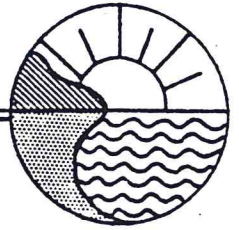


AGENDA



Planning Commission – City of Pacifica

DATE: October 15, 2012
LOCATION: Council Chambers, 2212 Beach Boulevard
TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: October 1, 2012

Designation of Liaison to City Council Meeting of:

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. **ADOPTION OF A NEGATIVE DELCARATION AND RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE UPDATE OF THE CITY OF PACIFICA GENERAL PLAN 2007-2014 HOUSING ELEMENT.** The project is an update of the City of Pacifica General Plan Housing Element as required by the California Government Code. Last revised in 1992, this current update covers the 2007 to 2014 planning period as required by State Law. Recommended CEQA status: Negative Declaration prepared. Proposed Action: Approve Recommendation.

CONSIDERATION ITEM:

COMMUNICATIONS:

Commission Communications:

Staff Communications:

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). 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.

NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.

CITY OF PACIFICA

MEMORANDUM

DATE: October 15, 2012

TO: Planning Commission

FROM: Lee Diaz, Associate Planner

SUBJECT: **Agenda Item No. 1:** Adoption of a Negative Declaration and Resolution Recommending that the City Council Approve the Update of the General Plan Housing Element

The project is an update of the City of Pacifica General Plan Housing Element as required by State law (Article 10.6 of the California Government Code). Each jurisdiction is required by State law to incorporate its housing need numbers into an updated version of its General Plan Housing Element every seven years. The Housing Element is one of the twelve elements that make up Pacifica's General Plan. Pacifica's most recent Housing Element was last revised in 1992. This current update covers the 2007 to 2014 planning period (see attached Housing Element). The Housing Element Update 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. The policies focus on maintaining housing; improving housing; and development new housing. The Housing Element Update is a comprehensive statement by the City of Pacifica of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update also identifies opportunity sites for new housing in areas where residential development is permitted by current General Plan and zoning designations. These opportunity sites do **not** represent proposals for new housing development; they are simply sites where new housing developing may occur in the future. The Housing Element Update is a policy level document providing direction for the implementation of various programs to accommodate the housing needs, and to encourage the production of housing units for all income levels.

The Housing Element Update is consistent with the General Plan. No development is permitted under the Housing Element Update where it is not currently permitted in the General Plan, and all new development analyzed in the Housing Element Update is in areas already designated for residential or mixed use. The Housing Element Update has been prepared to meet the requirements of State law and local housing objectives, and is consistent with the other elements of the current City of Pacifica General Plan. On July 3, 2012 the State reviewed the Housing Element and found it met the statutory requirements (see attached letter dated July 3, 2012). The

Housing Element Update does not propose any changes to the current General Plan land/Local Coastal Land Use Plan use designations or zoning ordinances.

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 parallels 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.

	<u>Need 2007-2014</u>	<u>Units Built/Approved 2007-2014</u>	<u>Second Units</u>	<u>Total Need 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>0</u>
	275	195	<u>3</u>	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.

	<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.

The Draft Housing Element for 2007-2014 concludes that the City contains adequate, buildable sites to accommodate the remaining need for 311 units, and identified twenty-five sites which could fulfill housing needs if developed with an appropriate mix of housing affordable at each income level. It is important to emphasize that this represents simply a selection of sites that could be developed for housing and could satisfy the City’s housing needs.

Environmental Review (CEQA)

A Draft Negative Declaration has been prepared and circulated. The Draft Negative Declaration was available for public review and comment for 30 days, beginning August 15, 2012, and ending September 17, 2012. No comments were received. Based on the findings of the Initial Study, as prepared for the project, it has been determined that the project could not have a significant impact upon the environment. The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed-use development. The Housing Element Update does not introduce new impacts which were not previously analyzed in the General Plan. All new development under the Housing Element Update would be consistent with the General Plan and zoning designations. Development under the Housing Element Update would be consistent with the City’s RHNA numbers, which provide the bases for planning for future needs. Thus, the Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, a Negative Declaration has been prepared and attached for adoption (see attachment).

FINDINGS (CEQA)

Findings for Adoption of Negative Declaration:

The Planning Commission finds that on the basis of the Initial Study and Checklist/Negative Declaration and the whole record before it, that there is no substantial evidence that the amendments to the Pacifica Municipal Code will have any significant adverse impacts on the environment. The Commission also finds that the Negative Declaration reflects the Commission's independent judgment and analysis.

COMMISSION ACTION

Move that the Planning Commission **ADOPT** the attached Resolution entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA ADOPTING THE NEGATIVE DECLARATION FOR THE UPDATE OF THE CITY OF PACIFICA GENERAL PLAN 2007-2014 HOUSING ELEMENT” and **ADOPT** the resolution entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA RECOMMENDING CITY COUNCIL APPROVAL OF THE UPDATE OF THE CITY OF PACIFICA GENERAL PLAN 2007-2014 HOUSING ELEMENT.”

Attachments:

1. Draft Housing Element (2007-2014)
2. Letter from the State of California Department of Housing and Community Development, July 3, 2012
3. Initial Study/Negative Declaration
4. Resolution (Adoption of Negative Declaration)
5. Resolution (Recommending Approval of the update of the Housing Element)