

Public Comments
Agenda Item 1 – Joint Study Session
Draft 2023-2031 Housing Element of the General Plan
Written Comments Received After 12pm on 03/21/2023



Joint Study Session
City Council & Planning Commission
Tuesday, March 21, 2023

Tuesday, March 21, 2023 at 17:24:58 Pacific Daylight Time

Subject: HOUSING ELEMENT-INCLUSION OF ROCKAWAY HIGHLANDS
Date: Tuesday, March 21, 2023 at 5:22:05 PM Pacific Daylight Time
From: KIRK MILLER
To: cmurdock@pacifica.gov
CC: Brooks, Elizabeth
Attachments: 2023-03-21 r D2 OPPORTUNITY TO HEARING.pdf

Dear Christian,


Attached is another, but modified, copy of our package to you from December 16, 2022. We asked that Rockway Highlands, a vacant housing opportunity site, be included in the draft of the Housing Element.

Apparently, the Good City Company inadvertently omitted from the draft of the Housing Element.

I will bring hard copies of this draft for distribution to the City Council and Planning Commissioners this evening.

Thank you,
Kirk

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





ROCKAWAY HIGHLANDS

Housing Opportunity Site

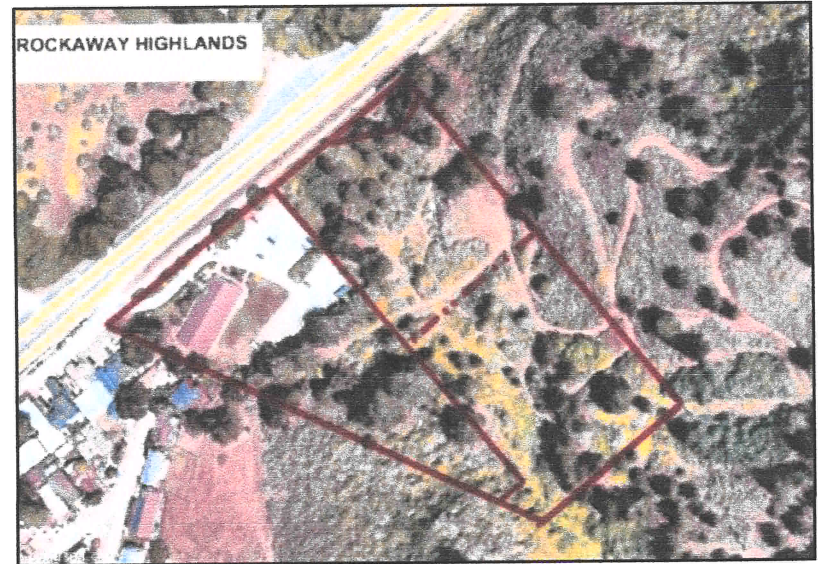
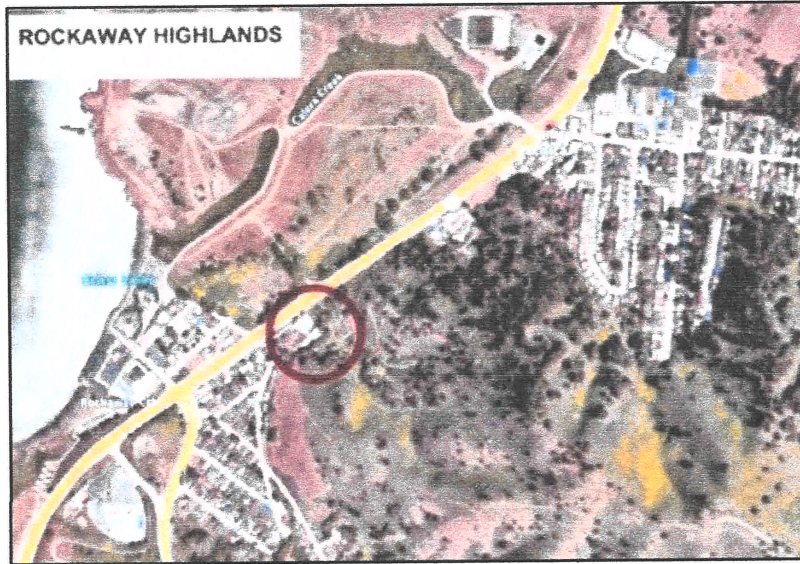
To Assist Pacifica In Achieving Its

