

Public Comments
Item 1 – Local Coastal Land Use Plan
(LCLUP)

Written Comments Received By 12pm on 06/26/2024



June 26, 2024
City Council Meeting

From: Jeff Guillet [REDACTED]
Sent: Wednesday, June 19, 2024 3:19 PM
To: Vaterlaus, Sue; Beckmeyer, Sue; Bier, Mary; Bigstych, Tygarjas; Boles, Christine; _City Council
Cc: Coffey, Sarah; Public Comment
Subject: June 26 Special Meeting and Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION: External Email]

Dear Mayor Vaterlaus and Council Members,

City Council's June 26 special meeting does not show at all on the [City Council Agendas | City of Pacifica](#) website which the public uses to know about future City Council meetings, but it does show on the [Meeting Portal - City of Pacifica, California \(iqm2.com\)](#) website, but without an agenda.

It's crazy that this very important special meeting is not being announced and the agenda made known so the public can participate. Could you please update the city websites as soon as possible with the agenda?

Thank you for your attention to this matter.

Jeff Guillet

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From: Lisa Villasenor - Volosing [REDACTED]
Sent: Friday, June 21, 2024 3:15 PM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan; Vaterlaus, Sue; Bigstyc, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; Cervantes, Stefanie; Woodhouse, Kevin; Richard Harris; Leslie Davis; Laurie Fox; Helen Duffy
Subject: Sharp Park Business Women's Golf Club letter to Pacifica City Council re Local Coastal Plan- Spare Historic Sharp Park Golf Course
Attachments: Executed.Volosing Ltr to Pac City Council re object to approval of DLCP of Coastal Comm_06212024.pdf

[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 Special Resiliency Area of Local Coastal Plan

Thank you for considering our stance on this important issue.

Best,

Lisa A. Villasenor-Volosing

--

Law Offices of Lisa A. Villasenor

[REDACTED]
[REDACTED]
[REDACTED]

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June 21, 2024

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

Pacifica City Council Special Meeting re Local Coastal Plan
June 26, 2024 / Spare the Historic Sharp Park Golf Course

Dear Councilmembers and Mayor Vaterlaus,

We are shocked that City Council seems to be seriously considering adopting a Draft Local Coastal Plan whose terms - including extraordinarily broad definitions of "development" (including "placement . . . of any solid material, . . . grading, removing . . . of any materials, . . . alteration of the size of any structure . . . removal . . . of major vegetation") and "structure" ("anything constructed or erected which requires a fixed location on the ground") - would appear to require Coastal Development Permits. When combined with some of the other terms of the Draft Local Coastal Plan (including requirements for expert professional reports showing that "development" will not be subject to flooding for 100 years) such terms would appear to make impossible such ordinary golf maintenance and repair tasks as removing wind-downed dead, dying, and dangerous trees, repair or reconstruction of golf tees and greens, etc. And the language would appear to severely limit the ability to repair the 90-year-old Clubhouse (thinks like removing asbestos, repairing foundation, fixing damaged components such as roof beams, etc.

This result would be unreasonable and unfair. And having language in the Draft Local Coastal Plan that would appear to bring about this unfair and unreasonable result is itself unfair and unreasonable.

Both the Golf Course and the Clubhouse are Pacifica Landmarks - because they are important historical parts of the community and because they are locally and nationally and internationally important. Which of course means they are both old and need to be

repaired and refurbished. Unless the Golf Course and Clubhouse are somehow excepted from these most extreme requirements of the Local Coastal Plan in its current draft form, the Clubhouse and a significant part of the Golf Course west of the Highway will just be left to decay.

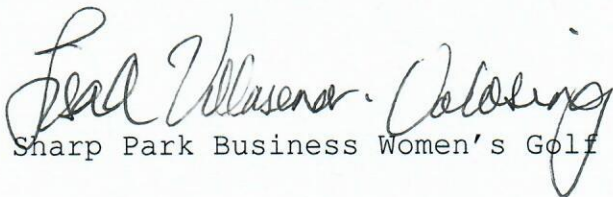
We don't understand how your Council - which over the years has repeatedly affirmed the Golf Course's and the Clubhouse's historical importance and place in the Pacifica Community - can intend the disability and destruction of this key community institution.

The Clubhouse and Golf Course - and its men's and women's golf clubs - have served the Pacifica community with low cost public recreation, as a community gathering place for weddings, funerals, family parties, a meeting hall for social and business and charitable organizations, as a location for charitable fundraisers, and as a center for youth and high school sports for boys and girls. The golf course also serves the wider community of San Mateo County and beyond, with cool weather public recreation in times of global warming with golf courses off the coast are increasingly hot during summers. And the golf course is open to everyone at reasonable prices. Sharp Park is one of only three non-resort, non-private golf 18-hole golf courses in San Mateo County. Sharp Park's greens fees are low - not the 100's of thousands of dollars for memberships at one of San Mateo County's 8 private golf clubs or the more-than-\$200 per round resort greens fees at Half Moon Bay.

The Sharp Park Golf Club and Sharp Park Business Women's Golf Club collectively have several hundred members, a significant number of which are Pacifica residents. As are the men and women employed at the restaurant and the golf course. As representatives of the golf clubs and their several hundred members, we appeal to you as your constituents to avoid this terrible result.

Very Truly Yours,

Sharp Park Golf Club


Sharp Park Business Women's Golf Club

From: Gordon Tannura [REDACTED]
Sent: Sunday, June 23, 2024 5:10 PM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan; Cervantes, Stefanie; Woodhouse, Kevin
Subject: Fwd: Email from City website - City Council page - re: LCPUP

[CAUTION: External Email]

Please include the following as part of the Record for the upcoming June 26th meeting of the City Council. Thank you.

Gordon Tannura
[REDACTED]

Begin forwarded message:

From: Gordon Tannura [REDACTED]
Subject: Email from City website - City Council page - re: LCPUP
Date: June 23, 2024 at 1:11:09 PM PDT
To: svaterlaus@pacificagov, sbeckmeyer@pacificagov, mbier@pacificagov, tbigstych@pacificagov, Christine Boles <cboles@pacificagov>

Thank you all for your continued diligent work in reviewing the LCPUP. I know it has taken a great deal of time for you given the extent of the Plan and its serious implications.

Unfortunately I will be unable to attend the June 26th special meeting, and thus this message is intended to offer my points of view on a few aspects of the Plan endeavor as I understand it.

I understand that Pacifica is on the leading edge of Plan submissions and faces issues and policies that all California communities face. I see no reason why Pacifica should be at the lead of this effort when there clearly needs to be consistency across the State on the very issues we face. Perhaps with more engaged support and assistance by our County and State elected representatives, we might see collaborative and conforming approaches emerge from a coalition of Coastal cities. Failing that, I believe the risk of financial (given the lack of any appropriate analyses), legal (given potential lawsuits in protest of the policies) and unintended consequences is too high for this city to absorb. Thus, I advocate for a "Pause" in action to finalize a plan and consider a broader engagement of all Coastal stakeholders.

As to other aspects of the Plan:

- I continue to support extending the Special Resiliency Zone to include the levee south of the current seawall, as the criteria used to identify that Zone clearly apply as well to the levee (to Mori Point).
- I continue to support allowing structures previously approved, constructed and maintained being able to continue to be maintained and not dismantled.

- I believe there should be more specificity in the maintenance/remodel definitions and specifications, and challenge the concept of a percentage factor being applied (e.g., 50%) that is subjective at best.

My thanks again for the efforts you have made on this and other plans, in progress, for this City.

Gordon Tannura



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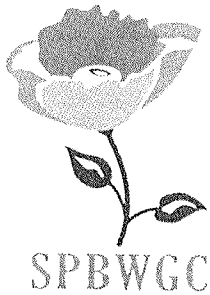
From: Butch Larroche [REDACTED]
Sent: Monday, June 24, 2024 8:26 AM
To: _City Council; Public Comment; Coffey, Sarah; Pacifica Permit Tech; City Manager; CoastalPlan; Vaterlaus, Sue; Bigstych, Tygarjas; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Murdock, Christian; Cervantes, Stefanie; Woodhouse, Kevin
Subject: Sharp Park Support Letter
Attachments: Sharp Park Letter.pdf

[CAUTION: External Email]

I am a resident of Pacifica, and enjoy golf at Sharp Park. I object to the Draft Local Coastal Plan for reasons discussed in the June 21 letter of Lisa Villasenor, and I request that the Golf Course and its neighboring residential neighborhoods south of Clarendon, including West Fairway Park, be afforded the same Special Resiliency Area status as the Sharp Park and Rockaway Beach neighborhoods. Please see my letter attached.

Butch Larroche
[REDACTED]

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June 24, 2024

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

Pacifica City Council Special Meeting re Local Coastal Plan
June 26, 2024 / Spare the Historic Sharp Park Golf Course

Dear Councilmembers and Mayor Vaterlaus,

We are shocked that City Council seems to be seriously considering adopting a Draft Local Coastal Plan whose terms - including extraordinarily broad definitions of "development" (including "placement . . . of any solid material, . . . grading, removing . . . of any materials, . . . alteration of the size of any structure . . . removal . . . of major vegetation") and "structure" ("anything constructed or erected which requires a fixed location on the ground") - would appear to require Coastal Development Permits. When combined with some of the other terms of the Draft Local Coastal Plan (including requirements for expert professional reports showing that "development" will not be subject to flooding for 100 years) such terms would appear to make impossible such ordinary golf maintenance and repair tasks as removing wind-downed dead, dying, and dangerous trees, repair or reconstruction of golf tees and greens, etc. And the language would appear to severely limit the ability to repair the 90-year-old Clubhouse (thinks like removing asbestos, repairing foundation, fixing damaged components such as roof beams, etc.

