near streets; work with Habitat for Humanity to build more affordable units for all; assure City & developers provide sidewalks and gathering places meet ADA standards; provide reliable free / inexpensive public transportation systems throughout Pacifica, linking special needs services and nearby communities.

Hire more planning staff to process project applications and arrange for outside consultants to do the work until staffing needs are filled.

I think people should live where they can afford to live.

Restricting large housing development in Pacifica and keeping Pacifica natural beauty and free space.

1) Maintain height restrictions in W Sharp park south of IBL Middle School; 2) Redevelop the industrial area on Palmetto, N of IBL Middle school- current land use (self-storage, empty factory, RV park) could be redeveloped for affordable apartments and condos. 3) Pass rent control 4) Place heavy restrictions or prohibit short term rentals (e.g. Airbnb); 5) Do not allow foreign investors or corporations to purchase homes; 6) Do NOT allow hillside or open space development (e.g. proposed Linda Mar woods and Hillside meadows projects)

We need more support for affordable senior housing.

New housing without new jobs in Pacifica will mean more traffic. Traffic congestion is poor now and will only get worse with more housing. Support overturning SB 9 and SB 10 to get rid of these stupid laws. Pacifica does not need more housing especially with the roads we have.

We should not ruin what makes Pacifica Pacifica in order to meet some quota. Forcing denser housing (adu's) is not the answer. Lets start with limiting short term rentals. The visible homeless in Pacifica are not going to be effected by additional housing units. They need supportive housing, like dorms that have services on site and easy access to transit/resources.

We need family affordable housing

SURVEY RESPONSES CONTINUED

Some sort of moratorium against corporations or outside investors outbidding families by buying homes to rent as air-b-n-b's. Give the everyday person a chance to live in a home.

There is no one solution to the shortage of affordable housing in Pacifica. Solutions should include developments funded by public private partnerships, rehabilitation of existing properties especially located by public transit and services.

Somehow limit/discourage the sale of single-family residences to corporations, both domestic & especially foreign, and people who are only buying to create rental properties/Airbnbs. It's very difficult people trying to buy a home because they are being outbid by these businesses, inflating the cost of housing in the area.

Encourage developers and landlords to connect with HUD and participate in subsidized rent programs (Section 8). People tend to associate this with "slums" and "the projects", but there are some very successful uses of HUD senior housing here in Pacifica. Landlords have 100% occupancy and receive market rate from HUD, while renters pay 1/3 of their income.

assist to develop a more robust public transit system. unfortunately we are a transit desert.

My answers vary based on what part of town we are talking about. Without sufficient transportation infrastructure, we can't add more people to the south end of town....Highway 1 backs up every day with the current population. And, that Manor overpass area is an accident waiting to happen, so it's tough to add more people in that part of town. We can't seem to maintain city road surfaces now. What happens with more vehicles on those roads? Are we willing to invest in more public transportation? We also need to consider utilities. Do we have a plan to ensure sufficient water? Does the gas/electric structure support the level of use we will need? Sewer system? I know we need to add housing, but I also know we can't do that without looking at the big picture.

Limit Air BNB's so there are more long term rentals available.

I think Pacifica should not be held to the same standards of towns with lots of flat, open space. Our terrain and hills are unique yet we are forced to conform to State standards that don't fit our town's physical layout and distance from services and transit. Let's fight back and not destroy our hills yet provide some new housing too.

Develop the quarry; develop the defunct sea bowl site

The given goal of just under 1900 new units is probably impossible to meet w/o destroying hillsides and the overall serenity of Pacifica, especially the Linda Mar Valley. I really think we should appeal this arbitrary # for the following reasons: The housing market is now on a down turn and we maybe left with a vacancy issue, putting more pressure on the hillsides is almost negligent, and our infrastructure will continue to degrade as more people will just add un-recuperated expenses as the P-Tax will not cover the overall aggregate service needs. Hwy One is already a mess. Has the State/Fed stepped forward with a plan to address this?

Pacifica is extremely limited on transit options making housing density location decisions critical. Quality neighborhood shopping needs can limit traffic/travel difficulties.

