

Public Comments

Item 2 – Approval of Minutes

Written Comments Received By 12pm on 01/08/2024



January 8, 2024

City Council Meeting

From: kimberly finale [REDACTED]
Sent: Monday, January 8, 2024 6:39 AM
To: Public Comment
Subject: Correction to 12/5/23 public comment

[CAUTION: External Email]

Good morning,

In reviewing the packet for tonight's city council meeting, I'd like submit that a correction be made to my public comment:

Kim Finale, Pacifica, Requests that city/ council "do not hire a consultant that can provide a *biased* assessment of the route they need to take"

The current minute's misquote my statement, where I requested a non realtor backed consultant which would provide a biased opinion.

Please let me know if further clarification is needed.

Thank you!!

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Public Comments on Items Not on Posted Agenda

Written Comments Received By 12pm on 01/08/2024



January 8, 2024

City Council Meeting

From: Coffey, Sarah
Sent: Monday, January 8, 2024 9:17 AM
To: Public Comment
Subject: FW: Public Comment: Mon, Jan 8, City Council Meeting: ADD Regulation of Unhosted STRs to the City of Pacifica Housing Element

From: Cindy Abbott [REDACTED]
Sent: Sunday, January 7, 2024 4:31 PM
To: _City Council <citycouncil@ci.pacifica.ca.us>; Coffey, Sarah <scoffey@pacifica.gov>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>
Subject: Public Comment: Mon, Jan 8, City Council Meeting: ADD Regulation of Unhosted STRs to the City of Pacifica Housing Element

[CAUTION: External Email]

Dear Mayor Vaterlaus and Councilmembers,

Short term rentals (STRs) continue to have a negative impact on the Pacifica community. These unhosted rentals are commercial ventures operating in residential neighborhoods and regularly disrupt those that live nearby, and at times creating extremely unsafe situations. They also are impacting the availability of housing in the City of Pacifica. **Prior to finalizing the Housing Element, please direct staff to include a policy regarding the necessity to regulate short term rentals including no longer allowing UNHOSTED short term rentals in the City of Pacifica.**

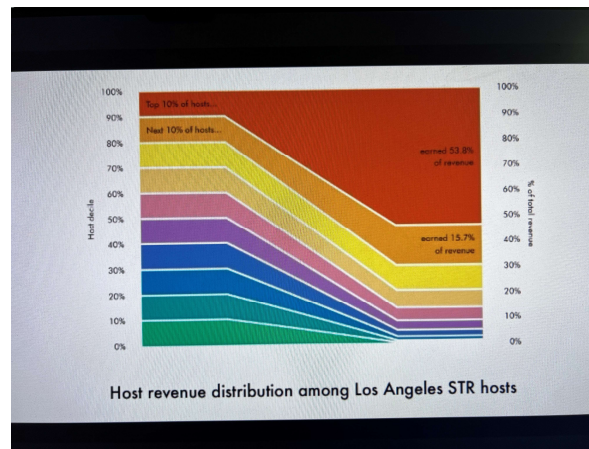
At the December 14, 2023 California Coastal Commission meeting, an extremely informative series of presentations were made about affordable housing in the Coastal Zone. A powerful overview was made by David Wachsmuth, research chair in urban governance at McGill University (Canada). Years of data collection and analysis has documented that:

- 20% of rental increases in the United States have been due to the proliferation of STRs, specifically Air BnB.

Mr. Wachsmuth stated in his presentation that Short Term Rentals are ***the “lowest hanging fruit on the housing policy tree”***. The top recommendation on regulating the impact of STRs on housing was to:

NOT ALLOW UNHOSTED RENTALS, and for communities to support only those that are HOSTED.

It was also documented that over 50% of income from STRs goes to a small number of hosts. These operators are not single homeowners trying to maintain their homes by sharing space, but by commercial operators. (Data sample shown below is specific to Los Angeles, is comparable to what is experienced in other areas.)



The presentation and recommendations were enthusiastically received by the members of the California Coastal Commission. Several reaffirmed their remarks and votes at recent Commission meetings, that early on the impact of STRs seemed like a way to increase affordable access to the coast; this was when the original intention of the concept – utilizing existing space in a shared economy. It has been clear though as commercial operators became involved that STRs are detrimental to affordable housing in communities.

