



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
San Mateo County Airport Land Use Commission
C/CAG ALUC

APPLICANT INFORMATION

Agency: **City of Pacifica**

Project Name: **2023-2031 Housing Element Update**

Address: **Citywide**

APN: **N/A**

City: **Pacifica**

State: **CA**

ZIP Code: **94044**

Staff Contact: **Christian Murdock**

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PROJECT DESCRIPTION

Comprehensive update to Housing Element of the General Plan, including identification of housing opportunity sites for future construction of housing. A small portion of northeast Pacifica is located within Influence Area B of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. Specifically, ALUC review should focus on Housing Opportunity Sites # 25 and 28. No site in the Draft Housing Element are located in an area requiring FAA notification.

REQUIRED PROJECT INFORMATION

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

planning cycle. During the planning period the City can accommodate 527 units through the identification of sites currently designated with sufficient allowable density. An additional 1,623 units will require rezoning.

TABLE 2: RHNA CAPACITY ANALYSIS				
	Lower- Income Capacity	Moderate- Income Capacity	Above Moderate- Income Capacity	Total Capacity
RHNA	848	291	753	1,892
Approved Projects	44	2	93	139
Projected ADU's	112	56	19	187
Sites Inventory List				
Opportunity Sites That Allow Residential (Table 3)	182	172	173	527
Opportunity Sites That Need Rezoning (Table 4)	951	107	565	1,623
Grand Total	1,289	337	850	2,476
RHNA Surplus	441	46	97	584
RHNA Surplus %	52%	16%	13%	31%

Source: City of Pacifica

The plan includes a series of amendments to the Pacifica Municipal Code to ensure that housing opportunity sites are available, including rezoning of several commercial sites to allow residential, as well as to ensure that housing sites are distributed across many residential and mixed-use districts throughout the city, including High Resource Areas as defined by the California Tax Credit Allocation Committee (TCAC) map (see Appendix D – Assessment of Fair Housing, Figure D-8 Proposed RHNA Sites in Relation to TCAC Resource Areas by Census Tract). The City is also exploring new policies and partnerships for providing housing for essential members of our community, including policies for promoting housing production, preservation, increasing density, and promotion of ADUs. Appendix F includes a detailed assessment of the potential for development on the city's opportunity sites.

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TABLE 3: RESIDENTIAL SITES WITH EXISTING CAPACITY

Site #	Location	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
1	323 Beaumont Blvd			1	1
3	Santa Maria Ave/Palmetto Ave			8	8
4	2107 Palmetto Ave			7	7
5	2205 Palmetto Ave			1	1
6	Talbot Ave/Goodman Rd*		21		21
7	Talbot Ave/Goodman Rd			1	1
8	2251 Oceana Blvd			4	4
9	131 Brighton Rd			1	1
10	4275 Coast Hwy		33		33
11	Coast Hwy, Northside of Former Lumber Yard*		46		46
12	Coast Hwy, Between 4300-4400 Coast Hwy	112			112
13	5 Ohlone Dr			1	1
14	570 Crespi Dr	2	1	12	15
15	610 Crespi Dr*		36		36
16	1055 Terra Nova Blvd*	5	4	52	61
17	930 Oddstad Blvd	6	5	59	70
18	Caltrans ROW, Coast Hwy/Linda Mar Blvd	54			54
37	St. Peters Church, 700 Oddstad Blvd		24		24
38	Coast Hwy, north of Our Savior's Lutheran Church	3	3	26	31
		182	172	173	527

Note 1: Sites indicated with an asterisk (*) include the more than one parcel. Each APN listed is included in Appendix F.

Note 2: Refer to Figures 1 through 5 and Appendix F, Figures F-2 through F-11.

Source: City of Pacifica.

[Continues]

