

January 23, 2023
Pacifica City Council Meeting

Public Comments
Study Session – Economic
Opportunities Study

Written Comments Received After 12pm on 01/23/2023



January 23, 2023
City Council Meeting

From: Stofan1 [REDACTED]
Sent: Monday, January 23, 2023 3:17 PM
To: Public Comment
Subject: Economic Opportunities Study Session

[CAUTION: External Email]

Dear Council Members & City Staff,

Unfortunately I won't be able to attend this evenings Study Session so I am sending my remarks and concerns via this format.

Thank you Council Members, City Staff and Kosmont for providing the public to have some input with regards to Pacifica's Economic Opportunities.

I so want to be clear about my concerns & remarks at this point in time. And in how vital it is for the City to address the needs of those who are considered at low to very low income levels when it comes to housing needs. I believe that this hasn't been addressed by the city in many many years. The importance for the city to have below market-rate housing and workforce housing is so that the city can maintain a certain stability and diversity in the community. It is so imperative for the city to consider a group who would be very interested in living in a city that **Cares** about them. Also, a group that would **Contribute** to the city by paying taxes, maybe having a small business, and may even work in the city.

If the City can work with a non-profit developer and consider mix use housing on the Beach Boulevard site to create a plan for low to very low housing, this may just happen. Funding sources are important. So reaching out to or having a dedicated housing fund (in lien fees, title transfer fees, vacancy fees) would certainly need to be considered.

Once again:

A Stable Community is a Healthy Community!

Please do consider my remarks & concerns,
Gloria Stofan
[REDACTED]

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Public Comments
Agenda Item 6 – City Council Rules and
Code of Ethics

Written Comments Received After 12pm on 01/23/2023



January 23, 2023
City Council Meeting

From: Pete Shoemaker [REDACTED]
Sent: Monday, January 23, 2023 2:36 PM
To: Public Comment
Subject: Agenda Item #6

[CAUTION: External Email]

Please do not change the requirements for Council members submitting items for the agenda. I understand the desire to make more efficient use of staff time, but the current system is working, as Council members are not and likely will not abuse this process.

If it ain't broke don't fix it.

Pete Shoemaker
Vallemar

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January 23, 2023
Pacifica City Council Meeting

Public Comments on Items Not on Posted Agenda

Written Comments Received After 12pm on 01/23/2023



January 23, 2023
City Council Meeting

From: Coffey, Sarah
Sent: Wednesday, February 8, 2023 10:34 AM
To: Public Comment
Subject: 1/23/2023 City Council Meeting - Oral Communications - Written Materials Submitted by Ken Miles
Attachments: PublicComment_Miles_20230123.pdf

Please see the attached written materials submitted to City Councilmembers by Ken Miles during Oral Communications at the 1/23/2023 City Council meeting to incorporate into the records of Written Public Comments received after 12pm for the 1/23/2023 City Council meeting.

Sarah Coffey
City Clerk
City of Pacifica
(650) 738-7307
scoffey@pacificagov



Issues Regarding Boundaries and Surveys

By Ken Miles, January 23, 2023

(Oral Communications Presentation to the City Council during Council Meeting)

Issue: There is a lack of city survey monuments in several areas of Pacifica, especially in the following neighborhoods:

- Pedro Point, only 3 monuments located along Stanley Ave.
- Vallemar, about 20 monuments, most within 2 “clusters” at each end of Vallemar
- East Rockaway, only one monument located at Donaldson and Rockaway Beach Blvd.
- East Spark Park, only a few near Brighton Rd.; no monuments elsewhere.

These are neighborhoods where many streets are not paved or surfaced to good standards, lack curbs and sidewalks, and often where homeowners have encroached into the City’s Right-Of-Ways with driveways and front yard fences.

On the other hand, Linda Mar and other more recently developed neighborhoods have many city survey monuments located at most intersections and along street centerlines.