The topic of STRs has been prioritized by the City Council, though no substantive action has been taken, even with work taking place on the Housing Element. Please have regulation of STRs be an element of Housing Element policy and finally move forward with the critical work to update the STR Ordinance.

Thank you for recognizing this as a way to rebuild our neighborhoods – restoring actual long-term neighbors versus the current revolving door of short term rentals.

Thank you.

Cindy Abbott
West Sharp Park

The CCC Meeting can be viewed on the following link.

https://cal-span.org/meeting/ccc_20231214/

Click on the "movie reel" by Agenda Item #5 to go to the start of this topic (that was at the beginning of the meeting). At 59:xx:xx minutes in is a presentation by David Wachsmuth (a researcher from Canada who has done work in the US, most recently in the LA area). The presentation is about 20 minutes long.

Highlights:

- STRs have impacted both supply and demand of affordable housing and rental housing.
- A study (Baron, et al. 2019) of data from 2014 - 2017 to assess the impact of STRs on communities has documented that 20% of rent increases (across the US) are due to STRs. Particularly vulnerable to these increases are areas with limited housing.
- At 1:08:xx into the presentation the presenter notes that while STRs increase tourist accommodation options, **only hosted STRs plausibly pass the "cost-benefit" test for communities. Unhosted STRs generate far more costs than benefits.**
- The presenter summarizes his presentation (1:19:xx) and recommends that at minimum the CCC should respect and support local efforts to restrict unhosted STRs.

Note: The CCC DOES support these regulations, and this presentation, as the Chair notes at the end of David

Wachsmuth's presentation, shares how appreciative they are of this information and it's just what they were needing to support their concerns.)

- California Coastal Commission comments on the presentation begin at 4:36:xx into the meeting.

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From: Caitlin Quinn [REDACTED]
Sent: Sunday, January 7, 2024 6:48 PM
To: Public Comment
Subject: Fwd: Public Comment: Mon, Jan 8, City Council Meeting: ADD Regulation of Unhosted STRs to the City of Pacifica Housing Element

[CAUTION: External Email]

Begin forwarded message:

From: Caitlin Quinn [REDACTED]
Subject: Public Comment: Mon, Jan 8, City Council Meeting: ADD Regulation of Unhosted STRs to the City of Pacifica Housing Element
Date: January 7, 2024 at 6:31:44 PM PST
To: citycouncil@pacificagov
Cc: "Coffey, Sarah" <scoffey@pacificagov>, "Woodhouse, Kevin" <kwoodhouse@pacificagov>

Dear Mayor Vaterlaus and City Councilmembers,

As you and the City staff focus this month on the critical matter of Pacifica's housing element, I urge you to keep in mind the distrastrous effects Pacifica's hundreds of unhosted short-term rentals (STRs) are having on our city's housing stock. The two issues are strongly interrlated and must be considered concurrently.

In fact, on Thursday, December 14th, at the California Coastal Commission's five-hour long session devoted to housing in the coastal zone, the harmful effects of unhosted STRs was a major topic of presentation and discussion. Dr. David Wachsmuth, Chair in Urban Development at McGill University, presented research on the effects of unhosted STRs on housing, with the main points summarized as follows:

- In any town or city **where there are Airbnb listings, there is a predictable increase in rents and housing prices.** In fact, during the years 2014-17, **one-fifth of all increases in rents across the U.S. were found to be directly related to Airbnb operations.**
- There is a direct correlation between the number of unhosted STRs in a city and the number of its unhoused. **When looking at LA, it was determined that unhosted STRs were responsible for more than 5,000 extra people experiencing homelessness each night.**
- **Just 10% of hosts on Airbnb and VRBO account for 54% of STR revenue,** imploding the myth that the typical profile of hosts on those sites are everyday residents looking to make a few bucks from the home they own and live in in order to help make ends meet.

Dr. Wachsmuth concluded his presentation by stating, “Unhosted STRs generate far more costs than benefits to a community” and **“Hosted STRs are the only kind that communities should allow”** for many reasons, including the fact that **an outright ban on unhosted STRs removes many of the enforcement burdens for cities that try to restrict the operations of unhosted STRs.** His final two points were:

- 1) “At minimum, **the CCC should respect and support local efforts to restrict unhosted STRs** rather than overrule those efforts”; and
- 2) **“The CCC should consider establishing a common regulatory floor that restricts unhosted STRs** and encourages home sharing in the coastal zone, to better preserve public access for visitors ([as] home sharing is more affordable) and for residents ([as] home sharing doesn't take housing off the market).”

