

Public Comments

Item 1 – Revised LCLUP

Written Comments Received By 12pm on 04/15/2024



April 15, 2024
City Council Meeting

From: Sean Patrick [REDACTED]
Sent: Tuesday, April 9, 2024 8:46 AM
To: _City Council; Public Comment; Coffey, Sarah; Vaterlaus, Sue; Bigstyck, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine
Cc: Richard Harris Jr.
Subject: Re: City Council Meeting April 15th.

[CAUTION: External Email]

City Council Meeting Apr. 15 / Local Coastal Land Use Plan / “Special Resiliency Area”

Dear City Council – I am a Pacifica resident, and the Sharp Park Golf Course and its Clubhouse are important recreational and community resources for me and my family. These are old Pacifica landmarks, so they need to be well maintained and repaired. I have read and agree with the Feb. 27 and Mar. 25 letters to your Council from the SF Public Golf Alliance, requesting “Special Resiliency Area” designation in Pacifica’s Draft Local Coastal Land Use Plan for the golf course and its neighboring residential areas to the north and south – the Sharp Park-West Fairway Park-Mori Point subarea. This is important to me, and I ask that you include Sharp Park-West Fairway Park-Mori Point in a “Special Resiliency Area”. Thank you.

Sean Kelly
[REDACTED]
[REDACTED]

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From: Jeff Guillet [REDACTED]
Sent: Tuesday, April 9, 2024 3:45 PM
To: La, Emily; _City Council; Pacifica Permit Tech; City Manager; CoastalPlan
Cc: Vaterlaus, Sue; Bigstych, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; Cervantes, Stefanie; Woodhouse, Kevin; Coffey, Sarah
Subject: Public Comment Letters for April 15 City Council Meeting
Attachments: SCAN0239a.PDF

[CAUTION: External Email]

Pacifica Deputy City Clerk Emily La:

Please acknowledge receipt, and forward to City Council, Planning Commissioners, Planning Department, and Staff. Please include in the public record and in Councilmembers' and Staff's meeting packets.

Mayor Sue Vaterlaus, Pacifica City Council and Pacifica Planning Department:

Dear Mayor Vaterlaus, Councilmembers, and Planning Department Staff,

Enclosed please the attached 49 public comment letters, dated April 5, 2024, for City Council's April 15 Local Coastal LCLUP Study Session #4.

We look forward to seeing you again on April 15.

Thank you,

Jeff Guillet

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April 5, 2024

Pacifica City Council
540 Crespi Dr.
Pacifica, CA. 94044

City Council Meeting, April 15, 2024 / Local Coastal LUP Study Session #4
Please designate Sharp Park - West Fairway Park - Mori Point subarea as "Special Resiliency Area" in Final Draft Local Coastal Land Use Plan

Dear City Council,

My home is in the West Fairway Park subdivision, a 1950's-era tract of modest single-family homes in the Coastal Zone, which Pacifica's Draft Local Coastal Land Use Plan (March 2024 Draft) characterizes as part of Pacifica's "older, and therefore more affordable, housing stock."

West Fairway Park is bordered on the north by the Sharp Park Golf Course, which contains Pacifica critical infrastructure including the Sharp Park Levee and the sewer lines and the storm drain lines and pumphouse which serve and protect my neighborhood from flooding. All of these structures – the houses, the Levee, and the sewer and storm drain lines and pumphouse – are old and in need of maintenance, repair, and in some cases upgrade.

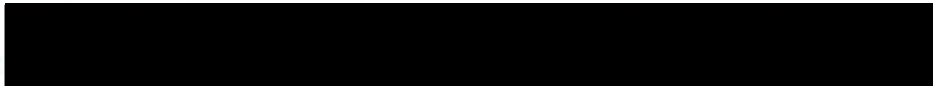
The Planning Department has explained that the purpose of its proposed "Special Resiliency Area" policies in the Draft Local Coastal Land Use Plan is to facilitate repair and maintenance of old coastal neighborhood properties – including some maintenance and repair that might not be possible without the "Special Resiliency Area" policies.

The Environmental Justice Policy, adopted by the Coastal Commission in 2019, states that the Commission will work "with local government to adopt local coastal plan policies that protect existing affordable housing." This should mean the Commission will support "Special Resiliency Area" policies to protect the existing affordable housing in West Fairway Park.

So, for the sake of enabling maintenance and necessary repairs of existing affordable housing in West Fairway Park, the Levee, and the sewer and storm drain infrastructure at the golf course, I ask City Council to include West Fairway Park – Mori Point and Sharp Park Golf Course within the "Special Vulnerability Area" designation in Pacifica's Local Coastal Land Use Plan to be submitted to the Coastal Commission.

Signed Jeff Guillet

Name and address:



Optional email: _____

cc: Jeff Guillet

*Plus an additional 58 signatures on file at the City Clerk's Office (total 118 signatures)

From: Jeff Guillet [REDACTED]
Sent: Wednesday, April 10, 2024 8:53 AM
To: La, Emily; _City Council; Pacifica Permit Tech; City Manager; CoastalPlan
Cc: Vaterlaus, Sue; Bigstyc, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; Cervantes, Stefanie; Woodhouse, Kevin; Coffey, Sarah
Subject: 54 Additional Public Comment Letters for April 15 City Council Meeting
Attachments: SCAN0240a.PDF

[CAUTION: External Email]

Pacifica Deputy City Clerk Emily La:

Please acknowledge receipt, and forward to City Council, Planning Commissioners, Planning Department, and Staff. Please include in the public record and in Councilmembers' and Staff's meeting packets.

Mayor Sue Vaterlaus, Pacifica City Council and Pacifica Planning Department:

Dear Mayor Vaterlaus, Councilmembers, and Planning Department Staff,

Attached are 54 additional public comment letters, dated April 5, 2024, for City Council's April 15 Local Coastal LCLUP Study Session #4. That brings the total to 103 signed letters of the 177 homes and residences in West Fairway Park.

Thank you,

Jeff Guillet

From: Jeff Guillet
Sent: Tuesday, April 9, 2024 3:45 PM
To: ela@pacifica.gov; citycouncil@ci.pacificaca.us; permittech@pacificaca.gov; cmoffice@ci.pacificaca.us; coastalplan@pacificaca.gov
Cc: svaterlaus@pacificaca.gov; tbigstyc@pacificaca.gov; sbeckmeyer@pacificaca.gov; mbier@pacificaca.gov; cboles@pacificaca.gov; cmurdock@pacificaca.gov; scervantes@pacificaca.gov; kwoodhouse@pacificaca.gov; Coffey, Sarah <scoffey@pacificaca.gov>
Subject: Public Comment Letters for April 15 City Council Meeting

Pacifica Deputy City Clerk Emily La:

Please acknowledge receipt, and forward to City Council, Planning Commissioners, Planning Department, and Staff. Please include in the public record and in Councilmembers' and Staff's meeting packets.

Mayor Sue Vaterlaus, Pacifica City Council and Pacifica Planning Department:

Dear Mayor Vaterlaus, Councilmembers, and Planning Department Staff,

Enclosed please the attached 49 public comment letters, dated April 5, 2024, for City Council's April 15 Local Coastal LCLUP Study Session #4.

We look forward to seeing you again on April 15.

Thank you,

Jeff Guillet

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April 5, 2024

Pacifica City Council
540 Crespi Dr.
Pacifica, CA. 94044

City Council Meeting, April 15, 2024 / Local Coastal LUP Study Session #4
Please designate Sharp Park - West Fairway Park - Mori Point subarea as "Special Resiliency Area" in Final Draft Local Coastal Land Use Plan

Dear City Council,

My home is in the West Fairway Park subdivision, a 1950's-era tract of modest single-family homes in the Coastal Zone, which Pacifica's Draft Local Coastal Land Use Plan (March 2024 Draft) characterizes as part of Pacifica's "older, and therefore more affordable, housing stock."

West Fairway Park is bordered on the north by the Sharp Park Golf Course, which contains Pacifica critical infrastructure including the Sharp Park Levee and the sewer lines and the storm drain lines and pumphouse which serve and protect my neighborhood from flooding. All of these structures – the houses, the Levee, and the sewer and storm drain lines and pumphouse – are old and in need of maintenance, repair, and in some cases upgrade.

The Planning Department has explained that the purpose of its proposed "Special Resiliency Area" policies in the Draft Local Coastal Land Use Plan is to facilitate repair and maintenance of old coastal neighborhood properties – including some maintenance and repair that might not be possible without the "Special Resiliency Area" policies.

The Environmental Justice Policy, adopted by the Coastal Commission in 2019, states that the Commission will work "with local government to adopt local coastal plan policies that protect existing affordable housing." This should mean the Commission will support "Special Resiliency Area" policies to protect the existing affordable housing in West Fairway Park.

So, for the sake of enabling maintenance and necessary repairs of existing affordable housing in West Fairway Park, the Levee, and the sewer and storm drain infrastructure at the golf course, I ask City Council to include West Fairway Park – Mori Point and Sharp Park Golf Course within the "Special Vulnerability Area" designation in Pacifica's Local Coastal Land Use Plan to be submitted to the Coastal Commission.

Signed



Name and address:

Ralph Colleen Hauser



Optional email:

cc: Jeff Guillet

*Plus an additional 58 signatures on file at the City Clerk's Office (total 118 signatures)

From: Coffey, Sarah
Sent: Wednesday, April 10, 2024 4:42 PM
To: Public Comment
Subject: FW: Email from City website - City Council page - LCLUP Request
Attachments: LCLUP Request.pdf

From: Gordon Tannura [REDACTED]
Sent: Monday, April 8, 2024 11:37 AM
To: _City Council <citycouncil@ci.pacifica.ca.us>; Coffey, Sarah <scoffey@pacifica.gov>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>; Murdock, Christian <cmurdock@pacifica.gov>
Cc: Richard Harris [REDACTED]; Richard Harris Jr. <richard@sfpublicgolf.org>
Subject: Email from City website - City Council page - LCLUP Request

[CAUTION: External Email]

Please see attached asking for your support to include West Fairway Park – Mori Point - Sharp Park within the “Special Vulnerability Area” designation in Pacifica’s Local Coastal Land Use Plan (March 2024 Draft) to be submitted to the Coastal Commission.

Thank you.

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April 8, 2024

TO: Pacifica City Council and Pacifica City Staff

RE: Comments for consideration for the upcoming City Council Meeting, April 15, 2024 / Local Coastal LUP Study Session #4

My name is Gordon Tannura and I have resided in Pacifica for 44 years, over 40 of which have been in Sharp Park. I enjoy and take advantage of the many aspects of the Sharp Park area, from the pier to the levee to Mori Point, and actively participate in golf and socializing at Pacifica's landmark Sharp Park Golf Course and Clubhouse. I have read and fully support the San Francisco Public Golf Alliance's February 27 and March 25, 2024 letters recommending that the City Council designate the Sharp Park (Golf Course) – West Fairway Park – Mori Point vulnerability subarea as "Special Resiliency Area" in the March 2024 Consultation Draft Local Coastal Land Use Plan (LCLUP). This is especially important for necessary maintenance activities to support continued access to and use of valuable recreational activities as well as for the sake of upkeep and necessary repairs at the Sharp Park Golf Course and Clubhouse, the levee, and of Pacifica's critical sewer and storm drain infrastructure that runs through the golf course. It is also extremely important for the protection of the West Fairway Park neighborhood.

The Planning Department explained at Council's March 2, 2024 LCLUP Study Session that the purpose of the proposed "Special Resiliency Area" policies in the Draft Local Coastal Land Use Plan is to facilitate upkeep and repair of old coastal zone properties – including some maintenance and repairs that might not be possible without the "Special Resiliency Area" policies. Thus, **I ask that the City Council to include West Fairway Park – Mori Point - Sharp Park within the "Special Vulnerability Area" designation in Pacifica's Local Coastal Land Use Plan (March 2024 Draft) to be submitted to the Coastal Commission.**

Thank you for your support.

