

Public Comments

Agenda Item # 3



September 29, 2020
City Council Meeting

Brooks, Elizabeth

From: Coffey, Sarah
Sent: Tuesday, September 29, 2020 1:50 PM
To: Public Comment
Subject: Fire Map for Reference - 9/29/2020 City Council Meeting - Agenda Item #3

Dear Councilmembers:

Please see the link below with a Fire Map shared by a Councilmember upon request for reference with respect to the 9/29/2020 City Council Meeting Agenda Item #3.

[CPUC Firemap](#)

Full URL: <https://ia.cpuc.ca.gov/firemap/>

Best Regards,
Sarah Coffey

Sarah Coffey

City Clerk

City of Pacifica

(650) 738-7307

coffeys@ci.pacifica.ca.us



Public Comments

Agenda Item # 5



September 29, 2020
City Council Meeting

Brooks, Elizabeth

From: Wright, Shelby
Sent: Friday, September 25, 2020 12:13 PM
To: Brooks, Elizabeth
Cc: Public Comment
Subject: Call from resident regarding oversized vehicle parking/ordinance

Hi Elizabeth and Council,

This email is in regards to the oversized vehicle parking legislation that was recently passed and enforced.

We received a call from a previous resident named Donna Johnson. She lived in Pacifica before retiring to Hawaii and has returned to stay with her son as she was misplaced from her home, because of a volcano eruption and COVID-19. She has been living with her son for two years and in this time has a van that is slightly over 8ft tall (which, under the current ordinance is considered an oversized vehicle).

She has been parking in front of her son's house with no issue as the previous vehicle height restriction was 9ft and her neighbors haven't complained about her during this time.

Sometime in the past two weeks she parked in front of her house and about 2 hours later was ticketed. She noted that no other van on her street was ticketed even though they are larger than the one she owns (she noted that they are Sprinter vans).

Currently, she has called and spoken with PD as well as sent in an appeal, but wanted to submit a complaint and comment regarding the implementation of oversized vehicle parking legislation.

She noted that she and her son were both not informed of the law in place and had received no warnings on her vehicle previously. She also said that the signage for these restrictions was placed at the corner of the street, tucked back and difficult to see. The resident also noted that the edit made to the signage marking the change from 9ft to 8ft in vehicle height was very small and hard to read. The resident also said that the height restriction is now more difficult as garages in Pacifica are usually not big enough to fit vans and similar sized vehicles, which makes it difficult to meet the 8ft height restriction.

Finally, she mentioned how the ordinance would function better if the height restriction was moved back to 9ft. She said that by doing so, the ordinance would still cover RVs, but allow residents who have vans that are around 8ft in height to park comfortably on the street.

She's been directed to speak with PD on this matter as well so they are informed of her comments, but wanted to get this in front of the City Manager and City Council as well. She's also going to be added to the Agenda mailing list so she can stay informed of what's going to be discussed.

Her contact information is:

Email: [REDACTED]
Phone Number: [REDACTED]

Thanks!
Shelby

Public Comments

Agenda Item # 7



September 29, 2020
City Council Meeting

Brooks, Elizabeth

From: Coffey, Sarah
Sent: Tuesday, September 29, 2020 8:37 AM
Cc: Public Comment; Woodhouse, Kevin; Wehrmeister, Tina
Subject: FW: 9/28/20 RE: Housing on Merit Quarterly Newsletters (additional info for 9/29 Pacific City Council Mtg)
Attachments: HOM Quarterly Newsletter_Q4 2019_FINAL.pdf; HOM Quarterly Newsletter_Q1 2020_Final PDF.pdf

Dear Councilmembers,

Please see the below / attached information that relates to Agenda Item #7 for tonight's 9/29/2020 Special City Council Meeting.

Best Regards,
Sarah

Sarah Coffey
City Clerk
City of Pacifica
(650) 738-7307
coffey@ci.pacifica.ca.us



From: Miki Metz [REDACTED]
Sent: Monday, September 28, 2020 4:49 PM
To: Wehrmeister, Tina <wehrmeister@ci.pacifica.ca.us>
Cc: Daniel Mense [REDACTED] Brett Spain [REDACTED] Jennifer Litwak [REDACTED]
Subject: 9/28/20 RE: Housing on Merit Quarterly Newsletters (additional info for 9/29 Pacific City Council Mtg)

[CAUTION: External Email]

Hi Tina,

In advance of tomorrow's meeting City Council meeting, our team thought it might be helpful to pass along copies of Housing on Merit's most recent quarterly newsletters (attached). The newsletters help to keep our partners

(developers, community organizations, local city leaders) updated on Housing on Merit's efforts to expand and preserve affordable housing. They highlight our involvement in our affordable housing communities, our advocacy work on behalf of our residents, our presence throughout the affordable housing landscape, and our ongoing commitment to address the affordable housing crisis in California.

Below is a link to the quarterly newsletter section of our website to view earlier newsletters.

<https://housingonmerit.org/newsletters/>

Please let me know if you have questions. Thank you!

Miki Metz

Director of Compliance & Operations

Office: 619.573.6785

Direct: 619.573.6445

www.housingonmerit.org

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Helping to
welcome you



Board of Directors

Patrick Luke, President
Keith Dragoon, Interim CFO
Monica Ball, Secretary

Scott Alter
Randy Babbush
Bryan Barker
Jeff Jaeger
Tyler Martin

In This Issue

- Executive Director Report
- At HOM:
 - Resident Services Programming
- Beyond HOM:
 - Resident Services Support Network Certification
 - Conferences: SCANPH and Globe Street
 - Foundations for the Future of Housing Conference
 - 2020 CREW Appointments
 - CIPA Report
 - AHF Live 2019
 - Standard Companies' Holiday Party
 - LA County Development Authority RFP
- Welcoming our Heroes HOM:
 - Pillars of Freedom Grant
 - 2019 Awards of Merit

Dear Friends of Housing on Merit,

I feel privileged to lead an exceptional team that works daily towards our mission of creating a bridge to permanent affordable housing for vulnerable populations. Our work is multifaceted and includes resident services programming led by our Resident Services Coordinators, who work daily throughout our communities to enhance the resident experience and promote individual and family development; our Housing Our Heroes Program which has leveraged private funding to reduce the number of women veterans experiencing homelessness in Southern California since 2014; and our housing innovation initiatives that foster innovation, creativity, and collaboration in the housing industry. Collectively, these components are creating multiple pathways to permanent affordable housing and are helping to welcome vulnerable populations HOM!

With Gratitude,

A handwritten signature in blue ink, appearing to read "Patrick Luke".

Patrick Luke
President
Housing on Merit Board of Directors

A handwritten signature in blue ink, appearing to read "Jennifer Litwak".

Jennifer Litwak, Esq.
Executive Director
Housing on Merit

At HOM



Holiday celebration with residents at Vista La Rosa.

Housing on Merit's Resident Services Programming

Residents enjoyed holiday and end-of-year activities and celebrations throughout the fourth quarter, with youth programming tailored to reinforce what was learned during the school year. Housing on Merit provided over 760 hours of resident services programming across our communities during the fourth quarter. The following are programming highlights from our Learning Centers:

Center for Academic Excellence: *Promotes academic achievement for youth*

While young residents were on break from school, Resident Service Coordinators continued to build program attendees' math, reading, and comprehension skills through educational games and activities. Some participants chose to play math games in the Computer Lab, while others read grade-level appropriate books or completed spelling challenges on worksheets.

The Rio Vista and Vista La Rosa communities, located in San Diego, California, each held their Annual Holiday Celebration, during which over 60 young residents received brand new gifts donated by our longstanding partner, San Diego Marine Toys for Tots. We thank all the HOM volunteers who worked tirelessly to wrap and label each of the 120 gifts provided.



Picking up toys from San Diego Marine Toys for Tots!

Center for Health and Wellness: *Addresses restrictions of access to quality health and wellness services*

Thanks to our partner, Kitchens for Good, and their child and adult food program, Housing on Merit continued to provide free meals to Learning Center attendees during school break. This is particularly important for those who depend on school meals as their main food source.

Springville Senior residents in Camarillo, California, worked on an assortment of holiday crafts during the weekly Arts & Crafts class. Fall thank you cards, holiday wreaths and dinner platters were some of the most popular items created during the fourth quarter. This very popular program encourages participants to relax in the company of their neighbors while keeping their hands and minds nimble.



Youth in front of their new banner from Kitchens for Good.

Highlighting Resident Services Coordinators

Housing on Merit is grateful for our incredible team of Resident Services Coordinators (RSCs), who help to facilitate a variety of important resident service programs at our communities. During a recent group meeting, RSCs shared their thoughts about HOM and the services we provide to our residents. Below are some excerpts from the discussion:

- It's more than just Learning Centers, Housing on Merit gives people the opportunity to live and thrive in affordable housing.
- As Resident Services Coordinators, we are a resource for residents to engage in the community.
- I am seen as a mentor for those who may not receive guidance at home.
- We become like family, impact lives, encourage residents to succeed.
- Housing on Merit provides low income housing to vulnerable populations and is really dedicated to eliminating homelessness.
- The goal is to help residents empower themselves, to learn and better themselves for their own future.
- After joining Housing on Merit, I realized that we provide activities for residents of all ages to improve their well-being. We want residents to not just live, but live well.