Im not in favor of rent control- I am in favor of smart development-one where WE, the people who actually support smart growth/development decide what we want (open space is not an option) Not real estate agents and builders. Then solicit proposals based on our guidelines from a developer coalition. The quarry is one of the last major pces of land this might happen. Or you could try a smaller test case with the city owned property across from the pier and next to that , it's an ideal place for mixed use retail, commercial, restaurants and condos.It's totally wasted now. Visitors come their every day and there is not one place to spend time or money unless you want to count the Chit Chat or sit out on the boardwalk pier. Its the biggest wasted opportunity and has been forever, (Ive lived here 35 years) . I believe the Coastal commision would not let Nicks expand/ rebuild but they let a whole new hotel be built. The city shows no incentive to really develop a town center, where people can gather . Palmetto, at this stage, is not doing it.

Please consider access to medical care, e.g., physicians not accepting Medicare; access to schools near residential areas to avoid lotteries and commutes.

Infrastructure is a HUGE deal. Before any consideration can be made for more housing (which means more residents which means more vehicles coming in and out of the town), we need to figure out the road/highway situation. It seems incredibly irresponsible to try to pile more people into a small town when there isn't even a way to safely get all the people who already live here in or out in an emergency. So it will take years just to get our roads prepared to handle more people. That should be first priority.

Do not build on the fields of Oceana high school. Build on existing paved parking lots or where people don't mind like the maintenance yard/civic/utility dump near the pier. That's vacant and useless land.

Need housing for the disabled.

Please do not build on the hillsides.

SURVEY RESPONSES CONTINUED

Please, Do not destroy our quiet, safe family based neighborhoods with added duplexes, additions & detached buildings on existing property!

How can we add more houses with no safe way out of these coastal valleys in a emergency, fire etc

The City needs to be more open to other alternatives sources that are ready to work with the City in providing moderate/workforce to low or very low income housing. Also, the need to create a funding source would certainly help as well.

Improve transit options.

We really need stronger rent control than what the state mandates, also more limits on air bnb type housing that takes so much away from the rental market.

This statement in #9 is vague and without substantiation as to what the plan is. Appreciate being able to focus on affordable housing, which is the issue. Workforce housing is important for the Pacifica community and is where I'd like to see the focus (we have more than enough general residential development). Must focus on SAFETY; must focus on protections for our environment. Don't continue the city's current trend of disregarding environmental and safety concerns. We are in an area of constant coastal erosion, potential sea level rise, tsunamis, floods along the creeks and wildfires.

There are too many Airbnb's in West Sharp Park that could become rental units for residents. I would favor more restrictions on this.

In addition to housing- I think it's important we keep in mind community spaces as part of this- if new developments go in they should also have to commit to funding community spaces- libraries, schools, soccer fields, tennis courts- places that are open and available for everyone to use.

Under ALL circumstances, please do not build housing on the hillsides of our mountains.

Salaries are too low period and rents are too high...we don't need to destroy our town with more homes, we need to rehabilitate existing unused buildings and make it more affordable for families to add ADUs for aging family members.

It's the wrong approach to position ourselves at hitting 100% of RHNA numbers. A valid effort and positive progress will suffice when political realities play out, the state doesn't have the ability/bandwidth to follow through on their threat to establish local control. Housing here should be focused on infill & higher density in the Northern neighborhoods and off Skyline. Linda Mar & Rockaway can't safely sustain significant new housing due to Hwy 1 constraints and severe fire risk hillsides.

STOP THIS RIDICULOUS FARCE OF BUILDING "AFFORDABLE" 8000 UNITS IN PACIFICA WHICH HAS TURNED OUT OTHER LOCAL COMMUNITIES LIKE SSF INTO DISGUSTING LOOKING APARTMENT CORRODORS THAT HELP EVERYONE BUT PACIFICANS!!! MIDDLE INCOME PEOPLE BEEDING HELP WITH AFFORDABLE HOUSING NEVER QUALIFY FOR THESE MONSTROSITIES

Please don't become Daly City/S San Francisco with houses jammed everywhere - keep Pacifica green/full of nature. Build up a bit where land is already cleared (like Linda Mar Shopping Center) rather than clearing new land. Remember our need to safely evacuate - we don't have many ways in/out.

