

# Written Comments Received After Release of Public Draft on February 24, 2023

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(RECEIVED IN HOUSING@PACIFICA.GOV EMAIL INBOX)

**From:** [Ronald E Purser](#)  
**To:** [Housing](#)  
**Subject:** Housing plan  
**Date:** Friday, February 24, 2023 4:10:42 PM

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**[CAUTION: External Email]**

Hello

Why are you making it so difficult for citizens to review the plan by having it only available at the library and planning department?

Why can't you make a copy of available so we can easily see it online – rather than forcing citizens to have to truck down to the library or planning department – this seems like an underhanded way of ensuring citizens don't see it or make comment on it.

Ronald Purser

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**From:** [Ronald E Purser](#)  
**To:** [Housing](#)  
**Subject:** Public Review Comments  
**Date:** Friday, February 24, 2023 4:42:52 PM

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**[CAUTION: External Email]**

Dear Housing

Ok, I see you meant Resource Library – I have some comments on the proposal.

I strongly OPPOSE any public housing development on the OCEANA HS site – this is a ridiculous proposal to even consider that area as a site for housing. The traffic is already highly congested not just with parents, teachers and students – but also all the soccer games and swim meets. In addition, this is a green area – that is adjacent to wildlife and the GGNRA lands – and the aesthetics of erecting apartments in this area would disrupt wildlife and be an eyesore to homes across the street who pay \$10,000-\$14,000 in property taxes. They didn't purchase those homes to stare at multi-level apartments with even more traffic zooming down Paloma Avenue. Having apartments so close to the High School – where children come and go doesn't seem appropriate either.

Ronald Purser



Pacifica, CA 94044

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**From:** Ronald E Purser <rpurser@sfsu.edu>  
**Date:** Friday, February 24, 2023 at 4:10 PM  
**To:** housing@pacifica.gov <housing@pacifica.gov>  
**Subject:** Housing plan

Hello

Why are you making it so difficult for citizens to review the plan by having it only available at the library and planning department?

Why can't you make a copy of available so we can easily see it online – rather than forcing citizens to have to truck down to the library or planning department – this seems like an underhanded way of ensuring citizens don't see it or make comment on it.

Ronald Purser

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**From:** [Rick Nahass](#)  
**To:** [Housing](#)  
**Subject:** Transportation Errors in Housing Element Document  
**Date:** Friday, February 24, 2023 5:05:07 PM

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**[CAUTION: External Email]**

Please note page D-46 description concerning SamTrans routes is inaccurate - please contact SamTrans manager, [TollesonM@samtrans.com](mailto:TollesonM@samtrans.com), to get the proper info. For example SamTrans FLX and OnDemand have been eliminated and replaced by an extension of the SamTrans 110 Linda Mar loop. There is also no mention of the SamTrans 112 Route to Serramonte Mall for which residents in south Pacifica need to first take 110 and transfer in Sharp Park to the 112. Note that the figure on page D-47 is accurate but the text on D-46 is out of sync with D-47.

Page F-15

"...Caltrans ROW, Coast Highway/Linda Mar Boulevard (Sites Map Site #18) (2.1 acres), Caltrans ROW, Coast Highway/Quarry (Sites Map Site #26) (2.5 acres). Both sites are well suited residential locations *close to transportation* and services and could utilize AB 2011 for increased density."

For Pacifica, the key phrase 'close to transportation' does not meet the VMT The California Environmental Quality Act (CEQA), Pub. Resources Code, § 21099, subds. (a)(7), (b)(1) requirement that development should be near a major transit stop along a high quality transit corridor.

The definition in the law states:

"Major transit stop" includes rail transit stations, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon peak commute periods.

Even if SamTrans were to increase the frequency of the SamTrans 110 from the current 30 minutes to 15 minutes during commute hours and might technically satisfy the CEQA requirement (for bills such as AB2011) it would still take 90 minutes to 2 hours for someone to travel to/from the 10-15 miles San Francisco major stops. Not sure if calling this out places a risk on acceptance of the Housing Element OR if it exposes weaknesses in the housing requirements imposed by county and state such that Pacifica Housing Element conditions be placed on county, region and state legislators to initiate and fund projects for the enhancement of Pacifica public transportation in order for Pacifica to act on the Housing Element in order to satisfy CEQA EIR.

There are many places in the Housing Element that make "near transportation or excellent transportation" a justifiable reason for identifying a site - I would suggest considering saying something closer to reality like "near mediocre, but sufficient transportation" in those cases.