Beyond HOM

In this section we highlight Housing on Merit's professional development in nonprofit and resident services leadership, and its involvement in local and national discussions about innovative solutions to the affordable housing crisis.

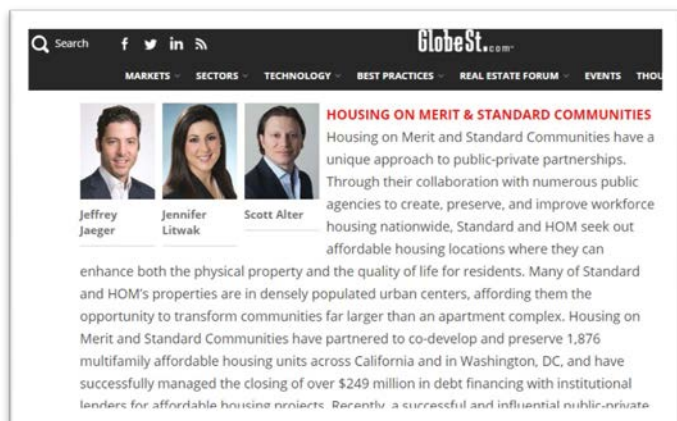
HOM's Planning & Programming Coordinator Completes Resident Services Support Network Certification

Housing on Merit's Planning & Programming Coordinator, Vivian Preciado, was awarded a Certificate of Completion for the 2019 Resident Services Institute and Certification Program through the San Diego Housing Federation's Resident Services Support Network (RSSN). This training series is designed to provide specialized and fundamental training to professionals in the field of Resident Services within Affordable Housing. In order to obtain certification, participants must attend a minimum of five workshops plus the Resident Services Institute, which is an annual gathering of Resident Services professionals and providers. Vivian attended seven workshops throughout the year, including the Fair Housing Conference and a Financial and Life Planning Workshop.



Resident Services Institute and Training Class of 2019.

Conferences: SCANPH Annual Conference and Globe Street National Apartments Conference



GlobeSt.com Article, "Influencers, the Top Names in Multifamily"

HOM's Director of Housing Innovation, Charly Ligety, attended two conferences in late October--SCANPH's Annual Conference (October 25) and Globe Street National Apartments Conference (October 29-30)--where industry leaders gathered to discuss solutions to the housing crisis and new opportunities related to policy, technology and finance to encourage development of more affordable housing. One of the highlights of the SCANPH conference were the workshops that covered innovative financing models to bring capital partners into affordable housing. In addition, GlobeSt.com named Housing on Merit an "Influencer" and one of the top names in Multifamily alongside our longtime partner Standard Communities.

Foundations for the Future of Housing Conference

This past year Housing on Merit's Planning & Programming Coordinator Vivian Preciado became a member of the National Housing Conference's (NHC) Emerging Leaders in Affordable Housing. In the fall, she entered an essay contest on the topic of the Future of Affordable Housing and won an expense-paid trip to the NHC Foundation for the Future of Housing Conference in Chicago, Illinois. At the conference, Vivian networked with others in the Affordable Housing sector from all over the United States and gained valuable insight into areas such as finance and research. During the Opening Plenary, attendees heard from Professor Kimberlé Crenshaw, who coined the term "intersectionality." Breakout sessions about resident outcomes focused on stability, well-being and racial equity, and included trainings on cross-cutting tools for social change. During a session entitled "Elevating Voices through Human-Centered Design," speakers provided tools to elevate resident voices and facilitate more meaningful engagement that Vivian plans to integrate into HOM's Resident Services Program.



National Housing Conference's Emerging Leaders in Affordable Housing.

2020 CREW Appointments

Housing on Merit's Executive Director, Jennifer Litwak, has been involved in leadership with CREW Network and CREW San Diego since 2015. CREW Network's mission is to "transform the commercial real estate industry by advancing women globally." In the fourth quarter, Jennifer was selected to serve nationally in 2020 on CREW Network's Member Education Committee and Foundation Scholarship Selection Committee. The Member Education Committee (MEC) is made up of proactive, well-connected real estate leaders and is responsible for identifying topics and speakers for the upcoming 2020 CREW Network convention, scheduled September 15-17 in Austin, Texas. The annual convention brings together more than 1,200 commercial real estate leaders world-wide to participate in innovative industry programs and exceptional breakout sessions.

The Foundation Scholarship Selection Committee is responsible for selecting candidates for the Foundation Scholarship program, which supports future female leaders as they pursue university-level education that will lead to careers in commercial real estate. The CREW Network Foundation will award twenty-five \$5,000 academic scholarships to young women in 2020.

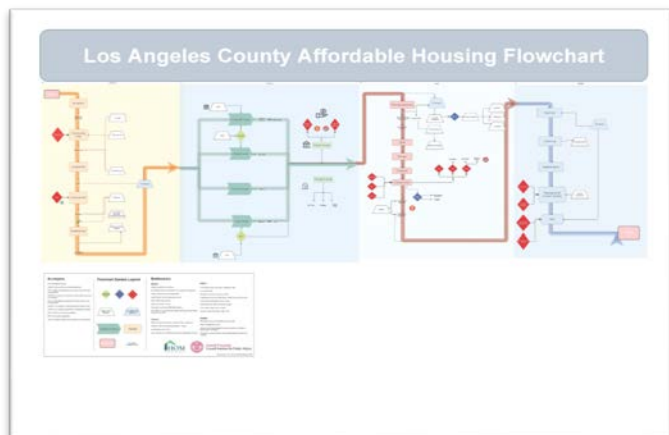
In 2020, Jennifer will also serve locally on CREW San Diego's Board of Directors as the Foundation Delegate. In this role, Jennifer will represent the San Diego chapter at CREW Network's Leadership Summits as Chair of the Foundation Committee. The focus of the Foundation Committee is to:



2019 CREW Network Foundation Scholars at the CREW Network Convention in Orlando, Florida.

1. Fund the Scholarship Endowment and Annual Scholarships that help finance university-level education for women pursuing careers in commercial real estate;
2. Fund the Industry Research Fund, which makes it possible for CREW Network to continue to lead research on women in commercial real estate and help close the compensation and advancement gaps for women; and;
3. Fund the Career Outreach Fund, which supports programs such as UCREW and CREW Careers that educate young women and girls about the career opportunities available to them in commercial real estate

The Cornell Institute of Public Affairs (CIPA) Report



The Los Angeles County Affordable Housing Flowchart created in conjunction with the Cornell Institute of Public Affairs.

Housing on Merit partnered with one of the nation's leading graduate programs, The Cornell Institute of Public Affairs, to research innovative solutions to the housing crisis in Los Angeles, California. Participants analyzed the housing development eco-system in Los Angeles through a supply chain lens and mapped out the process by which a new unit of housing is created. From policy and zoning, to development, to ongoing operation and maintenance, each step was detailed in an interactive flow chart. The report and the flowchart have been presented to several leaders in the industry to help visualize potential improvements to the housing production process. We thank students [Lintong Li](#), [Yun Soo Kim](#), and [Professor Laurie Miller](#), for their impressive presentation and hard work researching this critical topic, as well as HOM's Co-Founder and Cornell alumnus, Scott Alter, for facilitating this collaborative partnership.

AHF Live: The Affordable Housing Developers Summit

Housing on Merit's Executive Director, Jennifer Litwak, and Board of Directors Patrick Luke, Keith Dragoon, Bryan Barker and Tyler Martin attended AHF Live: The 2019 Affordable Housing Developers Summit. The 16th annual conference, produced by Affordable Housing Finance magazine and publisher Hanley Wood, provided critical insight into the latest financing tools, innovative case studies and policy direction at the Department of Housing and Urban Development. Jennifer attended the State of the Industry roundtable, Inside Opportunity Zones workshop, Capitol Hill Update discussion, and the Tax Credit Equity Outlook Power Panel. More than 1,100 attended the AHF Live event, which is reserved exclusively for individuals who are primarily affordable housing developers, owners, and management firms, plus state and local housing finance agency representatives.

Standard Companies' Holiday Party

One of our longtime development partners, Standard Companies, graciously invited the HOM team to join them for their December holiday party in Los Angeles, California. In collaboration with The Giving Spirit, a nonprofit organization dedicated to helping vulnerable populations through the distribution of survival kits, HOM's Charly Ligety, Valerie Nguyen and Vivian Preciado met up with Standard team members at Inner City Arts and worked side by side to assemble food kits for the homeless. The kits were then distributed to a local downtown women's shelter. Housing on Merit is grateful to have taken part in supporting a great cause and for the opportunity to learn more about the work of Inner-City Arts and The Giving Spirit.