Gordon Tannura



cc: Richard Harris, San Francisco Public Golf Alliance

From: Lisa Villasenor - Volosing [REDACTED]
Sent: Thursday, April 11, 2024 10:25 AM
To: _City Council; Public Comment; Coffey, Sarah; Vaterlaus, Sue; Bigstych, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine
Cc: Richard Harris
Subject: Letter from Villasenor-Volosing re: Local Coastal LUP for City Council Meeting 4/15/24
Attachments: Ltr to Pacifica City Council re LCLUP_04102024.pdf

[CAUTION: External Email]

Dear Pacifica City Council members,
Thank you for all you do. See my letter attached.
Kind regards,

Lisa Villasenor-Volosing

--

Law Offices of Lisa A. Villasenor

[REDACTED]
[REDACTED]
[REDACTED]

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**LAW OFFICES OF
LISA A. VILLASENOR**



Via Email to: citycouncil@pacifica.gov; publiccomment@pacifica.gov; scoffey@pacifica.gov;
svaterlaus@pacifica.gov; tbigstyck@pacifica.gov; sbeckmeyer@pacifica.gov; mbier@pacifica.gov;
cboles@pacifica.gov

April 10, 2024

Pacifica City Council
540 Crespi Dr.
Pacifica, CA. 94044

Re: City Council Meeting, April 15, 2024 / Local Coastal LUP Study Session #4
Please designate Sharp Park - West Fairway Park - Mori Point subarea as
“Special Resiliency Area” in Final Draft Local Coastal Land Use Plan

Dear City Council,

Greetings from the Sharp Park Golf Club. We are a diverse group of recreational players – including more than 100 Pacifica residents and their families -- who play golf, socialize, and gather at least monthly for golf at the landmark Sharp Park Golf Course. Our beautiful course was in 2015 recognized by Golf Digest Magazine as “One of the 9 Most Cheerful Courses in the Country”.

We have followed with interest the City of Pacifica’s efforts over several years to update its Local Coastal Land Use Plan. Recently we have read, and we support, the San Francisco Public Golf Alliance’s February 27 and March 25, 2024 letters calling on City Council to designate the Sharp Park (Golf Course) – West Fairway Park – Mori Point vulnerability subarea as “Special Resiliency Area” in the March 2024 Consultation Draft Local Coastal Land Use Plan (LCLUP).

The golf course and Clubhouse and their respective infrastructures are in constant need of repair and maintenance – some of which has long been deferred. The Planning Department explained at Council’s March 2, 2024 LCLUP Study Session that the purpose of the proposed “Special Resiliency Area” policies is to facilitate maintenance and repair of old coastal zone properties – including some work that might not be possible without the “Special Resiliency Area” policies.

So, for the sake of proper upkeep and necessary repairs at Sharp Park Golf Course and Clubhouse – both of which are not only Pacifica landmarks, but also heritage Pacifica community assets and gathering places -- *we ask City Council to include West Fairway Park – Mori Point – Sharp Park within the “Special Vulnerability Area” designation in Pacifica’s Local Coastal Land Use Plan (March 2024 Draft) to be submitted to the Coastal Commission.*

A handwritten signature in blue ink that reads "Lisa A. Villasenor".

Lisa A. Villasenor - Volosing
Member, Sharp Park Business Women’s Golf Club
Board Member, San Francisco Mayor’s Women’s Golf Council

cc: Richard Harris, San Francisco Public Golf Alliance

From: Richard Harris [REDACTED]
Sent: Thursday, April 11, 2024 12:17 PM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan
Cc: Vaterlaus, Sue; Bigstycz, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; 'Phil Ginsburg'; 'Potter, Spencer (REC)'; Cervantes, Stefanie; Woodhouse, Kevin
Subject: Pacifica City Council Meeting Apr. 15, 2024, Local Coastal LUP Study Session #4 / SF Pub. Golf Alliance Requests CORRECTIONS, MODIFICATIONS of April 2024 Draft LCLUP
Attachments: SFPGA.Ltr.Pac.Ci.Cil.re.LCLUP.4.8.24.pdf

[CAUTION: External Email]

Pacifica City Clerk Sarah Coffey – Please acknowledge receipt, include in Council's Apr. 15 meeting packet, and forward to City Council, Planning Commissioners, Planning Department, and Staff

Mayor Sue Vaterlaus, Pacifica City Council and Pacifica Planning Department

Dear Mayor Vaterlaus, Councilmembers, and Planning Department Staff
Enclosed please find comment letter, dated April 8 of San Francisco Public Golf Alliance, for Council's April 15 Local Coastal LUP Study Session #4.
Please include in the public record and in Councilmembers' and Staff's meeting packets.
We look forward to seeing you again on April 15.
Very 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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SAN FRANCISCO PUBLIC GOLF ALLIANCE



826 Stanyan St., San Francisco, CA 94117 • 415-290-5718 • info@sfpublicgolf.org



April 8, 2024

Pacifica City Council
Mayor Sue Vaterlaus
540 Crespi Dr.
Pacifica, CA. 94044

**Pacifica City Council Meeting / April 15, 2024 / Local Coastal LUP Study Session #4
SF Public Golf Alliance REQUESTS CORRECTION to draft Coastal Access Table 3-1
and MODIFICATION to text of Pacifica's April 2024 Consultation Draft Local Coastal
Land Use Plan**

Dear Mayor Vaterlaus and Council Members,

We submit this letter on behalf of the non-profit San Francisco Public Golf Alliance and its highly diverse 7,000-plus men and women members, a substantial number of which are Pacifica residents and Sharp Park golfers. This is in addition to our previously submitted letters to your Council, dated February 27¹ and March 25, 2024,² advocating "Special Resiliency Area" designation in the Pacifica Consultation Draft Local Coastal LUP for the entire Sharp Park-West Fairway Park-Mori Point vulnerability area. Those prior February 27 and March 25, 2024 letters are incorporated herein by this reference.

¹ Letter, SFPublicGolfAlliance to Pacifica City Council, re LCLUP.2.27.24
https://drive.google.com/file/d/12cwdlvP5KlwHlw46TGtNkEA63_pRFg1/view?usp=drive_link

² Letter, SFPublicGolfAlliance to Pacifica City Council, re LCLUP.3.25.24
https://drive.google.com/file/d/1vHuMe1pqU1zxoQUy4fP9A9KB6MNGSXem/view?usp=drive_link

By this letter we request the following CORRECTIONS to the text and figures, and OTHER MODIFICATIONS to Pacifica's April 2024 Consultation Draft Local Coastal Land Use Plan as presented to City Council as Attachment G to the Staff Report for Council's April 15, 2024 Study Session Meeting No. 4.³

REQUESTED CORRECTIONS

1. CORRECTION TO COASTAL ACCESS TABLE 3-1.

The April 2024 Consultation Draft, at Chapter 3 Section 3.2 "Coastal Access" at Page 3-7 Table 3-1 (Coastal Access Points)⁴ identifies only a single coastal access point, named "Sharp Park, South End" (numbered 13) at Sharp Park Beach. The "South End" modifier is incomplete and misleading and Table 3-1 and Figure 3-1,⁵ on which Table 3-1 is based and to which it refers (as "map"), are outdated and incorrect. In fact, the Sharp Park Levee has four Coastal Access points at Sharp Park Beach south of Clarendon – including a new wheelchair accessible beach ramp and a new vertical beach access stairway -- both completed in 2021, after the 2019 date of Figure 3-1. The April 2024 Consultation Draft and its Table 3-1 should accordingly be corrected to identify all four coastal accesses at the Sharp Park Levee. (See our suggested revised language for Table 1 at EXHIBIT 1.)

The wide, graded crushed rock roadway on top of the Sharp Park Levee constitutes a popular, more-than-half-mile-long segment of the California Coastal Trail. The coastal protective structure provides lateral coastal access overlooking both the ocean and the coastal wetlands, golf course and scenic backdrop of coastal hills, with three vertical beach access points – a trail at its southern end near the pumphouse, a wheelchair-accessible concrete beach ramp at its northern end, and a concrete-based wooden stairway from top of the Levee to the beach at the Levee's midpoint. (See photos of the north beach access and overlook, and the midpoint beach stairway and coastal wetlands-golf course-coastal hills overlook and the southern-end trail users' amenities and wetlands-coastal hills overlook, attached hereto as **Exhibits 2 and 3.**)

The above-described Sharp Park Levee beach access ramp and stairway, and the outlooks, signage, and visitor amenities were all completed in or about 2021 by San Francisco to comply with public access mitigation measures required by the California Coastal Commission as special conditions for the Commission's approval on November 8, 2017 of Coastal Development Permit

³ City of Pacifica Local Coastal Land Use Plan April 2024 Revised Certification Draft ("April 2024 Draft LCLUP"), Attachment G (at Packet pages 55-322) to the Staff Report for Pacifica City Council LCLUP Study Mtg. April 15, 2024: [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)

⁴ April 2024 Draft LCLUP, Id., Chapter 3, page 3-7, Table 3-1, at Map No. 13, at Packet Pg. 118/400. Table 3-1, at Point 13,: [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#), at Packet Pg. 118

⁵ April 2024 Draft LCLUP, supra, at Packet Pg. 306/400. [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)
The map at Figure 3-1, captioned "Coastal Access," identifies only one "Coastal Access Point" – No. 13, "Sharp Park Beach" (shown with a white circle at the south end of the Levee. The map is dated (at bottom righthand corner) 2019. The Legend uses red circles to identify "Coastal Access Points (Bluff-top/View)" and white circles to identify "Coastal Access Points (Beach)". At Sharp Park Beach Figure 3-1 shows only a single white ("Beach" access point) – by a circled number 13 -- at the south end of the Levee.

No. CDP 2-17-0702 (Sharp Park Armoring) for after-the-fact authorization of the as-constructed Sharp Park Levee.⁶

Among other findings by the Commission in support of its **grant of Coastal Development Permit CDP 2-17-0702, the Commission found:**

- (i) “. . . **Coastal Act policies clearly protect the sandy beach (and access to and along it) . . . for public access and recreation** purposes, particularly free and low cost forms. . . .The Sharp Park complex is a popular public park that provides recreational opportunities . . . **In addition to the Golf Course**, it offers **access to coastal trails and coastal views** to hikers, runners, cyclists, and visitors The Park contains public pathways . . . **including a heavily used pedestrian trail which exists on top of the existing armoring structure**, . . . Thus, altogether, the **Sharp Park complex provides significant public recreational access of a variety of forms, many of which are zero or low-cost options.**”⁷
- (ii) **The Sharp Park Levee is “ . . . the primary emergency vehicular access for Mori Point**, part of the Golden Gate National Recreation Area (GGNRA) which lies directly to the south of Sharp Park“.⁸ (See photos of emergency vehicles on the Levee responding to a Jan. 14, 2024 near-drowning of a father and young son in the ocean west of the golf course,⁹ attached at **Exhibit 4.**)
- (iii) **The Sharp Park Levee provides “ . . . access to infrastructure at the pumphouse, which is needed to control floodwaters in Sharp Park”**¹⁰. (See photos of the pumphouse and a circa 2008 repair at the pumphouse, involving a fleet of trucks and heavy maintenance equipment operating from the Levee, attached at **Exhibit 5.**)

The April 2024 Draft LCLUP’s Coastal Access Figure 3-1 is dated 2019, and the Coastal Access Table 3-1 is unchanged from the time the City Council approved the LCLUP Certification Draft in February 2020. Neither Table 3-1 nor Figure 3-1 (i) have been updated to add San Francisco’s subsequently completed vertical beach access stairway and handicapped-accessible ramp, or (ii) identify or recognize as a Coastal Access Point the lateral coastal access provided by the top-of-the-Levee Coastal Trail / service road. (By contrast, the Coastal Commission itself in its

⁶ **Coastal Commission Staff Report** re CDP 2-17-0702 (Sharp Park Armoring), at pp. 5 (Special Condition 3), 16 <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

⁷ **Coastal Commission Staff Report** re CDP 2-17-0702 (Sharp Park Armoring), at p. 32 <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

⁸ **Coastal Commission Staff Report** re CDP 2-17-0702 (Sharp Park Armoring), at p. 21 <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

⁹ **KGO TV News, Jan. 14.2024 Father and son rescued from ocean near Pacifica, authorities say** <https://abc7news.com/water-rescue-pacifica-pier-north-of-mori-point-father-son-rescued/14324379/>

¹⁰ **Coastal Commission Staff Report** re CDP 2-17-0702 (Sharp Park Armoring), at p. 20 <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

November 8, 2017 findings supporting Coastal Development Permit CDP 2-017-072) identified the Sharp Park Levee as a “Coastal Access” point. (See footnotes 8, 9, and 10, above.)

