

Written Comments Received Prior to Release of Public Draft (February 24, 2023)

To the 21 Elements team and all San Mateo County jurisdictions,

The Equity Advisory Group exists to help San Mateo County jurisdictions implement policies that promote fair housing choice and access to opportunity for members of historically marginalized groups. We are a group of service providers and housing activists, convened to inform equitable policy making in housing elements. Thank you to the 21 Elements team for promoting the EAG, and thank you to the city staff that are giving us this opportunity to share our perspectives.

With this letter, the EAG proposes specific policies San Mateo County jurisdictions can implement to promote equity through their housing elements. These policies were selected by EAG members because of their proven track record for promoting equity goals, primarily the production of affordable homes and protection of renters. As service providers and advocates, we take a broad approach to housing equity. To us, equity means that everyone in a community, regardless of background, has access to safe, stable, affordable housing.

However, housing equity does not stop at a jurisdiction's borders. True equity means that no one is excluded from a community because of lack of access to housing. "Lack of access" can come in many forms, whether that be physical inaccessibility, language barriers, distance from community resources, or prohibitive cost. In order to ensure that no one is excluded from a community, jurisdictions must affirmatively promote fair housing for all by regularly changing regulations to facilitate a wider range of housing types.

In practice, equity can be controversial, because increasing equity sometimes requires changes to status quo policies. We see this process as an opportunity for jurisdictions to commit to implementing new policies with the support of the state of California behind you.

Policy Recommendations

Guidance from HCD on how to affirmatively further fair housing states that jurisdictions must promote fair housing choice and access to opportunity in their goals, policies, and programs. HCD defines fair housing choice as encompassing:

- **Actual choice**, meaning the existence of realistic housing options
- **Protected choice**, meaning housing that can be accessed without discrimination; and
- **Enabled choice**, meaning realistic access to sufficient information regarding options so that any choice is informed.

Jurisdictions cannot meet the requirement to promote fair housing choice and access to opportunity without first completing a thorough and meaningful assessment of the housing needs of residents, including factors which may limit fair housing choice as well as both governmental and non-governmental constraints to housing production. Jurisdictions should complete all relevant analyses before formulating their policies and programs. As such, appropriate policies and programs for each jurisdiction will vary based on the needs of your specific community.

Below are a list of general policies which the EAG would recommend as a minimum to Affirmatively Furthering Fair Housing in your jurisdiction. Programs to implement these policies, as defined by HCD, must include concrete steps, timelines, and measurable outcomes.

| Policy | Description | How does it AFFH? |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Just cause eviction, relocation benefits, and first right of return | Tenant protections beyond state law. (Ex: Oakland Just Cause for Eviction Ordinance; Redwood City Relocation Assistance Program, LAHD Rent Stabilization Ordinance) | Implemented in tandem, this set of policies can protect lower-income tenants living in NOAH who are evicted through no fault of their own, providing them the resources to relocate or the option to first right of return. |
| Prioritize city affordable housing funds, city-owned land, and land dedicated to affordable housing for projects which include more units at deeper levels of affordability or for special needs populations at greatest risk of homelessness or displacement. | Scoring guidelines for RFPs for these city resources should give greater preference for projects which include more units at deeper levels of affordability or target special needs populations. | In 2021, the SMC HSA Center on Homelessness reported that 96% of Homeless Outreach and Shelter Clients were extremely low income. Jurisdictions cannot begin to address the needs of the unhoused and other at-risk populations without addressing the lack of deeply affordable housing. |
| Expand local funding sources for development of affordable housing | Can include policies such as commercial linkage fees, vacancy taxes, transfer tax, etc. (Ex: San Jose Measure E) | Most affordable housing projects require a source of gap funding in order to be financially feasible, especially if they are targeting deeper levels of affordability. Local investment in these projects can also make them more competitive for state and federal funding. |
| Rent stabilization | Tenant protections beyond state law. (Ex: Oakland Rent Adjustment Program, LAHD Rent Stabilization Ordinance) | Stagnant wages for the lowest income residents have not kept pace with rising housing costs, becoming one of the largest contributors to our current housing crisis. Local rent control with greater protections beyond state law will help to keep more lower income renters stably housed. |
| Fee exemptions for 100% affordable housing projects | | According to the 21 Elements Fee Survey, jurisdictions charge fees ranging from \$6,824-\$167,210 per |

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| | | <p>unit in multifamily housing. These additional fees can make many affordable housing projects, which rely on public subsidy, infeasible. Waiving or lowering fees for 100% affordable housing projects can promote the production of more affordable housing across a spectrum of income levels.</p> |
| <p>Allow exceptions to development standards for 100% affordable housing projects</p> | <p>Can include but is not limited to reduced/waived parking requirements, Minimum lot sizes, widths, setbacks, etc (Ex: Half Moon Bay)</p> | <p>Many projects utilize State Density Bonus Law (SDBL) to increase financial feasibility of projects through incentives and concessions. Local exceptions to development standards for 100% affordable housing projects increases feasibility above and beyond what would be enabled through SDBL.</p> |
| <p>Implement inclusive design standards</p> | <p>Implement design standards beyond state and federal law to increase cross-disability access to housing (Refer to The Kelsey's Housing Design Standards for Inclusion and Accessibility)</p> | <p>While landlords are required to approve reasonable accommodations requested by persons with disabilities, often the burden of financing physical modifications of a unit falls upon the tenant, many of whom cannot afford these expensive renovations. Inclusive design can significantly reduce requests for reasonable accommodations and lower overall costs of modifying units. Inclusive design also supports cross-disability access.</p> |
| <p>Increase language accessibility</p> | <p>Require affirmative marketing of units to non-English speakers, make multilingual applications available, and perform active outreach to newly arrived immigrants and refugees.</p> | <p>Language can create one of the highest barriers to access for affordable housing. Affirmative marketing to non-English speakers will ensure all members of our communities can access the resources available to them, regardless of country of origin.</p> |
| <p>Promote fair housing information to residents</p> | <p>Provide residents with information about renter protections and monetary relief available to victims of unlawful housing practices. Post information in easily</p> | <p>Renters are often unaware of the protection and resources afforded them under California state law. Jurisdictions can help promote fair housing by proactively ensuring that renters are aware of their rights.</p> |

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| | available locations on jurisdiction websites and send regular mailers to renters within the community. | |
| Analyze past racially discriminatory policies and report data regarding ongoing impacts | <p>1) Conduct a systematic review of the preliminary title report and eradicate any language of racially restrictive covenants.</p> <p>2) Provide information re: location and ratio of renters and owners and their correlation with the patterns of racial and ethnic segregation in San Mateo County.</p> <p>3) Provide information re: demographics and environmental health – identify disparities in access to environmentally healthy neighborhoods.</p> | Jurisdictions are most likely to reduce the racial homeownership gap if they actively identify the ways in which past racially restrictive regulations and current barriers to affordable housing create our socioeconomic disparity in home ownership. Home ownership is one of the most powerful vehicles for multigenerational economic security. Employing a health-equity lense throughout planning and re-zoning efforts will further fair housing policy goals. |
| Affordable housing overlay for nonprofits and religious institutions | Create a housing overlay allowing at least the local mullin density (20 or 30 du/ac) on all nonprofit- or religious institution-owned land throughout the entirety of jurisdiction. Relax design standards and zoning regulations for projects with 20% extremely low income, 30% very low income, or 50% low income units. | Jurisdictions promote equity when they allow affordable, multi-family housing in new areas. Nonprofits and religious institutions have strong incentives to promote affordable housing development. By facilitating affordable housing on land owned by religious institutions, regardless of local zoning, jurisdictions can help those institutions accomplish their missions of providing for the needy while also affirmatively furthering fair housing in new areas. |
| Accessible housing near transit | Reduce parking minimums for developments within 0.5 miles of transit. Eliminate parking minimums entirely for developments within 0.5 miles of transit that serve residents with disabilities | Parking minimums raise the price of housing and de facto subsidize car ownership. Especially when located near transit, these policies impose a significant burden on housing. In the cases of low-income households, which can typically afford no or |

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| | and low-, very low-, or extremely low-income households. | limited car ownership, and the disabled, these policies become entirely superfluous. |
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The Equity Advisory Group recommends that every jurisdiction in San Mateo County implement these proposals to the best of their abilities. Implementing these policies will demonstrate your community's commitment to affirmatively furthering fair housing for all.

Thank you for your consideration,

Kalisha Webster
Senior Housing Advocate, Housing Choices

Hyun-mi Kim
Housing Advocacy Director, Puente de la Costa Sur

Jeremy Levine
Policy Manager, Housing Leadership Council

Signed on behalf of the 21 Elements Equity Advisory Group



June 30, 2022

RE: Policy recommendations for Housing Element Updates

Dear City and County Leaders,

On behalf of the San Mateo County Child Care Partnership Council (CCPC), the publicly appointed, state-mandated local child care planning entity for San Mateo County, and our partner Build Up San Mateo County, **we are writing to encourage your city/county to include policies that support the development of child care facilities in your updated Housing Element.** For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for cities to contribute to creating sustainable communities where families with young children can thrive. Your city/county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing sources or expertise that exist for housing developers. One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options.

Housing affordability also affects the child care sector. In our high-cost area, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, child care programs across San Mateo County are struggling to hire enough workers – the child care workforce is predominantly low-income women of color. Many are struggling with their own housing needs.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in the attached document in hopes that your city/county will include a number of them in your Housing Element update.

If you have questions or would like further support for connecting child care and housing in your city/county, please contact us: Sarah, 650-802-5647, skinahan@smcoe.org, or Christine, 650-517-1436, cpadilla@sanmateo4cs.org.

Sincerely,

A handwritten signature in cursive that reads "Sarah Kinahan".

Sarah Kinahan
Coordinator
San Mateo County Child Care Partnership Council

A handwritten signature in cursive that reads "Christine Padilla".

Christine Padilla
Director
Build Up San Mateo County

Attachments: [Sample Housing Element Language to Support Child Care near Housing Partner Organizations that Support Including Child Care Policies in Housing](#)



Housing Element

Jeffrey Sinder [REDACTED]

Mon 9/26/2022 6:58 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Please no new housing on the hillsides.

Thank-you,

Jeffrey Sinder
[REDACTED]

Pacifica, CA 94044-3106

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Community Meeting

Eileen Barsi [REDACTED]

on behalf of [REDACTED]

Tue 9/27/2022 12:24 PM

To Hou ing <Hou ing@pacifica gov>

[CAUTION: External Email]

I regret that I am unable to join the meeting this evening, but I would still like to submit a comment that I think is very important. As we continue to add residents to our community it would be of critical importance to also know of the capacity of medical providers to care for all of us. My primary care physician retired recently, and I was stunned by the difficulty there is to find a local physician accepting Medicare patients. Granted, Medicare reimbursement rates are far below what physicians charge, but research is indicating that the shortage will only grow. [U.S. physician shortage growing | AAMC](#). As we plan the addition of thousands of homes, with a desire to welcome newcomers, it would be prudent to assess the vital services, including access to primary care services, that every resident will need.

Thanks for considering this important factor in your planning.

Best wishes,

Eileen Barsi

[REDACTED]
Pacifica, CA 94044
[REDACTED]

U.S. physician shortage growing | AAMC

Even as the nation's health care workforce combats the spread and lethality of COVID-19, a report from the Association of American Medical Colleges (AAMC) projects that the United States will face a shortage of between 54,100 and 139,000 physicians by 2033. The

www.aamc.org

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Young Adult Representation Needed

Dahlia Rodriguez [REDACTED]

Wed 9/28/2022 7:54 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Hello,

Thank you so much for letting me be part of the first housing meeting (and first Pacifica city meeting I attended).

As stated in my breakout session with Christian Murdock, my biggest concern is not having enough young adult representation. While I know the planning team makes a lot of effort to reach out to the community to raise awareness and ask people to get involved, I'm concerned these efforts aren't reaching my demographic.

I'd love to extend my services in any way to start attracting a younger demographic. For now, I can only think of the immediate opportunities:

- Social Meetups for young adults (20-35) sponsored by city of pacifica (every meetup to include a 30 minute presentation of opportunities for growth for working for the city of pacifica)
- Internship/seasonal volunteers to work closely & receive mentorship form city employees (not sure if we already do this)

Either way, I just wanted to put it out there that I'm available to help. For now, I will be an active participant for the pacifica housing project. Thank you for all that you do for our city.

Best,
Dahlia

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Traffic

Janet Kennedy 

Wed 9/28/2022 7:41 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Traffic is often the reason for not doing any development in Pacifica. I live at the top of Fassler and while I was still working, in the morning I could tell quickly whether school was open or not based upon the traffic as I was leaving town. So our biggest traffic problem is due to our school system that has parents driving their children from one end of town to the other end of town. Wish we could go back to the good old days where children go to school in the neighborhood where they live. That would help our environment!!

