



**PACIFICA 6<sup>TH</sup> CYCLE HOUSING ELEMENT  
REZONING PROGRAM  
EIR SCOPING MEETING**

**August 1, 2023**

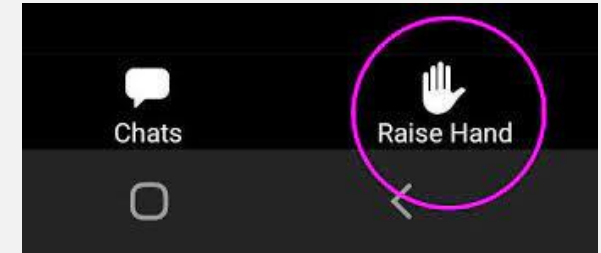
# AGENDA

- I. Welcome/Introductions
- II. Housing Element Background
- III. Environmental Review Process Overview
- IV. Environmental Resource Categories Addressed
- V. Public Comment



# ZOOM PROTOCOL

- This meeting is being recorded, and by attending you consent to the recording
- At the end of the presentation, there will be a period for public comment
- To comment, press the "raise hand" function or type comments into the chat box
- Verbal comments may be limited to 3 minutes
- For those calling in: press \*9 to raise your hand, and \*6 to unmute



# BACKGROUND

- The City of Pacifica is in the midst of preparing an update to its 6th Cycle Housing Element for 2023-2031
- As part of the Housing Element, Pacifica is preparing a General Plan Amendments and Rezoning Program
- The City will prepare an Environmental Impact Report (EIR) for the General Plan Amendments and Rezoning Program pursuant to the California Environmental Quality Act (CEQA)
- Scoping period started on July 11 and ends on August 9, 2023, with written comments due by 5:00pm – email to [housing@pacifica.gov](mailto:housing@pacifica.gov)

