



# PACIFICA HOUSING ELEMENT

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## Housing Site Strategies

October 25, 2022

An aerial photograph of a coastal town. The foreground and middle ground are filled with residential houses, streets, and green spaces. In the background, there are rolling green hills that lead down to a sandy beach and the ocean. The sky is clear and blue. The word "WELCOME!" is superimposed in large white letters across the center of the image.

**WELCOME!**

# Housekeeping Items

- Dinner
- Survey form
- Restrooms
- Emergency exits



# Why Are We Here?

- Introduction to the Housing Element & update process
- Pacifica's Regional Housing Needs Allocation (RHNA)
- Strategies to plan for the RHNA
- Community feedback on housing site strategies

# Table Introductions

What is your name and how long have you lived and/or worked in Pacifica?



# HOUSING ELEMENT OVERVIEW

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# What is a Housing Element?

- Part of the **General Plan**
- Analysis of **Housing Needs**
- Evaluation of **Constraints**
- Identification of **Sites** to meet needs
- **Housing Plan** with Goals, Policies, Programs and Quantified Objectives
- Special focus on **Fair Housing, Environmental Justice and Hearing from You**



# What is a Housing Element?





# HOUSING ELEMENT UPDATE PROCESS

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# Cycle 6 Housing Element Update

WE ARE HERE:



AUGUST 2022

## launch

- Confirmation of Community Engagement plan
- Initial outreach to build awareness



SEPTEMBER 2022

## vision

- Citywide introductory virtual meeting
- Pop-up outreach
- Stakeholder info updates



OCTOBER 2022

## concepts

- In-person community meetings
- Community survey
- Online engagement



EARLY SPRING 2023

## draft

- Draft 2023-2031 Housing Element shared online
- Public comment period opens
- City Council Study Session