Sent from my iPhone

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Roadblocks

Janet Kennedy 

Wed 9/28/2022 7:48 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Just a comment that I didn't make in the meeting tonight is that our biggest roadblock is the attitude in this town for the at least the past 40 years that I know of. Do nothing. We make it so hard for developers to do anything some of them don't even want to try. One area that has been fought over for so long is referred to as the "fishbowl". And I don't know why we can't build some housing there. That's just one example. My hope is that as younger people move into this town they adopt a more open attitude to allow some change.

Sent from my iPhone

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Housing Element Recommendation

Mark Hubbell [REDACTED]

Wed 9/28/2022 9:01 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Good day,

At the Zoom meeting tonight, I suggested that The City of Pacifica seriously considers building affordable housing in the Sharp Park Golf Course. I made that suggestion because every available area within Pacifica's boundaries has challenges. Yet, we still weigh the challenges of each potential location against the needs of our community. Why do we refuse to include the golf course in those conversations? It has tremendous possibilities. Is preserving an under-utilized gaming field, like the golf course, more important than preserving a local endangered species, or not clogging an emergency evacuation route for an entire neighborhood? That would be a tough case to make to the vast majority of Pacifica citizens.

Why can't Pacifica demand that the back nine holes on the eastern section of the golf course be moved to the adjacent six acres of soil permanently contaminated by lead from San Francisco's abandoned Rifle Range? Very affordable housing could then be built on the clean soil of public land previously comprising the back nine of the golf course. That would be a very practical solution to a problem under serious discussion as recently as May 18, 2022 -

- https://www.sfexaminer.com/news/sharp-park-cleanup-proposal-up-for-public-comment/article_58262c18-97f7-5a37-8628-950c940ff75b.html

Thank you,

Mark

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Mark Hubbell — phone: [REDACTED] -- email: [REDACTED]

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(No subject)

Mark Hubbell [REDACTED]

Wed 10/5/2022 9:58 AM

To: Housing <Housing@pacificacounty.gov>

[CAUTION: External Email]

Suggestion For Affordable Housing Location

Locating developments designed to effectively house the maximum number of people at the busiest intersections in the City or in close proximity to some of the most dangerous cliffs in the county, with the least available access to grocery shopping centers, and public transportation -- seems like a rather bad idea. People need to get to work, most likely outside Pacifica. Purposely contributing to the already problematic weekday commute traffic congestion on HWY 1, should be taken into serious consideration.

The potential of vast sections of undeveloped public and private land in the eastern Fairway Park area should be genuinely considered as a preferable alternative: ease of accessibility to West Sharp Park -- our future downtown; for the realistic potential of routing public transit from this location over Sharp Park Road to Skyline College, the new BART transit centers in South San Francisco, CalTrain stations, and employment opportunities over the hill, i.e. in the South San Francisco Biotech Center.

The ability to raise buildings in this area to potentially several stories without blocking views, and with significantly less likelihood of dangerous liquefaction during earthquakes compared to most other areas in Pacifica, should be taken into consideration

Yes, there are some issues -- the complexity of public land availability, reclamation, zoning, etc -- to be explored, but if all the top line priorities are to be compared, this location appears to have far more potential than other locations the City has to offer.

If the City is sincere in participating in community engagement on this issue, consider this suggested location on public land, to ensure truly "affordable" housing.

Best,

Mark

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Mark Hubbell — phone: [REDACTED] -- email: [REDACTED]

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memo to Planning Department

Pat Kremer [REDACTED]

Mon 10/24/2022 9:03 AM

To: Housing <Housing@pacificapac.gov>

[CAUTION: External Email]

I have submitted a memo to the Planning Department concerning the upcoming Workshops to discuss the Housing Element update. I have attached it here in case this is also an appropriate email for my input.

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To: City of Pacifica Planning Department:
Planning Director Murdock
Senior Planner O'Connor

From: Patricia Kremer ([REDACTED] Sharp Park District)

Date: October 23, 2022

Subject: Community Workshop about revision of Housing Element

I am looking forward to participating in the upcoming Community Workshop to discuss policies and programs relevant to the Housing Element update for the City of Pacifica. I was out of town for Meeting #1 on September 28th. To avoid repetition, Meeting #2 should build on the information presented at the first meeting. Therefore, I think it is unfortunate not to have a summary of that meeting available for those planning to attend Meeting #2.

Based on the content of *The City of Pacifica Housing Element 2015-2023*, it is clear to me the public requires additional information if we are to provide meaningful input to update Pacifica's Housing Element.

1) We need to know what has actually been accomplished concerning the several Action Programs proposed in 2015?

2) What revisions and proposals are being considered currently to include in a draft Housing Element for 2023?

In addition, there are two recent developments are likely to be significant in the update for Pacifica's Housing Element:

- 2021 California legislation (SB 9)
- The firm deadline of 1/21/2023 for cities to submit a compliant Housing Element for the 6th RHNA cycle.

To be able to offer constructive input, it would be very helpful for Workshop attendees to know the City's current thoughts on these matters.

In Summary, if you provide appropriate background information, the workshops can be more productive.

Pacifica Developmental Disability Data for 2023 2031 Housing Element

Kalisha Webster [REDACTED]

Wed 10/26/2022 2:15 PM

To: Murdock, Christian <cmurdock@pacifica.gov>

Cc: Brooks, Elizabeth <ebrooks@pacifica.gov>; Housing <Housing@pacifica.gov>

📎 1 attachments (60 KB)

Pacifica Housing Element Housing Needs Analysis for Developmental Disabilities.docx;

[CAUTION: External Email]

Hello Pacifica Housing Element Team,

My name is Kalisha Webster and I am the Senior Housing Advocate at Housing Choices, a nonprofit organization funded by the Golden Gate Regional Center (GGRC) to support people with developmental and other disabilities to find and retain affordable housing.

Pursuant to SB 812, GGRC has contracted Housing Choices to engage with cities throughout San Mateo County as they update their Housing Elements to provide data on the housing needs and best practices for inclusion of people with developmental disabilities in their housing plans. Please find attached Housing Choices assessment of the housing needs of Pacifica residents with developmental disabilities, as well as, a list of specific policy and program recommendations to incentivize the development of affordable and accessible housing for inclusion in the draft 2023-2031 Housing Element. Please note that the data tables are not numbered because we assume these tables will follow numbering in the larger document. If we can provide any more information, please let me know.

We are eager to work with you on this component of the Housing Element. In particular, we would like to:

- Meet with you to receive your feedback on our submission, particularly on the feasibility of the specific recommendations that are included
- Learn from you about other policy and program recommendations that are surfacing in the development of the Housing Element that might also have an impact on housing for people with developmental disabilities.
- Identify other appropriate venues for discussing our submission
- Post our recommendations for feedback on your Housing Elements web page
- Any other ideas you might have to help us broaden the larger community's understanding of the critical importance of deeply affordable housing to people with developmental disabilities.

Thank you so much for your work to bring more affordable housing to Pacifica.

Best Regards,

We have moved! Please note the new office address!

This e-mail message is intended only for the named recipient() above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. This e-mail is confidential and may contain information that is privileged or exempt from disclosure under applicable law. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.

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DEVELOPMENTAL DISABILITIES HOUSING NEEDS ANALYSIS FOR PACIFICA HOUSING ELEMENT

Introduction to Developmental Disabilities

California state law defines developmental disabilities as a disabling condition that emerged before age 18, is expected to be lifelong, and is a substantial disability attributable to major impairment of cognitive and/or social functioning. A substantial disability is defined as “significant functional limitations...in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency”. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. A developmental disability by definition does not include conditions that are solely physical, psychiatric or learning disabilities (Section 4512 of the Welfare and Institutions Code and Section 54000-54002 of the Code of Regulations). Under California’s Lanterman Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive setting of their choosing. In California these services are accessed through the state’s 21 Regional Centers and funded by the Department of Developmental Disabilities. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement, under SB 812, that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive supportive services from the Regional Center in order to live in their home community. In San Mateo County, individuals with developmental disabilities are served by the Golden Gate Regional Center.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Lower Proportion of Adults with Developmental Disabilities in the City of Pacifica. The City of Pacifica is home to 180 people with developmental disabilities (Table __). The table below shows that Pacifica has a lower concentration of adults with developmental disabilities than all other jurisdictions in San Mateo County as only 59% of Pacifica residents with developmental disabilities are 18 and older as compared to 70% of all San Mateo County residents with developmental disabilities being 18 and older. Instead, a higher proportion of Pacifica’s residents with developmental disabilities are under age 18

(41% vs 30%). As discussed below, a lack of deeply affordable housing paired with supportive services could be one of the factors contributing to less adults with developmental disabilities being able to live in the City of Pacifica.

Table ___ Pacifica and San Mateo County Population with Developmental Disabilities

| Age | City of Pacifica | City of Pacifica % of total | San Mateo County | San Mateo County % of total |
|---------------------|------------------|-----------------------------|------------------|-----------------------------|
| Under age 18 | 74 | 41% | 1169 | 30% |
| 18 and older | 106 | 59% | 2764 | 70% |
| Total | 180 | 100% | 3933 | 100% |

Note: The Pacifica population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip code 94044, which may overlap with other jurisdictional boundaries, as of September 2021. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

More Adults are Living in the Family Home. Assessing the housing needs of adults with developmental disabilities is of particular importance because as they age the adults will require a residential option outside the family home, whereas the family home is the preferred living option for children with developmental disabilities. In Pacifica a larger share of the adult population is living in the family home (71%) with aging parents than in the County overall (56%). As discussed below, living in the family home puts adults at greater risk of displacement and homelessness. Overreliance on the family home as a living arrangement is likely due to the lack of deeply affordable housing available in Pacifica which is also contributing to less Pacifica adults transitioning into their own apartment with supportive services (7%) than in the County overall (11%). In addition, less Pacifica adults (17%) are transitioning into licensed facilities (including Community Care Facilities and Intermediate Care Facilities) than in the County overall (32%). However, as discussed below, opportunities for adults to live in a licensed facility are declining throughout the County. Seven percent of Pacifica adults with developmental disabilities live in other living arrangements, which can include but are not limited to homelessness or jail, as compared to only 1% of the County’s adult population overall.

Table ___ Living Arrangements of Adults with Developmental Disabilities in Pacifica Compared to San Mateo County

| Adult Living Arrangements | Pacifica | Pacifica Percent of Total | San Mateo County | County Percent of Total |
|----------------------------------------|----------|---------------------------|------------------|-------------------------|
| Home of Parent/Family/Guardian | 75 | 71% | 1556 | 56% |
| Own apartment with supportive services | 7 | 7% | 294 | 11% |
| Licensed Facilities | 18 | 17% | 894 | 32% |

| | | | | |
|----------------------------|------------|-------------|--------------|-------------|
| Other (including homeless) | 6 | 6% | 20 | 1% |
| Total Adults | 106 | 100% | 2,764 | 100% |

Note: The Pacifica population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip code 94044, which may overlap with other jurisdictional boundaries, as of September 2021. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021. These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities in San Mateo County. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), even as the adult population in need of residential options outside the family home grew. This trend increases the need for affordable housing options coordinated with supportive services funded by the Golden Gate Regional Center. San Mateo County’s reduced supply of licensed care facilities increases the likelihood that Pacifica adults with developmental disabilities will be forced out of the county when their parents are no longer able to house them--unless there is a significant improvement in access to affordable housing.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Pacifica adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities and will continue into the future. This trend has significant implications for housing needs among Pacifica adults with developmental disabilities during the period of the 2023-2031 Housing Element, as the population continues to grow at a higher rate than the general population.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

| Age | 2015 Number | 2021 Number | % Change |
|--------------|-------------|-------------|----------|
| 18 to 31 | 1023 | 1189 | 16% |
| 32 to 41 | 397 | 457 | 15% |
| 41 to 52 | 382 | 335 | -12% |
| 52 to 61 | 385 | 348 | -10% |
| 62 plus | 327 | 435 | 33% |
| Total adults | 2514 | 2764 | 10% |

Source: Department of Developmental Services Quarterly Report by County.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental

disabilities age 62 and older grew by 33% (Table __). This is due not to migration of senior citizens with developmental disabilities into San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for people with developmental disabilities in Pacifica. Longer life spans will also slow the pace of turnover in the county's limited supply of licensed care facilities, which will reduce opportunities for Pacifica adults with developmental disabilities to secure a space in a licensed care facility elsewhere in the County.

Displacement. Notwithstanding 10% growth in San Mateo County's total population of adults with developmental disabilities, DDS has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in Pacifica. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units now available for rent in Pacifica.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and many rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

The City of Pacifica can meet the housing needs of people with developmental disabilities by adopting policies and programs to continue promoting their inclusion with coordinated services in typical affordable housing. The following considerations should guide the City of Pacifica in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of the City of Pacifica.

- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed by people with developmental disabilities.** Per HCD guidance, the City should plan for at least 269 Extremely Low Income (ELI) units, or 50% of its Very Low Income RNHA allocation. ELI units are particularly important to people with developmental disabilities, and some of the City's planned production of ELI units should be subject to a preference for people with developmental disabilities.

