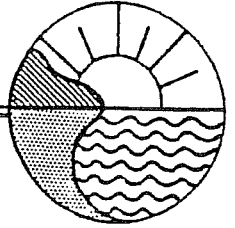


AGENDA



Planning Commission – City of Pacifica

DATE: Tuesday, January 18, 2011

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION STUDY SESSION

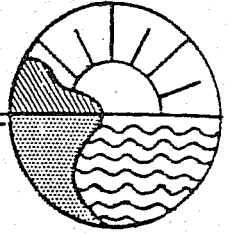
AGENDA

1. Discussion of Draft Update of the Housing Element of the City's General Plan.

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

STAFF REPORT



PLANNING COMMISSION-CITY OF PACIFICA

DATE: January 18, 2011
LOCATION: Council Chambers
2212 Beach Boulevard
TIME: 6:00 p.m.
ITEM: 1

STUDY SESSION

APPLICANT: City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

LOCATION: City of Pacifica

PROJECT

DESCRIPTION: Update of the Housing Element of the City's General Plan

CEQA STATUS: Negative Declaration Required

REQUIRED APPROVALS: Planning Commission, City Council and California Department of Housing and Community Development approval of Updated Housing Element

RECOMMENDED ACTION: None

DISCUSSION

1. **Background/Discussion:** State law requires that the City's Housing Element be updated on a periodic basis. Among other things, the Housing Element must address the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing.

Accordingly, staff has prepared a draft update of the Housing Element for the current planning period (2007-2014). This update also includes Pacifica's housing allocations for the past planning period (1999-2006). The purpose of tonight's study session is to introduce the draft Housing

Element to the Planning Commission and solicit comments, in particular, on the goals, policies and programs to maintain, improve and develop housing.

The draft Housing Element is divided into several sections. The main sections of the document include the Community Profile (Section I) which provides background information for housing needs. Section 2 discusses the housing needs assessment which summarizes the specific types of needs for housing in the City of Pacifica. Section 3 identifies sites in Pacifica where development of housing can occur. Section 4 discusses the goals, policies and programs to maintain, improve and develop housing.

The goals of the Housing Element of the General Plan state in part:

- Strive to provide a decent home and satisfying environment for each resident; and,
- Protect the social mix, variety, and fundamental character of each neighborhood by providing for the safety and welfare of all residents equally.

A majority of residents in Pacifica live in safe, affordable housing. The City seeks to promote maintenance of housing at the same time that housing is improved and developed within the City to meet existing needs. In this way, residents with satisfactory housing may continue to live in safe, affordable housing in the future.

Below is a summary of the policies and action programs that are being proposed to assist the City in maintaining, improving and developing housing:

The major changes in the draft Housing Element relate to the existing action programs as well as the addition of new Action Programs. The draft Element analyzes the accomplishments of the Action Programs identified in the 1990 Housing Element and includes sixteen new Action Programs (2A, 4A, 7A, 10A, 13A, 15A, 16A, 16B, 16C, 16D, 16E, 16F, 18A, 18B, 18C, 20A) described below:

One other program that should be noted is Action Program No. 4B. This program is about the adoption of a Green Building Ordinance which already has been accomplished.

Policies, Programs and Objectives to Maintain Housing

POLICIES - ENCOURAGE THE UPGRADING AND MAINTENANCE OF THE CITY'S NEIGHBORHOODS;

- EMPHASIZE FIRE PREVENTION MEASURES;

- DEVELOP POLICIES AND ORDINANCES DIRECTED TO ENERGY CONSERVATION.

Action Program No. 1 - Implement the safe and sanitary criteria of the Housing Code to encourage Code compliance and rehabilitate housing. Use staff without police powers for inspections.

Action Program No. 2 - Continue the rehabilitation of substandard residential units, using available subsidies for lower income residents, in addition to Code Enforcement.

Action Program No. 2A - Prevent blight and the deterioration of housing units resulting from deferred maintenance.

Action Program No. 3 - Enforce the City ordinance requiring smoke detectors in residential and commercial structures not now required to have a sprinkler system.

Action Program No. 4 - Promote the "Energy Partners" home weatherization program funded by Pacific Gas and Electric Company and administered by Richard Heath Associates. The program is free to eligible low income residents, and provides free weatherstripping, caulking, insulation, and minor home repairs.

Action Program No. 4A - Maintain housing supply and reduce loss of life and property caused by earthquakes by requiring structural strengthening and hazard mitigation in Pacifica Housing.

Action Program No. 4B - Complete and Adopt Green Building Ordinance,

POLICY - ENCOURAGE THE CONTINUED AFFORDABILITY OF EXISTING AFFORDABLE HOUSING

Action Program No. 5 - Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex.

Action Program No. 6 - Encourage preservation of the existing mobile home park as an important source of low and moderate income housing.

Policies, Objectives, and Programs to Improve Housing

POLICIES - ENCOURAGE COMMERCIAL AND RESIDENTIAL CODE COMPLIANCE;

- LAND USE AND DEVELOPMENT SHALL PROTECT AND ENHANCE THE INDIVIDUAL CHARACTER OF EACH NEIGHBORHOOD.**

Action Program No. 7 - Continue the emphasis on rehabilitation to forestall future decline in the housing stock. Continue to utilize available federal subsidies to residents through Section 8 or other rental assistance programs, in addition to Code Enforcement.

Action Program No. 7A –Establish an incentive program for voluntary housing rehabilitation.

Action Program No. 8 - Encourage designation of historic structures as set forth in the Historic Preservation Ordinance. Adopted in 1984, one of the purposes of the Ordinance is to encourage preservation of historic structures. A detailed inventory has been prepared by the Pacifica Historical Society which lists historic and cultural sites and structures. Structures and sites not on the inventory are also eligible for designation.

POLICY - PLACE THE PRIORITY ON RESIDENTIAL INFILLING.

Action Program No. 9 - Continue to administer provisions of the Zoning Ordinance allowing residential units on commercial sites if they are above ground floor commercial uses.

Action Program No. 10 - Encourage and facilitate addition of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.

Action Program No. 10A - Amend Second Unit Ordinance.

Action Program No. 11 - Develop program for establishment of Housing Fund from tax increment revenues to increase and improve low and moderate-income housing.

POLICY - NEW DEVELOPMENT SHALL BE COMPATIBLE WITH EXISTING DEVELOPMENT AND SHALL HAVE SAFE AND ADEQUATE ACCESS.

Action Program No. 12 - Review Design Guidelines for any necessary changes.

POLICY - ENCOURAGE DEVELOPMENT PLANS WHICH PROTECT OR PROVIDE OPEN SPACE. BALANCE OPEN SPACE, DEVELOPMENT, AND PUBLIC SAFETY, PARTICULARLY IN THE HILLSIDE AREAS

Action Program No. 13 - Development regulations to encourage density-open space trade-offs, such as clustering development, transferring development rights from sensitive to less sensitive land, and dedication of open space.

Action Program No. 13A - Encourage housing development in clusters.

Action Program No. 14 - Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.

**POLICIES - PROVIDE HOUSING OPPORTUNITIES FOR ALL INCOME GROUPS;
- PROVIDE A CHOICE OF HOUSING TYPES AND DENSITIES**

Action Program No. 15 - Promote the Density Bonus Ordinance in all new multifamily residential development. Encourage a mix of rental and owner housing types, including senior, low income, moderate, above moderate income, and entry-level home ownership for teachers, City employees, and others in Pacifica's workforce.

Action Program No. 15A - Amend Density Bonus Ordinance.

Action Program No. 16 - Encourage development of small houses which will fit more appropriately on small lots. Encourage development of small units in multifamily projects to provide more density without increasing massing. The market should limit cost of the units based on size.

Action Program No. 16A – Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses as a permitted use in the R-3, Multiple-Family Residential District.

Action Program No. 16B - Amend Agriculture Zoning District to allow Farmworker Housing

Action Program No. 16C - Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing

Action Program No. 16D – The City shall initiate contact with developers from the private and nonprofit sectors interested in affordable rental housing development opportunities in the City of Pacifica

Action Program No. 16E – Apply for State and Federal monies for direct support of extremely low-income housing.

Action Program No. 16F – Consider using redevelopment funds for affordable housing.

Action Program No. 17 - Encourage development of a shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

Action Program No. 18 - Promote the Reverse Annuity Mortgage program. The program allows senior homeowners to transform the equity they have in their homes into regular monthly income.

Action Program No. 18A - Consider streamlining the permit process to expedite housing construction.

Action Program No. 18B - Amend Manufactured Housing Building Regulations

Action Program No. 18C - Consider streamlining the permit process to encourage and facilitate residential development on commercial sites (mixed-use).

POLICY - PROHIBIT DEVELOPMENT IN HAZARDOUS AREAS, INCLUDING FLOOD ZONES, UNLESS DETAILED SITE INVESTIGATIONS ENSURE THAT RISKS CAN BE REDUCED TO ACCEPTABLE LEVELS

Action Program No. 19 - Require a geotechnical site investigation prior to allowing site development.

POLICY - MAINTAIN A BALANCED RESIDENTIAL ENVIRONMENT WITH ACCESS TO EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND ADEQUATE SERVICES

Action Program No. 20 - Encourage development of above-moderate income housing in suitable areas to meet ABAG's projected housing need.

Action Program No. 20A - Encourage development of lower and moderate income housing in suitable areas to meet ABAG's projected housing need.

POLICIES - DISCOURAGE DISCRIMINATION BASED ON AGE, RACE, SEX, FAMILY SIZE, DISABILITY, OR NATIONALITY;

- ENCOURAGE PROVISION OF A LOCAL SHELTER (SAFE HOUSING) FOR VICTIMS OF FAMILY VIOLENCE

Action Program No. 21 - Continue to cooperate with the Pacifica Resource Center and emphasize its role in housing assistance.

Action Program No. 22 - Promote the Human Investment Project's Shared Homes Program directed to seniors and single parents who are homeowners or tenants.

Action Program No. 23 - Promote Operational Sentinel, a program that investigates complaints of discrimination in housing due to race, religion, marital status, sex or national origin.

Action Program No. 24 - Promote the Center for Independence of the Disabled, an organization that provides services to the disabled, including housing rehabilitation assistance and accessibility modifications.

Action Program No. 25 - Provide the opportunity for conversion of existing facilities to shelters for victims of family violence, or other special needs facilities.

POLICY - THE HOUSING ELEMENT SHALL BE ACTIVELY MONITORED TO ENSURE IMPLEMENTATION.

Action Program No. 26 - Form a committee to monitor action programs and to devise implementation strategies.

3. Next Steps:

Prior to the adoption of the draft Housing Element the following steps must take place:

1. State review and certification of the draft Housing Element.
2. Adoption of a Negative Declaration by the Planning Commission. The Negative Declaration would determine that the Housing Element update will not result in significant environmental impacts.
3. Planning Commission Public Hearing on the draft Housing Element.
4. City Council adoption of the Housing Element.

4. Summary: As stated earlier, the purpose of tonight's study session is to introduce the draft Housing Element to the Planning Commission and solicit comments, in particular, on the goals, policies and programs to maintain, improve and develop housing. The Commission may wish to indicate whether or not they would like to make any changes to the action programs, add new action programs, delete some of the action programs or if there are any other issues of interest to the Commission.

Attachment:

Draft Housing Element (previously distributed to Planning Commission)

DRAFT

DRAFT

HOUSING ELEMENT

CITY OF PACIFICA

(2007-2014)

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I. THE COMMUNITY

1. The City

Pacifica is located on the Pacific coast side of the San Francisco Peninsula, 15 miles south of San Francisco, in San Mateo County. The ridges of the Coast Range on the east and the Pacific Ocean on the west frame the City. The City is an attractive combination of secluded valleys and open hillsides set against a coastline of long beaches and rugged headlands.

Originally visited by the Portola expedition in 1769, the area remained primarily agricultural until after the San Francisco earthquake in 1906. Land speculators, stimulated by the construction of the Ocean Shore Railroad, subdivided and developed a series of small coast-side communities. Several of these communities incorporated in 1957 as the City of Pacifica. During the 1960s, rapid residential development occurred. This development fell off sharply in the 1970s.

Regional access is via State Highways 1 and 35 that, in turn, connect to Interstate Highways 280, 101, 80 and 17, and State Route 235. Through the northern half of the City, Highway 1 is a four-lane freeway. South of Sharp Park Road, the highway becomes a four-lane arterial with unregulated access, climbing south of the City across Devil's Slide to the unincorporated villages of Montara and Moss Beach.

Neighborhood integrity has special significance in Pacifica. Although recognizing their interdependence, each of the original communities desires to protect those characteristics which make them unique. The Neighborhood Map (Figure 1) shows the rather large number of neighborhoods in the City and also denotes the Coastal Zone.

In 1976, 37,300 people lived within the 12.6 square miles of Pacifica. As with most communities, the 1970s showed a decline in the birth rate, the population became older, the number of children declined by 34 percent, and the number of residents that are of working age increased. Between 1970 and 1976, the household size decreased from 3.56 to 3.06 persons per household. The aging of the population and decrease in birth rate accounted for some of this decline, but in Pacifica's case, the shift in new construction from single-family to multiple-family units, which traditionally house smaller households, was also an important factor. In 1970, 87 percent of the City's housing stock was single-family; by 1976, this had declined to 79 percent. The majority of the apartments and multiple unit structures were located in the Sharp Park and Edgemar neighborhoods. In 2000, Pacifica saw a decrease in persons per unit, dropping to about 2.5, and approximately 77 percent of units were single family. Although multi family development became popular after 1970, by 2000 this kind of development leveled off creating a consistent pattern in the amount of single family homes versus multi-family buildings.

Pacifica's General Plan was adopted in July of 1980. The 1980 Housing Element:

- Identified the number of housing units needed over the 20-year period between 1980-2000. The Element called for an average of 79 affordable units per year between 1980-2000. From 1980-

1985, 89 units were called for. Between 1985-2000, the figure was revised to 73-77 units per year

- Identified seven vacant sites having the potential for meeting the housing needs indicated for low and moderate groups over the 20-year period
- Summarized each housing program available
- Identified short and long term housing goals and programs, and
- Discussed administration of housing programs

The 1983 Housing Element Supplement updated information in the 1980 Element. By 1983, the housing situation in the City had changed, due to infrastructure and land development capability constrains, as well as approval of the Growth Control Ordinance in 1982. The 1983 Element:

- Estimated the amount of vacant land available
- Identified Pacifica's fair share housing need, based on ABAG figures, and
- Identified current housing programs available

The 1983 ABAG Housing Needs Determinations called for 81 units/year to meet growth needs. The number of low and moderate units had been reduced to 45 units/year, from the 73-77 units per unit called for in the 1980 General Plan.

The 1986 Housing Element analyzed 1980 Census data, included a more complete, city-wide vacant land survey, included 1983 ABAG Regional Fair Share Housing needs, and described the most current housing programs available to maintain, improve, and develop housing.

The 1990 Housing Element analyzed 1990 U.S. Census data. The revised Element also analyzed the accomplishments of the Action Programs identified in the 1986 Element and the new Action Programs that were added.

The Housing Element is one of the twelve elements that make up Pacifica's General Plan. Last revised in 1992, this current update covers the 2007 to 2014 planning period as required by State Law. The Housing Element contains an analysis of the community's housing needs, resources, constraints, and opportunities. It also contains goals, policies, and programs for housing and action programs which details the actions to be taken by the City to respond to the community's evolving housing needs. As part of this plan, the Housing Element must identify sites for housing development that are adequate to accommodate the City's share of the regional housing need for the current planning period, as determined by the Association of Bay Area Governments (ABAG) and the City /County Association of Governments of San Mateo (C/CAG). Out of a total of 275 units determined by ABAG to be the City's share of the regional housing needs allocation (RHNA) for 2007 to 2014, 198 have already been approved by the City and are either completed or under construction. The balance of the City's RHNA can be accommodated by identifying properly zoned sites which are appropriate for residential development during the remainder of the planning period.

The sites for housing development also include Pacifica's housing allocation for the past planning period (1999-2006). The seven-year projected total of 666 units was adjusted to 196 units. The ABAG figures did not include 478 residential units that have already been approved and/or constructed in Pacifica during the previous planning period.

Update Process and Public Participation

This Housing Element has been developed with extensive participation from members of the Pacifica Community, as well as housing advocates, developers, and other interested parties. In addition to individual interviews with key stakeholders, the City convened a study session with the Planning Commission to solicit input from the public on the City's housing needs, and to provide the public with an opportunity to shape the City's housing goals, policies, and objectives. This workshop was publicized in the local print media and on the City's web site. In conducting outreach for the workshop, care was taken to recruit potential participants who would reflect the City's full ethnic and economic diversity. Following this extensive update process, the Housing Element will be presented to the Planning Commission and City Council for review and adoption before being forwarded to HCD in late 2010. After a mandatory 60 day review period, HCD will provide the City with comments and recommendations on the Housing Element which will be considered and incorporated as necessary by the City to ensure that HCD certifies the Housing Element as being consistent with State Law.

Housing Accomplishments 1999 to 2006

Pacifica's housing allocation for the 1999-2006 period was 666 units, of which 120 were needed for Very Low Income households, 60 for lower Income households, 181 for Moderate Income households, and 305 for Above Moderate Income households. Pacifica met two thirds of its housing need during the last seven-year period. All of the need for Above Moderate Income was met; two-thirds of the Moderate Income need was met; half of the Lower Income need was met; and 8% of the Very Low Income housing need was met.

2. Population Characteristics

A. Population

In 2000, 38,390 people lived in Pacifica. Pacifica's population is comprised of fewer elderly and a larger number of young people than San Mateo County. There are fewer toddlers and young children in Pacifica than San Mateo County. Table 1 lists figures for Pacifica's population.

TABLE 1**Numbers and Proportions of Population by Age Group**
City of Pacifica, 2000¹

Age Group	City Total	City Percent	County Percent
0-4	2,170	5.7	6.4
5-17	6,720	17.5	16.5
18-64	25,758	67.1	64.6
65+	<u>3,742</u>	<u>9.7</u>	<u>12.5</u>
Total	38,390	100.0 ²	100.0 ³

TABLE 1-A**Male and Female Population by Age Group**
City of Pacifica, 1990⁴

Age Group	Male	Female
0-4	1,216	954
5-17	3,324	3,396
18-64	12,805	12,953
65+	<u>1,581</u>	<u>2,161</u>
Total	18,926	19,464

Table 1-A lists the male and female population by age group for 2000. Within the City, approximately 23 percent of the population is less than 17 years of age. For San Mateo County, this figure is also about 23 percent. The adult population figure is slightly larger in Pacifica, at about 67.1 percent compared to San Mateo County's 64.6 percent. The County's population of persons over 65 years of age is 12.5 percent. In Pacifica, this figure is under 10 percent (9.7).

¹ All 2000 data listed in the following tables is derived from 2000 Census figures unless otherwise noted.

² Approximates 100 percent due to rounding.

³ Approximates 100 percent due to rounding.

⁴ All 1990 data listed in the following tables is derived from 1990 Census figures unless otherwise noted.

Pacifica's 2000 population grew by less than 2 percent between 1990 and 2000. In the last 30 years the largest population change occurred between 1980 and 1990 (4.28%). Table 1-B lists population figures for the three decades, 1970-2000.

TABLE 1-B
Pacifica Population, 1970-2000

Year	Population	Percent Change
1970 ⁵	36,715	
1980 ⁶	36,866	+ 0.41
1990	38,446	+ 4.28
2000	38,390	- 0.14

B. Ethnic Population

The largest minority population is people of Asian descent, with 15 percent. Most of the city's Asian population is Filipino with small amounts of Japanese, Chinese, and Pacific Islanders mixed in.

Persons of Hispanic or Latino origin comprise 14.6 percent of the population in Pacifica. However, Spanish origin is not reflected in the U.S. Census data for race because some persons of Spanish origin identify themselves as "other race." This means that some of the Hispanic or Latino population is mixed in with the "white" and "other race" categories in Census data.

The white population is by far the majority in Pacifica at about 61 percent. This number is much higher than that of San Mateo County, which has a white population of approximately 50 percent. The black population in Pacifica is 3.2 percent, which is almost identical to the black population of the county.

The minority makeup in Pacifica is very similar to that of San Mateo County, as illustrated in Table 2.

⁵ 1970 U.S. Census

⁶ 1980 U.S. Census

TABLE 2

Persons by Race
Pacifica and San Mateo County, 2000

Group	Population Number	City Percent	County Percent
White	23,549	61.3	49.8
Black or African American	1,219	3.2	3.4
Native American and Alaska Native	123	0.3	0.2
Hispanic or Latino (of any race)	5,609	14.6	21.9
Asian	5,765	15.0	19.8
Native Hawaiian and other Pacific Islander	247	0.6	1.3
Some other race	119	0.3	0.3
Two or more races	1,759	4.6	3.3
Total	38,390	100	100

C. Handicapped Persons

In 2000, approximately 9.7 percent (3,483) of Pacifica residents between the ages of 21 and 64 have a work disability (see Table 3). This number doubled from 1990 to 2000. About 4 percent (1,111) have a disability that prevents them from participating in the labor force. The Census reports that 1.7 percent, or 469, of the persons between the ages of 16 and 64 who lived in Pacifica in 1990 had a disability that prevented them from using public transportation. This figure was higher for those over 65 years of age. Approximately 16 percent of the population had a public transportation disability in 1990. There were no figures found for 2000. Even if the City had a more efficient public transportation system the number would most likely remain the same.

TABLE 3

Disabled Persons
City of Pacifica, 2000⁷

	Number	Percent of Age Group
Non-institutionalized persons, Ages 21-64	24,434	14.3
With work disability	3,483	9.7
Prevented from working	1,111	4.5

⁷ All 2000 data listed in the following tables is derived from 2000 Census figures unless otherwise noted.

TABLE 3-A

Persons with a Public Transportation Disability
City of Pacifica, 1990

	Number	Percent of Age Group
Age 16-64	469	1.7
Age 65+	387	13.9

3. Housing Characteristics

A. Households and Housing Units

Basic information on households and housing units for the City of Pacifica for 1980, 1990 and 2000 are summarized in Table 4. In 2000, the number of units in the City had increased by only 4 percent over the 1990 figures. Between 1980 and 2000 1,261 units were constructed. This represents an average of 63 units constructed per year. Household size went down over the twenty-year span from 2.88 persons to 2.69. Over the twenty year span, much fewer units have been added per year than previous decades.

TABLE 4

Households and Housing Units
City of Pacifica, 1980, 1990, and 2000

	1980	1990	2000
Total households	12,733	13,451	13,994
Total housing units	13,137	13,853	14,245
Persons Per unit	2.88	2.85	2.69

Table 5 summarizes housing characteristics for Pacifica. The City's housing stock is primarily owner occupied (68.6%). The kind of housing that is most prominent in Pacifica is single family (76.9%). Multifamily units make up approximately 22% of all housing units, and mobile homes make up less than 1% of the total (0.8%).

TABLE 5

2000 Housing Characteristics
City of Pacifica

Tenure	Occupied Units	Percentage	Vacant/ Available	Vacancy Rate
Owner	9,601	68.6	21	0.15
Renter	4,393	31.4	87	1.62
Total	13,994	100	108	0.77

Type	Units ⁸	Percentage
Single-Family	10,959	76.9
Multifamily	3,177	22.3
Mobile Homes	<u>108</u>	<u>0.8</u>
Total	14,244	100 ⁹

Pacifica has a low vacancy rate for owner-occupied structures. According to the 2000 Census, 108 of the total 13,994 units were vacant. However, only 21 of those vacant units were available for sale. The vacancy rate for owner-occupied housing was only 0.15 percent. It is generally accepted that an overall vacancy rate of 4 percent is needed to provide for normal turnover in housing units.

The renter-occupied vacancy rate in Pacifica in 2000 was 0.62 percent, with 87 of the 4,393 rental units available for rent. This vacancy rate is also very low. This may be attributed to the high price of rents in the surrounding cities at the time of the Census.

B. Income

As shown in Table 6, Pacifica's 3-year estimated median household income for 2006-2008 was higher than that for San Mateo County and the Bay Area.

TABLE 6

Median Household Income, 2006-2008

Pacifica	\$86,498
San Mateo County	\$84,684
Bay Area	\$76,476

The poverty level income in 2001 was \$17,850 for a single person and \$20,400 for a two-person household. As shown in Table 7, almost 3.4 percent of the City's population under 65 lived at, or below, the poverty level. For those over 65, this figure was higher, approximately 5 percent lived at, or below, the poverty level. These percentages were all lower than those for San Mateo County.

⁸ All data in this table is derived from the Department of Finance estimates as of January 1, 2000

⁹ Approximates 100 percent due to rounding.

TABLE 7

Poverty Level Status by Age and Family Type
City of Pacifica, 1999

At or Below Poverty Level	Number	Percent	San Mateo County
Persons under 65	996	3.4	5.6
Persons 65+	184	4.9	5.1
Families	120	1.2	3.5
Families Headed by Females	50	3.8	9.8

Pacifica has a lower percentage of families below the poverty level than San Mateo County. Census information indicates that in 1999, 3.5 percent of families in the County were below poverty level, while only 1.2 percent of families in the City were below poverty level. This trend is also true for families headed by females. In the City 3.8 percent of below-poverty families are headed by females. This figure is 9.8 percent for San Mateo County.

In December 2008, 4,251 San Mateo households received housing assistance either through vouchers and certificates or by living in public housing units. The San Mateo County Office of Housing shows that approximately 208 Pacifica residents received voucher assistance.

C. Housing Costs

As shown in Table 8, the median rent for Pacifica in 2006-2008 (American Community Survey 3-year Estimate) was \$1,583/month. Rents were about 10 percent higher in Pacifica than for San Mateo County as a whole and approximately 24 percent higher than the Bay Area average.

TABLE 8

Housing Costs, 2006-2008

	Pacifica	San Mateo County	Bay Area Average
Median Rent	\$1,583	\$1,440	\$1,273
Median Home Value	\$704,100	\$823,900	\$681,400

Although rents are higher in Pacifica than for San Mateo County, the average house value is lower in Pacifica. According to the 2006-2008 census American Community Survey 3-year estimate, the median house value in the City was \$704,100. This figure was 17 percent lower than the average house price in San Mateo County. Although Pacifica has a lower median house price than San Mateo County, the City has a slightly higher median house price than the Bay Area. Pacifica's median house price is about 3 percent higher than that of the nine county Bay Area.

D. Household Characteristics

In 2000, the majority of Pacifica's households were comprised of married couples (53.5 percent). Single-person households made up 16.3 percent of the City's households, and 31 percent of Pacifica's households were non-family households. Nearly 4,478 households (32 percent) were families with children, a majority of which were married couple families with children. The average family size was 3.21 persons per family, which was larger than the average household size of 2.73 persons per household. The elderly (those age 65 years and over) made up 6.4 percent of Pacifica's households.

There was little difference between household types and sizes in the City of Pacifica versus San Mateo County. According to the 2000 U.S. Census, about 67 percent of households in San Mateo County were families, with most of those being married couples. Thirty-one percent of households were families with children, and 33 percent were non-family households.

II. HOUSING NEEDS ASSESSMENT

1. Purpose

The housing needs assessment summarizes the specific types of needs for housing in the City of Pacifica. Data and housing issues are discussed and analyzed. Housing needs are quantified where possible. The Community Profile (Section I) provides background information for these housing needs.

State housing law (Government Code Section 65583{a}{1}-{6}) requires that the Housing Element "shall consist of an identification and analysis of existing and projected housing needs" which include:

- Analysis of population and employment trends and documentation of projections,
- Quantification of existing and projected housing needs for all income levels (including share of regional need),
- Inventory of land suitable for residential development and the constraints relevant to meeting those needs,
- Analysis of government and nongovernment constraints upon the maintenance, improvement and development of housing,
- Analysis of special housing needs (such as handicapped, elderly, large families, farm workers, families with female head of household, and families and persons in need of emergency shelter),
- Analysis of opportunities for energy conservation with respect to residential development,
- Analysis and documentation of household and housing characteristics.