This result would be unreasonable and unfair. And having language in the Draft Local Coastal Plan that would appear to bring about this unfair and unreasonable result is itself unfair and unreasonable.

Both the Golf Course and the Clubhouse are Pacifica Landmarks - because they are important historical parts of the community and because they are locally and nationally and internationally important. Which of course means they are both old and need to be

repaired and refurbished. Unless the Golf Course and Clubhouse are somehow excepted from these most extreme requirements of the Local Coastal Plan in its current draft form, the Clubhouse and a significant part of the Golf Course west of the Highway will just be left to decay.

We don't understand how your Council - which over the years has repeatedly affirmed the Golf Course's and the Clubhouse's historical importance and place in the Pacifica Community - can intend the disability and destruction of this key community institution.

The Clubhouse and Golf Course - and its men's and women's golf clubs - have served the Pacifica community with low cost public recreation, as a community gathering place for weddings, funerals, family parties, a meeting hall for social and business and charitable organizations, as a location for charitable fundraisers, and as a center for youth and high school sports for boys and girls. The golf course also serves the wider community of San Mateo County and beyond, with cool weather public recreation in times of global warming with golf courses off the coast are increasingly hot during summers. And the golf course is open to everyone at reasonable prices. Sharp Park is one of only three non-resort, non-private golf 18-hole golf courses in San Mateo County. Sharp Park's greens fees are low - not the 100's of thousands of dollars for memberships at one of San Mateo County's 8 private golf clubs or the more-than-\$200 per round resort greens fees at Half Moon Bay.

The Sharp Park Golf Club and Sharp Park Business Women's Golf Club collectively have several hundred members, a significant number of which are Pacifica residents. As are the men and women employed at the restaurant and the golf course. As representatives of the golf clubs and their several hundred members, we appeal to you as your constituents to avoid this terrible result.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Bash Lunde", written over a horizontal line.

Sharp Park Golf Club Member and Board

Member

From: [REDACTED]
Sent: Monday, June 24, 2024 9:00 AM
To: Public Comment
Subject: Sharp park golf course

[CAUTION: External Email]

Dear city council.

Please support the golf course, it is place for many generations of Pacifica residents to gather and enjoy our lovely city. The current restrictions make it difficult to do even minor repairs and improvements. This is one of Pacifica's largest palace to enjoy the outdoors. If you have ever played this course you would be able to see much wildlife coexist here. I would love to see the restriction be removed so this could be one of Pacifica's gem, for residents and draw people to our city, this could be something we all could be proud of if allowed to do needed repairs and improvements. This golf course is enjoyed by teenagers to 95 years old and even little ones on putting greens while coming here for dinner.

Sent from my iPad

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From: John Mikulin [REDACTED]
Sent: Monday, June 24, 2024 11:56 AM
To: Public Comment
Cc: [REDACTED]
Subject: Pacifica Local Coastal Plan: Sea Level Rise + Flood/Tsunami Risk

Importance: High

[CAUTION: External Email]

Dear City of Pacifica Staff - It is difficult for me to find time during the work week to engage in our city's local government proceedings, but I wanted to submit some written input on some important, long-term issues for our city.

The following principles should guide Pacifica's approach to managing the impacts of sea level rise on our city.

Pacifica Sea Level Rise Principles

1. **Resilience through Beach and Wetland Preservation** - Pacifica will seek to preserve existing sandy beaches and wetlands within city limits as the preferred coastal resilience measure. When/where necessary, the city will prioritize managed retreat versus seawall construction. Seawalls accelerate and exacerbate coast erosion, making them an unsustainable coastal resilience measure.
2. **Public Infrastructure Resilience** - Pacifica will seek to maintain all existing public infrastructure including roads, utilities, the city pier, and Sharp Park Golf Course. When/where necessary, relocation of public infrastructure should be considered to ensure systems resilience. Pacifica taxpayers may need to invest additional public funds to implement essential resilience projects.
3. **Private Property Resilience** - Ensuring private property resilience to sea level rise should be the sole responsibility of relevant property owners. Pacifica taxpayers should not have to invest additional public funds to implement resilience projects intended to maintain or harden private property.

Maintenance and Upgrades in Flood/Tsunami Risk Areas

1. **Owner's Risk** - Property owners, occupants, and operators in tsunami risk areas should be able to maintain and/or upgrade their properties at the owner's risk.
2. **Tsunami Resilience** - Optional for all property owners. City construction permit required for property hardening.
3. **Flood Insurance** - The city should recommend that property owners in tsunami and/or flood risk areas obtain their own flood insurance, but do not require it.
4. **Sharp Park Clubhouse** - Encourage maintenance and upgrades to the Sharp Park Golf Course Clubhouse. Ensure the continued use of the Clubhouse as a public house providing dining, beverage, banquet, restroom, and golf service. Ensuring maintenance of the existing parking lot condition and footprint. Encourage electrification of all on-site equipment including the golf cart and maintenance fleets.

I hope that you and others find this input useful. Feel free to share as you deem appropriate.

Sincerely,

John Mikulin

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From: Jeff Guillet [REDACTED]
Sent: Monday, June 24, 2024 8:54 PM
To: _City Council; Public Comment
Cc: Coffey, Sarah
Subject: Please PAUSE the LCLUP

[CAUTION: External Email]

Dear Mayor Vaterlaus and Council Members,

I encourage City Council to **PAUSE** finalization of the LCLUP process. There is no reason why our city should be at the lead of this effort when there clearly needs to be consistency across the State on the very issues we face.

This is even more apparent with Coastal Commission staff's new demands that caused the cancelation of the June 4 meeting. Among these new demands:

- CCC staff now demands that the **SSRA exemptions do not apply until Pacifica starts two HUGE programs**, the Coastal Access and Resilience Program and the Shoreline Adaptation Program. Both programs have enormous requirements, including identifying funding sources. The tasks are so large, city planners gave themselves **8-10 YEARS** to implement them. City staff says in the agenda Executive Summary, *"At this time, staff does not know how long it will take to submit the Coastal Access and Resilience Program and begin work on the Shoreline Adaptation Program, but within one year is a reasonable estimate."* This is another attempt to tell council to approve this steaming pile of LCLUP and we'll fix it later. We keep hearing from the City Manager how staff doesn't have time for all the work they already need to do, we lost our Planning Director, but we're going to get this done in a year? Ridiculous.
- The SSRA policies will not go into effect "if and when" the Coastal Commission Executive Director approves them.
- If the CCC does not certify the Coastal Access and Resilience Program within 15 months of acceptance by the CCC, the SSRA policies "shall be suspended, and shall have no further force and effect". This means that they can kill the whole SSRA idea by simply sitting on it.
- The SSRA policies now **expire on January 1, 2045**. After that, NO ONE (not even SSRA properties or city infrastructure) can consider coastal protections when planning and may need to remove development that is nonconforming.
- CCC staff insists that SSM improvements over 50% makes the structure a "new development" with very few exceptions.
- They reject any changes to the ESHA buffer zone definitions – insisting that they can be no less than 50', even though that would clearly be a taking.
- The vulnerability maps haven't been updated with new OPC sea level guidance, as Council requested on May 23.

As many of us have told you before, the Coastal Commission cannot be trusted. Their demands are unrelenting, and they certainly don't care if they bankrupt our city. **PLEASE put a PAUSE on the final approval.**

Thank you,

Jeff Guillet

From: CoastalPlan
Sent: Tuesday, June 25, 2024 11:23 AM
To: Public Comment; La, Emily
Subject: FW: Unfair local coastal plan

This came into the Coastal email. Can you please include with comments received after agenda publication? Thank you

From: LEWIS RABIN [REDACTED]
Sent: Monday, June 24, 2024 5:14 PM
To: CoastalPlan <Coastalplan@pacificagov>
Subject: Unfair local coastal plan

[CAUTION: External Email]

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From: Beckmeyer, Sue
Sent: Tuesday, June 25, 2024 1:06 PM
To: Public Comment
Subject: Fwd: DLCP adoption

Please add to the public record for LCLUP.
Thanks,

- Sue B.

