

Public Comments Study Session



April 26, 2021
City Council Meeting

FW: Questions for Housing Element study session

Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Mon 4/26/2021 9:39 AM

To: Public Comment <publiccomment@ci.pacifica.ca.us>

From: Montemayor, Joshua <montemayorj@ci.pacifica.ca.us>

Sent: Monday, April 26, 2021 8:23 AM

To: Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Cc: Wehrmeister, Tina <twehrmeister@pacifica.gov>; Murdock, Christian <murdockc@ci.pacifica.ca.us>

Subject: FW: Questions for Housing Element study session

Hi Sarah,

Please see below for a public comment on the Housing Element study session this evening.

Thanks!

Josh



JOSHUA MONTEMAYOR | MANAGEMENT ANALYST II

CITY OF PACIFICA | PLANNING DEPARTMENT

1800 Francisco Boulevard, Pacifica, CA 94044

Please note that due to the current COVID-19 outbreak, most staff are working remotely. In-person services will be unavailable until further notice. Visit cityofpacificca.org/about/coronavirus.asp for further information.

From: Suzanne Moore [REDACTED]

Sent: Saturday, April 24, 2021 2:33 PM

To: Montemayor, Joshua <montemayorj@ci.pacifica.ca.us>

Subject: Questions for Housing Element study session

[CAUTION: External Email]

Hi Joshua, and thanks for reaching out. Here are 4 questions I have. I know there will be limited time for the study session, but I am hoping these questions can be answered in a timely fashion.

3. Questions for housing meeting

a. What is Pacifica's plan to build low income housing since Pacifica failed in the last 2 cycles?

b. How can we be sure plans to build inclusionary units actually get built?

c. What plan does Pacifica have to aggressively seek low/very-low income building contractors?

d. The County RHNA presenter spoke of the “experts in nonprofit housing”. Could they present at a community meeting and instruct on how to create moderate to very-low income housing?

Thanks, Joshua.

--

Suzanne Moore



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.

FW: Questions to ask at Monday Night - 5:30pm session on HOUSING

Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Mon 4/26/2021 9:41 AM

To: Public Comment <publiccomment@ci.pacifica.ca.us>

📎 1 attachments (19 KB)

Housing 101.docx;

From: Montemayor, Joshua <montemayorj@ci.pacifica.ca.us>

Sent: Monday, April 26, 2021 8:24 AM

To: Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Cc: Murdock, Christian <murdockc@ci.pacifica.ca.us>; Wehrmeister, Tina <twehrmeister@pacifica.gov>

Subject: FW: Questions to ask at Monday Night - 5:30pm session on HOUSING

Hi Sarah,

Please see Cliff Lawrence's public comments and his attachment regarding the Housing Element study session this evening.

Thanks!

Josh



JOSHUA MONTEMAYOR | MANAGEMENT ANALYST II

CITY OF PACIFICA | PLANNING DEPARTMENT

1800 Francisco Boulevard, Pacifica, CA 94044

Please note that due to the current COVID-19 outbreak, most staff are working remotely. In-person services will be unavailable until further notice. Visit cityofpacificca.org/about/coronavirus.asp for further information.

From: Clif Lawrence [REDACTED]

Sent: Sunday, April 25, 2021 10:58 PM

To: Montemayor, Joshua <montemayorj@ci.pacifica.ca.us>

Cc: Clif Lawrence [REDACTED]

Subject: Questions to ask at Monday Night - 5:30pm session on HOUSING

[CAUTION: External Email]

Please include my note in your recorded record of this Monday evening session on Housing.

The announced format leaves open many questions.
What will we learn from this presentation?

