

Public Comments

Item 1 – Revised LCLUP

Written Comments Received By 12pm on 05/23/2024



May 23, 2024
City Council Meeting

From: [REDACTED]
Sent: Thursday, May 16, 2024 10:03 AM
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 May 23, 2024, Local Coastal LUP Study Session #5 / SF Pub. Golf Alliance Comment Letter re Environmental Justice Policy
Attachments: Ltr.SFPGA.to Pac.Ci.Cil.re.Pacifica.LCLUP.5.14.24.pdf

[CAUTION: External Email]

Pacifica City Council Mtg May 23, 2024, LCLUP Study #5 / SF Pub. Golf Alliance Comment Letter re Environmental Justice Policy

Pacifica City Clerk Sarah Coffey – Please acknowledge receipt, include in Council’s Correspondence file in the Study Session #5 file, include in Council’s Agenda 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 SF Public Golf Alliance’s comment letter, dated May 14, for Council’s May 23 Local Coastal LUP Study Session #5.
Please include in the public record and in Councilmembers’ and Staff’s meeting packets.
Thank you for your public service. And 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.

From: [REDACTED]
Sent: Thursday, May 16, 2024 1:32 PM
To: Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan; _City Council; Public Comment
Cc: Vaterlaus, Sue; Bigstyc, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; 'Phil Ginsburg'; 'Potter, Spencer (REC)'; Cervantes, Stefanie; Woodhouse, Kevin
Subject: Pacifica City Council / May 23, 2024 / LCLUP Study Session #5 / Comment of San Francisco Public Golf Alliance re: Environmental Justice Policy
Attachments: Ltr.SFPGA.to Pac.Ci.Cil.re.Pacifica.LCLUP.5.14.24.pdf

[CAUTION: External Email]

Pacifica City Council / May 23, 2024 / LCLUP Study Session #5 / Comment of San Francisco Public Golf Alliance re: Environmental Justice Policy

City Clerk Sarah Coffey – Please confirm receipt, and include our above-attached letter in the public record and Councilmembers’ meeting packets, and forward to Council Members, Planning Commissioners and Planning Department Staff. Thank you.

Mayor Sue Vaterlaus, Pacifica City Council and
Pacifica Planning Department

Dear Mayor Vaterlaus, Councilmembers, Planning Commissioners, and Planning Department Staff
Enclosed please find comment letter of San Francisco Public Golf Alliance, for the May. 23 LCLUP Study Session #5.

Thank you for your service, and
We look forward to seeing you again on May 23.

Richard Harris
San Francisco Public Golf Alliance

*826 Stanyan Street
San Francisco, CA 94117-2726
Phone: (415) 290-5718*

Richard Harris

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eMail: [REDACTED]*

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May 14, 2024

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

Pacifica City Council Meeting / May 23, 2024 / Draft Local Coastal LUP Study Session #5
LCLUP Should Incorporate Relevant Language from the CCC Environmental Justice Policy

Dear Mayor Vaterlaus and Council Members,

This is to supplement our letters to Council of April 20¹ and April 22, 2024² calling for revision of the environmental justice language in Pacifica's April 2024 Draft Local Coastal LUP. By **Exhibit A** to this letter, we submit for Council's consideration a proposed revision.

At Council's April 15, 2024 LCLUP Study Session No. 4, Councilmembers Bigstyck, Boles, and Beckmeyer voiced opinion that the Environmental Justice Policy in Pacifica's April 2024 Draft Local Coastal Plan is too narrowly drawn. Both Councilmembers Beckmeyer and Boles suggested that the LCLUP's environmental justice language be revised to a "broader scope," as is found in the Coastal Commission's Environmental Justice Policy.³

¹ Letter, SF Public Golf Alliance to Pacifica City Council, re April 2024 Draft LCLUP.4.20.24
https://drive.google.com/file/d/1-03aFI4RPoKI7ZuyrWztWv23_CxqR1G/view?usp=drive_link

² Letter, SF Public Golf Alliance to Pacifica City Council, re April 2024 Draft LCLUP.4.22.24
<https://drive.google.com/file/d/1EC4mW3TSg0o3QKPGUIEZQkRI15gUG36w/view?usp=sharing>

³ Pacifica City Council, Minutes of April 15, 2024 Meeting, at P. 9, ln. 2 to P. 10, ln. 7, found at Attachment B to Council's May 13, 2024 Agenda, Pkt. Pgs. 49-50 (Minutes approved at Council's May 13, 2024 Meeting): <https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1531&Inline=True>

The Coastal Commission's Environmental Justice Policy, adopted March 8, 2019, ([https://documents.coastal.ca.gov/assets/env-justice/CCC EJ Policy FINAL.pdf](https://documents.coastal.ca.gov/assets/env-justice/CCC_EJ_Policy_FINAL.pdf)) includes a 2-page "Introduction" (Pp.2-3), a 1-page "Environmental Justice Policy" (P.4) which in turn incorporates a 9-page "Statement of Environmental Justice Principles" (Pp.4-12) with 9 subparts titled "Respecting Tribal Concerns," "Meaningful Engagement," "Coastal Access," "Housing," "Local Government," "Participation in the Process," "Accountability and Transparency," "Climate Change," and "Habitat and Public Health"; a 5-page "implementation" section (PP.13-17), and a 3-page Glossary (Pp.18-20).

The **Introduction** (at P.3) describes the dual substantive and procedural aspects of environmental justice and the Coastal Commission's mission of protecting and preserving coastal resources for all people. . ." The **Environmental Justice Policy** (at P.4) provides:

" . . . the Commission as an agency is committed to protecting coastal natural resources and providing public access and lower-cost recreation opportunities for everyone. The agency is committed to ensuring that those opportunities not be denied on the basis of background, culture, race, color, religion, national origin, income, ethnic group, age, disability status, sexual orientation, or gender identity. . . . Coastal development should be inclusive for all who work, live, and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development. . . The Commission is committed to compliance and enforcement of **Government Code Section 11135**,⁴ as well as consideration of environmental justice principles as defined in **Government Code Section 65040.12**,⁵ consistent with Coastal Act policies, during the planning, decision-making, and implementation of Commission actions, programs, policies, and activities."

⁴ **Government Code Article 9.5. Discrimination . . . Section 11135(a)** No person in the State of California shall, on the basis of sex, race, color, religion, ancestry, national origin, ethnic group identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state. Notwithstanding Section 11000, this section applies to the California State University. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=11135.

⁵ **Government Code Section 65040.12 . . . (e) (1)** For purposes of this section, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

(2) "Environmental justice" includes, but is not limited to, all of the following:

(A) The availability of a healthy environment for all people.