LATE SPRING 2023

## adopt

- Planning Commission Public Hearing
- City Council Public Hearing

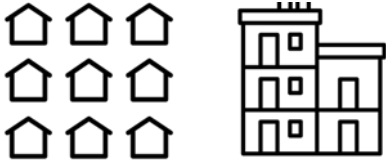
# Cycle 6 Housing Element Update



**RHNA is increasing**



**There will be increased scrutiny**



**Cannot increase segregation**

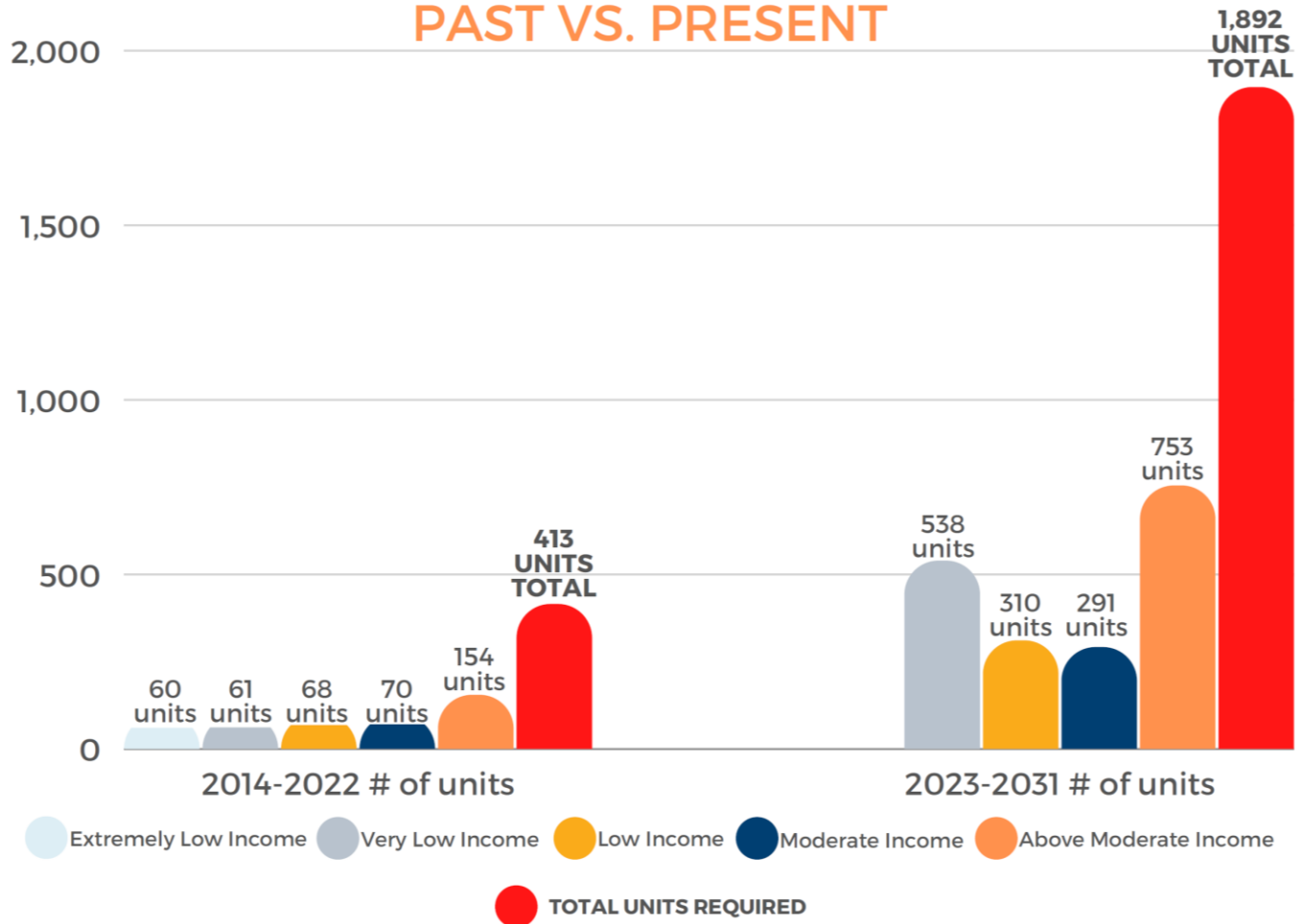
**30**

**30 units per acre is a magic number**

# Housing Unit Planning Requirement

## Pacifica's Regional Housing Needs Allocation

PAST VS. PRESENT



# COMMUNITY INPUT

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# Prior Community Work

## Continuation of prior community work

- Home for All community conversations (2019)

*“I am losing the ability to continue to live in the community I grew up in with the people I grew up with. I want to stay but I can’t.”*

*“We pay more than 50% of net income for rent and probably can’t hold on much longer.”*

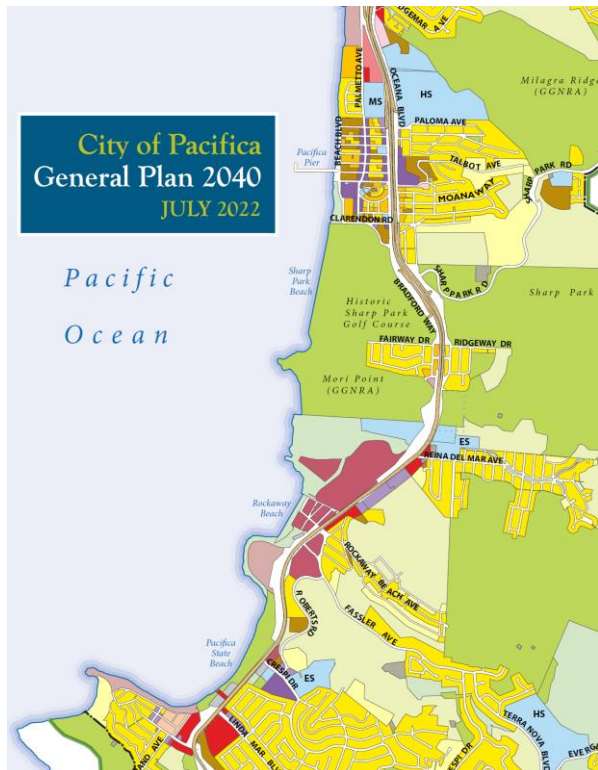


*“My children can’t afford to stay here.”*

# Prior Community Work

## Continuation of prior community work

- General Plan Update & Sharp Park Specific Plan (2019-2022)