Why City survey monuments are necessary: Primarily, to ensure our property boundary lines, fences, utilities and city streets are appropriately located and not infringing on other properties.

It is highly likely, that in the future there will be new development in remote corners of Pacifica, including the Quarry and other large undeveloped parcels. Currently, the City Planning Department is exploring where to place additional housing to meet the State’s goal of new moderate priced housing. It will be important to assure property boundary lines and titles are accurate.

Root Causes: Older neighborhoods such as Vallemar for example, subdivided during 1907 from farmlands to a residential area, had iron pipes placed to mark locations of Block corners and some property boundary corners.

Later, numerous palm trees and eucalyptus trees were planted throughout the subdivision which tend to hide or displace many of the iron pipes and other boundary line markers. Over time, the iron pipes were disturbed by soil creep, erosion, slides, seismic activities, construction activities, tree growth, and by people accidentally or intentionally moving iron pipes.

Surveyors may make errors while conducting their surveys, for various reasons: equipment is not calibrated adequately; leveling bubble is misread; tripod is not set in a sturdy position; motion caused by wind; compass readings influenced by magnetic fields; not having city monuments close to the survey site and thus requiring distancing surveying, or conducting survey that are not within line-of sight.

Consequences: Often surveyors will not conduct a survey because of the absence of city survey monuments near the site. If they do decide to make a survey, the following situations may occur that will increase the likelihood of errors while making measurements and calculations:

- The surveyor may rely on “objects’ other than city survey monuments, such as street curbs or estimated centerlines of streets, to establish their “basis of bearing” for finding boundary lines.
- They may use a distant city monument that is not within a line-of-sight of the project area, requiring many separate surveys to reach the project site.
- They may rely on previous unreliable surveys for their “basis of bearing”.
- The surveyor avoids recording their surveys with the County Records Office.

Property owners may have their properties surveyed only to discover their fence lines are not on their property boundary lines, resulting in a sufficient loss or an addition to their properties. Property owners may discover their retaining walls, fences, underground utilities, or patios are located within someone else’s property, or their required side and/or back setbacks may be insufficient. These situations may set neighbor against neighbor, result in lawsuits, property values and tax rates to decrease or increase, or may put “a cloud over their title”, making it difficult to sell their commercial or residential properties.

The City's engineers and planners may find there are major unauthorized encroachments along the street rights-of-way.

Events such as these will become a boom for surveyors and real estate attorneys. Sorting these issues out can be extremely expensive. There are numerous court cases covering boundary line disputes.

Suggestions for Improvement

1. Consider having a Study Session to include City's Planning Dept., Planning Commission, Engineering, surveyors, contractors/developers to discuss issues regarding requirements and funding for city survey monuments, etc.
2. The City of Pacifica could use developers' fees to fund the installation of city monuments wherever needed, especially in East Sharp Park, Vallemar, East Rockaway Beach and Pedro Point neighborhoods.
3. The City should amend site development checklists to assure developers prepare surveys to record with the County Recorder's Office whenever their project requires site plans that include boundary lines and stakes, fences, and buildings or structures that must meet set back requirements, etc.
4. A copy of the survey of record should be reviewed by the City's engineers to assure it is properly prepared and meets survey requirements. (Note: The County Records Office does not guarantee the accuracy of records it has on file).
5. The City's procedures should include an inventory of all city monuments, their location, and bearing / coordinates (longitude, latitude, and altitude) and provide this information to surveyors and surveying companies addressed within the San Francisco Bay Area.
6. The City should also notify neighbors living next to development projects about Survey Findings and Geotech (Soils) Reports whenever boundary and/or geotechnical issues are found that may impact adjacent neighbors.

“The Different Ways to Measure Property Boundaries”, by Anna Hellman

Accurately and uniformly measuring property boundaries has presented challenges so the government created 3 legal methods.



Surveyor worker working with theodolite, a distance measurement tool.