Several Commissioners commented on Dr. Wachsmuth’s presentation, as follows:

- Commissioner Aguirre mentioned how she would like to know if other commissioners are interested in having stronger controls on unhosted short-term rentals, noting that **“unhosted STRs are making the housing crisis worse.”**
- Commissioner Wilson commented upon how a great deal of what is happening in coastal zones is **“not real housing...but investment properties that no one actually lives in.”**
- Commissioner Rice mentioned how Dr. Wachsmuth’s presentation highlights how **STRs are exacerbating the housing crisis.**
- Commissioner Harmon noted that the “big takeaway” from the day’s overall housing presentation was **how the CCC can today, fully within their purview, ease the housing crisis by regulating unhosted STRs—and how that’s what she wants to focus on.**

The hundreds of unhosted STRs throughout Pacifica have taken away much-needed homes from the community and have altered the character of many neighborhoods, especially those in West Sharp Park and Pedro Point, for the worse. **These are commercial operations with the sole goal of the commoditization of Pacifica’s homes, and the only winner in this shameful game is the host, who is most often a corporation or individual with a portfolio of multiple STR properties.** As an example of the rapaciousness of Pacifica’s unhosted STR operators, note how they have continued to pack outsiders/tourists into properties all along Beach Blvd. even while the area has been pummeled by ocean waves that have flooded streets, damaged property, and injured people and pets. These unhosted STR hosts have chosen profit over the safety of their “customers” and have flagrantly ignored the City’s efforts to keep the area closed off to any except residents.

Mayor Vaterlaus and members of the City Council, as you take on the important work related to the housing element and the Local Coastal Plan, please do the right thing and have Pacifica join the many cities across the world (New York, Barcelona, Dublin, London, Toronto, etc.) that have banned unhosted STRs, recognizing and correcting this blight on our city. **The only STRs that should be allowed to operate in Pacifica are those which are hosted—wherein the home owner resides in the home and is present during the guests’ stay.**

Thank you,

Caitlin Quinn
West Sharp Park

Public Comments

Item 13 – LCLUP Community Engagement Plan

Written Comments Received By 12pm on 01/08/2024



January 8, 2024
City Council Meeting

From: Richard Harris [REDACTED]
Sent: Saturday, January 6, 2024 7:18 PM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager
Cc: Vaterlaus, Sue; Bigstyk, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Boles, Christine; Murdock, Christian; 'Phil Ginsburg'; 'Potter, Spencer (REC)'; Cervantes, Stefanie; Woodhouse, Kevin
Subject: Pacifica City Council Mtg., Jan. 8, 2024, Agenda Item 13 / San Francisco Public Golf Alliance Supports More time for Community Engagement
Attachments: Ltr.SFPGA.Pac.CCil.Mtg.12.5.23.Pacifica.LCP.pdf

[CAUTION: External Email]

Pacifica City Council Mtg., Jan. 8, 2024, Agenda Item 13 / Proposed Extension of "Community Engagement Plan" for LCLUP / San Francisco Public Golf Alliance (1) Supports Additional Time for Community Engagement, and (2) Requests that its Dec. 5, 2023 letter be included in the public record of Council's Jan. 8, 2024 meeting and Council's Dec. 5, 2023 Special Meeting

**Pacifica City Council and City Clerk Sarah Coffey
Pacifica Planning Department**

Dear City Council and Planning Department,

San Francisco Public Golf Alliance supports additional time for community engagement and public comment on Pacifica's Consultation Draft Local Coastal Plan and the issues raised by Coastal Commission Staff's March 8, 2023 proposed "modifications" of same. We submitted by e-mail on Dec. 5, 2023 to Pacifica City Council a letter requesting, in part, additional time for public engagement and comment (see pdf of our Dec. 5 letter above, and copy of our Dec. 5 cover note, below); we asked that our Dec. 5, 2023 letter be included in the public record of that Special Meeting, and we referred to that letter in our public testimony at that Dec. 5 meeting. However, we do not see in our review of the Minutes of that Dec. 5 Special Meeting that our letter was included in the public record of that meeting. So by this e-mailed letter we request that our Dec. 5, 2023 letter be made part of the public record of both the Dec. 5, 2023 Special Meeting and the Jan. 8, 2024 meeting at Agenda Item 13. We intend to submit at a later date further comment on issues raised by the CCC Staff's Mar. 8, 2023 proposed "modifications".