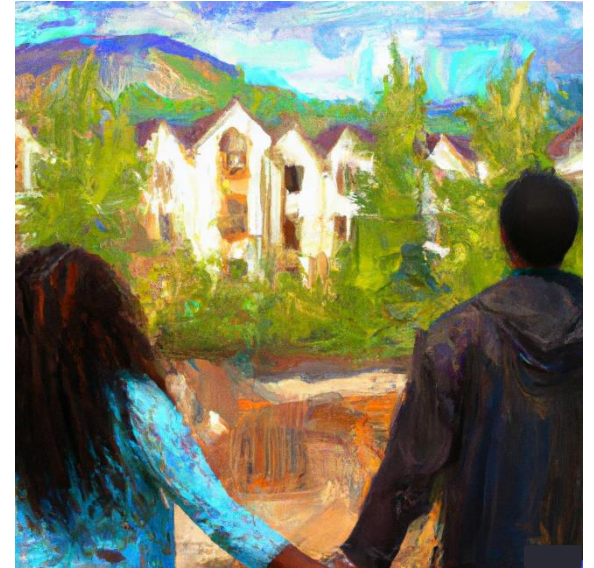
# Community Values

## Common Concerns

- Transportation
  - Traffic
  - Parking
- Increased vibrancy
  - Walkability
  - Arts
  - Activities

## Common Values

- Small town feel
- Coastal environment
- Open space
- Protecting hillsides
- Walkability
- Diversity
- Housing for all incomes and ages





# Community Values

## Housing Solutions of Interest

- Mixed-use development
- In-fill development
- Workforce housing
- Affordable housing
- Senior housing
- Accessory Dwelling Units (ADUs)

- Duplex/Triplex/Fourplex (SB 9)

- Tiny homes

- Home sharing
- Co-housing

# Key Assumptions/Limitations

## Historical Development Trends

- Realistic densities based on approved projects
  - Pacifica: 81% of max. density

## Lower Income Housing

- Sites that are  $> 1/2$  Acre and  $< 10$  acres
- Zoned 30+ dwelling units/acre (DU/A)
- Additional scrutiny if  $> 50\%$  of lower income sites are nonvacant
  - Pacifica: Few vacant, non-hillside sites



# Key Assumptions/Limitations

## **Accessory Dwelling Units (ADUs)**

- Limited to 4-year average of approved ADUs
  - Pacifica: 161 units or 8.5% of RHNA

## **Coastal Hazard Zones**

- Sites must be located outside coastal hazard zones (e.g., sea level rise projections)

## **No Net Loss**

- Project approvals with fewer units than assumed in Housing Element
- Cannot result in reduction below RHNA for each income level
- Include 15-30% more units recommended by HCD
  - Pacifica: 1,892 unit RHNA + 284-568 additional “buffer” units