No matter the chosen method, the precision of the property survey is crucial. An error in a lot measurement can contribute to a loss of property size and a decrease in the value of the land. The 3 methods that we will further investigate include metes & bounds, subdivision plat lot & block number, and government rectangular survey.

Metes & Bounds: Metes refers to “measures” while bounds refers to “identifiable boundaries”. This is the oldest method that uses reference points around the property to create property markers. These reference points are often rocks, trees, and other identifiable objects. To establish the precise land measurement, the surveyor will include the compass direction, the measured distance, and the degrees of rotation at each turning point, in relation to the reference points.

Pro: The most adjustable method, which makes it popular for irregularly sized lots.

Con: The measurements can only be read and understood by a surveyor.

Subdivision Plat Lot & Block Number: Land that has been measured using this method is often intended for urban subdivisions. For a platted subdivision to be created, a map of the subdivision must be filed on public record. On that map, the land will be divided into parcels that will each receive a plat lot and block number.

Pro: The maps of the subdivisions often include other important sites, such as drainage and utility locations.

Con: This method can only be primarily used for subdivision's measurements.

Government Rectangular Survey: Properties that are measured using this method are based off of a complex grid system. Government rectangular surveys were first used in the Northwest. For these measurements, the land is divided into regions with a baseline heading East and West, and a principal meridian going North and South. From here, the land is divided into checks, townships, and sections. While townships and sections are often subdivided even more, the division of sections creates acres. Acres are widely used to measure large amounts of land. These parameters create a grid system that produces boundaries and measurements used to commonly measure rural land.

Pro: Can be used to easily measure large areas of land.

Con: Due to the grid system, it is hard to measure irregularly shaped lots.

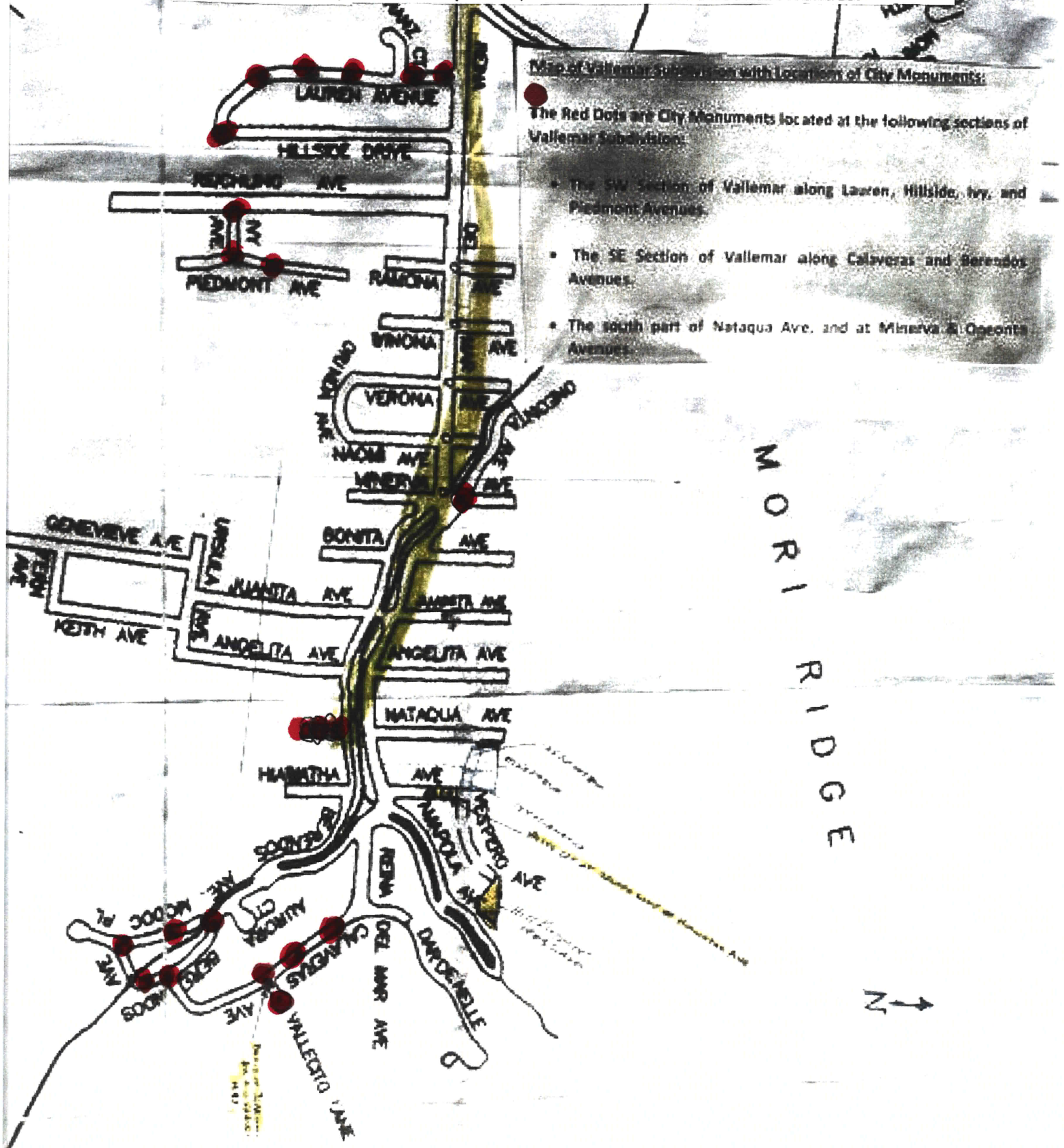
Often the way your property is measured is based off its location and size. For example, farming land would most likely be measured using a government rectangular survey while a boarding facility on an irregularly shaped lot would use metes & bounds. To ensure that your lot is measured correctly, you must find a qualified and knowledgeable surveyor!