Thank You,

Rick Nahass

, Pacifica, CA

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**From:** [Juliana Galvan](#)  
**To:** [Housing](#)  
**Subject:** Houseing  
**Date:** Saturday, February 25, 2023 6:50:25 PM

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**[CAUTION: External Email]**

Is this something for people over 55.  
Thank you

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**From:** [Deb Wong](#)  
**To:** [Housing](#)  
**Subject:** Plan Pacifica - a few questions  
**Date:** Sunday, February 26, 2023 5:33:26 AM  
**Importance:** High

---

**[CAUTION: External Email]**

Dear Planning Commission,

Just a few of questions:

What does the state consider "affordable" - who pays for these "affordable" units? With the addition of 1,892 new units, the state - taxpayers - will have to foot the bill?

What would be the actual criteria and screening to qualify for this special housing?

Are there **guarantees** that it won't go to outside corporations or persons who purchase for the sake of profiting from short-term rentals? Will potential tenants be carefully screened? Remember that these would be our neighbors.

Would members of our own community get first bid on these units?

And most importantly, **will we have the services, resources and infrastructure (traffic, space, access) to handle this explosion in our population?** 1,892 units does not equate to just 1,892 persons added, but potentially thousands more (if 2 persons per unit, 2,000, etc.)

Thank you.

Deborah L. Wong  
Sharp Park

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**From:** [EILEEN BARSJ](#)  
**To:** [Housing](#)  
**Subject:** Private Property  
**Date:** Monday, February 27, 2023 11:09:19 AM

---

**[CAUTION: External Email]**

I noticed on the recent listing of proposed sites (page 79, last listing) that the privately owned property of St. Peter Church is a consideration. Can you advise how this listing was determined and what the next steps would be regarding it?

Thanks so much,

Eileen L. Barsi



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**From:** [Lindsey\\_Ysabelle@DCA](mailto:Lindsey_Ysabelle@DCA)  
**To:** [Housing](#)  
**Subject:** Re DRAFT HOUSING ELEMENT FOR PACIFICA  
**Date:** Wednesday, March 1, 2023 4:19:18 PM

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**[CAUTION: External Email]**

For the allocated 1,830 residential units within an 8-year period, will there be parking space of (1) or (2) cars for each unit, plus open spaces adjoining the residential buildings ?

*Ysabelle Lindsey*

[ysabelle.lindsey@dca.ca.gov](mailto:ysabelle.lindsey@dca.ca.gov)

Office Technician



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STATE OF CALIFORNIA  
DCA / BUREAU OF AUTOMOTIVE REPAIR  
SAN FRANCISCO FIELD OPERATIONS & ENFORCEMENT  
395 OYSTER POINT BOULEVARD #102  
SOUTH SAN FRANCISCO, CA 94080-1929  
Office 650.246.5120  
Fax 650.827.2038

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Click on the link below to take a brief Client Satisfaction Survey:

[www.surveymonkey.com/s/client\\_service](http://www.surveymonkey.com/s/client_service)

If you are responding to a solicitation for a quote, please consider the following

Bidder's Instructions, General Provisions, and DVBE Program Requirements when preparing your information.

Bidder's Instructions:

<http://www.documents.dgs.ca.gov/pd/modellang/bidderinstructions070110.pdf>

IT General Provisions:

[http://www.documents.dgs.ca.gov/pd/poliproc/GSPD401T14\\_0905.pdf](http://www.documents.dgs.ca.gov/pd/poliproc/GSPD401T14_0905.pdf)

Non-IT General Provisions:

<http://www.documents.dgs.ca.gov/pd/modellang/gpnonito60810.pdf>

DVBE Program Requirements:

<http://www.documents.dgs.ca.gov/pd/poliproc/master-dvbereqpack-goodsitfinalversion090909.pdf>

Voluntary Statistical Ethnicity Data Sheet Link:

<http://www.documents.dgs.ca.gov/pd/smallbus/reportspage/VSDS.pdf>

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**From:** [Angela Wilson](#)  
**To:** [Housing](#)  
**Subject:** PLEASE READ: Comments on Pacifica's Draft Housing Element  
**Date:** Monday, March 6, 2023 11:02:09 AM

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**[CAUTION: External Email]**

To Whom It May Concern,

I went to the community meeting at Sunset Ridge & already voiced my concerns as well as sent comments to the City of Pacifica.

Today (3/6) I would like to voice my concerns again regarding potential housing development at Oceana High School.