RHNA (Regional Housing Needs Allocation)

**Housing Opportunity Sites
for
Pacifica Housing Element.
Vacant Sites,
Multi-Family or Mixed Use
(5+ Units)**

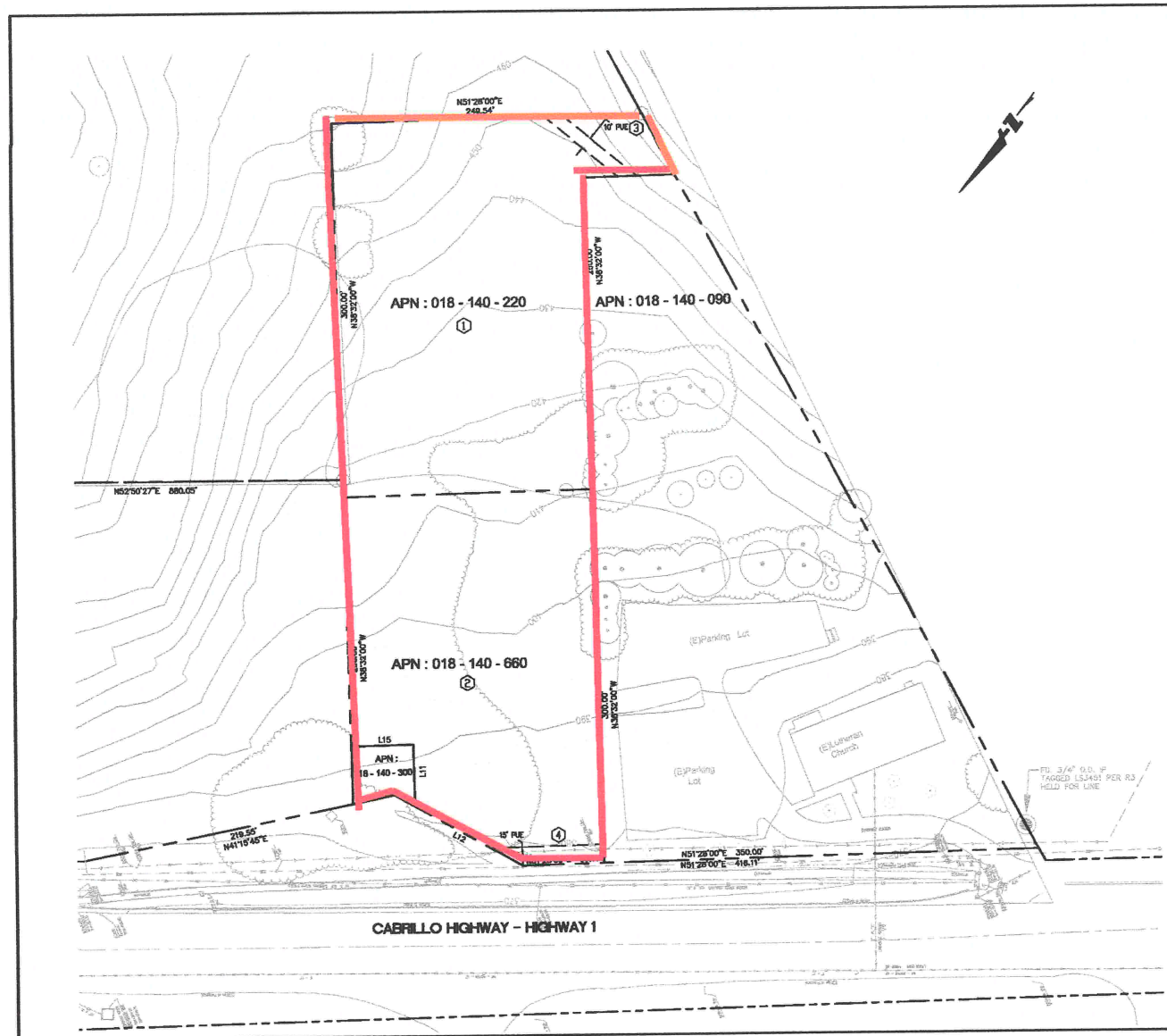
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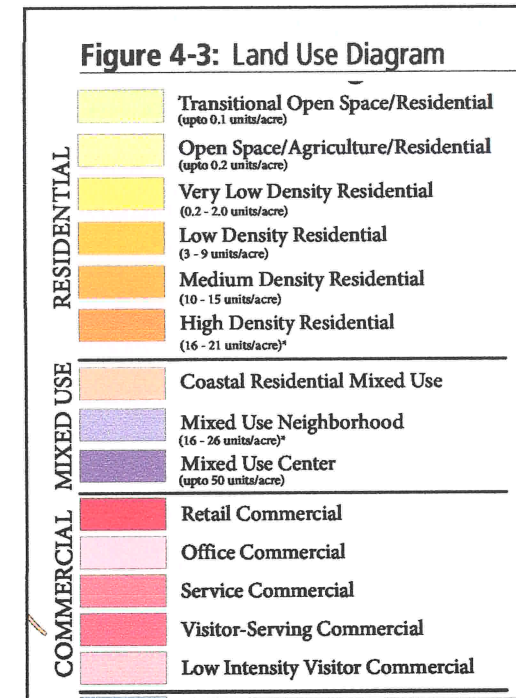
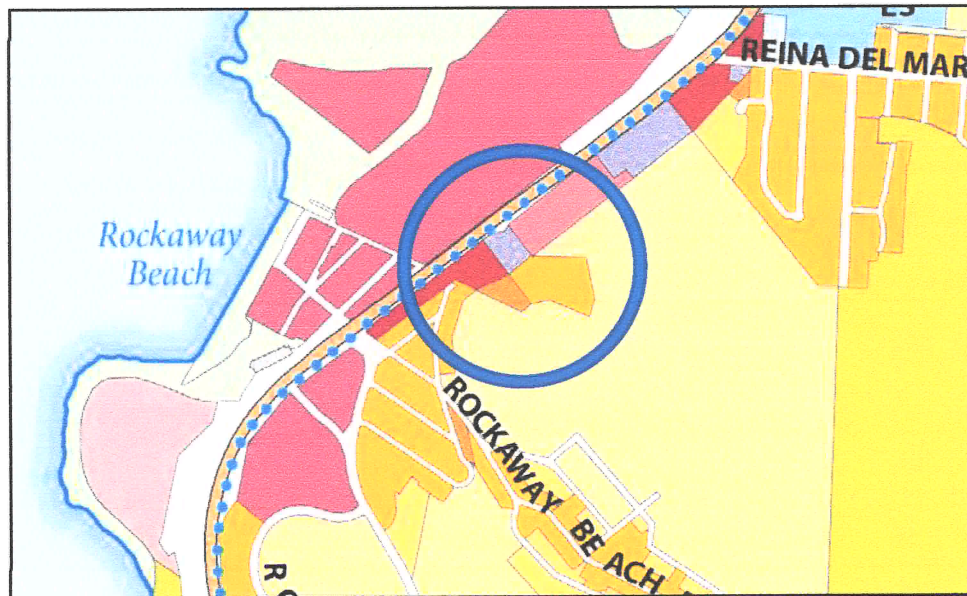