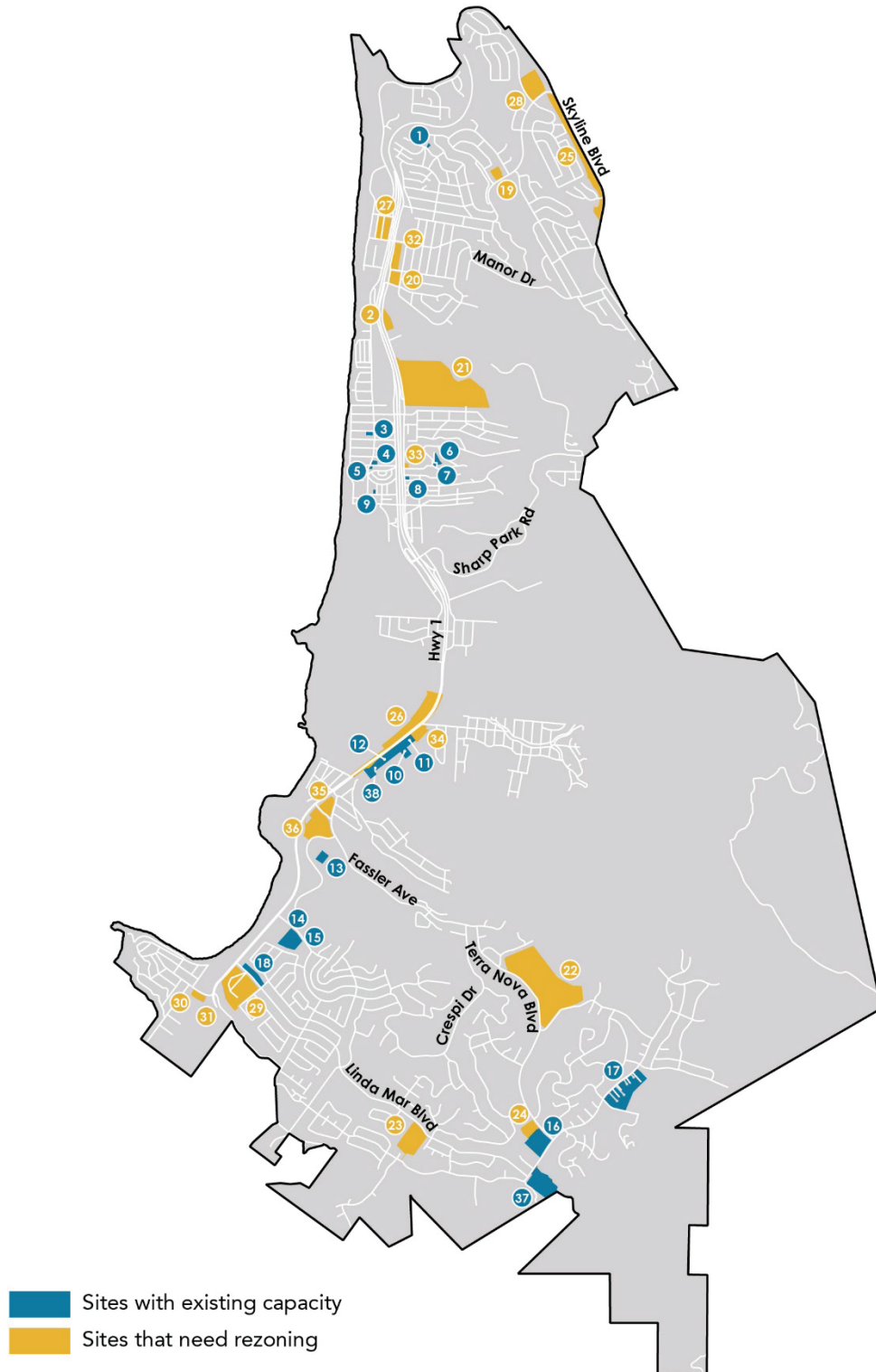
TABLE 4: SITES THAT REQUIRE REZONING TO MEET RHNA CAPACITY

Site #	Location	Existing Land Use	Existing Allowed Density (DU/A)	Proposed Density (DU/A)	Revise to Allow Residential Use	Lower-Income Capacity	Moderate-Income Capacity	Above-Moderate-Income Capacity	Total Capacity
Residential									
2	751 Oceana	HDR	30	40	N/A	6	6	68	80
19	7th Day Adventist, 533 Hickey Blvd	MDR	15	30	N/A		15		15
Non-Residential									
<i>Public</i>									
20	Public Works Corp Yard, 155 Milagra Dr*	Retail	0	40	Yes	50			50
21	Oceana HS, 401 Paloma Ave	Public	0	30	Yes	10	10	114	134
22	Terra Nova HS, 1450 Terra Nova Blvd	Public	0	30	Yes	8	7	82	97
23	Sanchez Art Center, 1220 Linda Mar Blvd	Public	0	40	Yes	130			130
24	Sanchez Library, 1111 Terra Nova Blvd	Public	0	40	Yes	52			52
25	Caltrans ROW, Skyline Blvd	N/A	N/A	40	Yes	162			162
26	Caltrans ROW, Coast Hwy/Quarry	N/A	N/A	60	Yes	122			122
<i>Shopping Center</i>									