Do not take away land that our kids and community use for recreation.

Please don't build on the Oceana High School playing fields!

I think multiple duplexes on single family lots, ADU's and affordable senior housing is the way to go.

Repurpose illegal AirBNB for affordable housing. % of RHNA was conveniently left off of the Oceana HS site. It's not fair to develop the bulk of RHNA/300+DU at the Oceana site as it's not sustainable there due to traffic, safety evacuation factor, and road conditions/infrastructure. Pacifica cannot be compared to other regions for RHNA as we are different geographically, and cannot build on the coast nor mountain side. There's limited road in and out for safety and cannot safely sustain an increase of RHNA, therefore it must be appealed to decrease the numbers of RHNA compared to our neighbors.

Fight the state to stop unwanted development in Pacifica. Keep our open space.

I suspect that our housing supply is shrinking because of the number of VRBO and AirB&B units (single rooms and full houses). I'm doing some research on this, but I think stronger limits and enforcement on the number of short-term rentals can help open up the existing housing to permanent housing for more people.

Unfortunately, a large portion of Pacifica residents are stuck in the past and are antidevelopment. Until city regulations are changed and there's an opportunity for true, open discussion on how to add new housing, nothing will get done.

LindaMar school should be apartment complex.

Improving public transit system in Pacifica. can help focus where more housing should be produced

We need more supply, plain and simple, however we can get there. we cant allow everything to be voted on by people who will never approve rezoning out of unreasonable fears.

Get the help of agencies skilled in developmentally disabled issues & those for aging seniors & others with needs. We have many commercial " plazas" that provide a unique mixed use bonanza. "Near transportation" is short sighted , inefficient, unfair. Create real public transportation. It is essential & economically progressive in the end. Thank you

We should not force over building in our existing neighborhoods and open spaces. That would change the character of our neighborhoods and the reason why we love living here.

Build new mixed use Santana Row (SJ) style higher density developments on existing outdated shopping centers - Fairmont, Manor, Manor near 24-hr fitness, Eureka Sq, Crespi Center, Linda Mar, Pedro Pt, Pedro Pt Ace, Park Pacifica; Cover over highway at Manor Overcrossing for park/ mixed use development, Quarry flats. Allow ADU's and SB-9 lot splits/2duplexes where allowed per state law. Streamline approvals with as of right zoning - no planning commission hearings if project conforms to zoning/general plan/specific plan - go straight to building permit application/approval. Work with Samtrans and developers to increase bus service, shuttle service to BART; work with CalTrans to signal timing or change all lights to traffic circles. Do Transfer Develoment Rights (TDRs) to allow owners of HPD and bluff front properties to sell and transfer their development rights to the mixed use centers to increase the mixed use density and keep hillsides and bluff areas development free

Please stop allowing citizens that want to stop developments in their own neighborhoods for selfish reasons. I see yard signs in Linda Mar against a development on San Pedro Mountain and think it would be ideal for a new subdivision to conform to the new state laws that will go into affect in 2023. Why the resistance? Selfishness!

Pacifica residents do not wish increased housing density. Commuters do not wish to commute far. Traffic is already an issue . We don't need more people- we just need to house our residents appropriately .

More mixed use!! Especially on the west side of Palmetto + buy out or encourage development of the auto storage/repair/towing & garbage/trash/recycling yards in areas with great potential mixed-use options. Develop the Palmetto (south corridor w/ mixed use (apartments on 2nd & 3rd floors with shops & stores below!

I am not against smart planning, but these questions seem load. The city needs to consider their resources (schools, fire, etc.) prior to adding new homes and population. It should not build more Than what the resources can sustain. It should also minimize use of open space, one of Pacifica's great great attractions for visitors.