Citation: Ling, David C., and Wayne R. Archer. "Legal and Regulatory Determinants of Value." Real Estate Principles: A Value Approach. 4th ed. New York: McGraw-Hill, 2013. 59-65. Print.

Map of Vallemar Subdivision with Locations of City Monuments:

The Red Dots are where City Monuments are located within
The following sections of Vallemar Subdivision:

- The SW Section of Vallemar along Lauren, Hillside, Ivy, and Piedmont Avenues.
- The SE Section of Vallemar along Calaveras and Berendos Avenues.
- The south part of Nataqua Ave, and at Minerva & Oneonta Avenues.



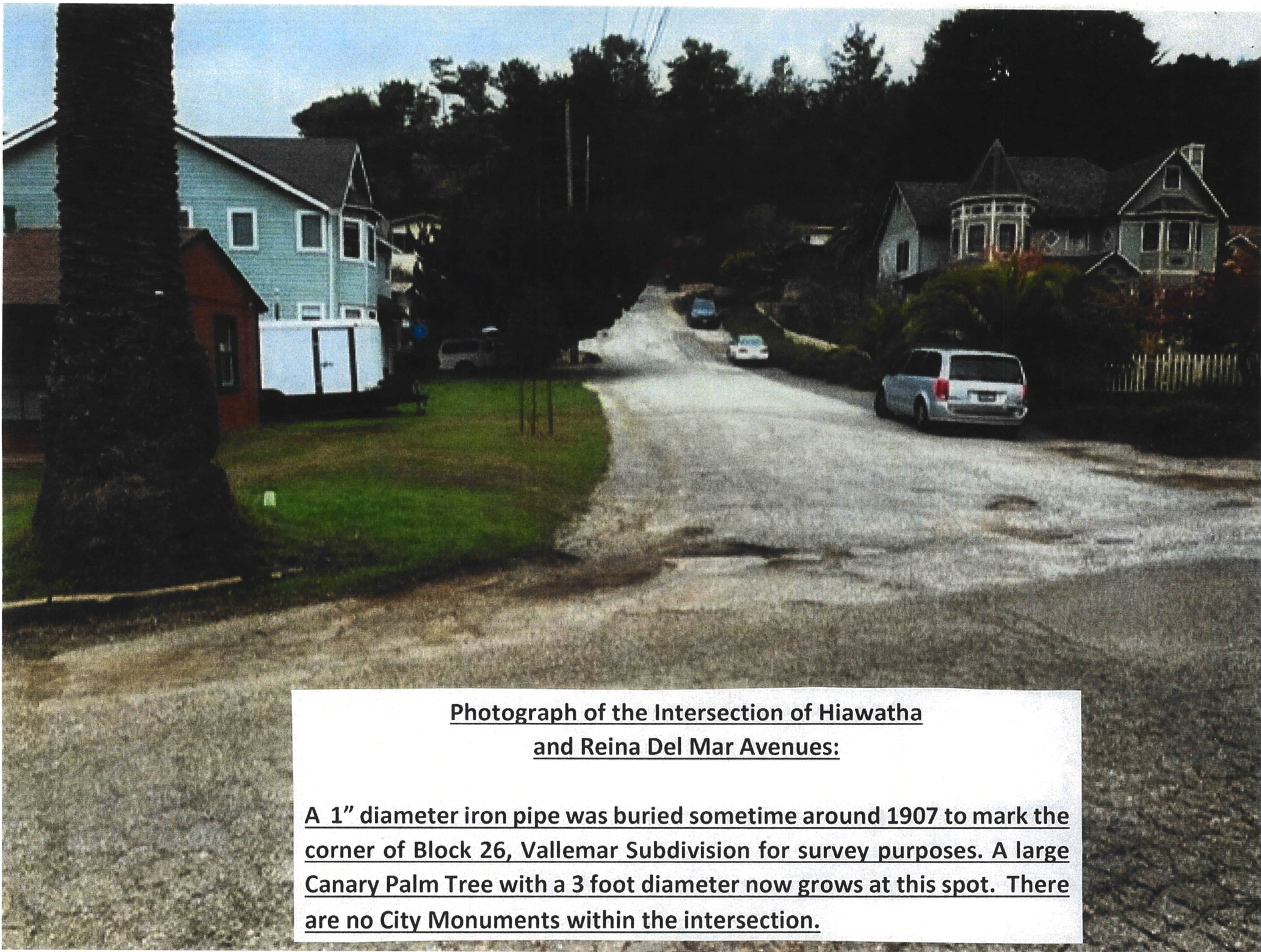
Map of Vallemar Subdivision with Locations of City Monuments:

The Red Dots are City Monuments located at the following sections of Vallemar Subdivision:

- The SW Section of Vallemar along Lauren, Hillside, Ivy, and Piedmont Avenues.
- The SE Section of Vallemar along Calaveras and Berendos Avenues.
- The south part of Nataqua Ave, and at Minerva & Oneonta Avenues.

Photograph of a typical City of Pacifica Survey Monument





Photograph of the Intersection of Hiawatha
and Reina Del Mar Avenues:

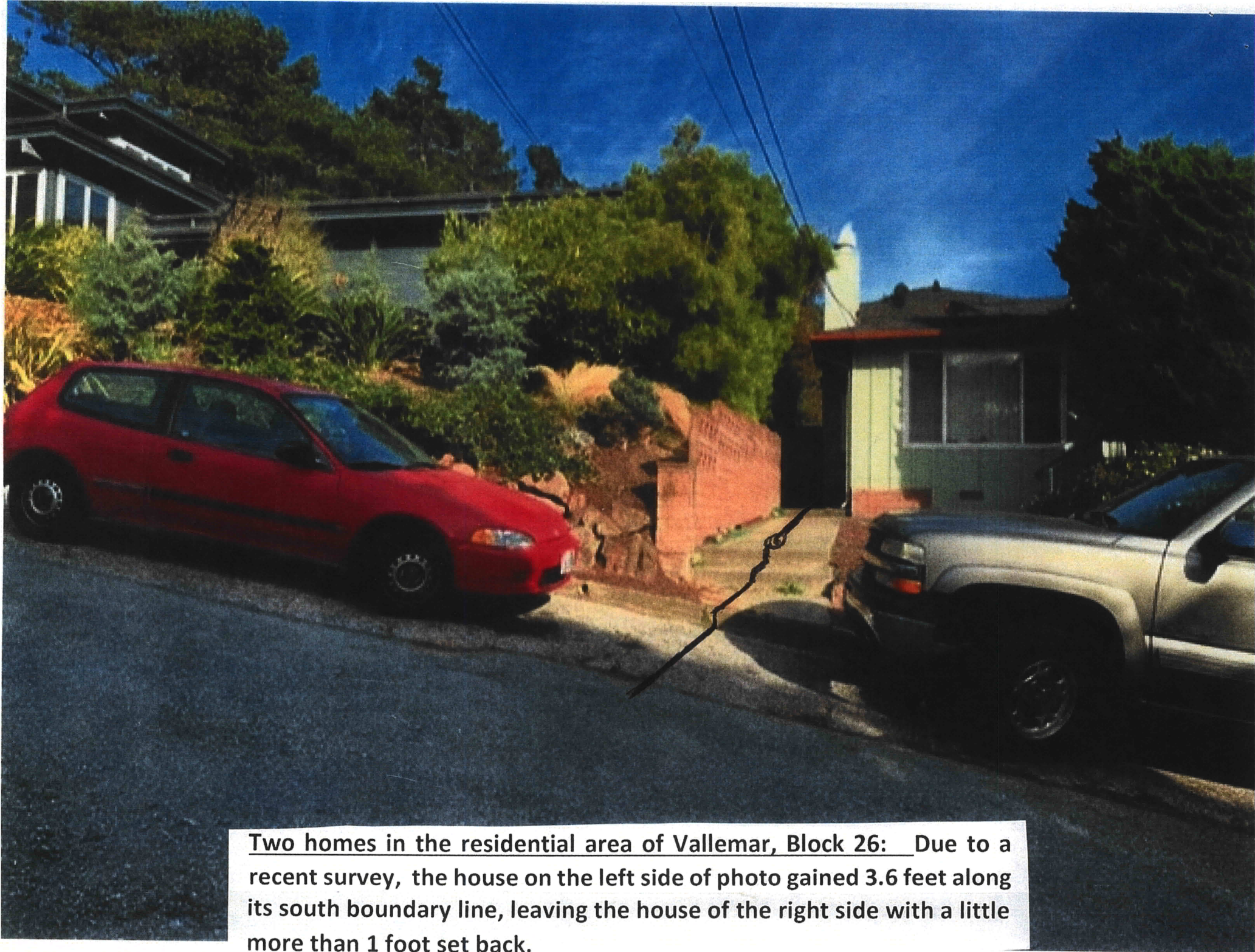
A 1" diameter iron pipe was buried sometime around 1907 to mark the corner of Block 26, Vallemar Subdivision for survey purposes. A large Canary Palm Tree with a 3 foot diameter now grows at this spot. There are no City Monuments within the intersection.



