

Public Comments
Agenda Item 9 – Appeal Regarding
570 Crespi Drive

Written Comments Received After 12pm on 11/14/2022



November 14, 2022

City Council Meeting

From: Coffey, Sarah
Sent: Monday, November 14, 2022 3:10 PM
To: Public Comment
Subject: FW: Email from City website - City Council page
Attachments: Frank Vella.docx

From: Frank Vella [REDACTED]
Sent: Monday, November 14, 2022 3:07 PM
To: _City Council <citycouncil@ci.pacifica.ca.us>; Coffey, Sarah <scoffey@pacifica.gov>
Subject: Email from City website - City Council page

[CAUTION: External Email]

Hello Dear Council Members,

Please see attached regarding my comments to approve the Murphy project, deny the appeal and move it forward.

Thank you for all you do!

Frank



Frank Vella
Director San Mateo County
Association of
Realtors 2019,2020,2021,2022

Frank Vella
Senior Sales & Leasing Associate

Direct [REDACTED]
Email [REDACTED]

CA BRE# [REDACTED]

Starboard
CRE
[REDACTED]
San Francisco, CA 94102
starboardcre.com



SF HomeLife, Inc



Pacifica CA 94044

SFHomelife.com

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Frank Vella, I am a resident of Linda Mar. I am also a director of San Mateo County Association of Realtors, yet I am speaking tonight for myself as a lifelong resident of Pacifica and not on any other's behalf. I am also a Realtor and work with both residential and commercial properties. I do not need this project for my business, there is plenty of business available.

I fully support this project at 540 and 570 Crespi and see the need to keep it moving forward as promptly as possible. I have full faith in the experience and consideration that our Planning Commission's unanimous vote to also move this project forward without the need to do further environmental studies. This is another delay like those we have seen since this city's inception. Where were these objections when the project was being reviewed by the Planning Commission? Where there similar requests when the Skate park or recently the overflow basin was proposed? If another Environmental study would be done, besides tens of thousands of dollars spent, and a delay of much needed housing and commercial space, what would be accomplished?

This is an infill lot which has been basically abandoned for decades. The local owners who are proposing this project spent much time and money cleaning the property of garbage, waste, and toxic items that have been placed on the property for years.

Pacifica has very limited commercial spaces. This would help with the need for commercial space. This project type is something that the city has recently proposed to be an improvement to Pacifica's needs. We all are aware of the housing issue that we have.

Why do we continually harass and attach any development that is reasonable? I believe that the time, energy and funds spent by the person filing this complaint would be better served assisting wildlife

conservation efforts that are readily available and in need. If this petition is granted the entire project will be more expensive, will result in higher costs for tenants and or buyers of the units.

Please do not make this go back to planning and allow this much needed project to move forward.

Public Comments

Agenda Item 11 – Building Code Update

Written Comments Received After 12pm on 11/14/2022



November 14, 2022

City Council Meeting

From: Dashiell Leeds [REDACTED]
Sent: Monday, November 14, 2022 2:04 PM
To: Public Comment
Subject: Fwd: SCLP letter to Pacifica Nov 14 2022 RE: reach codes
Attachments: SCLP letter to Pacifica Nov 14 2022 RE reach codes.pdf

[CAUTION: External Email]

----- Forwarded message -----

From: Dashiell Leeds [REDACTED]
Date: Mon, Nov 14, 2022 at 1:59 PM
Subject: SCLP letter to Pacifica Nov 14 2022 RE: reach codes
To: <citycouncil@pacificagov>, <scoffey@pacificagov>, <coffeys@ci.pacificaca.us>, <cmoffice@ci.pacificaca.us>, <mbier@pacificagov>, <tbigstyck@pacificagov>, <moneill@pacificagov>, <svaterlaus@pacificagov>, <sbeckmeyer@pacificagov>
Cc: Nancy Tierney [REDACTED], Margo Meiman [REDACTED], Barbara Kelsey [REDACTED]

Dear Mayor Bier and Pacifica City Councilmembers,

RE: Agenda item 11 of Nov 14th City Council meeting, adoption of reach codes

The Sierra Club Loma Prieta Chapter is in full support of Pacifica's updated reach code. We are glad to see that blanket exemption language from the previous reach code has been removed and replaced with a hardship exemption. Every new gas pipeline we allow to be built is ultimately a liability for the public health of residents and our climate goals.