The following is a summary of the data and analysis of housing needs as required by State law.

2. Population Growth

The Association of Bay Area Governments (ABAG) has estimated Pacifica's future population growth in its publication "Projections 2007." The City's population is expected to increase about 11 percent from 2000 through the year 2035. Total households are expected to increase roughly 14 percent over the same period.

Table 9, below, gives actual numbers for projected growth in Pacifica, based on ABAG's estimates. It should be noted that the 2000 figures in Table 9 are from the 2000 U.S. Census. The ABAG estimates are those for 2010-2035.

TABLE 9

Year	<u>Population and Household Growth, 1980-2020</u>		
	Total Population	Household Population	Households
2000	38,390	38,270	13,850
2010	39,100	38,900	14,350
2020	40,700	40,500	14,850
2030	42,100	41,900	15,480
2035	42,800	42,600	15,770

Source: ABAG Projections 2007

Pacifica's slow growth rate projected for the future can be attributed to market and government constraints, as well as to land capacity and infrastructure constraints. Each topic is discussed later in this section.

3. Employment

Pacifica is primarily a residential community, and contains more employed residents than jobs. Employment growth has increased at a slower rate than population growth over the last 20 years. Table 10 shows employment growth trends for the City and San Mateo County. In 2000, 23,014 Pacifica residents 16 years of age and over were employed. Approximately 92 (1.6%) jobs will be produced annually between 2000 and 2015, whereas the City's employed residents will decrease by approximately 80 (-.04%) annually. ABAG projects that the annual employment growth within Pacifica to the year 2035 will remain at 1.1 percent annually. San Mateo County is expected to decline in its employment growth between 2000-2015, but is also expected to increase job creation in the coming years.

Pacifica is predominately a bedroom community for neighboring job centers (San Francisco International Airport, San Francisco and Santa Clara Counties). According to ABAG, the San Francisco International Airport and the City of San Francisco were home to 29,040 and 634,430 jobs,

respectively, in the year 2000. The 1990 U.S. Census estimated that approximately 86% of Pacifica's employed residents worked outside the City which demonstrates that Pacifica is a bedroom community for neighboring job centers.

Table 10

Employment Growth Trends in Pacifica and San Mateo County

	2000	2015	Projected 2035	Annual Growth 2000 - 2015	Annual Growth 2015 - 2035
Pacifica					
Employed Residents	21,836	20,630	25,360	-.4%	1.1%
Total Jobs	5,580	6,960	8,240	1.6%	.9%
San Mateo County					
Employed Residents	369,725	366,600	468,000	-.05%	1.8%
Total Jobs	386,590	391,910	522,000	0.9%	1.7%

Source: ABAG Projections 2007

Major employers in Pacifica are listed in Table 11. Major employment sectors, as indicated in the table, are retail services (which include people employed in entertainment, recreational, and clerical fields), communication, utilities, and public administration.

TABLE 11

Major Employers in Pacifica, 2007

Name of Company	Employment	Type of Business
Laguna Salada School District	302	Education
City of Pacifica	325	Municipal Services
Safeway Stores, Inc.	210	Food
Jefferson Union High School District	180	Education
Lighthouse Hotel	50	Hotel
U.S. Post Office	71	Postal Service
Pacifica Tribune - A&G	15	Newspaper Publishing
Gust Enterprises	85	Restaurant and Motel
McDonald's Restaurant	65	Restaurant
Ross Stores	57	Retailing Clothing

Pacifica residents are employed in a wide range of employment sectors. Table 12 lists the projected 2015 employment. It should be noted that the table includes residents who commute from Pacifica to work outside the City.

TABLE 12

Employed Persons 16 and Over, by Industry – 2015

Agricultural and Natural Resources	1,910
Construction	29,660
Manufacturing and Wholesale	47,050
Retail	40,490
Transportation and Utilities	36,170
Information	19,070
Financial and Leasing	35,330
Professional and Managerial Services	69,990
Health and Educational Services	58,620
Arts, Recreation and Other Services	42,520
Government	11,100

Major employment sectors including Professional and Managerial Services, Health and Educational Services, and Manufacturing and Wholesale reflect the fact that Pacifica is near San Francisco and the airport. San Francisco is primarily a business, financial, services, administrative, and government center. It depends heavily on the surrounding cities for much of its administrative, technical, and professional labor force. The San Francisco Airport, in close proximity to Pacifica, is largely responsible for the high labor force figure for transportation.

Future employment figures for Pacifica have been provided by ABAG in its document "Projections 2007." Overall employment in the City is expected to increase by 37 percent by the year 2025. Table 13 includes ABAG's predictions for major sectors of Pacifica's economy.

TABLE 13Employment Growth by Sector, 2000-2015¹⁰

Sector	2000	2015	% Change
Agriculture and Mining	70	70	0
Manufacturing and Wholesale	380	390	+ 2.6
Retail	830	860	+ 3.6
Services ¹¹	2,390	3,070	+ 28.5
Other ¹²	900	1,170	+ 30.0
Total Employment	4,570	5,560	+ 21.7

As shown by the figures in Table 13, ABAG expects future employment growth to be highest in the “other” sector. The service sector also shows high growth prospects. Manufacturing, wholesale and retail sectors are expected to increase moderately. The City has little land zoned for manufacturing and wholesale uses, nor are such uses encouraged in the General Plan. Overall employment in Pacifica is expected to increase between 5.75 to 23 percent every five years. In absolute numbers, ABAG projections indicate that jobs will increase between 300 to 900 every five years.

4. Existing Needs

A. Income

In 2000, the average household income in Pacifica was \$94,300. This figure was 17 percent lower than the San Mateo Countywide average. Table 14 shows ABAG's estimates and projections for mean household income in Pacifica and San Mateo County. ABAG's projections for future income growth indicate that San Mateo County's mean income is expected to rise slightly higher than Pacifica's in the coming decades. Average household income in San Mateo County is projected to be \$167,000 by the year 2035, where Pacifica's mean household is predicted to be \$153,000.

¹⁰Source: ABAG, “Projections 2007”

¹¹Includes clerical, recreational, entertainment, hotel and motel workers

¹²Includes finance, insurance, real estate, communications, utilities and public administration

TABLE 14

Mean Household Income Trends in Pacifica and San Mateo County

	2000	2015	Projected 2035	Annual Growth 200-2015	Annual Growth 2015-2035
Pacifica	\$94,300	\$116,300	\$153,000	1.5%	1.6%
San Mateo County	\$110,500	\$134,900	\$167,000	1.5%	1.2%

Note: Mean Household Income Reported in constant 2005 dollars.
Source: ABAG Projections 2007

B. Housing Costs

As described on page 12 under the discussion of housing costs, the value of a home in Pacifica is 22 percent lower than for San Mateo County and 4 percent higher than the nine-county Bay Area. Even though Pacifica can be considered one of the more affordable cities in the County in terms of housing, a share of its population overpays for housing.

Overpayment for housing is defined as payment of more than 25 percent of gross household income for housing. According to the 1990 Census, 44 percent of households in owner-occupied units were overpaying for housing. Another 60 percent of households in rental units were overpaying. In August 1989, the Bay Area Council estimated that, throughout the Bay Area, at least 492,000 lower income households are overpaying for housing. Table 15 illustrates the incidence of overpayment in 2000.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30 percent of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2000 Census is displayed in the tables below. In 2000, 32.7 percent of all households overpaid for housing with significant proportions of renter households overpaying, 40.2 percent.

Table 15: Total Households Overpaying (2000)

Households	Renters	Owners	Total
All Households	4361	9589	13950
Number of Households Overpaying	1600	2790	4390
Percent of All Households Overpaying	36.7%	29.1%	31.4%

Source: State of the Cities Data Systems; Comprehensive Housing Affordability Strategy (CHAS)
Data

Of the 4,390 households overpaying in the City, 1,460 households or 33.2 percent were severely overpaying. For renter households overpaying, 36.7 percent severely overpaid.

Table 16: Total Households Severely Overpaying (2000)

Households	Renters	Owners	Total
Number of Households Overpaying	1600	2790	4390
Number of Households Severely Overpaying*	588	872	1460
Percent of All Households Severely Overpaying*	36.7%	31.2%	33.2%

*Severely Overpaying is a subset of Overpaying Households

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

In general, overpayment disproportionately affects lower income households which represent 71 percent of overpayment situations in Pacifica. Further, lower income renter households comprised 93.7 percent of the overpayment situations for renter households. This emphasizes the affordability gap between market rents and affordable housing costs for lower income households. For example, current market rents of \$1,600 for a two-bedroom unit are out of reach for lower income households who can only afford approximately \$1,300. The situation for very low-income households is even worse. These families can only afford \$800 a month for rent.

To address overpayment, the City will focus on proactive outreach to nonprofits and support for funding applications.

Overcrowding

Overcrowding is typically defined as more than one person per room, based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals or families to share housing. In 2007, overcrowded households represented 11.35 percent of the total households or 1590 households. Of the 1590 overcrowded households in 2007, approximately 7 percent were renters. Renter households make up 54.2 percent of the 129 severely overcrowded households in Pacifica. This impact on renter households emphasizes the need to increase a variety of housing types and proactively assist in the development of affordable housing.

Table 17: Household Overcrowding

	Owner	Renter	Total
Occupied Units	9,855	4,149	14,004
Overcrowded Units	1,478	112	1,590
Severely Overcrowded	59	70	129

Source: 2000 Census, S2501

C. Rehabilitation Need and Overcrowding

According to the 2000 Census, 35.1 percent of Pacifica's housing stock was constructed before 1960. Another 31.1 percent was built between 1960 and 1969. Homes in the City, are exposed to more extreme weather than elsewhere in the Bay Area. Strong winds, almost constant exposure to salt air, and frequent heavy rains during the winter months combine to erode paint, rust metal objects, and blow away roof shingles. Maintenance and repairs are often necessary, especially for houses west of Highway 1.

A portion of the housing stock in Pacifica needs rehabilitation or replacement. Approximately 14,245 total housing units exist in Pacifica. Pacifica's Building Official estimates approximately 427 to 712 homes need to be rehabilitated. Neighborhoods where homes most need rehabilitation include Sharp Park, Pacific Manor, Edgemar, Pedro Point, Fairmont and Vallemar.

In particular, homes in the West Sharp Park neighborhood are in need of rehabilitation. The City of Pacifica is in the process of implementing a streetscape plan to improve the visual appeal and quality of the main street in the West Sharp Park neighborhood, Palmetto Avenue. The City will use the streetscape improvement as a foundation for improving the neighborhood, which will spur homeowners living nearby to improve their own homes to match the improved aesthetics of Palmetto Avenue. Once the program is implemented, the City will monitor the results of the plan to determine its success in facilitating home improvements in the West Sharp Park neighborhood. If the streetscape plan is indeed successful, the City will look to implement streetscape improvements in other neighborhoods in need of rehabilitation, such as the Pacific Manor, Edgemar, Pedro Point, Fairmont, and Vallemar neighborhoods.

Over the past few years, the City conducted an Aircraft Noise Insulation Project. The purpose of the project was to insulate selected homes to reduce the impact of overhead aircraft noise. In return for the insulation, the homeowner signs over an easement to the San Francisco International Airport, allowing overhead flights and precluding the possibility of future lawsuits based on the noise of these flights.

The project was conducted in five phases, and a total of 503 homes received insulation.

5. Special Needs

A. Large Families

Large family households are defined by the U.S. Census Bureau as households containing five (5) or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately-sized, affordable housing. The lack of supply, compounded with the low-incomes of larger families, results in many large families living in overcrowded conditions.

In 1990, approximately 12 percent of Pacifica's households (1,817) had five (5) persons or more. 2000 Census figures report that large family households account for 24 percent of all households in Pacifica (1,636 households). The number of renter large family households is slightly less than that of owner households (i.e., 10 percent renter households vs. 12 percent owner households).

Table 18

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	8,399	87	1,206	12	9,605	100
Renter	3,968	90	430	10	4,398	100
TOTAL	12,367	88	1,636	11.6	14,003	100

Source: Census Bureau (2000 Census SF 3: H17)

The 2000 Census data figures show no change in the number of large family households since 1990 (12 percent of all households in 1990 vs. 12 percent in 2000).

Twenty-nine percent (468) of the 1,606 large family households in Pacifica are either very low or low-income households. Currently, 5 percent of the rental housing stock has 4 or more bedrooms resulting in a high percentage of lower-income large family households which are forced to live in overcrowded situations to make ends meet.

Table 19

Income Level	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Below 50% of AMI	1,416	15	161	10	1,577	15
51% to 80%	1,534	17	307	19	1,841	17
81% and above	6,199	68	1,138	71	7,337	68
TOTAL	9,149		1,606		10,755	

Source: State of the Cities Data Systems, CHAS Data

Table 20

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	55	.5	242	6	297	2
1 BR	336	3	1,742	40	2,078	15
2 BR	1,308	14	1,284	29	2,592	18
3 BR	5,469	57	910	21	6,379	45
4 BR	2,019	21	189	4	2,208	16
5+ BR	418	4	31	.7	449	3
TOTAL	9,605		4,398		14,003	

Source: 2000 Census, SF3: H42

Although large families can have difficulty in finding suitable housing, in 1990 16.5 percent (2,198) of Pacifica's housing units had four (4) or more bedrooms, and 63 percent (8,438) had three (3) bedrooms. In 2000, 2,735 of Pacifica's housing units had four (4) or more bedrooms, and 6,436 had three (3) bedrooms. In addition, average household size in Pacifica has shown a steady decline from 3.65 persons per household in 1970 to 2.88 persons per household in 1980, to 2.81 persons per household in 1990, to 2.68 persons per household in 2000.

There are approximately 9,171 dwelling units with 3 or more bedrooms in the City. There remains, however, a need for additional units with four and five bedrooms as only 2,735 units (29 percent) have 4 or more bedrooms and less than 5 percent of currently available (499 units) have five or more bedrooms.

Table 21

Total Number of Units by Bedroom Size	
No Bedroom	307
1 Bedroom	2,180
2 Bedrooms	2,647
3 Bedrooms	6,436
4 Bedrooms	2,236
5 or more Bedrooms	499
Total Units	14,255
<i>Source: 2000 Census, SF3: H41</i>	

In addition, many older families live in houses which are too large for their household, but are reluctant to move because they fear that they will lose their lower Proposition 13 stabilized tax rate. Older (over age 55) families can carry their existing tax rates with them if they move, but many are not aware of this fact.

As with other special needs groups, large families would benefit from innovative multifamily housing development such as co-housing units which may include child care facilities. Action Program No. 17 would encourage development of shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

B. Female Head of Households/Single Parents

Single female-headed households generally have lower-incomes and higher living expenses, often making the search for affordable, decent and safe housing more difficult. The number of households headed by single parents suggests a need for child-care, recreation programs, proximity to public transit, and other social services. In 1990, there were 1,473 households with children headed by single parents (11% of the total households). Of these single parent households, 1,115 were headed by females and 358 were headed by males.

In 2000, 14 percent of all 2-or-more person households in Pacifica were headed by a single parent (1,961 households). The largest sub-set of this group was the 1,318 households where the single parent was female (1,318 of the total single parent households, or 67.2 percent). Of the total households (both 1 and 2-or-more person households) headed by women, 44 percent (1,318 households) reported children under the age of 18 present in the household with a female householder. Of the total families in Pacifica with incomes below the poverty level in 1999, 40 percent (50 of the 120 total families) were female headed.

Table 22

Householder Type	Number	Percent
Total Households	13,975	100
Total Female Headed Householders	2,991	21
Female Heads with Children under 18	643	
Female Heads without Children under 18	675	
Total Families Under the Poverty Level	120	100
Female Headed Households Under the Poverty Level	50	42

Source: Census Bureau (2000 Census SF3: P10 and P90)

The 2000 Census data figures show an 8 percent increase in the number of female headed households since 1990. The number of female headed households living under the poverty level actually decreased, (56 percent of total families living in poverty in 1990 vs. 42 percent in 2000).

Housing costs are usually the greatest expense for single heads of household. Single female renters have an extreme cost burden, with rents exceeding 50 percent of their income. For an employed woman with children, the median household income in Pacifica is \$82,000. An affordable rental cost for this household would be \$2,050 per month (30 percent of the gross income), above the City's median monthly rent of \$1,583.

To address both the housing needs and the supportive service needs of female-headed households, additional multifamily housing should be developed and include child care facilities to allow single mothers to secure gainful employment outside the home. In addition, the creation of innovative housing for female heads of household could include co-housing developments where child care and meal preparation responsibilities can be shared. Action Program No. 17 would encourage development of shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

C. Seniors

The 2000 Census figures indicated that there were approximately 35 million persons aged 65 and older in the United States (or 12 percent of the U.S. population). The number of elderly persons as a percentage of total U.S. population is expected to continue to increase due to the aging of the "Baby Boom" generation, lower birth rates in recent years, and extended life expectancies.

In order to maintain a satisfactory quality of life, residents of Pacifica must have access to housing which suits their varying needs during each stage of their lives. Senior households have special housing needs primarily due to physical disabilities/limitations, income and health care costs.

According to the 1990 census, 14 percent of the City's 13,340 households were age 65 years or older. In 2000, the number of elderly households increased from 1,884 to 2,398. The percentage of elderly households to the overall population slightly increased to 17 percent of total households.

Table 23

Households by Age				
Householder Age	Total Households 1990	% of Total	Total Households 2000	% of Total
Up to 64 Years	11,456	79	11,605	83
65 Years +	1,884	21	2,398	17
Total	13,340		14,003	

As a special needs group, the elderly are in some respects unique. In 2000, the majority of Pacifica's elderly households were homeowners – representing 76 percent of all elderly households.

Table 24

Elderly Householders by Tenure by Age			
Householder Age	Owners	Renters	Total
65-74 years	1,089	345	1,434
75 plus years	722	242	964
TOTAL	1,811	587	2,398

Source: Census Bureau (2000 Census SF 3: H14 and P87)

This is a high rate of ownership for a population comprising about 21 percent of the total population in the City. However, of these elderly homeowners, 62 percent (1,096) are very low- or low-income households. Sixty-four percent of very low- and 24.2 percent of low-income senior owner households currently pay more than 30 percent of their monthly income on housing costs.

Approximately 85 percent (500) of senior renter households are of very low- and low-incomes. 62.7% of all very-low income senior renters pay more than 30 percent of their total income towards housing costs, 70.2 percent of low-income senior rental households overpay for housing costs.

Table 25

Elderly Households by Income and Tenure		
Income Level	Elderly Owner Households	Elderly Renter Households
Below 50% AMI	641	386
51% to 80%	455	114
Above 80%	664	83
TOTAL	1,760	583

Source: CHAS Data, Housing Problems

According to the 2000 Census there were 184 elderly households of 65 years and older living below the poverty level. The median income for Social Security recipients nationally is \$13,959. Social Security is the main source of income for elderly households. With social security earnings of approximately \$1,163/month (\$13,959 annual earnings), paying 30 percent of income towards rent would mean a single elderly household would have \$348 per month and a 2-person elderly

household would have \$696 per month to put towards housing costs. The median rents in the City of Pacifica are well above these figures: \$1,391 for a one-bedroom and \$1,529 for a two-bedroom. Social Security, even when supplemented by a pension and savings, simply does not cover the cost of living in Pacifica for most elderly residents

The elderly often have no immediate family, lack mobility either through physical impairments or lack transportation alternatives, and can easily become isolated. Other lacking services for the elderly include facilities for adult day care which would provide supportive services to elderly residents.

There are a variety of organizations in the City that provide services to the elderly and assist with the specific housing needs of elderly households. A listing of these organizations is provided below:

Table 26

Pacifica Senior Resources	
Second Harvest Food bank	Provides food to families and individuals.
Pacifica Resource Center	Provides assistance for housing, health related issues; Self-Help and Support Group referral.
Department of Parks and Recreation Senior Services	Provides a social gathering place for seniors and lunch Monday to Friday's.
Meals on Wheels	Provides meals to home-bound persons.
Department of Parks and Recreation Senior Services	Provides door-to-door transportation service for senior residents and people who have a qualifying disability.
Pacifica Hilton and Sanchez Libraries, Senior Resource Center	Library events and programs for seniors including large print books and CD/DVD books for seniors, internet classes and home bound reading programs.

While a large proportion of the elderly population lives alone; many seniors find single-family homes too costly to maintain; others cannot afford multifamily rental housing. The elderly also face loss of housing when multifamily housing is converted to condominiums, or when tenants are moved out for building renovation and find it extremely difficult to locate affordable replacement housing.

Two programs to promote housing affordability include the "Energy Partners Program" and the Human Investment Project's Shared Homes Program. The "Energy Partners Program" provides funding by Pacific Gas and Electric Company to eligible low income residents, and provides free weather-stripping, caulking, insulation, and minor home repairs. The "Human Investment Project" facilitates living arrangements in which seniors can share a home or an apartment with two or more unrelated people. It also has a home equity conversion program that allows senior homeowner to convert the equity in their homes into monthly income, without giving up their property.

Many of Pacifica's elderly live in one of four senior apartment complexes: Casa Pacifica, on Terra Nova Boulevard in the Linda Mar neighborhood, has 102 units; Ocean View on Crespi Drive, near Highway

1 has 100 units; Ocean Terrace on Oceana Boulevard has 42 units and Pacific Oaks on Oddstad Boulevard with 104 units. These complexes contain special features to assist the elderly, including handrails in bathrooms and alert systems for units with handicapped residents. These complexes also have waiting lists, indicating a demand for senior housing in Pacifica.

D. Extremely Low-Income

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in San Mateo County is \$84,684. For extremely low-income households, this results in an income of \$33,950 or less for a four-person household or \$23,750 or less for a one-person household. Households with extremely low-income includes families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance. A minimum wage worker could also be considered an extremely low-income household with an annual income of approximately \$17,000 or less. In California the annual income for a full-time minimum wage job is currently \$16,640, and a single person household earning \$23,750 or less is considered extremely low income.

In 2000, approximately 982 extremely low-income households resided in Pacifica, representing 7 percent of the total households. Most extremely low-income households experience a high incidence of housing problems. For example, 73 percent of extremely low-income households were in overpayment situations. Further, 62 percent of extremely low-income households paid more than 50 percent of their income toward housing costs. A cost burden is defined as a household paying more than 50 percent of its income for housing.

Although approximately the same percentage of both groups (renters and owners) have severe cost burdens, extremely low-income owners are more likely than renters to have severe cost burdens. As such, owners are at a very high risk for foreclosure.

Table 27

Housing Needs for Extremely Low-Income Households (ELI)

	Renters	Owners	Total
Total Number of ELI Households	521	461	982
Percent with Any Housing Problems	73%	72%	73%
Percent with Cost Burden (30% of income)	73%	72%	73%
Percent with Severe Cost Burden (50% of income)	61%	62%	62%
Total Number of Households	4,361	9,589	13,950

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) May 2004

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 63 units, the City has a projected need of 32 units for extremely low-income households. The city's second unit program will be employed to address the need of housing for extremely low-income households.

E. Families and Individuals in Need of Emergency Shelters

The San Mateo County 2007 Homeless Census and Survey final report issued in May 2008 provides information about homelessness in our community. The Census and Survey found that there were 2,064 homeless people in San Mateo County. The study counted 1,094 homeless people living on the streets, in vehicles or encampments, and 970 were living in emergency shelters, transitional housing, motel voucher programs, jails, hospitals and residential treatment programs. Using an annualization formula the Census and Survey estimated 6,646 homeless people in San Mateo County on an annual basis.

The typical homeless person is a long-time resident of San Mateo County. A very high proportion of homeless people in San Mateo County have been homeless repeatedly and/or for long periods of time. The very high rates of disability and unemployment among homeless people are the main reasons for homelessness. The other major cause of homelessness is the high cost of housing.

The survey counted 7 homeless individuals in Pacifica (see table below), 0.64 percent of the County's unsheltered persons.

Government Code Section 65583(a) (7) requires that each City provide an analysis for persons in need of emergency shelters. According to the County of San Mateo, there are a total of 775 shelter beds in the County. This figure also includes agencies that are not contracted with the County of San Mateo such as Telecare, Veterans Administration, Saint Vincent De Paul, Mental Health of San Mateo County, etc. Of the 775 beds, 121 are emergency beds and 654 are transitional shelter beds. Additionally, there are 259 permanent supportive housing beds in San Mateo County including beds that reside with the Housing Authority of San Mateo County.

Table 28

Homeless Population, San Mateo County

<u>Homeless Population</u>	<u>San Mateo County</u>		<u>Pacifica</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
Sheltered (b)	970	47.0%	0	0%
Unsheltered	1,094	53.0%	7	100%
Total Homeless Population	2,064	100.0%	7	100%
Homeless Households	Number	Percentage		
Without Dependent Children	1,649	92.9%		
With Dependent Children	126	7.1%		
Total Homeless Households	1,775	100.0%		

Demographics*Age*

Ages 18-21	3.0%
Ages 21-60	92.0%
Ages 60+	5.0%

Gender

Male	66.0%
Female	34.0%

Presence of Children

With Children	15.0%
Children Present < 18 years	15.0%
Children in Foster Care	6.0%

Disability

Depression	57.0%
Mental Illness	35.0%
Physical Disability	35.0%
Drug Abuse	33.0%
Alcohol Abuse	31.0%
Chronic Health Problems	28.0%
Post-Traumatic Stress Disorder	26.0%
Developmental Disability	12.0%
HIV/AIDS	2.0%

Source: 2007 San Mateo County Homeless Census and Survey, HOPE, Final Report, May 2008.

To address this need, the City has amended its Zoning Ordinance to allow 24 hour shelters for homeless persons, victims of family violence and other need categories in the R-1 (single-family residential) zone as a permitted use. However, the development of an emergency shelter in the Coastal Zone would require approval of a Coastal Development Permit. The newly adopted Mega Home Ordinance also would require discretionary approval for new homes or home additions over a certain size. The City intends to amend the zoning ordinance to allow the development of emergency shelters for victims of family violence without any discretionary approval through Program 27. The City will develop standards that will not render emergency shelters infeasible. The standards would be subject to certain development standards that match the zoning district (e.g. lot area, height, setbacks and parking). In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;

- Security during hours that the emergency shelter is in operation.

The standards would be designed to encourage and facilitate the development of, or conversion to, an emergency shelter. As mentioned above, seven homeless individuals were counted in Pacifica.

Further, the Pacifica Resource Center provides families and individuals with shelter referral, housing assistance, food, clothing and/or information and referral services to helping agencies around the County. Shelter referral requires a screening interview at the Resource Center and an intensive interview at the shelter site before acceptance. The Pacifica Resource Center also provides referrals to Communities Overcoming Relationship Abuse (CORA), which provides emergency shelter for battered women.

F. Transitional and Supportive Housing

Recently passed legislation, SB 2 provides that transitional and supportive housing constitutes a residential use. It also requires zoning to treat transitional and supportive housing as a proposed residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Transitional Housing is defined as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional Housing may be designated for homeless individuals or families and can take the form of group housing or multifamily units and may include supportive services. Section 50675.14 defines supportive housing as housing linked to onsite or offsite services, and is occupied by a target population such as low-income persons with mental disabilities, persons with AIDS, persons with substance abuse problems, or persons with disabilities originating before the age of 18. Services provided typically include assistance designed to help the target population retain housing, improve health, and may include mental health treatment or life skill training programs. Pursuant to SB 2, the City must explicitly permit transitional and supportive housing as described above and treat these uses identically to other residential uses in the same zone. For example, a multi-family transitional housing use in a multi-family zone should be treated the same as any other multi-family use proposed in the zone.

Currently the zoning ordinance does not explicitly define the terms transitional and supportive housing, although in many instances such uses would be permitted as Special Residential Care Facilities. The City proposes to update the zoning ordinance through Program 16C to explicitly address transitional and supportive housing and to assure it is allowed subject only to those restrictions that apply to other residential uses of the same type in the same zone.

