

Public Comments Study Session



April 26, 2021
City Council Meeting

Housing Project

Jocelyn Miranda [REDACTED]

Mon 4/26/2021 7:04 PM

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

[CAUTION: External Email]

I am excited to know that Pacifica is working on the Housing Projects However, I am not clear if where I live is part of Pacifica although my City address is Pacifica 94044.

Gateway Dr or going this way at Fairmont has never been mentioned. Housing rent here is so high well for my nephew (30 yrs old) has now 5 kids,. Without the help of his in-law or aunties or me it's going to be really hard to save for the kids future.

What is affordable housing? Thanks.

JCMiranda

Sent from my iPhone

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Public Comments

Oral Comments



April 12, 2021
City Council Meeting

Tonight's meeting - attachment as part of public comment

Christine Boles [REDACTED]

Mon 4/26/2021 4:11 PM

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

Cc: Bier, Mary <bierm@ci.pacifica.ca.us>; Bigstyck, Tygarjas <bigstyckt@ci.pacifica.ca.us>; Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Vaterlaus, Sue <vaterlauss@ci.pacifica.ca.us>; Mike O'Neill (Contact) <mikethecouncilman@gmail.com>

 1 attachments (3 MB)

Boles letter to Open Space Committee 4.21.21.pdf;

[CAUTION: External Email]

Good afternoon Mayor Beckmeyer and Council Members. I just noticed that the deadline for written public comments was moved up to 3:00 today, so I'm late, sorry! I'll be making a comment during the open period, and wanted to send you a copy of a letter I will reference that I sent last week to the open space committee.

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

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DATE: April 21, 2021

TO: Pacifica Open Space Committee
Bonny O'Connor, Associate Planner
Mary Bier, Mayor Pro-Tem, City Council Liaison

RE: Current Development Proposals in Open Space Areas



Dear Mayor Pro Tem Bier, Ms. O'Connor and Open Space Committee members,

At the request of Sue Digre, I spoke with JoAnne Arnos recently about some of the projects I have been reviewing in town that are on undeveloped land. Many of these projects are in areas with Hillside Preservation District (HPD) overlays, and some propose projects that appear not to comply with the HPD development area calculation in the municipal code. My questions to the planning department about the process for removing or violating HPD overlays have not been answered and I am hoping you might be able to shed some light as to whether these projects are at all viable. Sue tells me that the City used to strictly comply with the HPD, so I am puzzled that some of these applications have been accepted, and two recently approved that do not appear to comply. Perhaps you can clarify with a reading of the Open Space Manual? Below is a map of the projects I would like to bring to your attention. My discussion is based on project proposals that have been submitted to the city. These proposals may be modified in the future.