We ask that Council adopt the reach codes while making a motion to make a small amendment to align the language of Section 4.106.5 and Section 5.106.13.

Changed language

We recommend that Section 5.106.13 be amended (new language in green) to read **"and appliances, or any other purpose"** in order to keep the language consistent with Section 4.106.5.

Please read the attached letter for the full details of our suggestion.
Sincerely,

Nancy Tierney,
Pacifica Resident,
Loma Prieta Chapter Climate Action Leadership Team Volunteer

Margo Meiman,
Pacifica Resident,

Sierra Club Member

Dashiell Leeds,
Conservation Organizer, Sierra Club Loma Prieta Chapter

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SIERRA CLUB

LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

City of Pacifica
540 Crespi Dr,
Pacifica, CA 94044

RE: Agenda Item 11: Sierra Club support for adoption of reach codes

Dear Mayor Bier and Pacifica City Councilmembers,

The Sierra Club Loma Prieta Chapter is in full support of Pacifica's updated reach code. We are glad to see that blanket exemption language from the previous reach code has been removed and replaced with a hardship exemption. Every new gas pipeline we allow to be built is ultimately a liability for the public health of residents and our climate goals.

We ask that Council motion to make a small amendment to align the language of Section 4.106.5 and Section 5.106.13.

Given the clerical nature of this change, we hope that Pacifica can amend the language and still proceed with a first reading tonight. Ultimately, if this becomes a barrier to a first reading, we think Pacifica should prioritize moving forward with a first reading tonight.

Changed language

We recommend that Section 5.106.13 be amended (new language in green) to read "**and appliances, or any other purpose**" in order to keep the language consistent with Section 4.106.5.

Original language

"Section 4.106.5 *All Electric Buildings. All New Construction Buildings shall meet the definition of All Electric Building as defined in Section 202. Any building required pursuant to this Code to be an All Electric Building shall not be permitted at any time to convert or construct improvements to use other fuel sources, other than electricity, for purposes of cooking, space conditioning, water heating, lighting, pool and spa systems, **and appliances, or any other purpose**, unless authorized by the Building Official pursuant to Section 5.106.13.*

[...]

Section 5.106.13 *All Electric Buildings. All New Construction Buildings shall meet the definition of All Electric Building as defined in Section 202. Any building required pursuant to this Code to be an All Electric Building shall not be permitted at any time to convert or construct*

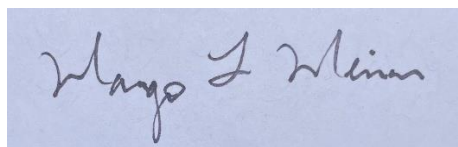
improvements to use other fuel sources, other than electricity, for purposes of space conditioning, water heating, lighting, pool and spa systems, and appliances.”

Electrifying new buildings is a necessary, reasonable, and beneficial early step in combating the climate crisis. Moving forward, we hope Pacifica fully explores the partnership and funding opportunities available for building electrification rebates and programs. Several local cities, including San Jose, Palo Alto and Cupertino, have already established electrification targets for existing buildings and are exploring policy solutions.