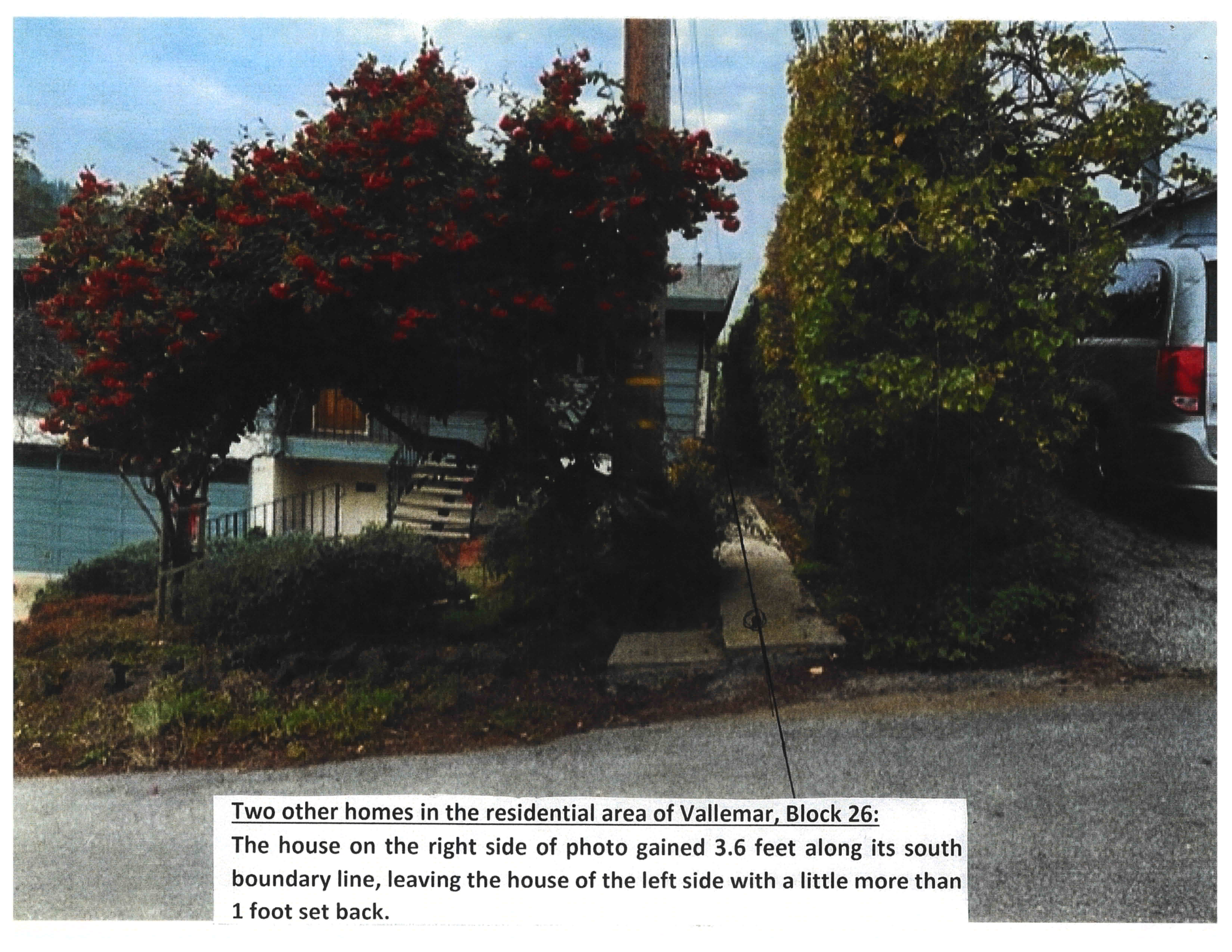
Photograph of the base of the Canary Palm Tree with a plastic cup marking the presumed location of the buried 1" iron stake.

The base of a large Canary Palm that applied pressure to surrounding soil, broke the curb and pushed a part of it towards the center of the street, and uplifted the surrounding bricks.





Two homes in the residential area of Vallemar, Block 26: Due to a recent survey, the house on the left side of photo gained 3.6 feet along its south boundary line, leaving the house of the right side with a little more than 1 foot set back.



Two other homes in the residential area of Vallemar, Block 26:
The house on the right side of photo gained 3.6 feet along its south boundary line, leaving the house of the left side with a little more than 1 foot set back.