Thanks, Best Regards, and Happy New Year All Around.

Richard Harris
San Francisco Public Golf Alliance
826 Stanyan Street
San Francisco, CA 94117-2726
Phone: (415) 290-5718

From: Richard Harris <rharrisjr1@gmail.com>
Sent: Tuesday, December 5, 2023 6:21 PM
To: citycouncil@pacifica.gov; coffeys@pacifica.gov; publiccomment@pacifica.gov
Cc: svaterlaus@pacifica.gov; tbigstyk@pacifica.gov; sbeckmeyer@pacifica.gov; mbier@pacifica.gov; cboles@pacifica.gov; cboles@pacifica.gov; woodhousek@pacifica.gov; murdockc@pacifica.gov; 'Phil Ginsburg' <phil.ginsburg@sfgov.org>; 'Potter, Spencer (REC)' <spencer.potter@sfgov.org>
Subject: Pacifica City Council Special Mtg., Dec. 5, 2023, Agenda Item 1, Oct. 2023 Revised Certification Draft LCLUP / SF

Public Golf Alliance Objects to "Special Resiliency District" boundary at Sharp as violations of the Policies of the Certification Draft LCP

Pacifica City Council Special Mtg., Dec. 5, 2023, Agenda Item 1, Oct. 2023 Revised Certification Draft LCLUP / SF Public Golf Alliance Objects to "Special Resiliency District" boundary at Sharp as violations of the Coastal Vulnerability Zone Policies of the Certification Draft LCP

Pacifica City Council and City Clerk Sarah Coffey

Please find attached above the Dec. 5, 2023 objection letter of San Francisco Public Golf Alliance. Please include copies of this letter with documents at the public meeting. Please confirm receipt and that this above-attached letter will be included in the Meeting's documents.

Thank you, and Best Regards

Richard Harris

San Francisco Public Golf Alliance

826 Stanyan Street

San Francisco, CA 94117-2726

Phone: (415) 290-5718

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December 5, 2023

Pacifica City Council
Mayor Tygarjas Bigstyk
540 Crespi Dr.
Pacifica, CA. 94044

Re: Pacifica City Council Meeting, Dec. 5, 2023 – Study Session, LCP Plan

Executive Summary

San Francisco Public Golf Alliance Objects to proposed boundaries of the “West Sharp Park Special Resiliency District,” which are inconsistent with the policies in Section 6, Sub-Section 6, “Sub-Area Policies and Programs” of Pacifica’s most recently-updated Certification Draft Local Coastal Plan, and Appendixes B-2 and B-3.

We further object to the expedited schedule recommended by Planning Staff for public consideration and input on the “Special Resiliency District” proposal generally. Staff’s proposed December-January public input time schedule disregards the Holidays and is a version of the old “Hurry-up-and-Wait”. After Pacifica Planning and Coastal Commission staffs have themselves taken well over two years to cogitate and discuss the draft Consolidation Draft approved by Pacifica City Council in February 2020, it is inappropriate for those Staffs collectively to demand public response and action by the citizenry – the people most affected. We urge City Council at this point to proceed not so fast.

Dear Mayor Bigstyk and Council Members,

The nonprofit San Francisco Public Golf Alliance represents 7,000-plus mostly public course golfers of all ages, genders, backgrounds, cultures, and persuasions, most of whom reside in San Francisco and the Northern Peninsula. Several hundred of our members are Pacifica residents. We have since the City of Pacifica's Local Coastal Plan update process began in or about 2009, closely followed and have actively engaged in the public discussion of the Pacifica LCP updating process.

