









SITE STRATEGIES

mentions

2040 General Plan Sites

- ⁵ Park Mall is a good site for housing. This property is poorly used.

Increase to 40/acre

Good options

Accessory Dwelling Units

- ⁴ Emphasize more; stronger push for more credit

- ² Good option

Will not solve the problem

Strictly limit

ADUs will create a parking nightmare

Get more from SB9 properties - they are not being counted

Only allow where streets are wide enough. NOT on Pedro Point

Good option for Fairmont

Need financial incentives

Excuse to build numbers higher except families use this to have extra places to rent out

Need more

Can tiny homes be ADUs?

Essential

Shopping Centers/Commercial

- ⁶ Very supportive of highest density here

- ² Fully redevelop shopping sites

- ² Turn every shopping area into mixed use to add housing

- ² Build it up

Good possibilities

Linda Mar Shopping Center is a good option. Near all shopping and transportation.

We would lose business with redevelopment

Fire service?

Concern is where would parking go

Two layer parking structures would not be valuable. Pacifica isn't there yet.

Don't take our parking spaces to turn into housing.

Public Property Sites

- ¹¹ Oceana HS: Not a good area/do not build/remove from consideration

- ² To put in this large apartment building would totally disrupt the parking situation.

Traffic would be horrible as the school traffic is awful now.

- ² Not good for housing as it would impact traffic and wildlife

- ² Parking is already horrible during swim meets and soccer

Streets in area have already been damaged from when field was redone.

Area is needed for Paloma residents to park because of area

This is a unique neighborhood with dire parking needs NOW.

When did these lots become public and not school property?

No ADUs in this area

Development here will ruin charm of area, increase traffic, and limit possibility of future school expansion.

Do the kids or parents get a say so in the future? Would they want this?

This site is a feeding ground for the Heron, coyotes, and owls. This will disrupt their ecosystem along with the ecosystem of the neighborhood.

workforce housing overlay that gives incentives for growth in appropriate areas

prioritize affordability

prioritize workforce housing

increase density here

recreation facility impacts should be considered

future school needs need to be considered

Corp Yard: Great site!

Concerns about traffic.

Don't use schools that are in use.

Fairmont school is near an earthquake line and gasline

Caltrans Opportunity Sites

- ² Skyline: Good site!
- ² Provides access to transportation
- Linda Mar: Ideal location
 - Concern about additional traffic
- Would development of SamTrans lot impact traffic?

Coastal Zone

- ² do not develop
- ² do not build west of hwy 1
- ² Should be considered more challenging area
- keep as is - we will need it
- considering state regulations, won't be feasible
- open game
- concerns for litigation
- no armoring
- 500-560 San Pedro Ave is a good site as it is poorly used currently.
- Need protection for housing
- Cost concerns re: wall along Esplanade
- Eliminate strategy. We all love the ocean.
- Don't focus on these areas

Other

- ⁶ Density: Increase density in suitable parts of City
 - Increase density at shopping centers, storage areas, Pedro Point, San Pedro Ave, Park Mall, Shelldance
 - Don't increase density
- ⁶ Spare our hillsides/Appreciate that hillsides are being protected
- ⁵ Quarry: Should be an option

Develop this land into "human" sized, 3-story units like in BC, Canada, which have the added benefit of being able to withstand flooding.

The quarry should be an option. We are in a different place now than we were in the past when we voted on it. The current proposal does not account for all units and when thinking of future proofing for housing units. We are talking about voting for a community drafted plan versus a developer's plan. With community education, hard work, and planning, it is possible to pass a housing plan there and it seems lazy to not include that in the plan based on previous note outcomes.

⁴ Private Sites:

Private should be considered.

Tri-plex and quad-plexes should be emphasized more for the privately owned sites, rather than ADUs.

Ask every church/religious facility in Pacifica if they would sell land to a developer. Many are not using all of their land.

Buy private property. Safeway site is a good location.

Buy private property. Use the abandoned area near the beach where we vote (the public works condemned area?) and the golf course.

Negotiate with Good Shepard for property for low-income housing

Sharp Park Rd properties

Tall building over storage

Look at churches

Convert R1 sites to SB9 units (use SF as an example)

We are an R1 community

³ How will City/schools support additional demands for their services?

³ Don't like any of the strategies

² Hazard Areas: should be included

not enough planned in hazard zones

Avoid archery range

² Where else can we build? We need to build up.

Stay away from back of the valley for emergency access

Eliminate infill strategy

Build over highway

Consider high rise buildings and apartments - better than building on hillsides

Spread out units to not impact East Sharp Park

Build where infrastructure will already support it.

Concern about adding more units in north end and diversity map

Not enough planned for low income

Build more in the protected open spaces. They have become fire hazards.