REQUESTED CORRECTIONS

1. Correction to Coastal Access Points Table 3-1

Here is how Coastal Access at the Sharp Park Levee is represented at Coastal Access Table 3-1¹¹:

TABLE 3-1: COASTAL ACCESS POINTS (CONTINUED)					
Map	Name	Beach Access?	Ownership	Detail	Proposed Improvement
13	Sharp Park, South End	Yes	City/County of SF	Beach access from south end of berm. Access point is reached by GGNRA's Mori Point Trail.	

And here is how we request the language be corrected to accurately identify and describe the Coastal Access at the Sharp Park Levee. (See copy at EXHIBIT 1.)

Map	Name	Beach Access	Ownership
13	Sharp Park Levee	Yes	City/County SF

Detail: California Coastal Trail segment, one half-mile plus, connecting the Beach Boulevard Promenade at the north to the Mori Point headlands to the south. Smooth hard-packed gravel trail along top of Levee between golf course and beach provides both lateral coastal access and three vertical beach accesses. Popular for walking, jogging, biking, ocean viewing, beachcombing. Also serves as road access for emergency and service vehicles. Vertical beach access is (1) by wheelchair accessible ramp at north end of Levee, (2) by beach stairway at midpoint of Levee, and (3) by dirt trail at the Levee's south end near Mori Point. Parking available on Beach Boulevard and Clarendon Road. The Levee can also be reached on foot and bicycle by GGNRA's Mori Point Trail.”

2. Correction to Coastal Access Figure 3-1

Figure 3-1, “Coastal Access”¹² map should be corrected to show all four coastal access points at the Sharp Park Levee: (1) the lateral coastal access of the Coastal Trail on the top of the Levee itself; (2) the beach access ramp; (3) the beach access stairway; and (3) the dirt beach access trail at the Levee's south end. (See our draft version of a revised Coastal Access map, Figure 3-1 attached as **EXHIBIT 6**, showing locations of the different access points.) The ideal, most accurate map would place the circled 13 at the north end of the Levee, near Clarendon Road, to show the location of public access to the Levee nearest public vehicle parking, and would number each of the Levee Coastal Access points with its own separate number (13, 14, 15, 16).

¹¹ April 2024 Draft LCLUP, supra, Page at Packet Pg. 118/400. Table 3-1, at Point 13, “Sharp Park South End,” describes access as follows: ““Sharp Park, South End . . . Beach access from south end of berm. Access point is reached by GGNRA's Mori Point Trail.” [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)

¹² City of Pacifica Local Coastal Land Use Plan April 2024 Revised Certification Draft (“April 2024 Draft LCLUP”), Pacifica City Council LCLUP Study Mtg. April 15, 2024, Agenda, Staff Report, Attachment A (at Packet page 19,ff/343) [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)

REQUESTED MODIFICATIONS

We request modifications (in ALL CAPS and yellow-highlighted) of the following policies, as referenced in the Suggested Modifications/Draft Alternative Modifications chart attached as part of Attachment A to the Staff Report for Council's April 15, 2024 LCLUP Study Session No.4¹³.

1. Chapter 3 Draft Alternative Modification No 3.5. PR-I-24: Sharp Park. (Pkt Pgs. 22-23/343)
"Support the continued operation of golf at Sharp Park Golf Course consistent with **redeveloping source [sic]** protection, natural hazard, and coastal vulnerability policies, CDP terms and conditions, and support development of additional recreational uses in upland portions of the Park located outside the Coastal Zone east of Highway 1."
SF Public Golf Alliance Comment: The meaning of "redeveloping source" does not make sense and is unclear. Most likely "redeveloping source" is a typographical error; if so, the likeliest intended phrase wording would be "resource protection." If that is the case, SF Public Golf Alliance would not object to "resource protection." If this is not a typographical error, we object to the wording as unclear and needing further explanation of the meaning of "redeveloping source".
2. Chapter 6, CCC Suggested Modification No. 6.2 Coastal Act Policies (at Packet Pg. 31/343)
"Therefore, the policies focus on protecting **SIGNIFICANT AND SENSITIVE COASTAL RESOURCES, INCLUDING BUT NOT LIMITED TO** beaches and the natural shoreline while also allowing for protection and armoring of the shoreline for specific limited circumstances as provided for within the Coastal Act and reassessment of the adaptation plan in the future."
SF Public Golf Alliance Comment: The Coastal Act's protections include but are not limited to "beaches and the natural shoreline".
3. Chapter 6, Draft Alternative Modification 6.23. CR-I-23: Sharp Park Golf Course (at Packet Pg. 39/343)
OBJECT TO CCC SUGGESTED DELETION. REQUEST MODIFICATION OF DRAFT ALTERNATIVE MODIFICATION AS FOLLOWS:
"Sharp Park Golf Course. Strongly support City and County of San Francisco's ability to provide public access along the coast, **INCLUDING LOWER-COST PUBLIC GOLF RECREATIONAL FACILITIES,** protect Environmentally Sensitive Habitat Areas, and provide flood protection."
SF Public Golf Alliance Comment: Mention of the lower-cost public golf recreational facilities at Sharp Park should not be omitted from the section captioned "Sharp Park Golf Course". That omission would be inconsistent with Council's Coastal Resiliency Policy Goals identified in Chapter 6 Section 6.3 of the April 2024 Draft LCLUP¹⁴, and inconsistent with the April 2024 Draft LCLUP's Chapter 3 Public Access and

¹³ City of Pacifica Local Coastal Land Use Plan April 2024 Revised Certification Draft ("April 2024 Draft LCLUP"), Pacifica City Council LCLUP Study Mtg. April 15, 2024, Agenda, Staff Report, Attachment A (at Packet page 19,ff/343) [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)

¹⁴ April 2024 Draft LCLUP, *supra*, Chapter 6 Section 6.3 at pp. 6-3 to 6-4 ([Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)), at Packet Pages 230-231 (. . . "significant historical and public recreational assets including . . . Sharp Park Golf Course")

Recreation Guiding Policy PR-I-24, which specifically says “support the continued operation of golf at Sharp Park Golf Course.”¹⁵

4. Chapter 6, Modification 6.24. CR-I-24: Shoreline Protection Structures (0 feet SLR)OBJECT TO CCC SUGGESTED DELETION. REQUEST RESTORATION OF ORIGINAL LANGUAGE FROM CITY’S CERTIFICATION DRAFT.

AND A PROCEDURAL / ADMINISTRATIVE CONCERN

We are concerned by the capricious effect of changes in the City’s electronic document url’s and page numbers between the several iterations of the City’s draft LCLUP versions (September and December 2023, March and April 2024, etc.). The lengthy and complex documents appearing on and then disappearing from the Plan Pacifica website and appearing with different dates and page numbers on successive City Council agendas presents real time confusion to the public and potential for loss of public access to and potential total loss of the documents in the future. This is to request that Council and Staff acknowledge the potential for confusion and lost access to and lost documents, and take active measures to preserve all iterations of the documents – and public access to those iterations on the City’s website -- for potential future reference and use.

Respectfully submitted,

Richard Harris

President, San Francisco Public Golf Alliance

cc: City Manager Kevin Woodhouse, Planning Director Christian Murdock, Deputy Planning Director Stefanie Cervantes, Planning Commission and Commissioners, City Clerk Sarah Coffey, Phil Ginsburg, Gen. Mgr., San Francisco Recreation and Parks Dept., Spencer Potter, Esq., San Francisco Recreation and Parks Dept.

¹⁵ April 2024 Draft LCLUP, supra, Chapter 3, Implementation Policies, at p. 3-20 ([Agenda - Monday, April 15, 2024 \(iqm2.com\)](#)), at Packet Page 131 (Note: subject to SF Public Golf Alliance comment, above, that there may be a typographical error here)

Exhibit 1 Requested Correction to Coastal Access Table 3-1

Requested Correction:

Map	Name	Beach Access	Ownership
13	Sharp Park Levee	Yes	City/County SF

Detail: California Coastal Trail segment, one half-mile plus, connecting the Beach Boulevard Promenade and the Mori Point headlands to the south. Smooth hard-packed gravel trail along top of Levee between golf course and beach provides both lateral coastal access and three vertical beach access spots. Popular for walking, jogging, biking, ocean viewing, beachcombing. Also serves as road access for emergency and service vehicles. Vertical beach access is (1) by wheelchair accessible ramp at north end of Levee, (2) by beach stairway at midpoint of Levee, and (3) by dirt trail at the Levee's south end near Mori Point. Parking available on Beach Boulevard and Clarendon Road. The Levee can also be reached on foot and bicycle by GGNRA's Mori Point Trail.

Here is how Coastal Access at the Sharp Park Levee is represented in the April 2024 Draft LCLUP, Chapter 3, Section 2, Coastal Access, Page 3-7, Table 7-1¹⁶:

TABLE 3-1: COASTAL ACCESS POINTS (CONTINUED)					
Map	Name	Beach Access?	Ownership	Detail	Proposed Improvement
13	Sharp Park, South End	Yes	City/County of SF	Beach access from south end of berm. Access point is reached by GGNRA's Mori Point Trail.	

¹⁶ April 2024 Pacifica Draft Local Coastal Land Use Plan, Chapter 2, Section 3.2, "Coastal Access," Page 3-7, Table 3-1, at Point 13, "Sharp Park South End," [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#), at Packet Pg. 118/400.

Exhibit 2 Sharp Park Levee north end beach overlook and access ramp.



Beach Overlook and entry to access ramp.



Access ramp, with maintenance truck on Levee in background.

Exhibit 3 Sharp Park Levee midpoint beach stair and south overlooks



Sharp Park Levee midpoint beach stairs (above) and coastal wetlands / golf / ridge view overlook (below).



Coastal trail user amenities and wetlands overlook, Sharp Park Levee south end, near beach trail.

Exhibit 4 Rescue vehicles on Levee Jan. 14, 2024, attending near-double drowning of a father and son in the ocean west of Sharp Park Golf Course.



Stills from TV videos, Jan. 14, 2024, KGO-TV (above) and KTVU-TV (below).



Exhibit 5 Storm Sewer Pumphouse at SW corner of Golf Course, next to Levee



Pumphouse (above) and repair (circa 2008), with heavy equipment operating from the Levee (below)



Exhibit 6 Requested Correction to Coastal Access Figure 3-1

1.g

Figure 3-1:
Coastal Access



Source: City of Pacifica, 2019; San Mateo County, 2019; Dyett & Bhatia, 2019.

From: Coffey, Sarah
Sent: Friday, April 12, 2024 8:43 AM
To: Public Comment
Subject: FW: Requested modifications to vague terms in LCLUP Implementation Policies

From: Jeff Guillet [REDACTED]
Sent: Thursday, April 11, 2024 5:24 PM
To: _City Council <citycouncil@ci.pacifica.ca.us>; City Manager <cmoffice@pacifica.gov>; CoastalPlan <Coastalplan@pacifica.gov>; Coffey, Sarah <scoffey@pacifica.gov>
Cc: Vaterlaus, Sue <svaterlaus@pacifica.gov>; Bigstych, Tygarjas <tbigstych@pacifica.gov>; Beckmeyer, Sue <sbeckmeyer@pacifica.gov>; Bier, Mary <mbier@pacifica.gov>; Boles, Christine <CBoles@pacifica.gov>; Murdock, Christian <cmurdock@pacifica.gov>; Cervantes, Stefanie <SCervantes@pacifica.gov>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>; Coffey, Sarah <scoffey@pacifica.gov>
Subject: Requested modifications to vague terms in LCLUP Implementation Policies

[CAUTION: External Email]

Re: Pacifica City Council Meeting / April 15, 2024 / LCLUP Study Session #4

Pacifica City Clerk Sarah Coffey:

Please acknowledge receipt, and forward to City Council, Planning Commissioners, Planning Department, and Staff. Please include in the public record and in Councilmembers' and Staff's meeting packets.

Dear Mayor Vaterlaus and Council Members,

I appreciate your dedication to the LCLUP and your willingness to listen to the community's concerns.

In this email, I will provide feedback on two policies regarding development and permits, and request an update on the Coastal Vulnerability Zone Maps based on the latest sea level rise guidance.

Broadly used terms must be interpreted and those interpretations can cause a great deal of confusion by the public, the city, and the Coastal Commission. It's to everyone's benefit to clearly define broadly used terms whenever possible.