“Include...but not limited to:”

- **“APR reporting format”**
 - Who is the audience of this format?
 - Is it suitable for general public consumption?
- **“Housing projects included in the APR”**
 - Will this be broken down into income brackets?
- **“Income levels defining “affordable housing”**
 - Is “affordable” defined by Income?
 - What jobs in this area are in those income levels?
 - What other levels can we define?
 - Moderate Income?
 - Low Income?
 - Very Low Income?
 - other
 - In our market, how is “Below Market Rate” useful in a discussion on housing?
 - It appears that the market and developers trend to “high end” projects.
 - What is our position on future additional “gated communities”?
 - Does the City have a commitment to facilitate Moderate and Low Income Housing in our City?
 - What part of the City Housing policy addresses its goal of compassion?
 - What is the City’s housing policy regarding “homeless”?
- **“Funding sources for affordable housing”**
 - Are there funding sources for housing levels other than “affordable”?

Who among those working in Pacifica, can afford housing in Pacifica?

- Teachers
- Police
- Firemen
- Other City employees
- Grocery store workers
- Fast food workers

- Retail workers

Preparation of our housing element update

- Baird + Driskell Community Planning
 - 21 Element* is assisting the City with community engagement and preparation of the housing element update
 - How much are we paying for their services?
 - What are their deliverables?
 - What is their timeline?
- What is the City's commitment to incorporate public input into its housing element update?
 - Will public input be addressed or discarded?
- How can the Housing Element Update precede the General Plan Update?
 - In the hierarchy, isn't the General Plan the guiding document from which all other elements must be consistent?
- Shouldn't there be a moratorium on housing development approvals until the General Plan and Housing Elements are complete?
- Shouldn't the Safety and Conservation Elements be updated in parallel time with the Housing Element to ensure consistency among those three elements?

What do we know about the Pacifica workforce?

- Who has performed a study on the Pacifica workforce?
- What percentage lives in Pacifica?
- What percentage uses public transportation to get to work?
 - What percentage of those have more than a 45 minute commute?
- What percentage of those who drive:
 - Have more than a 45 minute commute?
 - Have more than a 30 minute commute?
 - Must pay a bridge toll?

What are the character options for Pacifica in the future?

- Bedroom community: a population that works somewhere else
- Retirement community: a population with fixed incomes.
- What other options are there for a seaside community?
 - Indian Casino in the quarry?

- Could Pacifica ever be a Carmel By the Sea?

- Linda Mar hotels would be in a flood zone

When will there be Public Hearing(s) on the Housing Element?

When will there be Public Hearing(s) on the General Plan Update?

What, if any, concerns do we have about SB35?

Sincerely,

Clifford Lawrence



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.

What will we learn from this presentation?

“Include...but not limited to:”

- **“APR reporting format”**
 - Who is the audience of this format?
 - Is it suitable for general public consumption?
- **“Housing projects included in the APR”**
 - Will this be broken down into income brackets?
- **“Income levels defining “affordable housing”**
 - Is “affordable” defined by Income?
 - What jobs in this area are in those income levels?
 - What other levels can we define?
 - Moderate Income?
 - Low Income?
 - Very Low Income?
 - other
 - In our market, how is “Below Market Rate” useful in a discussion on housing?
 - It appears that the market and developers trend to “high end” projects.
 - What is our position on future additional “gated communities”?
 - Does the City have a commitment to facilitate Moderate and Low Income Housing in our City?
 - What part of the City Housing policy addresses its goal of compassion?
 - What is the City’s housing policy regarding “homeless”?
- **“Funding sources for affordable housing”**
 - Are there funding sources for housing levels other than “affordable”?

Who among those working in Pacifica, can afford housing in Pacifica?

- Teachers
- Police
- Firemen
- Other City employees
- Grocery store workers

- Fast food workers
- Retail workers

Preparation of our housing element update

- Baird + Driskell Community Planning

21 Element is assisting the City with community engagement and preparation of the housing element update

- How much are we paying for their services?
 - What are their deliverables?
 - What is their timeline?
- What is the City's commitment to incorporate public input into its housing element update?
 - Will public input be addressed or discarded?
 - How can the Housing Element Update precede the General Plan Update?
 - In the hierarchy, isn't the General Plan the guiding document from which all other elements must be consistent?
 - Shouldn't there be a moratorium on housing development approvals until the General Plan and Housing Elements are complete?
 - Shouldn't the Safety and Conservation Elements be updated in parallel time with the Housing Element to ensure consistency among those three elements?