1. Fish and Bowl, two projects. (applications incomplete)

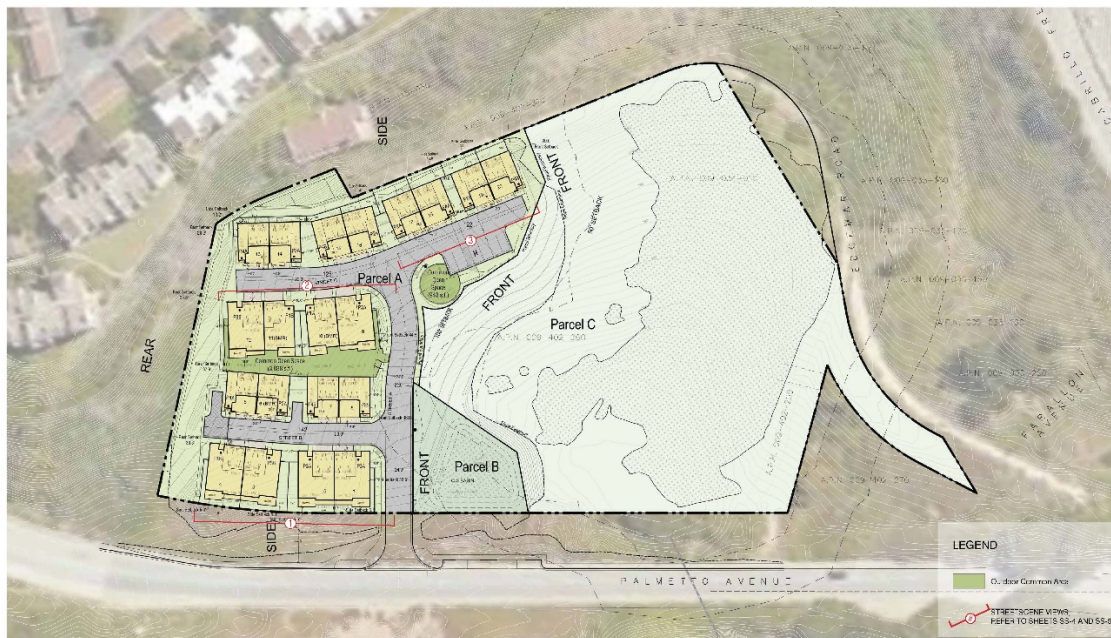
Fish site, 4 units

Bowl Site 20 units, 1.81 acres of development area.

A portion of the site for the Bowl Project is on land that is projected to be lost to coastal erosion in the next 100 years. Access via Palmetto Avenue to this property and to other homes north of the site will likely be threatened first of course.



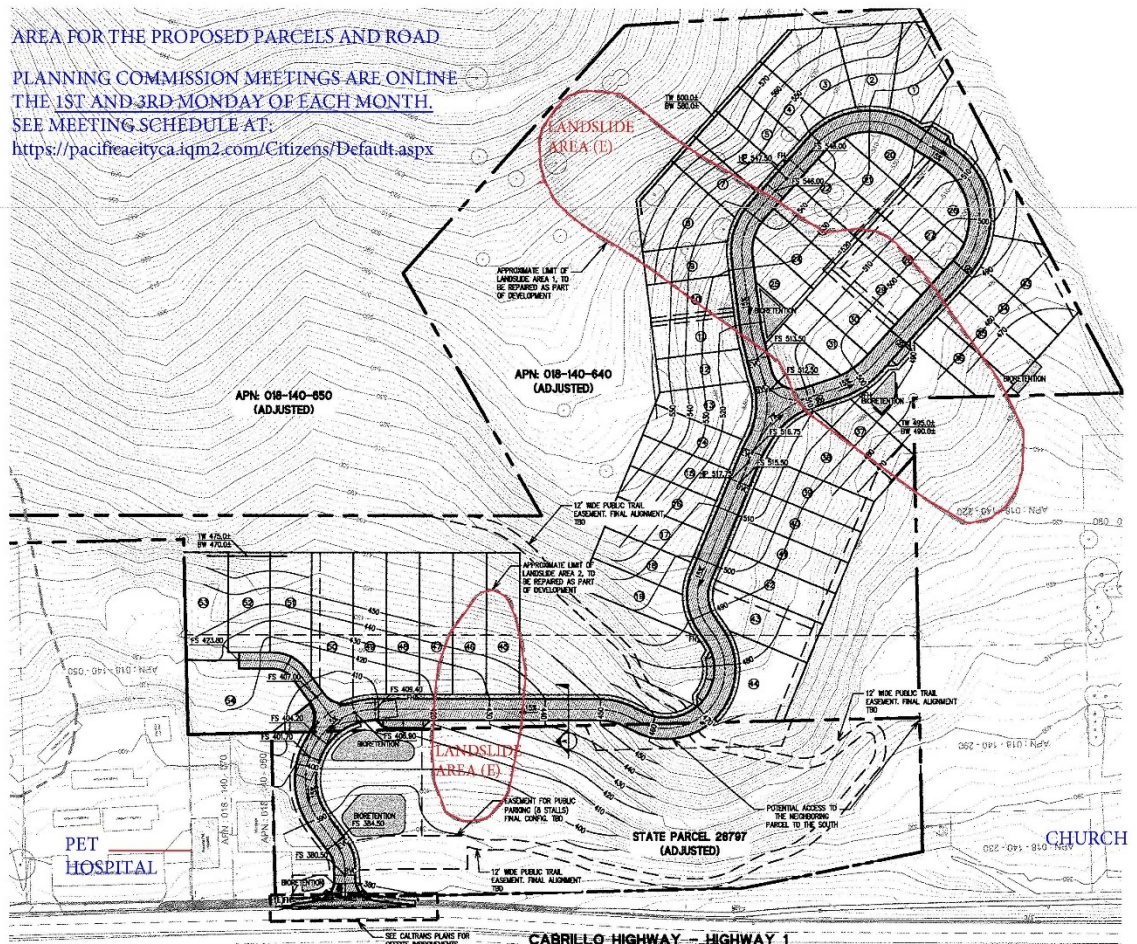
Current Project Site Plan - the area on the right is a wetland and cannot be built on. Front setbacks to Palmetto are proposed to be reduced from 15 feet to 5 feet, severely limiting the ability of Palmetto to be rerouted inland if necessary due to bluff erosion.