From left to right: Charly Ligety, Valerie Nguyen, Vivian Preciado, Joon Lee, Keith Dragoon.

LA County Development Authority RFP

HOM's Director of Housing Innovation, Charly Ligety, recently served as a judge for "A Demonstration Project Fast-Tracking Housing Supply," an RFP for a housing innovation project spearheaded by Los Angeles County Development Authority (LACDA). The project will be a public-private partnership between housing innovators and LA County to develop a site owned by LACDA to test and demonstrate new housing technologies and typologies, including tiny homes, prefab/modular homes, and 3-D printed homes. The winners from the competition will be announced in early 2020.

Welcoming our Heroes HOM

2019 Pillars of Freedom Grant

Housing on Merit is honored to be awarded the USS Midway Foundation's Pillars of Freedom Grant for the second consecutive year. In November, HOM received another \$15,000 grant to support our Awards of Merit for Housing Assistance program, which assists women veterans in San Diego, California, transition from homelessness to permanent housing. This grant has allowed HOM to increase our award amount to up to \$2,000 and stably house more women veterans compared to previous years. The USS Midway Foundation supports military, veteran and first responder service organizations viewed as vital pillars in the community.

Awards of Merit for Housing Assistance 2019

Through our Awards of Merit for Housing Assistance program, Housing on Merit had the privilege of distributing all of our grant funding to women veterans during the 2019 award cycle. The awards help women veterans facing homelessness to remove barriers to stable housing.

One of our most recent awardees is a single mother of six, who had escaped domestic violence and was living in her car. Due to the family's size, few shelters were able to accommodate them. Our program helped this veteran pay off debt that was preventing her from securing housing. As a result, the awardee was able to move her family into a home and all are doing well.

Another awardee recently lost her full-time nursing position at a local hospital due to their downsizing. As the primary breadwinner, the veteran needed her job in order to maintain housing for her family. Thanks to our program, her family was able to maintain stable housing while she job searched, and eventually she found her dream nursing job.

Thanks to generous donors and grants, HOM looks forward to being able to award more women veterans during the 2020 award cycle than ever before.



Our Planning & Programming Coordinator receiving the Pillars of Freedom Grant from USS Midway Foundation's President, Daniel Beintema.



Office Locations:

Los Angeles:
1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

San Diego:
501 West Broadway, Suite 515
San Diego, CA 92101

Washington D.C.:
730 11th Street NW, Suite 600
Washington, D.C. 20001

Your donations go a long way! Consider supporting our work by making a monetary or in-kind donation. See the various ways to give below.

Ways to Give

Online: housingonmerit.org/donate/

Checks made payable to:
Housing on Merit
1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

Look up our EIN when you shop: 45-2991692
AmazonSmile
Ebay GivingWorks
PayPal Giving Fund



Connect with us on Social Media!
@HousingOnMerit



Helping to welcome you



Board of Directors

Patrick Luke, President
Keith Dragoon, Interim CFO
Monica Ball, Secretary

Scott Alter
Randy Babbush
Bryan Barker
Jeff Jaeger
Tyler Martin

In This Issue

- Executive Director Report
- At HOM:
 - Resident Services Programming
 - Highlighting Resident Services Coordinators
- Beyond HOM:
 - San Diego Nonprofit Workshop: Building a Communication Plan
 - CREW Network's Winter Leadership Summit & Chapter Challenge
 - Deloitte's "Greenhouse Lab"
 - MANA de San Diego's Networking Breakfast
 - YIGBY Bus Tour
- Welcoming our Heroes HOM:
 - San Diego Women Veterans Network Meeting
 - 2020 Awards of Merit Goals

Dear Friends of Housing on Merit,

As this newsletter illustrates, we began 2020 excited to help lead the charge for innovative solutions to Southern California's affordable housing crisis; to expand the ways in which we help shape the trajectory of the affordable housing industry to ensure that families most in need of affordable long-term housing remain at the forefront of every conversation; to introduce new resident services programming at our communities; and to expand our support of women veterans in San Diego who are in need of stable housing. Then COVID-19 happened. While we remain resolute and focused on our affordable housing goals, we also acknowledge that the industry, our communities, and our day-to-day way of doing business have changed in ways that are not yet fully apparent, at least for now. During the last 30 days, as we carry on with Housing on Merit's important work, we have also made thoughtful decisions to help ensure our staff are protected, and our partners and communities feel supported.

There has never been a better time to give to Housing on Merit. In accordance with the Coronavirus Aid, Relief and Economic Security (CARES) Act, donors can make a charitable contribution and deduct the full amount up to their Adjusted Gross Income. Your donations go a long way in ensuring that Housing on Merit continues to create bridges to permanent affordable housing for vulnerable populations. You can donate [here](#).

With Gratitude,

A handwritten signature in blue ink, appearing to read "Patrick Luke".

Patrick Luke
President
Housing on Merit Board of Directors

A handwritten signature in blue ink, appearing to read "Jennifer Litwak".

Jennifer Litwak, Esq.
Executive Director
Housing on Merit

At HOM

Housing on Merit's Resident Services Programming

Housing on Merit kicked off the new year with stimulating youth, adult, and senior programming and provided over 870 hours of resident services programming across our communities during the first quarter. The following are programming highlights from our Learning Centers:



Valentine's Day Cookie Decorating with Sunrose Residents.

Center for Academic Excellence: *Promotes academic achievement for youth*

Youth programming at San Diego, San Ysidro and Chula Vista properties centered around STEAM (science, technology, engineering, art, math) activities. In February, youth programming included arts and crafts projects in celebration of Black History Month and Valentine's Day. Educational games, such as creating a makeshift storefront with participants taking turns shopping and counting money successfully, honed attendees' math, decision-making and communication skills. After the activity, many reported that they felt more confident about their money-handling and communication abilities. Experts agree that learning practical life skills is an important component of early childhood development and helps children succeed later in life.

Center for Growth and Empowerment: *Mobilizes residents to create a vibrant community reflective of their communal and personal goals*

Senior residents at Harriet Tubman Terrace in Berkeley, California, participated in a Brain Fitness workshop, provided through a partnership with the Berkeley Age Friendly Continuum's Gateway Program. The workshop focused on the four pillars of brain health: physical exercise, balanced diet, stress management, brain exercise. Attendees learned examples of each pillar and were treated to healthy brain foods during the workshop. The Brain Fitness workshop was such a success, Housing on Merit plans to offer the workshop to residents on a monthly basis.

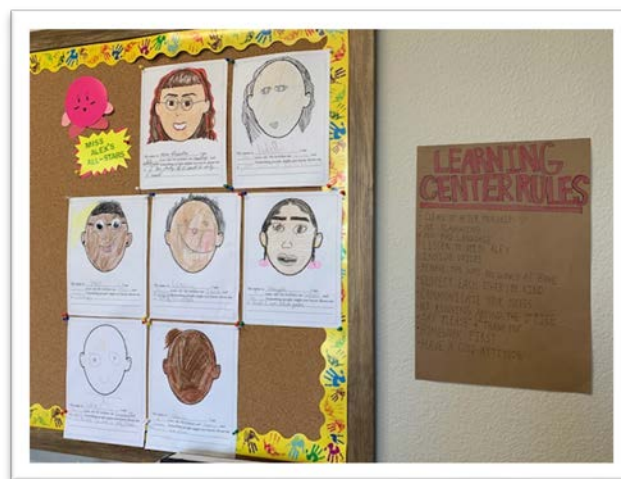


Registering for a Brain Fitness Workshop!

Center for Health and Wellness: *Addresses restrictions of access to quality health and wellness services*

Housing on Merit recognizes that a large part of staying healthy is maintaining a healthy mind. The Resident Services Coordinator (RSC) at Rio Vista Apartments in San Ysidro, California, challenged young residents to create an “emotion wheel” to illustrate how different situations made them feel. According to a study posted on Science Direct, an online academic journal, activities like this help build emotional intelligence, which is reliably linked to better mental health.

The Learning Center at Natomas Park, in Sacramento, California, has an “All-Star” board where selected participants place their autobiographies and portraits to share with everyone! All-stars are chosen based on their level of participation in various activities, willingness to help others, and adherence to Learning Center rules. The All-Star board motivates participants to engage in Learning Center activities and build relationships with one another, and provides participants with much-deserved recognition for their efforts. Boosting the self-confidence of our resident youth is a priority in our resident services programming.



Natomas Park All-stars' Self-portraits and Bios.

Highlighting Resident Services Coordinators



Monserrat (left) with residents at Vista La Rosa Apartments.

Housing on Merit's Resident Services Coordinators (RSCs) facilitate vital resident services programming for residents at many of our multifamily and senior affordable housing communities.