Policy and Program Recommendations

The City of Pacifica has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center. Below are examples of programs and policies which can help to prevent homelessness or displacement of these vulnerable residents as well as to provide opportunities for people with developmental disabilities to live in the least restrictive setting of their choosing in line with the Olmstead Decision.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. Such disparities in the experience of severe rent burden, housing instability and displacement from the City of Pacifica are attributable to the shortage of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that would help to reduce such disparities. Local zoning and other policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in the City of Pacifica and decrease displacement and homelessness for the most at-risk residents, including people with developmental disabilities.

Sample Language: The City of Pacifica's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 30 new Extremely Low-Income housing units for Pacifica residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Pacifica shall monitor progress towards a quantitative goal of 30 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Achieve City-Specific Priorities.** City-owned land and city housing funds are often essential to the development of affordable housing that is financially feasible in the City of Pacifica. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the Inclusionary Ordinance or city housing funds, the City of Pacifica shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Local Density Bonus.** Like many state and federal housing finance programs, the state density bonus program incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with one of the highest Area Median Incomes in the state, these incentives have the effect of making much of the available affordable housing out of reach for residents on fixed incomes (including seniors and persons with disabilities) or who are working in low wage jobs and are thus unable to meet minimum income requirements to afford the rent assigned to the Very Low Income category. The City of Pacifica should add additional

local incentives to the state density bonus law to make it more responsive to the impact of San Mateo County's high Area Median Income on the affordability of housing for Pacifica residents who are Extremely Low Income. The city should also include additional incentives for projects that make a percentage of units subject to a preference for identified categories of special needs populations who experience the greatest barriers to housing access including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, and/or concessions for housing projects that include at least 5% of the units for people at the Extremely Low-Income affordability level or commit to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance.** Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Low, Very Low and Moderate Income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units priced for moderate income and a lower percentage of units priced for extremely low income or targeted to special needs populations as is done in San Mateo County's Inclusionary Housing Ordinance. Such a menu would address a broader range of Pacifica's housing needs, while giving developers more options for meeting the inclusionary requirement.

Sample Language: The City of Pacifica shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income) or special needs groups targeted, including, for example, people with developmental disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing and/or incentives program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing and/or incentives for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with developmental disabilities who will benefit from coordinated services provided by the Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Pacifica should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Pacifica shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities, the Mental Health Alliance, and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, often rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City of Pacifica shall require that the housing developer implement an affirmative marketing plan for state-mandated physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

FW: Comments Housing Element Update

O'Connor, Bonny <boconnor@pacifica.gov>

Thu 10/27/2022 11:24 AM

To: Housing <Housing@pacifica.gov>

From: Deb Wong [REDACTED]**Sent:** Thursday, October 27, 2022 7:22 AM**To:** Gannon, Helen <hgannon@pacifica.gov>; O'Connor, Bonny <boconnor@pacifica.gov>; Murdock, Christian <cmurdock@pacifica.gov>**Subject:** Comments - Housing Element Update**Importance:** High**[CAUTION: External Email]**

Dear Planning Commissioners,

Since I am not able to make these meetings in person, I want to comment, just throw it on the pile.

The Sharp Park Specific Plan covers some good ideas in the options of including multi use buildings on Palmetto. I like that idea, though some of the plans would potentially ruin the character and capacity (resources) of our part of town. I think apartments on Palmetto would be good, though I am happy that Mayor Bier and Mayor Pro Tem Bigstycyk urged that buildings do not exceed 3 stories in the updated plan. ADU's are an option, in some cases, as well as more regulations on the hundreds of houses now used by out of town owners for Air BnBs most of whom NOT paying the TOTs, which at least would contribute to our city. Those homes are needed for Pacifica families. That's the conundrum. We can build more housing, but what is to guarantee it will go to Pacificans who really need it, and not outside investors? I guess the state requirement doesn't discriminate WHO will live in that extra required housing, of course. Just would be nice if locals got first crack at the new units.

Sincerely,

Deborah L. Wong
[REDACTED]**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

Affordable units

Judy Qutoriano [REDACTED]

Sun 10/30/2022 3:41 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Dear Commissioners,

I would like to suggest vertical affordable housing in the parking lot at Linda Mar and De Solo. The units can be built high, the shopping and bus are right there. I also suggest continuing the ADU permit process to be affordable and accessible online. We can double our affordable properties without violating the Coastal Initiative.

Thank you for your availability to address this.

Sincerely,
Judy Qutoriano,
Pacifica.

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From: [Andre Souang](#)
To: [Housing](#)
Subject: Re: Housing sites list
Date: Tuesday, November 1, 2022 2:18:10 PM

[CAUTION: External Email]

Thank you for your reply..

Yes. I would suggest APN's 023011010, 023012010, 023014010

These are perfect infill sites which are large enough to help Pacific meet their RHNA numbers as well as pass State review.

Please keep me posted on developments

(I'm not affiliated with the sites ownership at all)

On Oct 31, 2022, at 2:20 PM, Housing <Housing@pacifica.gov> wrote:

Hello Andre,

Please pardon the delayed response. The sites list is still in development and your feedback would be greatly appreciated. If there is a site you would like to offer up as a suggestion, please email us at housing@pacifica.gov and it will be taken into account as we continue our drafting of the Housing Element. There is not a date deadline, but the sooner the better as we are up against deadlines from the Department of Housing and Community Development.

Thank you,

<image001.png>

ELIZABETH BROOKS, MPA
MANAGEMENT ANALYST II
PLANNING DEPARTMENT | CITY MANAGER'S OFFICE
540 Crespi Drive, Pacifica, CA 94044
Phone: (650) 501-6025 | ebrooks@pacifica.gov

From: Andre Souang [REDACTED]
Sent: Wednesday, October 5, 2022 1:01 PM
To: Housing <Housing@pacifica.gov>
Subject: Housing sites list

[CAUTION: External Email]

Hello,

Is there a preliminary list for the Housing Element yet? If we were interested in submitting a parcel for the list - how would we do that and what are the deadlines?

Thank you!

Andre

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CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

From: [Debra Crumrine](#)
To: [Housing](#); [Mary Cavin](#); [Mary Ellen McDonnell](#); [Nancy Cashion](#); [Kathy Dave Shoup](#); [Sara Armstrong](#)
Subject: Pacifica Housing Element
Date: Wednesday, November 2, 2022 1:54:22 PM
Attachments: [Pacifica Housing Element.docx](#)

[CAUTION: External Email]

I attended the meeting last night and have attached a document with comments. I would also encourage a greater attempt at outreach, Sending a flyer in an election year is not a great idea. I do think there is a lot of support within our city that might be helpful.

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Pacifica Housing Element

I attended the meeting last night and I would like to propose an alternate approach. From the presentation last evening it is clear that Pacifica does not have the available space for putting in high density housing to meet the State mandate. Nor is the proposal popular with the local residents. Would a petition drive by local residents potentially have any impact on the states mandate? If it were well written and presented to our citizens by fellow citizens, I'm sure we could generate a lot of local help and interest. I would propose some of the major talking points generated by last nights meeting. Such as:

1. Safety: Highway 1 will take you out of town to either Daly City or Half Moon Bay. Fassler, Crespi, Linda Mar Blvd, and Reina Del Mar will take you to Highway 1. Sharp Park Road, Manor and Hickey will take you to Highway 1 or to Skyline blvd. In an emergency there would be severe problems with egress.
2. Being a coastal area, we have lost several homes, mobile homes, and apartments to coastal erosion.
3. Traffic congestion on Highway 1
4. Sewer upgrades would be required
5. Utility upgrades would be required
6. More public transportation would be needed
7. Parking could become a major issue
8. Water was cut this year by 25% and may be cut 50% next year if we have another dry year
9. Hills in Pacifica are unstable and prone to slides

Water is a primary concern in California as well as globally. Lake Mead is drying up, the Colorado River is drying up etc... In some places plans are being made to pump reclaimed water from sewer treatment back into underground aquifers in an attempt to replenish them as a water source. The estimate is 10 years to replenish the lost water levels and make them healthy again. Climate change is another concern. As long as the ocean temperature off our coast remains low, we will receive below normal precipitation. In ancient times the Southwest was nearly abandoned because of drought.

Debra Crumrine

[REDACTED]

[REDACTED]

From: [Heather Bedient](#)
To: [Housing](#)
Subject: Additional ideas for housing in Pacifica
Date: Wednesday, November 2, 2022 2:35:58 PM

[CAUTION: External Email]

Hi there,

My husband Jason and I were at the housing workshop last night and we had one other idea for additional housing options, What about re-developing the mobile home parks along Palmetto so that they can have a higher density of units or possibly even go up to make room for more units?

Thanks!
Heather Bedient
C. [REDACTED]

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Housing Element

James DeJong [REDACTED]

Wed 11/2/2022 10:05 AM

To: Housing <Housing@pacifica.gov>

Cc: Murdock, Christian <cmurdock@pacifica.gov>

📎 1 attachments (109 KB)

Revised-ONV-Initiative-7.13.22-clean.pdf;

[CAUTION: External Email]

Hi, I watched the complete meeting on TV last night 11-1-22 and have a few questions.

>>What is the penalty if the city with the support of the community decides to not meet the "required" new housing goal?

>>Will the final plan be put up for a vote by the whole community or just a "rubber stamp" do as staff report says?

>>Have you seen the group that statewide is trying to get SB9 and SB10 overturned? [Our Neighborhood Voices - Our Neighborhood Voices](#)

>>What is the budget for housing element update planning? i.e., how much taxpayer money will be spent on this process?

>>What is the percentage of the city planning staff including the city manager that currently live and pay taxes in Pacifica?

My thoughts:

I own my house and have lived in Pacifica for the last 25 years. Open space, good schools and "small town" feel were reasons we moved to Pacifica. Pacifica is over built now and adding 2000 living units will only increase the overcrowding and traffic problem we now have. I support what the state group is doing to overturn SB9 and SB10. These two "laws" were never fully explained to the voting/taxpayer public.

Pacifica has many more problems **now** that need to be addressed instead of planning for something in the future that may never come to pass. People are leaving Pacifica and selling their houses because living conditions have declined. A sewer system that is poor and needs fixing, traffic on highway 1, garbage and trash on the beach and all over town, poor condition of our parks and recreation facilities (example: the picnic area across from council chambers by the pier is a disgrace), homeless people all over town in "RVs", the fireworks problem, and roads that need fixing are all problems that need to be addressed.

I look forward to your response,

Jim DeJong

[REDACTED]
Pacifica, CA

94044

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

SECTION 1. The people of the State of California find and declare all of the following:

(a) California's housing crisis is primarily due to a failure to provide enough housing (to own or rent) that is affordable for working class and lower income Californians, and this crisis has worsened due to massive reductions in available funding to help local government encourage more affordable housing production. The involvement of large financial institutions and speculators in our housing markets and recent state laws that usurp the power of local government to exercise its constitutional authority to make local land use planning and zoning decisions have combined to further restrict affordable housing options and displace many working class families and people of color from their own historic communities.

(b) Local government is best able to consider all the requisite factors and make the difficult land use planning and zoning decisions to ensure that new development is supported by the infrastructure and utilities required to maintain appropriate levels of public services, including police and fire services, parklands and public open spaces, transportation, parking and schools. The specific needs and challenges facing every California community vary greatly and therefore require significant input and leadership from local government to achieve best outcomes on land use planning and zoning issues, including the provision of affordable housing and protecting the environment.

(c) The State Legislature cannot adequately consider or address the unique impacts of land use planning and zoning laws on every local community, and recent state laws designed to require local governments to increase housing density and encourage the production of more market rate housing by minimizing public input and eliminating environmental review will not solve our affordable housing crisis -- in fact, these state laws will harm communities by escalating housing costs and increasing property tax burdens instead of encouraging collaboration with local government to produce more affordable housing.

(d) The purpose of this measure is to protect the ability of local communities to make local land use planning and zoning decisions, and to clarify the process to resolve conflicts between current or future state and local land use planning and zoning laws. One size does not fit all, and recent statewide land use and zoning laws will do great harm without significant input and participation from local communities. Home rule is a well-established principle, and local land use planning or zoning initiatives approved by voters shall not be nullified or superseded by the actions of any local or state legislative body.

(e) For purposes of this measure, the term "local land use planning and zoning law" shall not include any state or federal laws involving (A) protection of the environment or natural resources, including but not limited to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 et seq. and the CEQA Guidelines § 15000 et seq.), the California Endangered Species Act, the California Coastal Act of 1976 (Public Resources Code § 30000 et seq.), the Porter-Cologne Act, the federal Clean Water Act, the Surface Mining and Reclamation Act, or any pollution control or environmental justice laws, rules or regulations; (B) protection of health and safety (including but not limited to regulation of development on contaminated sites, regulation of hazardous materials storage sites, including underground storage tanks, or regulation of emergency response or disaster planning and recovery); (C) the regulation of residential or commercial rents or landlord-tenant relations; or (D) fair housing matters, including but not limited to the California Fair

Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), or affirmatively furthering fair housing (Government Code § 8899.50). This constitutional amendment is expressly intended to authorize local land use planning and zoning law to override conflicting state law while ensuring that all of the above-referenced laws remain in full force and effect. This measure continues to provide for state control in the coastal zone, the siting of a power plant that can generate more than 50 megawatts of electricity, or the development or construction of water, communication or transportation infrastructure projects which the Legislature declares are matters of statewide concern and are in the best interests of the state. For purposes of this measure, it is the intent that a transportation infrastructure project shall not include a transit-oriented development project that is residential, commercial, or mixed-use.