27	Pacific Manor Shopping Center, 440 Manor Pl*	Retail/MUN	0-30	60	Yes	11		65	76
28	Fairmont Shopping Center, 777 Hickey Blvd*	Retail	0	50	Yes	3	3	35	41
29	Linda Mar Shopping Ctr, 500 Linda Mar Blvd*	Retail	0	50	Yes	14	13	155	182
30	Builders Exchange, 520 San Pedro Ave	Retail	0	30	Yes		23		23
31	Ace Hardware, 560 San Pedro Ave*	Retail	0	30	Yes		30		30
<i>Other Commercial Sites</i>									
32	Brentwood Shopping Center, Oceana/Manor*	Retail	0	60	Yes	100			100
33	US Bank, 1655 Oceana Blvd	MUC	30	50	N/A			14	14
34	Valleamar Station, 2125 Coast Hwy	Retail	0	50	Yes	64			64
35	Vacant, Coast Hwy/Sea Bowl Ln	Visitor Commercial	0	20	Yes			32	32
36	Sea Bowl, 4625 Coast Hwy	Visitor Commercial	0	60	Yes	219			219
						951	107	565	1,623

Note 1: Sites indicated with an asterisk (*) include more than one parcel. Each APN listed is included in Appendix F.

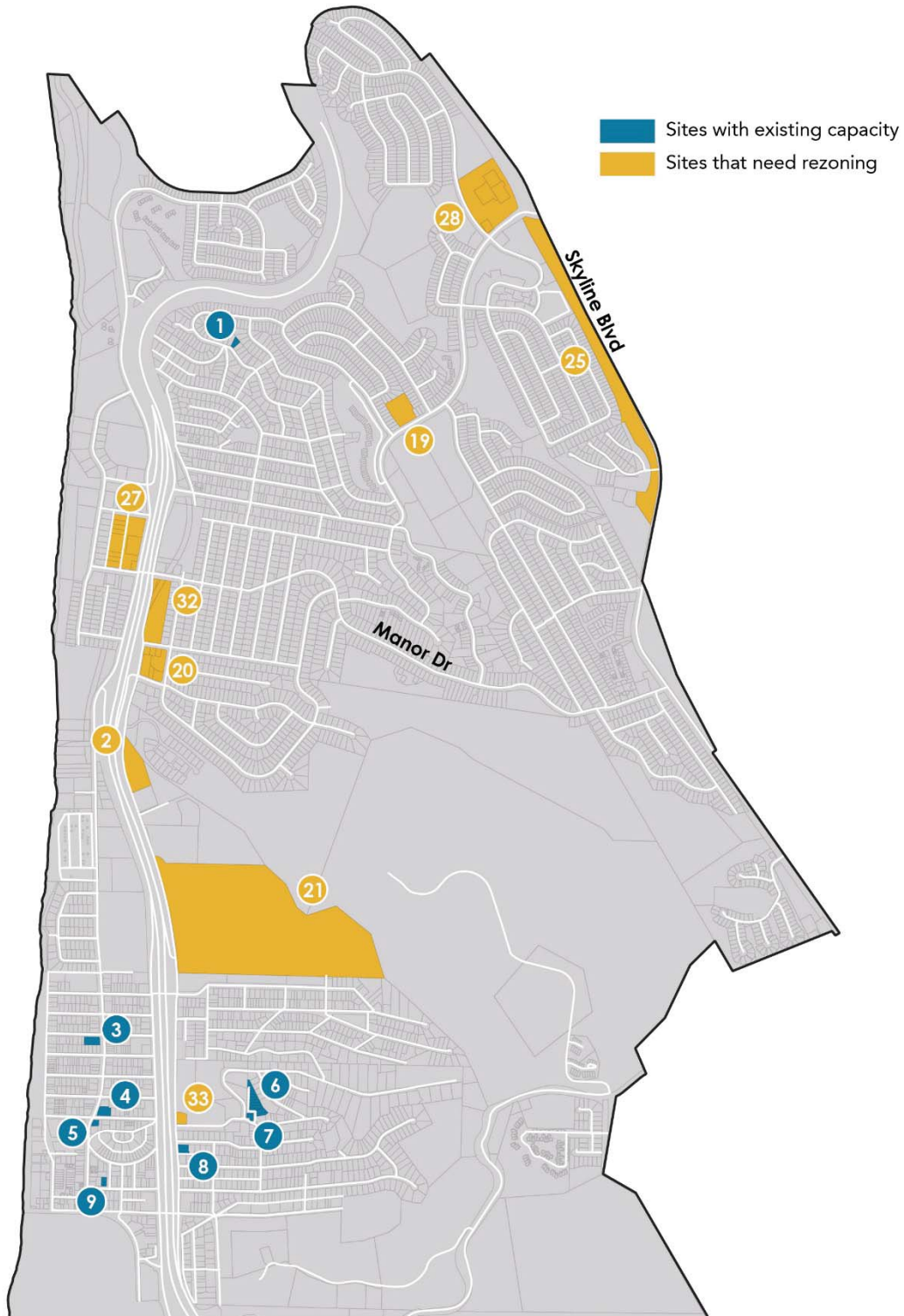
Note 2: Refer to Figures 1 through 5 and Appendix F, Figures F-2 through F-11.