**Please do NOT build housing on or near Oceana High School for the following reasons:**

1. Additional Traffic (3 schools in close proximity; Good Shepherd/IBL/Oceana)
2. Impact on Wild life
3. Environmental Impact
4. Impact on Event Parking (Soccer Games/Swim Meets)
5. Housing should not be on school campus

Thank you!  
Angela Wilson  
East Sharp Park Resident

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**From:** [Tom Olsen](#)  
**To:** [Housing](#)  
**Subject:** Housing development options  
**Date:** Tuesday, March 7, 2023 11:01:12 AM

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[CAUTION: External Email]

I would like to comment on Pacifica's housing development options. I happen to live on Paloma Avenue just above Oceana high school. From table 4 of your housing development options that require rezoning number 21 is the site at Oceana high school. As a longtime resident in this neighborhood, I have a comment I would like to bring to your attention.

There are about five main streets in this is sharp park neighborhood, along with Oceana high school. All the streets mostly funnel out of the neighborhood at Paloma Avenue and Oceana Boulevard. This intersection is a four-way stop. It is also right next to the main freeway on ramp. By adding around 300 new units we would be adding 500 to 600 more cars using this one intersection. I am sure especially in the morning and evening that there would be numerous delays in exiting. This would be especially bad as the school day starts and finishes with all the traffic bringing and taking students away.

This is really some thing I think would be a problem and I'm hoping you'll think of this as you are choosing sites for housing developments.

Thank you,  
Tom Olsen



Sent from my iPad

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**From:** [Pat Kremer](#)  
**To:** [Housing](#)  
**Subject:** Inconsistent information in Housing Element  
**Date:** Wednesday, March 8, 2023 4:23:20 PM

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**[CAUTION: External Email]**

The text on pg. F-9 states:

- **751 Oceana Boulevard (Sites Map Site #2).** The owner is now proposing a mixed use of hotel and 80 units of market rate housing at the rear portion of the site with six lower-income units and six moderate-income units to meet the City's inclusionary requirement.

**Table F-5 lists 52 units of Lower-income units.**

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**From:** [Debra Crumrine](#)  
**To:** [Housing](#); [Bier, Mary](#); [Angela B. Wilson](#); [Mary Cavin](#)  
**Subject:** Pacifica housing plan  
**Date:** Monday, March 13, 2023 1:53:52 PM  
**Attachments:** [Pacifica Housing Element.docx](#)

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**[CAUTION: External Email]**

I have attached a letter to the housing planning giving my concerns for the planned low income housing.

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## Pacifica Housing Element

As a citizen of Pacifica I would like to think that my elected city council would take the concerns of our small town directly to the state. I realize that there are a fair number of real estate people on the council who stand to benefit from the state demand. However I am disappointed that they are not working on our behalf to stop or make a much more modest proposal to the state. Below I have made some of my concerns which I feel make Pacifica a bad choice for more development.

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. The road in Manor that runs by Mussel Rock will lead to Skyline. 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
10. Additional police, fire and emergency services

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.

Please advise how we can best move forward to ensure that the final plan will be both well informed and represent the needs of our community.

Debra Crumrine





**From:** [KIRK MILLER](#)  
**To:** [ebrooks@pacificacoma.com](mailto:ebrooks@pacificacoma.com)  
**Cc:** [Murdock, Christian](#); [Cervantes, Stefanie](#)  
**Subject:** HOUSING ELEMENT-MISSING OPPORTUNITY SITE  
**Date:** Monday, March 13, 2023 11:20:02 PM  
**Attachments:** [COMMUNITY INPUT-ROCKAWAY HIGHLANDS.pdf](#)

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**[CAUTION: External Email]**

Dear Ms. Brooks,

On December 16, 2022 I sent you an mail and attachments that identified and showed a housing opportunity site that could accommodate +/- 143 housing units, including affordable units.

We (the landowner and I) specifically requested that the site be included in the Housing Element as an opportunity site.

Upon reviewing the February 24, 2023 draft of the Housing Element we were disappointed that the owner's site was not included in the Housing Element, despite our specific request that it be so included.

However, I was surprised when I saw my written request to you about the site (and the request) in the "Community Consultation Attachment A-1" of the draft. Your receipt of our request was therefore verified. I have attached a copy of our request as it appears in the Community Comments.

What do we need to do to have this site(s) included in the revised draft of the Housing Element?

Also, please note that four housing sites in your Housing Sites Inventory (#10, #11, #12, and #34) of the Housing Element are located directedly north of our site on the east side of the Coast Highway. Sites 10, 11, & 12 have the same zoning, Mixed Use Neighborhood, as our lower lot of 1.214 acres (APN 018-140-660).