Housing on Merit recently developed a “Resident Services Coordinator of the Quarter” program to highlight their accomplishments and dedication to the residents they serve. Each quarter we will shine a spotlight on the efforts of an RSC across Housing on Merit's social media platforms, and the RSC will receive a gift card to her/his café of choice.

We are happy to announce that Monserrat Cubillas is our first Resident Services Coordinator of the Quarter! She provides resident services programming at two Housing on Merit multifamily affordable housing properties in San Diego, California. Monserrat is dedicated to empowering youth through positive reinforcement strategies. Her innovative youth programming has resulted in attendees at the Learning Centers showing improved behavior and being more engaged during Homework Help hours. Participants have reported improved grades and being more comfortable working independently.

According to the Harvard Joint Center for Housing Studies Annual Report, “America's Rental Housing,” there is a correlation between growing up in Housing Credit properties (rental communities affordable to low-income households that offer residents resources and services) and higher earnings and educational attainment in adulthood.

Beyond HOM

According to the study’s findings, each year a child lives in a Housing Credit property as a child is associated with a 3.5 percent increase in the likelihood of attending a higher education program and a 3.2 percent increase in future earnings, compared to a child of the same income level living in a property that does not provide resident services.

In this section we highlight Housing on Merit’s professional development in nonprofit and resident services leadership, and our involvement in local and national discussions about innovative solutions to the affordable housing crisis.

City of San Diego Nonprofit Workshop: Building a Communication Plan

In February, the Nonprofit Institute and The City of San Diego collaborated to produce the City of San Diego Nonprofit Academy Workshop Series. This series included a workshop entitled “Building a Communication Plan” that our Executive Assistant, Valerie Nguyen, attended. The workshop highlighted the importance of building a cohesive communication plan that is executed consistently across social media platforms. Workshop attendees learned valuable tips on how to schedule and organize social media posts to maximize views and likes. The presenter, Colton Strawser, explained that having a social media plan in place creates a consistent message that is marketed to a targeted audience. The more structure an organization creates on their social media platform, the stronger their messaging. Valerie found creating a communication plan with fellow nonprofit staff insightful. As a group, they recognized that language used in nonprofit social media posts are sometimes vague so not impactful. Workshop attendees learned how to create a structured communication plan that limits ambiguity and delivers a clear message to their targeted audience. Also, tailoring posts according to specific platform designs is important. For example, LinkedIn and Facebook are geared for more lengthy and professional posts, whereas Twitter and Instagram are designed for shorter bits of information and effective imagery.

CREW Network’s Winter Leadership Summit & Chapter Challenge



National Delegates from CREW Network’s California Chapters.

In January, our Executive Director, Jennifer Litwak, traveled to Santa Clara, California, to attend Commercial Real Estate Women (CREW) Network’s Winter Leadership Summit. This annual summit provides an opportunity for CREW members to learn from leading experts about critical leadership skills that give them a business advantage. This year attendees heard from the Mayor of the City of East Palo Alto, Regina Wallace-Jones, who spoke about her unique approach to supporting her constituents during an evolutionary journey to realize the City’s potential as the gateway to and the conscience of Silicon Valley. Additionally, Jennifer attended the “Speaking with Confidence”

session, during which she learned new communications techniques to hone her public speaking skills that are critical to building Housing on Merit’s brand.

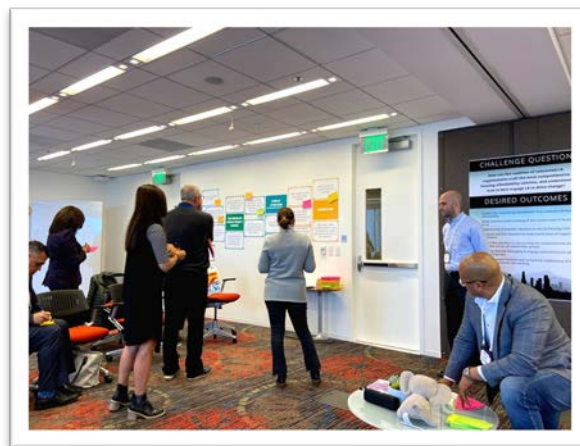
As a CREW National Delegate, Jennifer oversees CREW Network's Foundation Chapter Challenge on behalf of CREW San Diego. The Chapter Challenge raises funds to support programs that attract women and girls to commercial real estate. CREW Network has over 75 regional chapters that compete in the following challenges:

1. Get 100% of your Chapter's Board of Directors to give an individual donation;
2. Get 50% of your Chapter's membership to give an individual donation; and
3. Get the Chapter to give a donation of \$1,000 or more to CREW Network Foundation.

Under Jennifer's leadership, CREW San Diego became the first Chapter in the Nation to complete the [Chapter Challenge](#). Out of CREW San Diego's 184 members, 110 members donated to CREW Network Foundation. These donations ensure that women continue to advance in commercial real estate.

Deloitte's "Greenhouse Lab" Solutions Development Day

In February our Director of Housing Innovation, Charly Ligety, participated in a day of "design-thinking" affordable housing solutions with key stakeholders in the housing and community development industry in Los Angeles. This event was hosted by Deloitte as part of their daylong "Greenhouse Lab" working session in partnership with the Los Angeles Chamber of Congress. The goal of the day was to breakdown key areas of improvement in overcoming barriers to developing affordable housing in LA. Deloitte plans to present the collective observations and proposed solutions at a later date to influential government leaders as proposed policies and programs.



Greenhouse Lab Session Attendees Brainstorming as a Team.

MANA de San Diego's Networking Breakfast

In February our Planning & Programming Coordinator, Vivian Preciado, attended MANA de San Diego's annual Networking Breakfast at the Lafayette Hotel. This year's sold-out event brought MANA members together for a healthy breakfast and an opportunity to meet other professionals in San Diego. This year's theme was "Women's Worth" and speakers Dr. Starla Lewis, her daughter ISHEE, and granddaughter Yahyah each spoke about self-validation for women of color. Dr. Lewis has been a college professor of African American studies for the past 39 years, and her work as a life coach teaches people to gain mastery over their lives. Dr. Lewis describes her presentation style as "edu-taining," and her goal is to provide her audience with meaningful learning experiences. Her daughter ISHEE and granddaughter YahYah are recognized as creative visionaries. All three are leaders in women's empowerment and were the first non-Latina speakers invited to a MANA de San Diego event.



Vivian with Speakers Dr. Starla Lewis, Daughter ISHEE, and Granddaughter Yahyah.

YIGBY Housing Innovation Bus Tour

In January HOM's Director of Housing Innovation, Charly Ligety, joined the nonprofit affordable housing organization YIGBY (Yes in God's Backyard) to tour new housing typologies with church leaders from the San Diego area. YIGBY was co-founded by one of HOM's Board of Directors, Monica Ball, to help faith communities learn how best to develop church-owned, underutilized land into affordable housing. The bus tour started with a visit to Potter's Lane, California's first multifamily housing development made from shipping containers, located in Midway City, California. The tour continued at the factory floor of Crate Modular, the State's first and only proven manufacturer of multifamily housing and school buildings made from recycled shipping containers.



YIGBY Model Versions of Shipping Container Homes.

Welcoming our Heroes HOM

San Diego Women Veterans Network Meeting

Housing on Merit's Vivian Preciado and Valerie Nguyen attended the February San Diego Women Veterans Network Service Providers Meeting. During the meeting, the group reviewed a variety of new resources available to women veterans and discussed upcoming events. Valerie introduced herself as the new lead for Housing on Merit's Awards of Merit for Housing Assistance program and outlined program guidelines. The group enthusiastically welcomed several new members, who introduced themselves and explained their role in supporting local women veterans.

2020 Awards of Merit for Housing Assistance Goals

Housing on Merit is excited to introduce Valerie Nguyen as the new program lead for our Awards of Merit for Housing Assistance program, which provides funding to eligible women veterans to help them secure and maintain stable housing. Valerie looks forward to working with our San Diego partner organizations to help identify women veterans in need of housing assistance.



Women Veterans Network Meeting Attendees.



Office Locations:

Los Angeles:
1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

San Diego:
501 West Broadway, Suite 515
San Diego, CA 92101

Washington D.C.:
730 11th Street NW, Suite 600
Washington, D.C. 20001

Your donations go a long way! Consider supporting our work by making a monetary or in-kind donation. See the various ways to give below.

Ways to Give

Online: housingonmerit.org/donate/

Checks made payable to:
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1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

Look up our EIN when you shop: 45-2991692
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Brooks, Elizabeth

From: Coffey, Sarah
Sent: Tuesday, September 29, 2020 3:09 PM
To: Public Comment
Subject: 9/29 City Council Meeting - Agenda Item No. 7 - RE: Marymount Apartments Acquisition
Attachments: HAL KHE Letter of Recommendation.pdf; LAHSA KHE Letter of Rec.pdf; HFH KHE (BMI) LOR 09-29-20.pdf

Dear Councilmembers:

Please see the below / attached submissions related to Agenda Item No. 7 (re: Marymount Apartments Acquisition) for tonight's 9/29/2020 City Council meeting.