The proposed "West Sharp Park SRA" (Special Resiliency Area, mapped at Attachment B and captioned "Sharp Park" (at Packet page 16)¹ to the Agenda Packet for City Council's Dec. 5, 2023 Meeting, is inconsistent with Pacifica's Certification Draft LCP.² which, at Section 6 Subsection 6, "Subarea Policies and Programs" (at Certification Draft page 6-18 ff, and the supporting maps B-2 and B-3, designates two "Coastal Vulnerability Zones": "West Edgemar and Pacific Manor; Northwest Sharp" (Appendix B-2), and separately, "Sharp Park, West Fairway Park, and Mori Point".

The boundary line between these two "Coastal Vulnerability Zones" (as they are named in the Certification Draft LCP) is Clarendon Ave. The Certification Draft explains the policy rationale for a single "Coastal Vulnerability Zone" containing the Sharp Park Golf Course, the West Fairway Park neighborhood and Mori Point as follows:

The Sharp Park, West Fairway Park and Mori Point sub-area (Figure 14 and Figure 15, Appendix B-4) includes land west of Highway 1 and contains the Palmetto Ave business district, Beach Boulevard Promenade, Fishing Pier, multiple City-owned parcels and landmarks, the Sharp Park Golf Course (SPGC), West Sharp Park and West Fairway Park neighborhoods and Mori Point. In order to represent the flooding connectivity of the lower Sharp Park neighborhood with the SPGC, the "West Sharp Park" subarea was split in two (as described for Northwest Sharp Park above).

The "Sharp Park, West Fairway Park and Mori Point" Coastal Vulnerability Zone is accordingly a "Policy" of Pacifica's Certification Draft LCP. The assertion at page 2 of the December 5, 2023 Staff Report to City Council that "This [Special Resiliency Area] process is not a reconsideration of the structure and policy emphasis" of Council's approved Local Coastal Plan, is inaccurate.

We will comment further at a later time on this matter and on the CCC Staff's proposed "modifications".

Respectfully submitted,

Richard Harris

President, San Francisco Public Golf Alliance

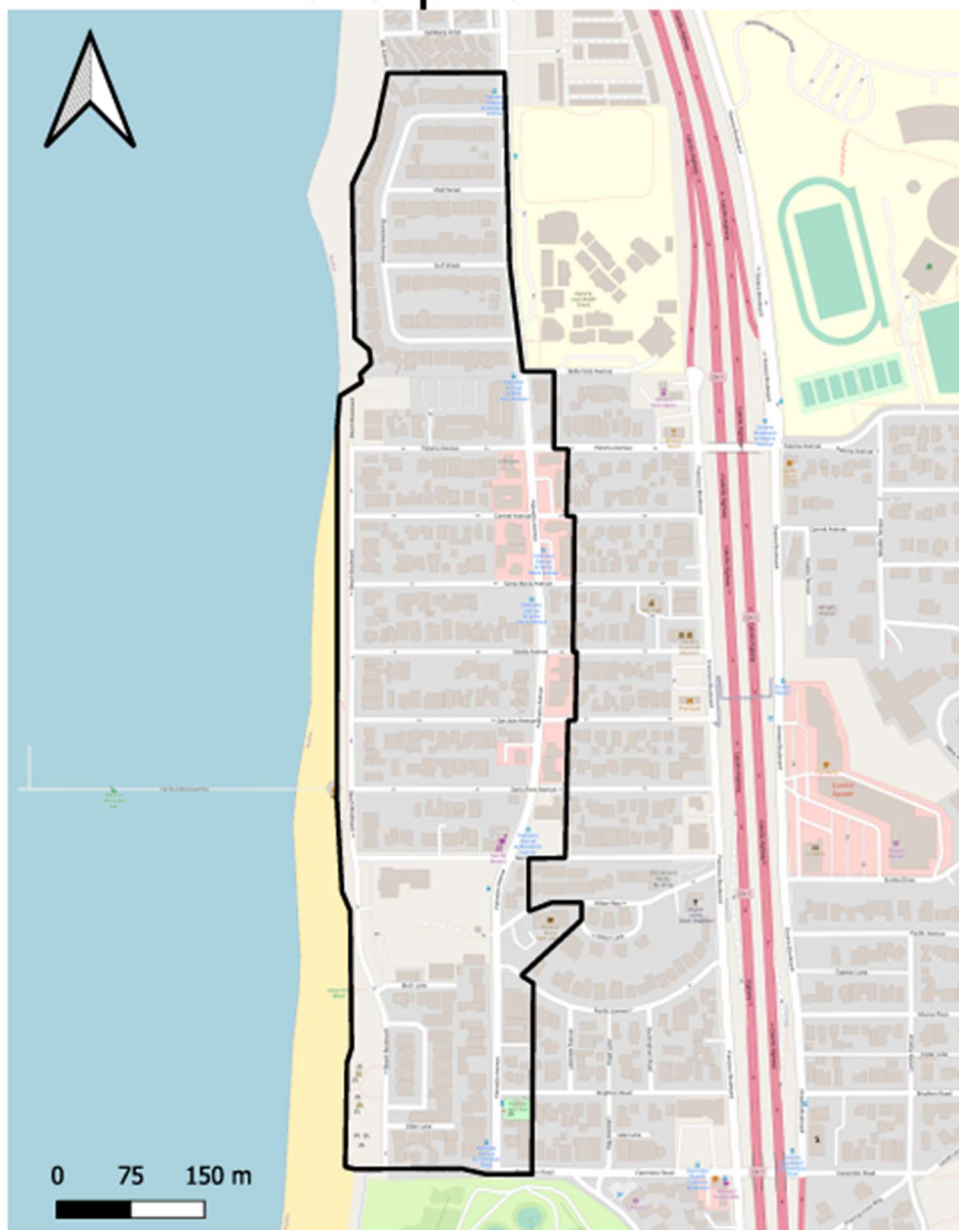
¹ Copy of Attachment B is attached below as Exhibit 1.

