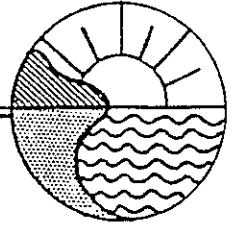


AGENDA

Planning Commission – City of Pacifica



DATE: Monday, May 18, 2009

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION STUDY SESSION

AGENDA

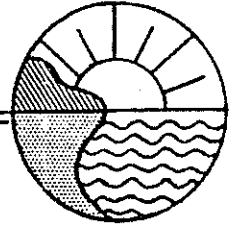
1. Discussion of Draft Update of the Housing Element of the City's General Plan.

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: May 18, 2009
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. The purpose of tonight's study session is to introduce the draft 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 the ten new Action Programs described below:

The first new Action Program (No. 2A) strives to prevent blight and the deterioration of housing units resulting from deferred maintenance by encouraging through code enforcement and other regulatory measures owners of vacant, blighted and residential structures to repair and return their properties to the housing market.

The second new Action Program (No. 4A) attempts to maintain housing supply and reduce loss of life and property caused by earthquakes by requiring structural strengthening and hazard mitigation in Pacifica Housing. This could be accomplished by 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).

The third new Action Program's (No. 7A) goal is to establish an incentive program for voluntary housing rehabilitation by upgrading streets, gutters, sidewalks, street trees, etc.

The fourth new Action Program (No. 9A) encourages the rezoning of the City Hall site to accommodate mixed-use (commercial and residential) development.

The fifth new Action Program (No. 10A) is to amend the Second Unit Ordinance to comply with state regulations.

The sixth new Action Program's (No. 13A) goal is review clustered housing standards for incentives to build housing development in clusters.

The seventh new Action Program (No. 15A) is to amend the Density Bonus Ordinance to comply with state regulations.

The eighth new Action Program (No. 19A) considers streamlining the permit process to expedite housing construction.

The ninth new Action Program (No.19B) would initiate the amendment of the manufactured housing building regulations to comply with state laws.

The tenth new Action Program (No. 21A) will encourage development of lower and moderate income housing in suitable areas to meet ABAG'S project housing needs by preparing, publishing and distributing inventory of available sites.

One other program that should be noted, although it is not a new program, is Action Program No. 16. This program is about the adoption of an inclusionary zoning ordinance by 2004 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.

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.

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.

Action Program No. 9A - Encourage rezoning of the City Hall site to accommodate mixed-use (commercial and residential) development.

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 should 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 - Consider adopting an inclusionary zoning ordinance.

Action Program No. 17 - 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. 18 - Encourage development of a shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

Action Program No. 19 - 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. 19A - Consider streamlining the permit process to expedite housing construction.

Action Program No. 19B - Amend Manufactured Housing Building Regulations

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. 20 - 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. 21 - Encourage development of above-moderate income housing in suitable areas to meet ABAG's projected housing need.

Action Program No. 21A - 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. 22 - Continue to cooperate with the Pacifica Resource Center and emphasize its role in housing assistance.

Action Program No. 23 - Promote the Human Investment Project's Shared Homes Program directed to seniors and single parents who are homeowners or tenants.

Action Program No. 24 - 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. 25 - Promote the Center for Independence of the Disabled, and organization that provides services to the disabled, including housing rehabilitation assistance and accessibility modifications.

Action Program No. 26 - 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. 27 - Form a committee to monitor action programs and to devise implementation strategies.

2. Housing Needs:

According to the Regional Housing Needs estimated by ABAG, Pacifica would require a total of 666 new residential units between 1999-2006 to maintain an adequate housing supply. That's about an average of 89 units per year. The housing projections were based on six factors: 1) Market demand for housing; 2) Employment opportunities; 3) Availability of suitable sites and public facilities; 4) Commuting patterns; 5) Type and tenure of housing; and 6) Housing needs of farm workers.

Regional Housing Needs 1999-2006 Allocation

Very Low Income	120 units
Lower Income	60 units
Moderate Income	181 units
Above Moderate Income	<u>305 units</u>
TOTAL UNITS	666

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.

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 this study session is to examine both the projected Housing Needs for 1999-2006 and the Policies, Programs, and Objectives 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)