(B) The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.

(C) Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decisionmaking process.

(D) At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65040.12.&lawCode=GOV

Proposed Revised Definition of “Environmental Justice”

The April Draft LCLUP Glossary’s definition of “Environmental Justice” is too narrow. As discussed in detail at pages 2-3 of our April 20, 2024 letter to Council, the April 2024 Draft LCLUP’s definition is constricted to “policies that affect housing and the environment” -- much narrower than the Coastal Commission’s Environmental Justice Policy, which explicitly includes a far broader range of coastal resources, including equitable coastal access, lower-cost recreational facilities, existing affordable housing, and protection of coastal resources, including “sensitive habitats, watersheds, water quality, marine biodiversity, and biological productivity.”⁶ For Council’s consideration we submit a proposed revision -- **Exhibit A** hereto -- which we have annotated to quoted language from the Environmental Justice Policy, Coastal Access, Housing, Climate Change, Habitat and Public Health, and Glossary sections of the Coastal Commission’s Policy. **Exhibit “A”** is a revised version of Exhibit 1 to our April 8, 2024 letter.

Proposed Modification of Pacifica April 2024 Draft LCLUP Environmental Justice Guiding Policy PR-G-28

To go with a revised definition of Environmental Justice, a slight modification is in order for the April 2024 Draft LCLUP Guiding Policy PR-G-28⁷, as follows (with the two added words “policies, practices” shown in underline and bold).

Guiding Policies

PR-G-28 Environmental Justice. Strive to implement **policies, practices**, processes and procedures that promote environmental justice in support of the Coastal Commission’s environmental justice policy.

The effect of the two added words “policies, practices” would be an explicit recognition of Environmental Justice as a substantive policy -- not merely procedural -- of the LCLUP.⁸ This would accord with the Coastal Commission’s Environmental Justice Policy, which states:

⁶ Letter, SF Public Golf Alliance to Pacifica City Council, re April 2024 Draft LCLUP.4.20.24, at pp. 2-3 https://drive.google.com/file/d/1_-03aFI4RPoKI7ZuyrWztWv23_CxqR1G/view?usp=drive_link

⁷ City of Pacifica March 2024 Draft LCLUP, Chptr.3, Public Access and Recreation, P. 3-46 <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=1527&Inline=True>

⁸ Policy PR-G-28 is preceded in the LCLUP’s Public Access and Recreation Section, at P. 3-46, by the text of Subsection 3.9, “Environmental Justice,” which reads as follows:

In 2019, the Coastal Commission adopted its first environmental justice policy. [FN.8] The policy is designed to achieve more meaningful engagement, equitable process, effective communication, and stronger coastal protection benefits under the Coastal Act that are accessible to everyone. ~~While the City of Pacifica has not adopted a formal environmental justice policy, the City recognizes the importance and benefit of inclusive and equitable practices and procedures that reduce impacts on disadvantaged communities.~~

The stricken language is text from page 3-44 of the original February 2022 Consultation Draft LCLUP adopted by the Council in February 2022 (<https://cityofpacifica.egnyte.com/dl/EPskSdDwa4>) – reflecting that at the time “Pacifica has not adopted a formal environmental justice policy”; accordingly the PR-G-28 “Environmental Justice” policy was at that time purely aspirational and procedural; it could not have then been substantive, because as the 2020 version of the text noted, “Pacifica [had] not adopted a formal environmental justice policy.” By contrast, the language of the April 2024 Draft LCLUP should be updated to reflect both procedural and substantive policy.

“The term “environmental justice” is currently understood to include both substantive and procedural rights, meaning that in addition to the equitable distribution of environmental benefits, underserved communities also deserve equitable access to the process where significant environmental and land use decisions are made.”⁹

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.



Coastal Trail / beach disability access ramp at Sharp Park berm, completed by San Francisco in 2021

⁹ Coastal Commission’s Environmental Justice Policy, [supra](https://documents.coastal.ca.gov/assets/env-justice/CCC_EJ_Policy_FINAL.pdf), Introduction, at P. 3 (https://documents.coastal.ca.gov/assets/env-justice/CCC_EJ_Policy_FINAL.pdf)

EXHIBIT A

Proposed Draft Pacifica LCLUP Definition of “Environmental Justice,” with annotation to the California Coastal Commission’s Environmental Justice Policy¹⁰

- **Environmental Justice** means the fair treatment of people of all races, cultures, and incomes, with respect to the development, adoption, implementation, and enforcement of policies that affect coastal resources.¹¹ Environmental Justice includes, among other things, protecting coastal natural resources and providing public access and lower-cost visitor and recreational opportunities and facilities for everyone – not to be denied on the basis of background, culture, race, color, religion, national origin, income, ethnic group, age, disability status, sexual orientation, or gender identity.¹² Maximum access and recreational opportunities for all, and the protection, encouragement, and provision of lower-cost visitor and recreational opportunities, embody fundamental principles of Environmental Justice.¹³ Environmental Justice priorities include protection of existing affordable housing¹⁴ and protection of coastal resources, including sensitive habitats, watersheds, water quality, marine biodiversity, and biological productivity.¹⁵ The expense of sea level rise adaptation measures for coastal communities could heighten displacement of disadvantaged populations by increasing living expenses.¹⁶

¹⁰ California Coastal Commission, Environmental Justice Policy, Mar. 8, 2019
https://documents.coastal.ca.gov/assets/env-justice/CCC_EJ_Policy_FINAL.pdf

¹¹ California Coastal Commission, Environmental Justice Policy, Id., Glossary, at p. 19 (22/25)
“Environmental Justice means the fair treatment of people of all races, cultures, and incomes, with respect to the development, adoption, implementation, and enforcement of policies that affect coastal resources.”

¹² California Coastal Commission, Environmental Justice Policy, supra, “Environmental Justice Policy” at p. 4 (8/25) :
“The Commission as an agency is committed to protecting coastal natural resources and providing public access and lower-cost recreation opportunities for everyone. The agency is committed to ensuring that those opportunities not be denied on the basis of background, culture, race, color, religion, national origin, income, ethnic group, age, disability status, sexual orientation, or gender identity.”

¹³ California Coastal Commission, Environmental Justice Policy, supra, at p. 7 (11/25): “The Coastal Act’s mandates to provide maximum access and recreational opportunities for all, and to protect, encourage, and provide lower-cost visitor and recreational opportunities embody fundamental principles of environmental justice.”