² Pacifica Local Coastal Plan Certification Draft: <https://cityofpacific.egnyte.com/dl/EPskSdDwa4>

cc: City Manager Kevin Woodhouse
Planning Director Christian Murdock
City Clerk Sarah Coffey
Spencer Potter, San Francisco Recreation and Parks Dept.

Exhibit 1

Sharp Park



Attachment: Attachment B - West Sharp Park SRA (5538 : LCLUP Community Roundtable Discussions (Meeting #2))

From: Cindy Abbott [REDACTED]
Sent: Sunday, January 7, 2024 6:07 PM
Subject: City of Pacifica, City Council Meeting of Jan 8, 2024, (rvsd) Agenda Item #13

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Councilmembers,

As we begin 2024, I want to thank you for your service to the community. There is a lot of work ahead and I hope that both Council and staff will welcome and honor the community with robust information sharing and interest in public comment that has been a cornerstone of Pacifica for decades, and that this input will actually be considered to benefit projects and planning.

Reviewing the staff report for January 8, Item 13 on the update to the community engagement plan for the LCLUP, I would like to request (at minimum) more than one additional meeting on the proposed modifications of the City of Pacifica LCLUP to ensure full understanding and awareness of what will be included in the “final” package to go to the California Coastal Commission.

The meeting on December 5, while well attended by the community, did little to clearly communicate where we are headed. The drop of a completely new strategy (as noted in staff reports, the “December 5 meeting focused on a critical set of potential alternative modifications, ***introducing to the community for the first time the concept of Special Resiliency Areas, or SRAs***) has created so much confusion. And, without any in depth staff presentation about the concept and its potential impact on the entire coastal zone and neighborhoods, and no discussion, direction or approval of the concept by City Council members, more time is needed by all.

I fully support a robust Question and Answer meeting on Sat, Feb 3 (it’s what many asked for as the format for December 5). And, an easy and clear format for staff to receive questions in advance from the community is a welcome approach. A clear FAQ on Substantial Structural Modifications (SSMs) that robustly details what is allowable for regular repairs and maintenance would likely be very well received by all.

It’s very important that this meeting and all future meetings don’t focus only on the SRA concept, that at this time we don’t know has either City Council support or any likelihood for being approved by the California Coastal Commission. Until more information is shared with all and direction given by City Council, I’d like to suggest that no additional funding or development of “case studies” be moved ahead.

