

Public Comments

Agenda Item 1 – Sharp Park Specific Plan

Written Comments Received After 12pm on 8/31/2022



August 31, 2022
City Council Special Meeting

From: Cindy Abbott [REDACTED]
Sent: Wednesday, August 31, 2022 5:10 PM
To: Bier, Mary; Bigstych, Tygarjas; O'Neill, Mike; Beckmeyer, Sue; Vaterlaus, Sue
Cc: Murdock, Christian; Public Comment; Coffey, Sarah; KoppmanNorton, Julia@Coastal;
oceane.ringuette@coastal.ca.gov
Subject: Public Comment Regarding the Sharp Park Specific Plan Draft
Attachments: Public Comment in Opposition to the SPSP Draft_8_2022_draft.pdf

[CAUTION: External Email]

Attached are my public comments opposing the Sharp Park Specific Plan Draft.
Cindy Abbott
West Sharp Park

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August 31, 2022

Mayor Bier, Mayor Pro Tem Bigstyk, and Council Members Beckmeyer, O'Neill and Vaterlaus,

In 2019, I was excited to hear that the City of Pacifica was going to undertake a planning process to develop a Sharp Park Specific Plan. This was particularly important to me at the time with development and infrastructure projects that were being put forward by developers and City staff that were a) out of character with the historic aspect of a turn of the century beach community, b) could result in significant impact to the coastal environment, and c) safety concerns for future neighbors.

The Sharp Park Specific Plan Draft being reviewed tonight, however, has become my deepest nightmare for the unique neighborhood that I've lived in for more than 25 years. The document is full of contradictory statements about the interest to preserve the historic character of the area – while completely changing current zoning and allowing buildings of 55' in an area of what was once cottages that dotted the sandy dunes and small one way streets. This is apparent by a side-by-side review of current and proposed land use, that dramatically changes the area to an area of intensified land use in a small and constrained area that is subject to extreme storm conditions. (full page maps attached)



Proposed Land Use



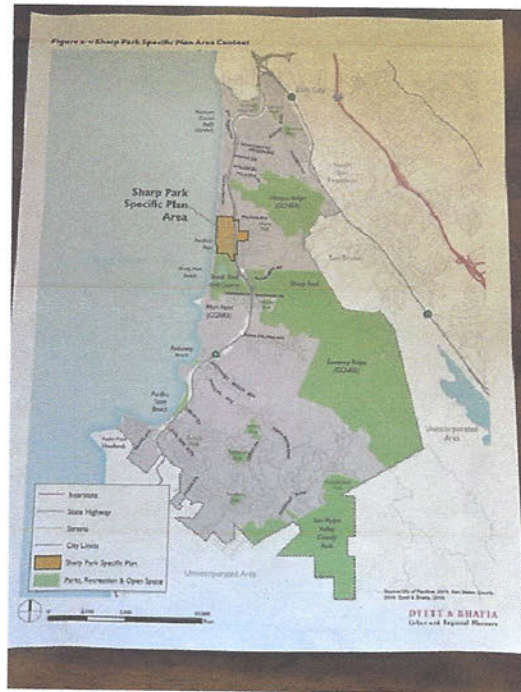
Current Land Use

The draft plan if approved will also create ongoing headaches for everyone for many years ahead, as it proposes significant changes to the area while ignoring that ***development must conform to the 1980 Local Coastal Plan*** owing to the fact that the City of Pacifica has repeatedly ignored significant and appropriate concerns raised by the California Coastal Commission.

In no less than eight letters from the CCC, specific concerns about the coastal zone have still to be adequately addressed by City staff. The recurring comments have advised that a CEQA analysis should *“thoroughly analyze potential visual impacts of development as provided through the Specific Plan on the character of the surrounding area and on views through the neighborhoods of the ocean, impacts to community character as designated and provided in the LCLUP, impacts on public access and recreation, and impacts of potential geotechnical and coastal hazards on development that per the current proposal would be of increased height and density than currently allowed. More specifically, the analysis should include visual simulations, height and density alternatives, explanations of the hazards with this particular neighborhood, and the benefit to the public with regard to priority uses in this coastal area, and should consider:*

- *Potential impacts if the proposed maximum height is reduced in areas in which tall buildings (up to 55 feet in height) will impact the visual character of surrounding areas as well as public views to and from the ocean in visually sensitive areas, and*
- *Performing a thorough geotechnical analysis, including an evaluation of the potential hazards to the neighborhood (landslides and shoreline erosion) as well as a wave uprush study for the area. Such a wave uprush study should include an assessment of the potential hazards caused by 100-year storm events (cumulative with high tide events, as well as projected sea level rise impacts and given a typical eroded beach condition).*

Since the 1970's city staff and developers have had an interest in "revitalizing" West Sharp Park and lobbying to create a "city center. Drawing masses of new residents and commercial business to an area that is ***less than 3% of the buildable land in the City of Pacifica*** is irresponsible.