From: Barbara Petersen [REDACTED]
Sent: Tuesday, June 25, 2024 11:54:05 AM
To: _City Council <citycouncil@ci.pacifica.ca.us>
Subject: DLCP adoption

[CAUTION: External Email]

I am a 70 year resident of Pacifica, and live in Sharp Park. I object to the Draft Local Coastal Plan for reasons discussed in the June 21 letter of Lisa Villasenor, and I request that the Golf Course and its neighboring residential neighborhoods south of Clarendon, including West Fairway Park, be afforded the same Special Resiliency Area status as the Sharp Park and Rockaway Beach neighborhoods. California voters established the Coastal Commission to protect recreation and public access to beaches and the California coastline, NOT to negatively impact the housing communities built previous to its existence. Sharp Park Golf Course, the berm, and the west Fairway Park neighborhoods provide this access. Just visit the neighborhood any weekend to see how many Pacificans and out of town visitors use this neighborhood as access to the trails to the beach. You'll be hard pressed to find a parking place. The golf course provides recreation to thousands in the Bay Area. I strongly object to the adoption of the LCP according to the recent changes demanded by the CC. Barbara Petersen

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From: Coffey, Sarah
Sent: Tuesday, June 25, 2024 2:48 PM
To: Public Comment
Subject: FW: Pacifica City Council Special Meeting June 26; SF Public Golf Alliance OBJECTS to irregular rushed process
Attachments: Ltr.SFPGA.Pacifica.Ci.Cil.Object.June.25.2024.pdf

From: Richard Harris Jr. <richard@sfpublicgolf.org>
Sent: Tuesday, June 25, 2024 2:42 PM
To: Coffey, Sarah <scoffey@pacifica.gov>; Vaterlaus, Sue <svaterlaus@pacifica.gov>; Beckmeyer, Sue <sbeckmeyer@pacifica.gov>; Bigstyc, Tygarjas <tbigstyc@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>; Cervantes, Stefanie <SCervantes@pacifica.gov>; Phil Ginsburg (phil.ginsburg@sfgov.org) <phil.ginsburg@sfgov.org>; Potter, Spencer (REC) <spencer.potter@sfgov.org>; Pacifica Permit Tech <permittech@pacifica.gov>
Subject: Pacifica City Council Special Meeting June 26; SF Public Golf Alliance OBJECTS to irregular rushed process

[CAUTION: External Email]

Pacifica City Council Special Meeting June 26; SF Public Golf Alliance OBJECTS to irregular rushed process

Pacifica City Clerk Sarah Coffey, Mayor Vaterlaus, Councilpersons, et al.
Please find attached above letter of San Francisco Public Golf Alliance OBJECTING to irregular rushed process for the calendared June 26 Special Meeting. This to request City Clerk's Office to acknowledge receipt, circulate to Council, Staff, and Planning Commissioners, and include in Council's meeting packet.
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 Sanyan St., San Francisco, CA 94117 • 415-290-5718 • info@sfpublicgolf.org



June 25, 2024

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

Re: City Council Special Meeting re Pacifica Local Coastal Plan, June 26, 2024, 6:00 p.m.

- 1. WE OBJECT TO RUSHED SPECIAL COUNCIL MEETING, FOR WHICH THE AGENDA -- WITH EXTENSIVE CHANGES--WAS HELD BACK, DENYING COUNCIL AND THE PUBLIC A FAIR CHANCE TO REVIEW, UNDERSTAND, AND COMMENT.**

Dear Mayor Vaterlaus and Councilmembers,

We object to Rushed Process, in violation of Coastal Act, Public Resources Code Section 30006,¹ which provides:

"The Legislature further finds and declares that the public has a right to fully participate in decisions affecting coastal planning, conservation, and development; that achievement of sound coastal conservation and development is dependent upon public understanding and support; and that the continuing planning and implementation of programs for coastal conservation and development should include the widest opportunity for public participation." (emphasis added)

¹ California Public Resources Code 30006

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=30006

The Coastal Commission's Mission Statement² echoes the importance of strong public participation in coastal planning processes.

The Commission is committed to protecting and enhancing California's coast and ocean for present and future generations. It does so through careful planning and regulation of environmentally-sustainable development, rigorous use of science, **strong public participation**, education, and effective intergovernmental coordination. (emphasis added)

The June 26 Agenda,³ appeared on the City's webpage June 21, — less than the customary one week's advance publication of agendas for the LCLUP public meetings⁴ – with a brand new June, 2024 iteration of the Draft Local Coastal Land Use Plan (Agenda, Attachment E) containing numerous wording changes, deletions, additions, and renumberings of text, policies, and definitions, accompanied by a confusing 51-page, fine-print, confusingly-colored "Summary Table with Alternative Modifications" (Agenda, Attachment B). The Agenda announces Staff's intention and recommendation that June 26 be the final, decisive meeting at which Staff recommends Council pass a Resolution approving all modifications and forwarding the document to the Coastal Commission for certification.

But the June 2024 LCLUP is a mess. Key policies and concepts – including the "Special Resiliency Area" concept which has been a focal point of discussion since December 2023 of at least six City Council public Study Meetings – have been changed since City Council's May 23 LCLUP Special Meeting. with the modification text – which appears to be substantially the work of Coastal Commission Staff rather than Pacifica Staff -- appearing in the "alternative modifications" column that has heretofore been reserved for modifications originating from Pacifica Staff in all prior iterations of the Draft LCLUP agenda packets. This is only one of many disorienting features of the June 26 Agenda Packet. Apparently Coastal Commission Staff and its Legal Department took a month to rework key provisions of the Resiliency Policies, including "Special Resiliency Areas" (renamed Shoreline Special Resiliency Areas" in the June 2024 Draft, and then all of this was publicly noticed barely 5 days before public hearing.

The short notice handicaps public awareness and input (including by this correspondent) in the coastal planning decisionmaking process on this very controversial and very complex matter (made all the more complex – and confusing – by the sudden major changes appearing for the first time in the June 2024 iteration of the Draft Local Coast Plan), all in violation of Public Resources Code Section 30006 and the Coastal Commission's Mission Statement.

This should be reason enough for Council to call the June 26 meeting off and reschedule it for a later date when the meeting can be properly noticed. In any event and in these conditions, we ask Council: (1) to delay substantive discussion and decisionmaking; and (2) if the meeting is held as scheduled on June 26, to provide for an extended period for written public comment, with a

² California Coastal Commission Website, Mission Statement: <https://www.coastal.ca.gov/whoweare.html>

³ Pacifica City Council, Agenda for June 26, 2024:
<https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=1540&Inline=True>

⁴ Pacifica City Council Meeting May 23, 2024 Minutes, at p. 48
<https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=15&ID=1457&Inline=True>

regularly-scheduled Council meeting at which such public comment would be reviewed and considered by Council before any decision is made one way or the other.

OTHER ISSUES

2. Neither the June 26 Agenda, the Staff Report, nor its attached revised June 2024 Draft LCLUP Respond to Key Issues and questions – including the following -- Raised by Council and/or promised by Planning Staff at Council’s May 23, 2024 Special LCLUP Study Meeting.

- (1) **Ingrid B. Lacy School Bond.** Mayor Vaterlaus asked if the Draft LCLUP’s terms would put the Ingrid B. Lacy Middle School⁵ “at risk of not being . . . allowed to improve their property” with school bond funds already approved by Pacifica voters. Planning Director Murdock responded: “City staff would need to do further research on that question to provide an informed answer.”⁶

Lack of Tsunami and Updated Sea Level Rise and Trails maps. Councilmembers Beckmeyer and Boles discussed with Planning Director Murdock the need for new Tsunami and Flood Hazard maps to give Councilmembers and Pacifica residents “a better understanding of the impact” of the Draft LCLUP’s development and deed restrictions, because they are “not defined enough for people’s comfort level”.⁷ The June 23 Staff Report states, at page 2, that one of the benefits of an updated Local Coastal Land Use Plan will be “accurate maps”. Planning Staff promised in its May 23, 2023 Staff Report that an updated Coastal Access Trails Map was “ongoing” and would be “incorporated into an updated exhibit with the final alternative modifications”. (May 23, 2023 Staff Report, at p. 7, Packet Pg. 10.) But there are no new flood hazard or projected sea level rise or Tsunami maps or a new Trails map in the June 26 Staff Report or the accompanying June 2024 Draft LCLUP. Because the Text of the Draft LCLUP refers to and incorporates the Maps, the lack of updated maps renders the text and the Draft LCLUP itself out-of-date, false, and misleading.

Burdensome Technical Reports Requirement. At several points in the May 23 Council meeting, Councilwoman Boles objected to the prohibitive cost of the Technical Reports requirement for individual homeowner and other small development projects, including relatively minor “structural modifications”. “She questioned what the cost was for a homeowner and if it is even possible. . . what would it cost a homeowner to hire the specialty engineer . . . what does it mean to all the other property owners and businesses that have to do this on their own: what does it really cost, what’s the process . . .”⁸

⁵ The Ingrid B. Lacy Middle School is located at 1427 Palmetto Ave., west of the Coast Highway, within the Coastal Zone and north of the proposed Sharp Park Special Resiliency Area. On or about March 5, 2024 Pacifica voters approved a Pacifica School District School Bond Election, the \$70 Million Measure G (<https://smcacre.gov/elections/march-5-2024-election-results>) to fund, inter alia, classroom, safety, and infrastructure improvements at the Ingrid B. Lacy Middle School (<https://smcacre.gov/media/6485/download?attachment>)

⁶ Pacifica City Council Meeting May 23, 2024 Minutes, at p. 5
<https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=15&ID=1457&Inline=True>

⁷ Pacifica City Council Meeting May 23, 2024 Minutes, *Ibid.*, at p. 47

⁸ Pacifica City Council Meeting May 23, 2024 Minutes, *Ibid.*, at pp. 27-28, 29

Councilwoman Boles' questions go unanswered, and the Technical Reports and other requirements have only gotten more burdensome in the new June 2024 Draft LCLUP.

3. Low-Income Housing. The June 2024 Draft LCLUP does not meet the Requirements of (1) The Legislature, (2) the Coastal Act, or (3) the Coastal Commission's Environmental Justice Policy to Protect Existing Low-Income Housing.