¹⁴ California Coastal Commission, Environmental Justice Policy, supra, Housing, at p. 8 (12/25):
“. . . Commission retained the authority to encourage affordable housing. The Commission will increase these efforts with project applicants, appellants and local governments, . . . by working with local government to adopt local coastal program policies that protect affordable housing. . . . The Commission will also support measures that protect existing affordable housing.”

¹⁵ California Coastal Commission, Environmental Justice Policy, supra, Habitat & Public Health, at p. 11 (15/25):
“Understanding that . . . there is no environmental justice without a healthy environment, the Commission will continue to prioritize the protection of coastal resources. This includes sensitive habitats, watersheds, water quality, marine biodiversity, and biological productivity.”

¹⁶ California Coastal Commission, Environmental Justice Policy, supra, Climate Change, at p. 11 (15/25)
“Lower-income residents and those who live in rental units are also more likely to be displaced by flooding or related impacts as compared to property owners because they lack the funds and/or abilities to rebuild, have less control over their safety, and often have limited access to insurance. The expense of sea level rise adaptation measures for coastal communities could also heighten displacement of disadvantaged populations by increasing living expenses for sewer and water services.”

From: Beckmeyer, Sue
Sent: Tuesday, May 21, 2024 8:07 PM
To: Public Comment
Subject: Fw: LCLUP - SRA's

From: Clif Lawrence [REDACTED]
Sent: Tuesday, May 21, 2024 3:45 PM
To: _City Council <citycouncil@ci.pacifica.ca.us>
Cc: Clif Lawrence [REDACTED]; Frank Vella [REDACTED]
Subject: LCLUP - SRA's

[CAUTION: External Email]

Dear Council Members:

Does the LCLUP include "Due Process" for those who want to appeal inclusion in a SRA or a declaration that their "remodel" triggers the SRA title requirements, among other things.

Thanks,

Clif Lawrence

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From: Adrienne Carr <acarr@nccwd.com>
Sent: Wednesday, May 22, 2024 3:36 PM
To: Public Comment; Bier, Mary; Vaterlaus, Sue; Beckmeyer, Sue; Bigstyck, Tygarjas; Boles, Christine
Cc: Woodhouse, Kevin; Murdock, Christian
Subject: Comment on May 23rd Agenda Item #1
Attachments: NCCWD_to_City_RE_LCLUP_May_22_2024.pdf

[CAUTION: External Email]

Dear Honorable Councilmembers,

Please see attached letter.

Very best regards,
Adrienne

Adrienne Carr, Ph.D.
General Manager
North Coast County Water District
80 Eureka Dr., Suite #219
Pacifica, CA 94044
Tel: (650) 355-3462
Fax: (650) 355-0735
On the web at www.nccwd.com
acarr@nccwd.com



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DIRECTORS
JOSHUA COSGROVE, President
RON ASH, Vice-President
ANNE DE JARNATT, Director
WILLIAM HAUSER, Director
JOHN VALLERO, Director
80 Eureka Square, Suite 219
P.O. Box 1039
Pacifica, CA 94044
www.nccwd.com



STAFF
ADRIANNE CARR, Ph.D.
GENERAL MANAGER
SCOTT DALTON
ASSISTANT GENERAL MANAGER
- OPERATIONS
Phone (650) 355-3462
Fax (650) 355-0735

May 22, 2024

SENT VIA EMAIL

City Council
City of Pacifica
540 Crespi Drive
Pacifica, CA 94044

RE: City of Pacifica Local Coastal Land Use Plan (LCLUP)

Dear Honorable Councilmembers,

The North Coast County Water District (District) submits the following comments regarding proposed updates to the City of Pacifica's Local Coastal Land Use Plan (LCLUP).

The District has been actively involved in the LCLUP update process, participating in the public workshops and following the City Council meetings on this topic. Our mission is to provide the residents and businesses in Pacifica with high quality water in the most cost-effective, reliable, and environmentally sensitive manner. It is our responsibility to ensure that our mission is carried out, and to do so, we must protect and preserve the infrastructure that services our customers.

The District has considerable assets in coastal zone and we are seriously concerned about the vulnerability of these assets in the face of sea level rise. We support investment in shoreline protections to protect infrastructure in the coastal zone and the rest of the City.

We are writing to ask you to consider the following comments:

- Removal of shoreline protections could substantially threaten existing structures and impact the District's ability to provide water service to thousands of homes and businesses across Pacifica.
- Repairing and maintaining shoreline protections will continue to safeguard the community, and the residences, businesses, and assets within the coastal zone.
- Relocating water lines as a result of loss of shoreline protection will increase water costs for all residents of the City.
- The District supports the City Council in its efforts to implement policy that is beneficial to the residents of the City of Pacifica, which are also our water customers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Josh Cosgrove', is written over the 'Sincerely,' line.

Joshua Cosgrove, President
Board of Directors

From: Cindy Abbott [REDACTED]
Sent: Wednesday, May 22, 2024 6:04 PM
To: Vaterlaus, Sue; Bier, Mary; Boles, Christine; Beckmeyer, Sue; Bigstych, Tygarjas; Public Comment
Subject: May 23, 2023, LCLUP Question : CDP Authority Change for Shelldance Nursery and Rockaway Quarry

[CAUTION: External Email]

Please advise how this change impacts property owner, operator, City and California Coastal Commission functions:

WHEREAS, upon certification of the LCLUP, the authority to issue CDPs for areas previously identified as *deferred certified areas* (i.e., ***Shelldance Nursery, Rockaway Quarry***) would be transferred from the CCC to the City as set forth in the Coastal Act;
(from page two of the proposed Resolution).

Thank you,
Cindy Abbott
West Sharp Park

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From: Stan Zeavin [REDACTED]
Sent: Wednesday, May 22, 2024 10:57 PM
To: Public Comment
Subject: Council meeting of 5/23/24: LCLUP

[CAUTION: External Email]

Concerning: Meeting of 5/23/24
Pacifica's Revised Certification Draft Local Coastal Land Use Plan
(LCLUP)

Honorable Madam Mayor and Council:

How much more staff time are you willing to pay for to try to finagle a way around the Coastal Act? Continuing with word games is an insult to tax payers and California voters.

It is a waste of time and money (my tax dollars) to pretend that state law does not apply to Pacifica. The Coastal Commission must follow the law. So must we.

Do not agree to this attempt to argue around the law.