That is not counting the CalTrans site #26 across the highway from us.

How could the *Good City Company* team miss our site when they identified five other sites that are our neighbors?

It would be greatly appreciated if I could meet with you in person to understand what we need to do to have our sites included in the Housing element. May we please set up a meeting?

Sincerely yours,  
L. Kirk Miller

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**Attachment A-1**  
**Community Consultation**

# Community Consultation – Attachments

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## Contents

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WEBSITE, SOCIAL MEDIA, AND PRINT .....	2
Graphics for Social and Print Media .....	2
Press Release .....	7
Email Campaigns.....	9
COMMUNITY MEETINGS.....	24
Equity-Focused Engagement Stakeholder Interviews .....	24
Virtual Workshop = 40 attendees.....	32
Community Workshops = 130 attendees.....	37
OUTREACH ACTIVITIES .....	47
FlashVote Survey: Housing Feedback = 439 respondents.....	47
Launch Survey = 50 respondents .....	55
Community Survey = 380 respondents.....	57
PUBLIC COMMENTS .....	87
Written Comments Received Prior to Release of Public Draft .....	87



L. Kirk Miller

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.

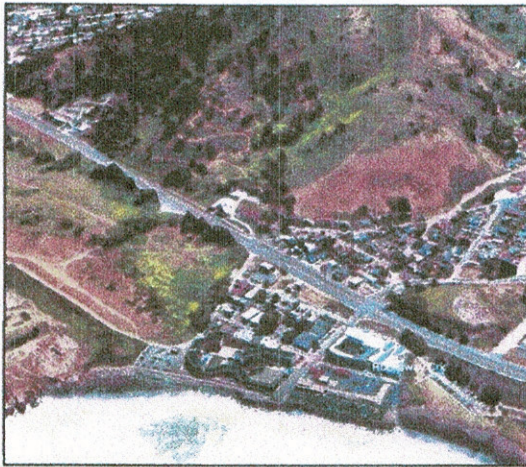
Sincerely yours,

L. Kirk Miller

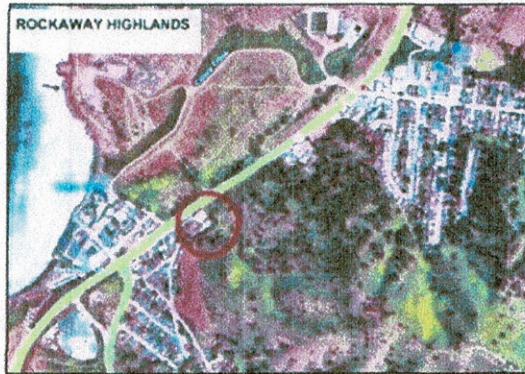
*Julia Ngo, manager*

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





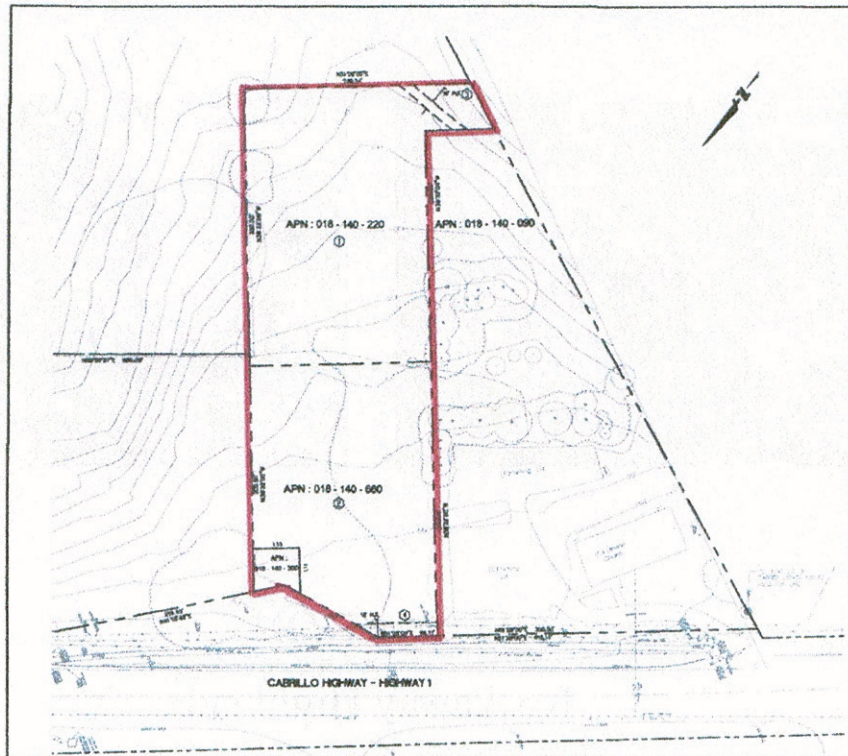
**ROCKAWAY HIGHLANDS**  
**Housing Opportunity Site**  
**To Assist Pacifica In Achieving Its**  
**RHNA (Regional Housing Needs Allocation)**