G. The Disabled

Persons with disabilities in Pacifica face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

In 2002, according to the Center for Independence of the Disabled, 13 percent of the total population of San Mateo County between the ages of 16 and 64 were physically, mentally, or developmentally disabled, and 16 percent of the population over 64 years of age had a physical, mental, or developmental disability.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing.

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to the 2000 Census, an estimated 14 percent of Pacifica residents (5,154 persons) have one or more disabilities. Approximately 573 of the City’s disabled population have mobility/self-care limitations and require assistance in daily living. Of the City’s senior population, approximately one-third have one or more types of disabilities.

Table 29

Disabilities by Employment Status	NUMBER	PERCENT OF DISABLED POPULATION
Age 5-64, Employed persons with Disability	2,541	7.0
Age 5-64, not Employed with Disability	1,164	3.2
Persons Age 65 Plus with Disability	1,449	4.0
Total Persons with Disabilities	5,154	100%

Source: Census 2000 SF 3:P42

The most pervasive disabilities for the general population are physical and mental disabilities, accounting for more than 35 percent of all disabilities and affect 3,328 residents.

Physical Disabilities: According to 2000 Census data, persons with physical disabilities in Pacifica number 2,080 – 22 percent of the total disabled population.

There is a scarcity of housing in the City accessible to persons with a physical disability. In order to accommodate the City's population with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with five or more units. However, numerous dwelling units built before that date are not subject to these accessibility requirements. This, however, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units.

Mental Disability: According to 2000 Census data, there are 1,248 persons (13 percent of all disabled individuals) with a severe mental disability in Pacifica. This figure also includes a large proportion of the homeless which are often thought to have mental disabilities. Persons with mental disabilities are a critically under-served population with respect to housing. Approximately 20-50 percent of these are capable of living semi-independently in their own supported housing units with assistance in maintaining their apartment, the provision of meals and obtaining transportation, as do other persons with disabilities.

There are a limited number of day treatment facilities and programs, including drop-in socialization centers, to serve persons with mental disabilities.

Table 30

Persons with Disabilities by Disability Type	NUMBER	PERCENT OF TOTAL DISABILITIES
TOTAL DISABILITIES TALLIED	9,405	100
TOTAL DISABILITIES FOR AGES 5—64	6,558	66.8
Sensory Disability	398	4.2
Physical Disability	1,144	12.1
Mental Disability	918	9.7
Self-Care Disability	253	2.7
Go-Outside-Home Disability	1,282	13.6
Employment Disability	2,563	27.2
TOTAL DISABILITIES FOR AGES 65 AND OVER	2,847	30.2
Sensory Disability	634	6.7
Physical Disability	936	10
Mental Disability	330	3.5
Self-Care Disability	320	3.4
Go-Outside-Home Disability	627	6.7

Source: Census 2000, P41

The State Department of Social Services' Community Care Licensing Division identifies four adult residential facilities in Pacifica that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs. These four facilities provide capacity for 28 adults.

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones. The City permits special care facilities for six (6) or fewer persons in any residential zoning district by right and special care facilities for more than six (6) in any residential and commercial zoning district with the approval of a Conditional Use Permit. The purpose of the Conditional Use Permit is to establish a procedure for approving or denying land uses that are not permitted because of their unique nature. Through the

application of conditions of approval, these land uses can be approved if their effect on the surrounding environment is found to be acceptable through the application of conditions of approval. Several findings need to be made to approve a Conditional Use Permit, including that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare and that it will be consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan, and where applicable that the use is consistent with the City's adopted Design Guidelines.

State law requires that all multi-family residential construction projects containing five or more dwelling units are made accessible and adaptable to disabled persons. The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations), including disabled accessibility requirements. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. The City also allows and works with applicants who wish to retrofit their residence to make them suitable for persons with disabilities and to ensure that application of the building code requirements does not create a constraint. There are no identified zoning or other land use regulation practices that could discriminate against persons with disabilities and impede the availability of such housing for these people. Projects which also provide housing for the disabled in accordance with the City's Density Bonus Program are entitled to a reduction of planning application fees; or other incentive or incentives, as determined by the Planning Commission, which can be shown to result in identifiable construction cost reductions.

Additionally, the City of Pacifica's Zoning Ordinance allows second units that are handicapped accessible and are equipped for handicapped persons to exceed the maximum living area. The maximum size of the living area cannot exceed 50 percent of the living area of the primary unit and cannot exceed 750 square feet, whichever figure is less; units which are handicapped accessible and equipped for handicapped persons may include up to 850 square feet of living area. A second unit is permitted only in the R-1, Single-Family Residential Zoning District and must have a minimum lot area of 5,000 square feet. The minimum parking requirement for the second residential unit is one uncovered on-site space. Additionally, no more than 25 percent of the lots within any block, counting both sides of the street, are permitted to have a second unit. In the City's Pedro Point neighborhood the density is regulated by street width. If the actual improved street width directly in front of the proposed unit is 20 feet or less, density for second residential units may not exceed one unit within a 500-foot radius. If the improved street directly in front of the proposed unit exceeds 20 feet, density for second residential units may not exceed one unit within 300-foot radius. Second units may be approved ministerially without discretionary review or hearing.

H. Farm Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment.

Pacifica is an urbanized area of San Mateo County and does not have any working farms. While there are no farms in Pacifica, the 1990 U.S. Census reported 177 residents working in farming, forestry, and

fishing occupations. By 2000, 23 people that lived in Pacifica were reported in this occupation category, representing less than 0.01 percent of the population.

The City has several parcels of land zoned for agriculture use, but none of those parcels are being actively used for agriculture purposes. Some of those larger pieces of land are part of the Golden Gate National Recreational Area (GGNRA) and others have already been developed. The Agriculture zoning district allows Labor camps, for labor employed on the premises with the approval of a conditional use permit and site development permit. The number of farmworkers in Pacifica is very small and the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability. Given that there are only 23 people living in Pacifica who work in farming, forestry, and fishing occupations, single-family and/or two-family dwellings are appropriate to accommodate the housing needs of farmworkers. The City has no regulations or discriminates against housing for farmworkers. Single family and two-family dwellings are permitted by right in the R-1 (single-family) and R-2 (two-family) residential zones. The R-3 (multiple-family) zoning district allows rooming houses and boardinghouses with the approval of a conditional use permit and site development permit. Sites located within the coastal zone also require approval of a coastal development permit. However, the City will consider amending the R-3 zoning district to allow rooming houses and boardinghouses for farmworkers by right through Program 16A. The City will further amend the Agriculture Zoning District to permit housing for farmworkers by-right and to comply with Health and Safety Code Sections 17021.5 and 17021.6 through Program 16B.

6. Regional Housing Needs

The State, Association of Bay Area Governments (ABAG) and local governments determine each localities share of regional housing needs. These allocations set housing production goals for the planning period that runs from January 1, 2007 through June 30, 2014 using a “fair share” approach, based on household growth, existing employment, employment growth, and household and employment growth near existing transit.

However, San Mateo County, in partnership with all twenty cities in the county, formed a subregion, for the purposes of conducting the Regional Housing Needs Allocations (RHNA) that paralleled the ABAG process. The San Mateo subregion designated the City/County Association of Governments (C/CAG) as the entity responsible for coordinating and implementing the subregional RHNA process. San Mateo County created its own methodology, issued draft allocations, and handled the revision and appeal processes. They also issued final allocations to members of the subregion. Although the subregion worked independently of the regional RHNA process, the final allocation methodology was ultimately similar to ABAG’s methodology.

The City’s distribution of need by income category is shown below. The countywide RHNA process determined a need for 275 housing units in Pacifica between January 1, 2007 and June 30, 2014. Additionally, the City assumed that 50 percent of its very low-income regional housing needs are extremely low-income households (households earning less than 30% of median income). The City has a projected need of 32 units for extremely low-income households. Approximately 39 percent of all housing is required to be affordable to low-income, very low-income, and extremely low-income households.

TABLE 31

	<u>Need</u> <u>2007-2014</u>	<u>Units Built/Approved</u> <u>2007-2014</u>	<u>Second</u> <u>Units</u>	<u>Total Need</u> <u>2007-2014</u>
Extremely low income	32		3	29
Very low income	31			31
Lower income	45	1		44
Moderate income	53	42		11
Above moderate income	<u>114</u>	<u>152</u>	<u>3</u>	<u>0</u>
	275	195		115

The seven-year projected total of 275 units has been adjusted to 115 units. The RHNA figures did not include 198 residential units that have already been approved and/or constructed in Pacifica.

Unaccommodated Needs for Past Planning Period (1999-2006)

The City of Pacifica had a RHNA of 666 housing units for the 1999-2006 period. By the time of the next housing element update, the City moved forward with the new cycle and did not adopt the housing element for the 1999-2006 period. The table below shows that 120 were needed for Very Low Income households, 60 for Lower Income households, 181 for Moderate Income households, and 305 for Above Moderate Income households. Pacifica met two thirds of its housing need during the last seven-year period. All of the need for Above Moderate Income was met; two-thirds of the Moderate Income need was met; half of the Lower Income need was met; and 8% of the Very Low Income housing need was met.

TABLE 31-A

	<u>Need</u> <u>1999-2006</u>	<u>Units Built/Approved</u> <u>1999-2006</u>	<u>Second</u> <u>Units</u>	<u>Total Need</u> <u>1999-2006</u>
Very low income	120 (17/yr)	10	0	110
Lower income	60 (9/yr)	1	31	28
Moderate income	181 (26/yr)	123	0	58
Above moderate income	<u>305</u> (44/yr)	<u>313</u>	<u>0</u>	<u>0</u>
	666	447	31	196

The seven-year projected total of 666 units has been adjusted to 196 units. The ABAG figures did not include 478 residential units that have already been approved and/or constructed in Pacifica during the previous planning period.

As shown below in Section III, Land Inventory, there are adequate sites within the City to accommodate the projected need and the unaccommodated need from the previous planning period. The City also has

enough permits available under the Growth Control Ordinance (Pacifica Municipal Code Title 9, Chapter 5, section 9-5.01 et seq.) to accommodate the seven-year need from 2007-2014. Allocations are available for 1,074 units for fiscal year 2008-2009. On March 12, 2009 the Growth Control Ordinance was extended by the California Coastal Commission to June 30, 2012. The seven-year projected need is 115 units (16.4 units per year for seven years) and the previous unaccommodated need is 196 units. This is above the 70 units per year allowed by the Growth Control Ordinance. The Growth Control Ordinance is discussed in more detail under the following section, Governmental Constraints.

7. Market Constraints

Non-governmental factors such as land, construction costs, and community opposition may constrain the production of new housing.

Decline in Housing Market and Availability of Financing

The current decline in the housing market and current economic downturn represent a constraint to new housing production. Over the last few years, housing prices have fallen in Pacifica. The median sales price for a single-family home in Pacifica was \$716,500 in 2007, down from \$730,000 in 2005. Average home prices (higher than median prices, because of the effect of very high-priced homes) were lower in Pacifica than for San Mateo County as a whole from 2005 to 2007, and prices in Pacifica fell even as they continued to rise in the county as a whole (San Mateo Association of Realtors 2007).

Financing is another important factor that contributes to housing costs. Unfortunately, the City of Pacifica can do little to influence interest rates, just as it can do little to control land prices and construction costs.

Until mid 2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates vary, but ranged around 6.25 percent to seven percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers).¹³

Starting in late 2008, it became difficult to obtain a home purchase loan, but the average interest rate had fallen to around five percent. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates.

Small changes in the interest rate for home purchases dramatically affect affordability. A 30 year home loan for \$400,000 at five percent interest has monthly payments of roughly \$2150. A similar home loan at seven percent interest has payments of roughly 20 percent more, or \$2660.

¹³Source --San Mateo County Department of Housing and Baird + Driskell Community Planning.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Many builders are finding it nearly impossible to get construction loans for residential property at the current time. Complicated projects, like mixed use developments, are often the hardest to finance. Non profit developers may find it especially difficult to secure funding from the private sector.

Land Costs

A number of non-government constraints contribute to the cost of housing. These include price of land, construction costs, and financing. Opinions vary as to the relative importance of these and other factors in contributing to housing price increases, although the price of land undoubtedly plays a major role.¹⁴ For example, in 1990 a standard size (5,000 square feet) vacant infill lot in Pacifica, zoned for residential use, sold for \$85,000 to \$100,000. In 2001, a similar lot sold for \$125,000 to \$225,000.¹⁵ In 2009 a standard lot for residential use sold for \$299,000 to \$499,900.

Construction costs

If the price of land is included, the cost of developing a 2,000 square foot single-family residence in Pacifica would range from \$180 to \$220 per square foot. Construction costs, however, vary significantly depending on building materials and quality of finishes. According to the Pacifica Building Department, construction costs for multifamily developments in 2009 are approximately \$150.00 to \$200.00 per square foot, depending upon the type of construction. Soft costs, such as architectural and engineering services, development fees, etc comprise an additional 10 to 15 percent of the construction and land costs. The cost of vacant land zoned for multifamily residential use is difficult to estimate because so many variables (location, topography, etc.) come into play. However, an estimate of \$107,000 to 200,000 per unit is generally considered accurate.¹⁶

It should be noted that these factors mentioned above also have a nongovernmental constraint upon the maintenance, improvement, or development of housing for all income levels.

The City can, however, take measures to mitigate government restraints. This is further discussed below under "Government Constraints."

¹⁴Schwartz, Seymour and Johnson, Robert, Local Government Initiatives for Affordable Housing, U.C. Davis, 1981.

¹⁵Estimate based on MLS (August 2009)Listings.

¹⁶Estimate based on MLS (August 2009)Listings.

The City attempts to mitigate the cost of construction of affordable rental and ownership housing through density bonuses and second residential units. This is discussed in Section IV, under "Methods to Promote Affordable Housing."

Community opposition can be a significant obstacle to obtaining approvals for new housing developments. Traffic, parking, and/or visual impacts are usually the main concerns of any new development. Affordable housing raises additional concerns about crime and property values.

8. Government Constraints

Several constraints to the development of housing exist in Pacifica, which is a result of City action. They include:

- The Growth Control Ordinance
- Building Codes, Improvement Fees, and Land Use Controls
- Processing and Permit Procedures

A. Growth Control Ordinance

In January 1982, the Pacifica City Council adopted Ordinance No. 322-C.S., an initiative ordinance which provided for controlled residential growth through 1992. Ordinance 703-C.S. further extended the Growth Control Ordinance from July 8, 2002 through June 30, 2007. The Ordinance contains findings concerning adverse effects of rapid residential growth in Pacifica and, as a result, limited new dwelling units to a maximum of 70 units annually. To ensure an equitable distribution of units and to encourage in-fill, the Ordinance provides that no applicant for development approval shall receive greater than 20% of the annual allotment each year. The Ordinance has since been interpreted to allow accumulation of units.

This specifically includes the annual limitation of 70 units per year, subject to increases due to exemptions, carry-over of units from year to year, any statutory housing programs which are excluded from growth controls limitations, any statutory housing programs which are excluded from growth control limitations, and any future amendments to the Growth Control Ordinance. At the beginning of fiscal year 2008-2009, there were 1067 allocations available. As of July 2010, a balance of 1,144 permits remained. An excess of permits (over the 70 units allotted per year) has occurred due to a carry-over of unused permits from previous years. The purpose of the Growth Control Ordinance is to time the phasing of residential growth in the City so that development does not out pace the City's ability to provide needed services and infrastructure to support the growth. The ordinance does not place a cap on residential development.

With respect to the allocation process, the ordinance allocates a total of 70 building permits per year for residential development. A request for an allocation must be filed with the Planning Department and approved by the City Council before a building permit may be issued. Each dwelling unit requires one (1) residential development allocation on a one-for-one basis. A residential development allocation expires on June 30 of the next fiscal year succeeding the year of issuance unless a building permit is issued prior to its expiration date. Upon expiration, the residential development allocation becomes available for re-allocation. A residential development allocation may be extended by the City

Council for a period not to exceed one year, provided that prior to the expiration of the residential development allocation, an application for an extension is filed with the Planning Department. The ordinance exempts from this requirement the following: (1) the replacement, repair, remodeling or expansion of an existing dwelling unit on a one-for-one basis provided no additional dwelling units are created, (2) exclusively commercial, industrial or agricultural projects, (3) one (1) single-family dwelling unit on an individual existing lot, (4) affordable dwelling units, (5) dwelling units exclusively for the elderly and/or disabled, (6) second residential units, (7) accessory dwelling units in the same structure as a commercial use in a commercial zoning district. Accordingly, the 70 unit limitation applies only to residential development on non-infill lands (detached single-family residential development within undeveloped areas and multiple unit projects). The following developments are also exempt from the requirement to obtain a residential development allocation prior to issuance of a building permit:

- (a) Replacement, repair, remodeling or expansion of an existing dwelling unit on a one-for-one basis provided no additional dwelling units are created
- (b) Exclusively commercial, industrial or agricultural projects
- (c) One single-family dwelling unit on an individual existing lot
- (d) Affordable dwelling units, as defined in the City's Density Bonus Ordinance
- (e) Dwelling units exclusively for the elderly and/or disabled
- (f) Second residential units
- (g) Accessory dwelling units in the same structure as a commercial use in a commercial zoning district

To permit phasing of multi-unit projects, where such projects exceed the available annual allotment of residential development allocations, the allocation procedure includes a procedure for the phasing of such projects over more than one fiscal year by reservation of succeeding year allotments. Such reservations can be deducted from the number of residential development allocations to be awarded for the fiscal year under consideration.

A competitive evaluation system has been adopted to implement the Ordinance and to allocate permits. Low and moderate income projects receive preference in ranking. The competitive allocation procedure must implement the policies of the Growth Ordinance and include criteria and a ranking process. Criteria includes, but not limited to, the following: ability of public facilities, utilities and services to meet the demands created by the project, presence or absence of adverse environmental impacts, site and architectural design quality, the provision of private or public usable open space, consistency with neighborhood character, and provision of affordable housing, senior housing and housing for the disabled. The Planning Commission must consider each application for a residential development allocation at a public meeting and evaluate and rank the applications according to these criteria. The

Planning Commission recommendations are forwarded to the City Council for review and approval. At the public hearing, the City Council must consider the Planning Commission's recommendations and ranking. The City Council then adopts a final ranking list and award residential development allocations pursuant to that list. The City Council may adopt, reject or modify the recommendations and ranking of the Planning Commission.

When the number of available residential development exceeds demand for the allocations, the City Council may issue the allocations on an "as needed basis" (i.e., without following the competitive evaluation system process) throughout the year.

The Ordinance also provides that property zoned "Agricultural" or "Hillside Preservation District" may not be rezoned out of Agriculture or Hillside Preservation District without a vote of the people.

The purpose of retaining agricultural zoning is to prevent premature conversion of agricultural land to urban uses, prevent urban sprawl, and conserve coastal and open space resources upon which Pacifica's economy depends. The purpose of retaining Hillside Preservation District zoning is to protect against potentially hazardous conditions peculiar to hillsides, ensure development compatible with Pacifica's hillside resources, preserve open space, and retain natural terrain by encouraging the concentration of dwelling within the developed area of the City.

In the process of formulating, reviewing and adopting the Growth Management Ordinance, the City has considered the effect of the Growth Management Ordinance on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, concluding that the needs of its citizens can best be met by the adoption of this ordinance without adversely impacting the housing needs of the region.

The Growth Control Ordinance has not been a constraint to the development of housing. An annual maximum number of seventy (70) new dwelling units each year, in addition to those exempted, will provide a supply of new housing consistent with the City's fiscal, environmental, and physical resources and capabilities and will enable Pacifica to meet its regional housing needs for the current and previous planning periods and for all economic segments. As indicated above, the 70 unit per year limit has yet to be reached in any given year. This means that for fiscal year 2009-2010, a single developer could be issued up to 215 units (20% of total) in one year. The current seven-year projected total of 275 units has been adjusted to 115 units and the unaccommodated need from the previous planning period is 196 units for a total of 311 units. As such, the Growth Control would not be a constraint to the development of housing for the current and past planning periods. As of July 2010, a balance of 1,144 permits remained enough to accommodate the current and past planning periods. An excess of permits (over the 70 units allotted per year) has occurred due to a carry-over of unused permits from previous years. The purpose of the Growth Control Ordinance is to time the phasing of residential growth in the City so that development does not out pace the City's ability to provide needed services and infrastructure to support the growth. The ordinance does not place a cap on residential development.

Additionally, the Ordinance will not have an adverse impact on the City's ability to meet its share of the regional housing need, because the exemptions will provide more than enough permits to accommodate Pacifica's housing need for all income categories. These exemptions, along with the

70 permits per year allowed by the Growth Management Ordinance, will allow the City to keep pace with the growth rate of the past decade. In addition, none of the surrounding communities (Daly City, San Bruno, South San Francisco) has adopted growth control measures, and the growth control measures adopted by San Mateo County for its unincorporated areas in the coastal zone have not been a constraint to housing development. In fact, the ordinance encourages housing for lower income people, the elderly, and disabled.

As discussed earlier, projects which feature low and moderate income housing are given preference in the competitive evaluation system, thereby encouraging more affordable housing. Pacifica Municipal Code Section 9-4.4101 Article 41 (Density Bonus Program) defines affordable housing as "housing with a maximum sales price or rent that is affordable by lower and/or very low income households, as published by the State Department of Housing and Community Development based upon information from the Department of Housing and Urban Development (HUD) for San Mateo County." Units for lower income households shall be offered at a rent that does not exceed thirty (30%) percent of sixty (60%) percent of the most current household size-adjusted median income for San Mateo County as established by HCD. Lower income units must be sold at a price where households earning seventy (70%) percent of the most current household size-adjusted median income for San Mateo County as established by HCD would spend no more than thirty-three (33%) percent of their gross monthly income toward all monthly housing costs. Units for moderate income households shall be offered at a rent that does not exceed thirty (30%) percent of eight (80%) percent of the most current household size-adjusted median income for San Mateo County as established by HCD." Moderate income units must be sold at a price where household earning between eighty (80%) and one hundred (100%) percent of the most current household size-adjusted median income for San Mateo County as established by HCD would spend no more than thirty-three (33%) percent of their gross monthly income toward all monthly housing costs. The system ranks projects according to rating criteria. Points are assigned based on certain aspects of a project. The project with the most points is allocated permits, provided the allocation does not exceed the maximum available units. Projects which contain 25% or more low and moderate income housing are given 50 points, the highest amount possible. Projects which contain between 11% and 24% low and moderate income housing units are given 30 points, and projects with 10% low or moderate income housing units are given 20 points. It should be noted that the evaluation system has not been needed because of the continuing availability of surplus units.

As mentioned above, single-family dwellings on in-fill lots are exempt from the Ordinance. It has been estimated that there are approximately 140 in-fill sites in the City, which means that 20 units a year could be built between 2007 and 2014 over and above the 70 units per year allowed under the Growth Control Ordinance. A new program has been added to ensure that the City's Growth Ordinance, Second Unit Residential Ordinance, and Density Bonus Ordinance will be reviewed for consistency with state law.

Units which are replaced on a one-for-one basis are also exempt from the Ordinance and certain projects can be exempted from the Ordinance by a vote of the people. For example, large projects such as a 104 senior and handicapped units at Pacific Oaks and the 110 unit Skyridge project have been exempted from the Growth Control Ordinance by a vote of the people. With the exemptions provided for in the Ordinance and the priority system which favors low and moderate income housing, further mitigation of the Growth Control Ordinance is not necessary. The City's Growth Control Ordinance was reauthorized in 2009. There were no revisions made to the Ordinance.

B. Building Codes, Improvement Fees, Codes and Enforcement and Land Use Controls

Building Codes, Improvement Fees

New housing costs are increased by building standard requirements and fees. For example, all new buildings and additions to existing structures in excess of 500 square feet require sprinkler systems. All new development must also comply with the California Energy Code. These requirements can increase the cost of construction and the subsequent purchase price. This can increase construction costs from one to two dollars per square foot.¹⁷ Building Codes, Improvement Fees, and Land Use Controls could also have a constraint on the maintenance and improvement of existing housing. The building permit fees could potentially make it costly to improve existing housing stock. During the last fiscal year, the fees were increased to keep up with administrative costs. However, Pacifica's fees are average when compared to those found in other communities in the Bay Area. As a result of the fee increase, some mitigation measures include expediting the process time and giving the applicant a break on any extra time their application may take.

Generally, Planning fees and associated fees (i.e., General Plan Amendments, Rezonings, Use Permits, Site Development Permit, Variances, etc.) would have a minimal impact on housing cost because the all the fees are based on an hourly rate, not per-unit charges, and can be spread over the entire development. For a modest-sized development project development proposal (30 units), it would typically take 40 hours to complete the Planning process, not including environmental review. Planning fees would amount to \$6,000 or \$200.00 per dwelling unit. Any additional staff time would be charged at \$150 per hour. All Planning and Building fees were increase in June 2008 to keep up with the cost of all services provided for the processing of all Planning and Building permits.

Fees imposed on new residential development also increase housing. Fees imposed in Pacifica are listed in Table 16 below.

TABLE 32

Fees for New Development, 2008

(1)	Sewer connection fees	
	Single-family townhouse and condominium	\$974/unit
	Multifamily dwelling	\$774/unit
(2)	Trunk line fees	
	Residential property	\$731/unit or \$1461/acre
(3)	Highway 1 Improvement Fee	
	A) Primary impacting area (South of Sharp Park)	
	1. New residential units	\$3,734/unit
	2. New second residential units	\$1,841/unit

¹⁷Pacifica Fire Department, 2003

3. New commercial units	\$1.50/S.F.
B) Secondary impacting area (North of Sharp Park)	
1. New residential units	\$1,247/unit
2. New second residential units	\$635/unit
3. New commercial units	\$0.48/S.F.
(4) Tap to sanitary sewer main fee	
Number of taps	\$316/tap
(5) In-lieu park dedication fee	
1. New residential units	\$1,423/unit
2. New second residential units	\$1,187/unit
3. Subdivision units	\$2,374/unit
(6) Inspection fee	\$150/hour
(7) Capital Improvement fee	\$213/bedroom
(8) Sanitary sewer service charge	\$239.75/unit
(9) Subdivision plan check fee	\$150/hour
(10) Building Permit	
(based on a valuation of \$215,460)	\$1,644
(11) Miscellaneous Plan Check and Permit Fees	
(includes Electrical, Plumbing, and Mechanical)	\$1,500
(12) Fire Sprinkler permit per unit	\$396

The City's amendments to the UBC are relatively minor. The requirement for the installation of fire sprinkler systems was adopted in 1998. The City has also prohibited wood shake shingle roofing due to fire hazards.

The City's requirements regarding off-site improvements vary, depending on the site or area. In improved areas, developers of infill sites must either install sidewalks, curbs, and gutters along site frontage, or sign an agreement to install such improvements at a later time. On-site utilities must be undergrounded to the pole, but the pole is not required to be undergrounded. Larger projects (i.e., subdivisions of more than four parcels) may have to underground the pole in addition to providing other improvements listed above.

In developed neighborhoods which do not currently have sidewalks, curbs, and gutters (i.e., Pedro Point, Vallemar, and Rockaway Beach), such improvements are not required. Where new streets are required, the width of the street depends on the slope. In general, the steeper the slope the narrower the required street width. The minimum street width required is 22 feet.

The City's Subdivision Ordinance allows the Planning Commission to relax street improvement standards where topography, probable future traffic, or other circumstances justify a lesser standard. The requirement to underground utilities may be waived if the City Engineer finds that the subdivision

is within an area where existing utilities have not been undergrounded, that undergrounding is impractical due to physical constraints, and that overhead utilities will have no significant visual impact.

Other off-site improvements, such as street lights, fire hydrants, signs, street trees, and monuments may also be required as determined by the City Engineer. These requirements are consistent with most surrounding jurisdictions.