Sincerely,



Nancy Tierney,
Pacifica Resident,
Loma Prieta Chapter Climate Action Leadership Team Volunteer



Margo Meiman,
Pacifica Resident,
Sierra Club Member



Dashiell Leeds,
Conservation Organizer, Sierra Club Loma Prieta Chapter

From: Pacifica Climate Committee [REDACTED]
Sent: Monday, November 14, 2022 7:20 PM
To: Public Comment
Subject: support for reach codes
Attachments: PCC on reach codes.docx

[CAUTION: External Email]

Dear Pacifica City Council members,
The Pacifica Climate Committee respectfully submits the attached letter in support of strengthening reach codes.
Respectfully, Cynthia Kaufman for PCC

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Dear City Council members,

The Pacifica Climate Committee is pleased to support the City of Pacifica's updated Green Buildings Standards Code, which eliminates exceptions for residential cooking and fireplaces as well as ADUs. Eliminating these exceptions strengthens the intention of Pacifica's 2019 Reach Codes, which is to prevent the expansion of natural gas infrastructure in the City of Pacifica.

We are also pleased to see provisions that establish standards for electric vehicle charging. Widespread EV adoption is only a few years away, and it's important that new buildings are EV ready.

Finally, we appreciate the inclusion of standards for outdoor potable water use in landscape areas. As California faces more and more frequent periods of drought, it's critical that builders set up systems that are as efficient as possible. We encourage City Council and City Staff to explore additional measures to promote waterwise landscaping practices in Pacifica.

According to Sustainable San Mateo County, Pacifica is one of only 60 cities in California and 100 cities in the entire country that are adopting Reach Codes to reduce our reliance on natural gas. We are encouraged that Pacifica is a leader in this arena!

We look forward to engaging in conversation with City Staff and Council members in 2023 as we address the complex issue of natural gas in existing buildings AND revisit the City's Climate Action Plan, which was last updated in 2014.

Thank you for your service,

Pacifica Climate Committee

Timothy Cowan

Victor Carmichael

Cynthia Kaufman

Deirdre Martin

Kai Martin

Delia McGrath

Margo Meiman

Rick Nahass

Nancy Tierney

Public Comments

Agenda Item 12 – Manor Drive Overcrossing

Written Comments Received After 12pm on 11/14/2022



November 14, 2022

City Council Meeting

From: Petersen, Lisa
Sent: Monday, November 14, 2022 3:49 PM
To: Public Comment; Coffey, Sarah
Subject: FW: Manor Overcrossing and Milagra onramp comments 2022-11-14 Council Agenda Item 12