LOCATION

Rockaway Highlands
at
Base Of Cattle Hill
North-East of Lutheran Church



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



1. LUTHERAN 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. *

* May request rezoning for higher density residential to allow more affordable housing.

ALLOWED USES for Rockaway Heights

By new Pacifica General Plan

AB 2345 amends the Density Bonus Law to increase the maximum density bonus from thirty-five percent (35%) to fifty percent (50%). To be eligible for the maximum bonus, a project must set aside at least (i) fifteen percent (15%) of total units for very low income households, (ii) twenty-four percent (24%) of total units for low income households, or (iii) forty-four percent (44%) of for-sale units for moderate income households. Levels of bonus density between thirty-five percent (35%) and fifty percent (50%) are granted on a sliding scale.

Maximum Density Bonus Tiers		
	<i>Pre-2021 Density Bonus Law</i>	<i>AB 2345 Amendments</i>
Very Low Income	35% bonus for 11% set aside	50% bonus for 15% set aside
Low Income	35% bonus for 20% set aside	50% bonus for 24% set aside
Moderate Income	35% bonus for 40%* reserve	50% bonus for 44%* reserve
*For-sale units only		

STATE DENSITY BONUS Laws Encourage
BMR (Below Market Rate) Houses
Within Mixed Use (Mixed Income)
Housing Developments

ROCKAWAY HIGHLANDS DENSITY STUDY

PARCEL	LOT APN	AREA		GENERAL PLAN USE	DENSITY PROJECTED		PACIFICA PROJECTED UNITS	DEVELOPER PROJECTED UNITS
		ACRES	SQ. FEET		MAX PER ACRE	PER ACRE See Table 4-2		
ONE (1.1)	018-140-660	1.214	52,889	Mixed Use Neighborhood	30	25.00	30.4	
ONE.2 (1.2)	018-140-300	0.050	2,181	Mixed Use Neighborhood	26	25.00	1.3	
ONE (Combined)		1.264	55,070	Mixed Use Neighborhood	30	25.00	31.6	37.93
PARCEL TWO	018-140-220	1.449	63,099	Low Density Residential	9.00	6.50	9.4	
TOTAL SITE		2.713	118,169				<u>41.0</u>	
PARCEL TWO REZONED		1.449	63,099	Mixed Use Neighborhood	30			<u>43.46</u>
TOTAL WITH REZONING								<u>81.38</u>
TOTAL UNITS WITH DENSITY BONUS								<u>122.08</u>

122 Units (or more) May Be Possible With Density Bonuses

i.e. 15% Very Low Income (13 units?), or
24% Low Income (20 units?), and/or
TBD % Moderate Income

ROCKAWAY HIGHLANDS HOUSING UNITS

TYPICAL CONSTRUCTION:

Multiunit building will likely consist of a one-story concrete podium for parking, services, and entry. Above the podiums will be two to five stories of wood frame construction.

Smaller buildings, should there be any houses, townhouses, or stacked flats, will be slab on grade with three to four stories of wood frame.

MARKET FOR:

We will study the market and government desires for every type of unit types. Examples (not exclusive) are: Seniors, families, young couples, singles, first responders, teachers, health care professionals, civil servants, service workers, professionals, blue/white/gray collar workers, building trades, other union members, farm workers, small business owners, general workforce.

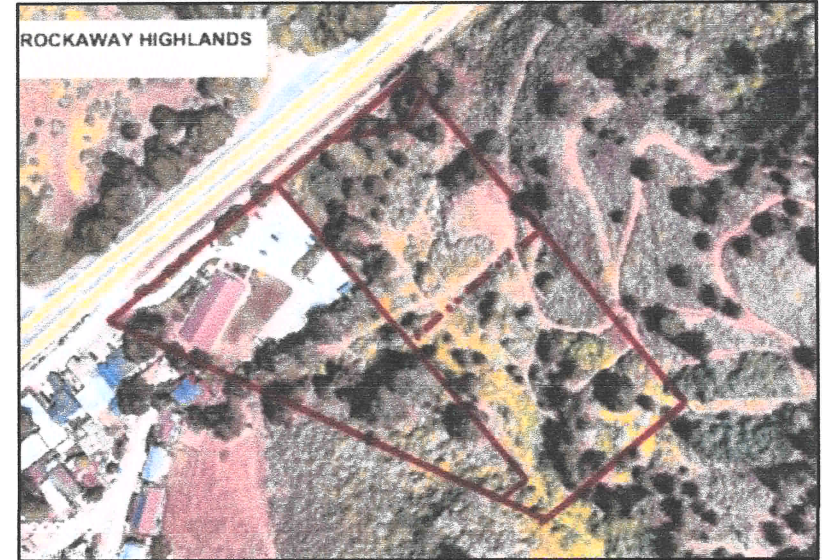
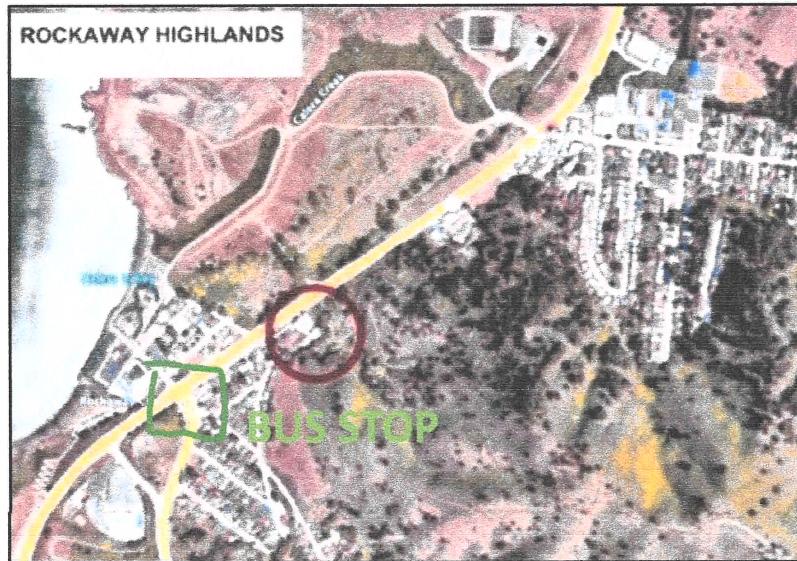
LIVING UNIT TYPES examples:

Studios, 1, 2, 3, and 4 bedrooms, junior 1 bedrooms, micro-units, shared living units, accessory dwelling units, live-work units, innovative living units, co-housing.

OCCUPANCY TYPES examples:

Rentals (market rate, affordable), for sale (fee simple, condominium, cooperative, shared equity, community land trust).

During the course of market research, design, government approvals, and financing (equity, bonds, and debt) other ideas and examples of construction, market, living units, and occupancy types may emerge.

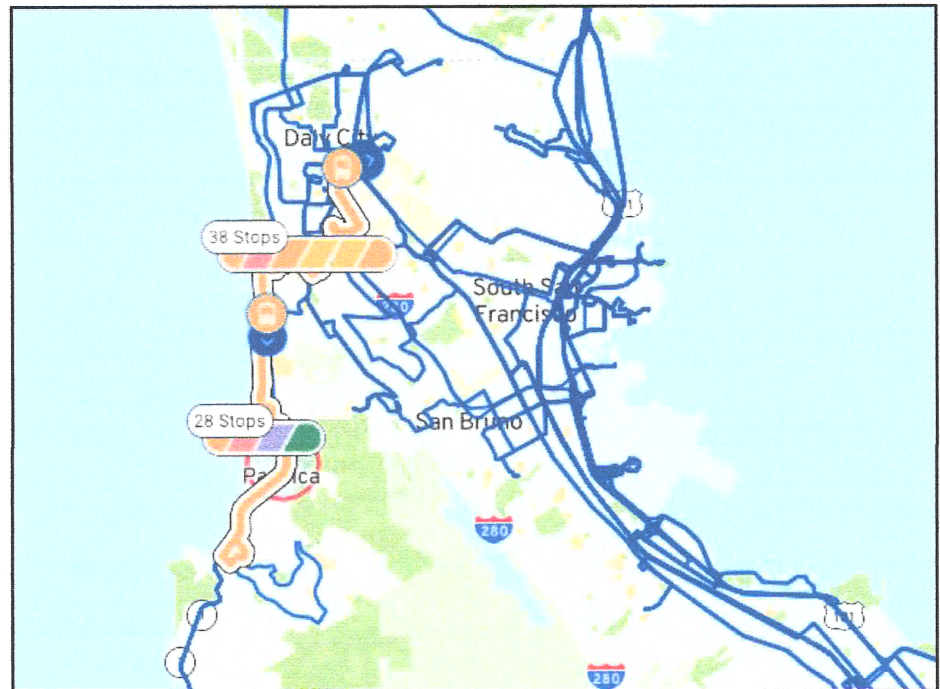


LOCATION
Rockaway Highlands
At
Base Of Cattle Hill
Bus Stop Shown

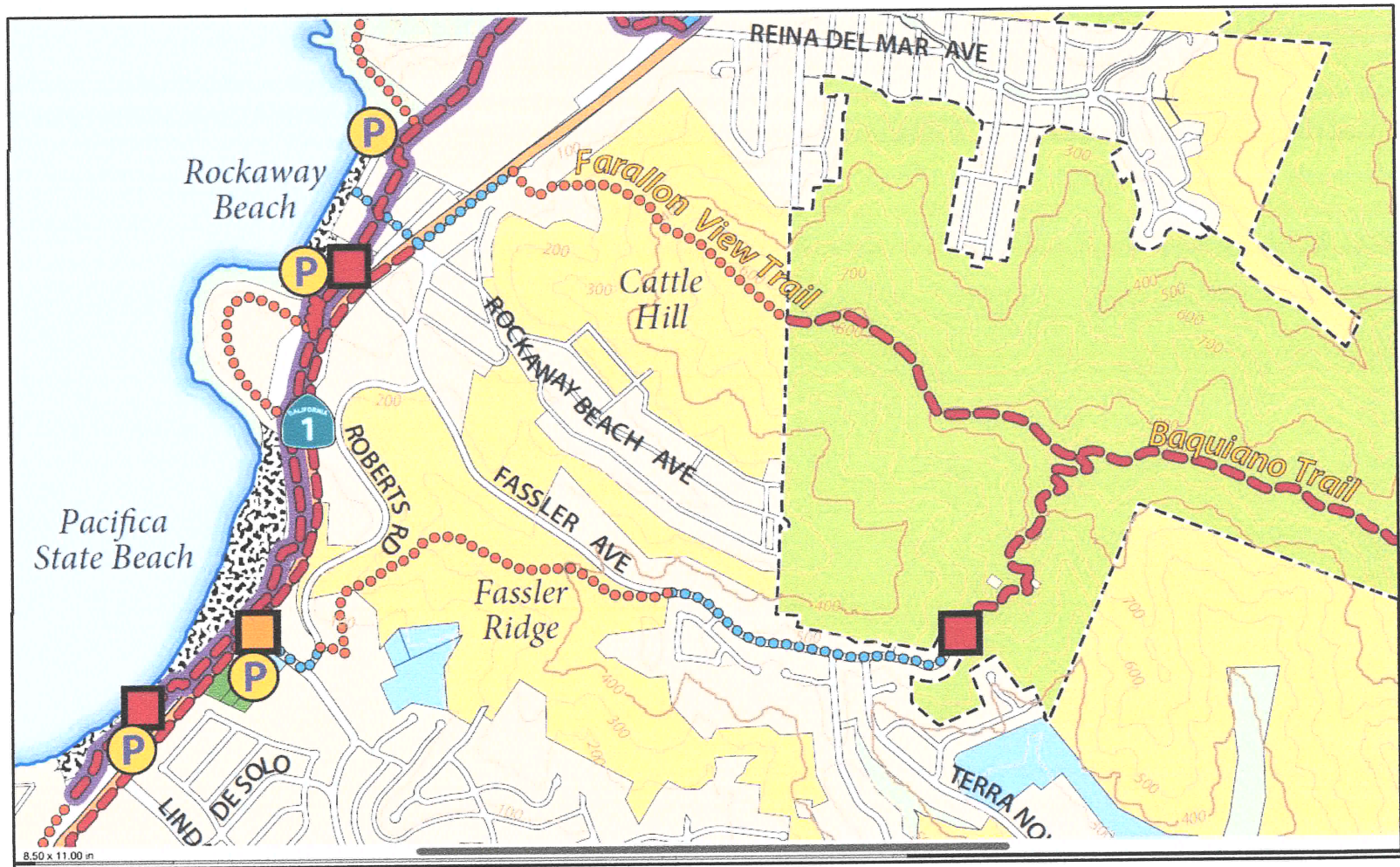
**# 110 to
Daly City
BART**



**# 112 to
Colma
BART**



**SAM TRANS
BUS SERVICE
FASSLER AVE /
HIGHWAY #1 TO:**



PUBLIC TRAIL (Farallon View)