Codes and Enforcement

The City of Pacifica adopts the California building codes as promulgated by the California State Building Standards Commission as required by State law. The Building Division enforces these codes as new projects are proposed or completed, or existing housing is upgraded to current standards. Existing units are inspected on a complaint basis. If code violations are discovered, property owners are only required to make improvements that correct the code violations. The City has not adopted more stringent standards. Enforcement of the California building codes does not pose a significant constraint to the production or improvement of housing in Pacifica.

Land Use Controls (Residential Development Standards)

Basic residential development standards for Pacifica are summarized above in Table 32-A. The table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, lot coverage, landscape requirements, open space requirements and parking requirements that apply in each of the City’s residential zoning districts.

TABLE 32-A

Zoning Requirements by Residential Zone

Standard	Zoning District			
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-3-G</u>
Minimum Lot Area	5,000 s.f.	5,000 s.f.	5,000 s.f.	7,500 s.f.
Area/Dwelling Unit	5,000 S.F.	2,900 S.F.	2,075 S.F.	2,300 S.F.
Lot Width	50 ft.	50 ft.	50 ft.	60 ft.
Front Setback	15 ft.	15 ft.	15 ft.	15 ft.
Front Setback to Garage	20 ft.	20 ft.	20 ft.	20 ft.
Side Setback	5 ft.	5 ft.	5 ft.	5 ft.
Rear Setback	20 ft.	20 ft.	20 ft.	20 ft.
Maximum Coverage	40%	50%	60%	50% ¹⁸

¹⁸ The maximum lot coverage for the R-3 and R-3-G Zoning Districts may pose a constraint to the construction of multi-family affordable housing. However, Pacifica's standards are similar to those found in most other communities in

Landscaped Area	20%	20%	20%	25%
Usable Open Space	-	-	400 S.F./unit	450 S.F./unit ¹⁹
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.
Parking	2 covered spaces	2 covered spaces	1.5 spaces/unit 2 spaces for two or more bedrooms (one of the parking spaces must be in a garage or carport)	+Same as R-3

The City’s main residential districts are the R-1, Single-Family District, R-2, Two-Family Residential District, R-3, Multiple-Family Residential District, and R-3-G, Multiple-Family Residential Garden District. Residential development is also permitted in the C-1 (Neighborhood Commercial District) and C-2 (Community Commercial District). The allowable densities allowed by the City’s General Plan range from 9 to 21 dwelling units per acre, while the commercial (C-1 and C-2) allow densities up to 21.8 dwelling units per acre (2000 square feet of lot area per unit). Based on a review of applicable development standards, including building heights, lot coverage standards and setbacks, it is feasible for developers to achieve maximum allowable residential densities within each district, while complying with other applicable development standards.

Listed below are various types of residential uses allowed in the City and a description of which zoning districts in which they are permitted:

Single-Family Residential-- The Zoning Ordinance allows single-family residential development in the R-1, R-2 districts and subject to a conditional use permit in the R-3 and R-3-G districts.

The R-1 district includes most of the City’s established neighborhoods in Pacifica, and allows houses on lots less than 5,000 square feet. The purpose of the R-1 district is to retain the low density character of these areas and its development standards are structured accordingly. Minimum lot sizes are 5,000 square feet. Setbacks are 15 feet in the front yard, 20 feet front yard setback to the garage, 5 feet in the side yards and 20 feet in the rear yard. Slightly larger requirements apply for corner lots. The maximum height limit is 35 feet.

The R-2 district encourages the development of slightly more dense housing that blends easily with single family neighborhoods. Minimum lot sizes are 5,000 square feet and the minimum lot area per dwelling unit is 2,900 square feet. Setbacks are 15 feet in the front yard, 20 feet front yard setback to

the Bay Area. As mitigation, the Density Bonus Ordinance allows a maximum increase of 20% in lot coverage. The Planned Development (PD) Zoning District also allows modification of regulations for the lot coverage. "The purpose of the Planned Development District (PD) is to allow various buildings, structures and open spaces in planned building groups, while insuring substantial compliance with the district regulations and other provisions..."

¹⁹ Usable open space shall mean common or private outdoor living, recreation, domestic use, or landscaping. Such area may be on the ground or on, a roof, porch, deck, court, or balcony.

the garage, 5 feet in the side yards and 20 feet in the rear yard. Slightly larger requirements apply for corner lots. The maximum height limit is 35 feet.

Multi-Family Residential-- The Zoning Ordinance allows multi-family development in the R-3 and R-3-G districts subject to a site development permit and a conditional use permit in commercial districts. A coastal development permit is also be required if the development is located in the coastal zone.

Pacifica's multi-family residential districts vary only slightly. In each one, duplexes and multi-family dwellings are permitted, while single-family houses are permitted with approval of a conditional use permit. Multi-family residential zoning covers a significant area between the ocean bluff and Highway 1 at the north end of the City, sections of West Sharp Park, and in other pockets of the City. The standards for the R-3 district include a minimum lot size of 5,000 square feet and a minimum lot area 2,075 square feet per dwelling unit. Setbacks are 15 feet in the front yard, 20 feet front yard setback to the garage, 5 feet in the side yards and 20 feet in the rear yard. The maximum lot coverage is 60%. Slightly larger setback requirements apply for corner lots. The maximum height limit is 35 feet. The development standards for the R-3-G district include a minimum lot size of 7,500 square feet and the minimum lot area is 2,300 square feet per dwelling unit. Setbacks are 15 feet in the front yard, 20 feet front yard setback to the garage, 5 feet in the side yards and 20 feet in the rear yard. The maximum lot coverage is 50%. Slightly larger requirements apply for corner lots. The maximum height limit is 35 feet.

It is worth nothing that most of the recent larger developments that took place in Pacifica were in a Planned Development (PD) Districts. The purpose of the Planned Development District is to allow diversification of the relationships of various buildings, structures and open spaces in planned building groups, while ensuring substantial compliance with the district regulations and other provisions. The P-D section of the Municipal Code states that development standards in the P-D zone shall be guided by the regulations of the zoning district most similar in nature to the proposed use. In some of these cases, the R-3, Multiple Family Residential District standards were applied to the developments. The P-D designation allowed some of these sites to be developed with more flexibility and in some cases included new parks and open spaces.

Parking – The Zoning Ordinance currently requires 1 space for each studio, 1-1/2 spaces for each one bed-room unit, and 2 spaces for each unit of two or more bedrooms. In addition, 1 space to accommodate guest parking must be provided for each four units for multiple residential projects. In an R-3 and R-3G district, at least one of the required off-street parking spaces per unit is required to be enclosed in a garage or carport. A carport is less expensive to construct than a garage space, which the housing unit more affordable if a carport is built instead of a garage. The Zoning Ordinance does not allow for the use of tandem parking to satisfy parking requirements. The Zoning Ordinance, however, does allow for a reduced parking requirement for senior housing (1 space for every 2 units and 1 guest parking space for each 5 units).

The City also allows projects that are constructed entirely as market rate multi-family rental housing to receive a fifteen percent density bonus above the maximum density designation for the site. This is because multi-family rental housing usually houses households with lower incomes than households that live in single-family units. Providing a density bonus for market-rate multi-family residential units promotes development for lower- and moderate-income households.

The City's Subdivision Ordinance requires that subdivision of more than four (4) parcels either:

- dedicate land for park and recreation facilities sufficient in size and topography to serve present and future needs of subdivision residents (.02 acre per unit), or
- pay a fee in-lieu of dedication equal to the value of the land which would otherwise be dedicated.

In-lieu fees collected are used for developing new or rehabilitating existing neighborhood or community park or recreational facilities reasonably related to serving the subdivision.

The City's parkland dedication requirement is not considered inconsistent with those of neighboring communities. This requirement is typically associated with mitigating environmental impacts associated with the development. If it is found that the parkland dedication requirement is impossible or impracticable in the particular case for the subdivider to conform fully to the subdivision regulations, the Planning Commission could approve a modification to the subdivision regulations. Additionally, where a substantial private park and recreational area is provided in a proposed subdivision, and the space is to be privately owned and maintained by the future residents of the subdivision as permanent open space, partial credit, not to exceed fifty (50%) percent, may be given against the requirement of land dedication, or the payment of fees in lieu of dedication if the Parks, Beaches, and Recreation Commission finds that it is in the public interest to do so and certain standards are met. In addition, the Density Bonus Ordinance allows the Planning Commission to grant additional incentives if such additional incentives are necessary to make the housing units economically feasible. Action programs listed below under "Methods to Promote Affordable Housing" will also help to mitigate potential constraints of the dedication requirements.

Pacifica's residential zoning standards are not overly restrictive, and cannot be considered a constraint to housing development in the City nor have they been an obstacle to the development of affordable units. The densities generally match the General Plan land use categories. The setback and height requirements relate well to the densities permitted. Lot size requirements are also reasonable. Pacifica's standards are similar to those found in most other communities in the Bay Area. Although some single-family lots are substandard (e.g., less than 5,000 square feet or 50 feet width), their development is still permitted. Section 9-4-3002 of the Pacifica Municipal Code permits development on non-conforming lots.

The Pacifica zoning code also includes some special regulations focused on housing to ensure opportunities for families with modest means to live in Pacifica such as the density bonus ordinance and the clustered housing development standards.

The density bonus allows developments providing rental units, affordable housing, or housing for elderly or disabled persons to exceed the maximum density, with approval from the Planning Commission. Rental housing developments may be granted up to 15 percent more units, while affordable housing and housing for the elderly or disabled may receive up to a 50 percent bonus, proportionate to the number of set-aside units and the extent to which low and very-low-income households are served. Rental developments making use of the density bonus may save space by

designing up to one-third of required parking spaces for compact cars. Affordable developments may be given a reduction in required lot area per unit, or may exceed lot coverage, setback or other requirements. Projects providing housing for elderly or disabled households may provide parking at a reduced ratio, and may also take advantage of other incentives outlined above. In all cases, all types of units must be integrated in the design and overall layout.

The clustered housing development section of the zoning code provides special scrutiny, and flexibility, to site planning and development of multi-family projects with multiple buildings and cooperative or private ownership. Such projects are required to receive use permits and site development permits, which are given based on a review of the relationship between proposed buildings and their surroundings.

Additionally, where practical difficulties, unnecessary hardships, or results inconsistent with the general plan may result from the strict application of certain provisions for a development project, a variance may be granted.

Further, the zoning code has a provision that allows minor modifications that would permit; 1) a maximum of a twenty (20%) percent reduction in area, yard requirements, or distances between buildings or a maximum increase of twenty (20%) percent in coverage; or 2) a maximum reduction of one parking space in the off-street parking and loading requirements, the provision of tandem parking, or minor deviations from the parking design standards.

Allowances for Residential Uses in Commercial Zoning District

Because most of the City’s housing potential is on sites that are zoned commercial, it is important to consider potential constraints to housing development in commercial districts. Residential uses above the ground floor are permitted in the C-1 (Neighborhood Commercial) and C-2 (Community Commercial), C-R (Commercial Recreational), and O (Professional Office) zoning districts with the approval of a conditional use permit and site development permit. Table 32-B indicates the parameters for residential uses in the City’s main commercial zones.

TABLE 32-B

Allowances for Housing in Commercial Districts

Standard	Zoning District			
	<u>C-1</u>	<u>C-2</u>	<u>C-R</u>	<u>O</u>
Minimum Lot Area	5,000 s.f.	5,000 s.f.	5,000 s.f.	7,500 s.f.
Area Per Dwelling Unit	2,000/du.	2,000/du	2,000/du	2,000/du
Lot Width	50 ft.	50 ft.	50 ft	50 ft.
Minimum Setbacks (None unless required by	None*	None*	None*	None*

Site Development Permit*)

Maximum Coverage	None	None	None	None
Landscaped Area	10%	10%	10%	15%
Usable Open Space	450 s.f	Same as C-1	Same as C-1	Same as C-1
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.
Parking	1.5 spaces/unit 2 spaces for two or more bedrooms (one of the parking spaces must be in a garage or carport)	Same as C-1	Same as C-1	Same as C-1

The development standards in the commercial zones are generally favorable to mixed-use (residential and commercial) development. These commercial zones have no front, side, rear setback, or floor area ratio requirements, creating larger developable areas than comparably sized residential sites. There are no lot coverage limits in these zones. Height limits in these zones are comparable to single family districts, at 35 feet. Theoretically, this could accommodate three-story construction.

In terms of parking, multi-family units in mixed use projects are subject to the same requirements that apply to other multi-family dwellings. The requirements are cumulatively added to the requirements for the commercial portions of the project to determine the total number of spaces needed.

The City has the discretion to waive commercial development standards during the site plan review process. In fact, some of the standards like parking and landscaping have been relaxed through a parking waiver and variance.

The density bonus ordinance also allows mixed-use developments providing rental units, affordable housing, or housing for elderly or disabled persons to exceed the maximum density, with approval from the Planning Commission. Rental housing developments may be granted up to 15 percent more units, while affordable housing and housing for the elderly or disabled may receive up to a 50 percent bonus, proportionate to the number of set-aside units and the extent to which low and very-low-income households are served. Rental developments making use of the density bonus may save space by designing up to one-third of required parking spaces for compact cars. Affordable developments may be given a reduction in required lot area per unit, or may exceed lot coverage, setback or other requirements. Projects providing housing for elderly or disabled households may provide parking at a reduced ratio, and may also take advantage of other incentives outlined above.

Also, the zoning code allows minor modifications that would permit; 1) a maximum of a twenty (20%) percent reduction in area, yard requirements, or distances between buildings or a maximum increase of twenty (20%) percent in coverage; or 2) a maximum reduction of one parking space in

the off-street parking and loading requirements, the provision of tandem parking, or minor deviations from the parking design standards.

Given that the City is relying on commercial sites to accommodate housing, the City will encourage and facilitate residential development on commercial sites (mixed-use) for lower-income households in terms of priority processing through Policy 18C.

C. Processing and Permit Procedures

Special permit procedures required for certain types of housing projects may increase costs of some housing types and delay developments which otherwise meets specific zoning and General Plan standards. For example, a Specific Plan is required for development proposed on property with a P-D, Planned Development zoning designation and a Site Development Permit is required for development on property zoned as R-3, Multiple-Family Residential or commercial zones. Approval of a Site Development Permit for Multiple-Family Residential must be approved by the Planning Commission and generally requires three to eight months for planning review. The Planning Commission's decision is appealable to the City Council. A Site Development Permit shall not be granted if the Commission makes any of the following findings: 1) that the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood; 2) that the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses; 3) that insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas; 4) that the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; 5) that the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area; 6) that the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code; 7) that there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance; 8) that the proposed development is inconsistent with the City's adopted Design Guidelines; or 9) that the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City. If the proposal, however, does not have any of the impacts listed above, the Site Development Permit may be granted.

The Site Development Permit prevents the builder from passing on certain "costs" on to the community and forces the developer to pay its share.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 32-C identifies the typical processing time most common in the

entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, in most cases certain review and approval procedures run concurrently. For example, a review for a condominium project would be processed concurrently with the Site Development Permit, Conditional Use Permit, and Tentative (Condominium) Subdivision or any necessary Variances, Parking Exceptions or other permits. Environmental review is also processed simultaneously. Such procedures save time, money, and effort for both the public and private sector.

Planning fees to process applications are based on an hourly rate of \$150.00. Large projects requiring a Specific Plan and an EIR take from 6 to 8 months to process, and 4 to 5 months without an EIR. The City also offers the option of a Study Session with the Planning Commission. The Study Session allows a developer to meet informally with the Planning Commission and discuss the feasibility of their development proposal. In this case, major issues associated with the proposed development could be resolved before going through the formal planning process.

**Table 32-C
Timelines for Permit Procedures**

Timelines for Permit Procedures Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	4 - 6 weeks	City Staff
Site Development Permit, Conditional Use Permit, Variance, Coastal Development Permit, Parking Exception	6 - 8 weeks	Planning Commission
Zone Change	12 - 24 weeks	Planning Commission/City Council
General Plan Amendment	12 - 24 weeks	Planning Commission/City Council
Tentative Subdivision Map	12 - 24 weeks	Planning Commission/City Council
General Plan Amendment	12 - 24 weeks	City Council
Final Subdivision Map	6 - 8 weeks	City Council
Negative Declaration	12 - 24 weeks	Planning Commission/City Council*
Environmental Impact Report	6 - 8 months	Planning Commission /City Council

*Depending on entitlement and significance of impact

Depending on the size and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors, which can affect the length of development review on a proposed project, include a rezoning or a General Plan amendment, or a required Negative Declaration or Environmental Impact Report (EIR). The length of time that is required to process a development proposal is not generally a constraint or substantial cost to housing developers. An overly lengthy review process, however, could have a negative impact on affordable housing projects ability to obtain funding from governmental sources in particular.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical development application, the Planning Department and other agencies such as Public Works, Fire, Building, and Police review the submittal (e.g. site plan, building elevations) concurrently for consistency with City ordinances,

Design Guidelines and General Plan guidelines. Depending on the complexity of the project, a single-family project is approved in 4 to 6 weeks from date of plan submission; if no Variances or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. Larger development projects that require a Site Development Permit, Conditional Use Permits, Variance or other necessary permits require a public hearing. The hearings are publicly noticed. The Planning Commission meets the first and third Mondays of each month. Throughout construction, the Building Department performs building inspections to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 32-D outlines typical approval requirements for a single-family infill project, a 30-unit subdivision, and a 50-unit multifamily project.

Multifamily projects take an average of 8 months to process, usually because of variance requests and the requirement for a Site Development Permit, Conditional Use Permit or any other permit. The timeframe, as well as the public hearing process is consistent with most other cities in San Mateo County. Action Program 18A will help to mitigate constraints resulting from processing and permit procedures.

**Table 32-D
Typical Processing Procedures by Project Type**

Typical Processing Procedures by Project Type	Single Family Unit	Subdivision	Multifamily Units
	Site Plan	Tentative Map	Site Plan
	Design Review	Final Map	Minor Use Permit
		Initial Study	Design Review
		Site Plan Review	Variance
		Design Review	Negative Declaration
Estimated Total Processing Time	4-6 weeks	8 months	4-8 months

D. Second Units

Government Code section 65852.2(a) provides that cities can “provide for the creation of second units in single-family and multifamily residential zones.” Further, cities can: (1) designate areas where second units are allowed, based on criteria such as adequacy of water and sewer, and impacts to traffic; (2) impose standards on second units, including parking, height, setback, lot coverage, architectural review, and maximum size of a unit; and (3) impose that second units do not exceed the allowable density for the lot upon which the second unit is located, etc.

Pacifica’s current ordinance limits second units to the R-1 district, and, within that district, limits the density of second units. State law requires the City to base its designation of certain areas where second units are permitted on “criteria that may include, but are not limited to, the adequacy of water and sewer services and the impact of second units on traffic flow. The City will adopt a revised ordinance to comply with State law.

The City's current ordinance also provides that tandem parking spaces may not be used to meet the minimum parking requirements, nor may a parking space be provided in the required front yard set back. The City will adopt a revised ordinance to comply with State law.

E. Density Bonus Ordinance

The Density Bonus Ordinance, adopted in April 1984, offers the incentive of increased density and flexibility in development standards in exchange for housing which will help meet the City's need to provide affordable and rental housing. Multifamily residential projects can exceed their maximum density if provision is made for rental housing, affordable housing or housing for the elderly or disabled. The amount of the density bonus ranges from 15 percent for rental housing to 50 percent for affordable, elderly, or disabled housing. All guarantees of continued availability of affordable density bonus housing are by deed restrictions or other legal arrangements. The ordinance allows, in addition to a density increase, a reduction in the floor area of affordable units and a relaxation of City parking standards.

Pacifica's current Density Bonus Ordinance, however, is being revised to comply with state regulations. Action Program No. 15-A would initiate the amendment of the Density Bonus Ordinance to be consistent with State law by mid 2011.

D. Housing Constraints for Disabled Persons

As noted in the Special Needs section of the housing element, in 2002, according to the Center for Independence of the Disabled, 13 percent of the total population of San Mateo County between the ages of 16 and 64 were physically, mentally, or developmentally disabled, and 16 percent of the population over 64 years of age had a physical, mental, or developmental disability.

The special housing needs of disabled persons include accessible housing units, in close proximity to transportation, employment, public services and commercial, with special design features that alleviate the disability. State law requires that all rental apartments containing five or more dwelling units are made accessible and adaptable to disabled persons. The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations), including disabled accessibility requirements. The City also permits special care facilities for six (6) or fewer persons in any residential zoning district by right and special care facilities for more than six (6) in any residential and commercial zoning district with the approval of a Conditional Use Permit. The purpose of the Conditional Use Permit is to establish a procedure for approving or denying land uses that are not permitted because of their unique nature. Through the application of conditions of approval, these land uses can be approved if their effect on the surrounding environment is found to be acceptable through the application of conditions of approval. Several findings need to be made to approve a Conditional Use Permit, including that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare and that it will be consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan, and where applicable that the use is consistent with the City's adopted Design Guidelines. Applicants can appeal decision to the City Council in a public hearing. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. The City also allows and works with applicants who wish to retrofit their residence to make them suitable for persons with disabilities and to

ensure that application of the building code requirements does not create a constraint. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. There are no identified zoning or other land use regulation practices that could discriminate against persons with disabilities and impede the availability of such housing for these people. Additionally, the City does not restrict occupancy of unrelated individuals in group homes. Family is defined in the zoning ordinance as "Family" shall mean one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club or fraternity or sorority house. A family shall be deemed to include necessary servants."

All residential units are subject to the same development standards (e.g. building height, setbacks, parking, coverage, parking, etc.) within the zoning district in which they are located. These development standards, however, may present a constraint to housing for disabled people. Pacifica will consider amending the zoning ordinance to add a provision for reasonable accommodations. Further, landings and outside stairways may project not closer than four (4') feet to any side lot line and not exceeding six (6') feet into any front or rear yard setback. The City will also consider amending the zoning ordinance to allow access ramps to extend into required yards beyond the standard provision.

The City of Pacifica has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs to capabilities change. The City will consider adding the development of a Universal Design Element. The City will refer to the Housing Community Development (HCD) website to develop guidelines and a model ordinance consistent with the principles of universal design.

Additionally, the City of Pacifica's Zoning Ordinance allows second units which are handicapped accessible and are equipped for handicapped persons to exceed the maximum living area. The maximum size of the living area cannot exceed 50 percent of the living area of the primary unit and cannot exceed 750 square feet, whichever figure is less, units which are handicapped accessible and equipped for handicapped persons may include up to 850 square feet of living area. A second unit is permitted only in the R-1, Single-Family Residential Zoning District and must have a minimum lot area of 5,000 square feet. The minimum parking requirement for the second residential unit is one uncovered on-site space. Additionally, no more than 25 percent of the lots within any block, counting both sides of the street, are permitted to have a second unit. In the City's Pedro Point neighborhood the density is regulated by street width. If the actual improved street width directly in front of the proposed unit is 20 feet or less, density for second residential units may not exceed one unit within a 500-foot radius. If the improved street directly in front of the proposed unit exceeds 20 feet, density for second residential units may not exceed one unit within 300-foot radius. Second units may be approved ministerially without discretionary review or hearing.

9. Other Constraints

Pacifica has four additional constraints to development which are not institutional or government limitations. They include geologic hazards, water service capacity, sewage treatment and collection, and highway capacity.

A. Geological Hazards

In January 1982, Pacifica experienced widespread and severe landslides and flooding which caused loss of life and significant property damage. These events caused Pacifica to undertake a new approach to development, including instituting a new geological review process and retaining an independent engineering and geology firm to review all hillside projects. According to Pacifica's geotechnical consultant, slope stability has been overrated in the past in Pacifica, and standards used to evaluate hillside development must be reassessed and strengthened.

In addition, Pacifica experienced coastal bluff retreat of approximately 75 feet in some areas as a result of storms during the winter of 1983 and 2009. Areas previously considered stable were undercut, houses and trailers were damaged, destroyed, or had to be relocated further inland. These geologic events are assessed in the update to Pacifica's Seismic and Safety Element (adopted in September 1983).

It is now recognized that geologic hazard mitigation will be required in many areas of Pacifica. This may affect the timing, location and intensity of future development. For example, geologic studies of some bluff top properties may result in lowered densities by reducing the amount of net developable acreage. Additionally, densities on inland sloping properties may be affected where geologic studies indicate that the revenue produced by locating units to achieve maximum densities does not justify the cost of providing engineering solutions sufficient to achieve those densities. In these cases, hazard avoidance may be the only acceptable mitigation measure because mitigation of both on- and off-site geotechnical hazards is a requirement of project approval or building permit issuance.

Pacifica expects that mitigation of existing and potential geologic hazards will, to some extent, reduce its growth rate; however, this effect cannot be quantified at this time, since these constraints are to some extent site specific. It is possible that land use designations may be revised to reflect changed conditions and policies and, this too, may affect Pacifica's growth rate.

B. Water Service Capacity

The North Coast County Water District (NCCWD) supplies water to Pacifica. The agency formed in 1944 to facilitate piping water to Pacifica from San Francisco's Hetch Hetchy system. NCCWD continues to get virtually all of its water from the San Francisco Public Utilities Commission (SFPUC) and the Hetch Hetchy System.

The NCCWD system's 14 storage tanks or reservoirs have a total capacity of 23.78 million gallons. According to the NCCWD Urban Water Management Plan, the projections indicate that the District can expect an increased production need of over 180 acre feet per year by 2030, equivalent to an overall increase of 4.8%.

The District's contract with SFPUC allows for a maximum purchase of 3.84 million gallons per day, the equivalent of 4301.4 acre feet per year. According to the Urban Water Management Plan, the existing allocation is sufficient to meet the District's needs, from the present time through 2030. The annual production requirement is expected to increase more slowly than the increase in the number of connections, as the cumulative effects of plumbing and appliance upgrades and replacements will offset much of the demand brought about by population and employment growth in the District.

C. Sewage Treatment and Collection System

The City of Pacifica, Calera Creek Water Wastewater Treatment Plant is located at 700 Coast Highway, Pacifica, CA 94044.

The City's previous wastewater treatment plant was constructed in the Sharp Park neighborhood in 1952. The neighborhood developed residentially and commercially until the treatment plant was surrounded by houses on three sides and the ocean on the fourth side. The plant went through 4 major upgrades and 3 ocean outfall replacements. The plant was marginal in performance of wastewater treatment, odor control, and ocean discharge. It operated under cease and desist orders since 1977.

In 1990, the City helped form a Citizens Committee to evaluate alternatives for the improvement of the wastewater facility. The committee was composed of individuals from different neighborhoods and met monthly. The goals of the committee were to help develop alternatives to meet the criteria of the Cease and Desist Order for water quality and to maximize community benefits while minimizing the cost.

Through this process, over 50 alternatives were investigated. Based on the committee effort, city staff prepared a Facilities Plan to form the basis for environmental documentation and design. The committee appointed a sub-committee that selected consultants to prepare the EIR (Environmental Impact Report) and the project designs. The committee also selected consultants for the Value Engineering process.

Based on the final EIR, the selected alternative was the construction of a new buried tertiary treatment plant, located in the old rock quarry, discharging into a restored Calera Creek. Construction by Walsh Pacific started in September 1996 and the new plant started treating wastewater in August 2000.

Technical Features:

Average annual wastewater flows have been declining in recent years, from 3.66 million gallons per day (mgd) on average in 2001 to 2.9 mgd in 2008. Flows are projected to rise to 3.2 mgd by 2012. The Calera Creek Wastewater Treatment Plant has a dry weather capacity of 4.0 mgd, a peak hourly dry weather capacity of 7.0 mgd, and a peak hourly wet weather capacity of 20 mgd. Considering Pacifica's slow projected growth, the Plant is believed to have adequate capacity for the next 15 to 20 years. Improvements to the collection system are expected to be necessary; these will be prioritized in a master plan in the near term.