# Key Assumptions/Limitations

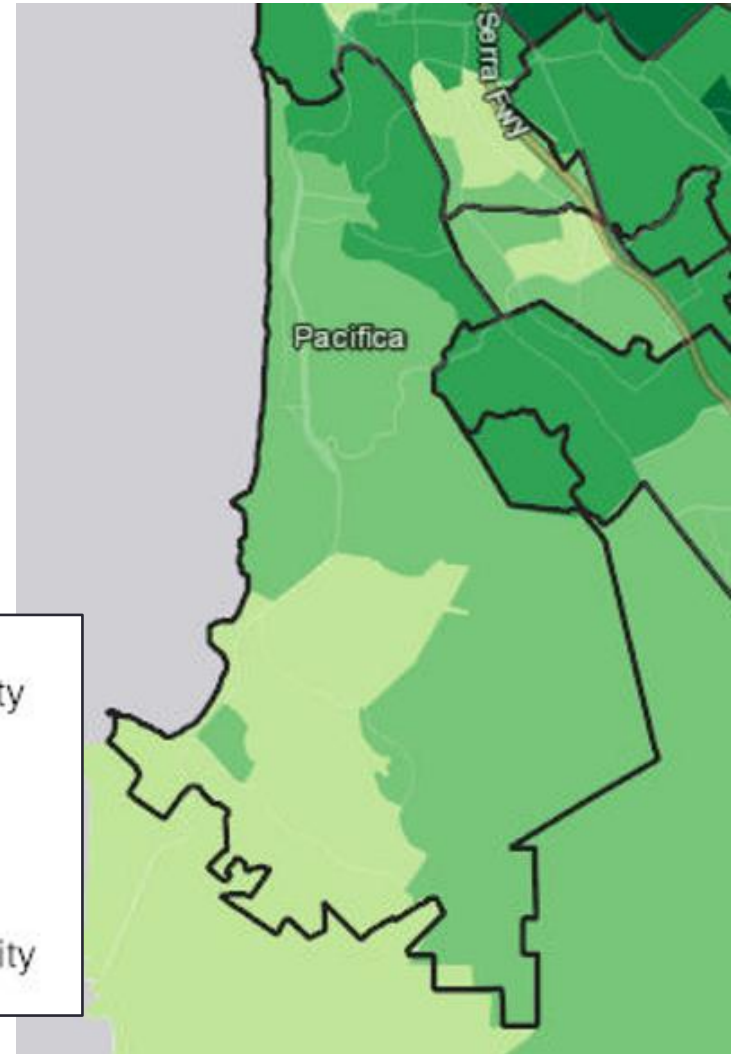
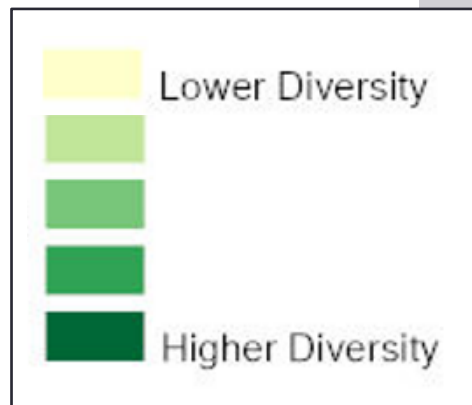
## **Affirmatively Further Fair Housing (AFFH)**

- Meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and that foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics
  - Address significant disparities in housing needs and in access to opportunity
  - Replace segregated living patterns
  - Transform racially and ethnically concentrated areas of poverty into areas of opportunity
  - Foster and maintain compliance with civil rights and fair housing laws.
- Extends to all of a public agency's activities and programs relating to housing and community development

# Key Assumptions/Limitations

## Affirmatively Further Fair Housing (AFFH)

- Very important to Housing Element programs and policies
- Also relevant to housing site inventory