Source: City of Pacifica.



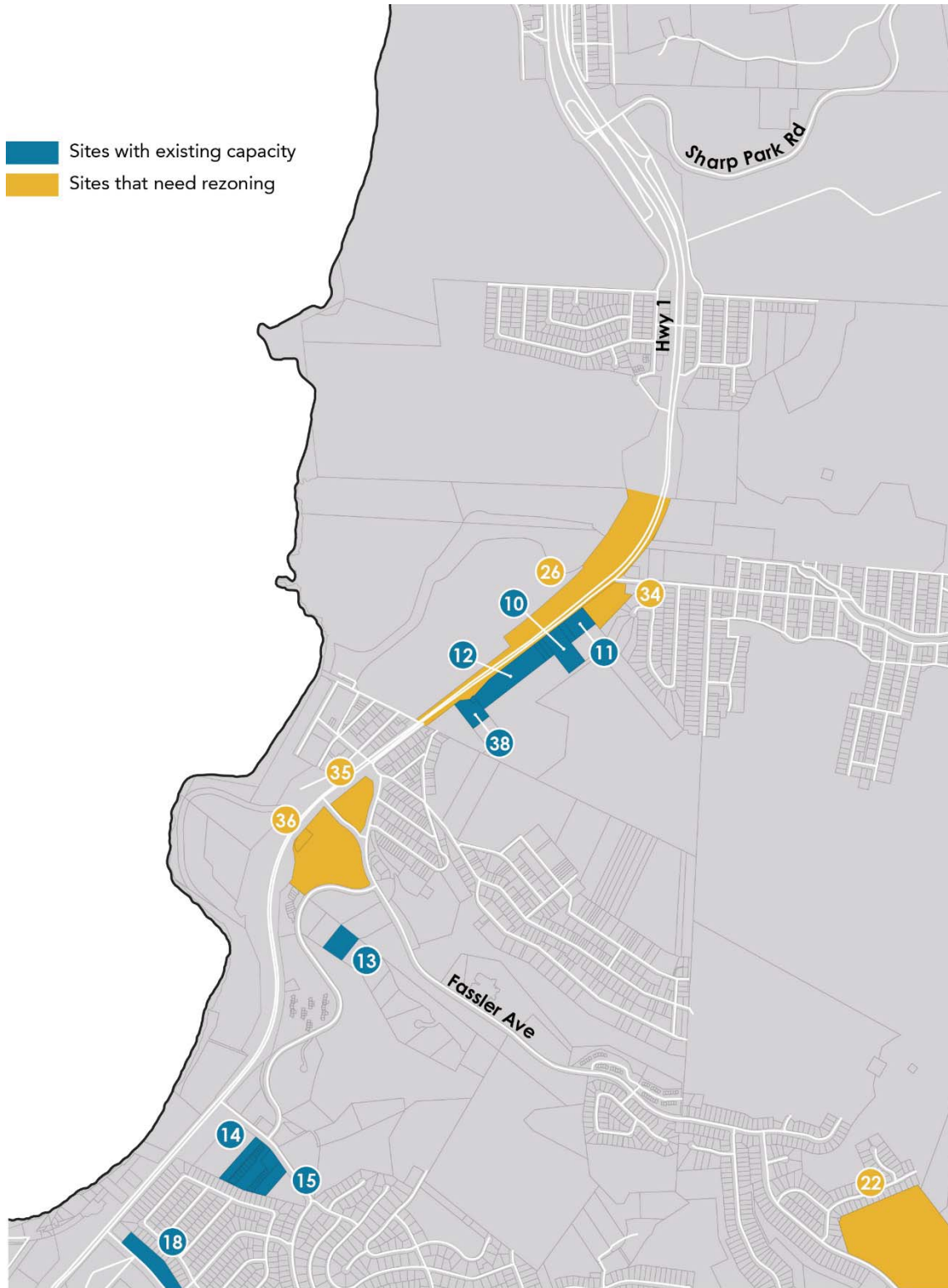
This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.