West Sharp Park, where the majority of the SPSP area is contained, is:

- a highly constrained network of small one-way streets,
- is designated as a historic area,
- has for decades been noted to have a lack of parking capacity, and,
- Is extremely vulnerable due to the climate crisis with already increased storm activity and future sea level rise.

With the geographic breadth of the City of Pacifica — a place created through the joining of distinct neighborhoods to prevent a take over by other municipalities and strength it's unique place along the Pacifica Ocean — a "city center" is both unnecessary and out of sync with sustainable planning principles to provide opportunities to walk/bike to places within one's one neighborhood. Placing most of the City's aspiration for economic and housing growth in this small

hazardous area disregards a longstanding tenant of the City and the Local Coastal Program – that being the ***preservation of community character*** and has the ***potential to place many people in harms way.***

The “vision statement” states that Sharp Park will become known as a charming regional destination, a magnetic town center for Pacifica, and a “complete neighborhood” for current residents. This completely misses the point that it already is a destination and a “complete neighborhood”. The community shared this, as documented in the **July 2019 Summary Report** from the City’s **Plan Pacifica Neighborhood Visioning** meeting, noting:

Participants recognized potential for the Area, describing its existing state as “halfway there”, noting the opportunity to revitalize and improve the curb appeal to store-fronts and create a pedestrian-pleasing streetscape along Palmetto. They quaint, attractive down-towns of Half Moon Bay, Carmel, and Santa Cruz were cited as exemplary of residents’ vision. Unique restaurants, businesses, boutique hotels and a smaller scale commercial would provide a reason to “spend the day there”.

Since that time, as was recently commented on by Councilmember Beckmeyer in a public meeting, is how lively the area is due to the local unique businesses that have established themselves in the area.

Regardless of the input from the community who have expressed support for increasing the vibrancy of the area, the singular strategy for intensification of this area disregards decades of respect for the character of the distinctive neighborhoods of our city with an idea to over-develop this highly constrained area.

Building five story buildings, even with set backs does not fulfill this quaint vision of a coastal area. Changing the land use designation for almost every block in this small established area will completely and irrevocably damage the charm and history of the area.

Again, the community expressed this as has been documented in the July 20, 2020 report to the Planning Commission that “Staff faced challenges explaining the difference between Mixed Use Neighborhood and Mixed Use Center designations which are expected to serve as the predominant land uses along the

north-south corridors of Palmetto Avenue and Francisco Boulevard. ***In particular, the greater building heights that some development would need to achieve more housing density and commercial square footage led to concerns about losing the small-scale character of much of the Sharp Park area as well as concerns about parking.***

The community has continually shared their concern with the proposed changes. A recap of on-line survey comments, also presented at the July 20 Planning Commission meeting, noted:

- The greatest number of online survey respondents wanted to keep the MUN (Mixed Use Neighborhood) land use designation and 35-foot height limit along Palmetto.
- ***The business mix is the most important to establish vibrancy in the area, not density or height.***

In the early discussions of the Sharp Park Specific Plan – that I supported and Council Member O’Neill advocated for – it was just that, developing the commercial business mix of the area – not an entire redevelopment of the area. “Revitalization of Palmetto Avenue” has been in the works and supported by the community for decades. However, what is presented with significant increases in height and density/intensification throughout the Planning Area disregards the public’s desires.

At minimum, prior to approval of this ill-advised plan, the city should produce and widely circulate and allow thorough community discussion of:

- the ***overall visual impact to the ENTIRE AREA*** – not the zoomed in visuals of Palmetto Avenue alone that were put together in September/October 2020.
- a ***property-by-property list*** of where land use changes are proposed. ***This detailed listing and the two maps shown above about the significant changes in land-use should have been included in the notice mailed to current residents/property owners sent received only a week ago.***

An even more responsible approach by the City of Pacifica would be to address and finalize the Local Coastal Program Land Use Plan with the California Coastal Commission, including their callouts regarding shoreline resiliency, and specific callouts regarding the Sharp Park Area (listed above), prior to moving forward with approval of the Sharp Park Specific Plan.

Recent projects endorsed by the City (staff, Planning Commission and City Council) in addition to the backwards order of the process, that have lead to my extreme concerns include:

- Approval to up-zone a small 2250 square foot lot and to downplay the need for a garage and parking at the formerly vacant lot now known as 66 Salada Avenue. During the Public Hearing and Appeal to City Council (9/9/2019) for that project:

- Discussions took place about parking variances. 44 had been given without cumulative view of the impact over a span of time.