Required Through Rockaway Highlands

TABLE F-4: ACTUAL APPROVED DENSITIES 2015-2022

Year	Project Address	Commercial Space	GP Designation	Maximum DU/A Density Allowed	No. Units Approved	DU/A Density Approved	Percent of Allowable Maximum Density
2016	801 Fassler Ave	N/A	Open Space/LDR	9	24	2.14	24%
2020	Monterey Rd & Hickey Blvd	N/A	LDR	9	8	6.57	73%
2015	15 & 29 Montecito Ave	N/A	HDR	21	5	9.4	92%
2019	1335 Adobe Dr	N/A	HDR	21	7	16.26	77%
2019	1567 Beach Blvd	N/A	HDR	21	7	15.66	75%
2015	Monterey Rd & Waterford St	1,613 sf	Mixed-Use	22	5	22.7	103%
2020	340 Waterford St	1,324 sf	Mixed-Use	22	5	22.75	103%
2020	1300 Danman Ave	1,050 sf	Commercial	22	6	17.96	82%
2022	570 Crespi Dr, portion of 540 Crespi Dr	1,165 sf	Commercial	22	19	11.34	103%
Average							81%

Source: City of Pacifica

Vacant Sites

Vacant sites provide the greatest opportunity for development and historically have provided most of the new housing units in Pacifica. Below are the assumptions used to estimate future development on vacant sites that are zoned for residential uses.

Single-Family (1-4 Units). A City survey of vacant residential sites was conducted. Vacant parcels in single-family subdivisions zoned VLDR and LDR are scattered citywide and generally sized 2,000 to 5,000 square feet (less than 0.10 acre). The passage of Senate Bill (SB) 9 and SB 10 which became effective in January 2022, allows certain lot splits and the construction of 1-4 units by right in single-family neighborhoods. There have been six SB 9 applications to request appraisal of two residential unit projects and/or urban lot splits on single-family parcels, indicating interest in utilizing these laws to increase capacity in single-family zoning districts. However, due to the newness of the legislation, it is difficult to project how many units can be built during the Housing Element planning period. Therefore, to be conservative, these small single-family parcels are not included in the Sites List. The potential housing units for parcels greater than 0.10 acre, or small parcels zoned at higher densities, are calculated by using the maximum density identified by its General Plan Land Use designation. Downward adjustments were further made for steep or hilly sites, based on the surrounding buildout. For sites where an application has been submitted by the owner to the City for review, the actual number of units is used. Pending applications consist of five sites providing eight units, all of which are designated as above moderate income, listed in the Sites List. It is estimated the submitted projects will be approved in 2023 and constructed in 2024 based on typical processing times.

Multi-Family or Mixed-Use (5+ Units). *include Roxaway Highlands*
A number of vacant sites in Pacifica that are zoned for multi-family or mixed-use were evaluated. For each site, the maximum density was calculated based on its land use designation and size of the parcel. Then each site was adjusted to its realistic capacity using 81 percent, based

on historical averages as described above in Table F-4. Downward adjustments were further made to address physical constraints. For sites that have existing planning applications, the actual proposed units and income targets are used for this analysis. While the City is not obligated to approve a project on a housing site, proposed projects demonstrate the City's capacity to accommodate new housing. Applications that have been submitted but do not conform with City zoning requirements are not listed. The following vacant sites are summarized in Table F-5.