Figure I: Overview of Housing Element Sites



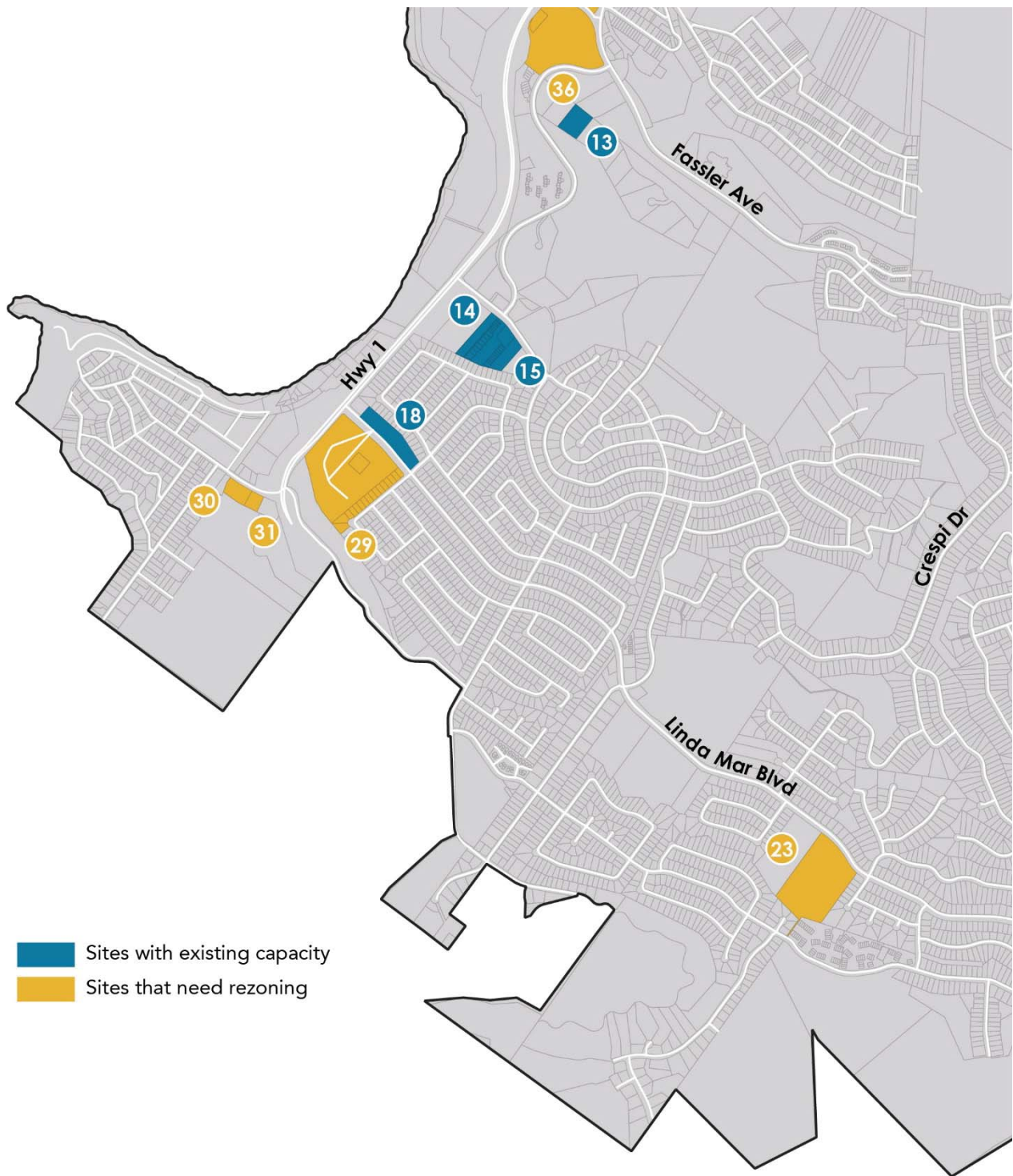
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Figure 2: North Pacifica Area Detail – Housing Element Sites