The SPSP draft provides no specific plan to address the increased proposed intensification of the area, noting only that “An integrated parking strategy that minimizes the need for constructing excessive parking and meets community, visitor, and business owner desires for access is essential.” It suggests that the recently approved “in-lieu” fee for off street parking (City Council Resolution No. 25-2020) would allow the City to provide centralized off-street parking facilities. The in-lieu fee at \$40,260 is inadequate to build a single parking space – and the Sharp Park Specific Plan draft provides no insight on where this parking facility would be placed and how the full costs would be covered.

- Discussions during this hearing also reflected the need for small affordable homes to provide opportunity for the community to live here – a use consistent with long-time use of these small unique lots. To include a way to respect these historic lots (that are throughout West Sharp Park) was discussed as needed to be focused on during the Sharp Park Specific Plan.

Instead of developing a strategy to highlight and celebrate these lots in a way that maintains affordability and character, **the Sharp Park Specific Plan draft now reflects the majority of these lots as medium and high density.** Note: The developer, sharing his purported longtime caring for the neighborhood, stated publicly (July 15 2019,

Planning Commission Meeting, at 1:06:xx) that there shouldn't be any concern about future new neighbors as he "plans on keeping the property, whether to rent to a friend, relative, or one of my kids is unknown." ***The recently completed property was sold for \$1.7 MILLION dollars and is in process of being turned into a short term rental.***

- Multiple large modern townhome/condominiums have been recently constructed on Montecito and Santa Rosa. These buildings are out of character with the area, as was recently noted by Deputy Planning Director Christian Murdock, when he stated that those buildings aren't reflective of the area. The proposed land use plan though now reflects Medium and High Density development over this entire area. Again, the proposed plan doesn't respect the small cottage character that is the foundation of the neighborhood.
- The proposal to construct 7 townhomes/condominiums at one of the most hazardous locations in the City of Pacifica, 1567 Beach Blvd, with only small access route was approved by the City of Pacifica (Planning Commission and in appeal to the City Council). In appeal to the California Coastal Commission, the permit was rightfully DENIED due to known hazards in the area. This area – along with all adjacent properties that include an eclectic mix of original homes and new apartments – is now proposed for HIGH DENSITY residential.

So much more could be written about how the draft Sharp Park Specific Plan provides no clear roadmap to increasing commercial viability or visitor serving access to the coast – a long time supported goal to revitalize Palmetto Ave. It highlights the need to create higher-energy corridors to smaller-scale neighborhoods – a tiny geographic area. It states multiple times that a guiding principle is to "ensure development honors the area's character, history and coastal locale." It promises a lot, without providing any true means to retain that character.

Please do the right thing. Work with the California Coastal Commission to certify the LCPLUP. Provide detailed information to the community and provide an more effective way of collecting feedback on the proposal. Then, and only then, should you proceed with the Sharp Park Specific Plan.