## LOCATION

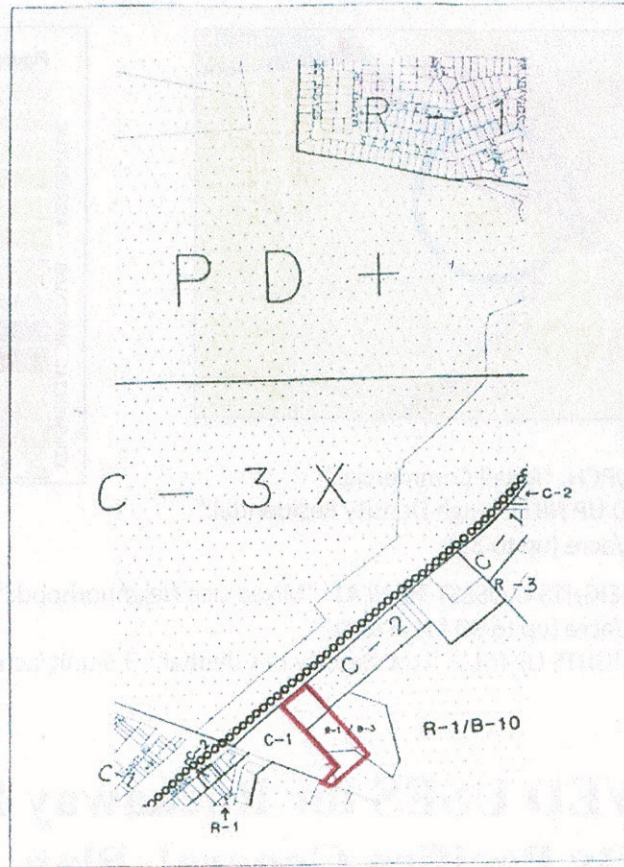
Rockaway Highlands  
At  
Base Of Cattle Hill





ROCKAWAY HIGHLANDS  
APN LOTS 018-140-220, 018-140-660, 0118-14-300  
LUTHERAN CHURCH APN 018-140-090

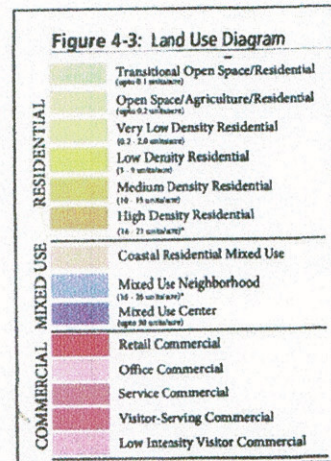
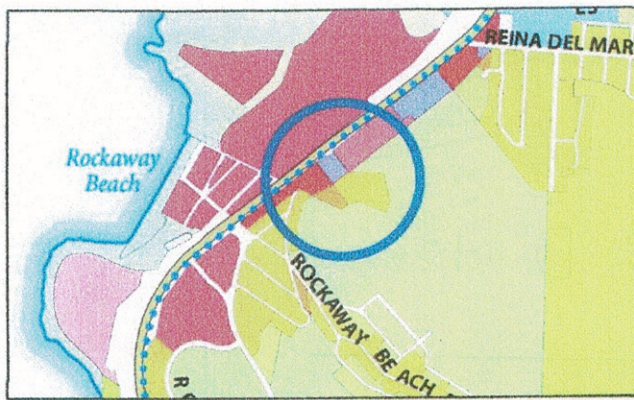




City of Pacifica

17

Planning Division



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 revised 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
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300		24%*		3 lots
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660			44%*	merged,
			3 Lots to be Merged.				minus affordable, plus density bonus*.

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

Maximum Density	Parcel Size (acres)	Existing Use/Vacancy	Infrastructure	Publicly- Owned	Site Status
Allowed (units/acre)	Parcel Size (acres)				
7	1.449	Vacant	YES - Current	NO - Privately-Owned	Available
0	0.05	Vacant		NO - Privately-Owned	Available
0	1.214	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	1.214	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
	2.713	Acres Total			





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 revised 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.