SECTION 2. Section 3.5 is added to Article XI of the California Constitution, to read:

SEC. 3.5. For purposes of this Article XI, the term “local land use planning and zoning law” shall not include any state or federal laws involving (a) protection of the environment or natural resources, including but not limited to the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq. and the CEQA Guidelines § 15000 et seq.), the California Endangered Species Act, the California Coastal Act of 1976 (Public Resources Code § 30000 et seq.), the Porter-Cologne Act, the federal Clean Water Act, the Surface Mining and Reclamation Act, or any pollution control or environmental justice laws, rules or regulations; (b) protection of health and safety (including but not limited to regulation of development on contaminated sites, regulation of hazardous materials storage sites, including underground storage tanks, or regulation of emergency response or disaster planning and recovery); (c) the regulation of residential or commercial rents or landlord-tenant relations; or (d) fair housing matters, including but not limited to the California Fair Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), or affirmatively furthering fair housing (Government Code § 8899.50).

SECTION 3. Section 4.5 is added to Article XI of the California Constitution, to read:

SEC. 4.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a county charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a county charter that involves local land use planning and zoning law within the boundaries of an unincorporated area of the county shall be deemed a county affair within the meaning of Section 4 and shall prevail over a conflicting state statute. No voter approved local initiative that involves local land use planning and zoning law within the boundaries of any county shall be overturned or otherwise nullified by any legislative body.

(b) A county charter provision, general plan, specific plan, ordinance or a regulation adopted and applicable to an unincorporated area within a county, may be determined only by a court of competent jurisdiction, in accordance with Section 4, to address either a matter of statewide concern or a county affair if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

- (1) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(2) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 4. Section 5.5 is added to Article XI of the California Constitution, to read:

SEC. 5.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, that involves local land use planning and zoning law within the boundaries of the city shall be deemed a municipal affair within the meaning of Section 5 and shall prevail over a conflicting state statute. No voter approved local initiative that involves local land use planning and zoning law within the boundaries of any city shall be overturned or otherwise nullified by any legislative body.

(b) A city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, may be determined only by a court of competent jurisdiction, in accordance with Section 5, to address either a matter of statewide concern or a municipal affair if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

(1) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(2) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 5. Section 7 of Article XI of the California Constitution is amended to read:

SEC. 7. (a) A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations ~~not~~ that are not, except as provided in subdivision (b), in conflict with general laws. A county or city may not supersede or otherwise interfere with any voter approved local initiative that involves local land use planning and zoning law.

(b) A county or city general plan, specific plan, ordinance or regulation that involves local land use planning and zoning law within the boundaries of the county or city shall prevail over conflicting general laws subject to the provisions of Section 4.5 and Section 5.5 hereof, which sections shall prevail and be applicable to cities and counties hereunder.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this subdivision are severable. If any provision of this subdivision or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

Re: Available Now!

Monica Meagher [REDACTED]

Thu 11/3/2022 12:43 PM

To: Brooks, Elizabeth <ebrooks@pacificagov>

[CAUTION: External Email]

Hey Elizabeth,

Thanks for sending this out - glad to participate even though I couldn't make the in-person meetings.

I'm a bit confused about the timeline. If I'm understanding correctly, Pacifica will not have a compliant housing element until Spring '23. Is there concern about the builder's remedy being used during that time? Is there anything the city can do to accelerate timelines to meet the 1/31 deadline?

Thanks,
m.

On Thu, Nov 3, 2022 at 12:03 PM Pacifica Housing Element Updates <housing@pacificagov> wrote:

Hi Monica,

Thank you to all who joined our Housing Element workshops! We received so much valuable input for the City's Housing Element Update. If you weren't able to join, the meeting presentation is available to [view online here](#)*.

The input opportunities continue! As mentioned at the workshops, the input opportunities don't stop here. While staff continue their work on drafting the Housing Element 2023-2031, we are still seeking input on housing site strategies for our community.

We have launched a survey with the hopes of providing even more people an opportunity to share their input. The survey is available online and by mail (upon request). Click a link below to get started.

- [City of Pacifica Community Survey \(English\)](#).
- [Ciudad de Pacífica Encuesta a la comunidad \(Español\)](#).
- [Pacifica 社区问卷调查 \(中国人\)](#).
- [Survey a Komunidad \(Filipino\)](#).

* The information provided in the presentation is for **example purposes only** and does not represent final strategy decision or an exhaustive list of it. That information will be available for review and comment when the Draft Housing Element document is released (anticipated to be available in January 2023).

Staff Contact:
 Elizabeth Brooks, Management Analyst II
 Planning Department/City Manager's Office
 Email: ebrooks@pacifica.gov
 Phone: 650-501-6025
 Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044

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From: [Remi Tan](#)
To: [Housing](#); [Brooks](#); [Elizabeth](#); [Murdock](#); [Christian](#); [City Council](#)
Cc: [Christine Boles](#); [Denise Leonardi](#); [Vicki Sundstrom](#); [James Kremer](#); [Christine Chin Fagan](#); [REDACTED] [Margo Meiman](#); [Bob Boles](#); [Leo Leon](#); [Richard Campbell](#); [REDACTED] [Nancy Tierney](#); [Suzanne Moore](#)
Subject: Housing Element Deadline, Orinda's HE, Re: Reminder: Available Now!
Date: Saturday, November 5, 2022 8:14:04 PM

[CAUTION: External Email]

Hi Elizabeth, Christian and City Council. Great job on the community meetings last couple of weeks and thanks for putting out the on line survey... Hopefully you can quickly get community input to the consultant.

I just got this email from Orinda and they just issued their draft. (you can download it to compare and get ideas for Pacifica's) But most importantly they say there is a public review of 7 days plus a 60 day review by HCD before approval.

If Pacifica were to make the Jan 31 2023 deadline we need to have our **draft done and submitted to HCD by 3rd week of this month** at the latest or we will miss the deadline. It would be a pretty rough draft given the tight timeline, but it is **more important to get the main location of the housing in and to HCD**, so the consultant should prioritize on getting the information on paper rather than making it look pretty

If Pacifica misses the deadline the city loses funding for housing, transportation and general funds from the state. And Pacifica will be subject to **Builder's Remedy** which **allows any builder to circumvent any planning review and pull building permits on any project on any site** (they will still be subject to Coastal Commission and North County Fire District review)

Note that HCD has no grace period regarding funding and builder's remedy for the Jan 31 deadline, as cities have been aware of the RHNA numbers for several years already. The May 31 grace period is allowed for review/application purposes only and does not change the funding or builder's remedy deadline of Jan 31. Taking the May 31 grace period also shortens the adoption time of the zoning/GP changes from 3 years to 1 year.

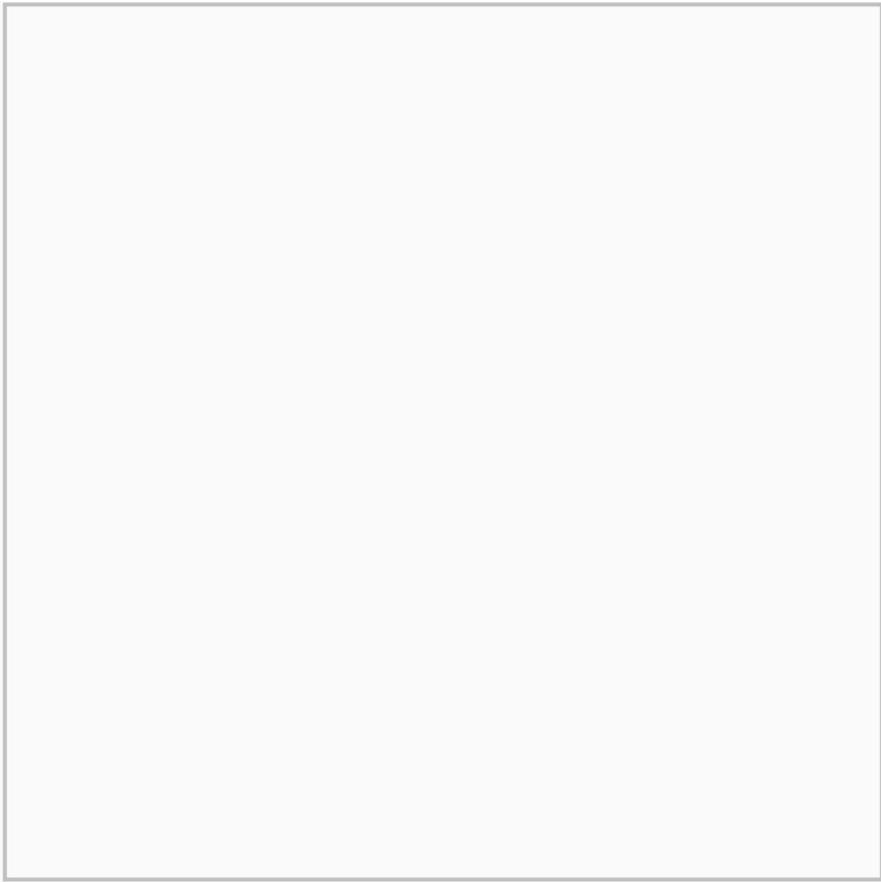
Thank you and Best Regards,

Remi Tan, AIA, LEED AP BD+C
Architecture, Green/Sustainability Consulting, and Real Estate Investment
Pacific Manor/Edgemar

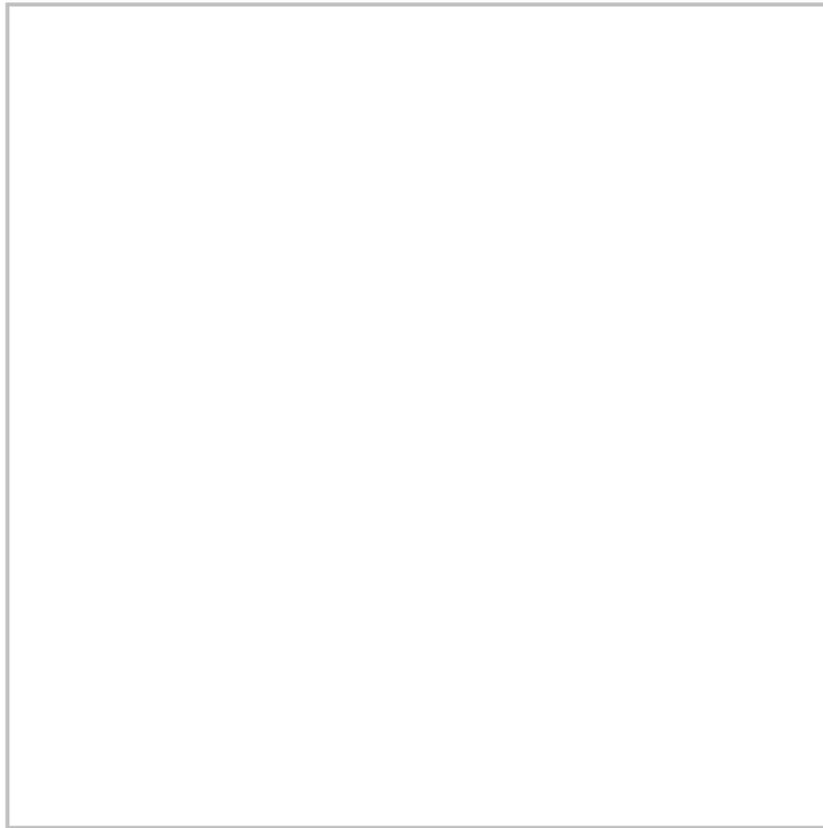
[REDACTED]

From: Winnie Mui <wmui@cityoforinda.org>
Date: November 4, 2022 at 10:26:08 AM PDT
To: Remi Tan [REDACTED]
Subject: **City of Orinda - Revised Draft Housing Element Available**
Reply-To: Winnie Mui <wmui@cityoforinda.org>

[View this email in your browser](#)



Nov 2022 Revised Draft Housing Element



Read the November 2022 Revised Draft Housing Element! At the November 1st City Council meeting, the September 2022 draft Housing Element was presented for feedback. Based on the feedback received by the Council and public, the draft Housing Element has been revised. All edits have been highlighted and included in tracked changes.

The revised draft Housing Element must be made available for a 7-day public review period before resubmittal to HCD. HCD will then have 60-days to review Orinda's revised draft Housing Element.

