

Public Comments



March 5-6, 2021
Goal Setting 2021

FW: Banning Fireworks in Pacifica

Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Thu 2/25/2021 8:46 AM

To: Public Comment <publiccomment@ci.pacifica.ca.us>

Cc: Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>; Steidle, Daniel <steidled@pacificapolice.org>

From: Edward Alexander Gomez [REDACTED]

Sent: Thursday, February 25, 2021 5:18 AM

To: Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Subject: Banning Fireworks in Pacifica

[CAUTION: External Email]

As a long time resident, I think it would be better for everyone if fireworks were banned entirely from the City of Pacifica.

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FW: comment from yesterday's meeting

Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Mon 3/8/2021 8:39 AM

To: Public Comment <publiccomment@ci.pacifica.ca.us>

 2 attachments (759 KB)

goal setting comments Christine Boles.docx; Elisa Boles Pacifica Climate Change letter.pdf;

From: Christine Boles [REDACTED]

Sent: Sunday, March 7, 2021 9:22 AM

To: Coffey, Sarah <coffeys@ci.pacifica.ca.us>; Bier, Mary <bierm@ci.pacifica.ca.us>; Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>

Cc: Bob Boles [REDACTED]

Subject: comment from yesterday's meeting

[CAUTION: External Email]

Good morning Mayor Beckmeyer, Mayor Pro-Tem Bier, and City Manager Woodhouse, I had typed up my comment from yesterday's goal setting session and wanted to send it to you for the record.

Based on yesterday's goal setting session, it is my impression that you all are still missing critical information about what is legally out of date in the General Plan, especially in regards to the Safety Element. I want to draw your attention to [California Government Code Title 7, Planning and Land Use](#), specifically the following sections:

65302 g.2. For flood risks

65302.g.3 For fire risk

These were supposed to have been updated when the 2015 Housing Element was adopted.

And I'm also resending the letter my daughter, Elisabeth Boles, sent you in December, especially related to the inaccuracies in the landslide maps in the Safety Element 2014 draft.

I honestly do not see how the General Plan can possibly be updated and adopted this summer without significant additional work, work that may require further independent scientific analysis. It is my understanding that the General Plan should be fully updated before Specific Plans can be adopted as they need to be measured in terms of the General Plan.

I also wanted to inform you that it was my husband, Bob Boles, as the second person on my zoom account who had hoped to make a public comment yesterday morning. He was having technical issues and accidentally pushed the lower hand button instead of the unmute button. I believe it was inappropriate for Mayor Beckmeyer to categorically say you would not accept additional comments from this zoom account as I had already spoken. He had written out a thoughtful comment and his voice and opinion was denied. I ask you all to try to be a little more patient as these online formats are very difficult for some people to manage the technology.

Thank you,

Christine Boles, Architect

Beausoleil Architects



Pacifica, CA 94044



www.beausoleil-architects.com

“Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world.” - Desmond Tutu

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Good morning council and staff. My name is Christine Boles, I'm a licensed architect and live in the Manor District

I applaud last years' priority #6 to complete a comprehensive update to the General Plan. I want to stress the word comprehensive.

I know the Planning Department is working on the Local Coastal Plan and the Sharp Park SP, but I want to make sure the Council understands that there are other Elements of the GP that need a fair amount of work. The Safety Element for example is out of compliance with state law for updates for fire and flooding risk and the landslide maps in the 2014 draft GP were proven inaccurate 37 years ago. As Kevin Woodhouse stated so well, updates for climate resiliency and adaptation also need to be added so the GP can guide us in these critical issues that are already affecting us now and will continue to worsen in the next decades. These updates are all critical to align with the Council Goals of maintaining a safe community.

Proposed housing elements updates in 2022 may need modifications to the General Plan as well. I wholeheartedly agree with Summer and Victor. I would also suggest considering zoning changes to other key sites in transit corridors for low to moderate income housing. Perhaps height limits can be increased for sites such as the Manor Safeway as they are for Sharp Park for example. Besides development fees for low-income housing, what other incentives could we offer? Building low income housing is apparently a great tax write off for wealthy people, so it should not be difficult to find willing development partners.

State law also requires consistency between the General Plan and Municipal Code, and there are currently major conflicts between the documents that not only make interpretation difficult, they can also create additional legal exposure for the city.

Finally my impression is that the Planning staff is currently overwhelmed. Emails I sent with major concerns about improper zoning for the Higgins project remain answered for over 3 weeks. Perhaps more temporary staff could be hired to ensure proper service to both residents and developers, and so that these critical General Plan updates can be done in a timely manner.