**From:** [John Keener](#)  
**To:** [Murdock, Christian](#); [Housing](#)  
**Subject:** Draft Housing Element  
**Date:** Sunday, March 19, 2023 4:49:57 PM

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**[CAUTION: External Email]**

Hi Christian,

Here are my comments on Pacifica's Draft Housing Element.

I am most encouraged by the designation of City-owned properties for low income housing, on the sites of the old Sanchez school (#23), the Sanchez library (#24), and the Public Works Dept. corporation yard (#20) (Table 4, page 11). These sites do not require property acquisition, and could generate 282 low income units. However, no date is given for City Council evaluation (HE-I-1, #7). Rezoning of the old Sanchez school and the Sanchez library in particular, could be expedited to occur before January 2026 (HE-I-1, #1).

The city proposes an RFP to find a developer to work collaboratively by December 2027 on any other city-owned sites, with the goal of adoption (of what?) by December 2029. (HE-I-1, #7). It seems that this date could be moved up to 2023 or 2024.

Why is initiation of Caltrans decertification (of sites #18, 26, and 26) delayed until December 2024 (HE-I-1, #6) ?

A "housing action fund" is laudable but the hiring of a consultant to study best practices in establishing such a fund needs to be moved up from December 2027 to December 2023 (HE-I-5, #1). I support using in-lieu fees from waiving required BMR units, monies from sales of public lands, transfer fees on luxury properties, impact fees, and a residential vacancy tax, as well as Federal, State, and Regional monies to build a "housing action fund" (HE-I-5, #1).

A proposed increase in the Below Market Rate to require 20% affordable units, as well as allowing larger density bonuses for low or very low income units, is good, but will it really take until December 2028 just to commission a study of it (HE-I-6, #1)?

I support a just cause for eviction policy, but I didn't see it mentioned in this Housing Element. I also support having a building permit before eviction due to substantial renovation, but it seems that council could consider such an ordinance before June 2025 (HE-I-11, #6).

A theme emerges, why not do it sooner?

Best,  
John Keener  
Linda Mar, Pacifica

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**From:** [Suzanne Moore](#)  
**To:** [Housing](#); [City Council](#); [Planning Commission Group](#)  
**Cc:** [Suzanne Moore](#)  
**Subject:** Housing Element input  
**Date:** Sunday, March 19, 2023 12:00:21 PM

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**[CAUTION: External Email]**

Thank you, city staff, Council, and Commissioners for this first draft of Pacifica's Housing Element. There are some wonderful and encouraging suggestions put forward. I appreciate the effort to educate us all about Pacifica's needs, advance our goals to meet the needs of special populations, and reach for housing equity.

Housing impacts every aspect of our community: our financial and economic stability, the health and wellbeing of community members, our environment, and even our ability to engage in important tasks like our Housing Element. Members of our community are in immediate need for housing stability and our draft substantiates that urgency. In addition, our report acknowledges our past failure to reduce displacement, preserve low-income housing, and build much-needed below market-rate housing. For these reasons, I want to advocate for urgent timelines and clear commitment to the following:

1. Goal - Anti-displacement w/ data demonstrating a third of Pacificans who are housing-cost burdened, rent increase of 69% since 2009, a constrained housing market, Pacifica an outlier compared to other communities for high rental costs, low vacancy rate, high numbers of housing for recreational use.

a. Ordinance for just cause for eviction with protection from no-fault eviction from day one of tenancy,

b. Substantial renovation ordinance, (HE - I- 11), move timeline to 2023-24, reimburse for 3 months of rent which more closely reflects the expense of an unplanned move,

c. Short term rental ordinance, timeline 2023-24, to protect existing housing stock

2. Goal - reduce homelessness since our data demonstrates an increase of unsheltered homeless living in cars and vans.

Implement an agreement with San Mateo County and the Pacifica Resource Center to bring our Safe Parking Program to its intended level of functioning and create a pilot program of temporary transitional housing for our unsheltered.

Plan - timeline before next winter

3. Goal - preservation and production of low-income housing w/ data demonstrating past failures to meet below market-rate housing goals, and our needs assessment identifying our disabled, elders, large families, women head of households at risk. Immediate 2023-24 timelines. Since some complexity may be involved in the processes, these all should be undertaken immediately to best assure time to follow through and assure utilization this RHNA 6 cycle.

a. Create a policy to prioritize low-income housing on public lands. Timeline - before the sale of public lands.

b. Create a Housing Action Fund to best participate with developers for housing preservation and nonprofit developers for low-income housing. Funding sources include a vacancy tax, in-lieu fees increased to \$750,000 per unit, sales of public lands.



c. Establish policies to collaborate with developers for housing preservation and nonprofits, with outreach every 6 months for potential projects.

d. Initiate Caltrans land decertification immediately

e. Create a policy to seamlessly utilize school property when opportunities arise.