The Coastal Act, at Public Resources Code Section 30604(f) and (g) requires the Coastal Commission to ““(f) . . . encourage housing opportunities for persons of low and moderate income,” and (g) “The Legislature finds and declares that it is important for the commission to **encourage the protection of existing** and the provision of new **affordable housing opportunities for persons of low and moderate income in the coastal zone.**”⁹

The big **apartment complex at 2590 Francisco Blvd.**, near the northeastern corner of the golf course and south of Clarendon Road, is identified as “**affordable rental**” by a star on the Sharp Park, West Fairway Park and Mori Point Coastal Vulnerability Zone Map.¹⁰ Pacifica's Sea-Level Rise Vulnerability Assessment (ESA, June 2018) reports the 2590 Francisco apartment complex **constitutes 20% of Pacifica's total affordable rental property.**¹¹ (See **Exhibit 1**, a copy of Table 7, at the fifth line from the top.) The 2590 Francisco Blvd. is comprised of 3 separate parcels -- Assessor's Parcel Nos. 160-400-080, -090, and -100, that were purchased in 2003 by Lakeside Apartment Housing from Peninsula Habitat for Humanity, and in May 2023 were refinanced by loans from the San Mateo County Department of Housing.¹² As of June 25, 2024 these apartments are listed on HUD Housing Network.com, a low-income housing search site, as “Lakeside Apartments,” as follows: “. . . the Lakeside Apartments has 10 Low Income approved units available. Lakeside Apartments is a Affordable housing development in Pacifica, California. Rents range from \$687 - \$1.341 for low income individuals who meet the income threshold as well as other eligibility requirements.”¹³

There is no provision in the June 2024 Draft LCLUP to “encourage” or “protect” in any way the low income rental housing at the 2590 Francisco apartment building -- 20% of the

⁹ California Public Resources Code Section 30604(f) and (g):

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=30604.&lawCode=PRC

¹⁰ Appendix B-3, Coastal Vulnerability Zone Map, Sharp Park, West Fairway Park, and Mori Point, at Redlined LCLUP, April 2024, Found at Agenda of Pacifica City Council's May 23, 2024 LCLUP Special Meeting #4.3, at Pkt. Pp. 280/351 <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=14&ID=1535&Inline=True>

¹¹ Sea Level Rise Vulnerability Assessment for Pacifica LCP Update, ESA. June 2018 (Attachment F to City Council Agenda Summary Report, re: Draft Local Coastal Program Policies Relating to Sea Level Rise Adaptation, Dec.10, 2018 (starting at Packet pg.113) <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=1225&Inline=True> , (Pkt Pg. 735/1050), at Table 7, fifth line from top of page, Sharp Park, West Fairway Park and Mori Point Asset Exposure

¹² **APN .080** (https://drive.google.com/file/d/1BuWX3ln8u_mWT_hlExCr_rkCxDvoazxi/view?usp=drive_link); **APN .090** (https://drive.google.com/file/d/1A1boPx6TGCPn-n346pxhrFlcubHFplTF/view?usp=drive_link); **APN.100** (https://drive.google.com/file/d/1Lp64ldCJ9PdbxFlDqG9EwiYt8wHH4MPU/view?usp=drive_link)

¹³ HUD Housing Network.com: <https://hudhousingnetwork.com/ca/san-mateo/pacifica/low-income-housing-details/3618/lakeside-apartments>

amount of low income rental housing in the entire City of Pacifica, according Pacifica's own Sea Level Rise Vulnerability Assessment. Instead, the combination of the restrictions on "development" (including the "Significant Structural Modifications") and the "Technical Reports" requirements make even most ordinary repairs and alterations virtually impossible. This is not "encouragement" or "protection". It is exactly the opposite.

3.Burdensome, Restrictive and Misleadingly Captioned Coastal Resiliency Implementing Policies, inserted in the Draft March 2024 LCLUP by Coastal Commission Staff.

Appearing in a subsection of the Draft Plan captioned "NEW SHORELINE DEVELOPMENT STANDARD POLICIES" are several "Implementing Policies," including:¹⁴

"CR-I-19 Technical Reports," (Chapt. 6, Pg. 6-32) requiring development proposals in Coastal Vulnerability Zones to include "engineering, geomorphology and other relevant technical reports, prepared by licensed engineers and other professionals

"CR-I-20 Siting and Design," (Chapt. 6, Pg. 6-33) requiring "new development" in Coastal Vulnerability Zones to be "sited and designed to be safe from . . . flooding and other coastal hazards for at least 100 years without shoreline protection considering projected sea level rise and other climate change effects to be determined from best available science . . ."

"CR-I-21 Coastal Hazards Risk Disclosure" – requiring permit applicants for development in Coastal Vulnerability and Tsunami Evacuation Zones to record deed restrictions, waiving rights, etc.; and

"CR-I-25 Substantial Structural Modifications (Chapt. 6, Pg. 6-36) – requiring property owners to, among other things, "correct any existing legal nonconformities, consistent with the Technical Reports and Siting and Design requirements of CR-I-19 and CR-I-20, above.

These "Implementing Policies" were modified by Coastal Commission Staff "suggestions" in March 2024 to extend the policies beyond "new shoreline" development to all development, including remodels and renovations of existing structures.¹⁵ And they have been significantly re-modified, renumbered, reshuffled, and a couple of them recaptioned, in the current June Draft LCLUP. (Making the analysis and understanding extraordinarily cumbersome and difficult.) These policies remain captioned "New Shoreline Development -- which causes confusion, including public confusion by City Council members as to whether they only apply to "new" development-- as reflected in the Minutes of Council's public meetings.

Also at CCC Staff's direction, subtle modifications were made in March 2024 to the LCLUP Glossary, including -- (i) adding to the definition of "Development" the final short phrase "development is synonymous with new development," (Glossary, Page G-4); (ii) striking the City Council-approved Consultation Draft LCLUP's original definition of "New Development" (which specifically excluded "remodeling or improvement of an existing structure") (Glossary Page G-8); and (iii) adding a brand new term to the Glossary, "Coastal Hazards," which includes, among

¹⁴ Redline LCLUP, June 2024, Agenda Packet, Pacifica City Council June 26, 2024 LCLUP Meeting #4.5, at Pages 6-32 to 6-34, Pkt.Pgs.276-278 <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=1540&Inline=True>

others, “flooding” and “tsunami” (Glossary, Pg. G-4). Tsunami is further defined in the California Department of the Environment Flood Hazard maps¹⁶, and identified by the California Geological Survey as the “975 year return period probabilistic tsunami inundation model” event.¹⁷ By the device of adding the “Coastal Hazards” definition to the Glossary, the CCC invoked the Figure 5-3 Flood Zones map¹⁸— with its broad “Tsunami Evacuation Zone” swath that encompasses – and burdens even the smallest “development” (repairs) in virtually the entire Pacifica Coastal Zone.

Bottom-line result is that these policies in their current June 2024 Draft state, would require Coastal Vulnerability Zone homeowners and other property owners seeking coastal development permits for improvements including relatively small alterations to “an existing structure” to engage “engineering, geomorphology and other relevant technical reports” from licensed engineers and other professionals to certify that the improved structure will be safe from . . . flooding and other coastal hazards [including the 1-in-975-year Tsunami] for at least 100 years without shoreline protection, to correct all non-conforming uses, and to waive rights. At City Council’s May 23, 2024 Special Meeting on the LCLUP, Councilmembers voiced concern that the expense of complying with the permit precondition of the expert technical reports and the risk disclosure seemed disproportionate and would discourage small property owners and businesses from upgrading or even repairing their properties. Then-Planning Director Murdock the “there may be relatively minor projects that need a CDP that would be subject to this requirement”¹⁹ The burden and obvious great expense of these requirements appears designed to discourage property owners from improving – or even repairing -- their homes and properties.

At that same May 23 City Council meeting, Pacifica’s City Manager and Planning Director encouraged Council to adopt the Draft LCLUP notwithstanding burdensomeness to some homeowners and other small property holders, because the City itself would benefit, by virtue of a “Special Resiliency Area” exemption in the West Sharp Park neighborhood north of the golf course, from significantly improved marketability and value of the City’s own large vacant lot at 2212 Beach Boulevard, and the potential reduced expense of relocating City infrastructure, in addition to an increased tax base from development of other properties in the West Sharp Park and Rockaway Beach neighborhoods.²⁰

¹⁶ California Department of Conservation, CGS Information Warehouse: Tsunami Hazard Area Map: https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/

¹⁷ California Geological Survey Tsunami Hazard Area Map County of San Mateo, Mar. 23, 2021 https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Hazard_Area_Map_San_Mateo_County_a11y.pdf

¹⁸ Redlined LCLUP, June 2024, Agenda Packet, Pacifica City Council June 26, 2024 LCLUP Meeting #4.5, at Page 8-16, Packet Page 346 <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=1540&Inline=True>

¹⁹ Pacifica City Council Special Meeting, May 23, 2024, Minutes, at, e.g. Pages 6, 40-41 (Beckmeyer); Page 34 (Murdock); Pages 27, 29 (Boles: “... what would it cost a homeowner to hire the specialty engineer . . . what does it mean to all the other property owners and businesses that have to do this on their own: what does it really cost, what’s the process...”) <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=15&ID=1457&Inline=True>

²⁰ Pacifica City Council Special Meeting, May 23, 2024, Minutes, *Id.*, at pp. 27-30 <https://pacificacityca.igm2.com/Citizens/FileOpen.aspx?Type=15&ID=1457&Inline=True>

4. **Property Rights, The Federal and State Constitutions, the Coastal Act, the Supreme Court's Recent Sheetz Decision, Fairness, and The "Takings" Issue.**

The Fifth Amendment to the U.S. Constitution provides, in relevant part:

"No person shall . . . be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation."²¹

The California Constitution, at Article 1 Section 1 provides:

"All people are by nature free and independent and have inalienable rights. Among these are . . . acquiring, possessing, and protecting property . . ."²²

The Coastal Act, at California Resources Code Section 2035 provides:

"Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply."²³

Homeowners in the 1950's-era West Fairway Park subdivision and other Pacifica property owners have property rights that include, by virtue of California Resources Code Section 30235, the right to protect their property, including protection from the ocean offered by shoreline protection structures such as the Sharp Park Berm and the Beach Boulevard Seawalls.