Best Regards,
Sarah

Sarah Coffey
City Clerk
City of Pacifica
(650) 738-7307
coffeys@ci.pacifica.ca.us



From: Daniel Mense [REDACTED]
Sent: Tuesday, September 29, 2020 2:29 PM
To: Wehrmeister, Tina <wehrmeister@ci.pacifica.ca.us>; Murdock, Christian <murdockc@ci.pacifica.ca.us>; O'Connor, Bonny <o'connorb@ci.pacifica.ca.us>
Cc: Michelle Kenyon [BWS Law] <mkenyon@bwslaw.com>; Brett Spain <bspain@khequities.com>; Miki Metz <mmetz@housingonmerit.org>; Valerie Nguyen <vnguyen@housingonmerit.org>; Yokum, Michelle <MYokum@bwslaw.com>; Murphy, Karen W. <KMurphy@bwslaw.com>; Irene Kuei <ikuei@downspham.com>
Subject: RE: Marymount Apartments Acquisition

[CAUTION: External Email]

Tina

Please see attached letters of recommendation from government agencies and non profits we're working with. Could you please include this as part of our packet. There are 2 more letters coming but wanted to send these over. Regarding the letter of recommendation that references BMI, that is my construction group that builds out affordable housing sites.

Thank you,

Daniel Mense

D: 323.933.0024

C: 310.880.3688

F: 323.933.0024

E: Dmense@KHequities.com



September 29, 2020

**Los Angeles County
Board of Supervisors**

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Chief Deputy Director, Clinical Affairs

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To: The Honorable Members of the Pacifica City Council

From: Leslie Jordan, Program Manager – CIIP Housing For Health

Subject: BMI Development LOR

I am pleased to submit this letter of recommendation of Daniel Mense and his construction firm, BMI Development. My name is Leslie Jordan and I am the Manager of Capital Improvements for Interim Projects at Housing For Health at the Los Angeles County Department of Health Services (HFH/DHS), where I am responsible for providing the leadership and structure for the construction of interim/transitional housing projects being conceived and constructed to serve people experiencing homelessness. In this role, I have partnered with Daniel over the past year and a half on the development of a project to build one of the largest interim housing sites in Los Angeles, a 148-bed site in Downtown Los Angeles. Daniel and his team are responsible for the construction of the project, which was designed by NAC Architects of Los Angeles.

I have been impressed by Daniel and his team's mission-driven commitment to deliver quality housing solutions, including this interim housing facility. Most importantly, of course, the construction project is safe, has maintained the budget for the outlined scope, advances on time per contract, and the quality meets our high standards. Beyond that, Daniel and BMI have been exemplary partners on a very complex project with many stakeholders at the table beyond HFH, this partnership includes: Mayor Garcetti's office; a City Council District representative; the second Supervisory District and their representatives; Home At Last CDC, a nonprofit which has project oversight and will be the operator; and Brilliant Corners, our fiscal partner that oversees contract management and payment applications.

Daniel is a team player, also managing difficult coordination of political elements, and he and his BMI team are committed to making this project succeed. Their expertise and "can do" attitude has been refreshing.

In closing, we would recommend Daniel Mense and BMI as dependable partners in the development of high-quality and affordable housing to expand the availability of various housing types across California. Daniel and I have spoken during this project of the benefits of public/private partnership to leverage resources + expertise and to further the production of housing that reflects the dignity, stabilization benefits and housing justice issues we integrate into every project at HFH.

Sincerely,

Leslie Jordan

Program Manager – CIIP

Housing For Health, DHS, Los Angeles

818-667-9408 ljordan3@dhs.lacounty.gov



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Irene Muro

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Kelvin Sauls

Administrative Office

811 Wilshire Blvd.
6th Floor
Los Angeles, CA 90017

213 683.3333 - PH

213 892.0093 - FX

213 553.8488 - TY

www.lahsa.org

To: Honorable Members of the Pacifica City Council

From: Thomas Wong, Project Manager, Executive

Date: September 29, 2020

Re: Letter of Recommendation

My name is Thomas Wong, Project Manager at the Los Angeles Homeless Services Authority (LAHSA). I am pleased to submit this letter of recommendation for Daniel Mense and his firm, KH Equities. I am responsible for the strategic implementation and scaling of creative housing solutions for the most vulnerable populations experiencing homelessness in the Los Angeles Continuum of Care. In this role, I have worked with Daniel and his team on several projects to develop supportive and interim housing for individuals, youth, and families experiencing homelessness.

I have been impressed by Daniel and his team's mission-driven commitment to deliver quality, affordable housing solutions for all in Los Angeles. They hold themselves to the highest standard when building and operating their sites and are willing to take on the associated complexities that involve many stakeholders. KHE's solution-oriented approach ensures that all programmatic needs, and most importantly the needs of residents, are being met. They are collaborative and humble, while committing to align their work with our mission to address homelessness in Los Angeles.

As LAHSA seeks to continuously innovate ways to provide housing for homeless Angelinos, it is vital to have firms like KHE committed in bringing high-quality, affordable housing as well as being responsible stewards for the management of the buildings they operate. Daniel Mense and KHE are dedicated; affordable housing is their top priority and I highly recommend them.

Sincerely,

Thomas Wong
Project Manager, Executive



3651 S La Brea Ave Suite #275 Los Angeles, Ca 90016 - Phone: (323)815-1475 or (323) 815-5400

September 29, 2020

To the honorable members of the Pacifica City Council,

My name is Lanita Hamilton and I am the founder and President of LA Global Care. We are a 501c3 human service organization with the mission to combat poverty and provide safe, stable, supportive housing. I am pleased to submit this letter of recommendation for Daniel Mense and his firm, KH Equities (KHE).

KHE and Ms. Hazel's House have partnered to build out a bridge housing site for families in Los Angeles. KHE throughout the process has consistently demonstrated their commitment to their mission of delivering quality, affordable housing for all in Los Angeles. As the developer and landlord, KHE delivers top quality work ensuring that the residents have a safe place to begin rebuilding their lives.

For many, affordability plus supportive services are paramount to finding and maintaining a home. In partnering with KHE, we're seeing an immediate and positive impact when people embrace this Housing First mindset and a commitment to align the right housing and supportive service resources. We are honored to be part of this collaborative work, advocating for transformative change. Both KHE and our firm embrace the challenge of scaling affordable housing solutions, confident that together, we can bring about a better world.

It is imperative that private organizations like KHE continue to participate and act as key players in creating and preserving affordable housing for people experiencing financial hardships. They are a team player and we are fortunate to have a partner in KHE. I highly recommend KHE as a committed developer and landlord of affordable housing.

With great respect,

Lanita Hamilton
Founder and President

Public Comments

Agenda Item # 8



September 29, 2020
City Council Meeting

Brooks, Elizabeth

From: Coffey, Sarah
Sent: Tuesday, September 29, 2020 9:00 AM
To: Public Comment
Cc: Brooks, Elizabeth; Woodhouse, Kevin; Wehrmeister, Tina
Subject: FW: Letter to Pac.Ci.Co re Council Mtg, 9.29, Agenda Item 8
Attachments: Ltr.Pac.CC.Sh.Pk.Specif.Pln.9.28.20.pdf

Please see the comments below / attached regarding the 9/29/2020 City Council Meeting Agenda Item #8.

From: Richard Harris [REDACTED]
Sent: Tuesday, September 29, 2020 8:34 AM
To: Coffey, Sarah <coffeys@ci.pacifica.ca.us>
Cc: Wehrmeister, Tina <wehrmeister@ci.pacifica.ca.us>; Murdock, Christian <murdockc@ci.pacifica.ca.us>; O'Connor, Bonny <o'connorb@ci.pacifica.ca.us>; Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>; Potter, Spencer (REC) <spencer.potter@sfgov.org>; Wayne, Lisa (REC) <lisa.wayne@sfgov.org>; Bo Links <bo@slotelaw.com>; Lisa Villasenor - Volosing [REDACTED] Downing Bob [REDACTED]
Subject: Fwd: Letter to Pac.Ci.Co re Council Mtg, 9.29, Agenda Item 8

[CAUTION: External Email]

Re: City Council, Tuesday, Sept. 29, 2020 Special Meeting, Agenda Item No. 8
Sharp Park Specific Plan, Existing Conditions Report, Comments of SF Public Golf Alliance

Sarah --
Enclosed is our comment letter. Please distribute to Council before this evening's meeting.
Thanks, and Best Regards
Richard Harris
San Francisco Public Golf Alliance
[REDACTED]