- **CR-I-43** [packet page 253] should specify which types of proposed "development" requires technical reports. For example, "Development that negatively impacts the coastal environment".
- **CR-I-49** [packet page 254] should specify which types of "Permit approvals" require deed restrictions. For example, "Coastal Development Permits", rather than just "Permits". The broadly used term "[permits](#)" can also be interpreted to mean business permits, building permits, alarm permits, fortune telling permits, etc.

Additionally, I request that the **Coastal Vulnerability Zone Maps** [appendix B, packet pages 277-281] be updated to reflect [Ocean Pacifica Council's 2024 Sea Level Rise Guidance](#), which is expected to be adopted on June 4, 2024 (less than 54 days from now). The original ESA maps, which were created in 2017 and were already incorrect because the Coastal Erosion 2100 estimates were made with coastal protections removed, are also based on 5.7 feet of sea level rise. OPC's 2024 guidance has been updated to 3.1 feet of sea level rise by 2100. This, along with considering existing shoreline protections, will dramatically affect the wave run-up, storm flood area, and flood prone area predictions indicated on ESA's original maps.

It is stated throughout that the LCLUP is based on "best available science". I respectfully urge you to reconsider including these errant and outdated maps in our LCLUP, especially when the best available science already tells us they are wrong. Pacifica homeowners will be improperly and directly affected by this wrong data through deed restrictions, technical reports, and permitting. Residents cannot wait for possible amendment to this LCLUP which may take years by the Coastal Commission, if they allow it at all.

Ref: <https://opc.ca.gov/2024/01/draft-slr-guidance-2024/>

Thank you,

Jeff Guillet

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From: HELEN DUFFY [REDACTED]
Sent: Sunday, April 14, 2024 10:06 AM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan; Vaterlaus, Sue; Bigstych, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; Cervantes, Stefanie; Woodhouse, Kevin; [REDACTED]; Leslie Davis; Laurie Fox
Subject: Pacifica City Council Meeting Apr. 15, 2024, Local Coastal LUP Study Session #4 / SPBWGC Opposes Exclusion of Sharp Park (golf course), West Fairway Park and Mori Point subarea from West Sharp Park Special Resiliency Area
Attachments: Ltr.Pac.Ci.Cil.SPGCgolfer.LCLUP.4.13.24.docx

[CAUTION: External Email]

Mayor Sue Vaterlaus, Pacifica City Council, and Pacifica Planning Department,

Attached, please find a letter on behalf of the Sharp Park Business Women's Golf Club regarding our support for Sharp Park and surroundings to be included in the Special Resiliency Area of Pacifica's Local Coastal Land Use Plan.

Thank you for considering our stance on this important issue.
Best,
Helen Duffy

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**Sharp Park Business Women's Golf Club
Sharp Park Clubhouse
2600 Francisco Blvd.
Pacifica, CA. 94044**

April 13, 2024

Pacifica City Council
540 Crespi Dr.
Pacifica, CA. 94044

**City Council Meeting, April 15, 2024 / Local Coastal LUP Study Session #4
Please designate Sharp Park - West Fairway Park - Mori Point subarea as
"Special Resiliency Area" in Final Draft Local Coastal Land Use Plan**

Dear City Council,

Greetings from the Sharp Park Business Women's Golf Club. We are a diverse group of recreational players – the largest portion being residents of Pacifica -- who gather regularly on Sunday mornings for golf at the landmark Sharp Park Golf Course. In 2005, our beautiful course was recognized by Golf Digest Magazine as "One of the 9 Most Cheerful Courses in the Country."

We have followed with interest the City of Pacifica's efforts over several years to update its Local Coastal Land Use Plan. Recently we have read, and we support, the San Francisco Public Golf Alliance's February 27 and March 25, 2024 letters calling on City Council to designate the Sharp Park (Golf Course) – West Fairway Park – Mori Point vulnerability subarea as "Special Resiliency Area" in the March 2024 Consultation Draft Local Coastal Land Use Plan (LCLUP).

The golf course and Clubhouse and their respective infrastructures are in constant need of repair and maintenance – some of which has long been deferred. The Planning Department explained at Council's March 2, 2024 LCLUP Study Session that the purpose of the proposed "Special Resiliency Area" policies is to facilitate maintenance and repair of old coastal zone properties – including some work that might not be possible without the "Special Resiliency Area" policies.

For the sake of proper upkeep and necessary repairs at the beautiful Sharp Park Golf Course and Clubhouse, we ask City Council to include West Fairway Park – Mori Point - Sharp Park within the "Special Vulnerability Area" designation in Pacifica's Local Coastal Land Use Plan (March 2024 Draft) to be submitted to the Coastal Commission.

Sincerely,

Leslie Davis and Helen Duffy

Captain and Co-captain of Sharp Park Business Women's Golf Club

cc: Richard Harris, San Francisco Public Golf Alliance

From: [REDACTED]
Sent: Sunday, April 14, 2024 11:41 AM
To: _City Council; Public Comment
Subject: Coastal Plan and how it effects me.

[CAUTION: External Email]

Hello,

I am the father of two teenagers and we living in west Fairway Park. We moved to our house on Seaside in 2009 (I know, lucky me) after renting in Sharp Park for five years. I am very concerned that the actions the City Council will take in regards to a new coastal plan will devalue my home and ruin the personality of Pacifica. At this point, the equity I have in my home is what I'll be able to pass on to my daughters. I am also concerned for my neighbors and the city in general. A wrong move here could be disastrous for the city of Pacifica that we know and love. I would like to see the city fight for the rights of it's residents to remain in their homes and businesses. Personally I would like to see the Seawall strengthened and improved for visitors to walk from Sharp Park to Mori Point and improvements along Beach Ave and the Pier. These are areas which generate income from visitors. Please stand your ground with the Coastal Commission!

Sincerely,

Paolo Vescia
[REDACTED]

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From: Nancy Tierney [REDACTED]
Sent: Sunday, April 14, 2024 4:27 PM
To: Public Comment
Subject: City Council April 15, 2024 Special Session--Public Comment Item#1

[CAUTION: External Email]

Mayor and Council Members:

I would like to offer a number of comments on the staff report and updated Local Coastal Land Use Plan. The executive summary notes that “the key action City staff has identified for City Council consideration is whether to submit a collection of alternative modifications in response to California Coastal Commission (CCC) staff’s March 2023 suggested modifications.” Having attended both the December 5 and March 2 study sessions, I agree with the staff assessment that there was a lack of understanding about the SRA (Special Resiliency Area) approach, certainly at the December meeting. Yet, as we learned about the implications of establishing SRAs, we became concerned. As many people have pointed out, this is an untested approach with unknown consequences. Administration of the program with the SSM (Substantial Structural Modification) could be burdensome to an already overworked staff. As for the proposed southward extension of West Sharp Park SRA, the Coastal Commission’s view that this isn’t a good idea is sound. The reasons laid out by the San Francisco Public Golf Alliance in favor of the extension likely can be addressed without this special designation.

Back to my initial comment about submitting alternative modifications to the CCC, I’d argue that we should not. Rather, turn our attention back to the March 2023 suggested modifications from the Coastal Commission. City staff acknowledge that most of the suggestions are acceptable to the City. With other planning activities including the Housing Element (in the General Plan) and Climate Action and Adaptation Plan update at play, adopting a resolution based on the CCC modifications would serve us well.

thank you.

Nancy Tierney

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From: Denise Crawford [REDACTED]
Sent: Sunday, April 14, 2024 10:43 PM
To: Public Comment
Subject: April 15, 2024 Special City Council Meeting Question

[CAUTION: External Email]

I live at [REDACTED] which is in the West Fairway Park area. You are considering modifications to the proposed Local Coastal Land Use Plan including the establishment of Special Resiliency Areas for West Sharp Park and Rockaway where shoreline protection structures are present. Fairway Park is also protected by the berm. The structure that is nearest to the ocean is, according to the map, 1,426.77' from the ocean. That's over a quarter mile. My house is 1,992' from the ocean which is more than a third of a mile. My home is 32.81' above sea level. Frankly, I do not know why the west side of Fairway Park is even being considered as being within the area threatened by sea level rise and, if there is a rational explanation for that, why is Fairway Park not being considered for the Special Resiliency Area designation?

This area has been in existence as a neighborhood since the mid-1950s. These are our homes most of which are heavily mortgaged. Could you please help us?

Jay Crawford

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From: Coffey, Sarah
Sent: Monday, April 15, 2024 8:46 AM
To: Public Comment
Subject: FW: Concerns about Tsunami Evacuation Areas addition to LCLUP
Attachments: 7 - Tsunami Evacuation Areas Map.pdf

From: Jeff Guillet [REDACTED]
Sent: Sunday, April 14, 2024 9:01 AM
To: _City Council <citycouncil@ci.pacifica.ca.us>; City Manager <cmoffice@pacifica.gov>; CoastalPlan <Coastalplan@pacifica.gov>; Coffey, Sarah <scoffey@pacifica.gov>
Cc: Vaterlaus, Sue <svaterlaus@pacifica.gov>; Bigstyk, Tygarjas <tbigstyk@pacifica.gov>; Beckmeyer, Sue <sbeckmeyer@pacifica.gov>; Bier, Mary <mbier@pacifica.gov>; Boles, Christine <CBoles@pacifica.gov>; Murdock, Christian <cmurdock@pacifica.gov>; Cervantes, Stefanie <SCervantes@pacifica.gov>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>
Subject: Concerns about Tsunami Evacuation Areas addition to LCLUP

[CAUTION: External Email]

Re: Pacifica City Council Meeting / April 15, 2024 / LCLUP Study Session #4

Pacifica City Clerk Sarah Coffey:

Please acknowledge receipt and include in the public record and in Councilmembers' and Staff's meeting packets.

Dear Mayor Vaterlaus and Council Members,

I appreciate the Coastal Commission staff's efforts to protect the coastal zone from natural hazards, but the changes they made to LCLUP implementation policy CR-I-45 are unreasonable expansion.

Coastal Commission staff added "Tsunami Evacuation Areas" to areas affected by implementation policy CR-I-45. These three words dramatically expand the scope of the **Assumption of Risk by Private Landowners** policy to include most of the Coastal Zone and even far into non-coastal zone Linda Mar areas up to Peralta. I include the Tsunami Evacuation Area map Figure 5-3 (which is strangely absent from Council's agenda packet) with this email for reference.

Rather than rejecting Coastal Commission's staff's over-reach, city staff is proposing changing the addition to "Tsunami Inundation Zones". Tsunami Inundation Zone maps do not exist and the USGS has no plans to create them, so the overly broad "Tsunami Evacuation Areas" term will still be used.

It also should be pointed out that there has never been a tsunami affecting Pacifica in recorded history (ref: <https://www.usgs.gov/news/state-news-release/geologic-evidence-past-tsunamis-california>). Forcing residents

to record a deed restriction for this improbable event will have immediate effects on property insurance costs and/or cause loss of coverage.