FYI-

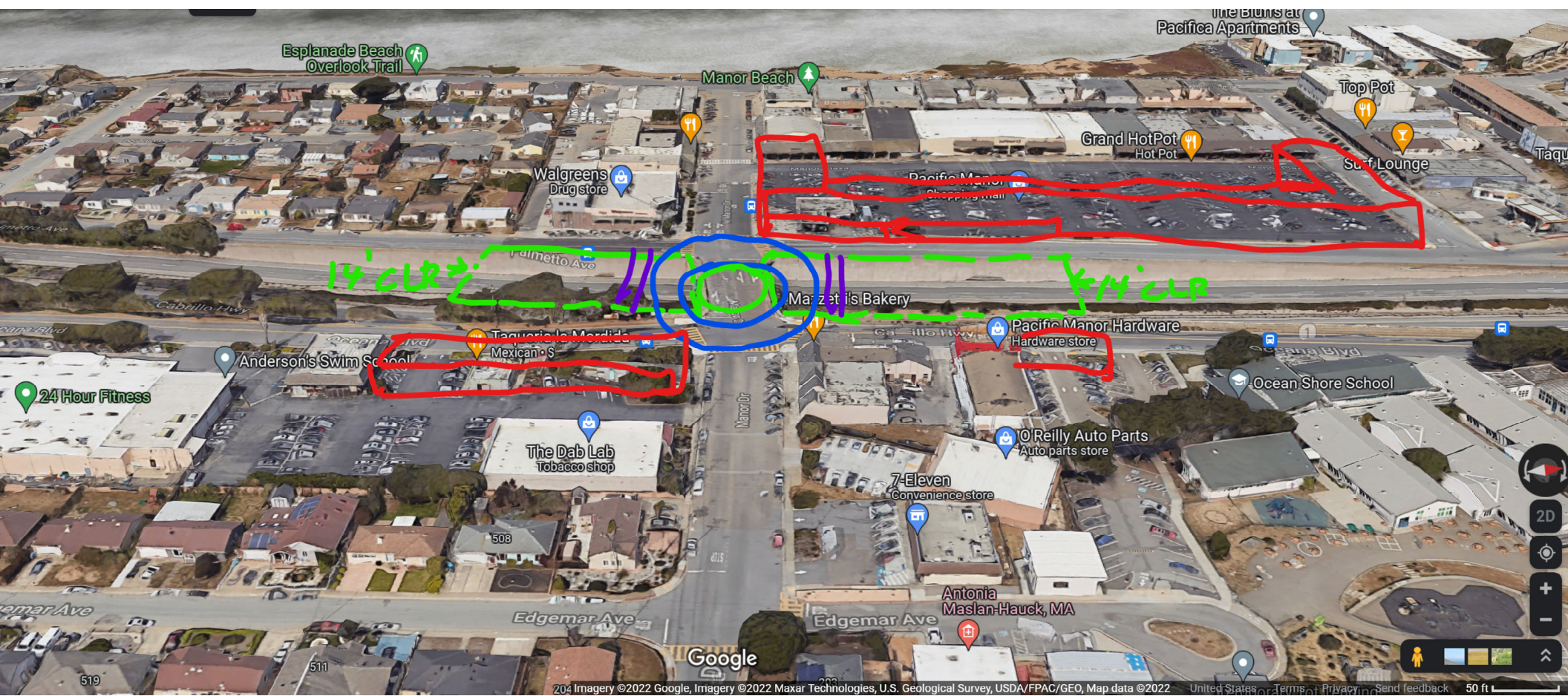
From: Remi Tan [REDACTED]
Sent: Monday, November 14, 2022 3:45 PM
To: Petersen, Lisa <lpetersen@pacifica.gov>; _City Council <citycouncil@ci.pacifica.ca.us>
Subject: Manor Overcrossing and Milagra onramp comments 2022-11-14 Council Agenda Item 12

[CAUTION: External Email]

Dear Lisa and City Council - Glad to see city is moving ahead with this project and that there are some matching \$2.7M grant funding. Here are my comments:

Milagra Onramp - Noticed from the agenda item packet info that the biggest improvements to the Manor intersection/overcrossing from the prior study seemed to be from allowing vehicles entering Hwy1 NB to use the existing bus onramp at Milagra. This seems very logical as it will divert all traffic on Oceana from Ocean HS to Milagra onto NB Hwy 1 and most importantly away from the Manor overcrossing, Ocean Shore School and the Monterey onramp. And Caltrans/City would only need to pave a very very short lane entry onto the bus on ramp from Milagra/Oceana intersection. This should be the first and primary portion of the project to get designed and approved.

Manor Overcrossing - this is an opportunity to make this section of the Manor neighborhood commercial a lot better. We should be thinking outside the box. Maybe covering more of the freeway on all sections that would have 14' min clearance (in green) It would be nice to have a pocket park/plaza on each side of the crossover roadway to better connect the existing and future retail (with housing above)(in red) on Oceana and Palmetto and for better pedestrian access. This would allow a class 1 bike lane too (in purple) , and allow food trucks, band, farmers markets, etc. on the pocket park/plaza. It may also allow for a traffic circle (in blue) in lieu of the dual traffic lights proposed for a smoother traffic flow and less maintenance than the dual traffic lights



Thank you and Best Regards,

Remi Tan, AIA, LEED AP BD+C

Architecture, Green/Sustainability Consulting, and Real Estate Investment

Pacifica Manor/Edgemar



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