At this time, please consider a total of at least five (5) meetings on the LCLUP update, that includes the two already held. Upcoming meetings would be:

- Sat, Feb 3, Q/A for both the public and city council
- TBD City Council meeting, with staff report that includes a draft comment letter to the California Coastal Commission (that incorporates community and city council feedback received during the Feb 3 meeting) AND most importantly, a thorough line-by-line review of the CCC staff suggested modifications to the submitted City of Pacifica LCLUP. As policies in the current draft plan will guide significant portions of the city – and many areas

are already feeling disenfranchised by the concept of the SRAs proposed by staff – these need to be thoroughly discussed; to date they haven't been.

- TBD City Council meeting to finalize the CCC Comment letter.
- IF the SRA concept proceeds, even more time should be given to consider how this changes the LCLUP draft.

As another suggestion, with concerns raised by many in the community about the LCLUP update, the City may want to engage the assistance of the Peninsula Conflict Resolution Center (PCRC) to guide future meetings. The past facilitators have been pleasant, though haven't attempted to navigate the discord that has been created in these last several months of this process.

Thank you for your consideration.

Cindy Abbott
West Sharp Park

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From: Pam Raymond [REDACTED]
Sent: Monday, January 8, 2024 10:51 AM
To: Public Comment; _City Council
Subject: LCLUP

[CAUTION: External Email]

Greetings Mayor and Council Members:

I want to comment on the last community meeting regarding the LCLUP. I did not go to the first 2 public meetings in 2023 regarding the LCLUP, but was present at the 3rd meeting on Dec. 5, 2023. It was a confusing meeting where I was unable to process exactly what the city planner was presenting. Although I appreciated the gesture of buying everyone dinner, I feel that the city expenditure of a catered dinner and professional facilitators was a wasteful way to placate the citizens of Pacifica and control the narrative. How about instead putting the resources towards consulting with experts who can really give valuable feedback and guidance of best practices on how to “manage a retreat”? An example of what Pacifica can do is consult with the organization Smart Coast California, who has a proven record working with coastal communities around this very delicate concept of sea-level rise, and how to make reasonable plans for the future of these affected communities. As a voter and taxpayer of Pacifica I feel under-represented, even ignored. I speak on behalf of some of my neighbors who cannot come to city council meetings to have their voices heard. Some are seniors and coming down and staying up until the wee hours is not feasible for them.

We need to be able to ask questions and get real answers. We have many. One big looming question is, what is going on with the seawall? Is it going to be replaced?

We need a real public forum where we can digest the proposed information to be presented back to the coastal commission. It is not understandable in its present form. It needs to be explained in layman's term, because what I heard at the Dec. 5 meeting thru all that jargon and technical terminology was “Assumption of risk” and “deed waivers” to property owners seeking a building permit for any structural modification. Doesn't this devalue and stigmatize all these properties? Is this really how we want to manage a retreat?

Do we really want to kill this city by becoming an example for the CCC? Because the current proposal for SRA's is just another acronym for redlining a neighborhood. Why would the city spend so much on upgrading the “historic district” along Palmetto with new street lights, signage, sidewalk upgrades, etc, and then 15 years later redline the whole district? It makes no sense.

Pam Raymond
35-year Sharp Park resident

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From: James Kremer [REDACTED]
Sent: Monday, January 8, 2024 11:10 AM
To: Public Comment; Bier, Mary; Bigstych, Tygarjas; Beckmeyer, Sue; Vaterlaus, Sue; Boles, Christine
Cc: Woodhouse, Kevin; Murdock, Christian
Subject: Comment for 1/8/24 Council Meeting -

[CAUTION: External Email]

TO: PublicComment, City Council, City Manager

RE: Council Meeting 1/8/24 Item #13

To the Council:

First, I do appreciate that another meeting has been added in the LCLUP process. Thank you. I still worry that more than one more is needed, and that the process that Planning has proposed is insufficient.

I assume we all agree that our position with the D-LCLUP is tenuous. Yet CCC Staff (CCCS) has provided to the City a direct and explicit option for a successful path toward LCLUP approval – the March 2023 draft with Suggested Modifications.

May I suggest that what is missing from the City's deliberative process so far is a substantive discussion among Council members on the green-highlighted items in the City's tabular summary. Such a discussion has been scheduled, but keeps being superseded. It may be planned at some later time, but I think it is the highest immediate priority. We should do that before considering other options.