Cindy Abbott, West Sharp Park

CC: California Coastal Commission

Figure 3-3: Sharp Park Specific Plan Land Use Diagram

PROPOSED

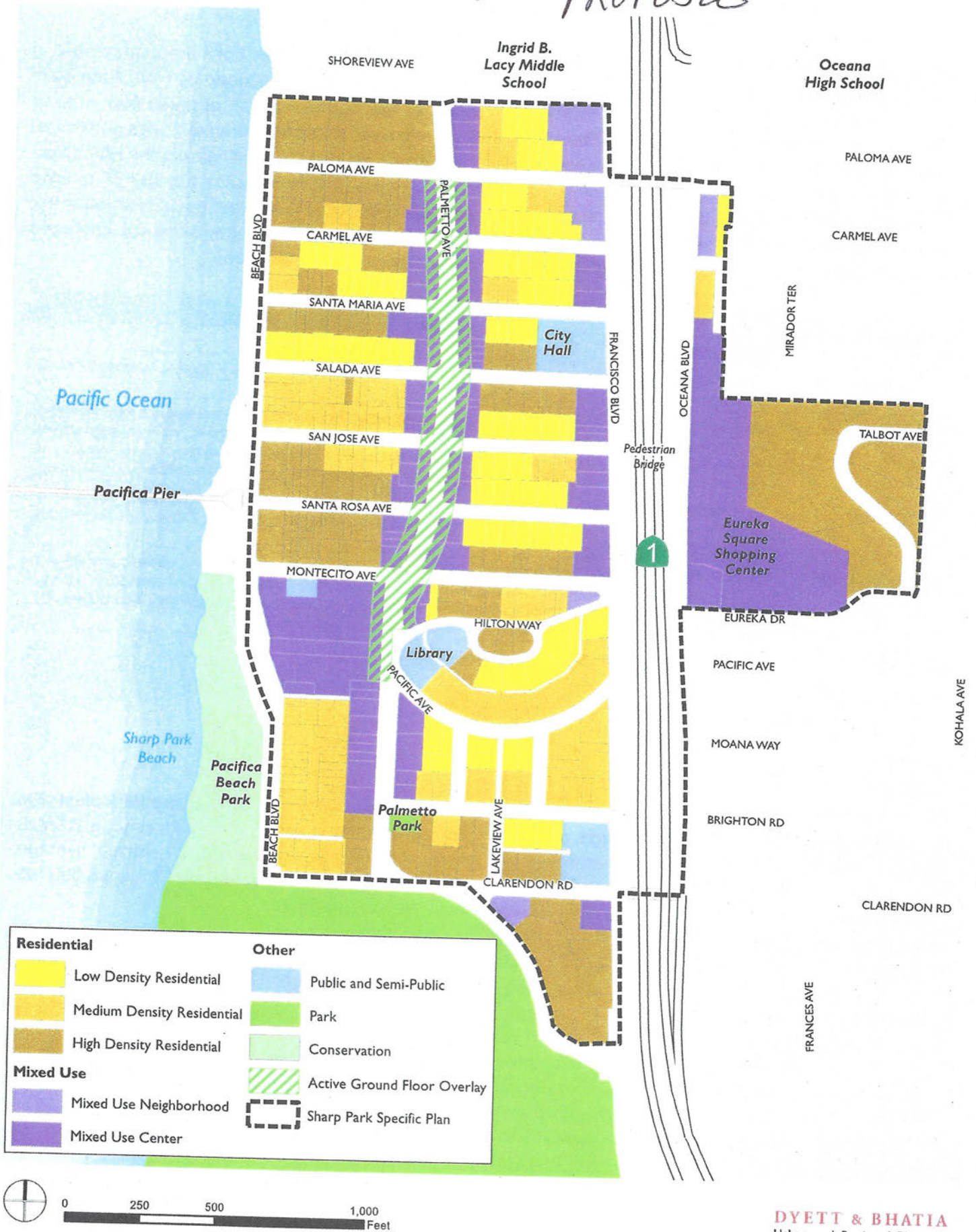
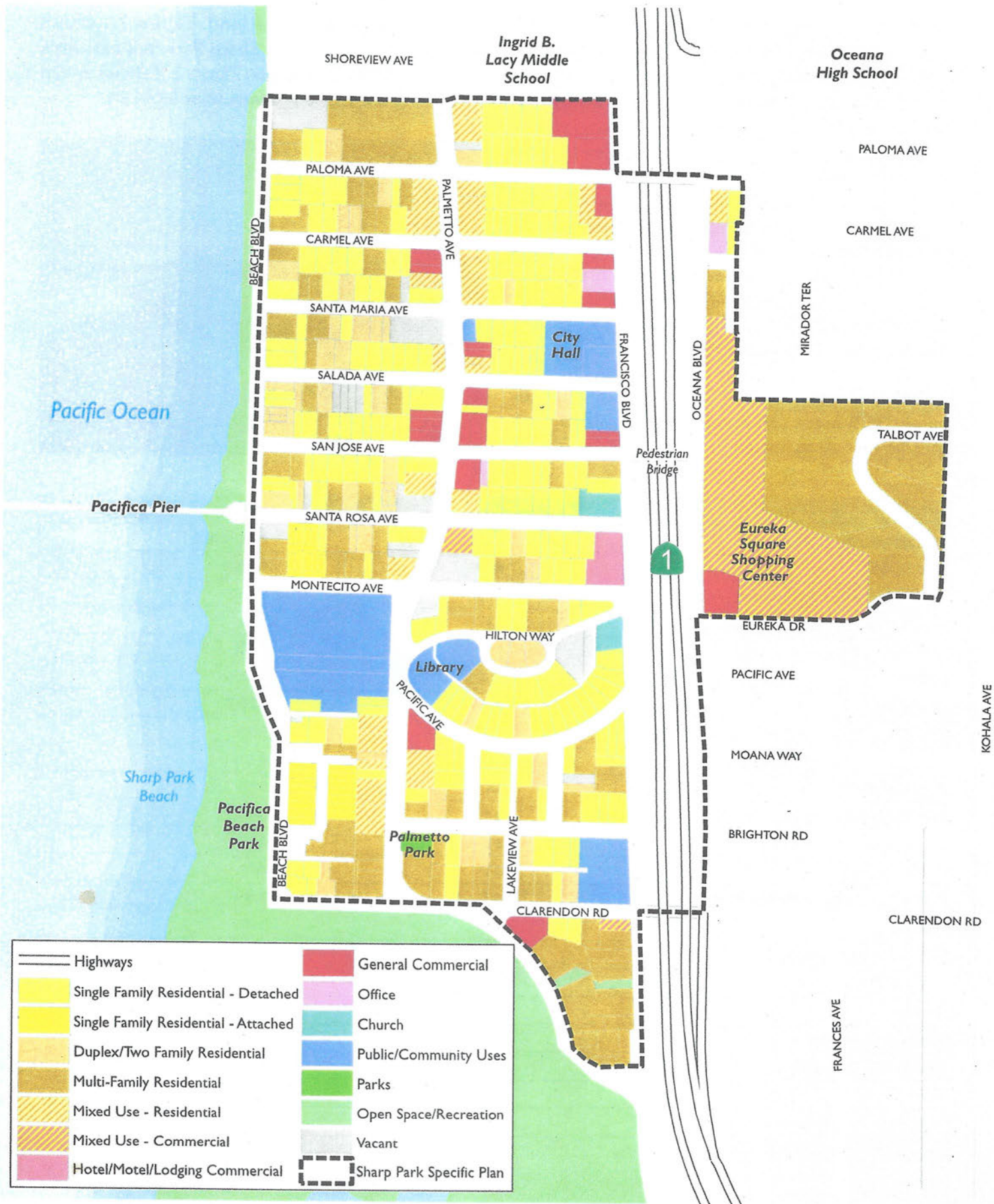