[read the revised draft housing element](#)

 [Plan Orinda Website](#)



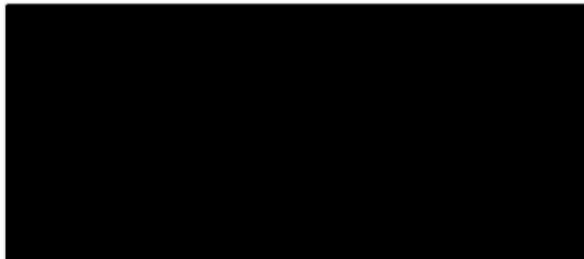
City of Orinda

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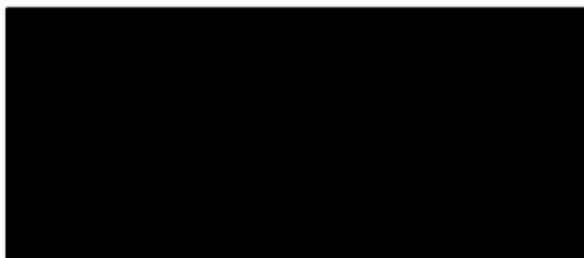
City of Orinda

City of Orinda Email Forms



City of Orinda

City of Orinda Email Forms



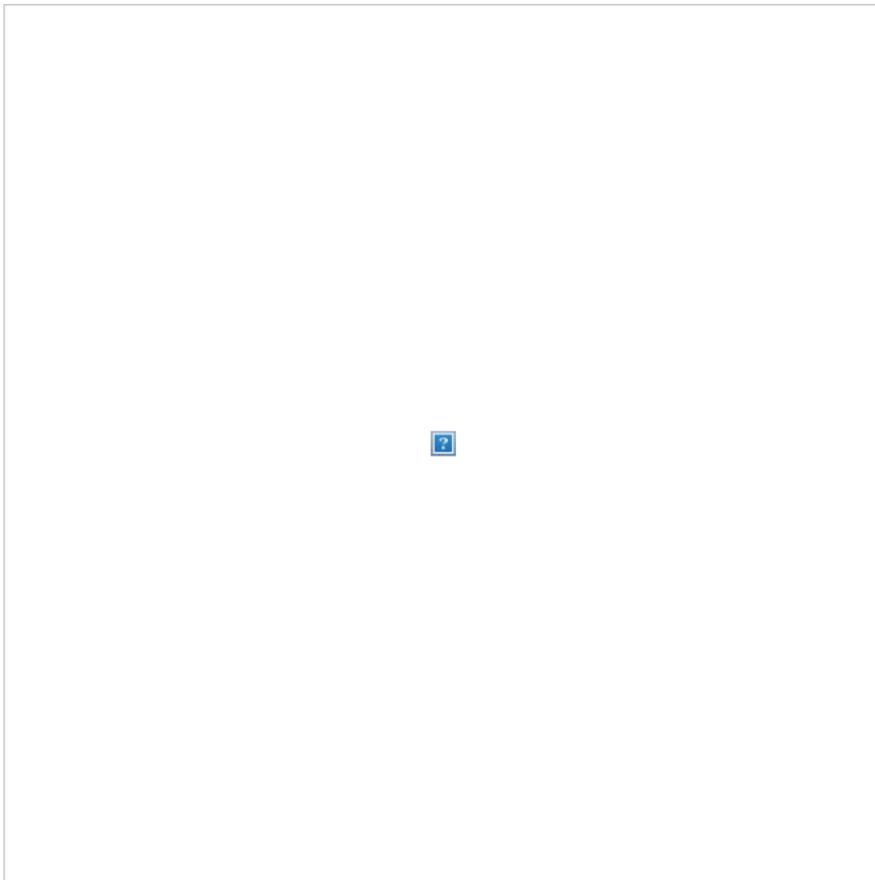
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-
-
-

On Saturday, November 5, 2022 at 12 00:36 PM PDT, Pacifica Housing Element Updates <housing@pacifica.gov> wrote:



Hi Remi,

Thank you to all who joined our Housing Element workshops! We received so much valuable input for the City's Housing Element Update. If you weren't able to join, the meeting presentation is available to [view online here](#)*.

The input opportunities continue! As mentioned at the workshops, the input opportunities don't stop here. While staff continue their work on drafting the Housing Element 2023-2031, we are still seeking input on housing site strategies for our community.

We have launched a survey with the hopes of providing even more

people an opportunity to share their input. The survey is available online and by mail (upon request). Click a link below to get started.

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- [Ciudad de Pacifica Encuesta a la comunidad \(Español\)](#)
- [Pacifica 社区问卷调查 \(中国人\)](#)
- [Survey sa Komunidad \(Filipino\)](#)

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Staff Contact:

Elizabeth Brooks, Management Analyst II
Planning Department/City Manager's Office
Email: ebrooks@pacificagov
Phone: 650-501-6025
Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044



City of Pacifica | 540 Crespi Dr, Pacifica, CA 94044

[Unsubscribe remitan@sbcglobal.net](mailto:unsubscribe_remitan@sbcglobal.net)

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From [REDACTED]
To [REDACTED]
Subject Issue Do not build at Oceana
Date Tuesday, November 8, 2022 10:14:36 AM

[CAUTION: External Email]

Housing here would ruin fellow neighbors and my scenic views of the ocean. We all look at this ocean view everyday walking or lying on Paloma Ave. This view is part of our way of life and the field is a key role in our serenity and mind wellness in this area. Only if you lived here could you possibly know what it is like having such a peaceful lovely place to live, play and spend time. Many people use the area for recreation throughout the day, especially before and after a hard day's work. This is a safe area to let your kids or pets roam around and not worry about strangers or the Ocean threaten their lives. The beach can be dangerous and this is one of the only areas parents, people, and kids can play in open space in the area. This Area is vital to our community and our extended communities. Please DO NOT build here at Oceana school on this undeveloped land. Doing so would ruin views, a open safe space, recreation, a mindfulness retreat, and the neighborhood charm.

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When was the first ...



Wed 11/9/2022 6:46 AM

To: Housing <Housing@pacifica.gov>

[CAUTION External Email]

Hi, when was the first community meeting? It says here in this slide that this is the “second” community meeting. All my neighbors including myself, never received a mailer about any of these events regarding housing in our neighborhoods. Isn't there some kind of due process when planning and letting the community know about such extremely important matters such as a potential new development?

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Mailers? Due process?...



Wed 11/9/2022 7:00 AM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

> Hi, when was the first community meeting? It says here in this slide that this is the "second" community meeting. All my neighbors including myself, never received a mailer about any of these events regarding housing in our neighborhoods. Isn't there some kind of due process when planning and letting the community know about such extremely important matters such as a potential new development?

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Next Steps

2nd Community Meeting

Tuesday, 11/1 @ 6 PM

Sunset Ridge Elementary

Same content, new neighbors

- City staff will process the information/feedback received
- Continue work on other parts of Housing Element
- Prepare a draft Housing Element document for public review in early-2023

Thank You!

- Share additional thoughts or let us know how we did

housing@pacificacity.gov

- Learn more and look out for what's next

PlanPacifica.org



From: [O'Connor, Bonny](#)
To: [Housing](#)
Subject: FW: Pacifica housing comments
Date: Tuesday, November 15, 2022 10:41:46 AM

From: Irene [REDACTED]
Sent: Monday, November 14, 2022 5:45 PM
To: Christine Boles [REDACTED] Murdock, Christian <cmurdock@pacificagov>
Cc: O'Connor, Bonny <boconnor@pacificagov>
Subject: Pacifica housing comments

[CAUTION: External Email]

Christine and Christian,

Congratulations on being selected for City Council and Planning Director!

From the last in-person meeting at the elementary school I gathered some comments from our discussion table and also overheard other comments.

1. Main concern of additional housing is the parking situation around Pacifica. People are not against more housing, they are tired of not having enough parking spaces around their place or someone blocking their driveway.

Suggestion: More housing also needs more parking spots and close to transit hubs.

2. Location of housing.

Pacifica doesn't really have a lot of empty land for new and affordable housing. We also have to deal with the Coastal commission, sea level rise, erosion, and a host of other issues.

Suggestion: Coordinate with shopping areas for total renovation to combine shopping areas, housing, and parking. For example, Linda Mar, Eureka Square, and Manor Shopping areas, we need to rebuild to accommodate the current and future shops at the ground levels, office/housing from the second to 5th or 8th levels, and to also have enough parking structures. Just by suggesting taking the existing parking area at these places would not be realistic. Also needs to coordinate with the Coastal Commission.

3. High density housing vs low density housing.

Suggestion: Maybe we can develop plan(s) for high density housing at certain sites (8 to 10 story high) with at least one parking spot per unit and request grants from the State and Federal government if they insist we provide more housing. Maybe involve HUD. Of course you will have to make sure these high density housing are not going to obstruct others' view of the ocean or mountains from their houses.

4. Environmental concerns.

We need to be sensitive to erosion, liquefaction, runoffs, subsidence, habitat loss, and wildlife issues.

Suggestion: I believe we have this information somewhere for analysis. Maybe ask folks in Pacifica to see if they are willing to help find this information and form a volunteer group to sort through the data for public input. If you ask, I am sure people are willing to get involved and help out.

We also need to include wildlife corridors like tunnels underneath Sharp Park Drive and other major cross roads.

5. Where to get the money for all these housing.

We need more business in Pacifica to generate funding.

Suggestion: Maybe with renovations of our existing shopping areas, we can attract more businesses to Pacifica. Maybe we can have daily mini tour buses to take people around for a small fee and also to highlight cafes, shops, and recreations around Pacifica.

6. Emergency egress.

One other concern I heard was that with more housing we need an emergency route that is away from Highway I for folks at the south end like Linda Mar Blvd.

Suggestion: Per my comment previously, I suggested we need to develop an emergency route so folks from Linda Mar can at least get to Sharp Park Road. See Attached for alternative subroutes and wildlife corridors.

7. Getting other agencies to agree on developing on their sites.

Suggestion: We need to constantly coordinate with other agencies and private landowners to see what it would take to be able to develop affordable housing on their sites.

Best of luck and keep me posted.

Irene Lee

PS: Just want to get this out before my next chemo this week. I already lost my hair and am a beanie head. I didn't realize my old hair was keeping my head warm. Now I even have to wear a beanie to bed to keep my head warm.

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From: [KIRK MILLER](#)
To: [Housing](#)
Cc: cmurdock@pacificagovboconor@pacificagov
Subject: FW: NEW OPPORTUNITY SITE FOR HOUSING ELEMENT
Date: Monday, December 12, 2022 5:49:17 PM

[CAUTION: External Email]

Dear Mr. Murdoch and Ms. O'Connor

Per your request for more input on the HOUSING ELEMENT, please be advised that we are preparing information on a New Vacant Opportunity Site to be included in your Housing Element.

This Opportunity Site includes the three vacant parcels directly NE of the Lutheran Church located at 4400 Cabrillo Highway. That is APNs:

1. APN 08-140-660.
2. APN 08-140-300.
3. APN 08-140-220.

Their area is a total of 2.71 acres. The site is under the management/ownership of Rockaway Highlands.

More information will be coming to you shortly.

In the meantime, if you have any questions or concerns you may contact me at the email or phone number shown below.

Best,
Kirk Miller

L. Kirk Miller, CDS, FAIA emeritus
Development Strategist
The Process Determines the Product

Cell: [REDACTED] Email: [REDACTED]

Cc: Julia Ngo

From: Pacifica Housing Element Updates <housing@pacificagov>

Reply-To: <housing@pacificagov>

Date: Saturday, December 10, 2022 at 1:30 PM

To: [REDACTED]