The United States Supreme Court's April 2024 decision in Sheetz vs. County of El Dorado, California ²⁴ held that a legislative body – such as a city council – can be held liable for "takings" of private property, for imposing fees, exactions or other conditions on the issuance of a permit where, among other things, the exaction or condition lacks a direct nexus and "rough proportionality" to the government's land-use interest.

"Our decisions in *Nollan* and *Dolan* address this potential abuse of the permitting process. There, we set out a two-part test modeled on the unconstitutional conditions doctrine. See *Perry v. Sindermann*, 408 U. S. 593, 597 (1972) (government "may not deny a benefit to a person on a basis that infringes his constitutionally protected interests"). First, permit conditions must have an "essential nexus" to the government's land-use interest. *Nollan*, 483 U. S., at 837. The nexus requirement ensures that the government is acting to further its stated purpose, not leveraging its permitting monopoly to exact private property without paying for it. See *id.*, at 841.

²¹ Fifth Amendment to US Constitution: <https://constitution.congress.gov/constitution/amendment-5/>

²² California Constitution Article 1 Section 1:
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CONS&division=&title=&part=&chapter=&article=1

²³ Coastal Act, California Public Resources Code Section 30235:
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=20.&title=&part=&chapter=3.&article=4.

²⁴ Sheetz vs. County of El Dorado, California, U.S. Supreme Court October Term, 2023, No. 22-1074
https://www.supremecourt.gov/opinions/23pdf/22-1074_bqmd.pdf

Second, permit conditions must have “rough proportionality” to the development’s impact on the land-use interest. *Dolan*, 512 U. S., at 391. A permit condition that requires a landowner to give up more than is necessary to mitigate harms resulting from new development has the same potential for abuse as a condition that is unrelated to that purpose.²⁵

The disproportionate, out-of-scale impacts on property owners of the June Draft LCLUP’s “Technical Reports,” “Siting and Design,” and “Coastal Hazards Risk Disclosure” provisions, among many others – including requirements for obviously very expensive technical reports as precondition for permit applications for even minor improvements to individual homes and properties under the “Substantial Structural Modification” rubric, raises the problem – discussed by Councilmembers at the May 23 City Council meeting, that these may be takings in violation of the California and United States Constitutions.

5. The Council – and the City – have Alternatives

The Staff Report opens at Page 1 with a recommendation to Council to approve the draft Resolution certifying the June 2024 Draft LCLUP “with Alternative Modifications,” and closes at Page 9 with the statement that “No alternative action has been identified” (by Staff).

The obvious alternative action is to acknowledge that the June Draft LCLUP, presented in a hurry-up fashion, with massive, confusingly organized and presented new “alternative modifications” provided by Coastal Commission Staff, is not now fit for adoption. Too many mistakes, too many unanswered questions, out-of-date and inaccurate maps that are incorporated into the document’s text, significant legal problems, and great new burdens unfairly and inequitably thrust upon Pacifica residents and property owners.

Best counsel at this point is to put it on Pause. And stick with Pacifica’s existing Local Coastal Plan until such time as some of the legal kinks have straightened-out (such as the definition of “existing structure,” currently pending in California’s appellate courts), and the City of Pacifica has had some time to consult with other governmental entities (such as Pacifica’s Schools, the City of San Francisco with respect to its golf course, and the NCCWD).

The pell-mell nature of the scheduled June 25 meeting and the accompanying June Draft LCLUP should be avoided.

Respectfully submitted,

Richard Harris

President, San Francisco Public Golf Alliance

cc: City Manager Kevin Woodhouse, 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.

²⁵ *Sheetz vs. County of El Dorado, California, Id.*, at p. 9.

Table 7
Sharp Park, West Fairway Park and Mori Point Asset Exposure for Existing and Future Sea-levels