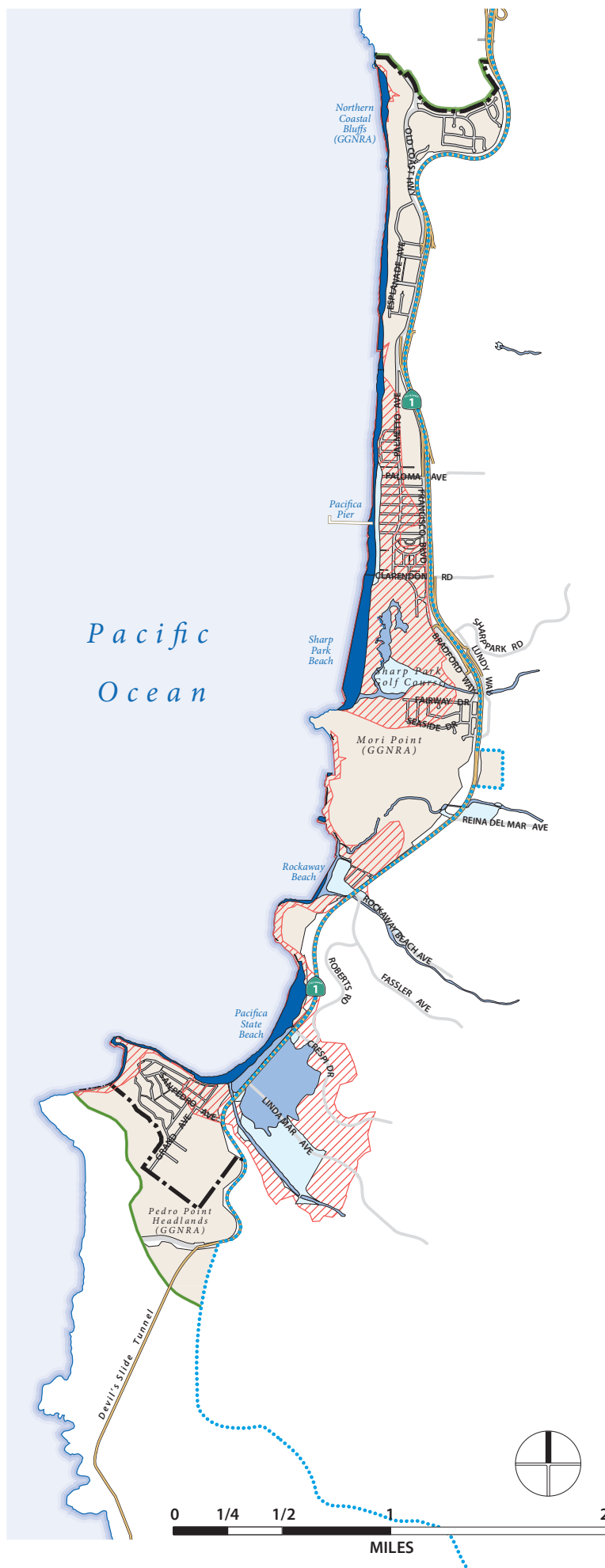
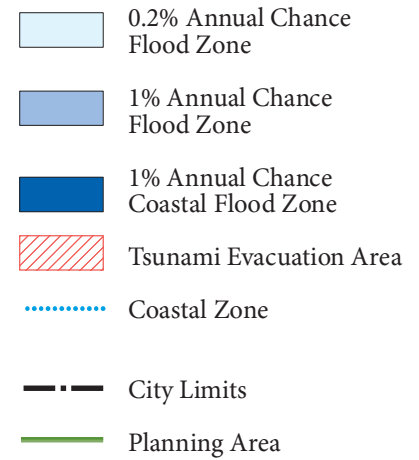
I urge the City Council to remove the Tsunami Evacuation Areas term from CR-I-45.

Thank you,

Jeff Guillet

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Figure 5-3:
Flood Zones



Tsunami evacuation zones encompass the entire coastal zone and beyond.

Source: Pacific Institute, 2009; FEMA, 2017; ABAG, 2009; US Geological Survey, 2009; ESA, 2009; City of San Mateo, 2019; San Mateo County, 2019; Dyett & Bhatia, 2019.

Exhibit 3
LCP-2-PAC-20-0036-1

Page 20

Packet Pg. 254

From: David Costa [REDACTED]
Sent: Monday, April 15, 2024 9:51 AM
To: Public Comment
Subject: Pedro Point field land use map

[CAUTION: External Email]

I'm currently at SFO and unable to attend tonight's meeting. I'm shocked that the City is once again considering the ill advised idea of changing the zoning of the field adjacent to San Pedro Road. The land is patently unsuitable for residential of any for all the reasons previously voiced by residents of Pedro Point. I would add that all the elements for a proscriptive easement for the public have long since been met and a change of zoning will be immediately followed by litigation to establish such.

David Costa
[REDACTED]

Sent from my iPhone

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From: mark stechbart [REDACTED]
Sent: Monday, April 15, 2024 11:21 AM
To: Public Comment; _City Council
Subject: comment for March 15 LCLUP city council mtg.

Importance: High

[CAUTION: External Email]

I have continuing objections to numerous CCC demands upon Pacifica. Council should reject them all and stay with the 2020 document.

I was perusing the smartcoastca.org March 2023 conference and found this taking presentation from a noted lawyer practicing before the CCC.

He warns about a takings shift to cities under managed retreat (and other CCC habitable demands) . It's a trap.

<https://youtu.be/oxp9FSeWw?t=2024>

at minute 43... shift of takings burden.

No plausible argument can be made for city council to abandon homeowner rights and infrastructure protection to the calif coastal commission demands.. Council to date has not said how and when key infrastructure will be defended or moved. If relocated, when, to what location, costs and who pays.

Is this council going to move a pump station east of Hwy 1 and condemn homes to do it? Will Hwy 1 be relocated through Linda Mar shopping center, along Anza Dr (with loss of homes) and through the community center and Puerto 27?

Too many unanswered questions.

None of you were elected to do this. This town as we know and enjoy will cease to exist.

More to the point, the CCC is artfully seducing city council to become the enforcer of CCC edicts. Sounds like a takings situation attorney Lamport warns us about.

With the SCOTUS Sheetz case Friday, the taking exposure becomes clearer.

Looks to me like SRAs; ESAs; tsunami regulations; deed restrictions; abandonment of right to shoreline protections; loss of right to remodel or repair; bad, outdated or incorrect maps, etc are all arguably takings.

City Council does not have enough money to defend nor settle any more legal cases. The homeless case cost Pacifica a fortune. The eminent domain case below is \$2 million and climbing.

City of Pacifica vs. East West Investment Inc./SM Sup.Ct./ Eminent Domain

San Mateo County Superior Court 18-CIV-05455

Eminent Domain case by City of Pacifica against owners of the 310-320 Esplanade Ave. property. Judgment (amended) of Condemnation for Pacifica 2.1.24; orders Pacifica to pay owners \$2 M, plus \$313K attorneys fees, \$48K expert witness fees,

Pacifica city council continuing failure to draw a bright and public line in defense of Pacifica homeowners (2020 document) is seriously souring voters.

Prior CCC meetings up to March 2 all had serious public push-back.

The March 2 meeting to explain all things CCC had the largest attendance of any council meeting in recent memory. 80% of the audience left at lunch.

mark stechbart

[REDACTED]
[REDACTED]

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From: Sue Digre [REDACTED]
Sent: Monday, April 15, 2024 11:59 AM
To: Public Comment
Subject: 4v15 2024

[CAUTION: External Email]

The Coastal Commission is supposed to support the Coastal Act and should be respected.

Thanks
Sue Digre

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From: Cindy Abbott [REDACTED]
Sent: Monday, April 15, 2024 12:01 PM
To: Vaterlaus, Sue; Beckmeyer, Sue; Boles, Christine; Bigstych, Tygarjas; Bier, Mary
Cc: Public Comment
Subject: Public Comment for the April 15, 2024, Special Meeting of the Pacifica City Council on the LCLUP Update

[CAUTION: External Email]

Dear Mayor and Councilmembers,

Over many years, I've supported the City of Pacifica's attempts to update the 1980 Local Coastal Land Use Plan. While being in support of significant sections of the draft LCLUP, including the modifications made by the California Coastal Commission staff in March 2023, to clarify policies and consistency with the Coastal Act, I am disappointed by the plan that:

- Proposes the creation of "Special Resilience Areas (SRAs)" brought forward as a "novel approach" that is really just a repackaged and disguised attempt to run around the Coastal Act – creating inequity between neighborhoods, and are trying to circumvent the Coastal Act that is designed to ensure protection of irreplaceable beaches and coastal habitat in favor of development. And,
- For a lack, after all these years, for a true vision for the future.

And, while the City applauds the "community engagement" the process has repeatedly been undermined by changes in focus and little of the comments from the community actually being included in the update.

Engagement should be more than the number of individuals attending a meeting.

I suggest that you return this plan to staff to remove the Special Resiliency Areas and work towards a truly visionary approach for the future that recognizes the impacts of the climate crisis.

Cindy Abbott
West Sharp Park

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From: [REDACTED]
Sent: Monday, April 15, 2024 12:01 PM
To: Public Comment; _City Council
Subject: Comment for 4/15 meeting

[CAUTION: External Email]

Why is the Pacifica City Council trying to push new edits of the Local Coastal Land Use Plan by the California Coastal Commission through for a vote by the City Council when there are still so many questions around this massive overreach? Why is OUR City choosing to be the first to "work with" the California Coastal Commission with these changes? Why should we be the guinea pig for testing the idea of special resiliency areas - when still so much of the public, homeowners, property owners, and businesses are completely unaware of the Coastal Commission's extreme changes to the LCLUP? Shouldn't we wait to see if other Cities with more resources are willing to "work with" the Coastal Commission?

Marianne P. Osberg

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From: Cherie Chan [REDACTED]
Sent: Monday, April 15, 2024 12:01 PM
To: Public Comment
Cc: NorthCentralCoast@Coastal
Subject: Meeting Date 4/15/2024: Agenda Item 1, Comment on Pacifica Local Coastal Plan
Attachments: 2024-04-15_Chan-LCLUP_Letter.docx

[CAUTION: External Email]

--
Cherie Chan
[REDACTED]

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.

To: publiccomment@pacificacounty.gov
CC: via NorthCentralCoast@coastal.ca.gov

Subject Line: Meeting Date 4/15/2024: Agenda Item 1, Comment on Pacifica Local Coastal Plan

Dear City of Pacifica Decision-Makers and protectors of equitable Coastal access in light with State Law,

I am writing again to ask that we not rush through the City of Pacifica's (Pacifica) proposed Modifications to the Revised Certification Draft Local Coastal Land Use Plan (LCLUP), which now includes disastrous proposals for "Special Resiliency Areas" and carries forward other flawed recommendations such as Land-Use Designation Changes which violate CEQA, and removal of Coastal Access, which violate the Coastal Act.

Pacifica presents no analysis to justify its proposal to change the Land Use Designations without consideration for the conditions on the ground (CEQA) or the City's own certified LCLUP. The proposes Land Use designation change at the Undeveloped San Pedro Avenue Site is but one notable and well-documented example of this failure.

The Big Picture

I encourage the City of Pacifica's decision-makers take a step back to abide by the big picture: the six main goals the City lays out on its own website for the LCLUP update. Pacifica's proposed changes to the LCLUP violate nearly all of its own goals.

- 1) Prioritize Coastal-Dependent and Coastal-Related Land Uses
- 2) Maintain And Enhance Coastal Access and Recreation Opportunities
- 3) Protect And Restore Environmentally Sensitive Habitat Areas and Coastal Water Quality
- 4) Preserve Visual Resources and Community Character
- 5) Address Coastal Erosion, Sea Level Rise, and Natural Hazards

<https://www.planpacificacounty.org/local-coastal-program>

We Should Not Rush Forward a Compromise Which is Vulnerable to Legal Challenge

I certainly understand that Pacifica and the California Coastal Commission (CCC) are attempting to balance many conflicting interests, and that the CCC left "even more possible modifications that have been previously identified as appropriate changes for the City to consider that have been 'left on the table' in this effort. Not because those changes would not also be appropriate under the Coastal Act, because they would and could help to further improve the LUP, but more in the spirit of trying to provide the City an as-modified LUP that can be approved and that retains the City's

proposed structure and many of its core provisions in a way that can ideally be accepted by the City and form the basis for future LCP planning, including the IP update that would need to follow.”¹

That said, the CCC cannot abandon its responsibility to enforce the Coastal Act to appease a vocal minority which has violated the Public Trust doctrine for generations, and the City cannot abandon its responsibility to enforce CEQA by truthfully acknowledging the conditions on the ground that its proposed project, the proposed LCLUP modifications including the establishment of a Coastal Residential Mixed Use zoning district within a known wetlands.

Specific Errors of Fact: Land Use Designation Change

In its February 2023 letter, the CCC highlights the following:

One area of concern is an undeveloped site west of the shopping center (and bounded by Halling Way, San Pedro Ave, Danmann Ave and Shoreside Drive) which the City indicates it wishes to establish it as a Coastal Residential Mixed-Use designation (which would allow up to 15 units per gross acre and 0.10 Floor Area Ratio (FAR) for nonresidential use) to allow a range of options for development onsite. ***While this new land use designation is not drastically different from its current commercial land use designation***, which would allow a variety of potential commercial uses, including visitor serving, commercial, retail, office, and light industrial, this undeveloped site is known to contain wetlands and ESHA supporting California Red Legged Frog habitat, and the presence of such coastal ecological resources could significantly constrain the development potential of this site. While the proposed policy does note that a wetland survey would be required to delineate potential wetlands on the site as part of any future development application, this text is written as sub-text to the policy and not in the main body of the policy, making it less apparent and more difficult to enforce. In addition, the City fielded significant public comments that expressed concerns with any development at this site because of limited parking, traffic, and infrastructure capacity, as well as with adequate protections for the ecological coastal resources present. Specifically, a group of local residents who reside in the Pedro Point neighborhood have raised these concerns to Commission staff and continue to have issues with the lack of data included in the update around the biological constraints present at the site (mainly in regard to red-legged frogs) and they do not support development at the site. Therefore, to make this policy consistent with aforementioned Coastal Act requirements that protect such resources from development, a modification is proposed to Policy LD-I-20 ensure that all biological constraints are considered for this site prior to any future development allowances (page 41 in Exhibit 2).