Elisabeth Lara Boles



Pacifica, CA 94044



November 23, 2020

Bonny O'Connor, Project Planner

Christian Murdock, Senior Planner

Tina Wehrmeister, Planning Director

Diedre Martin, Mayor

Sue Beckmeyer, Mayor Pro-Tem

Mary Bier, City Council Member

Michael O'Neill, City Councilmember

Sue Vaterlaus, City Council Member

Kevin Woodhouse, City Manager

Michelle Kenyon, City Attorney

cc: Pacifica Planning Commission Members

RE: Vista Mar Project, Monterey Road and the Pacifica General Plan and Safety Element

Dear Planning Staff and City Council,

I am a Ph.D. student at Stanford University studying climate science and environmental engineering, and am frankly very worried about the disregard of the impacts of climate change in Pacifica's General Plan and proposed General Plan Update. My family moved to Pacifica a year and a half ago, and in this short time we have learned of and personally experienced several examples of how the city infrastructure has been incapable of handling natural hazards that already occur. Delving into the history of the Vista Mar development has made this abundantly clear to me, and I hope that in reviewing this project tonight you will come to the same

conclusion. That said, testimonies from other residents around Pacifica are piling up as well. See the letters sent today (11.23.2020) about flooding from Toni Marie D'Amore and Lynn Adams and the letter (dated 11.18.2020) from Prof. Jerry Davis about landslides which references the slide in 1983 that killed three children on Oddstad Blvd. Remember too the apartment buildings on Esplanade that had to be torn down due to coastal erosion, displaced renters from 52 affordable housing units and costs to taxpayers of \$330,000 because the developer went bankrupt.^{1,2}

As I am sure you are aware, climate change will only exacerbate these hazards. Along the California coast, it will cause sea level rise, increased erosion and landslides, greater fire risk and more intense flooding. These worrying long-term trends are compounded on natural variability at shorter timescales, such as seasonal rainfall, king tides and El Niño events. El Niño events are particularly disastrous for Pacifica as they produce intense rainfall which can create flooding and destabilize hillslopes, as well as raise sea surface heights and lead to increased storm surge and coastal erosion. After the most recent El Niño in 2016, the city was granted \$3.6 million in state and federal funds to repair damaged infrastructure, and it is expected that the replacement of five blocks of sea wall north of the pier will cost an additional \$10 million.¹ I would hope that this money goes towards infrastructure improvements that will not only mend damages, but also protect the city from more extreme events in the future.

However, analysis of the General Plan Update does not instill confidence that this will be the case. Current and historic hazards are not even properly accounted for in the General Plan Update, much less future risks. For the remainder of this letter, I would like to focus your attention on the draft Safety Element of the 2014 General Plan Update.

1) Slope Failure and Erosion:

Figure 8-2 in the draft Safety Element of the General Plan Update is reproduced with additions below (Figure 1). The current maps are so devoid of real information that they are useless in assisting the city in determining hazard risks. This is corroborated by a November 18, 2020 email from Professor Jerry Davis of San Francisco State University who has extensively studied the historic slides in the San Pedro Creek watershed area.

In the July 29, 1982, Howard Donley Associates, Inc. report titled *Geological Investigation Landslide Type and Distribution and Mechanic Details of Nine Representative Failures*, commissioned by the city (referenced as HDAI report in the 1983 Seismic Safety and Safety Element), pages 18 and 19 (32 and 33 of the pdf), the author is very clear. He discusses the maps produced by the USGS and the San Mateo County Geotechnical Hazards Maps.

“Both of these map sets emphasize large, bedrock type of slides although slides with a maximum dimension of 500 feet are plotted. Discussion of various types of slides are provided with these maps but nowhere is there shown a high risk relationship to the City of Pacifica. The engineering geologic practice prior to January 1982, has been to consider the slopes highly sensitive to erosion and surficial sloughing only. Nowhere in the geologic literature of Pacifica is there shown or depicted the threat of mass wasting

of overburden soils such as occurred in January, 1982. It is therefore our opinion that much of the published geologic hazard information affecting Pacifica is no longer valid for use in the City; a new set of landslide hazards maps should be produced for the area."

In essence, the type of slide most common in Pacifica is not represented in the geologic maps the city uses for planning. The City has known that the geologic maps are inaccurate and not valid for use in reviewing proposed projects since 1982, and yet 32 years later, the 2014 Safety Element update still neglects to include this essential information!