This Plan was among first in California to use ultraviolet (UV) disinfection, which allows effluent to be released to wetlands without residual chlorine. This technology was developed by Trojan Technologies and tested by the City of Pacifica and University of California Davis. The effluent is suitable for re-use applications. The Plant has facilitated the creation and restoration of wetlands along Calera Creek, bringing year-round flow to a naturalized stream channel.

The plant is one of the first fully automated plants in the San Francisco Bay Area designed for nutrient removal, and also one of the first plants using ATAD technology (Autothermal Thermophilic Aerobic Digesters) for the generation of Class A sludge in California.

Two diesel-powered generators maintain plant electricity in the event of a power outage.

To minimize visual impact, the entire facility except the filters and control building are buried in a hillside covered with native plants. The odor control scrubbers pull air from all process areas to neutralize odor-causing gasses.

The collection system is comprised of a series of gravity trunk sewers, force mains and pump stations. All the sewage is pumped to the Calera Creek Water Recycling Plant. In the past eight years the City has performed extensive improvements on the interceptor, trunk sewer and pumping systems. All of the main pump stations have been reconstructed or overhauled.

D. Highway Capacity

The primary north-south traffic corridor to, from, and through the City is Highway 1. In 1978, Caltrans noted (Report of Engineering and Traffic Survey - March 31, 1978) that considered vehicular and pedestrian traffic was present. Studies prepared in 1979 (Mori Point Project and Rockaway Beach Condominiums Draft EIR's) indicate that service at critical intersections is at, or below, level D (approaching unstable flow, tolerable delay), and that should then anticipated development occur without mitigation, levels of service would drop to E and possibly F (unacceptable and intolerable congestion and delay).

The 1985 Rockaway Beach Redevelopment Plan EIR indicated that the Highway 1/Reina Del Mar intersection operates at LOS E and F at both A.M. and P.M. peak hours. While the Highway 1/Fassler Avenue intersection operates at LOS C in the P.M. peak hour and LOS E in the A.M. peak, the EIR also describes alternative Highway 1 improvement options to improve the level of service.

Recent traffic studies and impact analysis along Highway 1 between Reina Del Mar and Fassler Avenue confirms that the level of service at the Highway 1/Reina Del Mar intersection operates at LOS F during A.M. and P.M. peak hours while the Highway 1/Fassler Avenue intersection operates at LOS F in the A.M. peak hour and LOS C in the P.M. peak hour.

The City has long held that LOS C (stable flow, acceptable delay) or better is most desirable and affords the greatest amount of safety. Pacifica has established funds to assist in the construction of needed improvements to meet or approach this standard. Developers of residential projects are required to contribute a per unit fee according to the location of their projects within the City. The primary impact area south of Westport Drive in the Fairway Park neighborhood requires relatively higher contributions per unit than the secondary impact area to the north. The schedule has been established because the majority of improvements will be necessary in the south, and this area will experience the most significant increase in land use intensity based on current land use policies. Proposed highway widening improvements between Westport Drive and Fassler Avenue are presently in the Environmental Phase Review. Popularly known as the "Calera Parkway Project" it will add a 3rd lane for both northbound and southbound traffic along Highway 1 between the Reina Del Mar intersection and the Fassler Avenue intersection. It is expected to improve peak hour traffic level of service to LOS C from the current LOS F.

It is apparent then, that residential development timing and Citywide growth control will be important until sufficient resources can be secured to maintain and provide adequate service levels for Pacifica's main thoroughfares. Additionally, planned improvements to Highway 1, south of Pacifica (Devil's Slide tunnel proposal) will likely have little growth-inducing effect in the mid-coastside area south of Pacifica. This will likely worsen traffic congestion along Pacifica's portion of Coast Highway, and may also further decrease capacity service.

The primary east west access to Pacifica is via Sharp Park Road. It is estimated that almost one-half the total peak hour trips per day along Coast Highway are distributed to this steeply winding corridor. In the fall of 1990 the reconstruction of lower Sharp Park Road commenced. Construction lasted for one year and was reopened in 1991. This new section of Sharp Park Road now has 2 lanes for both westbound and eastbound traffic directions. It is less winding than the previous configuration and safer to travel with the new concrete median barrier.

10. Mitigation of Constraints

Over the past several years, the City has adopted ordinances to permit increased density, second residential units and manufactured housing. All of these ordinances promote the construction of affordable housing, and mitigate some development constraints. Each mitigation is summarized below. They are described in greater detail in Section IV, Programs to Develop Housing.

The Density Bonus Ordinance, adopted in April 1984, encourages the provision of affordable housing and of rental housing. Developers who are willing to include housing for the elderly, disabled, low or moderate income, and/or renters are permitted to exceed the maximum density on a site by 15-50%. The Second Unit Ordinance also promotes affordable housing by allowing accessory units on any single-family zoned lot which can meet the minimum requirements of the ordinance. Adopted in November 1982, the ordinance promotes rental housing for singles and elderly. At the same time, second units can bring homeownership within the reach of a larger income group, as the rental income from a second unit can reduce an otherwise high mortgage payment. The second unit ordinance is discussed further in Section IV under Action Program No. 10.

Manufactured housing is also permitted on single-family lots in Pacifica. The Manufactured Housing Ordinance was adopted in January 1982. A manufactured home is a structure comprising two or more modules, including mobile homes. Such structures can be significantly lower in price than traditional single-family structures.

11. Units at Risk

A potential threat to existing affordable housing is the potential termination of rental contracts by owners of property subject to federal subsidy programs. Such contracts may be terminated through cancellation of the Section 8 contract ("opting out") after a certain number of years, or paying off the interest loan ("prepayment") after 20 years. Project owners who "opt-out" or "pre-pay" their rental contracts are free to increase rents to whatever the market will bear, or may, with the City's approval, convert to condominiums or some other non-housing use.

The following analysis is provided in compliance with Section 65583 of the Government Code, which requires that cities analyze and develop programs to preserve assisted housing developments.

A. Inventory of Units At-Risk of Losing Use Restrictions.

(i) Period of Analysis

This analysis includes the ten-year period between July 2009 and June 2019.

(a) July 2009 – June 2019

Pacifica has only one project subject to risk of losing use restrictions during this ten-year period. Relevant project information is provided below.

Project Name and Address: Casa Pacifica
1060 Terra Nova Boulevard

Type of Assistance Received: HUD Sec. 221 (D)(3)
Market Rate Interest Program

Earliest Date of Possible Change From Low-Income Use: January 10, 2015 (Opt Out Date)

Number of Elderly and Non-Elderly Units: Elderly: 101
Non-Elderly: 1

Elderly units are assisted by the Section 8 New Construction rental Assistance Program.

Bedroom Mix: All units are one (1) bedroom

Building Age: Approximately 25 years old

Building Condition: Good - No rehabilitation necessary

How Units are at Risk: The owner has already renewed the Section 8 which was due on January 10, 2010. If the owner fails to renew the Section 8 by January 10, 2015, the project could lose its low-income use restrictions. The project could then be "converted" to market rate units. The one bedroom units currently rent for \$1,225 a month. One bedroom market rate units currently rent for approximately \$1,250 a month in Pacifica. The risk (\$2,525) would be minimal.

Factors which may
Eliminate or Reduce Risk:

1. Should the owner decide to "opt out" of the section 8 contract, this action would be subject to provisions of Federal and State law designed to minimize hardship for the project's tenants.
2. The owner has had renewal options in the past (1987, 1992, and 1997, 2005, 2010) and has always renewed.
3. An "opt out" is only valid if a one-year notice is provided, and no notice has been provided to date.
4. The Casa Pacifica Project includes a condition of approval making the Use Permit valid only for a senior citizen multiple-family complex. Should the owner attempt to convert the project to non-senior housing, a new Use Permit would have to be obtained from the City. However, the condition of approval does not require that the units be maintained for low-income use.
5. The Casa Pacifica project was also granted a Variance to the required number of parking spaces on the condition that the property be used solely as residential units for senior citizens. Should the owner attempt to convert the project to non-senior citizen housing, the Variance would no longer be valid and the parking would have to be brought up to current standards, or a new Variance would have to be obtained. However, there is no condition that the units be maintained for low-income use.

No other projects are "at risk" during this ten-year period.

B. Cost Analysis of Preserving Versus Replacing At-Risk Units

- (i) Cost to Replace
It is estimated that replacing the Casa Pacifica units would cost approximately \$9,147,360.00 (\$62.00 per square foot plus \$50,000 per unit).
- (ii) Cost to Preserve
It is estimated that the cost to preserve the units would be substantially less than to replace due to the cost and scarcity of developable land and increased construction costs.

C. Resources for Preservation

(i) Public Agency and Nonprofit Housing Corporations Listed below are agencies that have the ability to assist in preserving the Casa Pacifica project.

- City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044
(650) 738-7300
- Pacifica Redevelopment Agency
170 Santa Maria Avenue
Pacifica, CA 94044
(650) 738-7300
- Mid-Peninsula Housing Coalition
658 Bair Island Road Suite 30
Redwood City, CA 94063
(650) 299-8000
- National Church Residences
2335 North Bank Drive
Columbus, OH 43220
(614) 451-2151

(ii) Public Financing and Subsidy Programs
Listed below are financing and subsidy programs that could be used to preserve the Casa Pacifica project for low-income use.

- Community Development Block Grant Program (CDBG) funds for the purpose of preserving low-income housing.

The City does not currently receive any CDBG funds for the purpose of preserving low-income housing.

- Administrative fees (reserves) of any housing authority operating within the community.

There is no local housing authority operating within Pacifica.

- Redevelopment Agency

The Pacifica Redevelopment Agency has currently no funds in its Low and Moderate Income Housing Fund. (See Action Program No. 11)

- Pacifica Housing Fund

The City has issued two (2) loans, totaling \$600,000, to assist with the purchase of the Ocean View low-income senior apartment complex. To make this transaction complete the County Housing Authority borrowed \$258,000 from the City's General Fund. Additional low-income housing is currently under consideration and will continue to be so in the future. The City also adopted an inclusionary zoning ordinance in April 2007 which contains a provision requiring developers to pay an amount of money "in lieu" of providing a unit. The in-lieu payment for each below market rate unit (BMR) shall reflect the estimated cost to provide the BMR.

For a discussion of program efforts to preserve "at-risk" units, see Action Program No. 5.

D. Other Projects

Three other projects in Pacifica offer subsidized low-income housing for seniors. The Ocean View Apartments, at 555 Crespi Drive, are completely occupied by Section 8 rental assistance seniors. However, the owners (National Church Residences) of the project have already fulfilled their mortgage obligations, and the City is not required to analyze the "at risk" potential of the project. National Church Residences is totally committed to continue renting to Section 8 recipients. Nevertheless, the City should continue to monitor the status of the Ocean View Apartments. As with the Casa Pacifica project, a Parking Variance was granted to the Ocean View project on the condition that the project be used for senior housing only, and the Variance will become "null and void" if converted to market rate apartments, and additional parking must be provided. This condition will encourage the maintenance of senior housing at the Ocean View project. If necessary, the City should use the resources noted above to help preserve the project for low-income use.

Another project for low-income seniors in Pacifica is the Pacific Oaks project at 750 Oddstad Boulevard. The covenants and restrictions for Pacific Oaks run with the life of the project, and no preservation efforts by the City are necessary. The Good Shepherd Senior Housing project has added an additional 42 units for the elderly population of Pacifica. The Good Shepherd project is located at 901 Oceana Boulevard and has restrictions protecting the status of the units as senior housing.

12. Opportunities for Energy Conservation

In May 2008, the City of Pacifica created a Citizens' Green Building Task Force to provide a forum for development of "Green Building" regulations. The City's proposed Green Building Ordinance was adopted at the end of 2010. The Draft Ordinance includes Build-it Green's Green Point rating for residential construction and LEED (Leadership in Energy and Environmental Design) for non-residential construction.

Benefits of Green Building

Environmental benefits

- **Reduces impacts on natural resource use**

Health and safety benefits

- **Enhances occupant comfort and health, as well as the greater community**

Community benefits

- **Minimizes strain on local infrastructures and improves quality of building stock and life**

Economic benefits

- **Improves the bottom line for owners, building professional, community**

III. LAND INVENTORY

1. Purpose

In 2009, a City consultant completed a survey of vacant or undeveloped sites. These sites were identified by filed surveys, aerial photograph, and County assessor data. Based on this survey, there is sufficient land to accommodate residential development within the seven-year planning period covered by this Housing Element update as well as the unaccommodated need from the previous planning period.

State housing law (Government Code Section 65583{a}{3}) calls for "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public services to these sites."

This section summarizes the results of the survey and identifies sites in Pacifica where development of housing can occur within the seven-year period of this housing element update and the unaccommodated need from the previous planning period. More detailed site specific information is available in the "Pacifica General Plan Existing Conditions and Key Issues Report dated July 2010.

The land identified in the survey is zoned for residential and mixed-use (commercial/residential) development and public services are available to all the sites. It should be noted that the survey did not include second unit potential, or density bonuses. Therefore, the potential number of new units could be higher than the range of units included in the survey.

2. Sites Available Within the Seven-Year Planning Period

For the seven-year planning period covered by this Housing Element, the 2009 survey indicated that adequate land is available for Pacifica to meet its regional housing needs. Many of the sites are easily served with utilities and roads, are close to community services and shopping, have no major physical hazards, could be consistent with adjoining development, and are zoned for residential development. These sites can also accommodate housing for all income levels. As for farm workers, see discussion on page 32 section G. Table 33 lists some of the sites and the potential number of units on each.

Environmental and Physical Constraints:

Environmental issues known to the City that could affect residential development in areas planned for such use are the potential presence of the San Francisco garter snake and the California red-legged frog. These species are present in portions of the Quarry property. The City has worked with developers to provide mitigation by protecting potential affected areas of habitat for these species. Although the City does not consider the presence of these species a significant constraint to the accommodation of the City's share of regional housing needs, the Quarry property is not being considered as a site that is available between 2007 and 2014.

Physical constraints such as hillside erosion, coastal erosion, and seismic hazards are some of the main hazards to the Pacifica area. Landslides and slope failures can result from all the listed hazards and have been serious problems in Pacifica. None of the areas planned for residential development present significant physical constraints that could impede residential development for the planning period. Any potential physical constraints at these sites can be mitigated through appropriate residential design. None of the selected sites available for housing within the 2007 and 2014 planning period or for the past planning period (1999-2006) are located in hazardous areas. Seven of the selected sites, however, are identified in the Open Space Task Force report as candidates for preservation. These parcels include the Fish, Zeebros, Gypsy Hill, Hacienda Court/Place, The Rock, The Calson property, and San Pedro Road. Although these properties have been identified in the Open Space Task Force report as candidates for preservation, they have not been designated as open space and there are no development limitations imposed on these properties.

Table 33

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SITE	APN	LOCATION /Condition	ZONE	ALLOWABLE DENSITY	GP DESIG	ACRES	UNIT GAP/ REALISTIC	EXISTING USE	INFRA-STRUCTURE	ENVIRON CONSTRAINTS
1	009-031-010	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	.09 acres	1/1	Vacant	Yes	None Known
2	009-035-140	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	6,799 s.f.	1/1	Vacant	Yes	None Known
3	009-035-150	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	4,318 s.f.	1/1	Vacant	Yes	None Known
4	009-035-160	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	5,015 s.f.	1/1	Vacant	Yes	None Known
5	009-035-170	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	5,067 s.f.	1/1	Vacant	Yes	None Known
6	009-035-180	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	6,395 s.f.	1/1	Vacant	Yes	None Known
7	009-035-190	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	6,818 s.f.	1/1	Vacant	Yes	None Known
8	009-035-200	Fish Palmetto & Westline/ Moderate slopes	R-1/ CZ	1 du per 5,000 s.f	MDR	6,534 s.f.	1/1	Vacant	Yes	None Known
9	018-140-620	Zeebros Coast Hwy & Harvey Way Steep slopes	R-1/ B-10/ HPD & R-1/ B-3/ HPD	1 du per 5 acres	OSR/ LDR	56.03 acres	18/18	Vacant	Yes	None Known
10	023-593-140	Sanchez Library Flat	C-1	1 du per 2,000 s.f	Comm	2.77 acres	44/44	Library	Yes	None Known
11	023-224-010	Adobe & Linda Mar Flat	R-3-G	16-21 du per 1 acre	HDR	.37 acres	8/8	Vacant	Yes	None Known
12	016-452-010	Hacienda Ct/PI Hillside	R-1/ B-1/ HPD	1 du per 5 acres	OSR	55.25 acres	11/11	Vacant	Yes	None Known
13	016-421-010	Lower Gypsy Hill Hillside	R-1/ B-3/ B-10/ HPD	3-9 du per 1 acre (LDR)/ 1 du per 5 acres (OSR)	OSR/ LDR	4.4 acres	24/11	Vacant	Yes	None Known

14	016-192-320	Palmetto Ave Flat	C-1	1 du per 2,000 s.f	Comm	13,504 s.f	7/7	Vacant	Yes	None Known
15	016-050-050	Salada Ave. Salada & Beach Blvd/ Palmetto Ave Flat	R-2	1 du per 2,900 s.f	MDR	9,000 s.f	3/3	Vacant	Yes	None Known
16	016-242-090	Pacific Ave & Oceana Blvd Flat	R-2	1 du per 2,900 s.f	MDR	11,326 s.f	4/4	Vacant	Yes	None Known
17	022-012-020	Rock	C-1+	1 du per 2,000 s.f	Comm	2.87 acres	63/30	Vacant	Yes	None Known
18	023-012-010 & 023-011-010 & 023-014-010	Calson San Pedro Ave	C-R/ CZ	1 du per 2,000 s.f	Comm	5.31 acres	115/50	Vacant	Yes	None Known
19	022-043-010, 020, 022-043-220, 022-042-260, 022-045-999, 010, 022-043-200	Fassler Avenue	C-1	1 du per 2,000 s.f	VLDR	2.65 acres	58/58	Vacant	Yes	None Known
20	023-222-080	Adobe	R-3-G	1 du per 2,075 s.f	HDR	18,208 s.f	8/8	Vacant	Yes	None Known
21	016-355-150	Clarendon	R-1	1 du per 5,000 s.f	LDR	1.35 acres	11/11	Vacant	Yes	None Known
22	023-075-050	San Pedro Road	C-3	1 du per 2,000 s.f.	Comm	2.46 acres	54/39	Vacant	Yes	None Known
23	016-032-310	Palmetto/ Santa Maria	C-1/ R-3	1 du per 2,000 s.f.	Comm	15,681.6 s.f.	8/8	Vacant	Yes	None Known
24	009-381-010	Monterey/ Norfolk	R-3	16-21 per 1 acre	HDR	1 acre	8/8	Vacant	Yes	None Known
25	023-361-160	Oceanside Meadows	R-1/ B-4	20,000 s.f per du	LDR	6.8 acres	11/11	Vacant	Yes	None Known
Total							463/337			

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Key Sites for Housing

1. Vacant Sites – Although the 25 sites would allow for approximately 463 units, the realistic potential is for the construction of approximately 337 units on the 25 sites. This number of units would allow the city to comply with the previous planning cycle (1999-2006) and the current planning period. The Calson property (Site 18) can hold up to 115 units, but realistically, a maximum of approximately 50 units could potentially be built on this site due to the surrounding area which is primarily single family residential. Constructing 115 units on that site would not be realistic due to the nature of the existing neighborhood.

Commercially Zoned Sites (C) – Parcels which are zoned Commercial (Sanchez Library, Palmetto Avenue, Rock, Calson, Fassler Avenue, and San Pedro Road) can be developed as a mixed-use with commercial uses on the ground floor and dwelling units above. Furthermore, low income units can be incorporated on the Calson and the “The Rock” properties due to the number of units those parcels yield.

The Municipal Code requires a minimum lot area of 2,000 square feet per unit in the commercial zoned sites. No minimum setbacks are required in the commercial zones unless established as part of a Site Development Permit. In terms of on-site parking, one space per 300 square feet of gross commercial floor area, one space for each studio, one and one-half spaces for each one-bedroom unit, and two spaces for each unit of two or more bedrooms are required. In addition one parking space to accommodate guest parking shall be provided for each four units. Condominium type housing also requires usable open space; townhouses require 750 square feet and all other forms of clustered housing 540 square feet per unit.

The Inclusionary Housing Ordinance was recently adopted by the City. The purpose of the ordinance is to establish below market rate (BMR) housing requirements for residential development projects of eight or more units. Not less than fifteen (15) percent of all units, lots or parcels in a residential development shall be BMR Units restricted for occupancy by Very Low, Lower or Moderate Income Households.

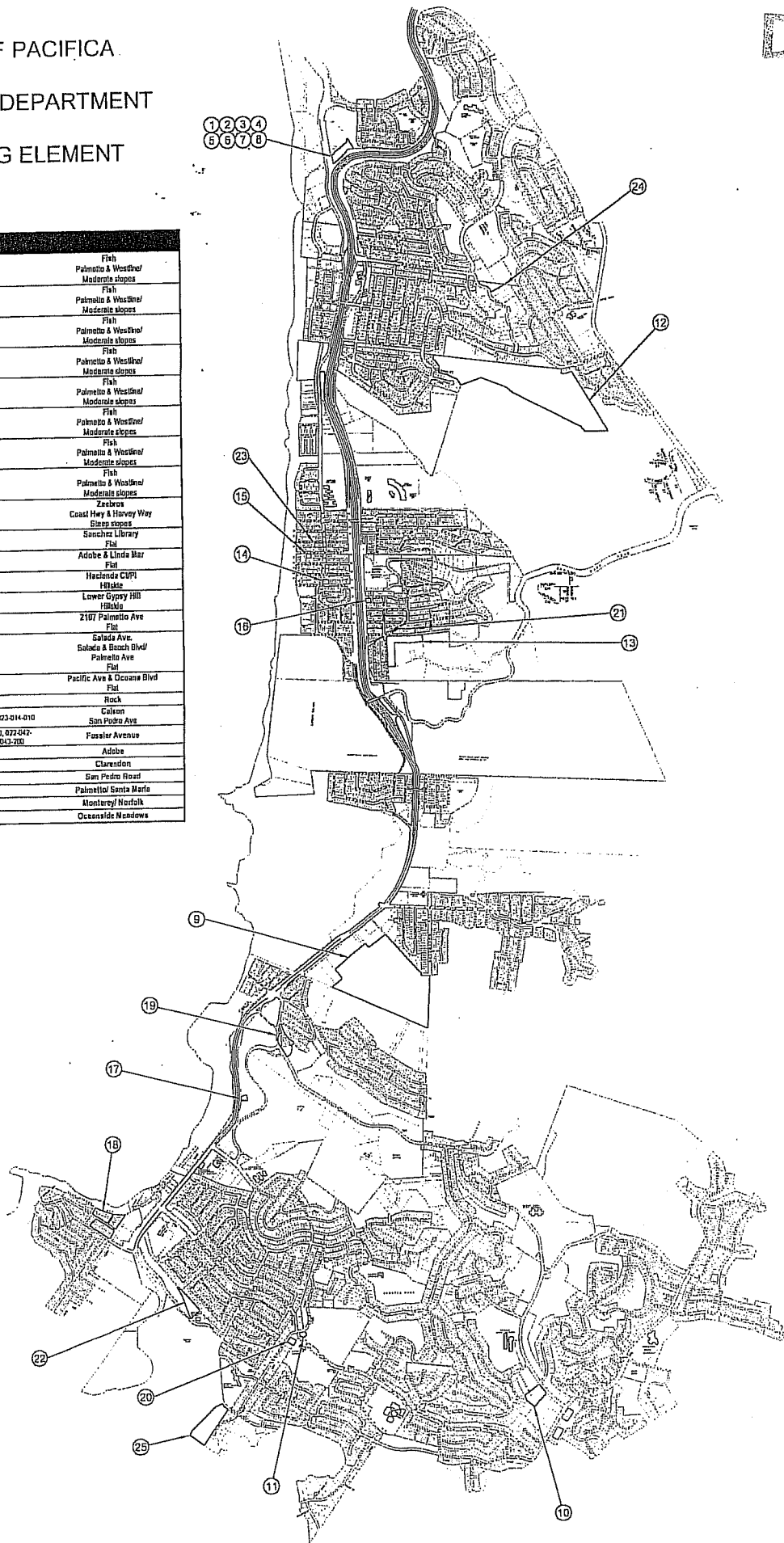
2. Sanchez Library Site (Site 10) –provides opportunities for residential development on a site that is underutilized. Site 3 contains a library with a parking lot in the front area. There are no plans to close the library. The 2.77 acre site has the potential to provide 44 units at a density of 1 unit per 2,000 square feet of lot area. The 44 units could be developed without demolishing the existing library. Additionally, if this lot was consolidated to accommodate residential, the exiting library would not impede development,

3. Coastal Zone (CZ) – Properties located in the Coastal Zone require approval of a coastal development permit which is appealable to the California Coastal Commission.
4. Hillside Preservation District (HPD) – Properties located in the Hillside Preservation District must follow the land use coverage formula outlined in Section 9-4.2257 of the Pacifica Municipal Code. The steeper the parcel the less coverage would be permitted.
5. B District (B-1, B-3 and B-10) – In addition to regulations outlined in the R districts, all properties with a B district overlay must follow the regulations in Section 9-4.2002 of the Pacifica Municipal Code. Regulations include minimum lot area per dwelling, lot width, setbacks, maximum heights and coverage.
6. R Districts (R-1, R-2 and R-3-G) – Properties located in the R Districts are outlined in Sections 9-4.401-9-4.801 of the Pacifica Municipal Code. The guidelines outlined in those sections allow single family homes in R-1, two family homes in R-2 and multiple family homes in R-3. Additionally, the number of units allowed on each parcel is outlined in the table above.

DRAFT

CITY OF PACIFICA
 PLANNING DEPARTMENT
 HOUSING ELEMENT

1	009-031-010	Fish Palmetto & Westline/ Moderate slopes
2	006-015-140	Fish Palmetto & Westline/ Moderate slopes
3	009-025-150	Fish Palmetto & Westline/ Moderate slopes
4	004-025-160	Fish Palmetto & Westline/ Moderate slopes
5	009-025-170	Fish Palmetto & Westline/ Moderate slopes
6	009-025-180	Fish Palmetto & Westline/ Moderate slopes
7	004-025-190	Fish Palmetto & Westline/ Moderate slopes
8	009-035-200	Fish Palmetto & Westline/ Moderate slopes
9	018-140-620	Zachary Coast Hwy & Harvey Way Steep slopes
10	023-593-140	Sanchez Library Flat
11	023-724-010	Adobe & Linda Mar Flat
12	016-452-010	Hacienda CUPV Valdes
13	016-471-010	Lower Gypsy Hill Hillside
14	016-192-320	2107 Palmetto Ave Flat
15	016-050-050	Salada Ave. Salada & Esch Blvd/ Palmetto Ave Flat
16	016-243-090	Pacific Ave & Oceana Blvd Flat
17	022-012-070	Rock Caleen
18	023-017-010 & 023-011-010 & 023-014-010	San Pedro Ave Caleen
19	022-043-010, 020, 022-043-220, 022-042-260, 022-043-290, 018, 022-043-700	Fossil Avenue Adobe
20	023-222-060	Clarendon
21	016-355-150	San Pedro Road
22	023-015-050	Palmetto/ Santa Maria
23	016-023-010	Monterey/ Norfolk
24	025-281-010	Oceanside Meadows
25	023-361-150	



IV. GOALS, POLICIES AND PROGRAMS TO MAINTAIN, IMPROVE AND DEVELOP HOUSING

1. Purpose

State Housing Law requires that Housing Elements document the need to maintain, improve and develop housing. Appendix A on page 106 lists a summary of these objectives. State law also requires elements to describe programs to assure an adequate affordable housing supply. Specifically, California Government Code, Article 10.6, Section 65583, states that the Housing Element shall include:

"an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the maintenance, improvement and preservation of housing..."

The following complies with State law, and also provides an analysis of Pacifica's success in achieving the objectives identified in the 1990 Housing Element. The "1999 Objectives" are stated with a brief overview of accomplishments, followed by new "2007 Objectives."

