

Public Comments

Oral Communications

Written Comments Received By 12pm on 10/24/2022



October 24, 2022

City Council Meeting

From: O'Connor, Bonny
Sent: Monday, October 24, 2022 8:25 AM
To: Public Comment
Subject: FW: memo (attached) relating to Housing Element Workshop
Attachments: PKremerMemo.pdf

From: Pat Kremer [REDACTED]
Sent: Sunday, October 23, 2022 11:52 PM
To: O'Connor, Bonny <boconnor@pacificafica.gov>
Subject: memo (attached) relating to Housing Element Workshop

[CAUTION: External Email]

Some questions and comments are included in the attached memo

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To: City of Pacifica Planning Department:

Planning Director Murdock

Senior Planner O'Connor

From: Patricia Kremer ([REDACTED], Sharp Park District)

Date: October 23, 2022

Subject: Community Workshop about revision of Housing Element

I am looking forward to participating in the upcoming Community Workshop to discuss policies and programs relevant to the Housing Element update for the City of Pacifica. I was out of town for Meeting #1 on September 28th. To avoid repetition, Meeting #2 should build on the information presented at the first meeting.

Therefore, I think it is unfortunate not to have a summary of that meeting available for those planning to attend Meeting #2.

Based on the content of ***The City of Pacifica Housing Element 2015-2023***, it is clear to me the public requires additional information if we are to provide meaningful input to update Pacifica's Housing Element.

1) We need to know what has actually been accomplished concerning the several Action Programs proposed in 2015?

2) What revisions and proposals are being considered currently to include in a draft Housing Element for 2023?

In addition, there are two recent developments are likely to be significant in the update for Pacifica's Housing Element:

- 2021 California legislation (SB 9)
- The firm deadline of 1/21/2023 for cities to submit a compliant Housing Element for the 6th RHNA cycle.

To be able to offer constructive input, it would be very helpful for Workshop attendees to know the City's current thoughts on these matters.

In Summary, if you provide appropriate background information, the workshops can be more productive.

Public Comments

Agenda Item 8 – Building Code Update

Written Comments Received By 12pm on 10/24/2022



October 24, 2022

City Council Meeting

From: Margo Meiman [REDACTED]
Sent: Friday, October 21, 2022 4:12 PM
To: Public Comment
Subject: Council Mtg 10/24/22, Agenda Item #8,

[CAUTION: External Email]

Dear City Council members,

I applaud your efforts to revise current Reach Codes to facilitate electric vehicle infrastructure and electrification in new construction. I especially appreciate the intention to remove exceptions #1 and #3, which include cooking, fireplaces and ADUs. As you know, Reach Codes are a powerful way for individual municipalities like Pacifica to combat climate change. In fact, like Pacifica, neighboring cities throughout the Bay Area are updating their own ordinances - San Mateo, Burlingame, San Jose, Half Moon Bay, San Carlos, Portola Valley, Redwood City and so on. As leaders of the City of Pacifica, you are doing the right thing in taking this step to prevent the expansion of natural gas infrastructure. Thank you!

I have two concerns about Staff Report 5165 for Reach Codes ([City Council 10/24/22 agenda item #8](#)).

First, regarding exception #4 for restaurants: I highly recommend that Pacifica adopt the language provided in the model code provided by <https://bayareareachcodes.org/>. For your reference, here it is:

1. Nonresidential buildings containing kitchens located in a place of public accommodation, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to install *commercial food heat-processing equipment served by fuel gas*. The local enforcing agency may grant the modification if they find: a. A business-related need to cook with combustion equipment; AND b. The need cannot be achieved equivalently with an electric heating appliance; AND c. The applicant has installed energy efficient equipment based on Energy Star or California Energy Wise qualifications, as available. d. The applicant shall comply with Section 5.106.13.2.

Second, I did not see a prohibition against converting to natural gas. Omitting this prohibition provides a loophole for property owners to install natural gas infrastructure *after* a new building is constructed. Since the goal of these Reach Codes is to eliminate the expansion of natural gas infrastructure and appliances, it is important that language similar to the text below (taken from Half Moon Bay's building ordinance) be included in the City of Pacifica's building code:

Prohibition on Conversion to Mixed-Fuel Buildings

A. Residential Buildings. No existing All-Electric Building may be converted into a Mixed-Fuel Building on or after the effective date of this Chapter.

B. Non-Residential and Mixed-use Buildings. No existing All-Electric Building may be converted into a Mixed-Fuel Building on or after January 1, 2025.

Thank you for considering these suggestions, and thank you for your service!

Sincerely,

Margo Meiman [REDACTED] Pacifica

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From: Cynthia Kaufman [REDACTED]
Sent: Saturday, October 22, 2022 9:53 AM
To: Public Comment
Subject: reach codes

[CAUTION: External Email]

Dear city council member,
I am so happy that you are considering expanding our reach codes. Given the urgency of the climate crisis, every municipality needs to do all it can to speed the transition and these reach codes are a helpful and simple step our community can take.
Thank you for your leadership, Cynthia

--

Cynthia Kaufman

[REDACTED]
This is my personal account
But here are some things you might want to know about me:
Most recent book:
[The Sea is Rising and So Are We: A Climate Justice Handbook](#)
Web page: <https://www.cynthiakaufman.net>
Home phone: [REDACTED]
Job: Director, Vasconcellos Institute for Democracy in Action, De Anza College
Work phone: [REDACTED]
Work email: [REDACTED]
Web page: [REDACTED]
Twitter: [REDACTED]

"We have allowed the interests of capital to outweigh the interests of human beings and our Earth." -Desmond Tutu

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From: Deirdre Martin [REDACTED]
Sent: Monday, October 24, 2022 8:15 AM
To: Public Comment
Subject: Council Mtg 10/24/22, Agenda Item #8

[CAUTION: External Email]

Dear esteemed City Council members,

It is great that Pacifica is moving in the direction of preventing the expansion of natural gas infrastructure.

I urge you to vote in favor of the strongest Reach Codes possible for new construction in our town. I understand that most cities in the Bay Area are also adopting or improving their Reach Codes. I am proud that we live in a region that is taking a lead on this particular solution to the climate crisis.

Let's keep leading the way!

Best,

Deirdre Martin

[REDACTED]

[REDACTED]

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From: suzanne burns [REDACTED]
Sent: Monday, October 24, 2022 8:28 AM
To: Public Comment
Subject: Natural Gas Infrastructure

[CAUTION: External Email]

Dear esteemed City Council members,

We learned recently that the City Council is taking up the issue of natural gas infrastructure in Pacifica. Since natural gas is mostly methane gas, and since we should be doing everything we can to reduce greenhouse gas emissions, I think it's great that Pacifica is moving in the direction of preventing the expansion of natural gas infrastructure.

I urge you to vote in favor of the strongest Reach Codes possible for new construction in our town. I understand that most cities in the Bay Area are also adopting or improving their Reach Codes, and I am proud that we live in a region that is taking a lead on this particular solution to the climate crisis.

Sincerely,

Suzanne & Derek Burns

[REDACTED], Pacifica

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From: Nancy Tierney [REDACTED]
Sent: Monday, October 24, 2022 11:41 AM
To: Public Comment
Subject: Reach Code and CAP updates

[CAUTION: External Email]

Mayor and City Council Members:

I want to offer comments on two related topics: updating the City's Reach codes and the Climate Action Plan. In recent months Council members have expressed interest in updating the Reach codes, moving the city towards stronger electrification policies. During the September study session, participants discussed specific changes, affecting both new construction and existing buildings, residential and non-residential facilities. Many cities in the Bay area and throughout the state are undertaking similar efforts, confronted with the challenge of what measures involving existing buildings to pursue. Options include replace gas appliances with electric on burnout, require all electric in certain size remodels. We have the benefit of following the initiatives in neighboring cities such as San Mateo, who approved on first reading Reach codes for Residential Remodels, and Half Moon Bay. Half Moon Bay plans to do an update with the City Council at their November 1 meeting on the electrification ordinance and climate action plan. As for the Climate Action Plan (CAP), Pacifica's 8 year-old plan is ripe for an update. The CAP committee that spearheaded the original plan already is discussing its update. City Council should engage with the Committee and the public on both the Reach code and CAP, as Half Moon Bay is doing. Our community wants to work with Council in leading our city towards a more sustainable future.

Thank you.

Nancy Tierney

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

From: Christine Boles [REDACTED]
Sent: Monday, October 24, 2022 12:01 PM
To: _City Council; Public Comment
Subject: Item 8 on Council Agenda tonight

[CAUTION: External Email]

Dear Mayor Bier, City Council members and staff,

I really appreciate your continued work on our reach codes and am especially grateful for staff's recommendation to add a geologic hazards investigation for off site hazards as I brought up in my General Plan appeal.

I have the following suggestions to improve the documents.

1) Off-site geologic hazards investigations, when required, should be done during the planning review process, not the building permit review process.

- a) this puts the information in the public realm and members of the public can speak to the history of what they've seen on adjacent properties as part of the discretionary review process.
- b) major changes to approved plans could be required by information coming this late in the process. For example, if there is a gully above a project where debris flows could originate, it may be best to move the project to a different part of the site. While the building design may not need to change, all the sitework, grading, driveways, fire department access, tree protection and landscaping may need to change.
- c) we need to streamline our permitting processes to obtain all the necessary information for good design upfront. Proper evaluation of hazards and environmental impacts will help reduce appeals and will build public trust in our processes.
- 4) having this information from the start of the design process will avoid potential major design changes which are so much more expensive for developers to make when they reach the building permit phase.

2) This sentence seems overly restrictive.

The proposed local amendment would not require or authorize entry onto neighboring properties such as for the purpose of obtaining soil borings.

I would suggest adding a caveat that says "unless recommended by the geotechnical engineer of record or the city's geotechnical consultant."

If I was building below that Oddstad slide from 1982 for example, I would want a boring or two in the slide area if possible.

3) Undergrounding of utilities. This exemption "The undergrounding of utility lines would require more than 500 feet of trenching to reach a point of connection to existing utility lines having the capacity to serve the residential structure; or"

should not preclude undergrounding utilities on the site itself. Even if electrical service is allowed to come to the site overhead for example, assuming there are multiple homes in the project, the utilities within the project should still be undergrounded.

4) Reach codes

- a) I agree with Margo Meiman's suggestion to allow restaurant owners to apply for an exception to electric cooking appliances instead of allowing a broad exception.
- b) I also agree with Margo that we need a provision that prohibits future conversion of all electric projects to mixed fuel.
- c) it would be wonderful if we could follow Half Moon Bay's lead to have a date certain in the future where gas lines would be capped. I believe their date is 2045. This would encourage all remodels to move away from gas, which will have a much greater impact on reducing emissions than simply focusing on all new construction.
- d) I really appreciate the research into Portola Valley's graywater reach codes. Id like to clarify that gray water systems for irrigation do not require treatment or storage tanks, or outside electrical however. This is only required when you are reusing

the water inside the property, such as for flushing toilets. Bob and I would be happy to help write a draft ordinance for gray water for use for irrigation if the council is willing to consider it. At a minimum, [laundry to landscape](#) programs are really easy to achieve, do not require dual plumbing, and do not even require a building permit.

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

Pacifica, CA 94044

[REDACTED]

[REDACTED]

“Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world.” - Desmond Tutu

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Public Comments

Agenda Item 10 – Committee / Commission Appointments

Written Comments Received By 12pm on 10/24/2022



October 24, 2022

City Council Meeting

From: lauren goodmiller [REDACTED]
Sent: Sunday, October 23, 2022 6:15 PM
To: Public Comment
Cc: Coffey, Sarah
Subject: Public Comment re: 10/24/22 City Council Agenda Item #10

[CAUTION: External Email]

Hello,

I am writing to provide public comment on the 10/24/22 City Council agenda item #10 --

I am an applicant under consideration for a volunteer position on the Open Space and Parkland Advisory Committee (OSPAC). In the event I am appointed, I respectfully offer my preference for the term ending in May 2024. Thank you for your time and consideration.

https://pacificacityca.iqm2.com/Citizens/detail_meeting.aspx?ID=1464

Sincerely, Lauren Goodmiller

--

Lauren Goodmiller
[REDACTED]

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