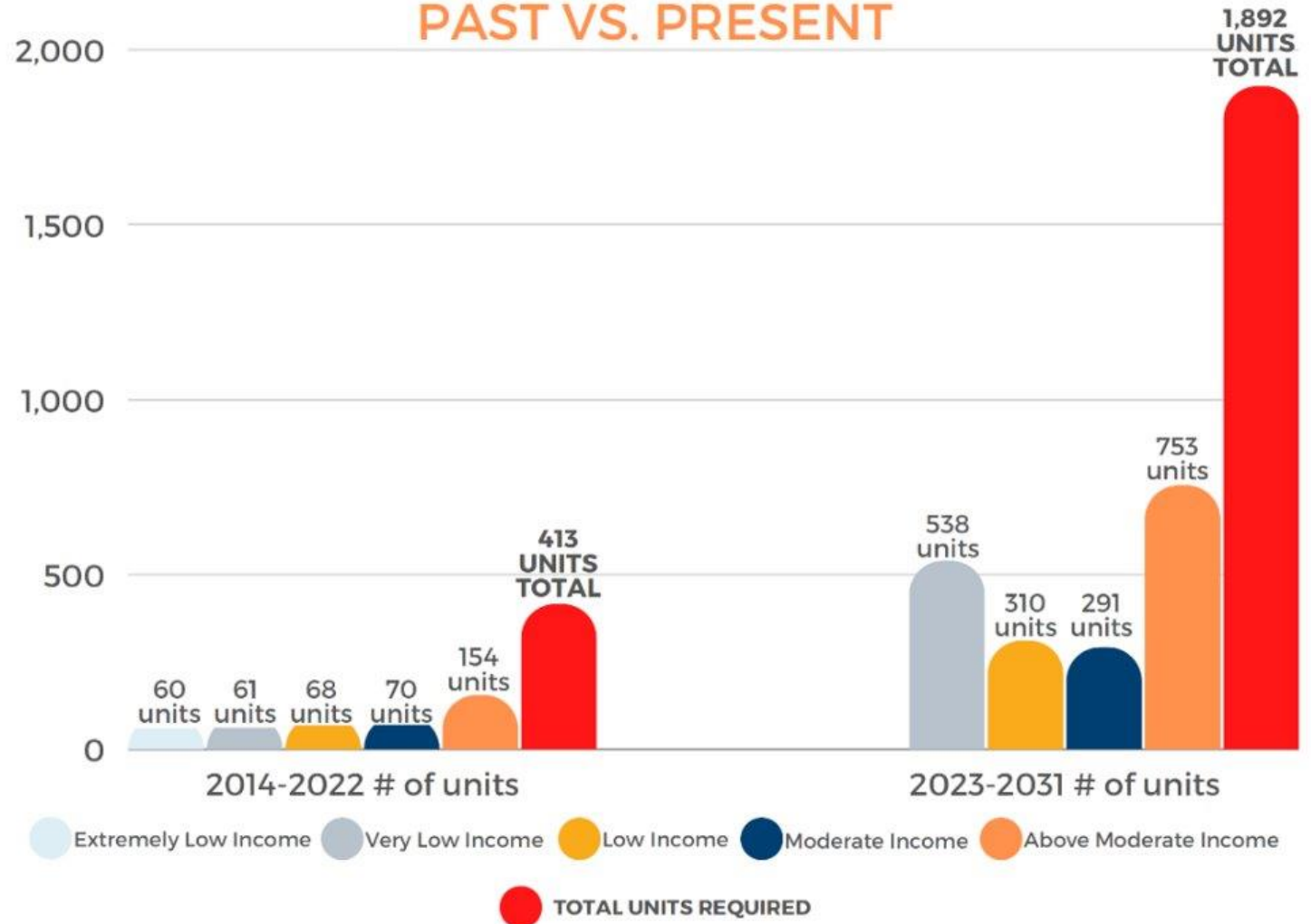


# KEY HOUSING ELEMENT COMPONENTS

- Assessment of housing needs (including regional housing need allocation, or 'RHNA'), constraints, and “fair housing” issues
- Inventory of available sites for housing, with projection of realistic capacity
  - RHNA: 1,892 units
  - Current zoning supports 527 units

## Pacifica's Regional Housing Needs Allocation

PAST VS. PRESENT



## KEY HOUSING ELEMENT COMPONENTS, CONT'D.

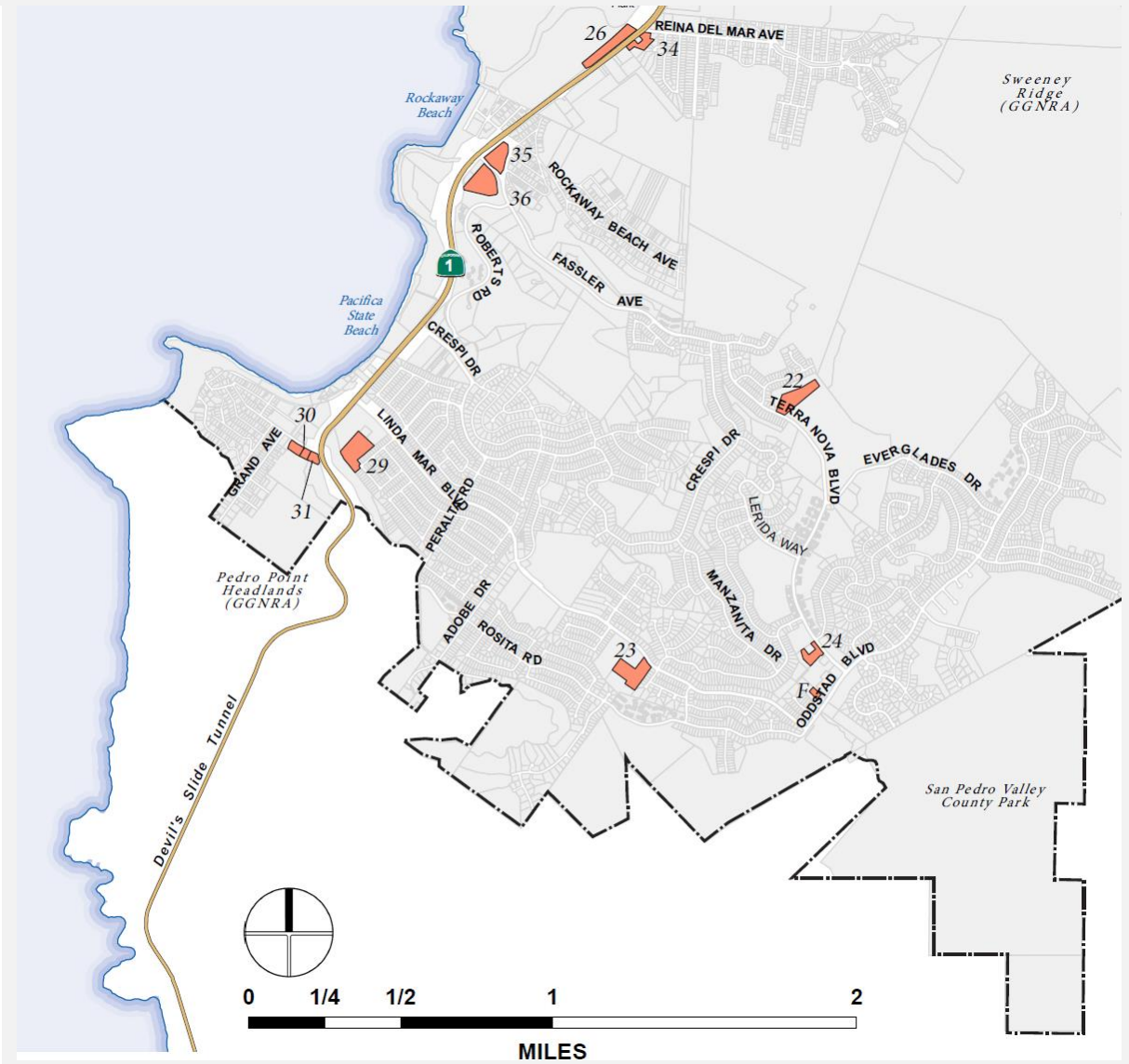
- Action Plan of implementing programs
  - Program HE-1-1: General Plan and Zoning Amendments to Achieve RHNA
  - The program will redesignate and/or rezone sites within the City to allow an additional 1,612 housing units in residential and mixed use development