What do we know about the Pacifica workforce?

- Who has performed a study on the Pacifica workforce?
- What percentage lives in Pacifica?
- What percentage uses public transportation to get to work?
 - What percentage of those have more than a 45 minute commute?
- What percentage of those who drive:
 - Have more than a 45 minute commute?
 - Have more than a 30 minute commute?
 - Must pay a bridge toll?

What are the character options for Pacifica in the future?

- Bedroom community: a population that works somewhere else
- Retirement community: a population with fixed incomes.
- What other options are there for a seaside community?
 - Indian Casino in the quarry?
 - Could Pacifica ever be a Carmel By the Sea?
 - Linda Mar hotels would be in a flood zone

When will there be public hearing(s) on the Housing Element?

What, if any, concerns do we have about SB35?

Public Comments

Agenda Item #9



April 12, 2021
City Council Meeting

FW: For Discussion and Deliberation re City Council April 25, 2021 Agenda Item #9

Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Mon 4/26/2021 8:42 AM

To: Public Comment <publiccomment@ci.pacifica.ca.us>

From: Cindy Abbott [REDACTED]

Sent: Sunday, April 25, 2021 8:29 PM

To: Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Bier, Mary <bierm@ci.pacifica.ca.us>; Bigstyck, Tygarjas <bigstyckt@ci.pacifica.ca.us>; O'Neill, Mike <o'neillm@ci.pacifica.ca.us>; Vaterlaus, Sue <vaterlauss@ci.pacifica.ca.us>; Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Subject: For Discussion and Deliberation re City Council April 25, 2021 Agenda Item #9

[CAUTION: External Email]

April 25, 2021

Mayor Sue Beckmeyer
Mayor pro-tem Mary Bier
Councilperson Tygarjas Bigstyck
Councilperson Mike O'Neill
Councilperson Sue Vaterlaus
City Manager Kevin Woodhouse

Dear Mayor, Mayor pro-tem, City Councilmembers and City Manager,

Prior to Monday evening's discussion about the Civic Center Campus Facilities Conceptual Design Report, I am reaching out with some items that I hope will be covered during Council discussion and deliberation.

- What is the impact to programs, particularly childcare, at the community center with the proposed temporary relocation of city civic center staff to this facility?
- What is the long-term impact to programs for all ages and use of the facility by the public at large for a possible permanent move of Parks, Beaches and Recreation staff to the community center?
- Is the intent of the Roy Davies Trust to support parks, beaches and recreation areas in the City of Pacifica being misappropriated with the recommendation to fund (\$325,000) for a "pocket park" that appears to be more of a landscaping plan with seating than a truly functional park area. The specifics of this fund is that it is:

"...to be kept in a segregated account for the benefit of the Pacifica Parks, Beaches and Recreation Department. The funds are to be used to help acquire, build, remodel, improve, support, and maintain, the equipment, buildings, grounds, yard, gardens and landscaped areas of various parks, beaches, and recreation areas located in Pacifica, to conduct related educational and recreation programs for the benefit of the general public..." The Fund principal can only be used for the purposes specified and can only be appropriated by a 4/5 Council majority

Most recently funds – that were of a similar amount (\$330,000) to what is being shown for this "pocket park" was used to replace aged playground equipment. There are significant needs for these funds in our existing actual parks and at our beaches. Even if this allocation of monies can be construed to be "allowable" is this use achieving the intention of the donor and broad interests of the community-at-large?

- Where in the proposal does the Pacifica Historical Society's vision of increasing the tourist building opportunity of placing Oceanshore Railroad Car 1409 fit in?

Thank you,

Cindy Abbott
West Sharp Park

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.