Figure 3-2: Existing Land Use



Murdock, Christian

From: Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>
Sent: Tuesday, May 24, 2022 10:47 AM
To: Murdock, Christian
Cc: KoppmanNorton, Julia@Coastal
Subject: RE: Notice of Public Hearing on 6/1/2022 - Plan Pacifica - General Plan Update and Sharp Park Specific Plan
Attachments: FW: NOP - Pacifica GP Update & Sharp Park Specific Plan - Comments; CCC Comment Letter 2018.08.31.pdf; CCC Comment Letter 2018.10.19.pdf; CCC Comment Letter 2019.11.22.pdf; Pacifica LCP Post-Consultation Draft Letter 2020.02.19.pdf; CCC Comment Letter 2018.08.29.pdf; CCC Comment Letter 2020.02.19.pdf; General Plan Update & Sharp Park Specific Plan - DEIR Comments.msg

[CAUTION: External Email]

Hi Christian,

Thanks for notifying us about the Public Hearing for the City's General Plan Update and Sharp Park Specific Plan. I've attached our prior correspondence on this matter, all of which we would like to be incorporated into the comment record for the project. Broadly, to reiterate previous comments, the General Plan Update and Sharp Park Specific Plan must be consistent with the certified LCP. As the LUP update has been submitted to the Coastal Commission but has not yet been certified, the originally certified LCP is the standard with which the GP/SPSP must be consistent. Once an updated LUP is certified, the GP/SPSP would have to be updated to then be consistent with the updated LCP. As such, generally, it may make the most sense to coordinate timing of the GP/SPSP for after the LUP is certified, given the outstanding nature of the LUP certification.

More specifically, policies proposed in the GP/SPSP that correspond to coastal resources cannot contradict the certified LCP and thus Coastal Act. While we understand that the City boundaries extend beyond those of the Coastal Zone, policies that contradict Coastal Act mandates cannot be applied within the Coastal Zone. However, as we understand it, multiple policies proposed in the LUP update are duplicated in the proposed GP update (as denoted by a wave symbol), despite not being certified policies and numerous concerns regarding inconsistencies with the Coastal Act that have been noted to City staff over the years. Thus, policies in Chapter 6 'Open Space and Community Facilities,' Section 6.3 'Coastal Access'; Chapter 7 'Conservation,' Sections 7.1-7.3 'Water, Biological, Land and Soil Resources'; and Chapter 8 'Safety,' Sections 8.1-8.3 and 8.5-8.6 'Seismic and Geologic Hazards, Flooding and Drainage, Coastal Resilience, Fire Hazards, and Public Safety and Emergency Management' (and any other relevant policies) need to be made fully consistent with the currently certified LCP, and thus Coastal Act – currently, the policies noted as being included in both GP and LCLUP are not certified and thus not in effect in the Coastal Zone at this time. Further, the General Plan update appears to include policies that would only apply in coastal areas, including those pertaining to coastal access, coastal resilience, shoreline development, and allowances for shoreline armoring; these cannot be applied in the CZ as the LCP currently stands. As such, please include the attached past comment letters regarding Coastal Act inconsistencies of proposed LUP policies in the record for this GP/SPSP. Please note that all in-line edits previously provided to City staff on iterations of the proposed LUP update should also be incorporated as feedback on the overlapping GP update policies.