Sub-area Asset Exposure Table			Existing Conditions (% of Sub-area)	2050 Exposure Count (Percent of Sub-area Total) Exposure Range for inundation and flooding is for coastal inundation only.				2050 Exposure Count (Percent of Sub-area Total) Exposure Range for inundation and flooding is for sea level inundation only.			
Category	Asset	Units		Total in Subarea (Total Flooded)	Storm Flooding	Coastal Erosion	Regular Tidal Inundation	Storm Flooding	Coastal Erosion	Regular Tidal Inundation	Storm Flooding
Coastal Structures	Arctic Shelters	bed	5,745,245 (38.4%)	5,523,68 (82.3%)	-	-	5,418.00/5,418.00 (94.0% - 95.0%)	5,701,808 (99.0%)	-	5,458.00/5,458.00 (94.0% - 95.0%)	
Coastal Structures	Louise	bed	3,045,261 (20.0%)	1,707,397 (56.2%)	37,48,267 (12.3%)	-	3,147.90/3,147.90 (104.0% - 105.0%)	3,045,261 (100.0%)	-	3,028.30/3,114.12 (94.4% - 97.2%)	
Communication	Coastal Undersea Cable	bed	1,878,881 (12.5%)	1,888,434 (101.0%)	1,882,383 (100.2%)	-	3,028.10/3,028.10 (161.9% - 162.0%)	3,028,102 (161.9%)	-	3,048.90/3,048.90 (165.1% - 165.2%)	
Communication	Tower/Facility	count	3 (18.2%)	-	-	-	-	-	-	-	
Community	Alcoholic Facilities	count	1 (25.0%)	-	-	-	-	-	-	-	
Community	Community Art Park	acres	0 (0.0%)	-	-	-	-	-	-	-	
Community	Healthcare Facility	count	0 (0.0%)	-	-	-	-	-	-	-	
Community	Landmarks	count	4 (100.0%)	-	-	-	-	-	-	-	
Community	Mobile Home Parks	count	0 (0.0%)	-	-	-	-	-	-	-	
Community	Tobacco	acres	0.00 (0.0%)	-	-	-	-	-	-	-	
Community	Tennis Courts	count	0 (0.0%)	-	-	-	-	-	-	-	
Everyday	Streets	acres	26,321 (18.2%)	25,330 (96.1%)	25,378 (96.3%)	3.79/3.38 (13.4% - 10.0%)	25.30/3.01 (96.0% - 95.0%)	26,326 (100.0%)	4.88/7.41 (18.6% - 27.7%)	26.373/3.71 (96.9% - 99.9%)	
Everyday	CA Red Leaf Frog Habitat	acres	0 (0.0%)	-	-	-	-	-	-	-	
Everyday	Recreational Habitat	bed	0 (0.0%)	-	-	-	-	-	-	-	
Everyday	Seaways	bed	1,700,261 (11.0%)	-	-	-	-	-	-	-	
Everyday	Suburbs	bed	329,627 (2.1%)	329,627 (100.0%)	2,408 (0.7%)	329.62/329.62 (100% - 100.0%)	329.62/329.62 (100% - 100.0%)	2,408 (0.7%)	329.62/329.62 (100% - 100.0%)	329.62/329.62 (100% - 100.0%)	
Everyday	Waterbodies	acres	31.73 (18.0%)	38,438 (121.2%)	2,747 (8.7%)	4.73/4.33 (14.4% - 10.0%)	38.47/30.40 (98.1% - 86.2%)	34,388 (86.9%)	30.70/28.76 (88.4% - 93.7%)	38.480/30.70 (96.7% - 86.6%)	
Emergency Response	Fire	acres	0 (0.0%)	-	-	-	-	-	-	-	
Emergency Response	Police	acres	0 (0.0%)	-	-	-	-	-	-	-	
Healthcare	Chiropractic Sites	count	1 (12.5%)	-	-	-	-	-	-	-	
Healthcare	Medical Waste Facility	count	0 (0.0%)	-	-	-	-	-	-	-	
Healthcare	Unattended Storage Tanks	count	1 (25.0%)	-	-	-	-	-	-	-	
Land Use	Auto Terminals	count	0 (12.2%)	-	-	-	-	-	-	-	
Land Use	Beach	acres	2,238 (8.8%)	2,238 (99.0%)	-	0.12/0.12 (5.4% - 1.0%)	2.23/2.24 (100% - 100.0%)	-	0.28/0.41 (12.4% - 27.7%)	2.26/2.24 (100% - 100.0%)	
Land Use	Commercial	count	2,038 (2.1%)	2,038 (100.0%)	-	0.33/0.33 (16.6% - 16.6%)	-	-	-	0.30/0.38 (15.6% - 19.0%)	
Land Use	Habitat	acres	0 (0.0%)	-	-	-	-	-	-	-	
Land Use	Industrial	acres	0.298 (1.8%)	-	-	-	-	-	-	-	
Land Use	Mixed Use	acres	1,027 (10.0%)	1,027 (100.0%)	-	-	0.16/0.18 (16.3% - 23.8%)	-	-	0.16/0.18 (16.3% - 49.2%)	
Land Use	Multi-Family	acres	0 (0.0%)	-	-	-	-	-	-	-	
Land Use	Office	acres	11,587 (9.4%)	3,457 (29.8%)	-	-	0.37/4.55 (12.0% - 31.7%)	-	-	8.02/0.56 (18.6% - 12.7%)	
Land Use	Office	acres	0.04 (27.0%)	-	-	-	-	-	-	0.00/0.08 (100% - 100.0%)	
Land Use	Other Office Space	count	0.048 (0.0%)	0.048 (100.0%)	-	-	0.07/0.07 (17.5% - 80.0%)	-	-	0.00/0.08 (100% - 100.0%)	
Land Use	Other Public or Community Space	acres	2,332 (9.8%)	0.07 (0.3%)	2,330 (101.2%)	-	0.30/0.48 (13.3% - 8.0%)	3,728 (160.8%)	-	4,274/3.47 (111.2% - 105.7%)	
Land Use	Parks & Recreational Facilities	acres	288,787 (19.0%)	174,528 (60.5%)	43,638 (24.1%)	18.96/22.38 (11.6% - 8.0%)	112.07/113.11 (102.0% - 42.4%)	80,688 (28.1%)	43.78/77.88 (70.2% - 26.9%)	126.73/128.36 (96.3% - 98.9%)	
Land Use	RDW	acres	0.04 (1.7%)	0.007 (1.7%)	0.004 (88.0%)	-	0.66/0.64 (100% - 100.0%)	0.64 (100.0%)	-	0.60/0.64 (100% - 100.0%)	
Land Use	Schools	acres	0 (0.0%)	-	-	-	(100% - 100.0%)	(100.0%)	-	(100% - 100.0%)	
Land Use	Single Family Residential	acres	43,478 (2.9%)	5,174 (11.9%)	2,658 (6.1%)	-	2.96/3.58 (6.7% - 8.2%)	0.271 (11.8%)	-	0.32/0.78 (12.6% - 15.0%)	
Land Use	Vacant/Undeveloped	acres	3.24 (0.2%)	0.238 (7.4%)	1.007 (31.0%)	-	0.67/0.68 (101.0%)	0.68 (101.5%)	-	0.67/1.33 (100.9% - 21.8%)	
Land	Pacific City Farms	acres	476,677 (3.1%)	739,298 (31.0%)	78,104 (16.2%)	18.08/27.34 (14.4% - 5.2%)	138.67/137.68 (100.6% - 99.5%)	520.38 (20.2%)	42.74/72.32 (104.6% - 17.7%)	153.45/168.37 (100.0% - 11.0%)	
Land	Parks/Conservation	acres	288,023 (1.9%)	178,787 (62.0%)	46,502 (25.8%)	20.07/22.81 (11.5% - 8.0%)	114.36/113.30 (100.0% - 42.9%)	84.81 (36.2%)	43.78/77.88 (70.2% - 26.9%)	123.03/135.86 (96.7% - 68.6%)	
Land	Pastures	count	883 (0.2%)	111 (12.5%)	138 (15.5%)	0.00/0.00 (0.0% - 0.0%)	108.00/305.80 (24.7% - 28.1%)	201 (22.6%)	43.78/77.88 (104.6% - 17.7%)	261.03/238.30 (96.3% - 98.9%)	
Recreation	Access Lateral	bed	4861,478 (31.6%)	4798,000 (98.5%)	4963,478 (101.5%)	-	479.29/449.04 (97.3% - 96.4%)	4861,478 (100.0%)	-	4768.16/4957.42 (98.0% - 100.0%)	
Recreation	Access Lateral	bed	739,298 (4.9%)	383,476 (51.9%)	739,298 (100.0%)	-	676.42/677.38 (101.0% - 78.2%)	739,298 (100.0%)	-	673.47/677.43 (99.5% - 83.6%)	
Recreation	Parkway Medical	count	12 (72.0%)	5 (41.7%)	8 (66.7%)	-	1.00/1.00 (100.0%)	1 (8.3%)	-	1.00/1.00 (100.0% - 100.0%)	
Recreation	Fishing Pier	count	121,583 (8.1%)	43,230 (35.6%)	28,445 (23.4%)	0.10/0.80 (13.9% - 9.1%)	80.68/81.82 (101.4% - 63.0%)	48,087 (39.6%)	20.78/32.38 (70.9% - 39.6%)	86.17/68.54 (96.5% - 71.2%)	
Recreation	Trails	count	21848,832 (13.8%)	3045,176 (13.9%)	1613,329 (7.4%)	-	3152.62/3171.28 (12.3% - 12.1%)	18838,411 (86.2%)	-	4183.80/4688.68 (91.5% - 100.0%)	
Stormwater	Pipes	bed	2102,1718 (11.8%)	1487,873 (70.8%)	37,37,529 (17.8%)	-	8038.14/4043.43 (28.7% - 5.0%)	8813,102 (41.9%)	473.54/1861.49 (12.8% - 6.9%)	1576.10/4043.43 (102.1% - 34.7%)	
Stormwater	Pump Stations	count	3 (10.0%)	0 (0.0%)	1 (33.3%)	-	0.00/3.00 (100% - 100.0%)	(100.0%)	-	0.00/3.00 (100% - 100.0%)	
Stormwater	Stormwater Canals	count	12 (17.6%)	9 (75.0%)	0 (0.0%)	1.00/1.00 (100.0% - 100.0%)	0.00/0.00 (100.0% - 100.0%)	8 (66.7%)	0.00/0.00 (100.0% - 100.0%)	10.00/0.00 (100.0% - 83.3%)	
Transportation	Bridge Local	count	0 (0.0%)	-	-	-	-	-	-	-	
Transportation	Bridge State	count	4 (100.0%)	-	-	-	-	-	-	-	
Transportation	Highway	bed	502,789 (3.0%)	-	-	-	-	-	-	58.19/69.87 (11.5% - 6.9%)	
Transportation	Streets City	count	86833,29 (51.0%)	1002,078 (1.1%)	4,884,626 (5.6%)	-	86783.567/1.68 (23.0% - 20.9%)	7091,988 (8.0%)	31.88/628.14 (61.7% - 1.2%)	11768.75/10747.07 (108.5% - 93.0%)	
Wastewater	Effluent	count	44760/247 (8.7%)	55263,223 (22.8%)	8023,478 (3.3%)	-	44033.43/13807.07 (103.2% - 31.0%)	12827,888 (28.7%)	-	11336.30/16141.71 (98.2% - 42.8%)	
Wastewater	Pump Stations	count	2 (10.0%)	0 (0.0%)	1 (50.0%)	-	2.00/1.00 (100% - 50.0%)	(100.0%)	-	0.00/2.00 (100% - 100.0%)	
Water	NCCWD Pipeline	bed	33373,134 (19.1%)	4186,078 (12.5%)	4948,688 (14.8%)	-	3076.40/3362.87 (97.3% - 96.9%)	4234,767 (12.7%)	-	10708.00/17148.90 (96.9% - 34.4%)	

Packet Pg. 735

From: Cynthia Kaufman [REDACTED]
Sent: Tuesday, June 25, 2024 9:50 PM
To: Public Comment
Subject: Special City Council Meeting 6/26/2024

[CAUTION: External Email]

Dear Pacifica City Council,

On behalf of the Pacifica Climate Committee (PCC), below are our comments on the LCLUP update as presented the Special Meeting of the City Council meeting on June 26, 2024. The new and revised language presented in the 350 page staff report for this item is very complicated and confusing. The public and decisionmakers need more time to review and respond to the many revisions and updates presented.

It has been very difficult for the public to follow the complex multiple changes to the LCLUP. Therefore, community members are unable to provide meaningful feedback and it appears most Pacificans don't understand the implications of what the City is proposing, including unknown City costs, responsibilities and liability. We are not aware of any community support for the LCLUP policies applicable to the Special Resiliency Areas favoring Sharp Park and Rockaway. The PCC does not support including the SRA's in the LCLUP update.

The PCC does support the City specifically informing Pacifica residents about the risks, costs and unknown benefits of upgrading two areas of Pacifica as "special" resiliency areas. All of coastal Pacifica deserves equitable resiliency planning and dedicated resources. There does not appear to be a rationale for including a legally novel concept in our LCLUP. We believe the risks of including the SRAs outweighs any benefit and is unfair to the other coastal neighborhoods in Pacifica.

The PCC would like to see the needs of all 40,000 Pacificans addressed in the LCLUP update, especially prioritizing the need to protect our infrastructure by responsible phased planning to move infrastructure away from coastal hazards. Instead, the LCLUP update proposed by the City appears to prioritize protection of private property and encourage new building in coastal hazard areas where sea level rise will jeopardize public resources and require additional public spending to protect new buildings.

Pacifica does need an Updated LCLUP, but the current version presented to Council and the public is confusing and misleading. Please do not certify this LCLUP.

Thank you,
Cynthia Kaufman on behalf of the
Pacifica Climate Committee

--

Cynthia Kaufman

[Generic zoomlink](#)

Most recent book:

[Consumerism, Sustainability, and Happiness: How to Build a World Where Everyone Has Enough](#)

Author webpage: <https://www.cynthiakaufman.net>

Director, Vasconcellos Institute for Democracy in Action, De Anza College

Work email: kaufmancynthia@deanza.edu

Web page: <https://www.deanza.edu/vida>

Another world is possible, on a quiet day I can hear her breathing

- Arundhati Roy

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From: Lawrence Bothen [REDACTED]
Sent: Tuesday, June 25, 2024 11:16 PM
To: _City Council; Public Comment
Cc: Coffey, Sarah
Subject: Pause the LCLUP, 26 June 24

[CAUTION: External Email]

Dear Mayor Vaterlaus and Council Members,

I am joining my fellow citizens in asking you to pause, delay or deep six the latest rewrites of our LCLUP from the Coastal Commission. If it wasn't obvious before, the Commissars and their surrogates show their contempt for Pacifica, or anyone who dares defy them, by piling on more onerous demands every time they are asked to consider slightly less impactful modifications to a plan that Pacifica and its citizens worked on for six years.