Concerns re: infrastructure and emergency services in Manor area if over dense

Mixed use will create parking and traffic concerns.

Liked the overall strategies and tactics behind each one

Use housing preservation as strategy

Low income housing should be near transit, shopping, and school

Policy/Values

¹² Traffic and safety concerns/ evacuation routes

- ⁵ Remove constraints
- ⁴ This will increase need for schools, infrastructure, traffic concerns, road maintenance, sidewalks, and safety concerns.
- ² Increase density for all shopping centers
- ² Keep small town feel
- ² Zoning regulations need to be addressed
 - Reduce parking requirements for properties located on major roads that have walkable transit.
 - Incentivize developers to buy decrepit/empty lots and build tri-plex or quad-plex. The sites are less than 1/2 acre, but with increased density, it could help.
 - Incentivize public transit for ADUs
 - Supportive of brownfield development
 - Tax second home homeowners
 - Senior housing should be high priority
 - Increase density of Harmony One
 - go up to 8-10 stories
 - maximize density and height in shopping centers and other places it's possible to reach RHNA
 - don't sacrifice density for open space
 - build where there's already buildings
 - increasing density would maybe incentivize samtrans to offer more service
 - We will not find all the RHNA units in large projects, small units throughout town should be included.
 - Take under consideration the fires in the Oceana Hills
 - Stop short term rentals (Air BnB's)
 - Infrastructure on Paloma Ave
 - Echoed the community values as listed in presentation.
 - All of our views will be gone (again decreasing property value)
 - Consider the charm of a neighborhood and how "new" housing will ruin that charm/quaintness
 - People like myself chose to live here because of the small town feel.
 - Protect SFR, greenway, animal migration, and green space
 - General Plan zoning needs to be updated
 - Missing sites that have access to public transportation. Are we talking about adding buses?
 - Concentrate growth along hwy 1
 - Quality of life decreases as density increases
 - Keep age diversity/families in mind
 - Keep valuation of schools in mind
 - Keep nature
 - Need more middle income strategies
 - Put housing near schools
 - Where is our town center?
 - Need Policies: no in lieu fee for affordable housing, development impact fees increase, developing relationships with nonprofit builders, urban sprawl overlay that prohibits growth in unsustainable areas,

General

- ² Oceana site would cause issues at Sunset Ridge and Ocean Short schools with the influx of units. These are the highest diversity areas and would exacerbate equity issues.
- ² Mail the people involved or the whole city if need be to let us know early on.

² The pandemic changed everything and people are migrating out to less expensive area. Housing needs are ever evolving.

Build cluster housing where it is less conspicuous

Take advantage of the citizens and utilize their knowledge of the micro-geography.

They would like to be allowed in to develop their housing

Air BnBs should provide tax

The feedback on strategies is flawed because we are limiting the public's ability to comment

Prioritize what programs we can get done in the short run.

Recommend City gives feedback to HCD that shared housing should be considered

Traffic would improve if stoplights were removed on hwy 1

Build over hwy 1 at manor shopping center

Need to also plan for the 3,000 additional cars this will bring

Lowers property values

PARKING - minimum 2 cars per unit, 1 spot per apt., average 360-400 more cars on street

Noise, noise, noise (trucks coming way too early)

Trucks, dirt, and noise for years

Obtain any grant from county and state

Reach out to low income developers

These plans were done prior to Covid and much has changed.

We should protest to HCD

Questions

What is the basis for the limitation for SHE size for affordable housing?

Why is there a max size for the assumptions?

Why aren't there any exclusions for the limitations our community is faced with?

Why aren't private, vacant lots being considered?

Why weren't any R1 sites talked about for above moderate housing?

Are large, private properties possible to explore for developments? i.e. the quarry

How to control cost of rent?

If this goes through - are you going to eliminate all RVs from living on our streets?

Why are people directly affected always the last to know?

If the 2,000 units don't get built, what is going to happen? Someone gets fired from their job?

Big deal! Causing the landscape to change and having neighbors adjust to a new living situation, property value declination, peace, serenity of the area all disrupted - I believe someone should just simply lose their job.

Why are the city council mostly real estate professionals?

How many of the officials that want this project to happen live in this immediate area (near oceana high)? This is a unique area compared to the rest of Pacifica.

How can pipeline status be checked?

Is building above hwy being considered?

Can we increase tax revenue for housing?

How easily can people access hwy 1 for evacuation?

Is there talk about building another road over the hill? If there was another road, more units could be put in the back of the valley.

Is the buffer required?

How are owner vs. renter units counted?

Daycare is already hard for families to find.

What is the definition of low/moderate income?

How will new infrastructure needs be maintained?