Council has, apparently, already voted most of the Suggested Mods acceptable at the direction of our Planning Staff. (Actually I am unclear on just what the prior Council vote directed, but clearly the white items are deemed less in need of discussion than the greens.) Marked by Staff "to be discussed" these green items are the most important, yet neither the public nor City Staff has heard direct discussion and guidance on how Council feels. The question to be asked is: Can we live with these suggestions?

We know that CCCS believed these items were the major impediments to fruitful consideration by the full CCC, since they recommended it for approval. The changes are indeed compromises with some concessions to the City. CCCS advised that these were a minimum set to make our draft compliant with the Coastal Act.

Consideration of the Suggested Modifications deserves the highest priority. Introducing the unprecedented idea of SRAs, not to mention now proposing a special costly contract for Case Studies, is another unfortunate diversion from this essential step. Note that the CCCS draft Modifications are indeed essential – City will have to consider them for the rest of the city with or without the SRA carve outs.

Please: delay further investment into the SRAs, which are confusing, and seemingly opposed by all factions of the public!

It hardly needs mentioning that certification by the full CCC of a LCLUP is an essential step for Pacifica. The General Plan, and proposed district specific plans are on the table, plus the Housing Element. Diverting Council's attention to the SRAs now is unnecessary and counterproductive.

-- Jim Kremer, Resident of Sharp Park since 2008

———— P.S. I found it helpful to view together both the City's tabular summary of green & white Modifications AND the highlighted markup of the whole CCCS D-LCLUP. The rationale for each item was more apparent when I could see the ADDITIONS and the DELETIONS in context, both clearly marked.

I take the liberty of sending my highlighted version of the CCCS March Draft. It has a linked table of contents, and all CCCS' changes are underlined & struck out and highlighted in yellow. I hope it is helpful.

(I think it will go through email, but it is large, so I'll send in right away as another Comment; if it DOES NOT come through, please just ask & I'll get you a copy. Sorry, I know this is presumptuous!)

FILE IS: 23-03-08 W14a D-LCLUP CCC changes highlited+Index-Kremer

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: Dinah Verby [REDACTED]
Sent: Monday, January 8, 2024 11:50 AM
To: Public Comment; Boles, Christine; Bier, Mary; Beckmeyer, Sue; Vaterlaus, Sue; Bigstyk, Tygarjas
Cc: Dinah F Verby
Subject: Jan. 8, 2024 City Council Agenda Item 13 (LCLUP Update)

[CAUTION: External Email]

Dear Councilmembers,

I am very grateful for Council's and Staff's responsiveness in adding an additional meeting to the LCLUP update process. Having an all-day special meeting for Meeting #3 devoted to Q&A's is a great approach, and even better to have public questions submitted in advance.

I am advocating for one more meeting to be added (for a total of 5 meetings). This is because the agenda for Meeting #3 seems overly ambitious, insofar as the Council is expected to deliberate and give direction on a comment letter at the end of a very long day.

I also think it is premature for staff to prepare a draft comment letter before Meeting #3. So far in this process, there has been little or no time for the Council to deliberate over the Coastal Commission's suggested modifications or city staff's new SRA concept. Given the public's negative response to the SRA's so far, perhaps the Council majority will decide not to pursue that concept.

Why prepare a comment letter incorporating the SRA's, or pay a consultant to develop case studies based on the SRA's, before the Council has deliberated and directed staff to do so?

My suggestion is to schedule a 4th meeting for the next City Council meeting after the Feb. 3 Q&A session, and devote that meeting to Council deliberation and direction on what to put in the comment letter. The 5th and final meeting would be to approve the final comment letter.

Regarding staff's concern that an extra meeting will create more work, it is also possible that it could also result in less work, especially if Council concludes that it does not want to pursue the SRA concept.

Finally, I would appreciate clarification of the following items in the staff report:

1. How much will it cost to engage planning consultants to develop a "special case studies report and FAQs"?
2. Will the "special case studies and FAQs" be devoted exclusively to the SRA concept, or will they include other potential alternative modifications including those suggested by Coastal Commission staff?
3. At what point in the process will there be a discussion of the Coastal Commission staff modifications (which many of us thought was going to be the focus of Meeting #2)? Even if the Council pursues the SRA approach, those modifications are still relevant to the remaining areas in the Coastal Zone outside of the SRA carveouts.

Thanks very much for your time and attention.
Dinah Verby