The implementation policies were renumbered and some key nomenclature, like SRA to SSRA, or SSM definitions, changed to nullify all of the previous public objections to them and force a new debate. Now we're told that they can't be implemented at all until the city submits a Coastal Access and Resilience Program (formerly the Shoreline Management Plan) AND the Shoreline Adaptation Program.

The CARP and SAP plans were given up to 10 years to implement in the LCLUP but, without approval of CCC's executive director, all the work that's needed for homes, businesses and infrastructure MUST assume existing shoreline protections DON'T exist. That approval can be teased for years without coming to pass. Even if it is approved SSRA policies will now expire January 1, 2045. That will scuttle the Sharp Park Specific Plan, the BBIRP and countless individual home and business plans, which must now assume they don't have coastal protections. This is Alice in Wonderland, down the rabbit hole.

Every time the LCLUP comes up for consideration the CCC makes new demands that are ever more arbitrary, vindictive and sadistic. You are no longer dealing with a government agency. You are trying to negotiate with terrorists. There is virtually no difference. You try to conform to each new set of demands while they hold our planning and programs hostage. Instead they cut off a finger, then an ear. You will never get the hostages back until they are lifeless bodies and you have bartered away any leverage you ever had.

The only counter to this is to delay or withdraw the submittal of the LCLUP. CCC has rendered it unrecognizable from the original document, which was thoughtfully developed in keeping with the original intent of the Coastal Act. But this agency no longer cares about public access to the shoreline; not when they are deliberately trying to blow a city of 36,000 off the map with byzantine policies, for no reason but to make an example of Pacifica to every other coastal city in California. It is a demonstration of autocratic might by an imperial bureaucracy and a warning to all who would challenge them.

For all of these reasons you must step back and let wealthier cities with deeper pockets fight this battle first. In time the CCC's overreach will become public knowledge and millions of outraged Californians in the coastal zones will demand their legislators put a stop to it. Our state legislators will work with us if we ask. With new precedents and Commission power reigned in we can fight another day to get the plan we want. Pacifica and California hang in the balance.

Respectfully submitted,
Larry Bothen

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From: Robert Pitt [REDACTED]
Sent: Wednesday, June 26, 2024 6:42 AM
To: _City Council; Public Comment; Coffey, Sarah
Subject: Please PAUSE the LCLUP

[CAUTION: External Email]

To whom this may concern,

This issue is very concerning. My thought immediately, is If this is the case then how is the coastal commission approving High rises being built on treasure island of San Francisco. Also My second thought is Doesn't San Francisco actually own the golf course and all of Mori Point hiking trail, The whole purpose of the Levee was to protect the golf course land So at this point shouldn't it be San Francisco that should be in charge of building a new sea wall/levee?

My house is [REDACTED]. I own it, It is a 1929 original beach house well above the sea level rise (expectancy of 30 years). But right at that point the highway is actually below my house. Anyways this is all very concerning considering that I have worked so hard to attain my house and Now I won't be able to fix it, to maintain it's value as it is a part of california's history.

Thanks for taking the time to read my email.

Robert Pitt

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From: Cindy Abbott [REDACTED]
Sent: Wednesday, June 26, 2024 9:52 AM
To: Vaterlaus, Sue; Bier, Mary; Boles, Christine; Beckmeyer, Sue; Bigstych, Tygarjas
Cc: Public Comment; stephanie.rexing@coastal.ca.gov; oceane.ringuette@coastal.ca.gov; dan.carl@coastal.ca.gov
Subject: City of Pacifica, LCLUP Update, June 26, 2024 Meeting: Just say HOLD to the LCLUP Update AND NO to SSRAs

[CAUTION: External Email]

Dear Mayor Vaterlaus and Pacifica City Council Members,

While recognizing the need for an updated Local Coastal Land Use Plan (LCLUP) – and upcoming State of California requirement to develop an adaption planning strategy for our shared part of the spectacular California coast, (SB 272, Sea Level Rise: Planning and Adaptation) -- the current document (June 2024 Certification Draft) still has a long way to go.

The new approach of Special Shoreline Resiliency Areas (SSRAs), previously Special Resiliency Areas (SRAs) was dumped on the community in December 2023. Since that time City staff has been continuously updating the document, and offering only the minimal amount of time required for you and the community to understand the impacts.

Thankfully, the California Coastal Commission staff has been reviewing and adding in language to buffer the city's plan for new development and perpetual armoring along the coast in West Sharp Park and Rockaway Beach. However, the SSRA strategy as outlined:

- creates inequity among neighborhoods in Pacifica;
- includes necessary requirements that will involve significant staff time and funding to achieve; and
- has the broad potential to disrupt the entire Coastal Act for the city's sake of new development in coastal hazard zones.

This plan as presented to you needs further detail, discussion and refinement.

While city staff's recommendation tonight is for you to approve the plan, community members with disparate philosophies for our coast are for once universally in alignment with their concern that this significant new strategy is being foisted on us. While repeatedly indicating the number of years since an update to the LCLUP was begun (yes, it's been a long time) and the number of meetings that have recently taken place, no where is it discussed that the community's engagement process since October 2023, has been forced forward with minimal time to review the plans significant strategic changes, is lacking transparency, and has ignored requests from throughout the community to remove the SSRA's from the plan.

Please vote to continue discussion about this plan, **do NOT approve this tonight**, and don't do so until the time where there is further clarity and realism as to what is being committed to.

Standing for the coast and the Pacifica community,

Cindy Abbott

West Sharp Park

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From: Suzanne Moore [REDACTED]
Sent: Wednesday, June 26, 2024 10:24 AM
To: Public Comment; _City Council
Cc: Suzanne Moore
Subject: LCLUP 6/26/24 special session

[CAUTION: External Email]

Honorable Council, Commission members, and staff,

Thank you for your work to date on the LCLUP. I am grateful that Pacifica is updating the 1980 plan - especially as we become more aware of the science on climate change, sea-level rise, and coastal erosion. Our staff report makes clear that "an updated LCLUP is needed to address emerging community priorities while also addressing issues that are all the more pressing in the Coastal Zone such as climate change and SLR adaptation."

I appreciate that City staff report a collaborative relationship with the California Coastal Commission. I have confidence that the CCC is balancing environmental protection with community housing needs. We absolutely need to build more rental housing in the coastal zone at all levels of affordability. I understand this kind of equity is important to the Coastal Commission and there are current commissioners especially looking for equity and inclusion.

I appreciate that staff are looking for creative ways to accomplish community housing needs, but I see no need to be among the first communities to attempt Special Resiliency Areas. I worry about unintended consequences of an untried system, consequences that could be irreparable.

I have greater trust in the experienced opinions and collaborative efforts of the CCC. For these reasons, I would like to exclude SRAs from our LCLUP.

Thank you staff, for reminding us all that the LCLUP must be consistent with the Coastal Act, must specify the intended uses of land within the Coastal Zone, and serve as a policy/framework for future actions. What I hope, therefore, is our LCLUP contains guidance to address the most difficult questions of coastal zone development.

Here is what I look to clearly see in our LCLUP. That it -

1. Demands community clarity on a project's cost and source of funding for a coastal development project, asks for a projected life-span of a project, and expects an evaluation of a project's impact on our coastal environment,
2. Identifies areas at risk for erosion and sea-level rise with clear guidance on location and safety mitigation,
3. Plans to relocate infrastructure from areas of erosion,
4. Plans for beach preservation and/or future reclamation.

Our coast is a treasured Pacifica resource and is vulnerable to mismanagement. I would like our LCLUP to reflect our duty to coastal stewardship, a duty made clear by the vote of the people and passage of the California Coastal Act.

Thank you.

--

Suzanne Moore



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From: Cherie Chan [REDACTED]
Sent: Wednesday, June 26, 2024 10:37 AM
To: Public Comment
Subject: Special City Council Meeting 6/26/2024

[CAUTION: External Email]

Dear Council Members

I am writing again to ask the we not rush through modifications to the City's Coastal Plan which are in direct conflict with the Coastal Act, such as erasures of coastal access and unsupported land used designation changes which violate CEQA, particularly at the San Pedro Avenue site as documented in my numerous prior testimony.

The Pedro Point Community has already presented a voluminous record describing how this change violates the coastal act and is inconsistent with conditions on the ground. Thank you.

Cherie Chan

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From: James Kremer [REDACTED]
Sent: Wednesday, June 26, 2024 10:46 AM
To: Public Comment
Cc: CCC Coastal Commission
Subject: Public Comment for 6-26-24 Item 1
Attachments: Public Comment Council Jun26 LCLUP.pdf

[CAUTION: External Email]

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Public Comment on June 26, 2024 Council Agenda Item 1.

The SSRAs are a big concern for two reasons: they are extraordinarily unpopular with most Pacificans, and they seem likely to threaten our chances for getting a Certification Draft LCLUP submitted not to mention earning approval by the full Coastal Commission.

An additional concern is the process: for the information we have been provided, with specific details (though I will only mention a few examples), for the inadequacy of the time permitted for study, input and consideration.