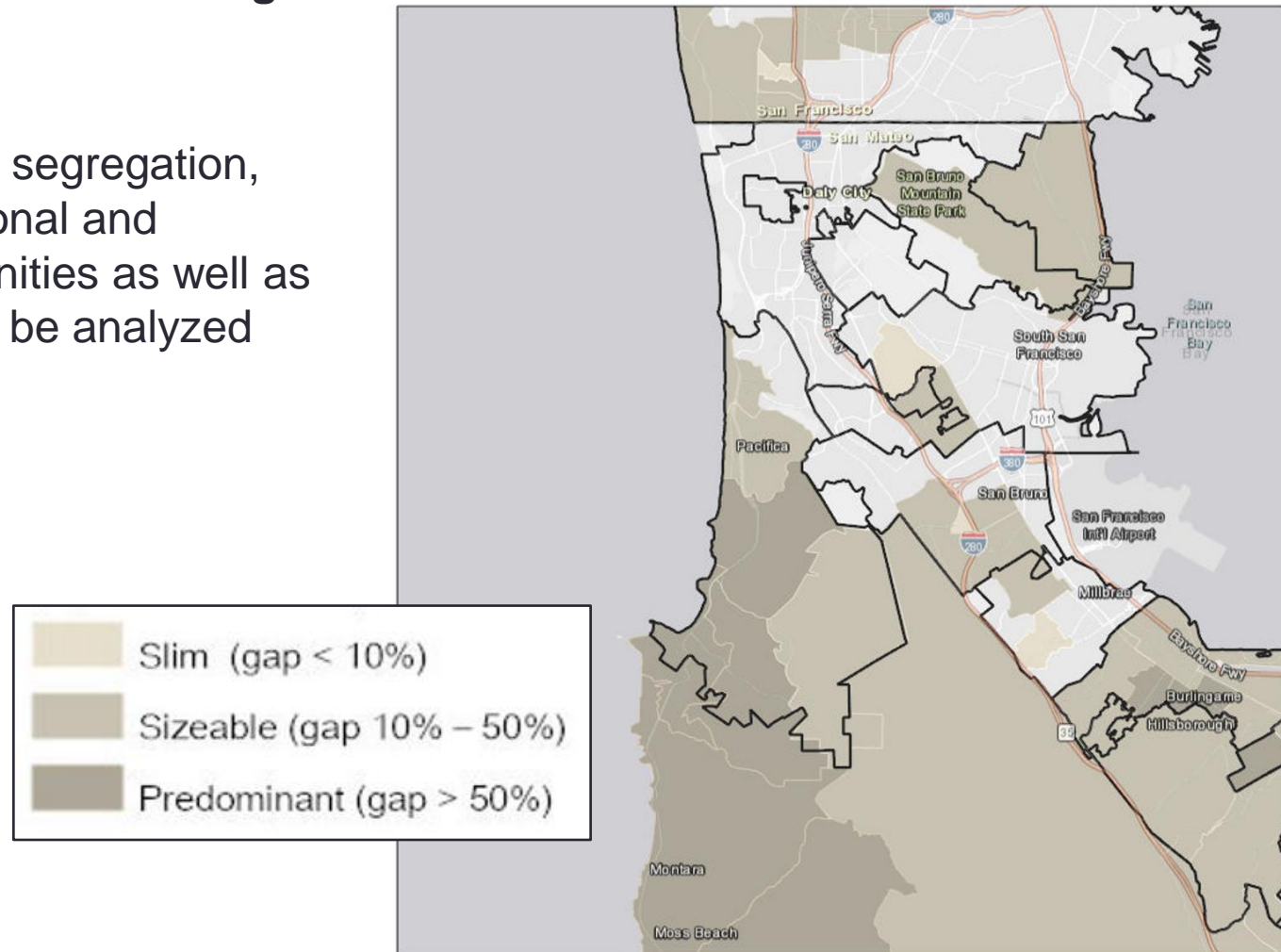


# Key Assumptions/Limitations

## Affirmatively Further Fair Housing (AFFH)

- In additional racial segregation, access to educational and economic opportunities as well as other factors must be analyzed

