

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE  
HOUSING ELEMENT UPDATE – 2023-2031 PROJECT IN THE CITY OF PACIFICA**

**PROJECT TITLE:** Housing Element Update – 2023-2031  
**PROJECT SPONSOR:** City of Pacifica  
**PROJECT LOCATION:** Citywide  
Pacifica, CA 94044  
**DATE OF PUBLIC NOTICE:** November 17, 2023  
**PUBLIC REVIEW PERIOD:** November 16, 2023 through December 18, 2023 (5:00 pm)

**NOTICE IS HEREBY GIVEN** that the City of Pacifica has prepared and intends to adopt a Negative Declaration for a General Plan amendment to update the Housing Element for the period 2023-2031, further described below.

**Project Description:**

The project is an update of the Housing Element of the City of Pacifica General Plan covering the 2023 to 2031 planning period as required by the California Government Code. 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 detail the actions to be taken by the City to respond to the community's evolving housing needs.

The Housing Element is a policy-level document providing direction for the implementation of various programs to accommodate ongoing housing needs, and to encourage the production of housing units for all income levels and is one of the State-mandated elements of the General Plan. The Housing Element identifies the City's housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City's housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities).

As part of the 6<sup>th</sup> Cycle Housing Element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City's Regional Housing Needs Assessment (RHNA) allocation at all income levels. To accommodate the City's RHNA need for all income levels, future housing development would occur through a variety of methods and as detailed in the Housing Sites section of the proposed 2023-2031 Housing Element. Opportunities for future housing development include accessory dwelling units (ADUs) and opportunity sites. Opportunity sites do not represent proposals for new housing development. Rather, they are sites where new housing development may occur in the future as the Housing Element is implemented.

The RHNA is a California State Housing Law requirement that is part of the periodic process of updating local general plan housing elements. It is a process that determines existing and projected housing need (i.e., RHNA allocation) for all jurisdictions in the state (including cities and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, and affordability. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2023-2031). The proposed 2023-2031 Housing Element update would bring the element into compliance with State legislation passed since adoption of the 2015-2023 Housing Element and with the current Association of Bay Area Governments (ABAG) RHNA. ABAG has allocated the region's 441,176 housing unit needs between each city and county in its region.

Pacifica's RHNA allocation for the 2023-2031 planning period (6<sup>th</sup> RHNA cycle) is 1,892 units, distributed among four income categories (ABAG 2021). The 1,892 units (or 2,599 total housing units including a 36% buffer) allocated to Pacifica as part of the RHNA process include approved projects in the pipeline, accessory dwelling units (ADU), and opportunity sites. For the last RHNA cycle, the City was allocated a total of 413 units to be accommodated in its Housing Element inventory of adequate

sites.

Pacifica is meeting its RHNA through the following means:

- Projected ADU development
- Approved projects
- Opportunity sites that allow residential
- Opportunity sites that need rezoning

The City has identified enough units through projected ADU development, approved projects, and opportunity sites to meet its 6<sup>th</sup> Cycle RHNA. After considering these sites, the City is projected to develop 2,599 units, sufficient units to address its entire RHNA allocation. The rezoning of certain opportunities sites will be done at a later phase and is considered an implementation action under the Housing Element update.

The table below includes a full list of Housing Element Update goals and associated policies:

**Table – Pacifica Housing Element Goals and Policies**

ID Number	Goals and Supportive Policies
Goal HE-G-1	<b>Maintain, Improve, and Develop Housing: Encourage the development and retention of housing in a variety of types for all income levels with priority given to low-income households and projects that foster sustainable urban development.</b>
Goal HE-G-2	<b>Affirmatively Further Fair Housing: Ensure community members have equitable access to safe, sanitary, and affordable housing, foster inclusive neighborhoods, remove barriers to housing for vulnerable communities, and protect residents from displacement.</b>
Policy HE-P-1	Amend the general plan, map, and zoning ordinance to implement the land use designations, goals, policies, and programs identified in the 2023-2031 Housing Element.
Policy HE-P-2	Focus redevelopment in underutilized commercial shopping centers to create vibrant, mixed-use, and walkable neighborhood centers.
Policy HE-P-3	Remove constraints to housing development by streamlining the city’s development review and permitting processes and conducting a significant code modernization initiative.
Policy HE-P-4	Promote energy savings in housing and urban development patterns.
Policy HE-P-5	Strengthen transportation networks that connect residents with services and economic opportunities, including through partnerships with transportation agencies, with an emphasis on seniors and lower-income residents.
Policy HE-P-6	Facilitate production of affordable housing with an emphasis on affordable rental housing and workforce housing to decrease the impact of housing prices on cost burdened households.
Policy HE-P-7	Expand affordable rental and homeownership housing choices in areas of opportunity and higher resources.
Policy HE-P-8	Encourage upgrades to and maintenance of housing units.
Policy HE-P-9	Support the safety and wellbeing of people of all ages and abilities by encouraging age-friendly and universal design in new and rehabilitated housing and neighborhood improvements.
Policy HE-P-10	Support lower income families with children and multiple generations living together by ensuring a proportion of lower cost units include three or more bedrooms.
Policy HE-P-11	Deeply affordable housing is needed by people with developmental disabilities. Extremely low-income (ELI) units are particularly important to people with developmental disabilities, and some of the City’s planned production of ELI units should be subject to a preference for people with developmental disabilities.