2. Overall Goals

Pacifica's General Plan contains an overall goal that is applicable to each of the Plan's eleven elements. Goals most relevant to the Housing Element are as follows:

- A. Strive to provide a decent home and satisfying environment for each resident.
- B. Protect the social mix, variety, and fundamental character of each neighborhood by providing for the safety and welfare of all residents equally.

3. Housing Maintenance

A majority of residents in Pacifica live in safe, affordable housing. The City seeks to promote maintenance of housing at the same time that housing is improved and developed within the City to meet existing needs. In this way, residents with satisfactory housing may continue to live in safe, affordable housing in the future.

A. Physical Maintenance of Housing

The Pacifica Building Department estimates that approximately 3-5 percent of all units within the City need rehabilitation. Action Program No. 1 calls for a Code enforcement program to rehabilitate housing in the City. Requiring smoke detectors as called for in Action Program No. 3 can also help to preserve existing housing.

B. Maintenance of Rental Housing

In today's housing market, many households are not able to afford to buy their own homes and some prefer to rent. A supply of affordable rental housing will continue to be important in meeting the housing needs of Pacifica's population.

Two ways to preserve rental housing are to monitor rental units in development with density bonus units and to monitor condominium conversions. The Density Bonus Ordinance permits projects proposed entirely as market rate multiple family rental housing to exceed the maximum density designation for the site by 15%. Qualifying projects must remain available as rental housing for a minimum of 30 years. This program is described in more detail on page 73.

When an area's vacancy rate is low and new rental units are not being built, the conversions of rental units to condominiums can deplete the rental housing stock. The City of Pacifica regulates the number of condominium conversions during a "housing shortage." Article 24.5 of the Pacifica Municipal Code prohibits conversions of rental units to condominiums when the Citywide vacancy factor is found to be less than 3 percent, defined as a "severe housing shortage." Conversions may occur only when the percentage of rental units is at least 35 percent of the City's housing supply, or the vacancy rate exceeds 3 percent; 75 percent of the tenants agree to the conversion; or, 40 percent of the units are to be sold or rented at prices affordable to low and moderate income households.

C. Maintenance of Housing Affordability

Many retired residents face increasing housing cost (rent and/or utilities) on limited fixed income. Another group for whom housing costs are increasing is working women heads of households. Without containment of these costs, many more households will be forced to seek housing assistance. Reducing energy consumption could reduce utility costs. Housing costs are often beyond a resident's control. Two programs to promote housing affordability include the "Energy Partners" Program and the Human Investment Project's Shared Homes Program. These programs are discussed in Action Programs Nos. 4 and 23, respectively.

Another potential threat to existing affordable housing is the potential termination of rental contracts by owners of property subject to federal subsidy programs. See Action Program No. 5.

The City has a 93-unit mobile home park which provides a valuable source of affordable housing. The Land Use Element recognizes the importance of preserving the mobile home park. Accordingly, the City adopted an ordinance in 1990 which regulates conversion of mobile home parks to other uses. The ordinance provides procedures and standards for closure of the mobile home park to mitigate adverse impacts of displacement of existing residents while providing economically viable and reasonable use of the land.

D. Maintenance of Neighborhood Quality

Most people expect their neighborhood to be safe, livable, and pleasant. Crime, loose animals, traffic noise, eyesores, noise, odors, and inadequate pedestrian and bicycle thoroughfares can cause frustration and may sometimes require government intervention (increased police patrols, noise ordinance, zoning amendments or enforcement, etc.). Adequate planning and environmental review can minimize these nuisances.

E. Policies, Programs and Objectives to Maintain Housing

POLICIES - ENCOURAGE THE UPGRADING AND MAINTENANCE OF THE CITY'S NEIGHBORHOODS;

- **EMPHASIZE FIRE PREVENTION MEASURES;**
- **DEVELOP POLICIES AND ORDINANCES DIRECTED TO ENERGY CONSERVATION.**

Action Program No. 1 - Implement the safe and sanitary criteria of the Housing Code to encourage Code compliance and rehabilitate housing. Use staff without police powers for inspections.

- Specific Action - During site inspections, staff will note Housing Code Violations. Emphasis will be on voluntary compliance. However, where life, safety, and sanitary violations occur, power to the unit will be turned off if necessary to obtain compliance.
- Responsible Agency - Planning and Building/Code Enforcement
- Financing - City funds
- 1999 Objectives/
Accomplishments - A Code Enforcement Officer was hired in 1995. Part of its duties is to coordinate housing inspections with the San Mateo County Health Department. The lead agency for these types of inspections remains the County Health Department. The objective was to refer 3-4 units per year to the San Mateo County Health Department. To date most housing code violations have been corrected voluntarily, but Code Enforcement will continue to refer and coordinate housing inspections with the San Mateo County Health Department. Code Enforcement has referred to the San Mateo County Health Department approximately 2 residential units per year.
- 2007 Objectives - The Building Division /Code Enforcement will continue to inspect sites for Housing Code Violations. Pacifica's goal will remain at 3-4 units per year.
- Time Frame - Continuous

Action Program No. 2 - Continue the rehabilitation of substandard residential units, using available subsidies for lower income residents, in addition to Code enforcement.

- Specific Action - Literature will be obtained, displayed, and distributed. Interested parties will be referred to the appropriate agency.

- Responsible Agency - Pacifica Planning Department, San Mateo County Housing and Community Development
 - Financing - Community Development Block Grants, California Housing Finance Agency, Federal Housing Authority
 - 1999 Objectives - Assist the Housing Authority of the County of San Mateo with more aggressive advertisement of their programs while maintaining its 18 units per year rehabilitation goal.
 - Accomplishments - The number of residential units that were rehabilitated through the County of San Mateo Housing Authority Rehabilitation program between 1999- 2006 were Twenty-five (25) residential dwellings at a cost of approximately \$536,700.00.
 - 1999 Objectives - Continue to assist the Housing Authority of the County of San Mateo with advertisement of their programs on the City's web site and by distributing literature from the County at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations while decreasing its 18 units per year rehabilitation goal to 2 units per year. In addition, the City will explore the feasibility of applying for housing rehabilitation funds.

The City has received little interest, to date, by property owners in applying for housing rehabilitation loans. The City, however, will continue to market the Housing Authority of the County of San Mateo Rehabilitation Program in the hope of increasing property-owner awareness of the housing rehabilitation loan programs.
 - Time Frame - Continuous
- Action Program No. 2A - Prevent blight and the deterioration of housing units resulting from deferred maintenance.*
- Specific Action - On a complaint basis encourage through code enforcement and other available regulatory measures owners of vacant, blighted and residential structures to repair and return their properties to the housing market.
 - Responsible Agency - Pacifica Planning Department
 - Financing - City funds
 - 1999 Objectives/
Accomplishments - Code Enforcement has worked and encouraged approximately 10 property owners a year to repair and upgrade their properties.

2007 Objectives - Continue to encourage 5- 10 units/year to repair and return their properties to the housing market

Time Frame - Continuous

Action Program No. 3 - Enforce the City ordinance requiring smoke detectors in residential and commercial structures not now required to have a sprinkler system.

Specific Action - During site inspections, staff will note structures without sprinklers. Every mean available will be used to achieve installation.

Responsible Agencies - Pacifica Fire Services Department, Planning Department Building Division

Financing - City funds

1999 Objectives/
Accomplishments - The Planning Department Building Division does not keep records specifically listing the number of structures that have installed smoke detectors pursuant to Pacifica Ordinance No. 363 (adopted in February 1983), but they are certain the number of structures that have installed smoke detectors did exceed the 50 units per year goal. Approximately 299 building permits were obtained specifically for the installation of fire sprinkler systems from January 1990 to January 1999. In 1998 the City Council adopted Ordinance No. 659-C.S. which requires the installation of fire sprinklers in commercial and residential buildings. Between January 1999 to December 2006 four hundred sixty one building permits were obtained for the installation of sprinkle systems.

2007 Objectives - The Planning Department Building Division will continue to inspect for smoke detectors in all buildings and will keep track of the number of buildings with sprinkler systems installed. Pacifica's inspection goal can be remain at 50 units per year.

Time Frame - Continuous

Action Program No. 4 - Promote the "Energy Partners" home weatherization program funded by Pacific Gas and Electric Company and administered by Richard Heath Associates. The program is free to eligible low income residents, and provides free weatherstripping, caulking, insulation, and minor home repairs.

Specific Action - Obtain appropriate literature for distribution to interested parties. Refer individuals to the Pacific Gas and Electric "Energy Partners Program."

Responsible Agency - Pacifica Planning Department, Pacific Gas and Electric.

- Financing - City funds, Pacific Gas and Electric
- 1999 Objectives - 35 units per year
- Accomplishments - Since 1990, PG&E has provided free weatherstripping, caulking, insulating, and minor home repairs. Over the last ten (10) years PG&E provided minor home repairs to 600 low income Pacifica residents at a cost of approximately \$360,000. Pacifica has obtained literature regarding the free weatherization/home repair program from PG&E and distributes the literature to all interested parties.
- 2007 Objectives - Pacifica will continue to promote the "Energy Partners" home weatherization program and maintain its goal of 35 units per year.
- Time Frame - Continuous

Action Program No. 4A - Maintain housing supply and reduce loss of life and property caused by earthquakes by requiring structural strengthening and hazard mitigation in Pacifica Housing.

- Specific Action - Consider enacting incentive programs and requirements to encourage retrofitting of seismically unsafe buildings, such as reinforced-masonry buildings and soft-story buildings (a story having a lateral stiffness significantly less than that of the stories above).
- Responsible Agency - Planning Department Building Division
- Financing - City Funds
- 1999 Objectives/
Accomplishments - Not applicable, new program
- 2007 Objectives - Develop funding sources to minimize the financial impact of retrofits on low- and moderate-income residents.

Action Program No. 4B - Complete and Adopt Green Building Ordinance

- Specific Action - Adopt a Green Building Ordinance to assure that all new buildings and significant remodels incorporate green building practices and materials into the design.
- Responsible Agency - Pacifica Planning Department
- Financing - City funds

1999 Objectives/
Accomplishments - Not applicable, new program

Time Frame - Adopt by the end of 2010

POLICY - ENCOURAGE THE CONTINUED AFFORDABILITY OF EXISTING AFFORDABLE HOUSING.

Action Program No. 5 - Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex.

a. Specific Actions - Monitor the status of the Casa Pacifica project. Respond to any notice of intent required by Government Code Sec. 65863.10 or federal law, and send copies of notice received to the State Department of Housing and Community Development (HCD). Work with HCD and other appropriate regulatory agencies to assess the impact of any potential change in project controls.

Responsible Agency - Pacifica Planning Department

Financing - City funds

Time Frame - Continuous

b. If necessary, utilize all financing sources, identified in Section II (11) of this Element to help preserve the units, unless the City has identified other more urgent needs for the funds. Uses for the funds could include, but are not limited to, the following:

- Help finance project buyout by nonprofits or other public entities through equity or gap financing, advancing purchase-option funds, carrying of second mortgages, interest write-downs, issuance of tax-exempt bonds for financing acquisition or rent reductions.
- Provide grants and/or low interest or forgivable loans to potential purchasers to finance preliminary feasibility studies of acquisition.
- Provide financial relocation benefits for households dislocated from units with terminating affordability controls.
- Provide grants to create tenant management groups and/or local nonprofits capable of acquiring and managing the project.
- Where public acquisition on a permanent basis is not feasible, assist a public entity or nonprofit in purchasing the project on a temporary basis until a qualified long term owner can be found.
- Provide rent subsidies to ensure continued affordability by low-income tenants.

Responsible Agency - City of Pacifica
Financing - See Section II(11)
Time Frame - N/A

c. Consider adoption of preservation incentives or conversion disincentives, including, but not limited to, the following:

- Assess a conversion "impact fee" or "in-lieu contribution" for projects that convert to market rate rents.
- Adopt conversion protections, e.g., develop stricter condominium standards, require one-for-one replacement of units converted to market rate rents, where not preempted by State or Federal law.
- Also, unless preempted by State or Federal law, consider some form of rent control.
- Require owners of "at-risk" units to provide relocation assistance for displaced tenants where not already required by federal, state, or local statute.

Responsible Agency - Pacifica Planning Department
Financing - City funds
Time Frame - Assess need to proceed with the above action by fall 2011

d. At such time as the project owners file a notice of intent, provide tenant and community education by involving affected constituencies in assessing the preservation problem, and provide information required for legally valid notices of intent and Plans of Action (POA) submitted by project owners, through local workshops. Include Casa Pacifica owners whenever possible.

Responsible Agency - Pacifica Planning Department
Financing - City funds
Time Frame - NA

e. Submit comments on a proposed POA for the Casa Pacifica project and communicate the City's concerns to HUD throughout the application process. Advise tenants of the Casa Pacifica project immediately upon receipt of a POA. Also, upon receipt of a POA for the Casa Pacifica project, hold a public hearing pursuant to Government Code Section 65863.10.

Responsible Agency - Pacifica Planning Department

Financing - City funds

Time Frame - NA

f. Encourage preservation of elderly and/or lower income units, which may be developed in the future through the following policy:

- As a condition of approval of assisted housing developments for elderly and/or lower income occupants where a parking exception or waiver is granted, the City will impose a requirement that a deed restriction be recorded placing adequate notice in the chain of title that approval of the development for elderly of affordable occupants was based upon a waiver or exception from the parking standards of the Pacifica Municipal Code and that conversion of such a development to market rate, non-elderly or non-housing use may be infeasible without meeting the applicable parking standards.

Responsible Agency - City of Pacifica

Financing - City Funds

Accomplishments - The requirement to file a notice of intent and Plans of Action, and the condition of approval that would also require that a deed restriction be recorded stating that the approval of development for the elderly is based upon a parking exception may have discouraged conversion of the Casa Pacifica Project to another use.

Time Frame - Continuous

Action Program No. 6 - Encourage preservation of the existing mobile home park as an important source of low and moderate income housing.

Specific Action - Administer and enforce Ordinance No. 550-C.S., which prohibits the conversion of mobile home parks to other uses without relocation assistance and other mitigation measures.

Responsible Agency - Pacifica Planning Department

Financing - City funds

1999 Objectives / Accomplishments - Preserve the existing 93 mobile home units. Ordinance No. 550-C.S. may have discouraged conversion of the mobile home park to other uses. A conversion would require that an applicant mitigate any adverse impact on the ability of displaced park residents to find adequate housing in another mobile home park, including the reasonable costs of relocation should the mobile home park be converted to another use. Reasonable costs of relocation would include: the cost of relocating a displaced

homeowner's mobile home, accessories, and possessions to a comparable mobile home park within thirty (30) miles of its existing location, including costs of disassemble, removal, transportation, and reinstallation of the mobile home and accessories at the new site, and replacement of or reconstruction of blocks, skirting, siding, porches, decks, awnings, or earthquake bracing if necessitated by the relocation, etc.

2007 Objectives - Continue the preservation of the existing 93 mobile home units.

Time Frame - Continuous

4. Housing Improvement

Meeting housing needs takes many resources, including money from Federal, State, and local sources. To the extent possible, the City seeks to improve existing housing to minimize the need for direct housing assistance as funding from these sources becomes more scarce.

A. Physical Improvements of Housing

Many of the units within the City needing rehabilitation do not meet life safety standards of the Uniform Building Code. It is recognized that requirements for improvements could result in economic hardship to owners as well as increased rents to tenants. For those who qualify, low interest rehabilitation loans are available through the San Mateo County Department of Community Development. This is described in Action Program No. 7.

Energy conservation measures could help keep housing costs (utility payments) down for many citizens on fixed incomes. To help remedy this situation, free weatherization is available through the "Energy Partners" program funded by Pacific Gas and Electric. Administered by Richard Heath and Associates, the "Energy Partners" program activities include insulation, caulking and weather stripping. The "Energy Partners" program promotes both housing maintenance and improvement. It is described in Action Program No. 4. In addition, the Center for Independence of the Disabled (CID), Community Action Agency (CAA), and the North Peninsula Neighborhood Services Center provide minor housing rehabilitation/accessibility modifications countywide.

B. Policies, Objectives, and Programs to Improve Housing

POLICIES - ENCOURAGE COMMERCIAL AND RESIDENTIAL CODE COMPLIANCE;

- LAND USE AND DEVELOPMENT SHALL PROTECT AND ENHANCE THE INDIVIDUAL CHARACTER OF EACH NEIGHBORHOOD.

Action Program No. 7 - Continue the emphasis on rehabilitation to forestall future decline in the housing stock. Continue to utilize available federal subsidies to residents through Section 8 or other rental assistance programs, in addition to Code Enforcement.

- Specific Action - City staff will obtain literature from the County for distribution to interested parties. As appropriate, City staff will refer residents to the County Department of Community Development and the Housing Authority for program assistance.

- Responsible Agencies - Pacifica Planning Department and Building Division/Code Enforcement, San Mateo County Department of Housing and Community Development, San Mateo County Housing Authority.

- Financing - Section 8 Existing Programs, Community Development Block Grant Funds, California Housing Authority Funds.

- 1999 Objectives - 34 unit rehabilitated per year (6 low income rental units and 28 low income owner occupied units).

- Accomplishments - Twenty-five (25) residential dwelling were rehabilitated through the San Mateo County Department of Housing and Community Development ("HCD") totaling approximately \$536,700.00. According to HCD, approximately 208 Pacifica residents were assisted through the Section 8 program.

- 2007 Objectives - Pacifica's goal is to increase awareness of the San Mateo County Department of Housing and Community Development's housing rehabilitation programs through more aggressive advertising on the City's web site and through the distribution of brochures at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations. Pacifica will modify its Action Program goal from 34 rehabilitated units per year to 10 units per year - 2 low-income rental units and 8 low-income owner occupied units.

To date the City has not received much interest from property owners about the San Mateo County Department of Housing and Community Department's housing rehabilitation programs, but the City will continue to raise property-owner awareness of the rehabilitation programs available by advertising on the City's web site and through the distribution of brochures as mentioned above.

- Time Frame - Continuous

Action Program No. 7A - Establish an incentive program for voluntary housing rehabilitation.

- Specific Action - As an incentive to voluntary housing rehabilitation, the City should establish a coordinated effort to improve neighborhood conditions by upgrading streets, gutters, sidewalks, street trees, etc.

- Responsible Agencies - Department of Public Works
- Financing - City Funds
- 1999 Objectives - Not applicable; new action program
- 2007 Objectives - The City shall support voluntary housing rehabilitation by upgrading streets, gutters, sidewalks, street trees, etc. Information will be provided to developers and homeowners on the City's web site by the early 2011.

Action Program No. 8 - Encourage designation of historic structures as set forth in the Historic Preservation Ordinance. Adopted in 1984, one of the purposes of the Ordinance is to encourage preservation of historic structures. A detailed inventory has been prepared by the Pacifica Historical Society which lists historic and cultural sites and structures. Structures and sites not on the inventory are also eligible for designation.

- Specific Action - City staff will administer and enforce the provisions of the Historic Preservation Ordinance. Appropriate sites and structures that meet the designation criteria will be forwarded to the Planning Commission for consideration. Staff will work with the Pacifica Historical Society to obtain background and comments.
- Responsible Agencies - Pacifica Planning Department, City Council, Pacifica Historical Society
- Financing - City funds
- 1999 Objectives Accomplishments - Since 2010 only one site, "The Dollar Radio Station was designated a historic landmark. Pacifica's ability to meet its historical landmark designation is contingent on the owners of any potential historical structure approaching the City and requesting landmark designation. As such, Pacifica has little direct control over the actions of property owners.
- 2007 Objectives - Pacifica shall continue to encourage the designation of one (1) site per every two (2) years as a historical landmark by informing landowners of the potential tax benefits of such designation. This can be accomplished by posting information about the tax benefits on the City's website and providing brochures at the public counter in the Department of Planning and Economic Development.

The City, to date, has received little interest by property owners in designating their properties historical landmarks, but will continue to promote the Historic Preservation Ordinance in the hope of increasing property-owner awareness of the tax benefits.

Time Frame - Continuous

For other programs designed to promote improvement of the existing housing stock, see Action Program Nos. 1 and 4.

5. Housing Development

As discussed in the Regional Housing Needs section, 16 new housing units per year will be necessary to maintain an adequate supply of housing between 2007 and 2014. The seven year projected total is 275 units, adjusted to 115 units.

A. Sites Available for Housing

At present, and within the time frame of this Housing Element update, there are sufficient and suitable sites to accommodate the 115 housing units needed and the unaccommodated need from the previous planning period which amounts to 196 units. These sites can accommodate a variety of types of housing for all income levels, including multifamily, rental housing, factory built housing, mobilehomes, emergency shelter and transitional housing. As for farm workers, see discussion on page 32, section G. Government subsidy programs and land use controls which exist or may be adopted, may affect the size, type, cost and location of housing and thereby influence the economic and demographic character of the resident population. These programs and controls should be monitored annually in order to assure, within the framework of the General Plan, the continued availability of adequate sites throughout the community for a variety of housing types which can accommodate citizens from all economic levels.

In addition to ensuring adequate sites for development of housing, the City wishes to ensure orderly growth consistent with the development and improvement of adequate streets, facilities and services. Fees such as those for traffic mitigation, In-lieu Park dedication, and sewer connection, and the currently low level of development have minimized this problem. Table 32 (page 41) lists the building and development costs for a 2,000 square foot three bedroom two bathroom single-family residence in a subdivision. Based on this list, these fees average approximately \$11,459 for a 2,000 square foot house. Table 16 also lists the building and development cost per unit for multi-family projects. For example, the average cost for a 40 unit residential complex would be about \$323,978.00 or approximately \$8,099.45 per dwelling unit. These costs are estimates of potential building fees and do not include planning, environmental review or the cost of providing new or upgrading existing infrastructure. Therefore, if development appears to be occurring at a faster rate than it can be absorbed, the City should encourage development in areas of the City where adequate services, can be provided, and where environmental constraints are less. Sites available for housing are discussed on page 62.

Pacifica has the quality of mixed housing values within existing residential neighborhoods. This quality should be continued and no effort should be made to concentrate low income housing in one or two neighborhoods.

B. Methods to Promote Affordable Housing

(1) Density Bonus Ordinance

The Density Bonus Ordinance, adopted in April 1984, offers the incentive of increased density and flexibility in development standards in exchange for housing which will help meet the City's need to provide affordable and rental housing. Multifamily residential projects can exceed their maximum density if provision is made for rental housing, affordable housing, or housing for the elderly or disabled. The amount of the density bonus ranges from 15 percent for rental housing to 50 percent for affordable, elderly, or disabled housing. For example, projects constructed entirely as market rate multiple-family rental housing may be entitled to a 15% density bonus above the maximum density designation for the site. The ordinance also regulates rent structure and ownership housing costs. All affordable density bonus housing must be guaranteed to be affordable to future residents. For rental housing, rents must be affordable for 30 years. If a rental unit is to be converted to ownership, it must be affordable to the same group it was intended to serve. Resale controls for ownership guarantee the permanent occupancy of affordable units by low and moderate income households. All guarantees of continued availability of affordable density bonus housing are by deed restrictions or other legal arrangements. The ordinance allows, in addition to a density increase, a reduction in the floor area of affordable units and a relaxation of City parking standards.

Theoretically, the Density Bonus Program can be used in any multifamily residential development project. Because the amount and type of bonus varies, it is not possible to tabulate the number of affordable units that might result from implementation of the ordinance. The Density Bonus Program is discussed further under Action Program No. 15.

Similar to the density bonus concept, inclusionary zoning is a type of regulation that requires a minimum percentage of low and moderate income housing units in new development. Resale controls are needed to guarantee continued affordability. Increased density is usually provided. An option of payment of an in-lieu fee is frequently offered. Inclusionary zoning expands the supply of affordable housing by integrating it into the community.

(2) Inclusionary Zoning Ordinance

The Inclusionary Housing Ordinance was adopted by the City in April 2007. The purpose of the ordinance is to establish below market rate (BMR) housing requirements for residential development projects of eight or more units. Not less than fifteen (15) percent of all units, lots or parcels in a residential development shall be BMR Units restricted for occupancy by Very Low, Lower or Moderate Income Households.

The Inclusionary Housing Ordinance allows a developer to propose certain alternative means of complying with the ordinance. For example, a developer may propose any combination of on-site construction, off-site construction, land dedication and/or in-lieu payments that the City determines to be at least equal to the cost of providing the required BMR Units on-site integrated with the residential development. The Planning Commission may approve, conditionally approve or reject the alternative proposed by the developer. The Planning Commission may only approve or conditionally approve a proposed alternative if the Planning Commission finds that purposes of the article would be better served by implementation of the proposed alternative and that the proposed alternative meets the greatest needs at that time.

The residents of Pacifica seek a well-planned, aesthetically pleasing and balanced community with housing affordable to Very Low- Lower- and Moderate-Income Households. Affordable housing should be available throughout Pacifica, and not restricted to a few neighborhoods and areas. However, there may also be trade-offs where constructing affordable units at a different site than the sites of the principal project may produce a greater number of affordable units without additional cost to the project applicant. Thus, the City Council found that in certain limited circumstances, the purpose of the Inclusionary program may be better served by allowing the developer to comply with the inclusionary requirement through alternative means, such as the payment of money in-lieu of providing a unit, development of offsite housing or dedication of land. For example, if a project applicant can produce a significantly greater number of affordable units off-site, then it may (but not always) be in the best interest of the City to permit the development of affordable units at a different location than that of the principal project.

The purpose of the Ordinance is to: (i) encourage the development and availability of housing affordable to a broad range of households with varying income levels within the City as mandated by state law, California Government Code Section 65580 and the following; (ii) promote the City's goal to add affordable housing units to the City's housing stock in proportion to the overall increase in new jobs and housing units; and (iii) offset the demand on housing that is created by new development and mitigate environmental and other impacts that accompany new residential and commercial development by protecting the economic diversity of the City's housing stock, reducing traffic, transit and related air quality impacts, promoting jobs/housing balance and reducing demands placed on transportation infrastructure in the region.

As mentioned above, the Inclusionary Zoning Ordinance applies to all residential developments of eight (8) or more units, lots or parcels, including all residential developments in which eight (8) or more units will be added to existing projects. Not less than fifteen (15%) percent of all units, lots or parcels in a residential development subject to this article shall be BMR units restricted for occupancy by very low, lower or moderate income households.

In the City's redevelopment project area, the first required BMR unit, and at least forty (40%) percent of the total number of required BMR units, shall be restricted to occupancy by very low income households. An additional thirty (30%) percent of the required BMR units must be, if not affordable to very low income households, restricted to occupancy for lower income households. Any remaining required BMR units shall be restricted to occupancy by moderate income households.

Outside the redevelopment project area, the first required BMR unit and at least fifty (50%) percent of the required BMR units shall be restricted to occupancy by lower income households and the remaining required BMR units shall be restricted to occupancy by moderate income households. Provided, the developer has the right but is not required to increase the percentage of lower income household BMR units.

The requirements of the Inclusionary Zoning Ordinance do not apply to:

1. The reconstruction of any structures that have been destroyed by fire, flood, earthquake or other act of nature provided that the reconstruction takes place within three (3) years of the date the structures were destroyed.
2. Residential developments that already have or will have more units that qualify as BMR units than this article requires.

For-sale BMR units must remain available at an affordable housing cost to an eligible household for a minimum of forty-five (45) years. The maximum rent of a rental BMR unit shall be an affordable rent approved by the City and must remain available at an affordable rent to an eligible household for a minimum of fifty-five (55) years

As mentioned above, a developer may propose an alternative means of complying with this ordinance as set forth below:

- a)* Off-site construction of BMR units may be allowed if the developer demonstrates, and the Planning Commission finds that on-site construction is infeasible. If allowed, off-site BMR units shall be constructed within the City of Pacifica, shall be occupied prior to occupancy of the residential development, and shall be consistent and comply with the standards and requirements specified in this article.
- b)* In lieu of building BMR units, the developer may propose to dedicate land to the City suitable for the construction of BMR units, provided that the Planning Commission reasonably determines that the land is of equivalent or greater value than the required BMR units and that the land has the equivalent or greater development potential of the residential development.
- c)* For any residential development that is not located within the redevelopment project area, the developer may propose to pay the City an amount of money in lieu

of providing a unit. The in-lieu payment for each BMR unit shall reflect the estimated cost to provide the BMR unit and shall be set forth in a resolution adopted by the City Council. In-lieu payments shall be paid prior to occupancy of the first market rate unit to be developed within the residential development. In-lieu payments collected under this article shall be deposited into a housing trust fund and shall be used only for the purpose of providing funding assistance for the provision of affordable housing and reasonable administration costs, including, but not limited to, a buyer's assistance program for eligible households.

- d) Developer may propose any combination of on-site construction, off-site construction, land dedication and/or in-lieu payments that the City determines to be at least equal to the cost of providing the required BMR units on-site.

Incentives for on-site units

Any residential development providing all required BMR units on-site shall automatically qualify for the density bonus and additional incentive available for an affordable housing project under Section 9-4.4102(b)(1).

(3) Second Units

In 1982, Pacifica passed a Second Residential Unit Ordinance which permits "in-law" units on single family property. It is not possible to assess the number of second units that will be developed in the City. The amount of such development will depend on a variety of factors including the size of individual properties, the placement and design of structures on individual sites, and neighborhood acceptance. The Second Unit Ordinance is discussed further under Action Program No. 10.

(4) Manufactured Housing

Manufactured housing is a term which covers a broad range of housing, including mobile homes and factory built housing. The range in cost for this type of housing is wide, reflecting the degree to which the housing components are prepared and assembled for construction or installation. Manufactured housing includes simple precut lumber packages, as well as modular housing preassembled and installed on the site with no further finishing needed. In general, the City considers manufactured housing a resource for providing lower cost housing.

Manufactured housing is permitted on single family lots in Pacifica. City Ordinance No. 323, adopted in January 1982, requires that manufactured homes be on permanent foundations, and include pitched roofs. Porches, landings, or stairways may also be required. A new program has been added to ensure that the City's manufactured housing regulations will be reviewed for consistency with state law.

There is currently one 93 unit mobile home park within Pacifica. Ordinance No. 550-C.S., adopted in March 1990, regulates the conversion of mobile home parks to other uses.

(5) Energy Conservation

As the price of gas and electricity rises, the cost of shelter rises also. If the City is to address housing needs in the future and continue to maintain affordability of planned, new units, increased energy self-sufficiency is necessary. Continued future affordability can be ensured by careful land use planning and conservation measures promoted today.

The Conservation Element of the City's General Plan encourages decreased energy consumption whenever possible, requiring new residential lots to have direct north-south orientations, and developing incentives to encourage use of solar energy. In June 1983, the California Energy Code came into effect. The Code requires energy conserving features on new structures, including insulation, limits on glass area, and metal or glass doors on fireplaces. As discussed on page 61, the City also adopted a Green Building Ordinance to assure that all new buildings and significant remodels incorporate green building practices and materials. Consideration of a Green Building Ordinance is suggested as a new program (see Action Program 4B)

(6) Other Programs to Promote Affordable Housing

The ordinances mentioned above are City programs that directly encourage development of affordable housing. Portions of other City ordinances also promote housing affordability, although indirectly. In addition, there are several San Mateo County and private programs that can contribute to the development of affordable housing in Pacifica. The City, County, and private programs are as follows:

Residential Units above Commercial Structures

The Pacifica Municipal Code permits dwelling units above commercial structures. This is a technique to provide rental housing and to utilize infill sites. Action Program No. 9 calls for promotion of this Municipal Code provision.

Section 8 Certificate Program

The San Mateo County Housing Authority operates this program, which is funded by the U.S. Department of Housing and Urban Development. Under this program, eligible participants pay 30 percent of their income for rent. The Section 8 Program pays the difference between the rent the participant can pay and the total (market rate) rent of the unit. Action Program No. 7 calls for provision of Section 8 units in new development whenever possible. The City's Density Bonus Program rental standards are consistent with the County Housing Authority rent structure, thus allowing Section 8 certificates to be used for bonus units.

The Reverse Annuity Mortgage (RAM) Program

This program allows people over 62 to borrow funds at a fixed interest rate for as long as 10 to 12 years. To qualify, RAM loan recipients must live in their homes and have little or no mortgage balance. The loans allow homeowners to live in their homes, and collect equity into income. Action Program No. 19 calls for promotion of this program.

The Human Investment Project (H.I.P.) Homesharing Program

This program, funded through both private and public sources, including Redevelopment funds, matches homeowners seeking housemates with tenants seeking housing. Senior and single parent homeowners can help make house payments by taking in a tenant. Those looking for housing can find a place to live at a reasonable price. Although applicants are not limited by income, the program generally assists single parents and seniors. Action Program No. 23 calls for continued promotion of this program.

Housing Fund

The City has established a Redevelopment Agency for the purpose of implementing the Rockaway Beach Specific Plan. Section 33334.2(a) of the California Health and Safety Code states that 20 percent of the taxes allocated to the agency "... shall be used by the agency for the purposes of increasing and improving the community's supply of low and moderate income housing available at affordable housing cost..." These funds could be used in a variety of ways, including acquisition of land or building sites, improvements to land or building sites, and donation of land to private or public parties (it is not required that such land or sites be located in Rockaway Beach). A specific program for the use of such funds has yet to be developed. Action Program No. 11 calls for development of such a program.

Lease-Purchase Program

The California Home Source Lease-Purchase Home Ownership Program is a new tool for cities and counties and other government agencies in the Bay Area to help their constituents achieve home ownership. The program overcomes the cash and credit barriers often faced by working individuals and families when they try to purchase a home. California Home Source is a service of the ABAG Finance Authority for Non-Profit Corporations. The program provides a source of down payment and closing costs assistance and help for working individuals and families with credit problems.

C. Policies, Programs and Objectives to Develop Housing

POLICY - PLACE THE PRIORITY ON RESIDENTIAL INFILLING.

Action Program No. 9 - Continue to administer provisions of the Zoning Ordinance allowing residential units on commercial sites if they are above ground floor commercial uses.

- Specific Action - Discuss this option with individual developers on a project-by-project basis. Encourage inclusion of second floor residential units where feasible.
- Responsible Agency - Pacifica Planning Department
- Financing - City funds
- 1999 Objectives - Encourage the development of 3 units per year--
- Accomplishment - The City has worked with at least 3 property owners in converting their underutilized and vacant lots on Danmann Avenue and Waterford Road into mixed-use developments. The City will continue to work with property owners to facilitate mixed-use development on underutilized and vacant lots.
- 2007 Objectives - Pacifica will continue to encourage the inclusion of housing above ground floor commercial uses, with a goal of 3 units per year. There has been little interest by property owners in constructing mixed-use projects. City staff will continue to promote mixed-use projects by working with developers and property owners in the hope of increasing the number of residential units above ground floor commercial uses.
- Time Frame - Continuous

Development Standards

Currently, the Zoning Code permits mixed-uses in the C-1 and C-2 zones as conditional uses. Specifically, the ordinance states that "One or more dwelling unit in the same building as a commercial use when located entirely above the ground floor. Density shall be controlled by a minimum lot area per dwelling unit of 2,000 square feet" is permitted. The minimum lot size in a C-1 and C-2 zone is 5,000 square feet, and the maximum height is 35 feet. A minimum 10 percent of the lot must be landscaped. The parking requirement for multi-family units are as followed: one space for each studio, one and one-half spaces for each one-bedroom unit, and two spaces for each unit of two or more bedrooms. In addition, one space to accommodate guest parking shall be provided for each four units. The fraction shall be disregarded when the determination of the number of guest parking spaces results in the requirement of a fractional space. At least one of

the required off-street parking spaces per unit shall be in a garage or carport. If a residential project provides affordable units in accordance with the density bonus program as set forth in Article 41, projects that require 10 or more required spaces may provide one-third of the total required spaces for compact cars.

Action Program No. 10 - Encourage and facilitate addition of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.

- Specify Action - The City should periodically evaluate the second unit requirements and procedures to make certain this resource is used in the best possible manner.
- Responsible Agency - Pacifica Planning Department
- Financing - City funds
- 1999 Objectives - 4 units per year-
- Accomplishments - Seventeen (17) second units were constructed from January 1999 to December 2006, resulting in a 11 unit shortfall of its 28 unit goal. Pacifica currently promotes the second-unit program by providing property owners and developers development information about adding a second unit.

Development Standards

The City of Pacifica's Zoning Ordinance allows second units designed to meet the special needs of individuals, particularly the elderly and disabled. A second unit is permitted in all R-1 (Single-Family Residential) Districts, however, they must be in compliance with State Law and meet all development standards. The City only requires ministerial review of new second residential units. The lot on which the second unit is located must contain 5,000 square feet. The City requires only one additional parking space for a second unit and the maximum size of the living area of the second unit may not exceed 50% of the living area of the main unit and cannot exceed 750 square feet, whichever figure is less, units which are handicapped accessible and are equipped for handicapped persons may include up to 850 square feet of living area.

There are no restrictions on the amount of rent that may be charge. Rent restrictions had previously been imposed on second residential units by an ordinance adopted in 1987. However, that ordinance was repealed in 1992 by the adoption of an ordinance. Two (2) years after adoption of the ordinance, the Planning Commission was required to evaluate the

impact and effectiveness of elimination of the rent control regulations and make a recommendation on whether or not rent control for second residential units should be reinstated. The Planning Commission found that the lack of rent control had no effect on the development of second residential units. Therefore, there was no need to reinstituted rent control measures.

2007 Objectives - Encourage the construction of two (2) second residential units per year. There is potential that approximately 14 second residential units will be developed during this planning period. To further encourage the development of second residential units, the City shall explore the feasibility of relaxing some of the development regulations such as on-site parking. Other incentives to encourage the development of second residential units may include fee reductions and priority permit processing.

Time Frame - Continuous

Action Program No. 10A - Amend Second Unit Ordinance.

Specific Action - Initiate the amendment of the Second Unit Ordinance to comply with state regulations.

Responsible Agencies - Pacifica Planning Department

Financing - City Funds

1999 Objectives/
Accomplishments - Not applicable, new program

2007 Objectives - Amend Second Unit Ordinance to comply with state laws by the end of 2011.

Time Frame - Continuous

Action Program No. 11 - Develop program for establishment of Housing Fund from tax increment revenues to increase and improve low and moderate-income housing.

Specific Action - Develop a program which will set forth the means of distributing funds generated by the Redevelopment Agency. Establish priority system.

Responsible Agencies - Pacifica Planning Department, Finance Department, Redevelopment Agency

Financing - Taxes allocated to Redevelopment Agency

1999 Objectives/
Accomplishments

- The West Rockaway Beach Redevelopment Project area was established as Pacifica's first redevelopment area in June 1986 and the increment revenue began being received by the City in fiscal year 1987-88. During January 1990 to January 1999 approximately \$300,000 of the tax increment revenue had been set aside in a separate account for low and moderate income housing. Almost all of this money was used in 1999 to purchase the 100 unit Oceanview Senior Housing Project.

During the period of 2005-2009 the only Housing Fund expenditures were for repayment of debt incurred for the Oceanview Senior Housing Project. These expenditures were allocated to extremely low, very low and low-income households, and by age category. The total expenditures amounted to \$82,407. The actual amount of Housing Fund expenditures by income are as follows:

Income Level	Actual Expenditures
Extremely/Very Low Income	\$16,481
Low Income	\$68,326
Moderate Income	\$ 0
Total	\$82,407

The table below sets forth the City's regional share proportional housing need by income and the following table shows how this Implementation Plan's expenditures have been allocated by income category:

The Agency has begun to accumulate Housing Funds in excess of the amount needed to pay for the existing debt on the Oceanview Senior Housing Project, but does not anticipate having sufficient funds to assist in providing other low and moderate income housing units during this Implementation Plan period. During the last five years of the Compliance Period (2015-2019), the Agency will require that any housing projects assisted with the Housing Fund meet the income and age proportional spending requirements as shown below:

Regional Housing Need Requirement by Income

Income Level	Units Needed	Percentage
Very Low Income	63	At least 39%
Low Income	45	At least 28%
Moderate Income	53	No more than 33%
Total	161	100%

Proportional Age Housing Fund Requirements

Age	Number of	Percentage of
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Category	Households	Households
Lower-income Households	77,753	70%
Under 65		30%
Lower-Income Households 65 And over	33,427	
Total Lower-Income Households	111,180	100%

2007 Objectives - Utilize all redevelopment housing funds for the development and/or purchase of senior, low and moderate income housing. A specific housing program will be developed as additional funds accumulate. It's estimated that redevelopment set-aside affordable housing funds for the 2010-2014 plan period will be approximately \$342,392. The current balance is \$32,392. The funds are will be utilized for repayment of debt incurred for the Oceanview Senior Housing Project.

In accordance with Section 33490 of the Community Redevelopment Law ("CRL"), the Pacifica Redevelopment Agency adopted a five-year Implementation Plan (2010-2014) for the Rockaway Beach Redevelopment Project in December 2009. The Implementation Plan addresses the Agency's housing requirements under the CRL and sets forth the Agency's plan for meeting its housing obligations. The Agency is required to: (1) deposit at least 20% of its tax increment monies in a Low and Moderate-Income Housing Fund (the "Housing Fund") for the purpose of increasing, improving or preserving the community's supply of affordable low and moderate-income housing, and spend the Housing Fund monies for very low and low-income housing units in proportion to the need as determined by the regional housing needs assessment and for those age groups under 65 in proportion to the community's population as determined by the most recent census; (2) provide that 15% of all new or substantially rehabilitated housing units developed within the Project Area by entities other than the Agency and 30% of all new or substantially rehabilitated housing units developed by the Agency be available at an affordable housing cost to persons of low and moderate-income for the longest feasible time ("Inclusionary Housing"); and (3) provide that whenever a low or moderate-income housing dwelling unit is destroyed or removed as part of a redevelopment project, such unit will be replaced within four years of its destruction or removal ("Replacement Housing").

Time Frame - To begin housing construction when tax increment funds become available.

POLICY - NEW DEVELOPMENT SHALL BE COMPATIBLE WITH EXISTING DEVELOPMENT AND SHALL HAVE SAFE AND ADEQUATE ACCESS.

Action Program No. 12 - Review Design Guidelines for any necessary changes.

- | | | |
|-------------------------------------|---|--|
| Specific Action | - | Evaluate existing Design Review Guidelines to include all new construction and major building additions. Continue to review projects for safe and adequate access and, where necessary, suggest mitigation. |
| Responsible Agency | - | Pacifica Planning Department |
| Financing | | City funds |
| 1999 Objectives/
Accomplishments | - | Not applicable; new action program |
| 2007 Objectives | - | Form Planning Commission subcommittee to review and draft potential changes to the content and application of the Design Guidelines. All Pacific residents should be given an opportunity to live in a neighborhood environment that includes well-designed houses. The Design Review Guidelines should include, as part of the Planning and Building review process, Design Guidelines for all new construction and major building additions. |

Design Guidelines

The City of Pacifica has adopted Design Guidelines as one step in a continuing effort to maintain the quality of the City's physical development where desirable attributes exist, and to improve the quality of development where such attributes are lacking. While some of these guidelines are general, others have been designed to respond to specific recurring problems that are peculiar to a coastal community like Pacifica. The adopted Design Guidelines are not intended to pose a significant constraint to the cost and supply of housing.

These guidelines are intended to:

- Ensure at least a minimum standard of design through the application of consistent policies.
- Encourage new construction which exceeds minimum standards and discourage construction which falls short of those standards.
- Provide a framework for review and evaluation of design proposals.
- Implement applicable General Plan and Local Coastal Plan goals and policies.
- Expedite and facilitate the planning permit process.

- Provide direction for design and redesign of projects.

For the purpose of these guidelines, multi-unit development includes apartment buildings, townhouses, condominiums, and single-family dwelling subdivisions. Multi-unit developments usually result in either very large structures or in numerous smaller structures concentrated on a single site or in one neighborhood. The design of this type of development is therefore crucial because it can have a large and immediate impact on the character of an area.

1. Building Siting and Orientation: The arrangement and orientation of buildings within a multi-unit development has an important impact on the overall design effect in terms of massing and bulk, and also affects privacy and energy consumption.

- (a) Building orientation should be varied to provide usable exterior spaces between structures and to avoid instances where living spaces of one structure face living spaces of another and reduce privacy.
- (b) Private outdoor space should be located on the southern building exposure to gain the maximum amount of sunlight wherever feasible.
- (c) Buildings should be oriented to maximize southern exposure to windows areas to encourage passive solar heating in winter months.
- (d) Buildings should be oriented to create courtyards and open space areas.
- (e) Linear arrangement of buildings should be avoided and setbacks should be varied. This can be accomplished through the staggering of buildings or clustering in-groups of varied numbers.

2. Building Design: Variety is a key ingredient in the appearance of multi-unit developments. Developments which feature a series of identical structures are visually monotonous and are not acceptable.

- (a) Building design should incorporate variety in the type of materials, colors, and heights while maintaining a cohesive style.
- (b) Building design should take into account the existing character of a neighborhood and incorporate its positive elements.
- (c) Building height should be varied by including one and two-story units in the development, by using a variety of complementary roof pitches and angles, or by varying grade.

- (d) Avoid locating buildings with similar facades close together.
- (e) In row-type townhouse or single-family dwelling developments, units should be varied in setback and height to provide visual relief.

3. Parking and Circulation: Multi-unit developments can result in a significant traffic increase in a given area, placing an additional burden on the capacity of existing streets to handle through traffic and on-street parking. Such developments also often require a large number of on-site parking spaces.

(a) Access should be planned to have the least impact on existing residential streets.

(b) Requirements of the City's Fire Services Division regarding driveways and turnarounds should be considered early in the design process.

(c) Parking areas should be screened with fencing, planting, or berming. Planting islands should be provided in parking areas to provide visual relief and shade.

(d) Parking spaces should be provided as close to their associated units as possible.

4. Landscaping: Because multi-unit developments are larger than other types of development, landscaping requirements are more demanding. Although the "Landscaping" section of these guidelines applies to multi-unit developments, the following guidelines are of particular importance to such developments.

(a) Landscaping for multi-unit developments should be chosen not only for aesthetic reasons, but also for the functional aspects of providing screening, appropriate shading, and defining recreation areas.

(b) A variety of plant sizes should be used, including many trees and shrubs more than the minimum size (i.e., 24-inch or 36-inch box trees).

(c) Landscape maintenance is crucial in large projects, and a bond or similar guarantee may be required to ensure the continued health of landscaping.

(d) Where appropriate, street trees should be provided.

Time Frame

Continuous application of the Guidelines
Form subcommittee in the fall of 2011.

POLICY - ENCOURAGE DEVELOPMENT PLANS WHICH PROTECT OR PROVIDE OPEN SPACE. BALANCE OPEN SPACE, DEVELOPMENT, AND PUBLIC SAFETY, PARTICULARLY IN THE HILLSIDE AREAS.

Action Program No. 13 - Development regulations to encourage density-open space trade-offs, such as clustering development, transferring development rights from sensitive to less sensitive land, and dedication of open space.

- Specific Action - Amend Zoning Ordinance to include procedure for transfer of development rights. Prepare inventory of potential "receiver sites." Continue to administer open space dedication policies.
- Responsible Agency - Pacifica Planning Department
- Financing - City funds
- 1999 Objectives/
Accomplishments - Now that the transfer of development rights program is in place, Pacifica encouraged owners of environmentally sensitive land to dedicate that land as open space in exchange for increased density at appropriate locations.

No density transfer occurred during this planning period. However, in 2007 one project was approved under the Transfer Development Rights Ordinance. A 3.6 acre portion of a site known as "The Prospect" which is located in the Rockaway Beach neighborhood on Fassler Avenue was dedicated as open space in exchange for increased density on the westerly 7.6 acre portion of the site.
- 2007 Objectives - Pacifica will continue to encourage the owners of environmentally sensitive land to dedicate that land as open space in exchange for increased density at appropriate locations by working closely with developers. Pacifica will advertise and promote this program aggressively on the City's web site. There are two environmentally sensitive areas that the City has identified as being ideal candidates for open space in exchange for increase density elsewhere. One of the parcels is 10.57-acre bluff top site located on the 5000 block Palmetto at Westline Drive. A 1972 study by the Army Corps of Engineers estimated the rate of erosion in this area at one to three feet per year. The second property is located west of the Pacific Manor Shopping Center, between Esplanade and the Pacific Ocean. Geological concerns are a major problem with this 3.5 acre site.
- Time Frame - Continuous

Action Program No.13A - Encourage housing development in clusters.

Specific Action	-	Review clustered housing standards for incentives to build housing development in clusters
Responsible Agency	-	Pacifica Planning Department
Financing	-	City funds
1999 Objectives Accomplishments	-	Not applicable; new action program
2007 Objectives	-	Review clustered housing standards by early 2011
Time Frame	-	Continuous

Action Program No. 14 - Utilize the Open Space Task Force Report as a reference to identify issues of concern when evaluating land use proposals and when considering issues relating to open space.

Specific Action	-	Refer to the Open Space Task Force Report when reviewing residential development applications. Forward proposals for residential development within areas identified in the Open Space Task Force Report to the Open Space Committee.
Responsible Agency	-	Pacifica Planning Department, Open Space Committee
Financing	-	City funds
1999 Objectives	-	Refer all residential development proposals within areas identified within the Open Task Force Report to the Open Space Committee.
Accomplishments	-	A number of residential development proposals that are within the identified Open Space Task Force Report have been forwarded to the Open Space Committee for review and comment.
2007 Objectives	-	Continue to refer all residential development proposals within areas identified within the Open Task Force Report to the Open Space Committee.
Time Frame	-	Continuous

Recommended Actions by the Open Space Task Force

The following fifteen recommendations were made to the City Council by the Open Space Task Force. These proposed actions represent the

major findings of the Task Force, thus fulfilling the objectives of the City Council in 1984. These recommendations include: 1) Establishment of a permanent City of Pacifica Open Space Committee; 2) Changes in the General Plan; 3) Open Space Zoning District 4) Adoption of a Density Transfer Ordinance; 5) Creation of Open Space Assessment Districts and other funding methods; 6) Expansion of the Golden Gate National Recreation Area; 7) Develop preservation plan for area south of Pacifica State Beach; 8) Creation of Pacifica Open Space Land Trust; 9) Establishment of a trails and bicycle route subcommittee; 10) Development of trails system master plan; 11) Adoption of creek protection plan and ordinance; 12) Mapping of areas of special concern; 13) Establishment of easements and deed restrictions; 14) Use of Task Force Report and implementations of recommendations; and 15) Schedule for implementation.

Process used by the Open Space Task Force for review of Residential Development Proposals.

In 1988 the City of Pacifica published the first edition of the Open Space Task Force Report: Volumes I and II. This publication was the result of a desire to inventory and describe significant parcels of land for the purpose of long-range planning. By the mid 1990's, the City Council requested a review of the process by which the 51 parcels were identified and included in the original report. Its use came into question by private landowners, members of the public and later city councils. A joint meeting of the Open Space Committee (OSC) and the City Council in 1995 resulted in the directive to "...review...and revise it as needed with input from property owners...to correct any factual errors in the parcel narratives."

The methods employed by the Open Space Committee (OSC) for review of residential development proposals were as follows:

1. A letter from the Open Space Committee to all 102 registered owner of property included in the Open Space Task Force Report was sent certified mail, return receipt requested. This letter stated the OSC's intention to revise the report and welcome input from the property owners.
2. OSC members attempted to place a telephone call to every owner.
3. Some property owners responded either by letter or telephone. Per their request, a face to face meeting was arranged for nine property owners with an OSC subcommittee. Others expressed no dissatisfaction with the current report; some had no interest or wished further contact with the OSC. The majority of the property owners did not respond.

4. Property narrative revisions were prioritized based on property owner response and scheduling requests. These narrative revisions were completed first.
5. The present of a local landowner's organization, the Pacifica Land Alliance (PLA), who was also member of the OSC, sent a letter to all property owners explaining the PLA'S perspective on what the OSC was doing and urging their input.
6. A second certified mailing from the OSC to all property owners was sent in response to this letter.
7. The remaining narratives were revised by OSC subcommittees and later voted on by the OSC. Every property owner was informed in advance when OSC subcommittee revisions were to be discussed by the OSC.
8. Concerned owner and citizens made late requests for input into the Open Space Task Force Report. The OSC placed these individuals on an OSC agenda for their meeting.
9. Four properties were removed from the report by a vote of OSC as no longer significant.
10. All narrative revisions were prepared for presentation by staff and agendized to an OSC meeting for final review and vote.
11. The final OSC submittal was sent to the City Council for their review and vote, completing the process.

The Open Space Committee's eleven members between 1995 and 1998 completed this directive. The Pacifica City Council of 2000 approved the revised report.

**POLICIES - PROVIDE HOUSING OPPORTUNITIES FOR ALL INCOME GROUPS;
- PROVIDE A CHOICE OF HOUSING TYPES AND DENSITIES**

Action Program No. 15 - Promote the Density Bonus Ordinance in all new multifamily residential development. Encourage a mix of rental and owner housing types, including senior, low income, moderate, above moderate income, and entry-level home ownership for teachers, City employees, and others in Pacifica's workforce.

- Specific Action - Discuss the ordinance with individual developers. Stress incentives for inclusion of affordable units.
- Responsible Agency - Pacifica Planning Department
- Financing - City funds
- 1999 Objectives/
Accomplishments - 10 units/year was the goal for this planning period. There were no density bonus units constructed between 1999-2006.
- 2007 Objectives - The Density Bonus Ordinance will be more aggressively advertised and

promoted on the City's web site, whereby the City hopes to achieve 5 density bonus units per year. In addition, City staff will work closely with developers to promote the Density Bonus Ordinance in hope of increasing property-owner awareness of the incentives for inclusion of affordable units.

Time Frame - Continuous

Action Program No. 15A - Amend Density Bonus Ordinance.

Specific Action - Initiate the amendment of the Density Bonus Ordinance to comply with state regulations.

Responsible Agencies - Pacifica Planning Department

Financing - City Funds

1999 Objectives/
Accomplishments - Not applicable, new program

2007 Objectives - Amend Density Bonus Ordinance to comply with state laws by the mid 2011.

Time Frame - Continuous

Action Program No. 16 - Encourage development of small houses which will fit more appropriately on small lots. Encourage development of small units in multifamily projects to provide more density without increasing massing. The market should limit cost of the units based on size.

Specific Action - Utilize the City's Design Guidelines and design review process to encourage developers to build small units under appropriate circumstances.

Responsible Agency - Pacifica Planning Department

Financing - City funds, private development

1999 Objectives/
Accomplishments - Approve 10 small units per year— Despite Pacifica encouraging developers to develop small houses on small lots and small units in multifamily projects there were no small residential units constructed during January 1999 to January 2006.

2007 Objectives - Pacifica's goal is to encourage small development of small houses on small lots and small units in multifamily projects to provide more

density by considering to relax some of the development regulations (on a case by case basis) such as parking or open space requirements. Pacifica will modify its Action Program from 10 small units per year to 3 small units per year.

Time Frame - Continuous

Action Program No. 16A – Consider amending the Zoning Ordinance to allow Rooming houses and Boardinghouses as a permitted use in the R-3, Multiple-Family Residential District.

Specific Action - Amend the Zoning Ordinance to allow Rooming houses and Boardinghouses as a permitted right to provide housing opportunities for farmworkers.