The HDAI report did detailed geotechnical analyses of 9 of the largest slope failures out of the 475 that occurred in Pacifica in 1982. I have mapped these 9 slides on the draft 2014 Slope Failure and Coastal Erosion Map. Except for the Highway 1 slide, all of these landslides occur in areas noted as Not Landslide Prone or Few Landslides. The 1983 Oddstad slide that killed three children is in a "Not Landslide Prone Area", as are the more recent major bluff erosion areas of Linda Mar Beach and Esplanade.

The City of Pacifica appears to have been negligent in its lack of follow through on the 1982 recommendations in this report, putting the lives and property of Pacificans in potential danger as the documented risks of building in hazardous areas have not been properly assessed.

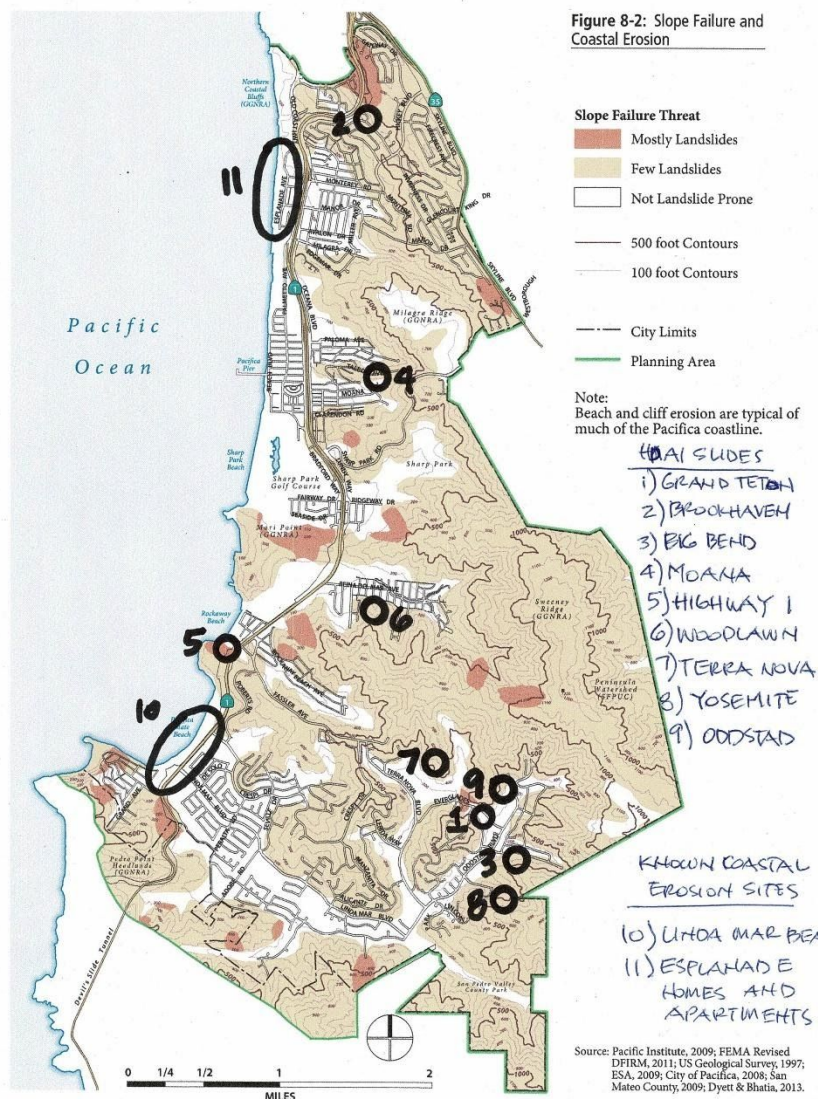


Figure 1: Figure 8-2 of the draft Safety plan reproduced with additions of noted slides and erosion sites from the HDAI 1982 report

2) Flooding

Figure 8-3 in the draft Safety Element shows only very limited flooding along the coasts and some stream banks, with long return periods. Regions marked with a 1% annual chance of flooding are expected to experience flooding about once every 100 years. Similarly to the previous section, our experiences and anecdotal evidence dating back to the 1980s are inconsistent with the flooding map in the Safety Element. As other neighbors have discussed in their letters, the region around Monterey road experiences flooding on an annual basis, and

during extreme El Niño events (which have recurred about every 15 years in recent history) the flooding has been catastrophic. This area is not even marked on the Safety Element map. Quoting from Richard Drury's letter dated 11.22.2020, "the current General Plan lacks accurate and up to date maps of flooding and flood related risks, and therefore lacks the information necessary to evaluate the safety implications of the proposed development." Additionally, in reviewing the hydrology report for the Vista Mar development, it came to our attention that the city drainage system plans are nearly devoid of accurate data.