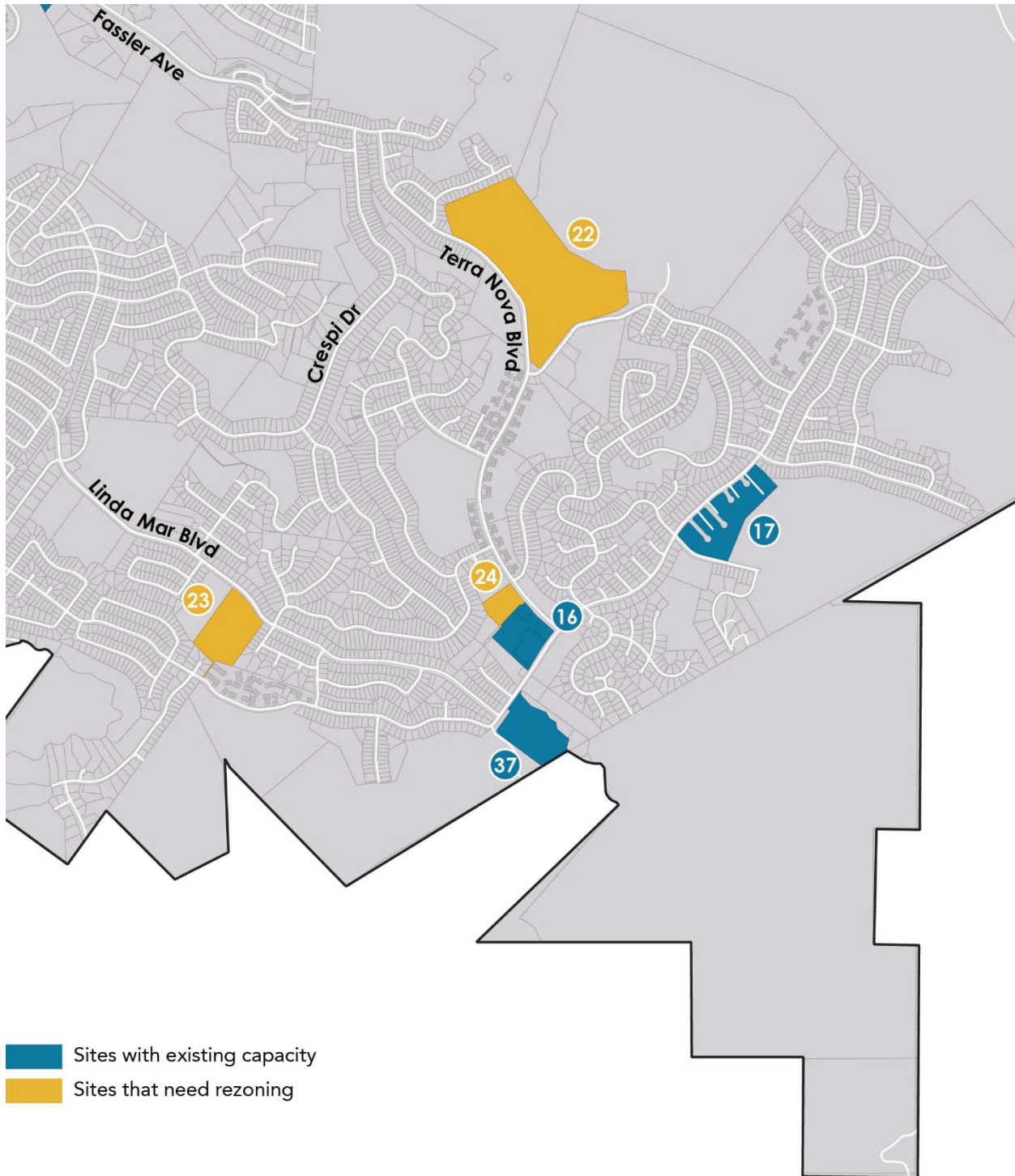
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Figure 3: Central Pacifica Area Detail – Housing Element Sites