In this analysis, the CCC commits a fatal flaw in its early—and non-binding preliminary recommendations—that Pacifica’s proposed conditions are not drastically different from what is currently proposed. The current, certified LCLUP is included here for clarity:

¹ Letter of Stephanie Rexing, North Central Coast District Manager to the City of Pacifica, Prepared February 24, 2023 (for March 8, 2023 Hearing)

Existing commercial uses adjacent to Highway 1 total about 6 percent of the land use in the neighborhood. Behind the shopping center and bounded by San Pedro and Danmann Avenues and the old railroad berm is a large, flat vacant parcel (+10 acres). Realignment of San Pedro Avenue and improvements to the San Pedro-Highway 1 intersection are proposed. These improvements would facilitate access while improving traffic safety and circulation for the commercial area and the neighborhood as a whole.

The designated land use for this area is commercial with emphasis on coastal related and/or visitor-serving uses. By combining all of the parcels in the area between Danmann and San Pedro Avenue, Highway 1 and the railroad berm and developing them as an integrated project along a realigned San Pedro Avenue, this small, oceanside commercial center could be rejuvenated and expanded to become an attractive visitor destination, as well as provide for neighborhood retail needs. Building on the design character of some of the older homes along Danmann and San Pedro which have been converted to shops, adding a cultural center for performing arts and an attractive motel could, if

C-55

carefully designed, enhance the appearance of this area and provide visitor services near the shoreline. After appropriate study of the protective character of the railroad berm, this area might be linked directly to the beach by removing a portion of the berm; however, alternatives to berm removal for access are preferred. An Environmental Impact Report should be required for removal of the berm.

Small scale, rustic design and ample landscaping throughout the commercial development would complement the existing attractive design elements in the Pedro Point area. Adequate public access through the development to the shoreline and a general orientation to coastal related/visitor-serving uses within the project would be appropriate in this location. Given these criteria, commercial use of this portion of the neighborhood is consistent with the following policies of the Coastal Act: 30212 (Provision of Public Access in New Developments), 30222 (Priority of Recreational/Visitor-Serving Uses), 30250 (Concentration of Development), 30251 (Scenic Resources) and 30253 (Special Neighborhoods).

By casually accepting such a significant change without considering the conditions on the ground along with the regulatory document currently in-effect which have profound ESHA and hydrology (seasonal and persistent year-round flooding constraints) conflicts, the CCC is allowing a piecemeal treatment and inversion of project-level details in violation of the Coastal Act. The point of an LCLUP is to identify, on a landscape and planning-level, where opportunities for Coastal

Access are, and should remain, rather than be erased. We cannot defer this analysis on to parcel level when changes are being proposed.

Coastal Access is Being Removed

Nevertheless, I will persist in also pointing out the parcel-level flaws in Pacifica's analysis. As a resident of San Pedro Avenue for 15-plus years, I have crossed the property formerly known as the "Archdiocese property" across the railroad berm along sturdy, wooden steps, across the old railroad berm, and down a well-worn path and wooden steps, identified as the second informal beach access in the current LCLUP, excerpted below on page C-58.

COASTAL ACCESS

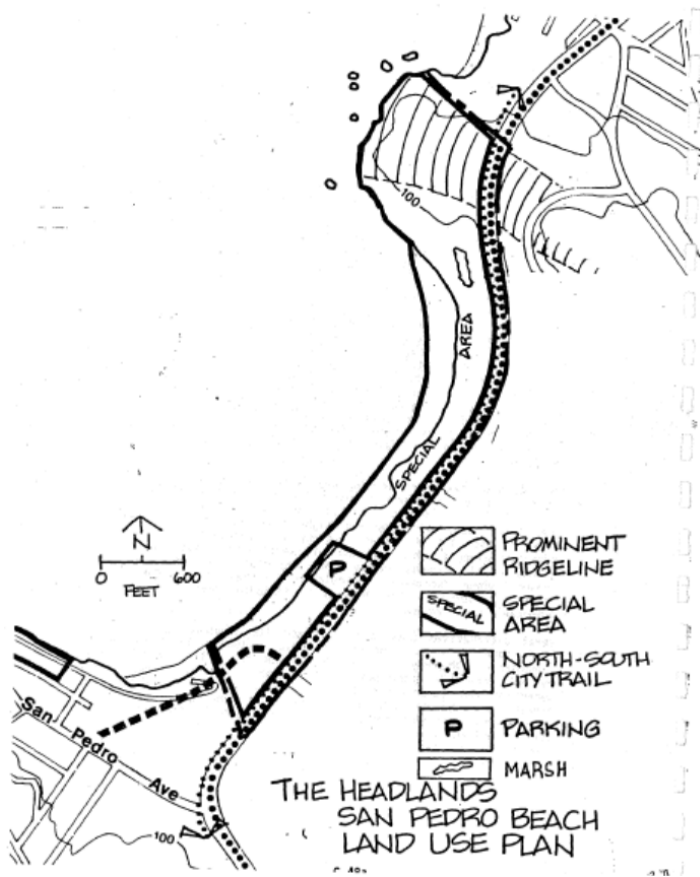
Four beach access points exist in this coastal neighborhood. All are currently unimproved, but are established by frequent use. The most northerly of these accesses is located on the north side of the existing Pedro Point Shopping Center. This access is a trail along the low bank of San Pedro Creek, most of which is in the Headlands-San Pedro Beach neighborhood to the north. This access trail leads through residentially developed frontage on the beach and should be clearly signed. Signing should occur both at the actual access and at the edge of Highway 1 for those using the beach parking on Linda Mar Boulevard.

The second informal beach access is west of the first; a dirt access road used by the residents on the north side of the berm. The developed access to this area should be part of the proposed adjacent commercial development which may include removing part of the unused railroad berm and providing visual and physical access to the beach. Alternatives to berm removal are preferred.

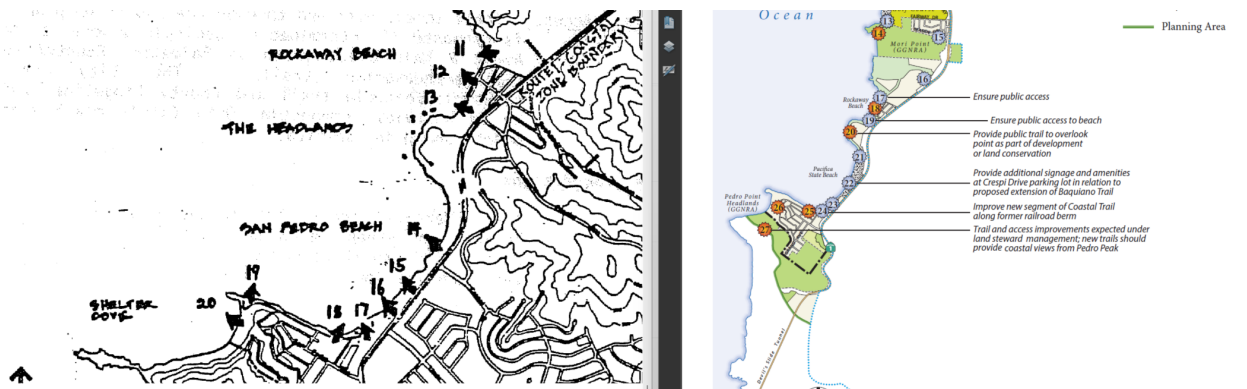
The third access is down the steep bluffs to the cobble beach on the north side of Shelter Cove. Because of public safety problems, particularly landsliding and rock falls, the existing informal access should be allowed to continue, but should not be promoted. The fourth access, Shelter Cove, the sandy pocket beach and the only access to the rocks called Point San Pedro (actually located in unincorporated County), should be retained in private ownership, but set aside for public use. As a part of development proposed for the area, the access road should be improved. Public beach parking should be provided. Because of the isolated location, small area, and confined nature of the beach, public use should be available but not promoted. Should the State wish to operate and manage this area in the future, the area should be actively promoted for diving.

The Pedro Point-Shelter Cove area is served by the County inter-City bicycle trail system and the City's north-south pedestrian-bicycle pathway. Both routes parallel Highway 1. An extension from the City pathway is proposed from Highway 1 west to the vista point/museum proposed at Tobin Station. The route would follow San Pedro Avenue to Danmann; and west on Danmann. The County's trail will eventually continue south along the Devil Slide bypass and along the coast to the coastal communities and beaches to the south.

The current LCP at page C-49 of the Certified LCP (Electronic Page 56/126) identified the San Pedro Avenue site as a vital linchpin between Pacifica State Beach and the continuation of the Pedro Point Headlands.



Instead, the new version erases well-documented public access points which were part of the current LCLUP at left, and turns them into the points in orange at right in its new version, which are merely **View Points**, not access points.



Cites: Current Local Coastal Plan <https://www.cityofpacifica.org/.../2392/637838931960070000>, page 73

(Packet Page 119 /343

here: <https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1527&Inline=True>)

Text at page 114 and 122, Figure 3-1 map at page 306.

TABLE 3-2: COASTAL ACCESS POINTS (CONTINUED)					
Map	Name	Beach Access?	Ownership	Detail	Proposed Improvement
	25245 North Side Pedro Point Shopping Center	Yes	Private	Informal trail access, and customer parking at shopping center.	Improve new segment of Coastal Trail along former railroad berm.
3.2	26256 Oceanshore Railroad Berm	No	Private	Narrow sandy beach backed by private residences and the old Oceanshore Railroad berm, about 80-100 feet in height.	<u>Conduct a prescriptive rights study.</u>
3.2	27267 Shelter Cove	No	Private	Steep bluff. Access by steep, informal trail on private land. High-up views over Shelter Cove, Pedro Point.	<u>Conduct a prescriptive rights study.</u>
	28278 Pedro Point Headlands	No	Public	Headlands with steep cliffs. Limited trail access exists from trailhead at Highway 1.	Trail and access improvements expected under land steward management; new trails should provide coastal views from Pedro Peak.

Source: Pacifica General Plan, 1980; Dyett & Bhatia, ~~2020~~2019

Pacifica now denies that this long-held public access point even exists, in violation of the Coastal Act. Please reject these absurd changes which violate the spirit of the Coastal Act.

Thank you.

Cherie Chan

San Pedro Avenue

From: Richard Harris [REDACTED]
Sent: Monday, April 15, 2024 2:08 PM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan
Cc: Vaterlaus, Sue; Bigstych, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; 'Phil Ginsburg'; 'Potter, Spencer (REC)'; Cervantes, Stefanie; Woodhouse, Kevin
Subject: Pacifica City Council Meeting Apr. 15, 2024, Local Coastal LUP Study Session #4 / SF Pub. Golf Alliance Addendum
Attachments: Ltr.SFPGA.to Pac.Ci.Cil.re.Pacifica.LCLUP.4.14.24.pdf

[CAUTION: External Email]

Pacifica City Council Mtg Apr. 15, 2024, LCLUP Study #4 / SF Pub. Golf Alliance Addendum

Pacifica City Clerk Sarah Coffey – Please acknowledge receipt, include in Council’s Correspondence file in the Study Session #4 file, include in Council’s Agenda Packet (if possible at this late hour), and forward to City Council, Planning Commissioners, Planning Department, and Staff

Mayor Sue Vaterlaus, Pacifica City Council and Pacifica Planning Department

Dear Mayor Vaterlaus, Councilmembers, and Planning Department Staff
Enclosed please find SF Public Golf Alliance’s Addendum letter, dated April 14, for Council’s April 15 Local Coastal LUP Study Session #4.
Please include in the public record and in Councilmembers’ and Staff’s meeting packets.
We look forward to seeing you again.
Very Best Regards

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

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.