3) Sea Level Rise:

Although there is significant uncertainty in the amount of sea level rise we will see by the end of the century, the state of California has released clear guidance on planning for sea level rise.³ The 2018 Update to the State of California Sea Level Rise Guidance (link in footnotes) suggests that any projects with lifespans beyond 2050 should consider the more extreme H++ sea level rise scenario, and that this scenario is particularly "*relevant to communities considering regional or general plans, climate action plans, local hazard mitigation plans, regional transportation plans, and other planning efforts, due to the interrelated nature of critical infrastructure, homes, businesses, etc.*" This corresponds to an increase in sea level of 10.2 feet (3.1 m) by 2100. The medium to high risk aversion projection is 5.7 - 6.9 feet (1.7 - 2.1 m) by 2100.

While sea level rise is not as relevant for the Vista Mar development, it was noted at the City Council meeting last week that no geotechnical or hydrological analyses of the Sharp Park area have yet been done prior to consideration of the Sharp Park Plan. The USGS's Our Coast Our Future project is a useful tool for visualizing the effects of different sea level rise and storm surge scenarios along the California coast. Figure 2 shows the results of 2 m of sea level rise and a 100 year storm surge event for the region of the Sharp Park. A significant portion of the proposed downtown development would be flooded in this medium-high risk scenario. Importantly, this does not take into consideration concurrent flooding from precipitation or local streams, which would also have to be factored in for El Niño events, for example. It seems the city is putting the cart before the horse in paying high priced consultant fees for development models that are not based on scientific facts.