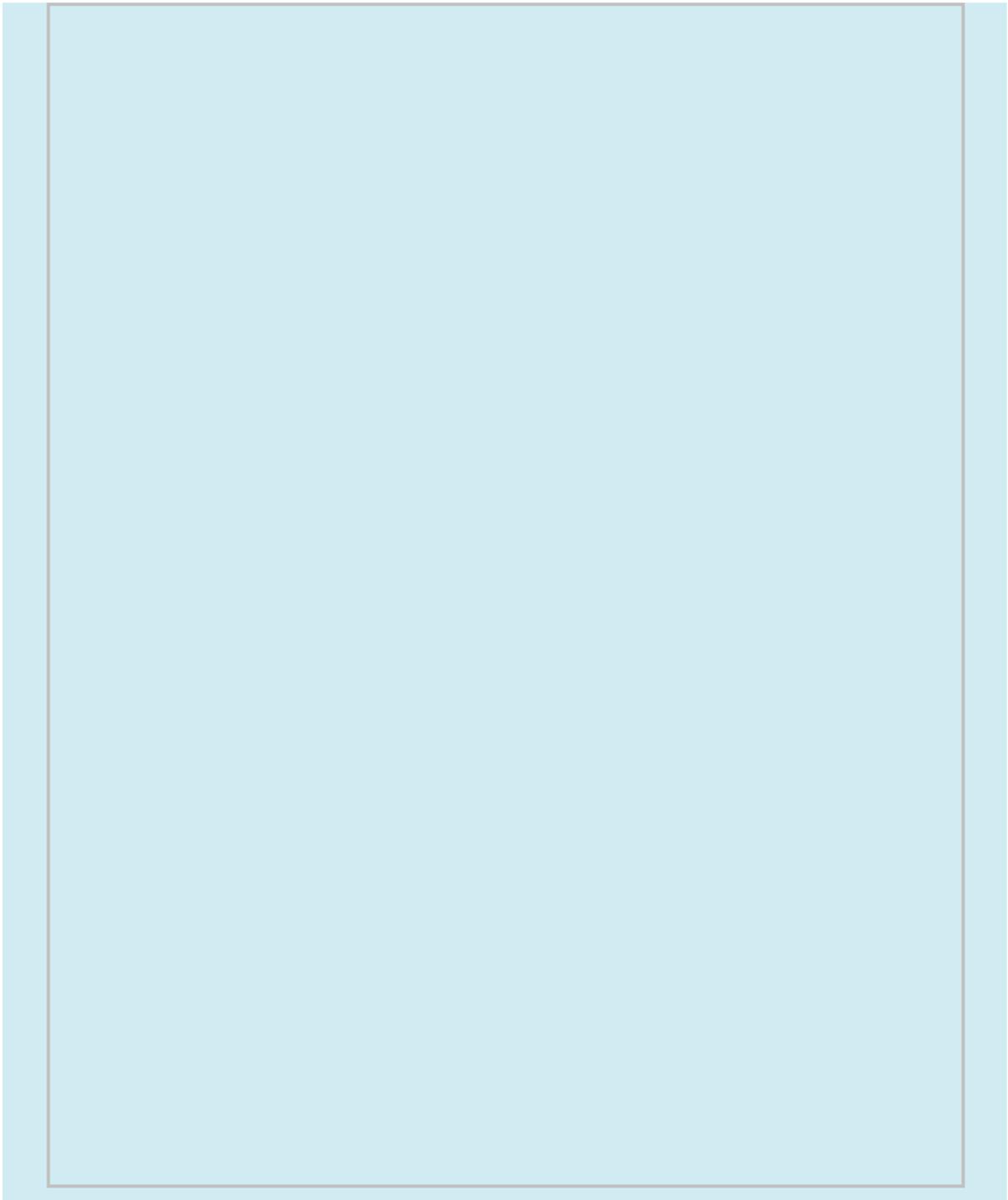
Subject: Reminder: It's Not too Late to Share Your Input



Hi KIRK!

JOIN THE CONVERSATION

It's not too late, but the survey closes soon! If you haven't had a chance yet, please take a few minutes to respond.



The input opportunities continue!

Thank you to those of you who have already responded. Even now, survey responses are guiding our City Planners as they draft the City's 2023-2031 Housing Element, which identifies sites, policies, and programs that will shape Pacifica's housing future.

We hope you take a few minutes to reply and share the survey with others. We hope to hear from as many of you as possible before the survey closes Friday, December 16.

**The survey is available online and by mail (upon request) in Spanish, Filipino, Simplified Chinese, and English.
Click a link below to get started.**

[Ciudad de Pacífica Encuesta a la comunidad \(Español\)](#)

[City of Pacifica Community Survey \(English\)](#)

[Survey sa Komunidad \(Filipino\)](#)

[Pacifica 社区问卷调查 \(中国人\)](#)

THANK YOU!

***Do you have a neighborhood chat?
Are you in a local social media group?
Do you work with other Pacificans?
Please help us reach them by sharing this survey!***

The policies and programs we write for our beautiful City will be a result of what we hear from you. We hope all Pacificans take this chance to ***join the conversation.***



Thank you to all who came to our Housing Element workshops! We received so much valuable input for the City's Housing Element Update. If you weren't able to join, the meeting presentation is available to [view online here](#)*.

** The information provided in the presentation is for **example purposes only** and does not present final strategy decisions or an exhaustive list of sites. That information will be available for review and comment when the Draft Housing Element document is released (anticipated to be available in January 2023).*

Staff Contact:

Elizabeth Brooks, Management Analyst II
Planning Department/City Manager's Office

Email: ebrooks@pacificaca.gov

Phone: 650-501-6025

Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044



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From: [Sue Langlands](#)
To: [Housing](#)
Subject: Oceana School Site development
Date: Tuesday, December 13, 2022 10:15:06 AM

[CAUTION: External Email]

This is an email in response to the notification of the tentative building that is planned on the Oceana High School site

My children go to school there and we live across the street from the site. We are adamantly against any building that may take place on this site. It should remain a high school site and not a site of housing.

Please keep us informed of any activity on this issue

Dan and Sue Langlands



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From: [Emily](#)
To: [Housing](#); mary@marybier.com; [Bier, Mary](#)
Subject: Opposed to housing development on Oceana school campus
Date: Wednesday, December 14, 2022 1:39:30 PM

[CAUTION: External Email]

Hi there,

I live across the street from Oceana High School and am opposed to housing developments in our quiet single family neighborhood and will lower our home valuation.

In a separate argument, housing that many units in such close proximity of underage children also worries me for the safety of the school children.

Emily Wong
Sharp Park resident

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From: [Joe Buttifunew](#)
To: [Housing](#); [Bier, Mary](#)
Subject: Fwd: Housing no no not here.
Date: Wednesday, December 14, 2022 8:12:34 AM

[CAUTION: External Email]

Housing would deplete the open space resource for the students of Oceana High. The students play sports, run, have free space, enjoy, this open space they call the field. The school field. Future students will have the opportunity as well to enjoy the space. Students day in day out everyday run the perimeter of the field during PE practice, creating housing in this area will disrupt the line of sight from the instructor. Housing would allow more people to infringe the integrity of school grounds and access students, disrupt daily activities, and potentially harm students. Look elsewhere for housing needs, not Oceana High School. Whomever thought of Oceana High should be ashamed of themselves.

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From: [Colette Duffy](#)
To: [Housing](#)
Subject: Oceana housing
Date: Thursday, December 15, 2022 6:48:17 PM

[CAUTION: External Email]

Insane!!!

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

From: [jim.odgers](#)
To: [Brooks, Elizabeth](#)
Date: Thursday, December 15, 2022 8:33:16 AM

[CAUTION: External Email]

Please don't forget that more housing needs more parking space. I sometimes have to park on another block and carry heavy grocery bags home.

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NEW HOUSING ELEMENT OPPORTUNITY SITE

KIRK MILLER [REDACTED]

Fri 12/16/2022 3:27 PM

To: Brooks, Elizabeth <ebrooks@pacifica.gov>

Cc: JN [REDACTED]

[CAUTION: External Email]

From: KIRK MILLER [REDACTED]

Date: Friday, December 16, 2022 at 3 15 PM

To: <ebrooks@pacifica.gov>

Cc: [REDACTED]

Subject: OPPORTUNITY SITES FOR HOUSING ELEMENT

Dear Ms. Brooks,

Please find attached a cover letter and supporting documents for new opportunity sites for your Housing Element Sites Inventory.

The 2.713 acre site will yield +/- 143 units of housing.

Sincerely yours,

L. Kirk Miller, CDS, FAIA emeritus Development Strategist

The Process Determines the Product

Cell: [REDACTED] Email: [REDACTED]

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

L. Kirk Miller
[REDACTED]
Oakland, CA 94609
Email: [REDACTED]
Telephone: [REDACTED]

December 16, 2022

Ms. Elizabeth Brooks
Management Analyst
Planning Department
City of Pacifica
540 Crespi Drive
Pacifica, CA 94044

RE: New Opportunity Site for Housing Element

This letter is submitted to you on behalf of Rockaway Highlands LLC ("Rockaway") who have cosigned this letter.

Rockaway is the owner of 2.713 acres of vacant land just north of the Lutheran Church located at 4400 Cabrillo Highway. The land is in three parcels: APNs 018-140-220, 018-140-300, and 018-140-660.

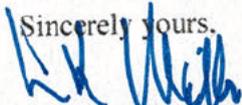
We request that this land be included in the Pacifica Housing Element as a new Opportunity Site. It could provide +/- 143 units of new housing.

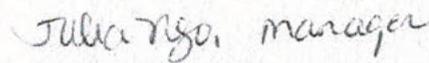
Attached are:

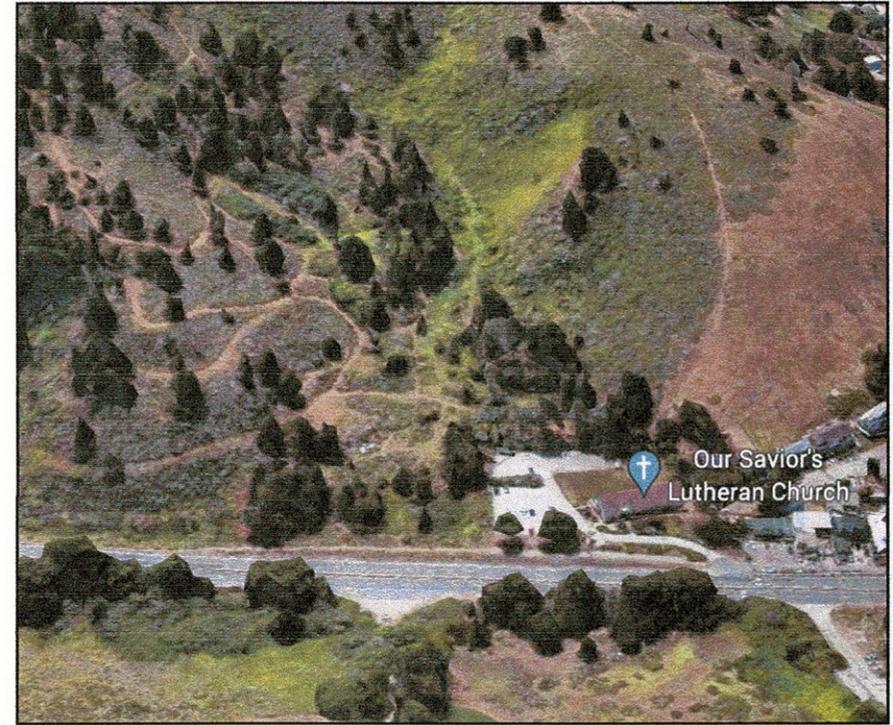
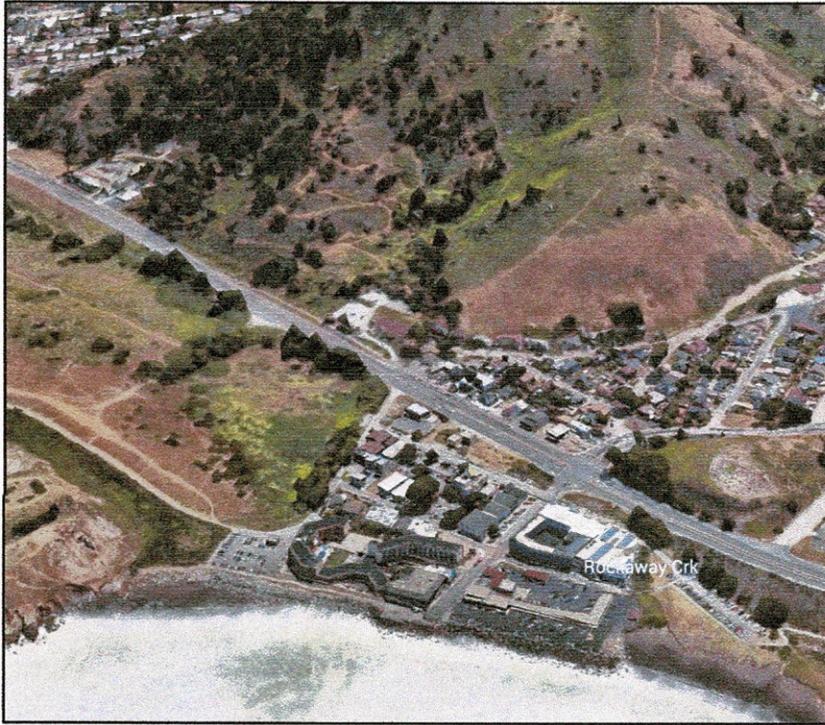
- Two pages of aerial photographs which show the land location and property lines.
- A topographic survey with property lines, APN identification, and Lutheran Church and Cabrillo Highway locations.
- Zoning map showing lots currently zoned as C-1 and R-1.
- Excerpts from the new Pacifica General Plan show the lots new Land Uses to be Mixed Use Neighborhood and Low Density Residential.
- A matrix formatted the same as the Housing and Community Development spreadsheets that show the "Housing Element Sites Inventory." This is in Excel format for ease of exporting to the Pacifica Inventory.

The development of this site as very high density residential would help Pacific in its attempt to achieve the RHNA housing goals.