Please let me know if you have any questions.

Thanks,

Murdock, Christian

From: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Sent: Friday, November 13, 2020 9:12 AM
To: Rexing, Stephanie@Coastal
Subject: FW: NOP - Pacifica GP Update & Sharp Park Specific Plan - Comments
Attachments: City Council 7/20 - Sharp Park Specific Plan Guiding Policy Framework Discussion

From: "KoppmanNorton, Julia@Coastal" <julia.koppmannorton@coastal.ca.gov>
Date: Wednesday, September 9, 2020 at 1:07 PM
To: "Murdock, Christian" <murdockc@ci.pacifica.ca.us>
Subject: NOP - Pacifica GP Update & Sharp Park Specific Plan - Comments

Hi Christian,

Please add this email to the record for comments on the NOP for the General Plan Update and Sharp Park Specific Plan.

As noted in the attached email dated July 16, 2020 on the City Council's framework discussion regarding the Sharp Park Specific Plan, as the Sharp Park Specific Plan proposes to increase height and density allowances within the Sharp Park neighborhood, the CEQA analysis should thoroughly analyze potential visual impacts of development as provided through the Specific Plan on the character of the surrounding area and on views through the neighborhoods of the ocean, impacts to community character as designated and provided in the LCLUP, impacts on public access and recreation, and impacts of potential geotechnical and coastal hazards on development that per the current proposal would be of increased height and density than currently allowed. More specifically, the analysis should include visual simulations, height and density alternatives, explanations of the hazards within this particular neighborhood, and the benefit to the public with regard to priority uses in this coastal area, and should consider:

- Potential impacts if the proposed maximum height is reduced in areas in which tall buildings (up to 55 feet in height) will impact the visual character of surrounding areas as well as public views to and from the ocean in visually sensitive areas, and
- Performing a thorough geotechnical analysis, including an evaluation of the potential hazards to this neighborhood (landslides and shoreline erosion) as well as a wave uprush study for the area. Such a wave uprush study should include an assessment of the potential hazards caused by 100-year storm events (cumulative with high tide events, as well as projected sea level rise impacts and given a typical eroded beach condition).

In addition, any new General Plan and Sharp Park Specific Plan policies will need to be consistent with the LCP, and should not lessen protections or conflict with policy protections for coastal resources in the LCP. Please let me know if you have any questions. We look forward to continuing to work with the City on this CEQA process.

Thanks,
Julia

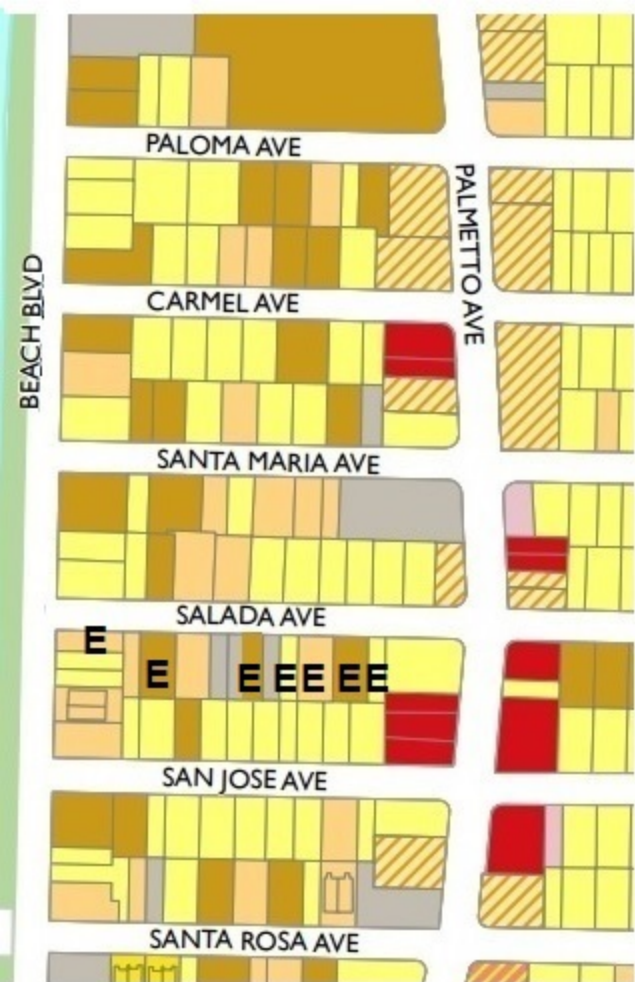
Julia Koppman Norton
Coastal Planner

From: cks environmental [REDACTED]
Sent: Wednesday, August 31, 2022 6:14 PM
To: Public Comment
Subject: CityCouncil 8-31-22_
Attachments: Salada_Density_Graphics.jpg; SantaMaria_Density_Graphics.jpg; SHARP-Pk_StaMaria_&_Salada_MEMO_8-30-2022.pdf