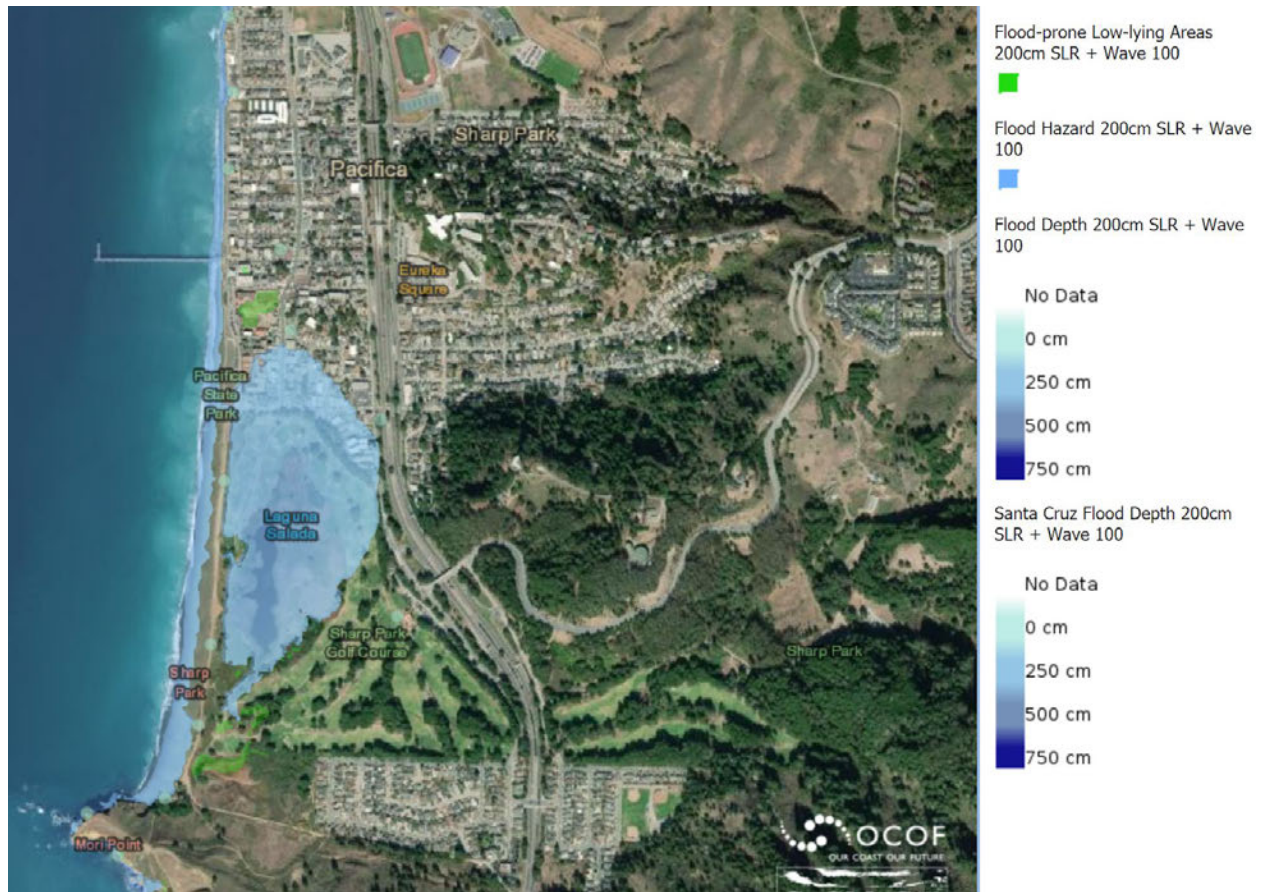


Figure 2: Our Coast Our Future flooding map for Sharp Park for the scenario of 2 m Sea Level Rise and a 100 year flood.⁴

I would suggest the City concentrate its efforts on updating the Safety Element that is out of compliance with state regulations before other potential zoning changes can be considered. Senate bill 379 that amended Section 65302 of the Government Code in 2015 requires the Safety Element to be reviewed and updated as necessary on or before January 1, 2022 to address climate adaptation and resiliency strategies. There is obviously a lot of work that needs to be done to meet this deadline, which is only 13 months away.

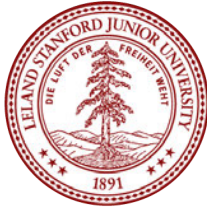
I recognize that there are major pressures on the city to provide more housing, but I urge the council to suspend new permits and construction until a full evaluation is completed of the hazards that the project could incur or create for surrounding properties. Performing this due diligence in advance of project approval will save time, money, and lives. I would be happy to use my expertise and connections to help the city develop more accurate maps and projections of climate change impacts.

Sincerely,

Elisa Boles

PhD Candidate | Environmental Fluid Mechanics Lab

Civil and Environmental Engineering | Stanford University



Citations:

1. Kinney, Aaron. Pacifica to demolish another clifftop apartment building. *Mercury News*. Published: December 14, 2016.
<https://www.mercurynews.com/2016/12/14/pacifica-to-demolish-another-clifftop-buildin-g/>
2. Melendez, Lyanne. Crews demolish condemned Pacifica apartment complex. *ABC7 News*. Published: January 30, 2017.
3. <https://abc7news.com/news/crews-demolish-condemned-pacifica-apartment-complex/1728963/>
4. California Natural Resources Agency and California Ocean Protection Council. State of California Sea Level Rise Guidance: 2018 Update.
http://www.opc.ca.gov/webmaster/ftp/pdf/agenda_items/20180314/Item3_Exhibit-A_OP_C_SLR_Guidance-rd3.pdf
5. Our Coast Our Future. Interactive Flood Maps. Accessed November 23, 2020.
<https://data.pointblue.org/apps/ocof/cms/index.php?page=flood-map>

Re: comment from yesterday's meeting

Christine Boles [REDACTED]

Mon 3/8/2021 9:42 AM

To: Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>; Public Comment <publiccomment@ci.pacifica.ca.us>

Cc: Coffey, Sarah <coffeys@ci.pacifica.ca.us>; Bier, Marv <bierm@ci.pacifica.ca.us>; Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Bob Boles [REDACTED]

 1 attachments (13 KB)

Pacifica Redevelopment - Bob Boles.docx;

[CAUTION: External Email]

Thank you Sarah and Kevin for your quick response. After Saturday's meeting Bob reformatted his comment as an editorial for the Tribune, so that is all we have. It is attached, thank you.

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

Pacifica, CA 94044

[REDACTED]

www.beausoleil-architects.com

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world." - Desmond Tutu

On Mon, Mar 8, 2021 at 8:39 AM Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us> wrote:

Dear Ms. Boles,

Thank you for your input re: the General Plan Update, and your patience and understanding with the Zoom format for meetings during the pandemic. Please feel free to forward Mr. Boles written comment to my attention (it sounds like he had written it out per your message below). Your GP comments will be provided to the staff and consultant team and made part of the comment record.