April 14, 2024

Pacifica City Council
Mayor Sue Vaterlaus
540 Crespi Dr.
Pacifica, CA. 94044

Pacifica City Council Meeting / April 15, 2024 / Local Coastal LUP Study Session #4

Addendum to SF Public Golf Alliance Letters Feb. 27, Mar. 25, and Apr. 8, 2024

EXECUTIVE SUMMARY: The April 2024 Draft LCLUP is Not Ready for Prime Time, and is Badly Flawed by, among others: (1) missing information and key uncorrected factual errors about, inter alia, infrastructure and access; (2) Arbitrary failure to include all of West Sharp Park-West Fairway Park-Mori Point in Special Resiliency Area; (3) Key inconsistencies with Pacifica's Guiding LCLUP Policies; (4) Reliance on outdated data; and (5) Failure to comply with Environmental Justice Principals.

Dear Mayor Vaterlaus and Council Members,

We submit this letter on behalf of the non-profit San Francisco Public Golf Alliance and its highly diverse 7,000-plus men and women members, a substantial number of which are Pacifica residents and Sharp Park golfers. This is an Addendum, with additional information supporting and in addition to our previously submitted letters to Council, dated February 27¹, March 25, 2024,² and

¹ Letter, SF Public Golf Alliance to Pacifica City Council, re Consultation Draft LCLUP.2.27.24
https://drive.google.com/file/d/12cwdlvP5KlwHlw46TGtNkEA63_pRFg1/view?usp=drive_link

² Letter, SF Public Golf Alliance to Pacifica City Council, re Consultation Draft LCLUP.3.25.24
https://drive.google.com/file/d/1vHuMe1pqU1zxoQUy4fP9A9KB6MNGSXem/view?usp=drive_link

April 8, 2024³, incorporated herein by this reference. Those prior letters advocate “Special Resiliency Area” status for the entire West Sharp Park-West Fairway Park-Mori Point vulnerability area and call for Corrections and Modifications to Pacifica’s Consultation Draft Local Coastal Land Use Plan. (The most current iteration is presented to City Council as Attachment G to the Staff Report for Council’s April 15, 2024 Study Session Meeting No. 4⁴ (and hereinafter referred to as the “April 2024 Draft LCLUP”).

1. The Minutes⁵ of Council’s March 2, 2024 LCLUP Study Session No. 3 report that:
 - The Planning Director told Council that Planning Staff was “not aware of public infrastructure running parallel and protected by that berm” (the Sharp Park Levee coastal protective structure). (Minutes, at page 21).
 - The City Manager told Council “most of northern Pacifica’s [sewage] is coming down to the major pump station on Beach Blvd., and around the golf course and up the hill to the Calera Creek Water Treatment Plant” (Minutes, at page 24); and “... there was not city wastewater infrastructure that runs through the golf course but they will verify that it goes around the golf course,” (Minutes, at page 23); and he “. . . wanted to clarify a point regarding wastewater infrastructure and the golf course. . . the forced [sic] main goes around the golf course and the master plan shows a line that goes through the golf course more on the eastern third of the golf course. They will come back with further information about that as it might be a San Francisco maintained line. .” (Minutes, p. 29.)

The San Francisco Public Golf Alliance letters of February 27 and March 25, 2024 contain maps, links to Pacifica engineering consultants’ reports, photos, and Exhibits showing Pacifica’s storm sewer and sanitary sewer infrastructure, including the storm sewer pumphouse sitting right next to the Levee and sanitary sewer gravity line and force main running North to South across the Golf Course.

2. **The boundaries of San Francisco’s Sharp Park Golf Course property west of the Coast Highway are shown at Assessor’s Parcel Map APN0164300020**, on file with and available for download from the website of the San Mateo County Clerk / Assessor / Recorder’s office.⁶ (Copy of Parcel Map APN0164300020 attached hereto as **EXHIBIT 1**.)
3. **The City of Pacifica has the Local Coastal Planning Role, and its Local Coastal Plan and its policies serve as “guidance,” even in an area of the Coastal Commission’s Retained Permitting Jurisdiction.** The Minutes⁷ of Council’s March 2, 2024 LCLUP Study

³ Letter, SF Public Golf Alliance to Pacifica City Council, re April 2024 Draft LCLUP.4.8.24

https://drive.google.com/file/d/1KuFZfa5um7qMXNpesOaJ72IW5SP7oR0I/view?usp=drive_link

⁴ City of Pacifica Local Coastal Land Use Plan April 2024 Revised Certification Draft (“April 2024 Draft LCLUP”), Attachment G (at Packet pages 55-322) to the Staff Report for Pacifica City Council LCLUP Study Mtg. April 15, 2024: [Agenda - Monday, April 15, 2024 \(iqm2.com\)](https://www.pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=1448&Inline=True)

⁵ Pacifica City Council, Meeting, Mar. 2, 2024, Minutes

[\[https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=1448&Inline=True\]](https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=1448&Inline=True)

⁶ San Mateo County Parcel Map APN0164300020, San Mateo County Assessor’s Office (<https://smcacre.gov/assessor>) Property Maps Portal (<https://gis.smcgov.org/Html5Viewer/?viewer=raster>)

⁷ Pacifica City Council, Meeting, Mar. 2, 2024, Minutes

[\[https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=1448&Inline=True\]](https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=1448&Inline=True)

Session No. 3 report that, regarding the Local Coastal Plan and the San Francisco-owned Sharp Park property: “. . . in relation to the berm, it was San Francisco property. . . Under the Coastal Act, they are in our local coastal program, and some jurisdiction needs to have the LCP and we have it. **Our policies can guide what will occur there** (emphasis added) but ultimately it is agency to agency between San Francisco and Coastal Commission as well as agency to agency of Pacifica and Coastal Commission.” ([Minutes](#), at page 21.) In the Coastal Commission’s own Findings in its November 2017 order granting San Francisco Coastal Development Permit Application for Sharp Park Armoring, CDP 2-17-0702, the Commission asserted its “retained permitting jurisdiction,” while acknowledging “Pacifica . . . has a certified Local Coastal Program . . . with **the City’s LCP providing non-binding guidance** (emphasis added) and the appropriate permitting entity is the Coastal Commission.”⁸ **It accordingly appears that the assertion in the April 15, 2024 Staff Report for City Council’s April 15, 2024 LCLUP Study Session that “the SRA boundary and associated policies would have no direct effect in this area”⁹ is incorrect.**

4. **The City of Pacifica has consistently over the years, in resolutions and in letters to governmental authorities including the Coastal Commission: (1) recognized the historical landmark status and community value and supported the continued existence of Sharp Park Golf Course and its Clubhouse; and (2) alerted authorities, and specifically the Coastal Commission, that “removal of the berm (shoreline armoring) . . . would put Pacifica neighborhoods at risk of flooding, including the Sharp and Fairway neighborhoods.”** (Copies of the City’s letters to the Coastal Commission signed by City Manager Lori Tinfow (March 23, 2015)¹⁰ and City Manager Kevin Woodhouse (November 7, 2017)¹¹, are attached hereto respectively as EXHIBIT 2 and EXHIBIT 3.)
5. **The Coastal Commission’s November 2017 Determination to grant San Francisco Coastal Development Permit for Sharp Park Armoring (CDP 2-17-0702) was based, among other things, on the Commission’s findings that “non-armoring solutions in this case are not currently feasible alternatives at this time,”¹² and “. . . the ‘managed retreat’ alternative . . . is currently infeasible because it would be extremely costly (estimated in the tens of millions of dollars) and it is unclear if a golf course could even be relocated inland at this location. In addition, it is infeasible due to the mandates the Applicant is under to protect existing habitat for the CRLF and the SFGS”.¹³ [California red-legged frog and San Francisco garter snake] San Francisco should accordingly not be subject to permit**

⁸ Coastal Commission Staff Report, November 8, 2017, in the matter of Coastal Development Permit CDP 2-17-0702 (Sharp Park Armoring) at page 16: <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

⁹ Staff Report to City Council, April 15, 2024, at page 7 [Agenda - Monday, April 15, 2024 \(iqm2.com\)](#), Pkt. Pg. 10

¹⁰ Letter, City of Pacifica to California Coastal Commission, Mar. 23, 2015: https://drive.google.com/file/d/1CFkVXqhTRpcGihUeM0rPstgG9_1sQkW/view?usp=drive_link

¹¹ Letter, City of Pacifica to California Coastal Commission, Nov. 7, 2017: https://drive.google.com/file/d/1gAUUPz2zHZ_4qRtDLjvMRePNob_SCz0q/view?usp=drive_link

¹² Coastal Commission Staff Report, November 8, 2017, in the matter of Coastal Development Permit CDP 2-17-0702 (Sharp Park Armoring), pg. 22 (22/38): <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

conditions for maintenance, repairs and restorations of its landmark structures at Sharp Park based on a hypothetical condition at the property (e.g. absence of the existing coastal protective structure at the Sharp Park Levee) that the Coastal Commission has found to be “infeasible”.

6. **Letters advocating “Special Resiliency Area” status for the Sharp Park Golf Course and the adjoining West Fairway Park and Mori Point neighborhoods have also been submitted by the Sharp Park Business Women’s Golf Club¹⁴ and the Sharp Park Golf Club.¹⁵**
7. **For the Record, we submit a copy of our November 3, 2017 letter¹⁶ filed with the Coastal Commission in the matter of the Commission’s Coastal Development Permit (Sharp Park Armoring), No. CDP 2-17-0702.** The letter contains a detailed and documented recital of the history and pedigree Sharp Park Golf Course, its diverse golfing clientele, national and international prominence, and its support from historical preservation, golfing societies and state, national and international organizations, and the community. All of which we incorporate by this reference.
8. **Ocean Protection Council. California Ocean Protection Council has announced anticipated adoption of revised Sea Level Guidance at its calendared June 4, 2024 meeting.¹⁷** Pacifica should wait to until the new “best available science” is proclaimed by the State of California.

Respectfully submitted,

Richard Harris

President, San Francisco Public Golf Alliance

cc: City Manager Kevin Woodhouse, Planning Director Christian Murdock, Deputy Planning Director Stefanie Cervantes, Planning Commission and Commissioners, City Clerk Sarah Coffey, Phil Ginsburg, Gen. Mgr., San Francisco Recreation and Parks Dept., Spencer Potter, Esq., San Francisco Recreation and Parks Dept.

¹⁴ Letter, Sharp Park Business Women’s Golf Club to Pacifica City Council re LCLUP , Apr. 13, 2024
https://drive.google.com/file/d/1Q4HyQFIG6sEK8ACgysZvEeBsmSYknxD/view?usp=drive_link

¹⁵ Letter, Sharp Park Golf Club to Pacifica City Council re LCLUP , Apr. 11, 2024
https://drive.google.com/file/d/15X287JmmwH-G3sGaR9ptGr8XjYt0ACnC/view?usp=drive_link

¹⁶ Letter, San Francisco Public Golf Alliance to California Coastal Commission, Nov. 3, 2017
(https://drive.google.com/file/d/1t2M2jdRmDDTPyvRX1kcz0CTlrfxy7KZs/view?usp=drive_link) , submitted in the matter of Coastal Development Permit CDP 2-17-0702 (Sharp Park Armoring)
<https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>

¹⁷ California Ocean Protection Council, State of California Sea Level Guidance, etc.:
<https://opc.ca.gov/2024/01/draft-slr-guidance-2024/>

Exhibit 1 San Mateo County Assessor's Office, Sharp Park Parcel Map, APN0164300020