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Please provide to City Council
3 attachments

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EXISTING



REVISED

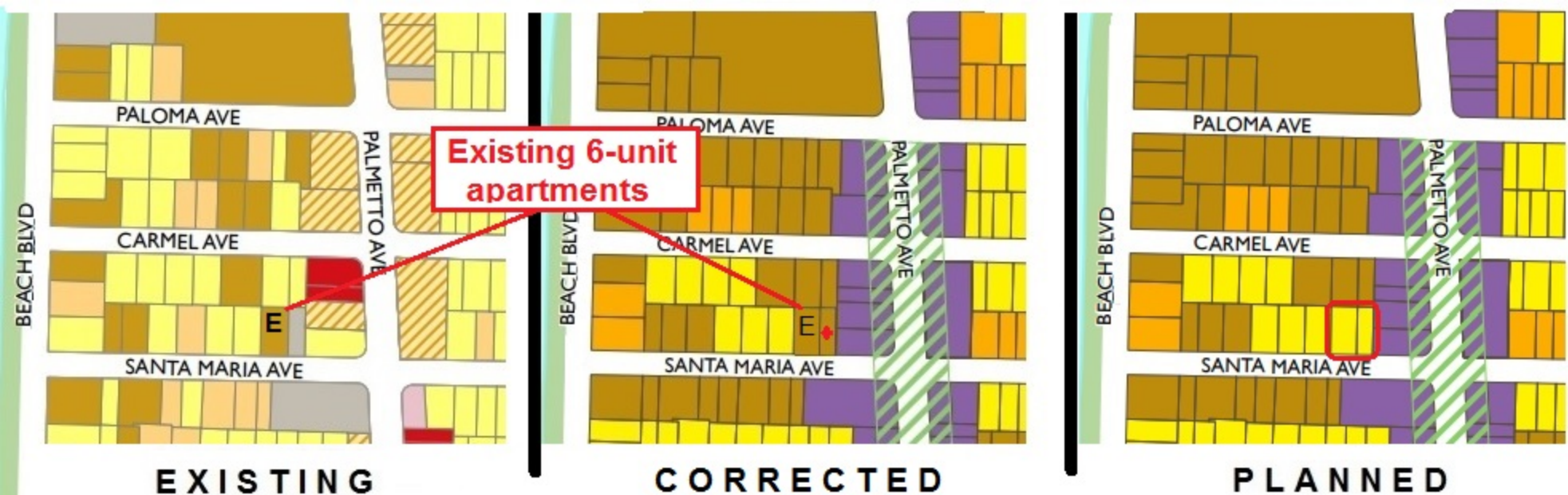


PLANNED

"E" = (4) existing buildings which are High-Density.

= (2) existing buildings which are 60% F.A.R. (High Density)

**+ = (2) applications (single-family) Commission & City informed of.
(req. High Density due to existing Zoning Code limitations)**



**Santa Maria Ave. Density Designation :
Sharp Park Specific Plan**

To: Pacifica City Council
Re: SHARP PARK SPECIFIC PLAN 8/31/22
Corrections & Rationalization

1.) SANTA MARIA Ave (see attached graphic: 016-031-130/140)

Requires correction :

- A.) Existing 6-unit apartment building is High-Density, but in Plan is Single-Family. Needs correction to High-Density.
- B.) Remaining vacant lot, entirely surrounded by High-Density on all 4 sides, otherwise would become a "island" of 1 lot single-family: needs correction to High-Density. (alternatively, to MUC, which surrounds it on Front & Side)

2.) SALADA Ave (see attached graphic: 016-050-010/020/030/040/060/070/320/100/390/400/410)

Requires corrections & rationalization :

Corrections :

- A.) 4 parcels already contain High-Density buildings. (Greater than 19/d.u.ac)
3 parcels already contain homes which would be rendered non-conforming if current plan proceeds.
7 need correction to High-Density. (both near 60% FAR)

Rationalization :

- B.) 1 just-completed Home lot is already High-Density (Panesi). City required owner to apply for High-Density, as only method to enable normal-sized home, within existing Code. (City anticipates at least 2-3 years before Code is revised, with another 1+ year for adoption hearings, plus CCC certification year)
- C.) 2 current applicants (previously met w/City & engaged in preliminary plan reviews) have been proceeding for several months on same basis as above (B.) and as Planning Commission was informed.