Sincerely,

Kevin Woodhouse

City Manager

City of Pacifica

www.cityofpacificca.org

650.738.7409



From: Christine Boles [REDACTED]

Sent: Sunday, March 7, 2021 9:22 AM

To: Coffey, Sarah <coffeys@ci.pacificca.ca.us>; Bier, Mary <bierm@ci.pacificca.ca.us>; Beckmeyer, Sue <beckmeyers@ci.pacificca.ca.us>; Woodhouse, Kevin <woodhousek@ci.pacificca.ca.us>

Cc: Bob Boles [REDACTED]

Subject: comment from yesterday's meeting

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65302.g.3 For fire risk

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Thank you,

Christine Boles, Architect

Beausoleil Architects



Pacifica, CA 94044



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Pacifica is blessed and cursed by being squeezed between a rising, eroding sea and steep forested hills. Useable land is scarce. With the great goal of increasing the housing stock in mind, we would suggest the city consider encouraging redevelopment of existing business and retail properties in climate resilient areas with greater density and with mixed uses. Housing on top of stores and offices.

Retail, thanks to our frenemies at Amazon (we indulge too), has become a crippled sector of real estate. It's all-but disappeared and taken local sales and business taxes along with it. The service business and office sectors are way down as well, although it remains to be seen whether they will bounce back after COVID.

Many retail and business properties in Pacifica are low density with single story buildings and lots of parking. They are often adjacent to transportation and are already serviced with infrastructure. Redeveloping these properties with low-rise (3-5 story) buildings that are primarily housing but with a proportion of retail, service business and offices would improve the tax base and enlarge the housing stock without resorting to sprawl developments on steep forested sites or areas prone to coastal erosion. They would help make for a livelier urban scene.

Using prefabricated modular construction – a long time idea which is finally happening – would allow this to happen quickly and economically, in some cases economically enough for low-income housing. I would urge the city to consider this and for developers and property owners to start pondering. One obvious candidate is the Pacifica Manor mall at the base of Manor Drive. The inland side of the parking lot could be built on – with resiliency in mind, even while the Safeway and other stores continue in operation. All of the existing businesses could be accommodated in the new construction plus a couple of hundred housing units.

FW: Public Comment on Council Goals Drain for natural spring in the Rockaway Beach Neighborhood

Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Mon 3/8/2021 12:08 PM

To: Public Comment <publiccomment@ci.pacifica.ca.us>

-----Original Message-----

From: Petersen, Lisa <petersenl@ci.pacifica.ca.us>

Sent: Monday, March 8, 2021 12:06 PM

To: Brooks, Elizabeth <brookse@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>

Subject: FW: Public Comment on Council Goals Drain for natural spring in the Rockaway Beach Neighborhood

FYI - Part of public comment for Saturday's meeting.

Thanks!

Lisa

-----Original Message-----

From: [REDACTED]

Sent: Saturday, March 6, 2021 9:00 AM

To: Petersen, Lisa <petersenl@ci.pacifica.ca.us>

Subject: Public Comment on Council Goals Drain for natural spring in the Rockaway Beach Neighborhood

[CAUTION: External Email]

- > To whom it may concern,
- > I live on Rockaway Beach Ave and am writing you about the spring that runs year round on the north side of the street.
- > The water that runs down the street from 633 Rockaway not only erodes the street, but creates a safety hazard from the algae build up.
- > I am writing this email in hopes the city of Pacifica may finally implement a permanent solution to this ongoing problem.
- > We are thankful the city has come out to patch the erosion of the road the stream has caused. However, this is only a bandaid. We know from past repairs that the fix is temporary and that the moving water will quickly reverse whatever repairs have been made. My neighbors and I who live with this constant problem in front of our houses would like to see a solution reached that addresses the water source itself. We would like to see a drain built to relocate this water.
- > Thank you for listening and for your consideration,
- >
- > Standing in unity,

> Billy and Emily Tognozzi [REDACTED], David and Eileen Schwind [REDACTED]
[REDACTED], Matt Rizzo [REDACTED], Gail Browne-McDonald [REDACTED], Colin and
Heather Page [REDACTED], Jeneane Crawford [REDACTED], Diane and Joe
Lucia [REDACTED], Rick and Sharon [REDACTED], Kira Federer and Paul
Durkee [REDACTED]

Sent from my iPhone

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