Sincerely,
Margaret Goodale

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From: Coffey, Sarah
Sent: Thursday, May 23, 2024 8:33 AM
To: Public Comment
Subject: FW: City Council LCLUP Study Session #4.3, May 23, 2024; Comment letter of SF Public Golf Alliance
Attachments: Ltr.SFPGA.to Pac.Ci.Cil.re.Pacifica.LCLUP.5.22.24.pdf

From: Richard Harris Jr. <richard@sfpublicgolf.org>
Sent: Thursday, May 23, 2024 7:38 AM
To: Coffey, Sarah <scoffey@pacifica.gov>; Vaterlaus, Sue <svaterlaus@pacifica.gov>; Beckmeyer, Sue <SBeckmeyer@pacifica.gov>; Bigstyk, Tygarjas <tbigstyk@pacifica.gov>; Boles, Christine <CBoles@pacifica.gov>; Bier, Mary <mbier@pacifica.gov>; _City Council <citycouncil@ci.pacifica.ca.us>
Cc: Woodhouse, Kevin <kwoodhouse@pacifica.gov>; murdockc@pacifica.gov; Cervantes, Stefanie <SCervantes@pacifica.gov>; Phil Ginsburg (phil.ginsburg@sfgov.org) <phil.ginsburg@sfgov.org>; Potter, Spencer (REC) <spencer.potter@sfgov.org>
Subject: City Council LCLUP Study Session #4.3, May 23, 2024; Comment letter of SF Public Golf Alliance

[CAUTION: External Email]

Pacifica City Clerk Sarah Coffey, Mayor Vaterlaus, Councilpersons, et al.
Please find attached above comment letter of San Francisco Public Golf Alliance, for Council Special Study Session May 23. This to request City Clerk's Office to acknowledge receipt, circulate to Council Staff, and Planning Commissioners, and include in the meeting packet for tonight's meeting.
Thanks and Best Regards All Around

Richard Harris
San Francisco Public Golf Alliance
826 Stanyan St.
San Francisco, CA. 94117
415-290-5718

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



May 22, 2024

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

Pacifica City Council Mtg / May 23, 2024 / Draft LCLUP Study Session #4.3

**Comments of San Francisco Public Golf Alliance re Modifications:
In Short, the June 2024 Draft LCLUP is far from ready, needs much more work.**

Dear Mayor Vaterlaus and Council Members,

For your consideration, herewith our comments and suggestions regarding the policies and provisions of the April 2024 Revised Certification Draft LCLUP (hereafter, the Draft LCLUP) that are scheduled for your Council's public review at the May 23 Study Session.¹ Our comments follow the format and modifications numbering of Attachment B to Council's May 23 Agenda, "Summary Table with Alternative Modifications. Our proposed revisions to the suggested modifications (whether suggested by Pacifica or CCC) appear as follows, highlighted: additions in ***bold italics***, deletions in ~~**bold**~~ ~~**strikeout**~~.

¹ The April 2024 Revised Certification Draft LCLUP is found at Attachment G of the Agenda of Council's May 23, 2024 Special Meeting, at p. 56ff: <https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx?Type=14&ID=1535&Inline=True>

Chpt. 6

Mod. 6.2 C'stl Act Pol. [at LCLUP text, p. 6-2, pkt.pg.229] CCC Suggested Mod'n

Therefore, the policies focus on protecting **significant and sensitive coastal resources, including but not limited to environmentally sensitive habitat areas, public access to no-cost and low-cost public recreation**, 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.

Mod.6.14 Sub-Area Policies, Programs [at LCLUP text, p. 6-17, pkt.pg.244] Spl.Resil.Areas [Pacifica Staff Draft] Alt. Mod'n. The Special Resiliency Areas (SRA) include the existing shoreline protection structures in the Rockaway Beach and **West Sharp Park, West Fairway Park and Mori Point Vulnerability Zone** sub-areas. **(Appendix B-3 Coastal Vulnerability Zone Map Sharp Park, West Fairway Park, and Mori Point.)** These existing shoreline protection structures protect a mix of unified coastal access, including coastal access points and trails; public infrastructure, including sidewalks, roads, water, and **sanitary and storm** sewer; electrical utilities; and public parking, both on- and off-street, **development patterns with significant amounts of Pre-Coastal Act development, Pacifica historical landmarks, and land use prioritized by the Coastal Act.** The unique circumstance in Rockaway Beach and **West Sharp Park-West Fairway Park-Mori Point** warrant a unique policy approach. The purpose of modifying policies applicable to this area is to allow ongoing reliance on the existing shoreline protection structures and allow ongoing **economic use and vitality of property**, provision of public services, operation of visitor-serving uses, and protection of robust coastal access for all persons including persons with disabilities within a Special Resiliency Area (SRA). The two SRA locations are identified in Figure 6-2 and 6-3.

SF PUBLIC GOLF ALLIANCE NOTE: We have previously submitted letters to Council dated February 25, March 27, and April 14, 2024 supporting inclusion of the entire Sharp Park, West Fairway Park and Mori Point Vulnerability Zone sub-areas in the Special Resiliency Area. And we expect to submit another—hopefully prior to Council's May 23 LCLUP Study Session #4.3.

6.23 CR-I-23: [at LCLUP text, p. 6-23, pkt.pg.250] [Pacifica Staff Draft] Alt. Mod'n. Sharp Park Golf Course **and berm.** Sharp Park Golf Course **and berm.** Strongly support City and County of San Francisco's ability **at the Sharp Park Golf Course and berm** to provide public **coastal** access **along the coast, including no-cost and low-cost public recreational access including disability access**, protect Environmentally Sensitive Habitat Areas **and endangered and threatened species in the Sharp Park wetlands, scenic views of Mori Point, the coastal hills and the beach and ocean, emergency and maintenance vehicle access to GGNRA lands, trails and scenic outlooks at Mori Point, Coastal Trail connection to the Beach Boulevard Promenade and Pacifica Pier**, and provide flood protection **for Pacifica landmarks and the residential neighborhoods north and south of the golf course.**

Glossary

Mod. 7.5 Development [at LCLUP text, p. G-4, pkt.pg.291] CCC Suggested Mod'n **Public Golf Alliance respectfully objects to the definitions of "Development" (from both Pacific and CCC) as applied to ordinary and customary maintenance and operation practices at Sharp Park or for that matter any golf course, which are public park landscapes and need to be**

maintained. The current (1980) Pacifica Local Coastal Plan has no such detailed definition of “development” that we can find, so the City of Pacifica and its Planning Department has been uninvolved in the details of golf greenskeeping and agronomic practices. Details of the proffered definition of “Development” – including but not limited to “placement . . . of any solid material,” *grading, removing . . of any materials” *alteration of the size of any structure” and “removal . . . of major vegetation” will lead to such greenskeeping involvement by the City of Pacifica, its Planning Department, and citizens. Before that happens, we respectfully request face-to-face consultation between City of Pacifica and the San Francisco Rec & Park Department and its greenskeepers.