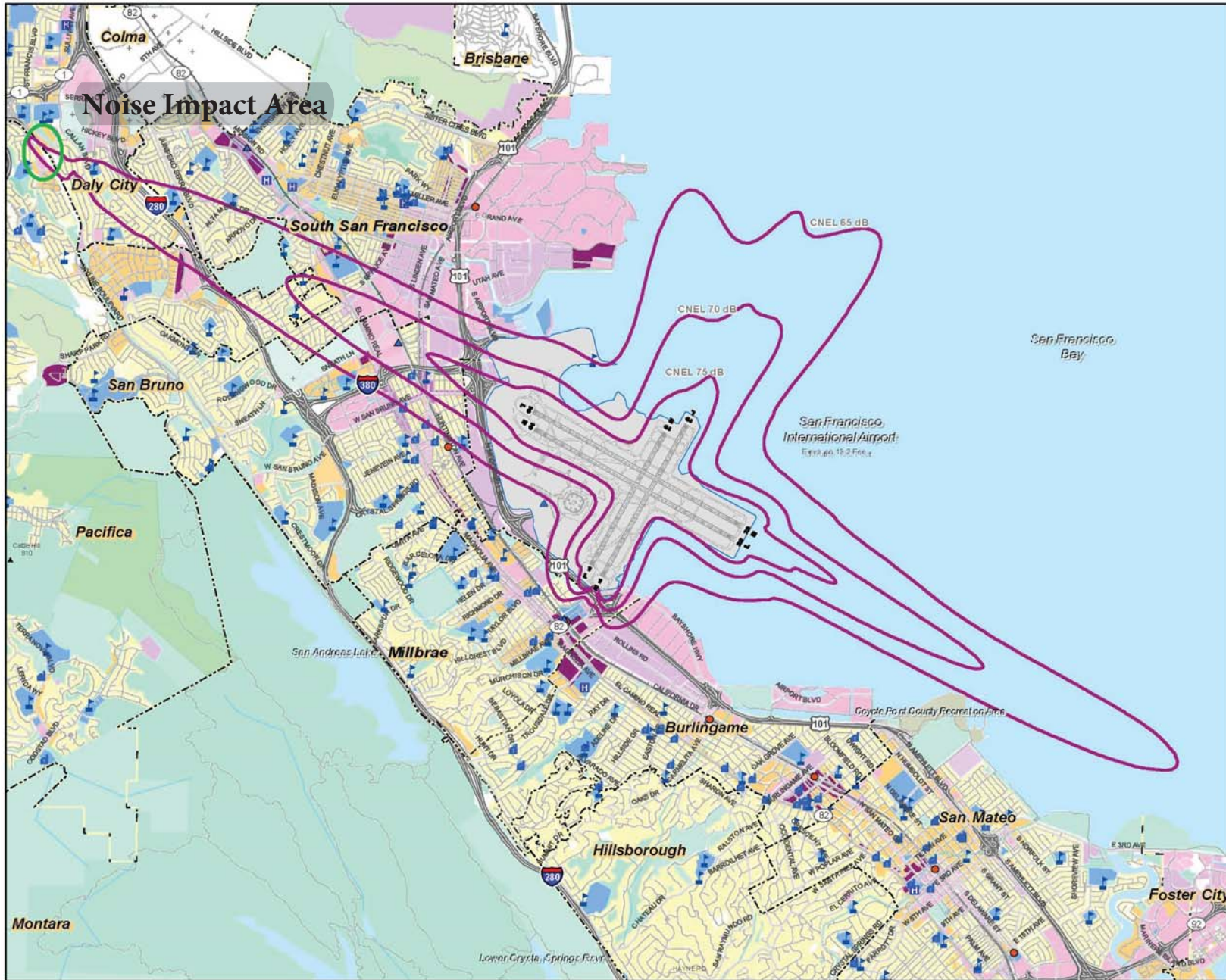
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Figure 4: Southwest Pacifica Area Detail – Housing Element Sites