Figure 1:  
 Sites for  
 Rezoning

- Sites that need rezoning
- City Limits



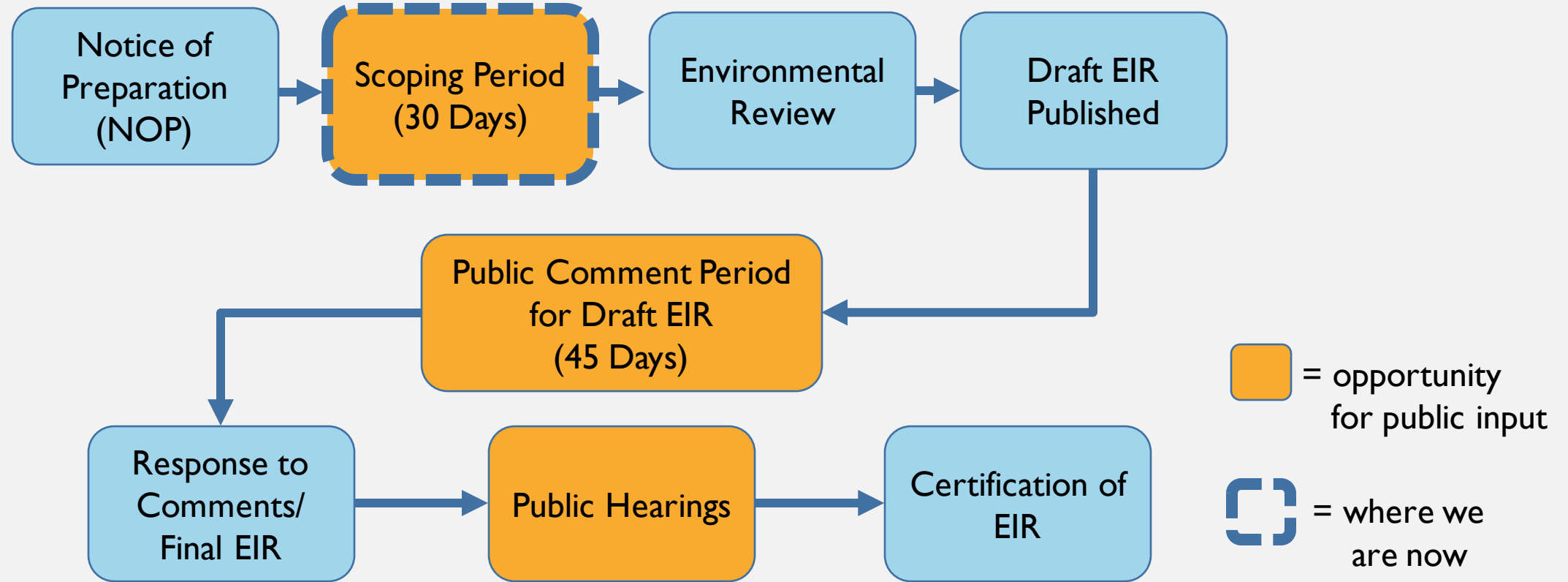
# PURPOSE OF EIR

- Inform decision-makers and the public:
  - Describe the “proposed project”
  - Identify existing setting
  - Describe environmental effects
  - Prevent significant, avoidable damage to the environment
  - Define mitigation or policies that serve to avoid or reduce significant environmental effects





# ENVIRONMENTAL REVIEW PROCESS



# PROGRAMMATIC EIR

- This EIR is **programmatic** and subsequent project-level CEQA analysis may be required
- Project specific details cannot be known at this time
- When a project is proposed, project-specific CEQA may be required to analyze any project-specific environmental impacts and feasible mitigation not already identified in this EIR, unless the project is otherwise exempt



# CEQA REQUIREMENTS: RESOURCE CATEGORIES

- Aesthetics
- Agriculture and Forest Resources\*
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials\*
- Land Use and Planning
- Mineral Resources\*
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



# SCOPING COMMENTS

The City would like to know:

- Do you have any information that will be beneficial as the EIR is being prepared?
- Are there concerns related to CEQA topics that should be considered in the EIR analysis?
- What actions, if any, could be taken to address concerns?



# OPPORTUNITIES FOR COMMENT

- Oral comments at this meeting
- Written comments after this meeting
  - By mail or email
  - Comments due by 5:00pm August 9, 2023
- Submit comments to:

Brianne Harkousha, Senior Planner  
540 Crespi Drive, Pacifica, CA 94044

E-mail: [housing@pacificagov](mailto:housing@pacificagov) or  
[bharkousha@pacificagov](mailto:bharkousha@pacificagov)