Responsible Agency - Pacifica Planning Department

Financing - City funds

1999 Objectives/
Accomplishments - Not applicable, new program

Time Frame - Complete review and amendment by mid 2011

Action Program No. 16B - Amend Agriculture Zoning District to Allow Farmworker Housing

Specific Action - Initiate the amendment of the Agriculture Zoning District to comply with Health and Safety Code Sections 17021.5 and 17021.6 to allow housing for agricultural employees without discretionary approval

Responsible Agencies - Pacifica Planning Department

Financing - City Funds

1999 Objectives/
Accomplishments - Not applicable, new program

2007 Objectives - Amend Agriculture Zoning District to comply with state laws.

Time Frame - Complete one year of the adoption of the housing element

Action Program No. 16C - Amend Zoning Ordinance to Allow Emergency Shelters, Transitional and Supportive Housing

Specific Action - Initiate the amendment of the Zoning Ordinance to comply with SB 2

to allow Emergency, Transitional and Supportive Housing without discretionary approval

Responsible Agencies - Pacifica Planning Department

Financing - City Funds

1999 Objectives/
Accomplishments - Not applicable, new program

2007 Objectives - Amend zoning ordinance to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.

Time Frame - Complete Amendment of the zoning ordinance within one year of adoption of the housing element

Action Program No. 16D – The City shall initiate contact with developers from the private and nonprofit sectors interested in affordable rental housing development opportunities in the City of Pacifica

Specific Action - Initiate meetings with developers from the private and nonprofit sectors interested in affordable rental housing on a regular basis. Consider hosting an annual developer roundtable to discuss development opportunities sites and other development issues. Provide permit material and information about the review process at the public counter explaining the various steps in the process. This includes what materials need to be submitted and when and how long review will take at each juncture, and support applications for funding. Potential financial resources for housing activities may include, but not limited, to Community Development Block Grants (CDBG), Affordable Housing Innovative Program (AHIP) Loan Fund, Home Investment Partnership Program (HOME), Multi-Housing Program General Component (MHP-General) Fund, and Predevelopment Loan Program (PDLF).

Responsible Agencies - Pacifica Planning Department

Financing - City Funds

1999 Objectives/
Accomplishments - Not applicable, new program

2007 Objectives - Initiate these actions by March 2011.

Time Frame - On-going

Action Program No. 16E – Apply for State and Federal monies for direct support of extremely low-income housing.

- Specific Action - The City shall consider applying for State and Federal monies for direct support of low-income housing construction and rehabilitation. The City shall assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.
- Responsible Agencies - Pacifica Planning Department
- Financing - City Funds
- 1999 Objectives/
Accomplishments - Not applicable, new program
- 2007 Objectives - Apply for State and Federal Funds for direct support of low-income housing construction and rehabilitation.
- Time Frame - On-going, depending on funding programs; promotional material will be prepared and utilized within six months after adoption of the Housing Element

Action Program No. 16F – Consider using redevelopment funds for affordable housing.

- Specific Action - Consistent with State law, the City shall consider directing twenty (20%) percent of the tax increment funds accruing to the Redevelopment Agency to affordable housing. If successful in receiving matching funds from other sources, the City shall encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of set-aside funds for development of housing affordable to extremely low-income households.
- Responsible Agencies - Pacifica Planning Department
- Financing - Tax Increment
- 1999 Objectives/
Accomplishments - Not applicable, new program
- 2007 Objectives - Consider setting-aside twenty (20%) percent of tax increment funds

accruing to the Redevelopment Agency for extremely low-income housing.

Time Frame - On-going

Action Program No. 17 - Encourage development of a shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

Specific Action - Discuss the potential for development of a co-housing project with property owners, prospective developers, and organizations specializing in shared living communities. Encourage applications in appropriate locations. Modify development standards to accommodate design criteria for co-housing.

Responsible Agency - Pacifica Planning Department, private development

Financing - City funds, private development

1999 Objectives/
Accomplishments - One shared living community application per year—No application was applications were during this planning period for the construction of a co-housing project.

2007 Objectives - Encourage one shared living community application by 2011 by continuing to discuss the potential of a co-housing project with residential developers active in Pacifica and with organizations specializing in shared living communities. The City will endeavor to modify development standards (e.g. setbacks, parking, coverage, etc.) by then end of 2011 to allow more variety in the design of co-housing projects.

Time Frame - Ongoing

Action Program No. 18 - Promote the Reverse Annuity Mortgage program. The program allows senior homeowners to transform the equity they have in their homes into regular monthly income.

Specific Action - Obtain literature for display and distribution. Refer interested parties to County.

Responsible Agencies - Pacifica Planning Department, Human Investment Project (HIP)

Financing - RAM Program funded by grants from private foundations and the Federal Home Loan Bank Board

1999 Objectives - One (1) home per year

- Accomplishments - There are no figures available from January 1999 to January 2006 as to the number of Pacifica senior citizens who have participated in the Reverse Annuity Mortgage (RAM) program, but approximately five (5) Pacifica residents have been counseled about their options.
- 2007 Objectives - Pacifica will renew its goal of one (1) home enrolled in RAM per year and will continue to increase public awareness of the other options available through HIP.
- Time Frame - Continuous

Action Program No. 18A - Consider streamlining the permit process to expedite housing construction.

- Specific Action - Ensure that projects are reviewed and acted on in the shortest possible time consistent with the City's interest in complete review.
- Responsible Agency - Pacifica Planning and Building Department
- Financing - City funds
- 1999 Objectives/
Accomplishments - Not applicable, new program
- 2007 Objectives - Priority processing shall be given to projects that include housing affordable to low and moderate income households.
- Time Frame - Continuous

Action Program No. 18B - Amend Manufactured Housing Building Regulations

- Specific Action - Initiate the amendment of the manufactured housing building regulations to comply with state laws.
- Responsible Agencies - Pacifica Planning Department
- Financing - City Funds
- 1999 Objectives/
Accomplishments - Not applicable, new program
- 2007 Objectives - Amend manufactured building regulations to comply with state laws by the end of 2011.
- Time Frame - Continuous

Action Program No. 18C - Consider streamlining the permit process to encourage and facilitate residential development on commercial sites (mixed-use).

- Specific Action - Ensure that commercial/residential projects are reviewed and acted on in the shortest possible time.
- Responsible Agency - Pacifica Planning and Building Department
- Financing - City funds
- 1999 Objectives/
Accomplishments - Not applicable, new program
- 2007 Objectives - Priority processing shall be given to projects that include lower income households.
- Time Frame - Continuous

POLICY - PROHIBIT DEVELOPMENT IN HAZARDOUS AREAS, INCLUDING FLOOD ZONES, UNLESS DETAILED SITE INVESTIGATIONS ENSURE THAT RISKS CAN BE REDUCED TO ACCEPTABLE LEVELS.

Action Program No.19 - Require a geotechnical site investigation prior to allowing site development.

- Specific Action - Continue to require a geotechnical report for any building permit application on property that may be susceptible to hazardous impacts.
- Responsible Agencies - Pacifica Planning Department Building Division
- Financing - City funds
- 1999 Objectives - Enforce the strict requirement for geotechnical reports.
- Accomplishments - Since 1999, numerous development projects have been required to submit a geotechnical report prior to the development of the site. The geotechnical requirements have been strictly applied.
- 2007 Objective - The City will continue to require geotechnical reports for any proposed development in hazardous areas.
- Time Frame - Continuous

POLICY - MAINTAIN A BALANCED RESIDENTIAL ENVIRONMENT WITH ACCESS TO EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND ADEQUATE SERVICES.

Action Program No. 20 - Encourage development of above-moderate income housing in suitable areas to meet ABAG's projected housing need.

- Specific Action - Prepare, publish, and distribute inventory of available sites. Facilitate development process.
- Responsible Agencies - Pacifica Planning Department, San Mateo County Department of Housing and Community Development
- Financing - City funds
- 1999 Objectives - Update the inventory of sites available for development and will distribute the revised inventory, with a brief description of programs (such as density bonus) which could potentially increase the intensity of the development, to potential developers.
- Accomplishments - Pacifica updated its inventory of sites available for development. Approximately 313 above moderate income units have been approved and/or constructed. The City expects its growth to continue (The 2000 census information states that Pacifica has 13,994 households compared to the 13,340 households identified in the 1990 census due to the comparatively skyrocketing costs of housing in neighboring cities, Pacifica's close proximity to major job centers, and its desirable coastal location).
- 2007 Objectives - Pacifica will encourage development of 30 above-moderate income housing units per year. The City of Pacifica will continue to update the inventory of sites for distribution to potential developers and other interested parties. The City will advertise its sites by posting a list on the City's web site and at the Planning Department, and by distributing hard copies to any persons interested in obtaining a list.
- Time Frame - Continuous

Action Program No. 20A - Encourage development of lower and moderate income housing in suitable areas to meet ABAG's projected housing need.

- Specific Action - Prepare, publish, and distribute inventory of available sites. Facilitate development process.
- Responsible Agencies - Pacifica Planning Department, San Mateo County Department of Housing and Community Development
- Financing - City funds

1999 Objectives
Accomplishments - Not applicable; new action program

2007 Objectives - Pacifica will encourage development of 3 low-income housing units per year and 5 moderate-income housing units per year. The City of Pacifica will continue to update the inventory of sites for distribution to potential developers and other interested parties. The City will advertise its sites by posting a list on the City's web site and at the Planning Department, and by distributing hard copies to any persons interested in obtaining a list. The City will endeavor to expedite the review of zoning and building applications, including applications for Planning Commission and/or City Council hearing for projects with low or moderate-income units.

The City will examine potential incentives, including relaxing some development standards and reducing fees, to promote residential development, especially for low and moderate income households.

Time Frame - Continuous

POLICIES - DISCOURAGE DISCRIMINATION BASED ON AGE, RACE, SEX, FAMILY SIZE, DISABILITY, OR NATIONALITY;

- ENCOURAGE PROVISION OF A LOCAL SHELTER (SAFE HOUSING) FOR VICTIMS OF FAMILY VIOLENCE.

Action Program No. 21 - Continue to cooperate with the Pacifica Resource Center and emphasize its role in housing assistance.

Specific Action - Refer interested parties to Center staff.

Responsible Agencies - Pacifica Planning Department, Pacifica Resource Center

Financing - City funds, Grants from San Mateo County Department of Community Services

1999 Objectives - Work with the Resource Center in providing housing assistance.

Accomplishments - Referred interested parties seeking housing assistance to the Resource Center.

2007 Objectives - Pacifica's Planning Department will continue to work in concert with the Resource Center in providing housing assistance.

Time Frame - Continuous

Action Program No. 22 - Promote the Human Investment Project's Shared Homes Program directed to seniors and single parents who are homeowners or tenants.

- Specific Action - Obtain literature for display and distribution. Refer interested individuals to Project staff.
- Responsible Agencies - Pacifica Planning Department, Human Investment Project (HIP)
- Financing - Various funding sources, from cities in San Mateo County, fund raising efforts and other private contributions
- 1999 Objectives - 6 units per year
- Accomplishments - During the period of 1999-2006, the Human Investment project (HIP) has matched 18 housing seekers" with housing "providers" through their shared Home program. Pacifica has also obtained literature regarding this program for distribution to the public.
- 2007 Objectives - Pacifica will continue to promote the Human Investment Project (HIP) and decrease the number of units to a more realistic goal of 3 "matches" per year.

The City has received very few inquires from homeowners or tenants about the HIP's Shared Homes Program. The City, however, will continue to market this program by displaying the brochure of the program in the City Hall (annex), Sharp Park Library, Sanchez Library, community center, and other public places.

- Time Frame - Continuous

Action Program No. 23 - Promote Operational Sentinel, a program that investigates complaints of discrimination in housing due to race, religion, marital status, sex or national origin.

- Specific Action - Obtain literature for display and distribution. Refer interested individuals to Operation Sentinel.
- Responsible Agencies - Pacifica Planning Department, Operation Sentinel
- Financing - Operation Sentinel, HUD, and various other public and private sources
- 1999 Objectives - Assist Operation Sentinel in the advertisement of their housing discrimination project.
- Accomplishments - Pacifica has assisted Operation Sentinel in advertising its housing discrimination project. No figures were available for 1999-2006

concerning the number of complaints that were investigated by operational sentinel.

- 2007 Objective - Pacifica will continue to promote the Operation Sentinel housing discrimination project whenever appropriate. The City will obtain brochures in multi-languages for distribution at the City Hall (annex), Sharp Park Library, Sanchez Library, Pacifica Resource Center, community center and other public locations.
- Time Frame - Continuous

Action Program No. 24 - Promote the Center for Independence of the Disabled, and organization that provides services to the disabled, including housing rehabilitation assistance and accessibility modifications.

- Specific Action - Obtain literature for display and distribution. Refer interested individuals to the Center for Independence of the Disabled.
- Responsible Agencies - Pacifica Planning Department, Center for Independence of the Disabled
- Financing - City funds, Center for Independent Living, Redevelopment Funds
- 1999 Objectives/
Accomplishments - Not applicable
- 2007 Objectives - Promote the Center for Independence of the Disabled by obtaining literature for display and distribution. The information will be requested by March 2010 and made available to the public. The literature will also be available at the Sharp Park library, Sanchez Library Pacifica resource center, community center, and other public locations.
- Time Frame - Continuous

Development Standards

The City of Pacifica provides incentives for developers who construct housing units for disabilities.

Projects providing housing exclusively for disabled persons may be granted up to fifty percent density bonus, provided that all of the bonus units are provided within the very low, lower, and/or moderate income categories. Additional affordable and/or moderate units shall be provided if determined feasible by the Planning Commission.

Projects which provide housing for the elderly or disabled in accordance with the density bonus program shall be entitled to at least one of the following incentives:

- For projects with ten or more required parking spaces, up to one-third of the total required spaces may be for compact cars;
- A maximum reduction of a twenty percent in setback requirements;
- A maximum increase of twenty percent in lot coverage;
- A reduction of planning application fees;
- Other incentives, as determined by the Planning Commission, which can be shown to result in identifiable construction cost reductions.

In addition, the City allows second units that are specifically for disabled persons to be a maximum of 850 square feet, above the 750 square feet maximum allowed for regular second units.

Action Program No. 25 - Provide the opportunity for conversion of existing facilities to shelters for victims of family violence, or other special needs facilities.

Specific Action	-	Advise interested individuals that Special Care Facilities which include shelters for victims of family violence, homeless persons, or other "needs" categories such as transitional housing and emergency shelters are permitted in the R-1, Single-Family Residential District.
Responsible Agencies	-	Pacifica Planning Department, Pacifica Resource Center
Financing	-	City funds
1999 Objectives/ Accomplishments	-	Not applicable
2007 Objectives	-	If a shelter is proposed in the City, staff will provide information and assistance to the project proponents. The City also intends to facilitate the development of six (6) bed emergency shelters for victims of family violence by posting a notice on the City's web site. The City has amended its Zoning Ordinance to allow 24 hour shelters for homeless persons, victims of family violence and other needs categories in the R-1 (single-family residential) zone as a permitted use.
Time Frame	-	Continuous

Development Standards

Special care facilities are permitted in all residential districts and with the approval of a Use Permit in all commercial districts, except in the C-3, Service Commercial District, if the number of residents, not including staff, is six or fewer. Special care facilities for more than six (6) residents, not including staff, are permitted with the approval of a Use Permit in all residential and commercial districts, except in the C-3 district.

POLICY - THE HOUSING ELEMENT SHALL BE ACTIVELY MONITORED TO ENSURE IMPLEMENTATION.

Action Program No. 26 - Form a committee to monitor action programs and to devise implementation strategies.

- Specific Action - Form a committee which includes members of the Planning Commission and housing advocates. Hold meetings to discuss implementation of the Housing Element.
- Responsible Agency - Pacifica Planning Department, Planning Commission
- Financing - City funds
- 1999 Objectives/
Time Frame - Form committee within six months of adoption of the Housing Element
- Accomplishments - A committee consisting of members of the Planning Commission and housing advocates was formed within the original specified time frame (goal of 1990 Housing Element). Several meetings were held by the committee to discuss implementation of the housing element. However, during the 1999-2006 period no meetings were held.
- 2007 Objectives - The committee should be constituted and continue to hold meetings to discuss implementation of the 2007 Housing Element.

V. COASTAL ZONE HOUSING

1. Purpose

State law includes several requirements for housing in the coastal zone. Specifically, Section 65588 of Article 10.6 of the Government Code calls for jurisdictions to include information on:

- Units approved for construction, demolished and replaced in the coastal zone since January 1, 1982.
- New and replaced units for low and moderate income households within and outside of the coastal zone.

State law also includes specific requirements which apply to low and moderate income housing located within the coastal zone. In summary, dwelling units which are occupied by low and moderate income persons cannot be demolished or converted to other uses unless provision is made for replacement of the units. Exceptions to this requirement include:

- Conversion or demolition of a structure with less than three (3) units,
- Conversion or demolition of a project which is comprised of more than one structure with ten (10) or fewer units, or
- Conversion of a residential structure to accommodate a coastal-dependent or coastal-related use.

It should be noted, however, that State law calls for replacement of units described above if determined to be feasible. In addition, all new development in the coastal zone is required to include low and moderate income units if feasible. Due to the small size of all new development in Pacifica's coastal zone, only one project approved since 1982 has included affordable units.

In Pacifica, the coastal zone is west of Highway 1 with a small "bump" east of the highway between Reina del Mar and Burns Court. There are six coastal neighborhoods. A special census was conducted for selected neighborhoods in Pacifica, based on 1980 Census data. The special census included each coastal neighborhood. Population and housing information is provided in Table 19. However, it should be noted that no further special census studies have been done to update the table below.

TABLE 34**Population and Housing Characteristics
for the Coastal Zone, 1980****Population**

		Percent in Coastal Zone	Percent Citywide
Total	5,370	100%	14.5%
Male		50%	
Female		50%	

Minorities

Group	Number	Percent in Coastal Zone	Percent Citywide
Spanish	547	10.0%	13.0%
Black	250	4.6%	5.5%
Asian	478	8.9%	9.6%

Housing Characteristics

Tenure	Number	Percent in Coastal Zone	Percent Citywide
Owner Occupied	979	41.2%	68%
Renter Occupied	1,376	58.8%	32%

Type of Unit	Number	Percent in Coastal Zone	Percent Citywide
Single Family	1,020	40.7%	81.0%
Multi-Family	1,398	55.8%	17.4%
Mobile homes	93	3.4%	0.6%

	Coastal Zone	Citywide	Difference
Median Rent	\$ 344.00	\$ 366.00	-6.0%
Median Home Value	\$97,416.00	\$100,880.00	-3.5%

Income Characteristics

	Coastal Zone	Citywide	Percent Difference
Median Household Income	\$20,199.00	\$24,175.00	-19.5%

Poverty Level Status

	Number	Percent of Coastal Zone	Percent Citywide
Families	178	13.0%	4.7%
Families Headed by Females	116	8.4%	2.1%

2. Population and Housing Characteristics

As indicated in Table 34, the minority population in the coastal zone is similar to the Citywide population, although there are slightly fewer minorities overall in the coastal zone. Census information indicates that the coastal zone has a lower income population, and housing costs are lower. Lower housing costs are due in part to the fact that many of the houses in the Coastal Zone are older and smaller than in other areas. This is particularly true of the West Sharp Park neighborhood. The income level of households is almost 20 percent less in the coastal zone, and the number of families below the poverty level is 8.4 percent higher for coastal neighborhoods than for the City as a whole. Over one-third of families in the City (34%) below the poverty level are in the coastal zone and almost half (49%) of the families headed by females below the poverty level in Pacifica are in the coastal zone. Median income is almost 20 percent less in coastal neighborhoods than Citywide.

A high percentage of multi-family housing is in the coastal zone. Neighborhoods at the north end of the City, including Fairmont West, West Edgemar and West Pacific Manor have particularly high percentages of multi-family housing. It follows that the percentage of renters is also high for coastal neighborhoods - over 50% of the units are occupied by renters. Rents are six percent lower and home value is 3.5 percent lower in the coastal zone than for the City as a whole.

The City's mobile homes are in the Pacific Skies Mobile Home Park, in the West Sharp Park neighborhood. As of January 1, 2007, there were 93 mobile homes in the park.

Since January 1982, approximately 184 new units have been constructed in the coastal zone. Of these, 96 are single-family detached, 81 are multi-family, and 7 are second units. Twenty of the multi-family units are above commercial uses on Palmetto Avenue in West Sharp Park neighborhood, and five are above commercial uses on San Pedro Avenue and Danmann Avenue in Pedro Point.

Demolitions and Replacements

A total of 21 homes have been demolished in the coastal zone since January of 1982. Of these, 3 were above-moderate income units, 13 were moderate-income units, and 5 were low-income units. Two of these homes, located west of Beach Boulevard in West Sharp Park were lost in a storm. Another unit on Olympian Way in Pedro Point was demolished because it was threatened by a slide. Eight of the units demolished since 1982 did not suffer storm damage. One moderate-income structure on Salada Avenue was demolished because it was not up to Building Code standards. It was not replaced. Two moderate-income units on Francisco Boulevard were demolished because they were not up to Building or Fire Code standards. These units have not yet been replaced.

Additionally, in 1998 seven homes, located on Esplanade Avenue in Pacific Manor were lost in a storm. Another above-moderate income unit on Blackburn Terrace in Pedro Point was demolished. It was replaced in 1998 by an above-moderate income unit. Two above-moderate income units in the West Rockaway Beach area were also demolished.

Twenty-two mobile homes threatened by the 1983 storm were moved out of the Pacific Skies Estates Mobile Home Park on Palmetto Avenue. To date, 14 of the mobile homes have been replaced in the park.

Nine structures outside the coastal zone have been demolished since January of 1987. Four destroyed in a 1982 storm included two on Valdez Way in Linda Mar and two on Oddstad Boulevard in Park Pacifica. Three other structures on Reina del Mar in Vallemar were demolished. They were replaced in 1984, 1998, and 2000, respectively. Another unit was demolished in 1999 on Crespi Drive in the West Linda Mar neighborhood. In 1992 a unit was demolished on Perez Drive in the Linda Mar area. The unit was replaced on-site.

VI. PUBLIC PARTICIPATION

On September 12, 2001, a public review workshop was held to discuss the draft Housing Element and solicit new ideas for policies and action programs. Additionally, on June 16, 2003, a study session with the Planning Commission was held to introduce the draft Housing Element and to solicit comments on the Housing Element in general, and on some of the changes in the draft Housing Element in particular. The City held a another study session with the Planning Commission on May 19, 2009 to solicit input from the Commission, housing advocates and other interested parties.

Notice of the workshop was published in the newspaper, mailed to interested parties and posted in the following locations:

1. Sanchez Library (Park Pacifica)
2. Pacifica Library (West Sharp Park)

3. Pacifica Community Center (Linda Mar)
4. Pacifica City Hall and City Hall Annex

Public outreach efforts throughout the draft review and adoption process will be done concurrently with the public hearing process by posting a notice in the newspaper, Pacifica City Hall and City Hall annex, Sharp Park Library, Sanchez Library, Pacifica Community Center, Pacifica Resource Center, and other public places, and by mailing notices to interested parties, developers, housing advocates, community organizations serving low-income, special needs and undeserved populations, and other interested parties. In addition, a draft of the housing element will be placed on the City's website, as well as on the "21 elements.com" website during the update process.

VII. CONSISTENCY WITH GENERAL PLAN

The City will review the Housing Element during the annual review of the General Plan to ensure consistency is achieved and maintained during the planning period with all other legally required elements, and revise as necessary. The City will consider whether major changes in objectives and policies are necessary to achieve its goals.

VIII. SUMMARY AND CONCLUSION

The population of Pacifica grew by less than 2 percent between 1990 and 2000. In the last 30 years the largest population change occurred between 1980 and 1990. Persons of Asian descent comprised the largest minority population (15 percent), followed by Hispanics or Latinos at 14.6 percent. The Black population comprised 3.2 percent of the citywide total.

In 2000, the number of housing units in the City had increased by only 4 percent over the 1990 figures. Between 1980 and 2000 1,261 units were constructed. This represents an average of 63 units constructed per year. The average household size went down over the twenty-year span from 2.88 persons to 2.69. Over the twenty-year span, much fewer units have been added per year than previous decades.

The vacancy rate for owner-occupied housing was only 0.2 percent, which indicated a shortage of housing for prospective home buyers. The median house value in 2000 was \$367,700, which is 22 percent lower than the average house price in San Mateo County and 4 percent higher than that of the nine county Bay Area. Rental housing, however, averaged \$1,261 per month, which is more than the County and Bay Area average. The vacancy rate for rental housing in 2000 was .62 percent. This vacancy rate is also very low which may be attributed to the high price of rents in the surrounding cities.

Pacifica's average household income was lower than that for San Mateo County in 2000. More Pacificans were employed in the retail trade than any other industry in 2000. In 2000, the biggest employer was the City of Pacifica.

In 2000, 31.4 percent of all households overpaid for housing with significant proportions of renter households overpaying 36.7 percent and 33.2 percent of all households were severely overpaying. For renter household overpaying 36.7 severely overpaid. The high percentage of overpaying renters reflects

the high cost of rental housing in Pacifica. Almost 71 percent of renters overpaying were lower income, indicating a need for lower income housing.

The City has a series of other special needs, including housing for seniors, single-parent households, the homeless, and the handicapped. Regional housing needs are discussed as well.

A survey of vacant land conducted in 1986, 1990 and in 2009 shows that the City has adequate sites available to meet its regional housing needs. There are, however, a number of potential constraints to housing development, both governmental and nongovernmental. A series of policies and programs to maintain, improve, and develop housing will help the City to meet its special needs and also mitigate constraints to housing development.

The names, addresses and telephone numbers of the agencies named in this Housing Element are listed below. Whenever possible, the names of contact persons at the agencies are identified. Also listed are the Action Programs for which the agencies are responsible. The programs offered by some of these agencies are described in Section IV of this Element.

Agency	Action Program Nos.
Pacifica Planning Department 1800 Francisco Boulevard Pacifica, CA 94044 Lee Diaz, Interim Planning Director (650) 738-7341	2, 2A, 4, 4B, 5, 6, 7, 8, 9, 10, 10A, 11, 12, 13, 13A, 14, 15, 15A, 16, 16A, 16B, 16C, 16D, 16E, 16F, 17, 18, 18A, 18B, 19, 20, 20A, 21, 21A, 22, 23, 24, 25, 26,
Pacifica Planning Department Building Division 1800 Francisco Boulevard Pacifica, CA 94044 Doug Ryder, Building Official 1800 Francisco Boulevard Pacifica, CA 94044 (650) 738-7344	1, 3, 4A, 7, 18A, 19
Pacifica Fire Department 616 Edgemar Boulevard Pacifica, CA 94044 Frank Panacche, Safety Inspector (650) 991-8151	3
Pacifica Resource Center 1609 Palmetto Avenue Pacifica, CA 94044 Anita Rees, Director (650) 359-0385	21, 25

Agency (Continued)	Action Program Nos. Continued
Pacifica Public Works Department 155 Milagra Pacifica, CA 94044 Van Ocampo, Director (650) 738-3760	7A
Pacifica Finance Department 170 Santa Maria Avenue Pacifica, CA 94044 Ann Ritzma, Administrative Services Director (650) 738-7392	11
Pacifica Redevelopment Agency 170 Santa Maria Avenue Pacifica, CA 94044 Stephen A. Rhodes, City Manager (650) 738-7300	11
Housing and Community Development, San Mateo 262 Harbor Boulevard Belmont, CA 94002 Jack Marquis, Housing Specialist III (650) 802-5050	2, 7, 20, 20A
Housing Authority of the County of San Mateo 262 Harbor Boulevard Belmont, CA 94002 Frank Salmeron (650) 802-5050	7
Pacifica Open Space Committee 170 Santa Maria Avenue Pacifica, CA 94044 (650) 738-7341 Lee Diaz, Associate Planner	14
Pacifica Historical Society P.O. Box 752 Pacifica, CA 94044	8
Human Investment Project ("HIP") 364 South Railroad Avenue San Mateo, CA 94401 Judy Gaither (650) 348-6660	18, 22
Project Sentinel 430 Sherman Avenue, Suite 308 Palo Alto, CA 94306	23

Josh Hurwit (650) 321-6291	
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