I am perplexed that our city officials repeatedly claim that SSRA has popular support. This is demonstrably untrue! It has been often and vociferously rejected as a bad idea by a diverse and disparate array of groups. Indeed, it is not just a joke that SSRAs have at last unified sectors of the public that usually oppose each other politically. “Climate activists” (anti seawall–pro long-term planning), Supporters of CCC, Developers, Realtors, & more. Each has their own reasons, but we are united against this idea. A Council member even voiced debilitating frustration at one point realizing that “we thought we were doing what you wanted but no one likes it” (not a direct quote!) SSRA is the Achilles Heel of this draft.

This meeting is premature. Long complex documents following iterations of change have not been available long enough. I suspect that not even City Staff have really had time to do their best work turning it around since receiving it from CCCS. Once again, we are being driven by a meeting schedule instead of the goal of adequate attention to do our best.

It is acceptable to begin discussions tonight and get a preliminary first round of reactions from Council and the public. Then this meeting should be continued after sufficient time for Council and interested parties to study, not just read parts of it hastily. But I'll offer **a few specifics I found:**

- **Kudos for the separating all the items that pertain to SSRA.** After due deliberation, if the idea is deemed unworthy(!), it can easily be excised.

- **Worried that CCCS was being too lenient in some Sugg Mods,** I felt I saw the inclusion of details that constrain the city in a way that still ensure the seeming concession so that the policy is consistent with the Coastal Act and the CCC mission. Reading carefully, in context of the full draft document, is the only way to see such details.

- **The Summary Table has problems** (Attachment B). Format of the redline coding are not explained and seem to be used inconsistently. Some city SuggMods seem to open loopholes that would allow non-compliant action by City; these are unlikely to be acceptable.

- **City added a definition of Mean High Tide Line** (Glossary 7.7), at Council's request(?). I am disturbed that our City would feel qualified to compose a legally binding definition? As you surely know, MHT is already well defined in science and legal precedent. Though I am a coastal oceanographer, I can point out that this definition uses “Shore” vaguely. Yet its meaning is the crux of the City's suggestion. (Public Trust law addresses where the MHTL is on armored and natural shores, and they differ.) We should stay out of this. We are over our heads.

Finally, while Staff may feel they have explanations to alleviate my specific criticisms of a few specific items, that is not my point. The issue tonight is that such details need careful vetting. Pushing for Council to finish deliberations tonight is misguided. Council is working hard to deal with voluminous details of complex issues. Good government depends on transparency and adequate communication. No one can contend credibly that there has been time to read the basic document that will guide our City, not to mention study with care, as it deserves – indeed requires.

Jim Kremer
Sharp Park, Pacifica
Professor of coastal Oceanography, emeritus

From: Peter Loeb [REDACTED]
Sent: Wednesday, June 26, 2024 11:38 AM
To: Public Comment; Vaterlaus, Sue; Beckmeyer, Sue; Bier, Mary; Bigstyck, Tygarjas; Boles, Christine
Cc: stephanie.rexing@coastal.ca.gov; oceane.ringuette@coastal.ca.gov; dan.carl@coastal.ca.gov; kate.huckelbridge@coastal.ca.gov
Subject: Pacifica City Council meeting 6/26/24, Item 1 LCLUP

[CAUTION: External Email]

This latest LCLUP draft is a mess. I can't track changes and tell which are CCC suggested modifications, which ones are generated by city staff, and which ones came from City Council direction. My eyes glaze over and it gives me a headache just trying to walk through it and understand what has been changed, what has been added that is new, what has been deleted. I know that a lot of work has gone into this, but respectfully I don't think this draft is ready to be approved by the City Council at this meeting. A lot more work needs to be done in order for community members to understand what is being proposed here and what is not.

Speaking of the community, ever since the SRA concept was introduced, the vast majority of public comments have opposed that idea. There seems to be a concerted effort to ignore that fact and imply that there is support for SRAs. That's simply not true. Why do SRAs continue to be part of the LCLUP draft? The community doesn't like them. That SRAs are still in the LCLUP draft gives a lie to the much-vaunted "community engagement" process. What's the point of wasting everybody's time and energy and money on "community engagement" if the community comments are just going to be ignored? Can the Council explain how and why the SRAs have stayed in the LCLUP draft over community opposition to the idea? If the Council approves the current draft of the LCLUP, they will be overtly rejecting community input.

Peter Loeb
[REDACTED]

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From: Sue Eldredge [REDACTED]
Sent: Wednesday, June 26, 2024 3:19 PM
To: Public Comment
Subject: LCLUP Special Mtg Date 06 26 2024 PUBLIC COMMENT
Attachments: Pacifica City Council 06 26 24 LCLUP Special Mtg.pdf

[CAUTION: External Email]

From: Sue S. Eldredge, Pacifica homeowner [REDACTED]

Thank you for receiving my public comment. I realize I did not get this into you by noon. I am assuming my attached letter will become part of the public comment records.

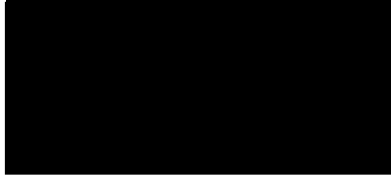
Please advise if I need to include the letter contents in the email and not send it as an attachment.

Thank you for all that you do for our City.

Respectfully,
Sue S. Eldredge
[REDACTED]

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Sue Spicknall Eldredge



26 June 2024

Pacifica City Council
City Manager and Staff

Re: LCLUP – SPECIAL MEETING DATE 06/26/2024

Dear Mayor, Pacifica City Council, City Manager and Staff:

In trying to find out how to submit my letter for public comment, which I have been working on for days – I just learned this had to be submitted by noon. It's now two hours past noon – so I missed that window. Nevertheless, because Pacifica has done such a wonderful job of providing other means of personal attendance to inform their citizens – I still wish to voice my concerns. **BOTTOM LINE: PLEASE, PLEASE, PLEASE DO NOT MAKE A DECISION ON THE LCLUP TONIGHT!!!** I have listened to your meetings and with **ALL THE DUE DILIGENCE EVERYONE HAS PERFORMED** – There are **NO** clear answers provided by the CCC that have been communicated to Pacifica. You have asked questions that never received direct answers. You have candidly acknowledged your need for clarity on these critical issues that impact every Pacifican now and in the future.

It's been said, **"Don't be pressured into making any decisions or signing any documents you're unsure about."** Even though I and others can state our reasons for not adopting the LCLUP – Perhaps we should all just heed the warning – **DON'T BE PRESSURED INTO MAKING ANY DECISIONS OR SIGNING ANY DOCUMENTS YOU'RE UNSURE ABOUT.**

Clearly, everyone is unsure at this moment because questions have not been answered with any clarity to provide the ability to make wise decisions. If you don't have peace – there is a good reason that you just can't perceive or understand why you don't feel it right now, but it is a warning. Given the gravity of each of your positions – your decisions impact thousands of lives – not only in Pacifica, but if you were to just give the CCC what they want tonight – they will use Pacifica to influence other coastal communities. You have spent so much time on this complex issue. I can understand why you might be tired and frustrated, but I am asking you to consider the far-reaching consequences.

I believe it was Woodrow Wilson who said, "One cool judgment is worth a thousand hasty counsels. The thing to do is to supply **LIGHT** and not **HEAT**." You are in the privileged position of being able to supply **LIGHT** and not **HEAT** to thousands up and down our coast. The CCC is providing the heat. **PLEASE** don't add to their heat until you are given clear, answers to the issues, which I believe are part of chapter six that has recently been revised by CCC.

I am especially concerned about the SRA or SSRA exemptions, which do not apply until Pacifica starts two specific programs, which have enormous requirements. If my understanding is correct, these SSRA policies will not go into effect until "if and when" the CCC approves them.

As a homeowner who will be greatly affected by the impact of accepting the CCC's current requirements – I am having trouble understanding how this plan supports something you as a council and staff recite at every meeting in the Pledge of Allegiance – "Liberty and Justice FOR ALL." This current CCC plan DOES NOT IN ANY WAY, SHAPE OR FORM support that.

Of course everyone needs resources; they are a basic of life. I don't see how the City can push for a hotel on the beach to capture TOT and concurrently want to reduce "housing stock" by forcing current residents out of their homes or encumbering them with unconscionable expenses for having to preserve the seawall, which the City itself is having resources to provide. How can a "few" homeowners be the solution? If the goal is to draw people to our beautiful city – how on earth do you do that with DEED RESTRICTIONS that would prohibit any family person in their right mind from buying? And how does this in any way help existing homeowners?

I have been so impressed in your meetings of your inquiries in seeking the best solution for all. It seems that rather than pushing through the CCC's agenda that after all the time you have already invested in this that we desperately need to suspend a decision at this time.

1. Answers are needed from CCC for your specific questions.
2. We are without a Planning Director. We need a Planning Director that has understanding of the CCC and can clearly help move Pacifica forward. This person's role is key and if you don't have an in-house person qualified for the complexities of these issues – then time must be taken to find such an individual.

In grade school we were taught the 3 Rs – reading, wRiting, and aRithmetic. Later another R was added. Some schools added Respect and others added Relationships. We know all of these are important to function. In decision-making we have another set of Rs – Results/Resources/Restrictions and Risks. I'm sorry that some constituents have not always given you the respect you deserve. Thank you for always conducting yourselves so well in situations, which can't be easy. Thank you for the immeasurable amount of personal time you have devoted to the plethora of Pacifica's issues. Thank you for caring and for the sacrifices you have made in doing a job which is riddled with complaints and most likely seems thankless at times. Your reward will come. As Churchill said, "We make a living by what we get, but we make a life by what we give."

Respectfully,

Sue S. Eldredge