Mod. 7.6 Environmental Justice [at LCLUP text, p. G-5, pkt.pg.292] CCC Suggested Mod'n
The fair treatment and meaningful involvement of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. ***Environmental Justice includes, among other things, protecting coastal natural resources and providing public access and lower-cost visitor and recreational opportunities and facilities for everyone – not to be denied on the basis of background, culture, race, color, religion, national origin, income, ethnic group, age, disability status, sexual orientation, or gender identity. Maximum access and recreational opportunities for all, and the protection, encouragement, and provision of lower-cost visitor and recreational opportunities, embody fundamental principles of Environmental Justice. Environmental Justice priorities include protection of existing affordable housing and protection of coastal resources, including sensitive habitats, watersheds, water quality, marine biodiversity, and biological productivity. The expense of sea level rise adaptation measures for coastal communities could heighten displacement of disadvantaged populations by increasing living expenses.***

SF Public Golf Alliance Notes to Glossary modification 7.6:

(1) Our four additional sentences, added to the CCC’s suggested modification (which we incorporate) consist of quotes from the Coastal Commission’s Environmental Justice Policy, adopted March 8, 2019, all as annotated in our Letter to Council of May 14, 2024 and Exhibit A thereto.²

(2) To go with a revised definition of Environmental Justice, we submit that a slight modification is in order for the April 2024 Draft LCLUP Guiding Policy PR-G-28³, as follows (with the two added words “policies, practices” highlighted in ***bold italics***).

Guiding Policies

PR-G-28 Environmental Justice. Strive to implement ***policies, practices,*** processes and procedures that promote environmental justice in support of the Coastal Commission’s environmental justice policy.

The effect of the two added words “policies, practices” would be an explicit recognition of Environmental Justice as a substantive policy of the LCLUP -- not merely procedural.

² Letter, S.F. Public Golf Alliance to Pacifica City Council, re LCLUP, 5.14.24

https://drive.google.com/file/d/1MzD33tKSxRZRCHCahq2RgFpQYXxPH9xO/view?usp=drive_link

³ City of Pacifica April 2024 Draft LCLUP, Mtg. #4.3, Chptr.3, Public Access and Recreation, P. 3-46
<https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=1535&Inline=True>

TSUNAMI ALERT

Tsunami-related Guiding and Implementation Policies are too Vague and Overbroad

6.40-43 Coastal Resources Implementation Policy CR-I-43 [at LCLUP text, p. 6-27, pkt.pg.254]

6.44 Coastal Resources Implementation Policy CR-I-44 [at LCLUP text, p. 6-28, pkt.pg.255]

6.45 Coastal Resources Implementation Policy CR-I-45 [at LCLUP text, p. 6-28, pkt.pg.255]

5.8 Natural Hazards Guiding Policy NH-G-2 [at LCLUP text, p. 5-19, pkt.pg.218]
“Site and design development in 100-year floodplains and tsunami hazard zones to minimize hazard risk.”

5.11 Natural Hazards Implementation Policy NH-I-30 [at LCLUP text, p. 5-20, pkt.pg.219]

5.11 Natural Hazards Implementation Policy NH-I-31 [at LCLUP text, p. 5-20, pkt.pg.219]

The Draft LCLUP’s “Coastal Hazards” definition (Glossary, pg. G-4 at Pkt. Pg. 290) itemizes “coastal hazards” to include “tsunami” and “coastal flooding”. This is consistent with text from the Natural Hazards Section of the LCLUP, which states (Pg. 5-7; pkt. Pg. 216): “Pacifica can also experience flooding from coastal sources, which occurs as some combination of high tides, large wind-driven waves, storm surge, and/or tsunami waves.”

Figure 5-3, “Flood Zones,” from the Draft LCLUP, one of the illustrations of the Natural Resources Chapter (its place is held by a blank page 5-18 (Packet Pg. 217, but a copy appears at the back of the LCLUP, found at Packet Pg. 318 – see page 4 of this letter, below), shows a “Tsunami Evacuation Area” in green cross-hatch, occupying virtually the entire West Sharp Park, West Fairway Park, and Rockaway Beach neighborhoods, and the western side of Linda Mar on both sides of the Highway. (See copy of the map frat page 4 of this letter, below.) The map’s source for Tsunami information is identified in the bottom right-hand corner as “Tsunami Hazard Area for San Mateo County, Department of Conservation, State of California, 2021.”

The California Geological Survey’s annotations to the San Mateo County Tsunami Hazard Map state that the hazard area is derived from a 1-in-975-year period “probabilistic model” inundation, modified after consultation with “emergency managers, first responders, and subject matter experts”.⁴ How much the “probabilistic” inundation area was modified to create the “Tsunami Hazard Area”, the Geological Survey does not say. According to the Minutes of City Council’s April 15, 2024 LCLUP Study Session, when asked by Councilmembers Bier, Boles and Beckmeyer. Planning Director Murdock said it is “likely” that the Inundation area is smaller than the “Evacuation Area,” but he not say how much smaller and did not offer to find out.^{5, 6} So the