Policy HE-P-12	Protect residents from displacement and preserve the affordability of existing housing by preventing the conversion of existing affordable housing units to less affordable housing types. For example, by supporting the preservation and habitability of mobile home communities.
Policy HE-P-13	Housing opportunities shall be provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other legally protected class.
Policy HE-P-14	Maintain effective reasonable accommodation policies and programs.
Policy HE-P-15	Promote fair housing enforcement and outreach by regularly communicating about fair housing issues and laws to residents and property owners.
Policy HE-P-16	Improve services and amenities in existing neighborhoods, especially in areas of lower opportunity, with an emphasis on the needs of families, children, and seniors.
Policy HE-P-17	Support housing security for households with low incomes or special needs by strengthening services for residents facing eviction, housing instability, and risk of homelessness.
Policy HE-O-1	Maintain safe and sanitary housing: implement the safe and sanitary criteria of the housing code and engage with property owners of deteriorated or deteriorating housing.
Policy HE-O-2	Conserve energy through implementation of the California Green Building Standards Code and California Energy Code.
Policy HE-O-3	Require smoke detectors: property owners are required to maintain smoke detectors and verification of smoke detectors by building division whenever there is an inspection related to other city permits.
Policy HE-O-4	Impose a condition of approval on all permits benefitting from a Density Bonus Ordinance or other deviations from development standards to develop affordable or senior housing to restrict future uses to affordable, senior, or both.
Policy HE-O-5	Regulate condominium conversions to minimize housing impacts to renters as codified in Pacifica Municipal Code Title 9, Chapter 4, Article 24.5.
Policy HE-O-6	Supports and encourage property owner-designation of historic structures as set forth in Pacifica's Historic Preservation Ordinance.
Policy HE-O-7	Prioritize infill residential development.
Policy HE-O-8	Provide an encouraging environment for construction of accessory dwelling units (ADUs).
Policy HE-O-9	Identify opportunities to include housing incentives in development applications.
Policy HE-O-10	Assist affordable housing developers with preparation of funding and development applications.
Policy HE-O-11	Require a geotechnical site investigation prior to permitting site development.
Policy HE-O-12	Reference the Open Space Task Force Report when evaluating development proposals for sites identified in the report.
Policy HE-O-13	Prevent the deterioration of housing units resulting from deferred maintenance.
Source: Pacifica, City of. 2023 Pacifica Draft 2023-2031 Housing Element.	

**Environmental Review:**

An Initial Study (IS) has been prepared under the requirements of the California Environmental Quality Act (CEQA) for review and action by the City of Pacifica. The IS evaluates the potential environmental impacts of the Project. Based on the results of the IS, it has been determined that the Project would not have a significant effect on the environment. Therefore, an Environmental Impact Report is not required, and a Negative Declaration (ND) has been prepared. The City of Pacifica is hereby releasing this IS/ND, finding it to be accurate and complete and ready for public review.

Pursuant to CEQA Guidelines Section 15072(g)(5), this notice must disclose whether any listed toxic sites are present. As noted in the Section 9, Hazards and Hazardous Materials, of the IS/ND, the project site (citywide in City of Pacifica) includes the following sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5: 34 hazardous materials release sites, of which

32 are completed/closed, one was recently reopened for site assessment, and one is open but eligible for closure. The Housing Element Update does not propose development on any of these sites.

**Public Review and Comment:**

The public review and comment period for the IS/ND is November 16, 2023 through December 18, 2023 (5:00 pm). All comments received during the review period will be considered by the City prior to finalizing the IS/ND and making a decision on the Project. Any interested party may comment on the Project or the IS/ND. Comments should focus on the sufficiency of the IS/ND in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the IS/ND's purpose to provide useful and accurate information about such factors.

Comments must be received no later than **5:00 p.m. on December 18, 2023**. All comments must be in writing. Please be sure to include your name, address, and telephone number with your comment. Please send comments to the following address:

**Christian Murdock, AICP, Director of Planning**  
**City of Pacifica Planning Department**  
**540 Crespi Drive, Pacifica, California 94044**  
Email: [housing@pacificagov](mailto:housing@pacificagov)

For further information or requests to receive project-related documents, please contact Senior Planner Brianne Harkousha at [bharkousha@pacificagov](mailto:bharkousha@pacificagov).

**Document Availability:**

The IS/ND is available for review online at:

[http://www.cityofpacificagov/depts/planning/environmental\\_documents](http://www.cityofpacificagov/depts/planning/environmental_documents)

A copy of the IS/ND is also available for public review in the Planning Department, 540 Crespi Drive, Pacifica, California 94044, during normal business hours of Monday-Tuesday-Thursday, 8 AM to 5 PM (except 12:30-1:30 PM); Wednesday, 8 AM to 7:30 PM (except 12:30-1:30 PM); and, Friday, 8 AM to 1 PM. Hours exclude public holidays observed by the City of Pacifica. The draft IS/ND is also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard).