

Housing Solutions Identified by the Community
A Reference Handout



Tuesday, May 21

6:00 - 8:30 pm

Ingrid B. Lacy Middle School, 1427 Palmetto Avenue

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Mixed-use Development



- Combines commercial and residential uses on the same site.
- Located in commercial zoning districts only (C-1, C-2)
- Currently limited to 1 unit per 2,000 sq. ft. of site area

Mixed-use developments combine two or more uses on the same site.

Commonly, this includes commercial and residential development.

Pacificacommunity's regulations stated that residential uses may only be above the ground floor in the same building as a commercial use.

They allow for mixed-use development in C-1 and C-2 zoning districts but not in the C-3 "light industrial" zoning district.

However, Pacificacommunity has relatively little commercially-zoned land as compared to single-family residential R-1 zoning.

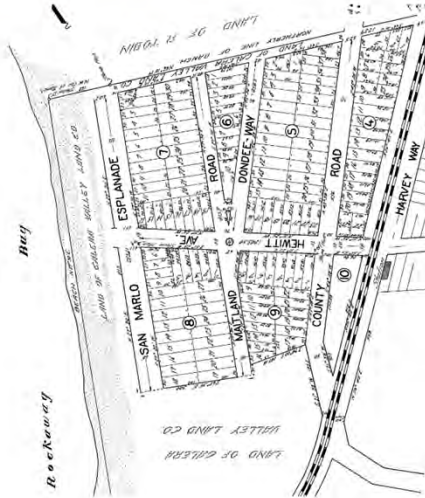
The standard 35-foot height limit also affects how many units may be constructed on-site.

Parking must be provided for the commercial use and the residential use, which can present site challenges.

Mixed-use Development

What Can the City Do?

- Rezone portions of the City to Commercial
- Revise zoning standards related to height, parking, density
- Develop policies to encourage lot consolidation



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Pacifica is also constrained by small lot patterns which are the result of subdivisions from the early 1900s, and which, without consolidation, limit the types of mixed-use developments which may be designed.

As a result, the large “blocks” of mixed-use developments seen in other communities are not likely to occur under current conditions.

Pacifica requires strategies to support near-term housing development on the small lots we have now, and strategies to encourage reconfiguration of these lots to provide more flexible development sites in the future.

In-fill Development

- Identify and assess development potential of existing vacant or underutilized parcels



Can result in:

- Mixed-use development
- Reconfiguring existing land area

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In this example from Brighton Road in East Sharp Park, the site is designated Low Density Residential in the General Plan and zoned R-1 (Single-Family Residential). The landowner had a parcel which was over 140 feet deep, but which was only 85 feet wide, not quite wide enough to allow two single-family residences side-by-side.

So the owner reconfigured the parcel with a subdivision and the result was construction of two single-family residences where only one would have been allowable previously.

In-fill Development



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In another example, this time from Montecito Avenue in West Sharp Park, the site consisted of two single-family residences on two adjacent lots. But the site was designated High Density Residential in the General Plan and Local Coastal Program, and zoned R-3 (Multiple-Family Residential). So the site was below the density intended in the City's planning documents.

The landowner purchased the two lots, proposing two condominiums on the smaller of the two sites and three condominiums on the larger site. By redeveloping the site, the City ended up with five housing units where only two existed previously, more than doubling the density of this in-fill site.

In-fill Development



What Can the City Do?

- Modify subdivision standards
- Reduce minimum lot sizes and widths
- Relax parking standards

Duplex/Triplex/Fourplex

- Already allowed under City's zoning, depending on location
 - Duplex: R-2 and R-3 zoning
 - 3+ units: R-3 zone
- Vast majority of Pacifica zoned for single-family residences only (R-1 zoning)
 - ADUs allowable in many cases



What Can the City Do?

- Revise zoning standards to allow more housing types in R-1 zone
- Rezone portions of the City to R-2 or R-3

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Duplex, triplex, and fourplex types of development are already allowed under the City's regulations, but it depends on the zoning of a property.

The overwhelming majority of the developed area of Pacifica is zoned R-1 for single-family residential development, and these types of development are not allowable under existing R-1 zoning regulations.

Duplexes are allowed in the R-2 and R-3 zones and buildings with three or more units are allowed in the R-3 zone.

Workforce Housing

- Employer-constructed and operated housing for employees
- Educational institutions leading the way in San Mateo County



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Some large employers have sought to provide housing for their workers to ensure their ability to live close to work for an affordable price.

In San Mateo County, the Community College District has been a leader in this area having constructed two developments already at College of San Mateo and Canada College. A third project, at Skyline College, has been approved by the City of San Bruno but is not yet completed. That project will include 40 single-family residences for private purchase and 30 apartment units for community college district staff.

These projects can be exclusively for employee housing, or developed in partnership with private residences as is the case with the Skyline College project.

Workforce Housing

What Can the City Do?

- Ensure supportive policies for reuse of surplus property for housing .
- Provide pre-application assistance to minimize costly revisions.



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The City is the regulator for projects like this, and so the school district becomes the project applicant and acts as the developer.

These projects can be challenging, particularly in terms of gauging worker demand for the housing and making the financing work.

They can also cause community concern about the change of use at formerly vacant or underutilized sites.