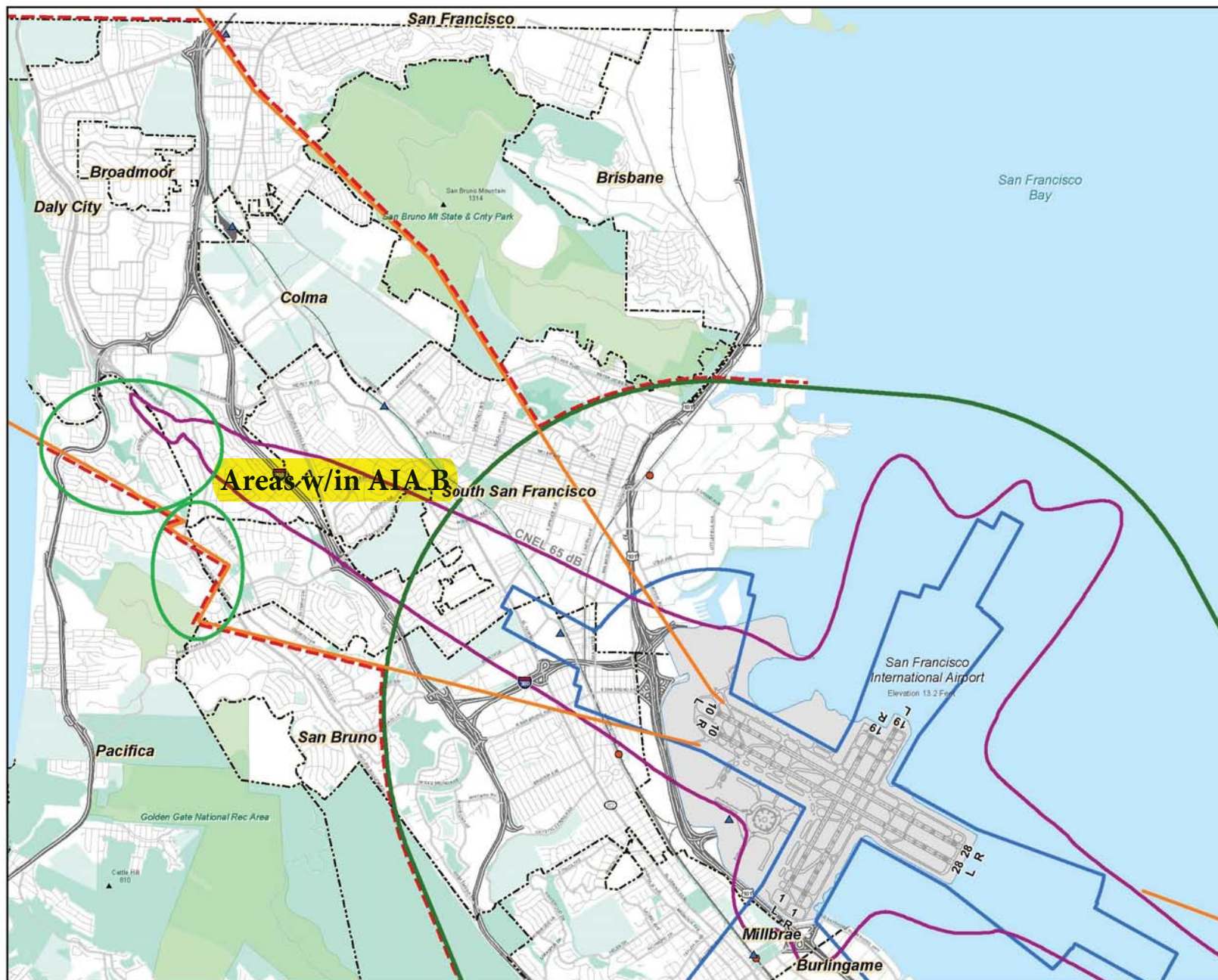


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Figure 5: Southeast Pacifica Area Detail – Housing Element Sites



Attachment 4



LEGEND

- Boundary for Airport Influence Area B
- Outer Boundary of Safety Zones
- CNEL Contour, 2020 Forecast
- 14 CFR Part 77 Conical Surface
- Outer Boundary of TERPS Approach and OEI Departure Surfaces
- Airport Property
- ▲ BART Station
- CALTRAIN Station
- Municipal Boundary
- Railroad
- Freeway
- Road
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

Sources:

100:1 FAA Notification Zone: Ricondo & Associates, Inc. and Jacobs Consultancy, based on 14 CFR Part 77, Subpart B, Section 77.9.

Outer Boundary of TERPS Approach and OEI Departure Surfaces: San Francisco International Airport, Jacobs Consultancy, and Planning Technology Inc., 2009

Safety Compatibility Zones: Jacobs Consultancy Team, 2009; Ricondo & Associates, Inc., 2011

Noise Contour: URS Corporation and BridgeNet International. Draft Environmental Assessment, San Francisco International Airport Proposed Runway Safety Area Program, June 2011