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

SAN FRANCISCO PUBLIC GOLF ALLIANCE



1370 Masonic Ave., San Francisco, CA 94117 • 415-290-5718 • info@sfpublicgolf.org

September 28, 2020

Pacifica City Council
170 Santa Maria Ave.
Pacifica, CA. 94044

Pacifica Planning Department
1800 Francisco Blvd.
Pacifica, CA. 94044

Re: City Council Meeting, Tuesday, Sept. 29, 7 p.m.
Agenda Item 8
Sharp Park Specific Plan, Existing Conditions Report
Comments of San Francisco Public Golf Alliance

Dear City Council and Planning Department,

This is to point out – and request correction of -- errors at three pages of the Draft Sharp Park Specific Plan Existing Conditions Report (December 2019 Revision), Chapter 6, Environmental Resources and Hazards.¹

Very briefly:

- (1) Section 6.3, “Biological Resources/Special Status Species,” fails to mention at two places on page 6-5 that the California red-legged frog has the “potential to be found in or near the Planning Area” (specifically at the Sharp Park Golf Course property and its Laguna Salada wetlands);**
- (2) Figure 6-3, the Sensitive Species map, fails to show habitat for the California red-legged frog at the Sharp Park Golf Course/Laguna Salada wetlands site; and**
- (3) Figure 6.1, the Sharp Park Cultural Resources map, fails to place a colored box designating “Local Landmark” to represent the acknowledged Pacifica landmark Sharp Park Golf Course and Clubhouse.**

¹ Draft Existing Conditions Report (Dec. 2019 Revision):

https://static1.squarespace.com/static/5cafbfb565019f7d38d3fed4/t/5e30b764351c542c9b3ff5e2/1580251011094/Pacifica+ECR+compiled_reducedsize.pdf.

Each of these omissions is a clear (but heretofore overlooked) error. We discuss these errors in detail below. And we respectfully request they be corrected in subsequent drafts of the Existing Conditions Report and Sharp Park Specific Plan.

1. California red-legged frog (CRLF) should be included in the text at page 6-5 of Section 6.3, "Biological Resources/Special Status Species".

The most recent Draft Sharp Park Specific Plan Existing Conditions Report (December 2019)², at Page 6-5, mistakenly omits mention of the California red-legged frog (CRLF) in both paragraphs of the "Special Status Species" subsection of Section 6.3 ("Biological Resources"). (Attached to this letter as **Exhibit 1** is a copy of Page 6-5, with handwritten proposed insertion language to correct the omissions.)

It is well established that Laguna Salada and its wetlands in the Sharp Park Golf Course property, owned by the City and County of San Francisco, provide habitat for the California red-legged frog (CRLF). Citing an October 2, 2012 Biological Opinion by the US Fish and Wildlife Service (USFWS), the California Coastal Commission made this a finding of fact in its November 8, 2017 Order granting (subject to conditions) a Coastal Development Permit to the City and County of San Francisco for after-the-fact approval of armoring of the Sharp Park levee to protect the Sharp Park Golf Course, the Laguna Salada wetlands, and resident populations of CRLF and San Francisco Garter Snake.³

Page 19

In addition to the Golf Course, **the Sharp Park complex includes a 27-acre wetland and buffer area, including Laguna Salada and Horse Stable ponds, which provide habitat for California Red Legged Frog (CRLF), a federally-listed threatened species and a state Species of Special Concern, and San Francisco Garter Snake (SFGS), which is both federally and state listed as endangered. According to a U.S. Fish and Wildlife Service (USFWS) Biological Opinion (BO) issued on October 2, 2012, significant saltwater intrusion has occurred on site from seawater overtopping dunes and breaching the earthen berm during winter storm events in the 1970's and 1980's, including in 1983 when vital habitat for the CRLF and SFGS at Laguna Salada was**

Page 20

compromised because of increased salinity beyond the tolerance of CRLF, effectively eliminating the population of the CRLF species at Laguna Salada during that time period. . . .

² Draft Sharp Park Specific Plan Existing Conditions Report (Dec. 2019 Revision) (at page 85 of 103) https://static1.squarespace.com/static/5cafbfb565019f7d38d3fed4/t/5e30b764351c542c9b3ff5e2/1580251011094/Pacifica+ECR+compiled_reducedsize.pdf.

³ California Coastal Commission Staff Report, Oct. 27, 2017: CDP Application 2-17-0702 San Francisco Recreation and Parks Department, Pacifica, Hearing Date: Nov. 8, 2017 <https://documents.coastal.ca.gov/reports/2017/11/w9a/w9a-11-2017-report.pdf>, at pages 19-20.

The 2012 BO also reports that absent a functioning shoreline protective device at the project site, the SFGS and CRLF habitat in Laguna Salada and Horse Stable Pond wetlands will be compromised.⁴

Pacifica's recently-completed Local Coastal Land Use Plan Certification Draft, dated February 2020, currently under submission to the California Coastal Commission, clearly shows in map form the presence of California red-legged frog habitat at Laguna Salada and its wetlands at the Sharp Park Golf Course, in Figure 4-3, captioned "Potential Environmentally Sensitive Habitat Areas."⁵ (A copy of Figure 4-3 is attached hereto as **Exhibit 2**.)

To make the Sharp Park Specific Plan Existing Conditions Report consistent with the Local Coastal Land Use Plan and the Coastal Commission's November 8, 2017 findings of fact in the Sharp Park levee CDP case, we respectfully request the Planning Department add mentions of the California red-legged frog to the text of Section 6.3 at page 6-5, as shown the handwritten comments on **Exhibit 1** to this letter.

2. California red-legged frog (CRLF) should be included in Figure 6-3: "Sharp Park Sensitive Species"

Similarly, there is no mention or depiction of the presence of California red-legged frog in the Sharp Park Specific Plan's Existing Conditions Report's "Sharp Park Sensitive Species" map, Figure 6-3.⁶ (Attached as **Exhibit 3** is a copy of Figure 3, with handwritten requested markings to depict known habitat of the California red-legged frog at the Sharp Park Golf Course's Laguna Salada wetlands.) For the same reasons and based on the same authorities detailed above in Section 1 of this letter, we respectfully request that our suggested corrections (shown in **Exhibit 3**) be made to Figure 6-3 so as to show California red-legged frog habitat at Laguna Salada and its wetlands at the Sharp Park Golf Course property.

3. The Sharp Park Golf Course and Clubhouse are not marked on the "Sharp Park Cultural Resources" map, Figure 6-1, even though they are correctly identified in the "Historic Resources" text of Section 6.2, "Cultural Resources". The omission from Figure 6-1 should be corrected.

The Draft Sharp Park Specific Plan Existing Conditions Report, at pages 6-2 to 6-3, correctly identifies the Sharp Park Golf Course and Clubhouse as Pacifica historic

⁴ *Id.*, at pp. 19-20

⁵ Pacifica Local Coastal Land Use Plan – Certification Draft, February 2020
Fig. 4-3 Potential Environmentally Sensitive Habitat Areas (at page 116 of 222)
<https://cityofpacific.egnyte.com/dl/EPskSdDwa4>

⁶ Draft Sharp Park Specific Plan Existing Conditions Report (Dec. 2019 Revision) (at page 87 of 103)
https://static1.squarespace.com/static/5cafbfb565019f7d38d3fed4/t/5e30b764351c542c9b3ff5e2/1580251011094/Pacifica+ECR+compiled_reducedsize.pdf

landmarks.⁷ Both the Golf Course and Clubhouse are designated “Pacifica historic sites” in the existing Pacifica General Plan⁸. The Golf Course is recognized as a “Pacifica historical and cultural resource” by the City of Pacifica’s official historian, the Pacifica Historical Society⁹. The City and County of San Francisco recognizes both the Golf Course and Clubhouse as Historic Resource Property under CEQA¹⁰. And the Golf Course is designated a nationally significant “At-Risk Cultural Landscape” by the Washington D.C.-based Cultural Landscape Foundation -- one of only five golf courses listed among the Cultural Landscape Foundation’s international list of 152 designated “At-Risk Cultural Landscapes”.¹¹

However, there is an error on Figure 6-1, the “Sharp Park Cultural Resources” map that appears in Chapter 6, “Environmental Resources & Hazards,” of the Sharp Park Specific Plan Existing Conditions Report.¹² The “Historic Sites” legend in the box at the lower left-hand corner of the map shows a red brick-colored block to represent “Local Landmarks”; and this red brick coloring appears at the sites of Anderson’s Store, 185 Carmel Ave, the San Pedro School House, and Little Brown Church – the other historic sites in or adjacent to the Sharp Park Planning Area as identified at pages 6-2 to 6-3 of the “Historic Resources” discussion. But no such marking appears on the Golf Course. This error should be fixed. (Attached hereto as **Exhibit 4** is a copy of Figure 6-1, with handwritten editing showing the need to apply a red brick-colored designation on the Sharp Park Golf Course property to designate the Sharp Park Golf Course and Clubhouse as Pacifica Historic Sites.)