2. Pacifica Highlands (application incomplete)

The developer's recent proposal shows 54 units on 61.84 acres. This is a very steep site with history of landslides and an HPD overlay. It is also in a Very High Fire Hazard Severity Zone. As currently designed the project appears not to comply with HPD. Planning documents show that the developer is asking for a 35% bonus on development area in exchange for 20% affordable housing. Is this allowed? It was not allowed for Harmony @ One nor for 801 Fassler. I am concerned about setting a new precedent.

I also want to make sure that you are aware that the city's landslide maps in the 1980 and 2014 draft General Plan are inaccurate. A report was prepared by HDAI in 1983 that called for new maps to address the city's most typical type of landslide, "surficial debris flow" slides. This report was commissioned after the El Nino events of 1982-83 that resulted in 475 landslides and where 3 children were killed by a slide in their home in Park Pacifica. I am happy to provide copies of these reports to you if you like.



3. Linda Mar Woods (application incomplete)

The developer's recent proposal show 56 units on a very steep 22.4 acres in a high fire hazard severity zone with historic landslides and an HPD overlay. The Higgins Way would be rebuilt and widened starting at the intersection of Adobe. HPD calculations seem to indicate that nothing can be built on this site. Project coversheet shows HPD zoning to be removed. I have asked the planning department for an explanation of the process for removing HPD zoning over two months ago but have not received an answer.

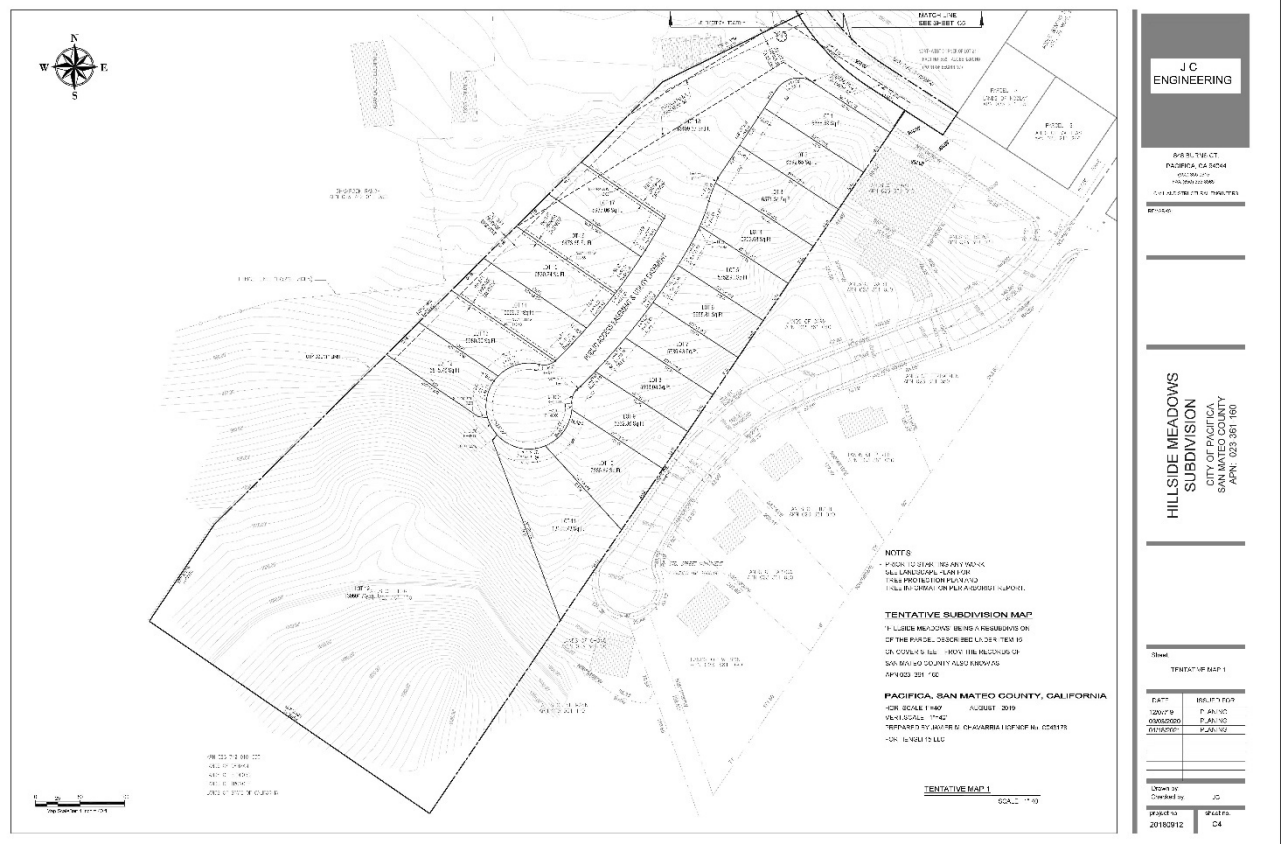
According to the developer, they and/or related entities have recently purchased adjacent property and the project is being redesigned. They appear to own the adjacent property in county jurisdiction to the west with about 31.15 additional acres. See attached letter I sent to the project planner, dated February 11, 2021, for more detailed information.