Rationalization now to High-Density, avoids creating future non-conforming, which will not be resolved until Zoning Code is updated, some years in future.

Rationalization also avoids creating isolated "islands" of Medium-Density, surrounded by the above 4 existing High-Density parcels adjacent to them. (2.A.)

From: cks environmental [REDACTED]
Sent: Wednesday, August 31, 2022 6:16 PM
To: Public Comment
Subject: Comment to CityCouncil 8-31-22
Attachments: SHARP_park_Letter_EC 8-31-22.pdf

[CAUTION: External Email]

Letter to City Council 8-31-22 hearing SharpPark Plan, from Elizabeth Carey

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Aug. 31, 2022

To: City Council, City of Pacifica

Re: Sharp Park Specific Plan (SPSP)

Parcel: 016-050-410 / Salada Avenue

As owner of the above identified parcel on Salada Avenue, located within the SPSP, I'm writing to request the Council designate my parcel as High-Density. (The proposed SPSP designates it as Medium-Density).

As the Council is aware, the City's legacy zoning code relegates many parcels to a confusing and problematic approach to enable the building of a normal-sized home.

For over nine months now, I have been involved in designing and formulating the right approach to building my future home for my new family. As our future home, I have dedicated considerable effort and energy in familiarizing myself with Pacifica and the many aspects of its culture which I and my family so much enjoy.

The Salada side of this block has (7) seven already-existing High-Density parcels :

- 4 of which are Multi-Family buildings. **Without this Designation, these 4 existing buildings and their number of dwelling units, would become Non-Conforming.**
- 3 of which are homes (like mine will be) which require the High-Density Designation in order to be present. **Without this Designation, these 3 existing homes would become Non-Conforming.**

Only 3 lots are left, including mine. Mine will follow the Council's recent approval of the immediately adjacent lot to mine, which received High-Density designation. I request that the Council please rationalize this block to conform to the already existing majority High-Density uses and dwellings, and not allow the 3 remaining ones to become isolated outliers.

Thank you for your consideration,
Elizabeth Carey

From: Walt MacDonald [REDACTED]
Sent: Wednesday, August 31, 2022 6:56 PM
To: Murdock, Christian; O'Connor, Bonny; Walt MacDonald
Subject: CONCERNS AND OBJECTIONS TO SHARP PARK SPECIFIC PLAN LOT 016-050-420

Importance: High

[CAUTION: External Email]

Dear Mr. Murdock and Others Involved with the Sharp Park Specific Plan,

I apologize for the lateness in voicing my concerns and objections with the currently proposed Sharp Park Specific Plan but I just received first notice of these discussions and hearing on Monday.

I am the owner of one of the last remaining vacant lots on Salada Ave, Pacifica, APN #016-150-420, at approximately 36 Salada Ave.

Most recently, Michael Panesi developed his parcel at 44 Salada Ave after the Planning Department and City Council granted his requests for re-zoning so that a reasonably sized home could be constructed. This parcel had been granted High-Density Zoning as this was consistent with other homes and parcels in the immediate neighborhood and would allow a normal sized family to use the Property. The City required said owner to apply for High-Density as it was the only method to enable a normal sized house to be built.

I would hope that the City would allow my family to take the similar steps as those allowed at 44 Salada Ave as it is only fair. It also allows for my son's family of his wife and 3 young girls and 1 infant boy to live at the newly constructed residence. In this day and age, we all must keep in mind the importance of developing housing for our families so they can remain in the Bay Area.

I note that four (4) parcels currently contain High-Density Buildings, including the parcels only 1 lot away from our lot.

Additionally, there are two (2) parcels that already contain homes which would be deemed "non-conforming" if the current plan proceeds in its current form.

These Six (6) parcels should be designated High-Density as it is my understanding that they are greater than 60% FAR.

Designating my Lot and the other 2-3 adjacent lots as High-Density now will avoid the creation of isolate parcels with Medium-Density as well as avoid creation of future non-conforming lots which will not be resolved until some years in the future.

Truly yours,

Walter A. MacDonald, Jr.
Owner of APN #016-050-420 TBD 36 SALADA AVE

WALT MACDONALD, ESQ.
LAW OFFICES OF WALTER A. MACDONALD, JR.
ATTORNEY AT LAW



LAW OFFICES OF WALTER A. MACDONALD, JR.

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From: Mary Botelle [REDACTED]
Sent: Thursday, September 1, 2022 9:07 PM
To: Public Comment
Subject: Sharp Park Specific Plan One Way Streets

[CAUTION: External Email]

Please include bicycles in the one way signage. Bicyclists on Beach north direction turn right into Paloma. Almost head on collisions twice recently coming out of the driveway on north side.
Mary Botelle

Sent from my iPhone

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