SUMMARY OF THE REQUESTED CHANGES AND CONCLUSION

- (1) Add, at page 6-5 of Section 6.3, “Biological Resources/Special Status Species,” mentions of the California red-legged frog in both paragraphs, as shown at Exhibit 1 to this letter.**

⁷ Draft Sharp Park Specific Plan Existing Conditions Report (Dec. 2019 Revision) (at pages 82-83 of 103) https://static1.squarespace.com/static/5cafbfb565019f7d38d3fed4/t/5e30b764351c542c9b3ff5e2/1580251011094/Pacifica+ECR+compiled_reducedsize.pdf.

⁸ The Sharp Park Golf Course and Clubhouse are designated as “Pacifica Historic Sites” in the Historic Preservation Element and Historic Sites Map of the current Pacifica General Plan, at pages 95 and 95a. <http://www.cityofpacific.org/civica/filebank/blobdload.asp?BlobID=3443>.

⁹ The City of Pacifica’s official historian, the Pacifica Historical Society, by Resolution dated June 14, 2011, designated Sharp Park Golf Course a Pacifica “historical and cultural resource”: <https://drive.google.com/open?id=0B1h0x8Eg99decmxrMllwSFJwcWM>

¹⁰ San Francisco Planning Dept., Historic Resource Evaluation Response (“HRER”), February 15, 2011, at Page 2: <https://drive.google.com/open?id=0B1h0x8Eg99deRkJ1X0RhRzgwc00>

¹¹ Cultural Landscape Foundation, “Sharp Park Golf Course”: <http://tclf.org/landscapes/sharp-park-golf-course>; About TCLF: <http://tclf.org/about>; TCLF Stewardship: <http://tclf.org/stewardship/about-landslide?destination=search-results>; TCLF At-Risk Landscapes: <https://tclf.org/category/landslide-status/at-risk>;

¹² Draft Sharp Park Specific Plan Existing Conditions Report (Dec. 2019 Revision) (at page 84 of 103) https://static1.squarespace.com/static/5cafbfb565019f7d38d3fed4/t/5e30b764351c542c9b3ff5e2/1580251011094/Pacifica+ECR+compiled_reducedsize.pdf.

- (2) Add, at Figure 6-3, the Sensitive Species map, representations (as shown on Exhibit 3 to this letter) of the California red-legged frog at the Sharp Park Golf Course/Laguna Salada wetlands site.
- (3) Add to Figure 6.1, the Sharp Park Cultural Resources map, a red brick-colored box captioned "Sharp Park Golf Course and Clubhouse," as shown on Exhibit 4 to this letter.

The San Francisco Public Golf Alliance, a non-profit, pro-bono organization representing 6,500-plus men and women members -- a substantial number of whom are Pacifica residents, respectfully requests that the City and its Planning Department and consultants acknowledge the errors and make the requested changes.

Respectfully submitted,

San Francisco Public Golf Alliance

Richard Harris

Richard Harris, President

encls.

ccs (w/encls.):

Pacifica City Council Members

Pacifica City Clerk

Pacifica Planning Department,

Tina Wehrmeister, Director

Christian Murdock, Senior Planner

Bonny O'Connor, Assistant Pacifica Planner

Pacifica City Manager Kevin Woodhouse

Spencer Potter and Lisa Wayne, SF Recreation and Park Department

Bo Links

Lisa Villasenor, Sharp Park Business Women's Golf Club

Bob Downing, Sharp Park Golf Club

6.3 Biological Resources

VEGETATION AND HABITAT

Pacifica's varied topography creates a range of habitats in the city, including intertidal areas, beaches, ridges, coastal headlands, woodlands, grasslands, scrub, creeks, and wetlands. Figure 6-2 shows sensitive habitat and vegetation for the Planning Area. The beach at Pacifica Beach Park and the rest of the coastline is considered sensitive estuarine and marine wetland habitat.¹ Other than this area, most of the Planning Area is urbanized and there is little risk of disturbing existing natural habitat on land. However, pollution, contaminated runoff, and trash from urban uses may be inadvertently swept into the ocean, causing harm to the habitat. The Sharp Park Golf Course, while not directly in the Planning Area, is considered an environmentally sensitive habitat area, which means that any development along the southern border of the study area may be limited or require additional mitigation/impact studies.

SPECIAL STATUS SPECIES

Several species known to occur in the project vicinity are accorded "special-status" due to their recognized rarity or vulnerability to various causes of habitat loss or population decline. Some of these receive specific protection, as defined in federal or State endangered species legislation. Other species have been designated as "sensitive" based on adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies in order to meet local conservation objectives. A variety of special status species have the potential to be found in or near the Planning Area, including the San Francisco Garter Snake, the Bumblebee Scarab Beetle, the San Francisco Bay Spineflower, the Hoary Bat, and the Saltmarsh Common Yellowthroat. Figure 6-3 displays known records of the occurrence of special-status species in or near the Planning Area.

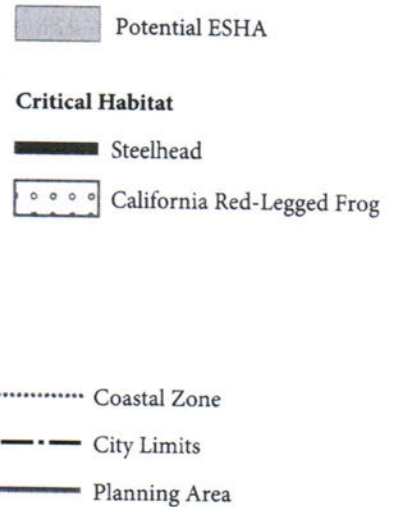
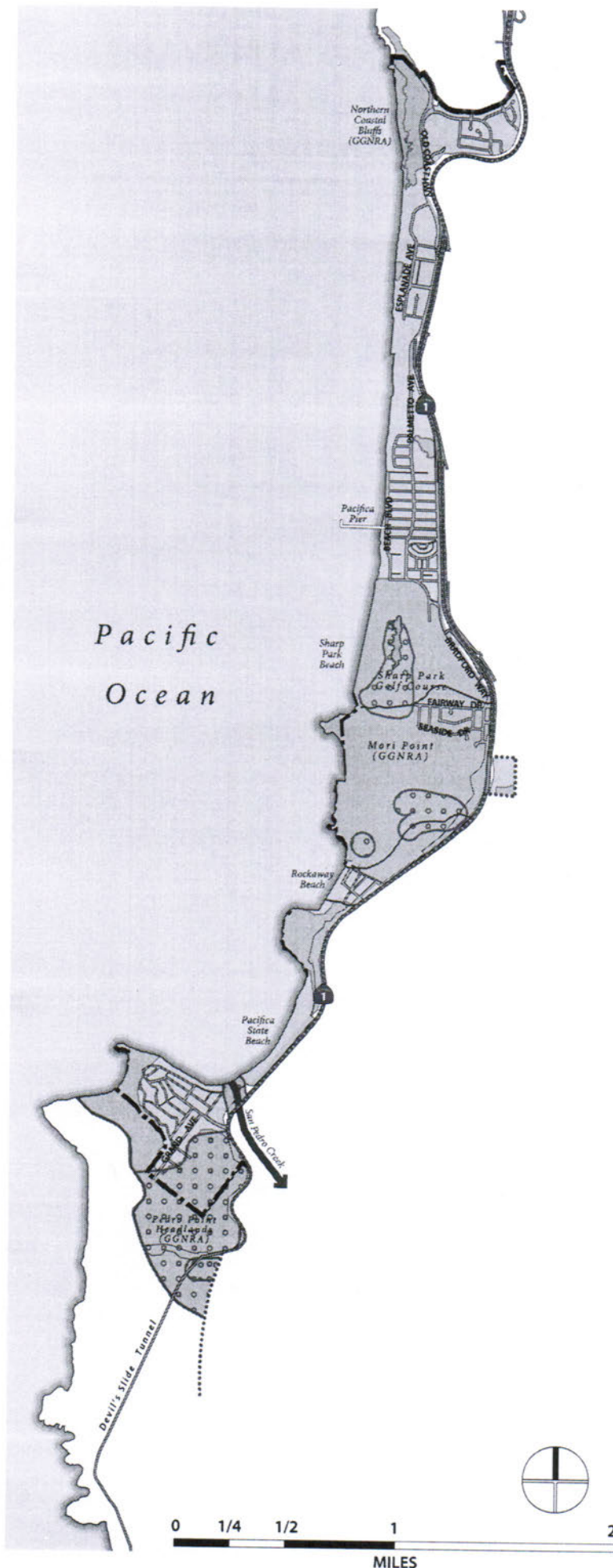
The San Francisco Garter Snake is a federally listed endangered species, and its habitat area covers most of Pacifica. The federally listed threatened California Red-legged Frog may be found just outside the Planning Area along Paloma Avenue. In these areas, project-level review and in-depth biological analysis would be required to study any potential impacts from development.

and in the Laguna
Salada wetlands
at the Sharp Park
Golf Course property.

the California
red-legged
frog (CRF)

¹ U. S. Fish and Wildlife Service. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C., <http://www.fws.gov/wetlands/>, 2019.