Image overlay from taken from the website for the Coalition of Pacificans for an Updated Plan and Responsible Planning (CPUP): www.cpup.org

4. Hillside Meadows (application incomplete)

The developer's recent proposal shows 18 Units on 6.71 acre site. General Plan requires lower density on property adjacent to county land. R1/B4 zone requires 20,000 s.f. per lot. Current proposed project appears not to comply with minimum lot sizes or setbacks.



5. **Lot 3 at Ohlone Point Subdivision (formerly known as Harmony @1)**

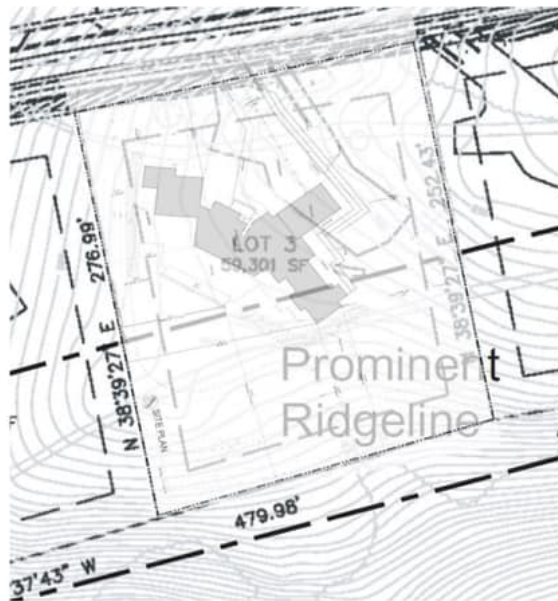
The applicant proposes one residence on 1.2 acre lot with HPD overlay. The project was recently approved by the Planning Commission on 4/4/21. The staff report says that the project will comply with HPD disturbed area limits of 23.53%, but the project plans appear to be inaccurate in their delineation of disturbed area limits. An appeal was filed on 4.15.21 and will be heard by the City Council at a date as yet to be determined. Detailed information about this non-conformance will follow.

The project mostly ignores the footprint established in the original development approval and violates the prominent ridgeline setback.

1.