4. Promote fair housing policies

Goal - reduce the racially concentrated areas of affluence identified in our housing draft, address the culturally disproportionate risk to Hispanics for housing insecurity, create new policy to more successfully meet goals for low-income housing production

Implement - increase of inclusionary rate, create policy land entitlement as a means for nonprofit incentives, identify sites for rezoning for moderate income duplexes and triplexes.

Plan -

a. immediately initiate the process for Nexus study and other steps necessary to increase the inclusionary rate for Council approval.

b. Create a policy for land entitlement before sales of City-owned land

c. Using existing public surveys, identify rezoning sites, and notify the public for feedback.  
Timeline 2023-24.

I truly appreciate the work that has been done on this Housing Element draft. Thank you.

--

**Suzanne Moore**



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**From:** [Beckmeyer, Sue](#)  
**To:** [Housing](#)  
**Cc:** [Coffey, Sarah](#); [Murdock, Christian](#)  
**Subject:** Fw: Draft Housing Element  
**Date:** Monday, March 20, 2023 5:47:37 PM

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Please include John Keener's comments on the Housing Element for the record.

Thank you!

-- Sue B.

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**From:** John Keener [REDACTED]  
**Sent:** Sunday, March 19, 2023 4:57 PM  
**To:** Beckmeyer, Sue <sbeckmeyer@pacificaf.gov>  
**Subject:** Draft Housing Element

**[CAUTION: External Email]**

Hi Sue,

I imagine you've gotten a lot of mail about the Housing Element - allow me to add one more piece to the pile!

I am most encouraged by the designation of City-owned properties for low income housing, on the sites of the old Sanchez school (#23), the Sanchez library (#24), and the Public Works Dept. corporation yard (#20) (Table 4, page 11). These sites do not require property acquisition, and could generate 282 low income units. However, no date is given for City Council evaluation (HE-I-1, #7). Rezoning of the old Sanchez school and the Sanchez library in particular, could be expedited to occur before January 2026 (HE-I-1, #1).

The city proposes an RFP to find a developer to work collaboratively by December 2027 on any other city-owned sites, with the goal of adoption (of what?) by December 2029. (HE-I-1, #7). It seems that this date could be moved up to 2023 or 2024.

Why is initiation of Caltrans decertification (of sites #18, 26, and 26) delayed until December 2024 (HE-I-1, #6) ?

A "housing action fund" is laudable but the hiring of a consultant to study best practices in establishing such a fund needs to be moved up from December 2027 to December 2023 (HE-I-5, #1). I support using in-lieu fees from waiving required BMR units, monies from sales of public lands, transfer fees on luxury properties, impact fees, and a residential vacancy tax, as well as Federal, State, and Regional monies to build a "housing action fund" (HE-I-5, #1).

A proposed increase in the Below Market Rate to require 20% affordable units, as well as allowing larger density bonuses for low or very low income units, is good, but will it really take until December 2028 just to commission a study of it (HE-I-6, #1)?

I support a just cause for eviction policy, but I didn't see it mentioned in this Housing Element. I also support having a building permit before eviction due to substantial renovation, but it seems that council could consider such an ordinance before June 2025 (HE-I-11, #6).

A theme emerges, why not do it sooner?

Best,  
John Keener  
Linda Mar, Pacifica

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**From:** [Nancy Tierney](#)  
**To:** [Housing; City Council](#)  
**Subject:** Housing Element comments--NancyT  
**Date:** Monday, March 20, 2023 10:47:20 AM  
**Attachments:** [Comments on City of Pacifica Housing Element 2023.docx](#)

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**[CAUTION: External Email]**

City Leaders:

See my comments on the draft Housing Element document. I appreciate your consideration of my suggestions as the plan is finalized.

Nancy Tierney  
Pacifica resident

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## **Comments on City of Pacifica Housing Element 2023-31 Public Review Draft February 24, 2023**

**Nancy Tierney**

**March 19, 2023**

I submit the following comments in response to the invitation for public comment on the Housing Element Draft document.

### General comments

Compared to the housing elements submitted by some cities in the Bay Area, I appreciate the distribution of potential housing sites throughout the city, and the identification of those with existing capacity and those requiring rezoning. Recognizing that environmental constraints limit the use of considerable land in Pacifica, the plan still should aim to provide a mix of housing types in all the city's neighborhoods. The Site Inventory provides a useful guide in identifying housing options, ranging in size and type and by land designation.