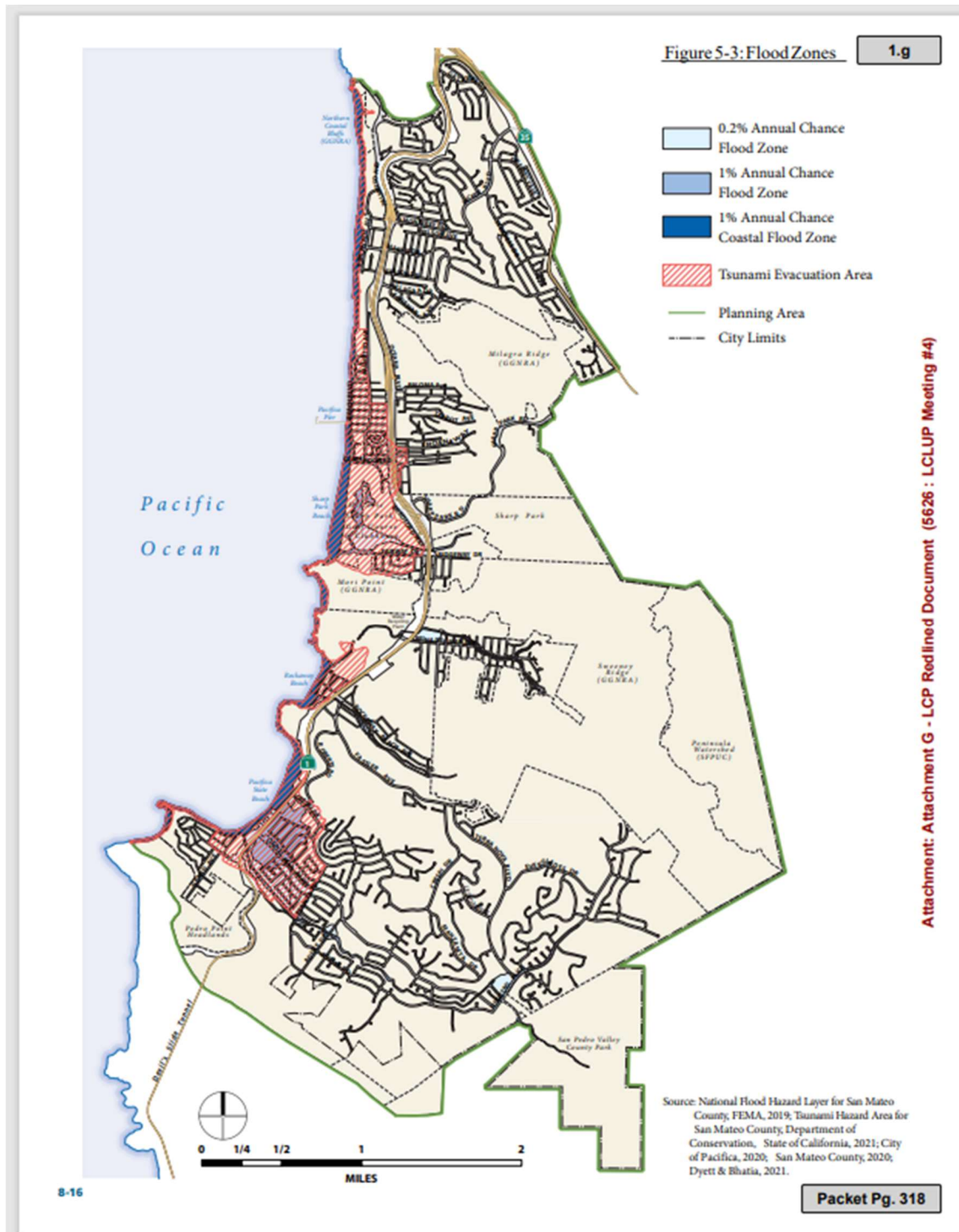
⁴ California Geological Survey, Tsunami Hazard Area Map, County of San Mateo, March 23, 2021, “Method of Preparation”: https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Hazard_Area_Map_San_Mateo_County_a11y.pdf

⁵ Minutes, Pacifica Council Meeting, April 15, 2024, at page 33
<https://pacificacityca.igmp2.com/Citizens/FileOpen.aspx?Type=15&ID=1454&Inline=True>

⁶ In his report to Council for the May 23, 2024 LCLUP Study Session, Director Murdock suggests adding a new definition for “Tsunami Inundation Zone” [apparently to be added to the Glossary], to reference a publication “Probabilistic Tsunami Hazard Maps for the State of California (Phase 2), California Department of Conservation (2023).

dimensions and definition of the “Tsunami Hazard Zone” are at this point a mystery – as is how and how long it will take for the City of Pacifica to answer this question.

If City Council were to adopt the April 2024 Draft LCLUP without first determining the dimensions of a “Tsunami Inundation Area,” Pacifica residents would be stuck with the Tsunami Evacuation Area as mapped at Figure 5-3, “Flood Zones”. (Copy below.) And there is no telling how long they would be stuck with that limit on their ability to maintain, repair, and modify their homes and other structures.



On this basis, we object to NH-G-2, NH-I-30, NH-I-31, CR-I-43, CR-I-44, and CR-I-45 as vague uncertain and not ready for certification to the Coastal Commission.

Coastal Access Points Map (Figure 3.1) and Table 3-1

At the bottom of Page 7 of the Staff Report to the May 23 Agenda (Pacjet Pg. 10), the section captioned "Updates to Maps" says that Staff will prepare a revised Coastal Access Points Figure 3-1, as Council directed at a prior Study Session. Because Figure 3-1 is keyed to the Coastal Access Points verbal descriptions in Table 3-1 (Draft LCLUP, at pages 3-6 to 3-8, Packet Pages 118-120), revision of Figure 3-1 necessitates revision of Table 3-1. We recommend that Council make explicit that Table 3-1 be revised in conjunction with revision of Table 3-1.

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.

From: Coffey, Sarah
Sent: Thursday, May 23, 2024 8:53 AM
To: Public Comment
Subject: FW: Email from City website - City Council page

From: Sandra Varga [REDACTED]
Sent: Thursday, May 23, 2024 4:31 AM
To: _City Council <citycouncil@ci.pacifica.ca.us>; Coffey, Sarah <scoffey@pacifica.gov>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>
Subject: Email from City website - City Council page

[CAUTION: External Email]

Please stop the Local Coastal plan until it is made understandable for all Pacificans. There is confusion. The effects can hinder progress for our community.
Sandra Varga
[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.

From: mark stechbart [REDACTED]
Sent: Thursday, May 23, 2024 10:07 AM
To: _City Council; Public Comment
Subject: May 23 LCLUP comments.

[CAUTION: External Email]

May 23 mtg should be canceled to a future date TBD. As a general proposition the massive and wildly restrictive demands being made by the CCC cannot be inflicted on Pacifica and have this town as we know it survive. Staff comments Attachment H are all conditional with no assurances, so homeowners will have no idea what they are facing.

Key staff are leaving. New sea level data being released in several weeks. Maps and related policies will need to be revised.

Not only will council not completely review chapter 6 on May 23, but any decisions will not stand due to new data pending.

1. tsunami discussion, data and map defective. San Gregorio fault, per USGS, is a strike-slip and does not generate tsunamis. Tsunami discussion needs to be corrected.

See: Stephanie Ross

USGS Geophysicist, Tsunami Scenarios Coordinator

Pacific Coastal and Marine Science Center

Email

sross@usgs.gov

Phone

650-439-2326

2. pls generate a site specific analysis of CCC demands on IBL Middle school remodel. A \$70M remodel bond—Measure G March 2024—was passed. Assume IBL already exceeds 50% modification; SSM applies, so school district and public expectations of a IBL remodel will be severely curtailed by council CCC actions. Need details.

3. Legal analysis not peer reviewed. At April 22 mtg, council clearly asked for all legal questions to be addressed. May 23 Sheetz review is thin and years of golf alliance legal objections not mentioned at all. Legal analysis has to be peer reviewed and/or get a second opinion.