White Majority Census Tracts



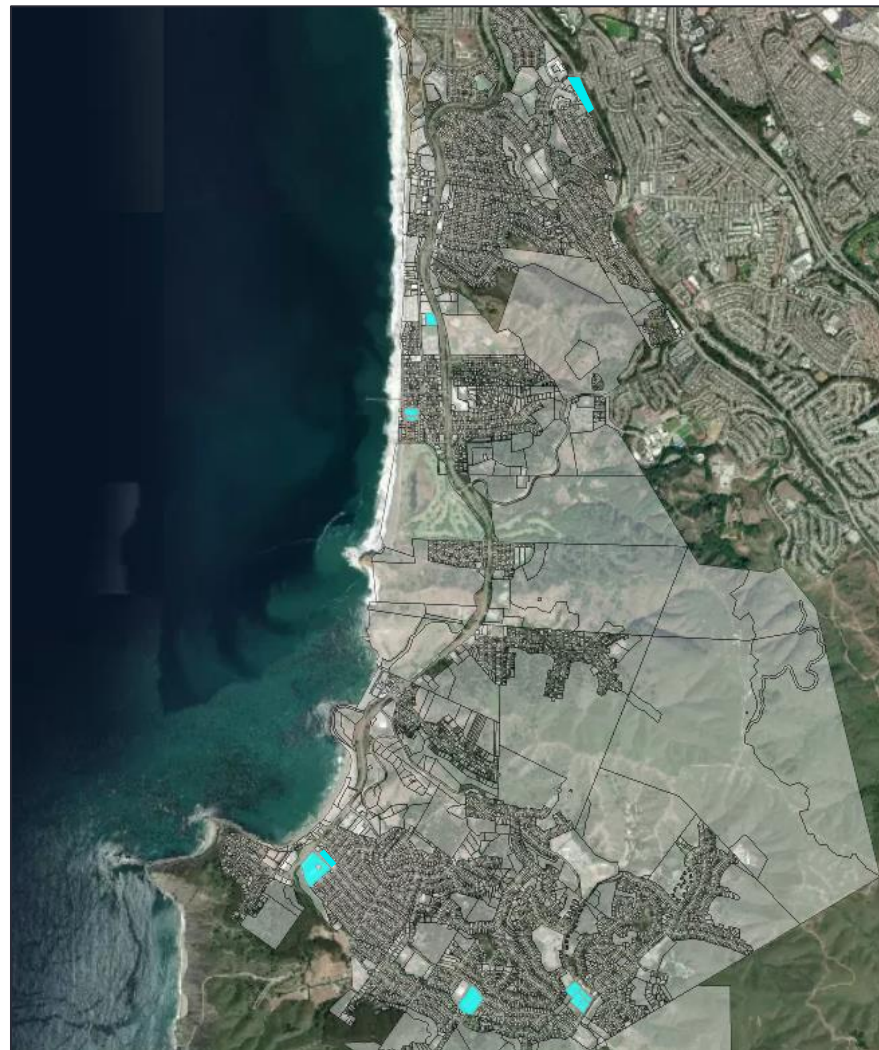
# Site Strategies

## Questions for Today

- 2040 General Plan Sites
- Accessory Dwelling Units (ADUs)
- Shopping Centers/Commercial
- Public Property Sites
- Caltrans Sites
- Coastal Zone

### DISCLAIMER

A property's identification in the Site Strategies does not necessarily reflect property owner interest or support for inclusion in the Housing Element. Identification of these example sites reflects the work of City staff only and is subject to further public and property owner input, review by HCD, and City Council consideration.

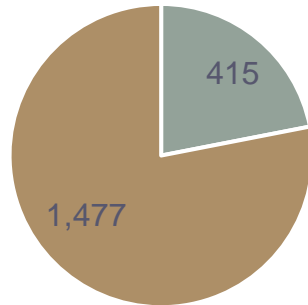


# 2040 General Plan Sites

## Park Mall Shopping Center

- Size of site (5.7 A)–Assume 1.9 A
- Current GP: MUN
- Development potential (46 DU)
- Parking area and vacant lot