The plan provides a fairly comprehensive structure reporting on existing conditions and possible solutions. However, the plan is overly vague and more aspirational than the work plan the city needs (and what the Department of Housing and Community Development expects). The Governor and HCD have made clear that Housing Elements will be judged on how and when housing solutions can be implemented. Pacifica and other CA cities will be not be able to deliver zero very low-income units in this 6<sup>th</sup> HE cycle.

Further, the plan should reflect what many Pacificans value: sufficient housing options at different income levels and need (transitional, supportive); and environmental protections. Both goals can be achieved and in fact deliver greater resilience to our community.

### Specific comments and questions

- HE-P-1 to Amend General Plan and Zoning Ordinance to implement HE 2023-31 goals. It's not clear what the process is, so should be defined in this document. [HE-2-I refers to modernizing the zoning code by December 2027 which seems far too slow to be able to pursue housing development on sites requiring rezoning.]
- HE-P-11, 16, 17 to Provide Services. Different populations require different services, as various residential facilities in the City do now. What can the HE say about how to deliver these services?
- Program implementation, including HE-I-4 through HE-I-9 identifies an appropriate range of housing types and methods. It is essential that the City create and fund a Fair Housing Action Fund (HE-I-10) in order to deliver on these commitments. Further HE-I-10 to provide services for unhoused people is critical to the HE plan for Pacifica.
- Implementation section calls for a comprehensive zoning regulation update by December 2027, a date too far out. I suggest a deadline of December 2025.
- HE-I-5 mentions two attractive options: LEAP and REAP grants and shared housing staff program in San Mateo County, definitely worth pursuing.
- HE-I-7 to preserve existing affordable units. The HE should define the City's program for protecting tenants, especially low income tenants, from displacement. Also what is meant by "disproportionate housing need?"

- HE-I-8 to rehab homes in lower resource areas. What constitutes “lower resource areas?”

### Conclusions

Reiterating an earlier comment, the Implementation Actions and Timeline should be more aggressive and more specific in order to truly reflect the City’s commitment to building 1892 housing units during this cycle. We already are behind schedule, missing the January 31, 2023 deadline for submitting our Housing Element. And, as the vast majority of cities have experienced, we can expect to undergo a couple of rounds of reviews. Yet given where we are with the HE, we have the opportunity to see what other cities are doing in their HEs as well as address current housing challenges. One example is the Short-term rental ordinance. The city needs to go beyond a simple cap on permits and develop a program that includes other regulations like limit on number of days of unhosted rentals, requirement for local property contact, definition of residents. As further site analysis ensues, also look for other opportunities such as religious properties, addressed in the proposed SB 4 bill.

Echoing the recommendations of the Housing Leadership Council, the Pacifica Housing Element should address:

- Affordable housing on public land, as introduced in HE-I-3;
- Funding of the Housing Action fund (HE-I-5), sooner than December 2027;
- Tenant protection and displacement, beyond measures outlined in HE-I-6;
- Promote fair housing and critical review of the site inventory.

CA Attorney General Rob Bonta, in his March 17 2023 newsletter, stated:

Confronting and addressing our state’s housing crisis requires all of us – including local governments – working together to increase affordable housing opportunities for those who need it most. Too many Californians across this state worry about keeping a roof over their heads, or lack housing altogether. State housing laws are in place to provide all Californians, regardless of income level, the opportunity to access affordable housing and have a place to call home.

**From:** [John Kontrabecki](#)  
**To:** [Housing](#)  
**Subject:** Comment on the Draft Housing Element  
**Date:** Tuesday, March 21, 2023 1:10:02 PM

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**[CAUTION: External Email]**

I have reviewed Appendix F to the Draft Housing Element and I note there are three sites missing from the inventory of potential residential development sites.

Monterey Rd & Hickey Blvd- 8-units approved. Vistamar.

Higgins Way & Adobe Dr- 16 townhomes with 16 ADUs plus 4 BMR units proposed. Total 36 units.  
Hillside Meadows.

Higgins Way- 143 lots proposed. Linda Mar Woods.

The sites listed in 1 and 2 above do not require a change in zoning. Applications submitted are complete. Lot 3 above requires a change in zoning and the annexation of a lot located in the jurisdiction of San Mateo County. Please include the above sites in Appendix F: Housing Sites. All three sites are under active development planning and processing.

John

John Kontrabecki

**TKG International**



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