1. Our HE should include policies to reduce displacement: just cause for eviction from day 1, relocation benefits, condo/ Air B&B conversion restrictions perhaps based on Pacifica's vacancy data. Prevent people from becoming Unhoused. 2. Our HE should specify programs to provide interim housing until low-income housing becomes available. A temporary tiny home village with wrap-around services could work. Acutely respond to our Pacifica Unhoused crisis with County assistance. 3. Our HE should stipulate a process for collaboration with nonprofits to preserve and/or build low-income units: a dedicated housing fund monied by a vacancy tax and title transfer fee and a specific plan to collaborate. We need a clear pathway to utilize these resources. 4. Our HE should be specific on how we intend to build much-needed below market-rate housing. If additional planning department staff are needed to aggressively seek options for low-income housing, state that as a goal in our HE.

Be passive aggressive and do nothing. More housing is not needed in Pacifica. Where will the 2000+ new housing residents work without creating 2000+ new jobs. Traffic congestion needs to be addressed before new housing.

Build housing on unused city property

I am under the impression that there is a lot of senior housing in Pacifica already. It's the young families who are struggling and they are the ones we need.

Mitigating traffic will go a very long way toward convincing Pacificans to support housing proposals. Creating on/off ramps at Vallemar and Rockaway to allow through traffic to continue moving or additional exit only lanes at these intersections first to alleviate traffic would remove barriers the public will put up to any proposal.

Please no new housing on our hillsides. No AirBNB's as they take away from housing.

Sharp Park Specific Plan is aspirational but useless without developer demand. A tax-reduced Redevelopment Agency *might* work, like Rockaway, but is politically hazardous. The Eureka Square "recommendation is particularly ludicrous given the total disconnect with the existing private owner/developer.

Any proposed sites for development should be realistic, meaning the owner has agreed to develop the property into housing. Other cities on the peninsula have skirted this issue by proposing sites for housing where the owner has no plans or interest in development.

SURVEY RESPONSES CONTINUED

It's far more difficult to get housing approved in Pacifica, than any other city in our county. Very doubtful that will change. So unfortunately, very little housing will be added.

Housing should not be built on currently operating schools. The schools that have been closed are the properties that should be looked at.

No to the Oceana site - will create community, school and traffic havoc. Yes to community education and Quarry plan.

People think they should pay 500/month for rent. It's ridiculous. Pacifica needs to push back on Sacramento. Private equity and east money have caused these issues. Drug addicts don't deserve free housing that tax payers pay for. People should have 5 kids if they can't afford it. These questions above are so remedial. Ask the hard questions. Why are we allowing open drug user encampments along San Pedro creek. Why aren't we pushing California to pay out teachers a living wage. All other service workers police, fire, nurses make way more than me. Quit bitching and make smart decisions with your money. People screaming for affordable housing drive 120k vans and RVs. I drive a 1992 Toyota because I am being financially responsible with my money. If you buy the drug addicts and poor decision makers homes then you better buy me the car I know I can't afford.

Implement financial incentives for households that consist of 1 person to sell their homes and move to existing high density housing or out of the county.

Housing in Pacifica is a complex issue. I appreciate the effort of those working on the problem. Thank You.

encourage new commerce.

Use the Housing Element to modify current \$40K in-lieu parking impact development fees to all Infill and hazard zones ID'd in Element and create at least 2 CIP funds and lead the efforts (1) Transit: drive the region/state to Build Pacifica Transit Infrastructure fund (Transit Center, shuttles to BART, Caltrain) per state law SB743, (2) Affordable Housing; Money that makes Pacifica a lead agency for roadway and housing projects, as opposed to what happens now where we ask for handouts from external agencies. Justify with current law SB743... "Infill opportunity zone" means a specific area designated by a city or county, pursuant to subdivision (c) of Section 65088.4, that is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. A major transit stop is as defined in Section 21064.3 of the Public Resources Code, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours."

Many long term home owners have been very fortunate to see the value of their home increase 10-20x. Unfortunately this value is mostly unrealized and inaccessible. Innovative programs to encourage these residents to cash out and move to affordable housing, or perhaps incentives to utilize reverse mortgages, may help our citizens give their next generation the helping hand needed secure their own housing.