RHNA 6 - 1,892 units



■ 2040 GP ■ Other Types of Housing



**22% of RHNA**

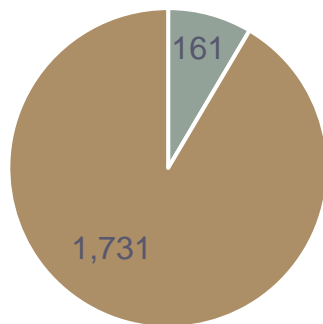


# Accessory Dwelling Units

## Average ADU Approvals

- (2018-2021 average) X 8 years = 161 units
- Maximum 8.5% of RHNA

RHNA 6 - 1,892 units



■ ADU ■ Other Types of Housing



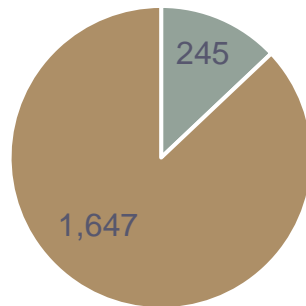
**8.5% of RHNA**

# Shopping Centers/Commercial

## Linda Mar Shopping Center

- Size of site (12.5 A) – Assume 4.6 A
- Current GP: Retail Commercial
- Development potential
  - MUN – 112 units (30 DU/AC)
  - MUC – 186 units (50 DU/AC)
- Unused parking in rear

RHNA 6 - 1,892 units



■ Shopping Ctr./Commercial ■ Other Types of Housing



**13% of RHNA**

Other sites included Sea Bowl  
and Fairmont Shopping Center

# Public Property Sites

## Oceana High School

- Size of site (51 A)–Assume 7.5 A
- Development potential (182-303 DU)
- Some steepness on edges of site, vacant land in 2 locations on site



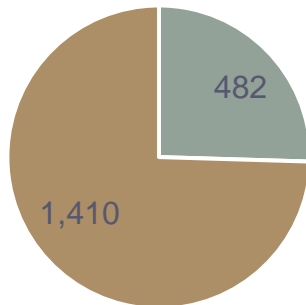
# Public Property Sites

## City of Pacifica Corporation Yard

- Size of site (0.81 A)
- Development potential (20-33 DU)
- Requires relocation of corporation yard to alternate location in Pacifica



RHNA 6 - 1,892 units



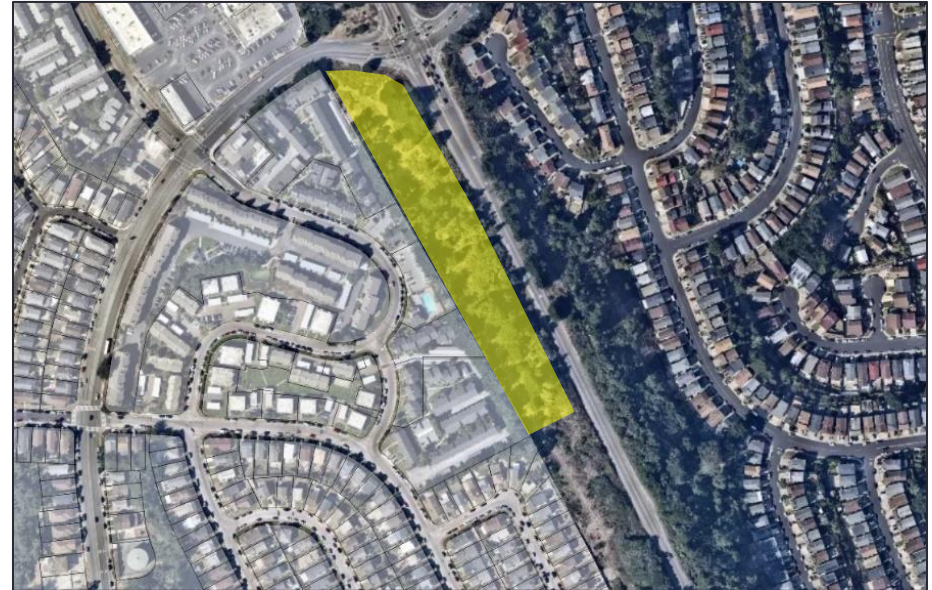
■ Public Property   ■ Other Types of Housing