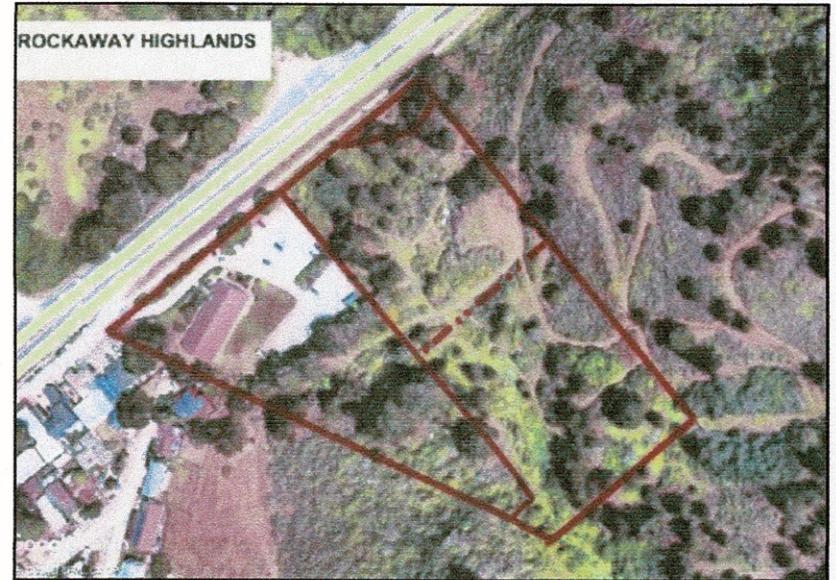
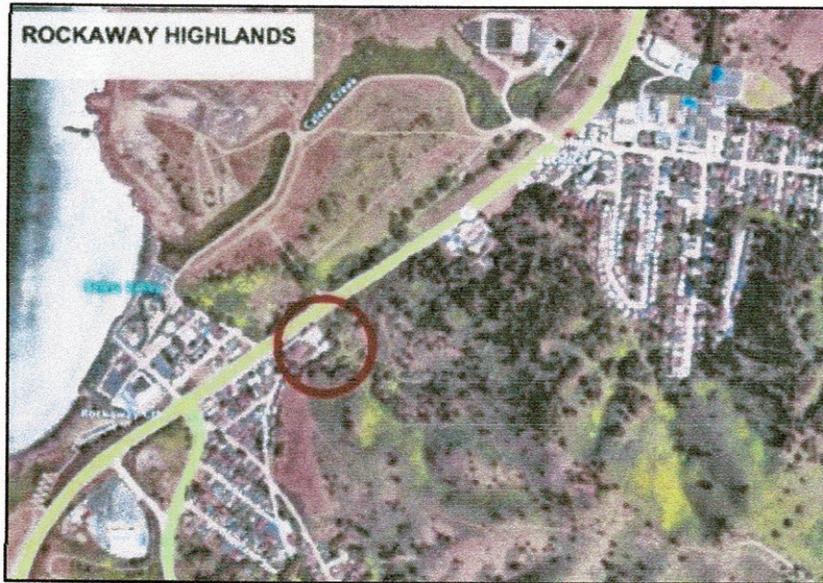
If you have any questions or concerns, please contact me.

Sincerely yours,

L. Kirk Miller


Julia Ngo, Manager
Rockaway Highlands, LLC
Email: [REDACTED]



ROCKAWAY HIGHLANDS
Housing Opportunity Site
To Assist Pacifica In Achieving Its
RHNA (Regional Housing Needs Allocation)



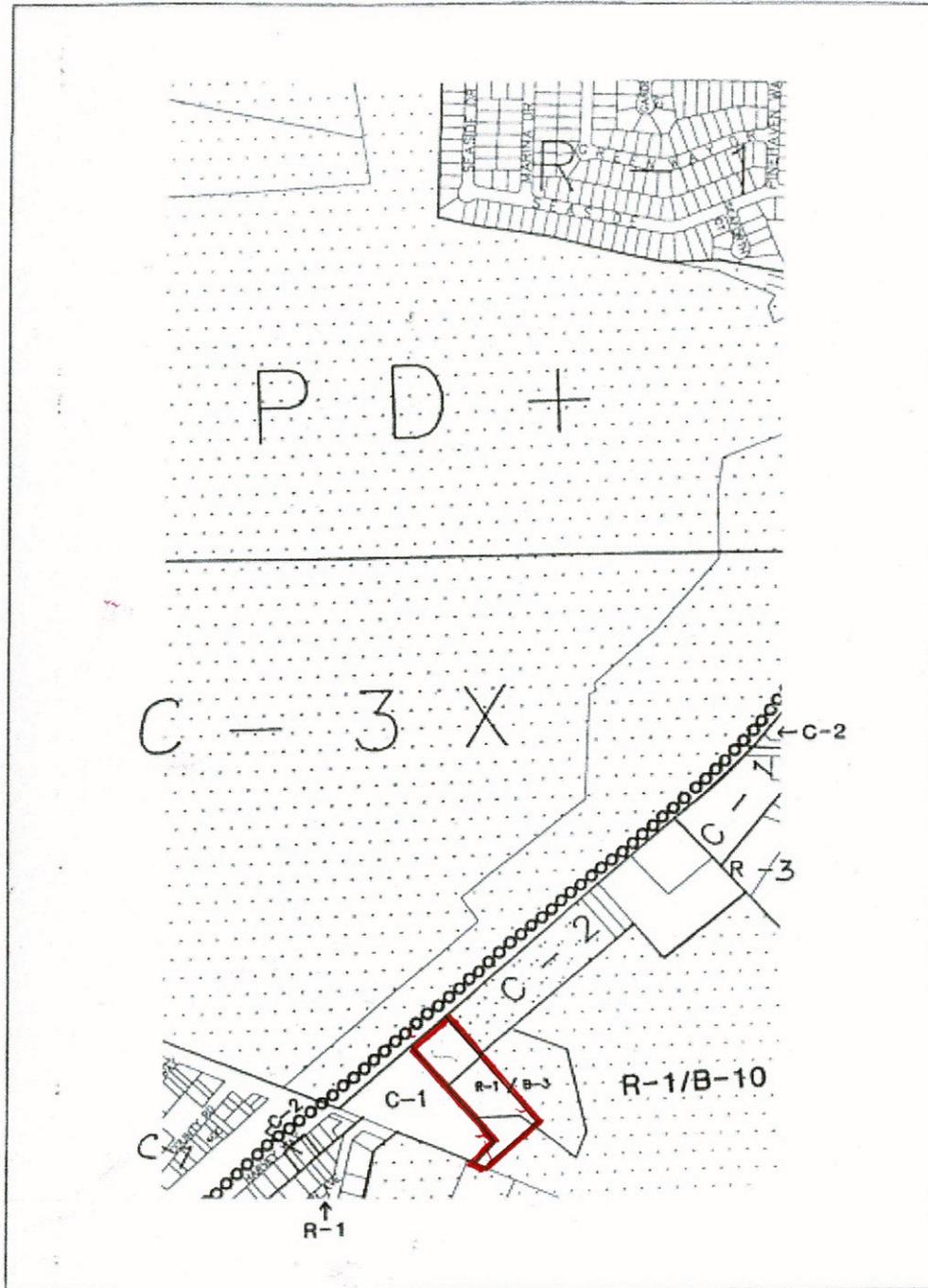
LOCATION
Rockaway Highlands
At
Base Of Cattle Hill

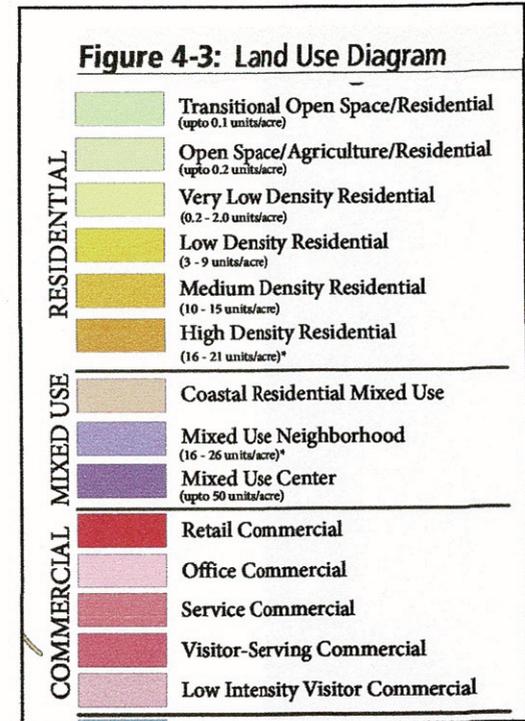
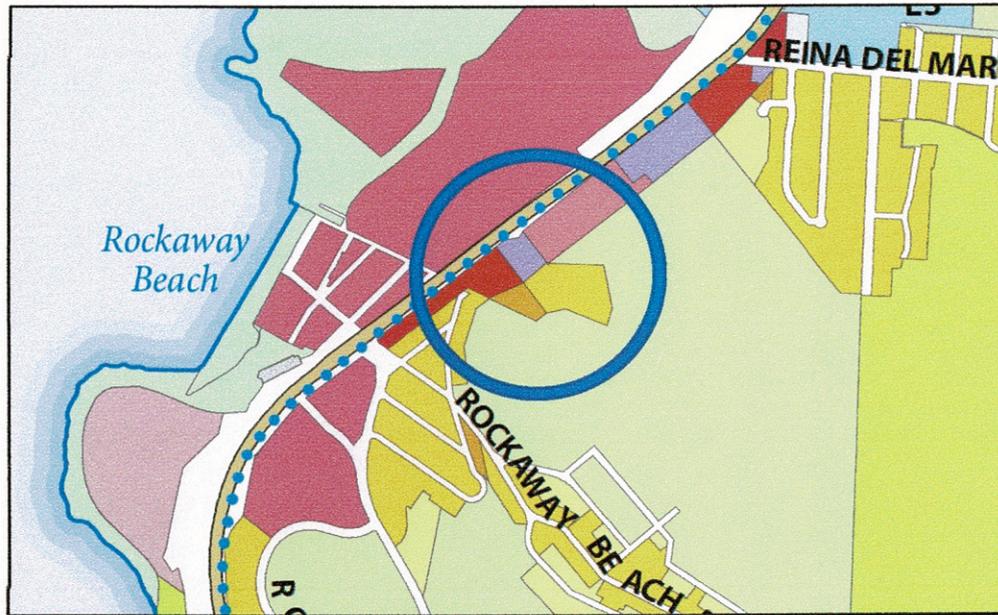


ROCKAWAY HIGHLANDS
 APN LOTS 018-140-220, 018-140-660, 0118-14-300

LUTHERAN CHURCH APN 018-140-090

39





1. LUTHERN CHURCH: "Retail Commercial."
2. CHURCH LAND UP HILL: "High Density Residential:"
16-21 units/acre (up to 35).
3. ROCKAWAY HEIGHTS CLOSEST TO HI #1: "Mixed Use Neighborhood:"
16-26 units/acre (up to 30 for .5 acre).
4. ROCKAWAY HEIGHTS UP HILL: "Low Density Residential:" 3-9 unit/acre.

ALLOWED USES for Rockaway Heights By Pacifica General Plan

HOUSING OPPORTUNITY SITE TO HELP PACIFICA MEET ITS RHNA GOALS FOR 2023-2031

ROCKAWAY HIGHLANDS, CABRILLO HIGHWAY/FASSLER AVE (North OF LUTHERAN CHURCH AT 4400 CABRILLO HIGHWAY), Pacifica

OWNER: Rockaway Highlands c/o Ms. Julia Ngo, email: [REDACTED]

DRAFT, DRAFT

Consultant: L. Kirk Miller, [REDACTED]

Housing Element Sites Inventory for Department of Housing and Community Development for Pacifica 2023-2033 RHNA

TABLE A page 1: Housing units allowed under existing conditions.

| Jurisdiction <u>Name</u> | Site Address/ <u>Intersection</u> | 5 Digit <u>Zip Code</u> | Assessor <u>Parcel #</u> | Consolidated <u>Sites</u> | General Plan Designation <u>(Current)</u> | Zoning Designation <u>(Current)</u> | Minimum Density Allowed <u>(units/acre)</u> |
|-----------------------------|--------------------------------------|----------------------------|-----------------------------|------------------------------|-------------------------------------------------|-------------------------------------------|------------------------------------------------------|
| Pacifica | Cabrillo Highway/Fassler | 94044 | 018-140-220 | C | Vacant/Undeveloped | R-1/B-3 | 0 |
| Pacifica | Cabrillo Highway/Fassler | 94044 | 018-140-300 | C | Vacant/Undeveloped | C-1 | 0 |
| Pacifica | Cabrillo Highway/Fassler | 94044 | 018-140-660 | C | Vacant/Undeveloped | C-1 | 0 |

TABLE B page 1: Units that could be built under revized conditions.

| Jurisdiction <u>Name</u> | Site Address/ <u>Intersection</u> | 5 Digit <u>Zip Code</u> | Assessor <u>Parcel #</u> | Very Low <u>Income</u> | Low <u>Income</u> | Moderate <u>Income</u> | Above Moderate <u>Income</u> |
|-----------------------------|--------------------------------------|----------------------------|-----------------------------|---------------------------|----------------------|---------------------------|--------------------------------------------------------------------------------------|
| Pacifica | Cabrillo Highway/Fassler | 94044 | 018-140-220 | 15%* | | | 95* units on 3 lots merged, minus affordable, plus density bonus*. |
| Pacifica | Cabrillo Highway/Fassler | 94044 | 018-140-300 | | 24%* | | |
| Pacifica | Cabrillo Highway/Fassler | 94044 | 018-140-660 | | | 44%* | |