3. Glossary—“conformity” definition request ignored. Huge undefined homeowner expense.

From: mark stechbart [REDACTED]

Sent: Saturday, April 20, 2024 8:46 PM

To: 'Public Comment' <publiccomment@pacificagov>; citycouncil@pacificagov <citycouncil@pacificagov>

Subject: April 22, 2024 LCLUP discussion at council.

1. get a clear definition of “conforming” in the glossary.
2. for once in the process do not turn a blind eye to staff not posting meeting presentations ahead of time for public evaluation. Council may not care if it’s running blind. Public wants to be informed ahead of time and not make snap decisions as the previously unknown slide deck flies by at council.
3. as articulated over past year, reject new CCC demands and stick with 2020 document.
4. explain to the public council’s contact and discussions with assembly, state senate and county supervisor. Public right now has no confidence a unified effort is being made to overcome crippling CCC demands. In my meetings with these elected, they indicate they have no solid request from this council. These electeds are actually confused they have had more substantive discussions with [savepacificagov.org](https://www.savepacificagov.org) members than they have had with city council.
5. Planning director implementation of 1977 rule has to be stopped.
6. a clear discussion of planning director’s Mar 2 statement that after LCLUP is adopted, a review of armoring will be made for modification or removal. This destructive notion has to be rejected. Our neighborhoods will only survive if the current 35% of shoreline protections remain in place.
7. The Mar 2 planning director casual dismissal of mortgage and insurance red-lining needs to be rejected. The city hires all manner of consultants for CCC work. Time to hire a

mortgage and insurance analyst. Tell the public the truth about CCC demands redlining our coastal neighborhoods.

mark stechbart

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From: Lawrence Bothen [REDACTED]
Sent: Thursday, May 23, 2024 10:21 AM
To: _City Council; _City Council; Public Comment; Public Comment
Cc: Woodhouse, Kevin
Subject: Public Comment, LCLUP 4.3, 23 May 2024

[CAUTION: External Email]

Pacifica City Council Members
23, 2024
Mayor Susan Vaterlaus

May

One month ago, April 22, I wrote to you about the consequences of approving a half-baked LCLUP that city planners had “negotiated” with the Coastal Commission. In that study session only Mayor Pro Tem Beckmeyer voted NO on continued study sessions.

I pointed out that negotiation is a process by which two parties come to an agreement by each making concessions to get something else that’s more important. That has never happened in this entire process, because the Coastal Commission is an imperial agency that does not concede ANY of its powers, ever. Pacifica did all the compromise, and left Council holding the bag. This is your chance to drop it.

I also pointed out that the city bureaucrats who are trying to cram this CCC rewrite plan down our throats have no skin in this game, per below.

“So I ask you now, council. Do the right thing. Do not hand over the power given to you by citizens, as our elected representatives, to city bureaucrats who only seek another bullet point on their resume (April 22).”

And now it has come to pass. Christian Murdock is moving on to greener pastures. The man who “negotiated” Pacifica’s future away is picking up his wrecking ball and moving to Mountain View. No better time or reason to pause the LCLUP. It will be months before a new planning director is vetted and hired, months more before they are up to speed on anything, much less the LCLUP.

The Ocean Protection Council’s new forecast on sea level rise will be out in the next couple months with a dramatic 45% reduction in projected sea level rise, only 3.1 feet by 2100. It will be many more months before new maps are available incorporating that change to coastal hazard zones.

If the LCLUP is going to be based on the “best available science,” as the Coastal Act prescribes, then it is a complete waste of time to spend another minute examining the minutiae of the CCC’s redlines or planning’s deference to them.

We have ten years to sort that out. We can let the wealthy coastal cities tackle the Commission and pave the way for a sane, rational response to sea level rise that doesn’t wipe us off the map.

City council should use this time to address the crucial housing element, the short term rental ordinance and the quarry. If you don’t get in front of that it will be three more ways for the State of California to dictate terms of surrender to Pacifica. As for the LCLUP, live to fight another day.

Respectfully,

Larry Bothen
Pacifica Citizen

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From: Cindy Abbott [REDACTED]
Sent: Thursday, May 23, 2024 11:02 AM
To: Vaterlaus, Sue; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Bigstych, Tygarjas
Cc: Public Comment
Subject: Fwd: 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,

To reiterate previously submitted comment about the update to the Local Coastal Land Use Plan:

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.

I am requesting that you direct staff to remove the Special Resiliency Areas - a clear violation of the Coastal Act -- and work towards a truly visionary approach for the future that recognizes the impacts of the climate crisis and provides an opportunity for future generations to enjoy the coast.

Cindy Abbott
West Sharp Park

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From: Cherie Chan [REDACTED]
Sent: Thursday, May 23, 2024 11:59 AM
To: Public Comment
Cc: Ringuette, Oceane@Coastal; KoppmanNorton, Julia@Coastal
Subject: Item 1: Modifications to the City of Pacifica's Revised Certification Draft Local Coastal Land Use Plan (LCLUP), including the Special Resiliency Area policies, and direction to staff regarding transmittal of alternative modifications to the California...
Attachments: 2025-05-23_Item1_Chan_LCLUP Comments.docx

[CAUTION: External Email]

Dear Councilmembers, thank you again for your time and thoughtful deliberation to determine what would be best for our overall community.

On Packet Page 338, a question was asked and answered by staff. This answer is incomplete, and which requires some clarification and detail.

Q: "What was the previous land use and zoning designation for the Pedro Point Field and did it allow housing?"

A: "The 1980 LCLUP designates the Undeveloped San Pedro Avenue site (also variously known as the Calson Property, Calson Field, and Pedro Point Field) as "Commercial" which allows mixed-use commercial and residential development up to 21.8 units per acre. The applicable zoning on the site is less clear, but appears to be C-R (Commercial Recreation) which is a discontinued zoning district that staff **does not believe allowed housing**. The site is currently zoned as C-2 (Community Commercial) which does allow housing consistent with the current LCLUP designation, **but staff is not certain that zoning change was certified by the Coastal Commission.**"

This statement omits some key points, which I spell out in the attached document.

In short, even if staff were certain that their zoning changes were certified by the Coastal Commission, development of housing on the former Archdiocese property at San Pedro Avenue would have still been in conflict with the City's own Code and the Coastal Act.

Thank you again for your service.

Yours,

Cherie Chan

San Pedro Avenue

Chan LCLUP Comments

Q: “What was the previous land use and zoning designation for the Pedro Point Field and did it allow housing?”

To: publiccomment@pacificacalifornia.gov

Item 1: Modifications to the City of Pacifica’s Revised Certification Draft Local Coastal Land Use Plan (LCLUP), including the Special Resiliency Area policies, and direction to staff regarding transmittal of alternative modifications to the California Coastal Commission.