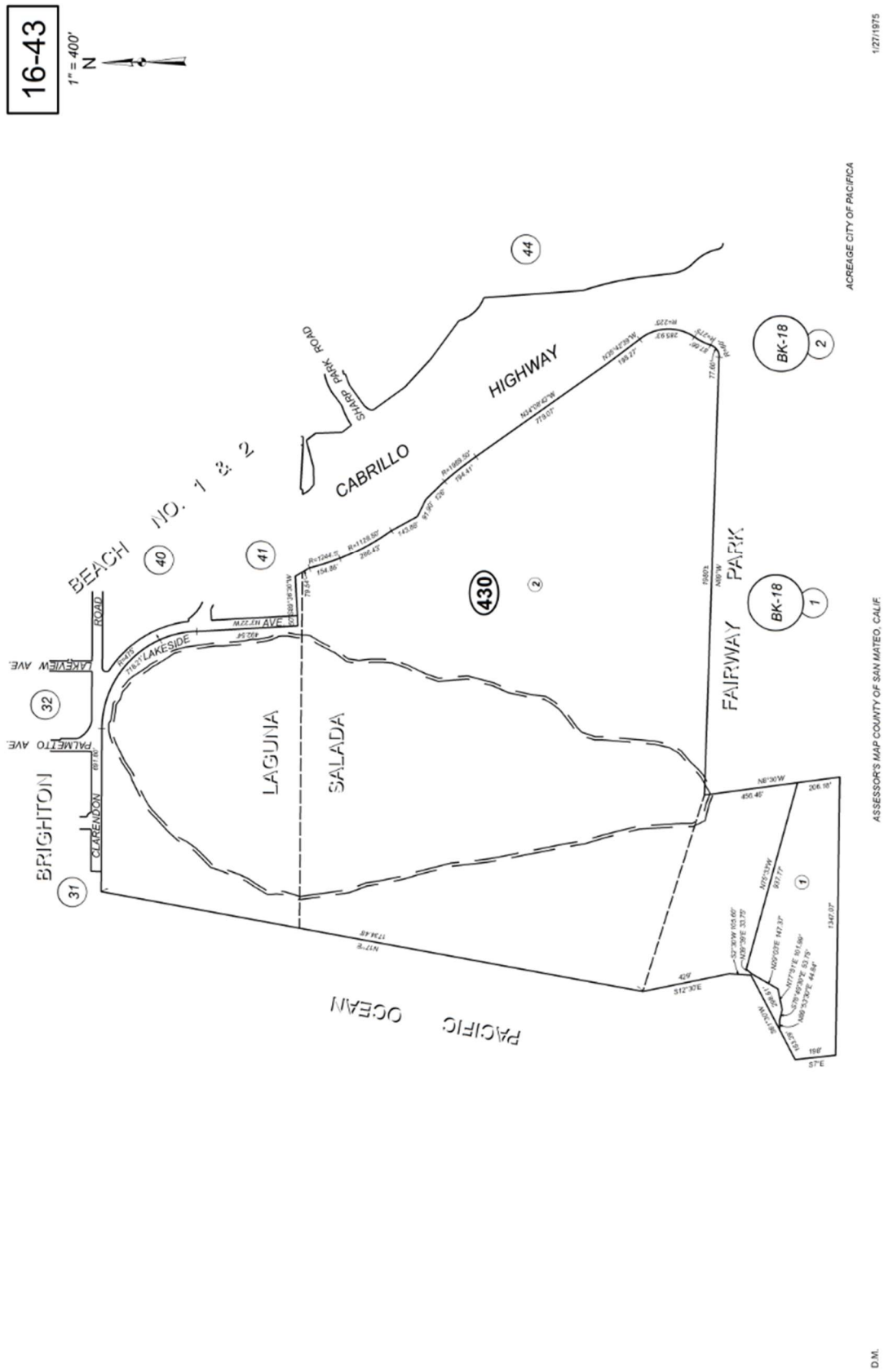


Exhibit 2 Letter, City of Pacifica to California Coastal Commission, March 23, 2015



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

170 Santa Maria Avenue • Pacifica, California 94044-2506
www.cityofpacifica.org

MAYOR
Karen Ervin

MAYOR PRO TEM
Sue Digre

COUNCIL
Mary Ann Nihart
Mike O'Neill
John Keener

March 23, 2015

California Coastal Commission
Headquarters Office
45 Fremont St., #2000
San Francisco, CA. 941-5-2219

**Re: CDP No. 2-12-104 / Sharp Park Pump House, etc. Project
Commission Hearing, San Rafael, CA., April 15-17, 2015**

Dear Coastal Commissioners,

By unanimous vote at its regularly-scheduled public meeting on March 23, 2015, the Pacifica City Council directed me to write this letter of support for City and County of San Francisco's Coastal Development Permit application for the Sharp Park Pump House Project, and urging the Coastal Commission to approve San Francisco's permit application.

Sharp Park Golf Course is a unique and significant Pacifica cultural and historical resource – designated a "Pacifica Historic Site" in the Pacifica General Plan, and declared to be a "significant cultural and historical resource" by Pacifica's official historian, the Pacifica Historical Society. The golf course also provides low-cost public recreation and coastal access to a broad cross-section of golfers and other residents and visitors of San Francisco and San Mateo Counties.

San Francisco and Pacifica agencies have worked together since the 1990s, on a recently-completed, \$10-plus-million-dollar recycled water irrigation system primarily designed to serve the Sharp Park Golf Course, which in late 2014 began delivering irrigation water to the course.

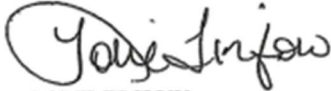
The Pump House Project proposed by the property owner, the City and County of San Francisco, would provide badly-needed infrastructure improvement and maintenance, together with habitat enhancement for endangered species, to this historically and culturally significant public recreational facility.

The City of Pacifica, its General Plan, and City Council, has long been on record in favor of maintaining the historic 18-hole Sharp Park Golf Course. By this letter, the City Council confirms the City of Pacifica's continuing support for keeping and renovating the 18-hole Sharp Park Golf Course, while simultaneously enhancing habitat for endangered species. The City and County of San Francisco's Pump House Project strikes what we believe to be an appropriate and compatible balance between these twin goals.

We note that several residents of Pacifica monitor the levels of water in Horse Stable Pond, using the gauge attached to the pump house. The water levels in Horse Stable Pond are important for the reproduction of the Red Legged Frog. We ask that their access to the gauge not be restricted by construction activity, nor any fencing or locked gates in the completed project.

The City of Pacifica respectfully urges the Coastal Commission to approve the Coastal Development Permit for the City and County of San Francisco's Pump House Project.

Sincerely,



LORIE TINFOW
City Manager

cc: Pacifica City Council Members
Mr. Phil Ginsburg, General Manager, San Francisco Recreation & Park Department
San Francisco Mayor Edwin Lee
San Mateo County Board of Supervisors
Congresswoman Jackie Speier

Exhibit 3 Letter, City of Pacifica to California Coastal Commission, November 7, 2017



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

170 Santa Maria Avenue • Pacifica, California 94044-2506

www.cityofpacific.org

MAYOR
Mike O'Neill

MAYOR PRO TEM
John Keener

COUNCIL
Sue Digre
Sue Vaterlaus
Deirdre Martin

November 7, 2017

Chairperson Dayna Bochco
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: San Francisco Recreation and Parks Department application for after-the-fact authorization of shoreline armoring located in the City of Pacifica (Permit Number 2-17-0702)

Dear Chairperson Bochco:

The City of Pacifica (City) received notice of public hearing regarding the request referenced above to authorize existing shoreline armoring seaward of Sharp Park Golf Course and to authorize maintenance under certain conditions. First, the City is very concerned about the lack of communication and outreach from both the Coastal Commission and City of San Francisco staff. We now understand that this after-the-fact authorization has been under review for some time, possibly years, with little to no communication from either the Commission or San Francisco with the City in which the subject improvements are located. This is very concerning and runs contrary to the extra efforts Pacifica has made to work openly with the Commission and San Francisco over the years.

The City would like to call your attention to Exhibit 7 to the staff report, which is the Alternatives Analysis submitted by San Francisco for this project. This Analysis correctly identifies that removal of the berm (shoreline armoring), as contemplated in Special Condition 5, would put Pacifica neighborhoods at risk of flooding, including the Sharp Park and Fairway neighborhoods. These neighborhoods contain homes, businesses, and infrastructure that are extremely important to the community. Although discussed in the Alternatives Analysis, the neighborhood flooding potential was not summarized in the staff report itself and mitigation was not identified in the instance that one of the variety of triggers for removal of shoreline armoring is met (see Special Condition 5). The City respectfully requests that this item be continued in order to allow staff from all agencies involved to meet and ensure that all potential impacts of the project and conditions, as implemented, are properly mitigated.

Path of Portola 1769 • San Francisco Bay Discovery Site

2-17-0702
Correspondence
Page 19 of 136

If the Commission decides to not continue this item, against the City's recommendation, the City requests the following condition be incorporated into this authorization:

- The City of San Francisco shall fund a study prepared by a certified and licensed engineer to identify potential flooding that may arise from termination or failure to maintain shoreline armoring. The study shall suggest mitigation to address potential flooding. The City of Pacifica shall be provided a copy of the study by the City of San Francisco and shall be consulted and have approval authority over any mitigation improvement recommended by the study to alleviate possible flooding. The City of San Francisco shall be fully responsible for planning, design, and construction of any flood mitigation improvement recommended by the study.

Apart from the future flooding potential as noted above, the City does support and appreciate the Coastal Commission staff recommendation to improve visitor amenities along the berm. The berm, with access to Mori Point is one of the most used recreational amenities in Pacifica and is highly valued by visitors and locals alike.

Thank you for your consideration.

Sincerely,



KEVIN S. WOODHOUSE
City Manager

cc: City of Pacifica City Council
Coastal Commission
John Ainsworth, Executive Director
Mayor Ed Lee
Coastal Commission Staff

From: Richard Harris [REDACTED]
Sent: Monday, April 15, 2024 2:37 PM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan
Cc: Vaterlaus, Sue; Bigstych, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; 'Phil Ginsburg'; 'Potter, Spencer (REC)'; Cervantes, Stefanie; Woodhouse, Kevin; [REDACTED]; Bob Downing; 'Butch Larroche'; [REDACTED]
Subject: Pacifica City Council Meeting Apr. 15, 2024, LCLUP #4 / Letter of Sharp Park Golf Club
Attachments: Ltr.Sh.Pk.GC.to Pac.Ci.Cil.re.Pacifica.LCLUP.4.11.24.pdf

[CAUTION: External Email]

Pacifica City Council Meeting Apr. 15, 2024, LCLUP#4 / Letter of Sharp Park Golf Club

Pacifica City Clerk Sarah Coffey – Please acknowledge receipt, include in Council's Correspondence file in the Study Session #4 file, and forward to City Council, Planning Commissioners, Planning Department, and Staff

Mayor Sue Vaterlaus, Pacifica City Council and Pacifica Planning Department

Dear Mayor Vaterlaus, Councilmembers, and Planning Department Staff
The Board of Directors of Sharp Park Golf Club asked me to forward the above-attached letter to Council. And I overlooked until now. Please forgive, all around (members of Board copied).
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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**Sharp Park Golf Club
Sharp Park Clubhouse
2600 Francisco Blvd.
Pacifica, CA. 94044**

April 11, 2024

Pacifica City Council
540 Crespi Dr.
Pacifica, CA. 94044

**City Council Meeting, April 15, 2024 / Local Coastal LUP Study Session #4
Please designate Sharp Park - West Fairway Park - Mori Point subarea as
“Special Resiliency Area” in Final Draft Local Coastal Land Use Plan**

Dear City Council,

The Sharp Park Golf Club is represented by about 200 members who regularly play at Sharp Park Golf course and are interested in the care and maintenance of the course.

We have followed the City of Pacifica’s efforts over several years to update its Local Coastal Land Use Plan. Recently we have read, and we support, the San Francisco Public Golf Alliance’s February 27 and March 25, 2024 letters calling on City Council to designate the Sharp Park (Golf Course) – West Fairway Park – Mori Point vulnerability subarea as “Special Resiliency Area” in the March 2024 Consultation Draft Local Coastal Land Use Plan (LCLUP).

The golf course and Clubhouse and their respective infrastructures are in constant need of repair and maintenance – some of which has long been deferred. The Planning Department explained at Council’s March 2, 2024 LCLUP Study Session that the purpose of the proposed “Special Resiliency Area” policies is to facilitate maintenance and repair of old coastal zone properties – including some work that might not be possible without the “Special Resiliency Area” policies.

So for the sake of proper upkeep and necessary repairs at the beautiful Sharp Park Golf Course and Clubhouse, we ask City Council to include West Fairway Park – Mori Point - Sharp Park within the “Special Vulnerability Area” designation in Pacifica’s Local Coastal Land Use Plan (March 2024 Draft) to be submitted to the Coastal Commission.

Respectfully,

SHARP PARK GOLF CLUB BOARD OF DIRECTORS

cc: Richard Harris, San Francisco Public Golf Alliance