3 Lots to be Merged.

TABLE A page 2: Housing units allowed under existing conditions.

| Maximum Density Allowed (units/acre) | Parcel Size (acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status |
|--------------------------------------|---------------------|----------------------|----------------|----------------------|-------------|
| 7 | 1.449 | Vacant | YES - Current | NO - Privately-Owned | Available |
| 0 | 0.05 | Vacant | | NO - Privately-Owned | Available |
| 0 | <u>1.214</u> | Vacant | | NO - Privately-Owned | Available |
| | 2.713 | Acres Total | | | |

TABLE B page 2: Units that could be built under revized conditions.

| Type of Shortfall | Parcel Size (Acres) | Current General Plan Designation | Current Zoning | Proposed General Plan Designation | Proposed Zoning |
|-------------------|---------------------|----------------------------------|----------------|-----------------------------------|----------------------|
| Both | 1.449 | Vacant/Undeveloped | R-1/B-3 | High Density Residential | R-3 (30 units/acre)* |
| Both | 0.05 | Vacant/Undeveloped | C-1 | High Density Residential | R-3 (30 units/acre)* |
| Both | <u>1.214</u> | Vacant/Undeveloped | C-1 | High Density Residential | R-3 (30 units/acre)* |
| | 2.713 | Acres Total | | | |

TABLE A page 3: Housing units allowed under existing conditions.

| Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity |
|--------------------------------------------------------|-----------------------------|--------------------------------|-----------------------------------------|-------------------|
| Not Used in Prior Housing Element | 0 | 1 | 9 | 10 |
| Not Used in Prior Housing Element | 0 | 0 | 0 | 0 |
| Not Used in Prior Housing Element | 0 | 0 | 0 | 0 |

TABLE B page 3: Units that could be built under revized conditions.

| Minimum Density Allowed Per Acre | Maxium Density Allowed Per Acre | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses |
|-------------------------------------------|------------------------------------------|-------------------|----------------------|------------------------------------|
| 0 | 30* | 47.47* | Vacant | Vacant |
| 0 | 30* | 1.5* | Vacant | Vacant |
| 0 | 30* | 36.42* | Vacant | Vacant |

TABLE A page 4: Housing units allowed under existing conditions.

Optional Information 1

ADUs & Junior units allowed, but terrain prevents.

Conditional Use allows housing above commercial, but commercial not feasible.

Conditional Use allows housing above commercial, but commercial not feasible.

TABLE B page 4: Units that could be built under revized conditions.

Infrastructure

YES-Current

YES-Current

YES-Current

* Optional Information 1

Base capacity of 95 units. (could be more, but smaller units).

May try to get Density Bonus of 50%, with **total capacity of**

143 units (could be more, but smaller units). Number of affordable units could range from 15% very low, to 24% low, to 44% moderate. *Planned Unit Development, Conditional Use, Variance, or special area could be required to allow more, but smaller units.

Housing Element 2023 2031

John Kontrabecki [REDACTED]

Sat 12/17/2022 6:40 AM

To: Housing <Housing@pacificacity.gov>

[CAUTION: External Email]

Please find attached a letter addressed to Christian Murdock regarding the Housing Element update.

John

John Kontrabecki
TKG International



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John T. Kontrabecki
Attorney at Law

[REDACTED]
San Francisco, CA 94129

December 16, 2022

Mr. Christian Murdock
Planning Director
Planning Department
City of Pacifica
540 Crespi Drive
Pacifica, CA 94044

Re: Housing Element 2023-2031

Dear Mr. Murdock:

I am writing on behalf of the owners of three properties planned for residential development and located in the City of Pacifica. These properties are:

1. Vista Mar- Monterey Road, APN 009-381-010, 1.217 acres, 8 units.
2. Hillside Meadows- Peralta Road and Higgins Way, APN 023-361-160, 7.66 acres, 20 units plus 16 ADUs.
3. Linda Mar Woods- End of Higgins Way, APN 023-291-040-6, 22.4 acres, APN 023-350-040-4, 36.63 acres, 125 single-family home lots.

My clients wish to have these properties included in the inventory of residential development sites identified in the Housing Element 2023-2031.

Sincerely,

John T. Kontrabecki, Esq.

oceana high school

Karen Hager [REDACTED]

Sun 12/18/2022 3:18 PM

To: Murdock, Christian <cmurdock@pacifica.gov>

[CAUTION: External Email]

Writing to voice our opinion against using the oceana high school fields for housing. What a ridiculous use of beautiful land! why not a sport complex or something that might actually benefit all residents of Pacifica. Please, no housing at oceans high!

--

Karen Hager
[REDACTED]

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Housing Element

Henry Ruhnke [REDACTED]

Mon 12/19/2022 2:19 PM

To: Murdock, Christian <cmurdock@pacificacounty.gov>

Cc: [REDACTED]

[CAUTION: External Email]

Dear Christian,

In looking at the Housing Element plan it looks like neither the 49 units proposed for Pacifica Highlands or the potential housing units on the lower site with the MUN land use is included.

Since these properties allow housing and we have an active application for the 49 units, we think these properties should be included in the Housing Element.

All the best,

Henry Ruhnke

Wald Ruhnke & Dost Architects LLP

[REDACTED]
Monterey CA 93940
[REDACTED]

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Proposed housing development at Oceana high school

Tom Olsen [REDACTED]

Tue 1/3/2023 1:32 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

I live on Paloma Avenue just above the Oceana grassy fields of the proposed housing development of up to 303 dwelling units.

We live in a dead in Canyon Valley with basically one exit onto Oceana Boulevard. If they do up to the 303 dwelling units it would almost be doubling the units in our neighborhood. With the one exit and school traffic twice a day it would be horrendous logistic problems at the stop sign to Oceana Boulevard. Also Pacifica is already worried about the community using too much water which this would be greatly increasing. Also we're worried about waste right now going through our sewage treatment plant. At big rainy times right now we are already flushing waste into the ocean. I'm pretty sure that we pay penalties on that.

I am very much against the development of the Oceana fields. In my opinion it would change the entire nature of our valley, to the valleys detriment.

Thank you,

Tom Olsen
[REDACTED]

Pacifica

Sent from my iPad

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Im just concerned about Oceana

Officialsmog Check [REDACTED]

Tue 1/10/2023 7:20 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Hello, Im just concerned about a proposal about the School of Oceana High Field being developed. Would this project be disrupting the Skyline view if housing would be built? Wouldn't this land be considered undeveloped? Aren't these against the rules for building in such an area? I am against the idea of building in this area because this particular community (and other nearby communities) enjoy this open space and uses it as a park and recreation area along with the students at the Oceana High School.

Thank you,
Adam Ashton

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Traffic



Thu 1/12/2023 5:36 PM

To: Housing <Housing@pacific.gov>

[CAUTION: External Email]

Now that highway 92 is closed there is more traffic. In case of a disaster, and other roads are closed, wouldn't this be detrimental for pacificans citizens to evacuate on same road? We only have one road besides Sharp park road to evacuate. The tunnel would most likely be closed too if a severe earthquake happens. All this adds up to thousands of people being stranded. We do not need more housing, especially at oceana high. If anything, Oceana is already a evacuation zone, leave the field open for other disasters not foreseen. Do not build at Oceana Field. Think of other areas where it doesn't destroy the Oceana neighborhood. We love our small Community the way it is.

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feedback on housing

Helena Pacholuk [REDACTED]

Thu 1/19/2023 9:43 AM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Why Oceana High School should be removed from list of potential housing sites:

Additional Traffic

There are 3 schools in close proximity to each other here, resulting in morning and afternoon congestion in Sharp Park/Pacific Manor. Traffic on Paloma Ave. and Oceana Blvd. near the high school is particularly bad on a daily basis. If housing were to be built on the Oceana HS site, traffic in the Sharp Park neighborhood could worsen considerably. The plan to revitalize and increase business on Palmetto Ave. would likely be negatively impacted by this increased traffic; visitors might see how difficult it is to get in and out of Sharp Park and take their shopping/service needs elsewhere.

Impact on Wildlife and Environmental Impact

The Mission Blue butterfly is an endangered species known to live in the area directly above the Oceana campus. A larger population of residents in the immediate area of the campus would create more frequent disturbance of the butterfly's habitat. Since Covid-19, far more visitors frequent the Milagra Ridge hillside both on trail and off; dogs in particular are often seen off trail. This would exponentially increase if hundreds of new residents and their pets are housed on the Oceana HS land, thereby making the butterfly habitat and population even more vulnerable. Other wildlife would likewise be driven away with the increasing foot traffic that would occur on this hillside.

Impact on Event Pkg (Soccer Games/Swim Meets)/student parking

The current student lot is used on a daily basis. Where would students park if housing were constructed here? Housing would take up considerable space and create a need for additional parking for its residents and visitors. There isn't room for both uses. The faculty/staff/visitors parking lot is already in full use between those populations, and sports activities that utilize the nearby fields and campus buildings (swimming, basketball, soccer) fill all lots and street parking on Paloma Ave. as it is. There isn't room in the staff lot for students to park here during the day, not to mention that if there were, staff and faculty would lose privacy/their cars could become targets of student vandalism.

Housing should not be on school campus

This isn't done for good reasons. It is a potential safety issue for students and staff alike. A school should be an insular, safe place that is kept at a distance from residences that may harbor potential criminals, so that there is a buffer between them and the school. Schools need that buffer to be aware of potential trespassers on site. It's how school administrators can see who is supposed to be there and who is not. If housing is constructed on the Oceana HS site, it would by necessity be so close to school buildings that monitoring who is supposed to be on campus and who is not would be exceedingly difficult.

Please consider alternate sites (not near schools):

Old sewage plant site near the pier

City-owned land

Private lots for sale

Commercial space that could be rezoned

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Housing Element Affordable Housing

Pat Kremer [REDACTED]

Mon 1/23/2023 11:09 AM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

When I attended a Pacifica Housing Element Workshop in October, we discuss several potential options for increasing additional affordable housing in Pacifica. Public property sites are an obvious location for such housing to be built by non-profit developers. Missing from our discussion, however, was consideration of land owned by churches of various denominations. We have many churches in Pacifica, some of which own significant parcels of land that might be appropriate sites for affordable housing.

I am surprised that this opportunity was not "on the list" for the Workshops. SB-4, authored by State Senator Scott Weiner, has garnered a broad coalition of support. It seems to me that this land owned by religious entities should definitely be part of the Housing Element for the City of Pacifica.

Regards,
Patricia Kremer

P.S. **PLEASE DO NOT** reply to this email. Spend your time and energy working on the draft Housing Element for the updated Pacifica General Plan !

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Re: Welcome to Pacifica Housing Element Updates

Venette Cook [REDACTED]

Fri 1/27/2023 9:25 AM

To: Housing <Housing@pacificagov>

[CAUTION: External Email]

Hello,

I'm aware that we need much more housing, so I'm not in a no-growth frame of mind. I was just looking at your proposed housing sites throughout Pacifica on your website.

I'm concerned about traffic flow and emergency access in each one. I accept increased traffic as more and more people live on the planet. At the same time, I want city planning NOT to proceed without careful consideration of traffic.

I live near Oceana High School. The plan to build units in the open field is vague to me.

1. How will the unit streets flow into Paloma? The traffic around the school is troublesome at peak times.
2. What size are these units....I don't see this information on your website.
3. Also, filling in that area will diminish the high school quality and potential sports activities forever. I do not support selling off school property without more information. Doesn't the school district "own" this field....?

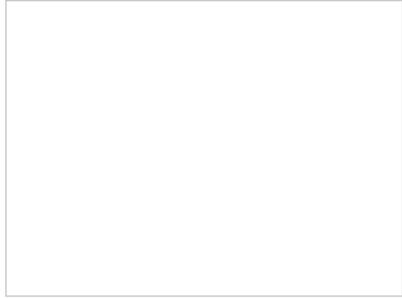
I look forward to hearing from you, and to being informed about ongoing much-needed housing plan.

Kind regards,
Venette Cook
Sharp Park resident

*Venette Cook
CCSF ESOL Faculty (Retired)
Pronouns: She/her/hers
Occupied and Unceded Ramaytush Ohlone Lands
Poetry Book: <https://www.beautifulenglish.net/book>
[Beautiful English net](https://www.beautifulenglish.net)*

**Every language has its beauty
In history, in story, and song.**

**Every culture enriches the world
In which we all belong.**



On Fri, Jan 27, 2023 at 9:11 AM City of Pacifica Planning Department <housing@pacificagov> wrote:

 City Logo -
clear back

Thanks for joining us!

Thank you for subscribing to Housing Element updates!

Stay tuned for the many upcoming opportunities to share what types of housing policies and programs you think would benefit our community.

You'll be seeing us around town, online, in your mail,
and hopefully at one of our upcoming community meetings

housing@pacificagov | planpacificagov.org/housing-element

City of Pacifica | 540 Crepi Dr, Pacifica, CA 94044

[Unsubscribe vencsf@gmail.com](mailto:vencsf@gmail.com)

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