- **751 Oceana Boulevard (Sites Map Site #2).** The owner initially proposed two hotels on two parcels totaling 4.98 acres directly adjacent to Coast Highway. 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. A formal planning application has not yet been submitted and will likely require an EIR. However, the estimated entitlement approval is 2025 and completion by 2027.
- **Talbot Avenue/Goodman Road (Sites Map Site #6).** A single owner owns ten adjacent parcels for a total of 0.9 acres zoned HDR in the Sharp Park Specific Plan, which is surrounded by existing multi-family units. An adjacent City-owned parcel and easement for an unbuilt road could add an estimated extra 0.33 acres to this parcel. A conservative estimate of 21 units is used based on existing density and site assembly, but this could increase if the City increases the allowed density in HDR zones, or if the owner acquires the City-owned parcel and easement. It is estimated that this could occur within the first two years of the HFI planning period and construction completed by 2028.
- **Santa Maria Avenue/Palmetto Avenue (Sites Map Site #3).** This is a small vacant parcel zoned Mixed Use Neighborhood which allows 26 DU/A. It is identified as an Opportunity Site in the Sharp Park Specific Plan and has good walkability to services and beaches. Due to its size, it can accommodate eight above moderate units in a mixed-use development. Development of this site is estimated by 2030.
- **2107 Palmetto Avenue (Sites Map Site #4).** A mixed-use proposal for this site consisting of seven market rate residential units over 3,200 square feet of commercial space and a parking garage was submitted. The project is identified as an Opportunity Site and conforms to the vision of the Sharp Park Specific Plan by providing mixed-use on a site that has good walkability to services and beaches. The project is close to getting entitlements and it is estimated that it will be constructed by 2025.
- **570 Crespi Drive (Sites Map Site #14).** A planning application was approved for 15 multi-family rental units on 1.75 acres. Two affordable units consisting of one low-income and one moderate-income would be restricted through an affordability agreement in conformance with the City's Inclusionary Zoning requirements. The project was appealed and an Environmental Impact Report (EIR) is now being completed. In addition, the project includes property owned by the City; therefore, the City will have to follow the procedures for disposition of property under the Surplus Lands Act prior to disposition of the property. This proposed project has property owner interest; this site is likely to redevelop within the planning period.
- **930 Oddstad Boulevard (Sites Map Site #17).** The Pacifica School District has submitted an application to construct 70 rental units on a vacant portion of the Oddstad Elementary School with six low-income units and five moderate-income units. The project will include 45 units dedicated to school district employees and 25 units will be available on the open market. The application is undergoing environmental review, and construction is estimated to begin in 2024 with completion in 2025.
- **Rockaway Highlands (SW of Sites Map #12)...** probably well over 100 units including (many) affordable units.

TABLE F-5: VACANT RESIDENTIAL SITES FOR 5+ UNITS

Site # on Sites Map	Address/ Intersection	APN	General Plan Land Use	Maximum Density (DUs/A)	Parcel Size (Acres)	Allowed Maximum	Realistic Capacity (81%)	Lower-Income	Moderate-Income	Above Moderate-Income	Total Capacity
1	751 Oceana Blvd	009-245-010, 009-245-030	HOR	30	2.12	64	52	52			52
6	Talbot Ave/ Goodwin Rd	016-232-080, 016-232-090, 016-232-100, 016-232-110, 016-232-120, 016-232-140, 016-252-140, 016-252-150, 016-252-160, 016-252-170	HOR	20	0.9	27	22		21		21
3	Santa Maria Ave/ Palmetto Ave	016-032-310	MUN	24	0.36	9	8			8	8
4	2037 Palmetto Ave	016-190-320	MLC	30	0.3	9	7			7	7
14	570 Crisp Dr	022-162-310	MLC	50	1.74	87	70	1	1	13	15
17	930 Oddstad Blvd	023-672-600	LDR	9	12.57	113	92	6	5	59	70
Multi-Family Vacant Residential Subtotal								59	27	87	173

Source: City of Pacific.

Include Rockaway Highlands in this Table.

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

DRAFT, DRAFT

Consultant: L. Kirk Miller

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 Name	Site Address/ Intersection	5 Digit Zip Code	Assessor Parcel #	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)
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 Name	Site Address/ Intersection	5 Digit Zip Code	Assessor Parcel #	Very Low Income	Low Income	Moderate Income	Above Moderate Income
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 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	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 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 revised conditions.

Minimum Density Allowed Per Acre	Maximum 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.

Thursday, December 15, 2022 at 14:50:20 Pacific Standard Time

Subject: FW: NEW OPPORTUNITY SITE FOR HOUSING ELEMENT

Date: Monday, December 12, 2022 at 6:05:47 PM Pacific Standard Time

From: KIRK MILLER

To: cmurdock@pacific.gov

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

Cc: Julia Ngo

From: Pacifica Housing Element Updates <housing@pacific.gov>

Reply-To: <housing@pacific.gov>

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

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