New housing should be built north of Vallemar due to traffic. Don't build near the ocean or hillsides. Eliminate short term rentals to free up housing.

Increase multi-level dwelling in « downtown » areas. Perhaps build up.

Condo's and secondary units should not be built unless there are enough off-street parking spaces to accommodate those structures without robbing the already stressed neighborhood parking,

please consider traffic flow in your analysis it will only get worse

Has a study been done to compare the numbers of required new units to other similar communities as Pacifica? Coastal, semi-rural, beautiful, almost full. If so how do I acquire a copy of said report?

Develop the quarry, pebbles had the best plan. Move transit to developed locations.

Adding 1800 additional housing units with an infrastructure that can't keep up with current housing units is nuts. Sewer, traffic, city services are at or beyond capacity now, adding to it is failure before you start.

The prices for homes in Pacifica is too high. Even families with high salaries can not afford to live here. Assistance for down payments would help.

There needs to be a viable and sustainable infrastructure before more housing is built. Let's start by looking at existing housing and making sure it's maximized. Thank you.

-We need a city lighting ordinance's to restrict spotlights. Create Warm dim covered lights. -Incentives for home owners to build ADUs!

Restrict whole house STR's dramatically to keep current housing stock as long term rentals.

Concern: Allowing single family to convert to multi unit dwellings will allow investors with deep pockets to buy up single family homes, destabilize neighborhoods , make home ownership even less affordable

Due to the economy at the moment, I believe this should not be done in a hurry or shoved down our throats. We should not change things using outdated data only to be stuck with unnecessary empty housing. Housing is already going up along Fessler and is planned for several other places in Pacifica which will severely impact traffic, water, emergency services, etc. We need to do what works for everyone here, not just for a select few chosen by the state.

Low and very low income housing should be a priority

Quite frankly more should be done for seniors that have lived here most of their lives, and can no longer afford to live here. Senior housing should be constructed at places like churches, which has been done at the good Shepherd. In addition wages should be raised for people that work, and live in Pacifica so they can afford to live here. Other than that, the Bay Area does not have the resources such as water, sewer, etc. to support the number of units that are being required by the state mandate.

1) I was hoping for more multiple choice options related to prioritizing permanent supportive housing. Focusing all of the choices on seniors furthers a problematic narrative of the "deserving poor." 2) Pass strong rent control and just cause in the city. (Antioch just passed a strong ordinance) 3) Rely LESS on ADUs and SB9 conversions that have no affordability component and cannot meet the VLI/ELI/ALI RHNA requirements 4) Pass an inclusionary ordinance

Traffic is a huge problem for me. The proposed Oceana High School site will severely impact my ability to freely come and go from my home. It's very difficult to get from my house to work, market or freeway during high school drop-off and pickup times because of the extra traffic on Paloma during those hours (the canyon where I live is only accessible via Paloma). Adding additional housing with the ingress/egress on Paloma will cut off our neighborhood completely. The city should also severely restrict short term rentals that take apartments away from our city. I love Pacifica, but if I hadn't bought my house 30 years ago, I could not afford to live in my house now.

Focus on undeveloped or underdeveloped lots along retail corridors, like Palmetto Ave and add more density.

Pacifica is a transit desert. Building dense housing in areas where there is only a single narrow highway with highly infrequent and inconvenient bus service (anywhere within the southern half of the city) is useless and will contribute to congestion and environmental degradation. In addition, the schools in the southern half of Pacifica (Cabrillo, Ortega) are already over-capacity and cannot accommodate all families with children living in the area, forcing families to drive across town for school. Focus on re-developing commercial/industrial areas in the northern half of the city (eg Manor/Fairmont shopping districts) where there is better access to transit and more school capacity (Sunset Ridge).

This a terrible survey that seems suspiciously designed to limit responses where there are way more policies and win-win solutions involved. Why? Other jurisdictions have done far more and have had much more public input, not a crap survey and two narrowly scoped workshops.