**25% of RHNA**

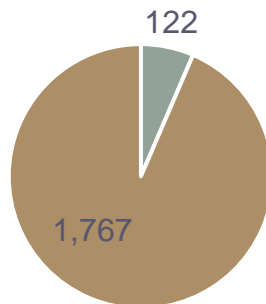
# Caltrans Opportunity Sites

## Skyline Blvd ROW at Glencourt Way

- Size of site (9.3 A)
- Affordable Housing developer interest in 5.0 A (owns adjacent affordable apt. complex)
- Development potential (122-203 DU)
- Vacant/Undeveloped



RHNA 6 - 1,892 units



■ Caltrans ROW   ■ Other Types of Housing

**6.4% of RHNA**

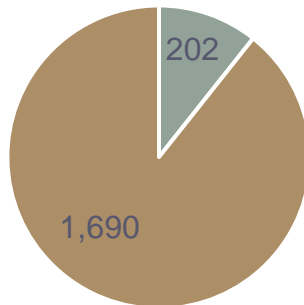
# Coastal Zone

## 500-560 San Pedro Avenue

- Size of site (2.2 A)
- Current GP: Retail Commercial
- Development potential (53-89 DU)
- Existing commercial buildings



RHNA 6 - 1,892 units



■ Coastal Zone   ■ Other Types of Housing

**11% of RHNA**

# Site Strategies Recap

## Additional units are needed to meet the RHNA

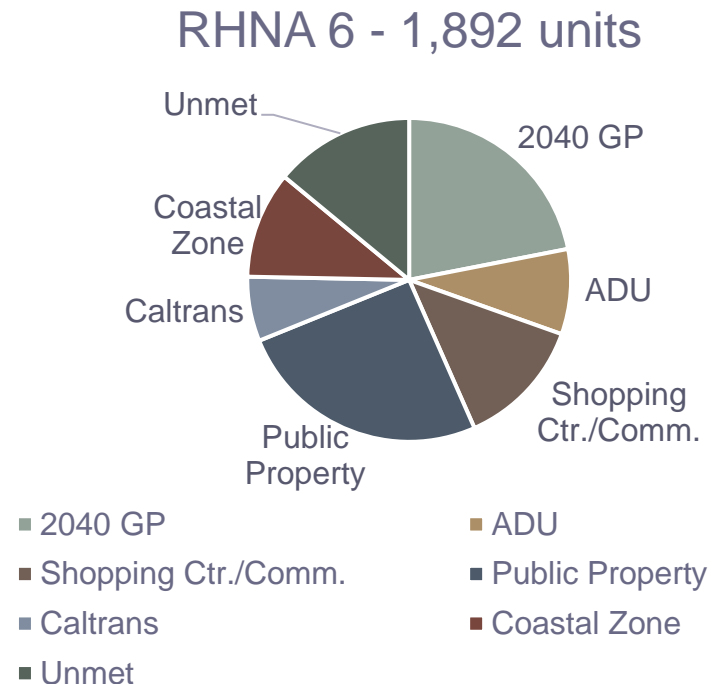
- The 6 identified strategies address 86% of Pacifica's RHNA
- 55% of units require "rezoning" – 1,040 units
- Additional sites needed for 14% of RHNA or +265 units

## "No Net Loss"/buffer requirements require even more units

- 15% buffer: +284 units
- 30% buffer: +568 units

## Community input needed to close the gap

- Small group discussions



# GROUP DISCUSSIONS

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# Ground Rules

- Speak from your own experience
- Listen to understand each other
- Respect differences; be curious
- Let everyone participate
- Your questions are valuable

# Group Discussions

**REPORT OUT FROM EACH GROUP**

# 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](mailto:housing@pacificacity.gov)**
- **Learn more and look out for what's next**  
**[PlanPacifica.org](http://PlanPacifica.org)**
- **Sign-up for our mailing list**



Text  
**PacificaHousing**  
to  
22828