Dear Councilmembers, thank you again for your time and thoughtful deliberation:

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This statement omits some key points.

Even if the Commercial Recreation Designation were legally removed with Coastal Commission Approval (unknown), C-2, within the Coastal Zone, only allows “visitor-serving commercial uses”.¹

The City of Pacifica’s municipal Code also points out that even with C-2, **the default must be visitor-serving commercial uses.**

Sec. 9-4.1002. Development

- (i) In the Coastal Zone, when a new use or a change of use is proposed, a use permit determination shall be required for all permitted uses other than visitor-serving commercial uses. The process for a use permit determination shall be as set forth in Section 9-4.1002(i). The determination of the Planning Administrator shall be based on an analysis of the balance of visitor-serving commercial uses with other commercial uses, and consistency with the individual neighborhood narratives and the plan conclusions and other relevant policies of the LCP Land Use Plan. The provisions of Section 9-4.4410 shall also apply.

¹ Sec. 9-4.1101. - Permitted and conditional uses. [Article 11. - C-2 Community Commercial District* | Code of Ordinances | Pacifica, CA | Municode Library](https://library.municode.com/ca/pacificacalifornia/codes/code_of_ordinances?nodeId=TIT9PLZO_CH4ZO_ART11COCODI).
https://library.municode.com/ca/pacificacalifornia/codes/code_of_ordinances?nodeId=TIT9PLZO_CH4ZO_ART11COCODI

Chan LCLUP Comments

Q: “What was the previous land use and zoning designation for the Pedro Point Field and did it allow housing?”

The current draft LCLUP’s recommended change from Commercial-Recreation or an unapproved C-2 Community Commercial District* zoning within the Coastal Zone overlay to a novel Coastal Residential Mixed Use designation is inconsistent with the Coastal Act.

The CZ zone is defined as the following:

1982- Coastal Zone, visitor-serving commercial uses, as defined as:

Sec. 9-4.4300. - Purpose.

The purpose of this article is to establish a Coastal Zone Combining District, known as the CZ District, for the entire Pacifica Coastal Zone. This District will be superimposed over the underlying basic zones and will supplement the regulations and requirements of those zones. Consistent with the California Coastal Act, the intent of these regulations is to:

- (a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone and its natural and built resources;
- (b) Assure orderly, balanced use and conservation of resources within the coastal zone, taking into account the social and economic needs of the people of the state;
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners;
- (d) Assure priority for coastal-dependent and coastal-related development over other types of development in the coastal zone;
- (e) Encourage state and local initiatives and cooperation in procedures used to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

(§ VI, Ord. 610-C.S., eff. March 16, 1994)

Any attempts to characterize the former Archdiocese property at San Pedro Avenue as available for residential housing of any flavor are clearly false, and in conflict with not only the Coastal Act, but the City of Pacifica’s own code.

Lastly, the City’s own general plan stated the following for the former archdiocese property:
1980_Pacifica General Plan.pdf

Page 24, Coastal Act Policies

8. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (H) (LU)

Page 86 (110/248 digital):

Chan LCLUP Comments

Q: “What was the previous land use and zoning designation for the Pedro Point Field and did it allow housing?”

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.

Again, under the California Environmental Quality Act, the impacts of a proposed project, in this case, a radical redefinition of a visitor-serving coastal access point with established ESHA, must be evaluated by comparing expected environmental conditions after project implementation to conditions at a point in time referred to as the baseline. Establishing an appropriate baseline is essential, because an inappropriately defined baseline can cause the impacts of the project either to be under-reported or over-reported. The PPCA has already enumerated countless comments relating to the fatal flaws to the EIR, which still need to be evaluated.

Thank you again for your continued service to the community.

Yours,

Cherie Chan

San Pedro Avenue

Chan LCLUP Comments

Q: “What was the previous land use and zoning designation for the Pedro Point Field and did it allow housing?”

From: Frank Vella [REDACTED]
Sent: Thursday, May 23, 2024 1:12 PM
To: Lawrence Bothen; _City Council; Public Comment
Cc: Woodhouse, Kevin
Subject: Re: Public Comment, LCLUP 4.3, 23 May 2024

[CAUTION: External Email]

Larry said this perfectly. Please drop this bad plan for Pacifica, as Christian Murdock doing, just move on to better things!

Frank Vella
[REDACTED]
[REDACTED]
[REDACTED]

From: Lawrence Bothen [REDACTED]
Sent: Thursday, May 23, 2024 10:20:30 AM
To: citycouncil@pacificagov <citycouncil@pacificagov>; citycouncil@pacificagov <citycouncil@pacificagov>; publiccomment@pacificagov <publiccomment@pacificagov>; publiccomment@pacificagov <publiccomment@pacificagov>
Cc: Kevin Woodhouse <kwoodhouse@pacificagov>
Subject: Public Comment, LCLUP 4.3, 23 May 2024

Pacifica City Council Members
23, 2024
Mayor Susan Vaterlaus

May

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I pointed out that negotiation is a process by which two parties come to an agreement by each making concessions to get something else that’s more important. That has never happened in this entire process, because the Coastal Commission is an imperial agency that does not concede ANY of its powers, ever. Pacifica did all the compromise, and left Council holding the bag. This is your chance to drop it.

I also pointed out that the city bureaucrats who are trying to cram this CCC rewrite plan down our throats have no skin in this game, per below.

“So I ask you now, council. Do the right thing. Do not hand over the power given to you by citizens, as our elected representatives, to city bureaucrats who only seek another bullet point on their resume (April 22).”

And now it has come to pass. Christian Murdock is moving on to greener pastures. The man who “negotiated” Pacifica’s future away is picking up his wrecking ball and moving to Mountain View. No better time or reason to pause the LCLUP.

It will be months before a new planning director is vetted and hired, months more before they are up to speed on anything, much less the LCLUP.

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If the LCLUP is going to be based on the "best available science," as the Coastal Act prescribes, then it is a complete waste of time to spend another minute examining the minutiae of the CCC's redlines or planning's deference to them.

We have ten years to sort that out. We can let the wealthy coastal cities tackle the Commission and pave the way for a sane, rational response to sea level rise that doesn't wipe us off the map.

City council should use this time to address the crucial housing element, the short term rental ordinance and the quarry. If you don't get in front of that it will be three more ways for the State of California to dictate terms of surrender to Pacifica. As for the LCLUP, live to fight another day.

Respectfully,

Larry Bothen
Pacifica Citizen

To unsubscribe from this group and stop receiving emails from it, send an email to core+unsubscribe@savepacific.org.

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