City of Pacifica
Lot 3 @ Harmony 1 Project

Figure 1.2.8. Proposed Footprint



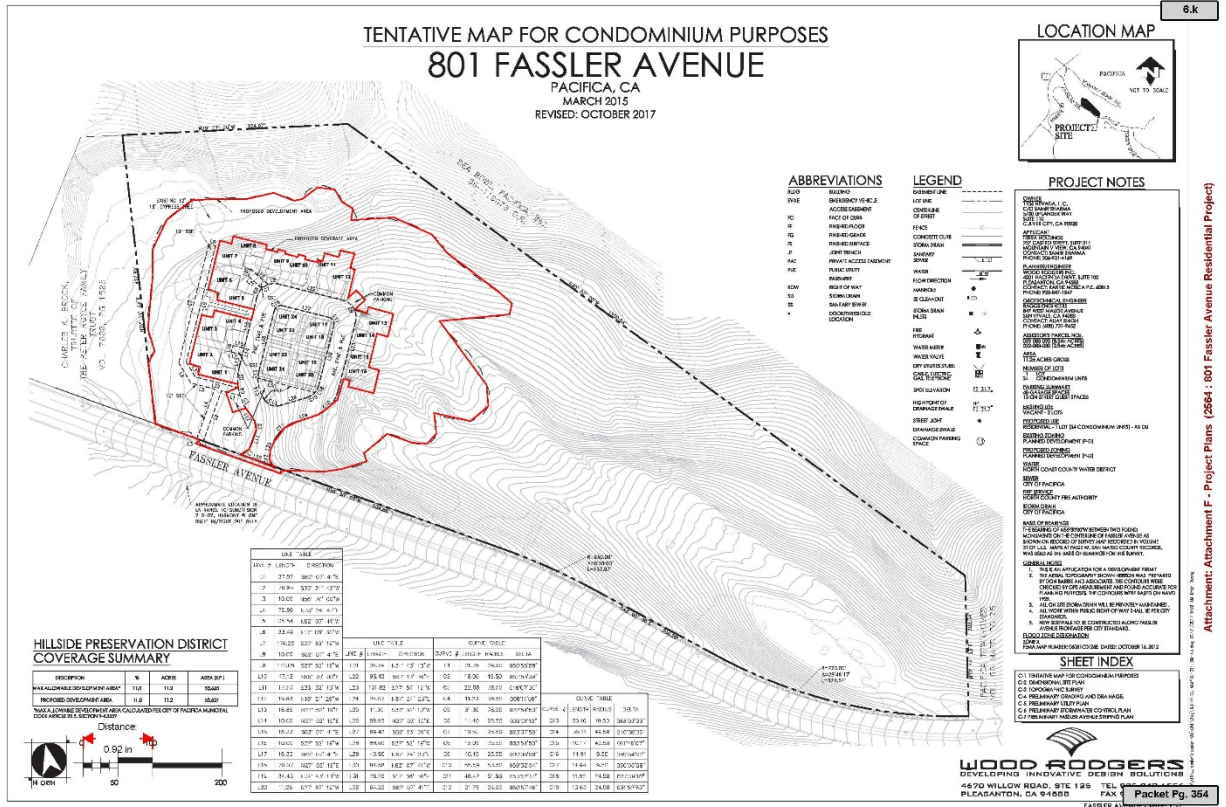
The Project would remain consistent with the General Plan, which intends to limit development on Prominent Ridgelines as much as possible but recognizes development could be permitted on the ridge with careful design (as noted below). The Project incorporates the Coast Green Architecture design guidelines in the CC&Rs and as required by *Measure AES-1*. Through the application of these design guidelines and site

Image above is from the Planning Department's staff report for the 4/4/21 Planning Commission hearing.

6. 801 Fassler (under construction)

11.2 Acre lot with HPD overlay. Allowable development area per HPD = 11% = 53,665 s.f. The staff reports and signed legal documents indicate that the project complies with HPD, but there appears to be an error in the project plans conflating development/disturbed area with lot coverage area. Actual disturbed area appears to be approximately 3 times the maximum allowed per HPD. We drew a red line around the proposed development area on the drawing below and came up with approximately 157,060 s.f. of disturbed area, which includes grading outside of the building envelopes.

Are there any possible remedies for this apparent gross error at this point?



I appreciate the hard work of your committee to protect our open spaces. Our beautiful open hillsides are one of the main reasons I chose to move to Pacifica from San Francisco, and I know many residents have the same appreciation. Given the devastating effects of climate change in Pacifica in terms of fire, flooding, landslides and sea level rise, I understand our open spaces are even more critical to preserve. Feel free to contact me with any comments or questions.

Sincerely,

Christine Boles, Architect
Principal

Cc: Kevin Woodhouse, City Manager