Affordable Housing

- Rents limited based on area income
- Two typical variations:
 - “Inclusionary” as part of a market rate development
 - In Pacifica, 15% of units in projects with 8 or more units
 - 100% affordable at different levels
 - Nonprofit developer in partnership with local government and other agencies/organizations
- Also includes “preservation”
 - Acquisition of properties currently affordable to tenants to maintain affordable rents
 - Income levels verified by property manager



Often called “below-market rate or BMR” housing, these units have rents or purchase prices which are restricted to certain limits based on an area’s median income.

Two typical variations:

“Inclusionary” as part of a market rate development
In Pacifica, 15% of units in projects with 8 or more units

100% affordable at different levels
Nonprofit developer in partnership with local government and other agencies/organizations

Recently, acquisition projects have been increasing as well.

This includes purchase of existing properties which are so-called “naturally affordable” based on their age or sometimes limited amenities. Then a nonprofit operator will continue to rent the units at affordable rates and will verify resident incomes as part of its property management function.

The nonprofit housing developer MidPen, with funding support from the County of San Mateo, acquired this existing 9-unit apartment building at 168 Pacific Avenue in Pacifica within the last few years.

Affordable Housing

- Half Moon Village in Half Moon Bay
 - Added age restriction on top of income restriction to create senior housing

What Can the City Do?

- Ensure supportive policies for reuse of surplus property for housing
- Provide pre-application assistance to minimize costly revisions
- Build community support to encourage non-profit developers



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A local example is the national award winning “Half Moon Village” project in Half Moon Bay.

MidPen put together this project which built 160 units of affordable senior housing on southern Main Street in Half Moon Bay.

The projects are great and do a lot of good. But they are also very challenging to make a reality.

These projects require nonprofit and government partners, accommodating land use regulations, and a welcoming community to embrace the projects.

Even in good circumstances, it can take 5 years or more after securing the land to reach project completion.

Tiny Homes



- Very small single-family homes
 - Typically < 400 sq. ft.
- Placed on foundation or on wheels
- Installed alone or in “villages” on a single site

- Wheeled versions not authorized for permanent housing (state law)
- Pacifica zoning requires 850 sq. ft. for single-family residences

What Can the City Do?

- Reduce minimum dwelling unit sizes
- Allow multiple tiny homes on one site in R-1 or R-2 zones
- Reduce subdivision minimum lot sizes



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Tiny homes result in a high density type of housing but in a low density type of building form (single-family residential designs).

State and local laws can complicate the permitting of these units for permanent habitation.

Aside from the very small unit sizes, the City’s existing regulations can allow clustered housing types such as tiny home villages.

Co-housing

- Intentionally designed communities where people choose to live together and cooperate in their daily lives
- Typically 20-35 homes, “Common House,” pedestrian-oriented



Source: Cohousing.org



What Can the City Do?

- Modify parking and street standards to allow pedestrian-oriented development
- Revise animal permitting standards to support community agriculture

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The Co-housing Association of the United States describes co-housing as “a form of intentional community in which neighbors commit to being a part of the community for everyone’s mutual benefit.”

Co-housing developments generally cluster detached and/or attached single-family residences into a unified, village-type development.

Community activities and meals are enjoyed in the common house.

The City’s regulations do not prevent development or operation of a co-housing development in Pacifica. Operation of such a development would primarily be a marketing decision by developers, and a lifestyle choice by residents.

However, off-street parking and street standards could affect the design of a co-housing development.

Scarcity of available land may also limit the practicality of such housing developments which typically need large, flat parcels, and such parcels are rare in Pacifica.

Accessory Dwelling Units (ADUs)



- May be attached or detached
- Front or backyard
- Parking required only if detached and > ½ mile transit
- May range from 150-1,200 sq. ft.

- A second unit built on a site with an existing single-family residence
- Cannot be sold separately
- Only requires a building permit in most parts of Pacifica



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The City has amended its ADU ordinance twice in the past two years to comply with State law. While standards and permitting processes for ADUs have gotten much simpler, the City has only met the minimum requirements for compliance with State law and could go further to relax its standards.

The City issued only 8 permits for ADUs in all of 2018, despite having made permitting much easier in 2017.

Accessory Dwelling Units (ADUs)



- City amended ordinance in 2017 & 2019 to comply with State law
- Much easier to approve & build

What Can the City Do?

- Allow ADUs in more locations
- Allow garage conversions without replacing garage
- Eliminate parking requirement for all ADUs



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Some items to consider could include allowing detached and attached ADUs where streets are narrower than 26 feet in width. Only ADUs created within existing floor area are currently allowed in these locations.

The City could also allow conversion of existing single-family residential garages to create ADUs without requiring replacement of the garage.

The City could also eliminate ADU parking requirements all together.

Home Sharing

- Matching owners with extra bedrooms in their homes with renters needing housing
- Traditional rental arrangement or reduced rent in exchange for household duties
- Locates and screens potential tenants
- Owner has final “say” in accepting tenant
- Various providers, listed on *National Shared Housing Resource Center* website



HIP Housing staff available to answer questions after meeting

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Home sharing matches owners with extra bedrooms in their homes with renters needing housing.

One benefit of a home sharing arrangement is that the nonprofit organization locates and screens potential tenants, while the owner has the final “say” in accepting a tenant.

Share your thoughts on these or other housing solutions!

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