Figure 4-3:
Potential
Environmentally
Sensitive Habitat
Areas



Ex-2

Note: The preliminary delineation of ESHA boundaries does not include an exhaustive compilation of the habitat areas that meet the ESHA definition. Site-specific biological evaluations and field observations shall be required to identify ESHAs and other special status resources that may not have been included in the literature and database review.

SOURCE: U.S. Fish & Wildlife Service 2019; National Marine Fisheries Service, 2019; National Park Service, 2009; USDA Forest Service, 2017; California Natural Diversity Database, 2019; California Native Plant Society, 2019; California Dept of Fish & Game, 2019; FEMA, 2017; ESA, 2008; City of Pacifica, 2019; San Mateo County, 2019; Dyett & Bhatia, 2019.

Figure 6-3: Sharp Park Sensitive Species

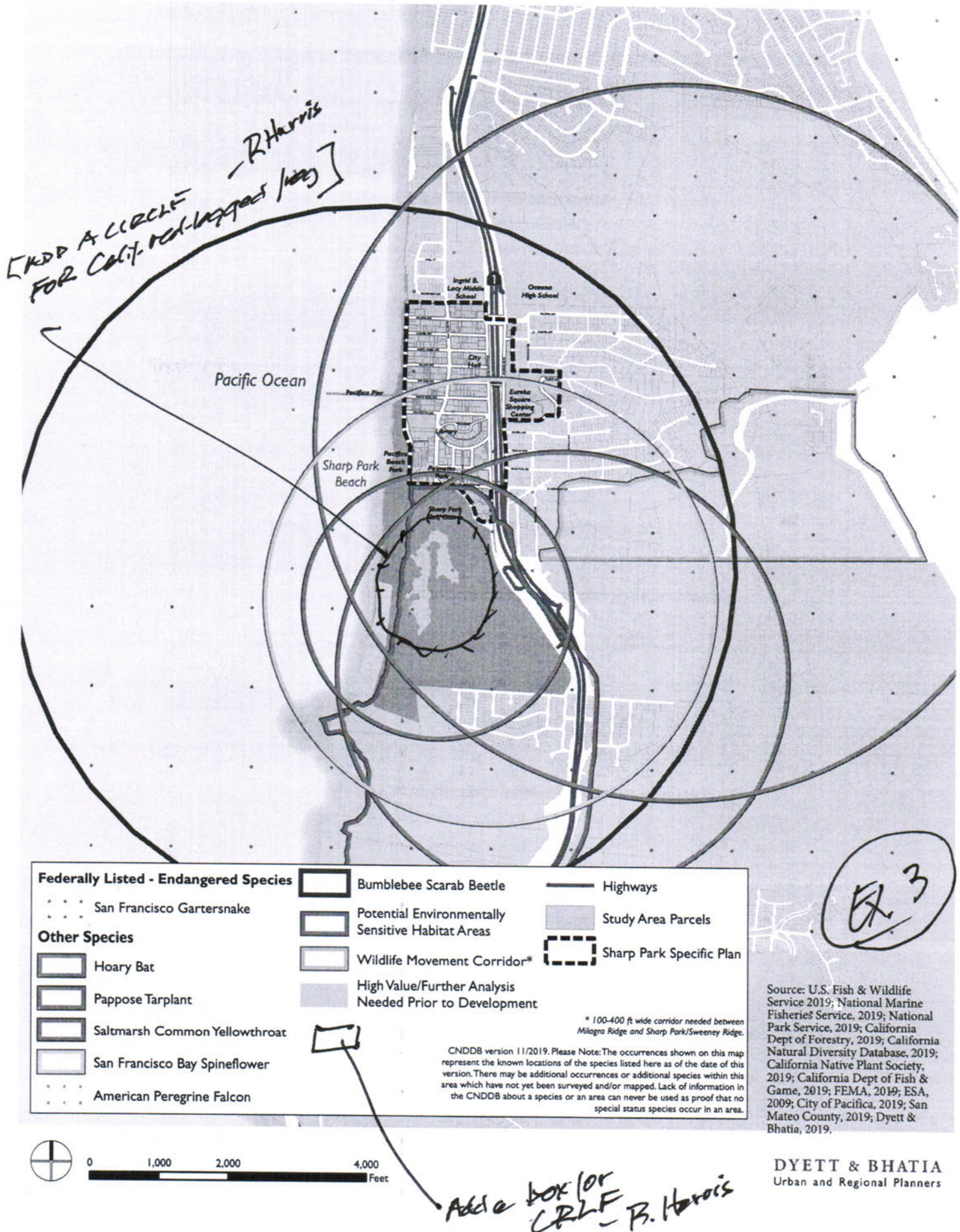
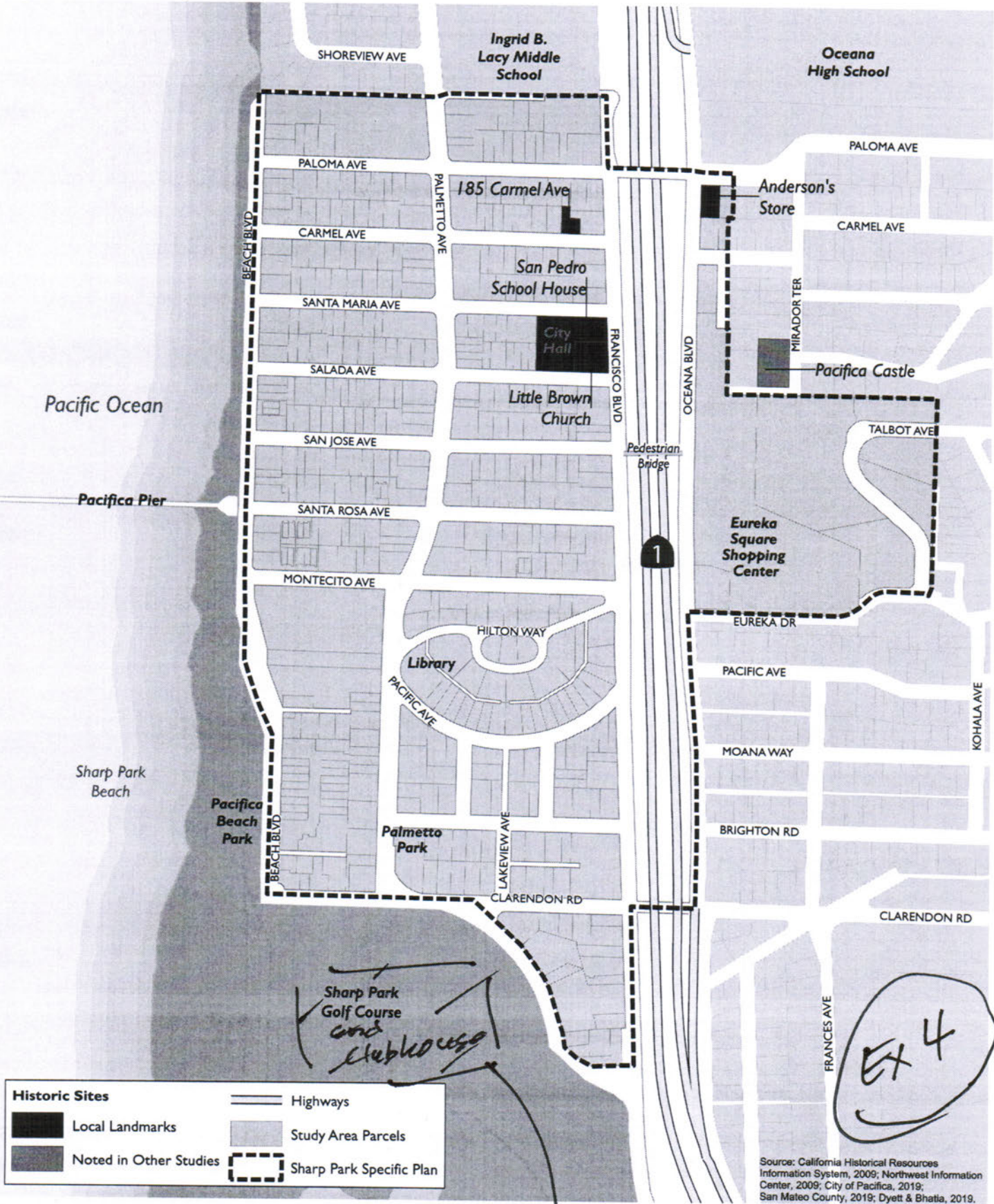


Figure 6-1: Sharp Park Cultural Resources



ADD A BOX FOR
SHARP PARK GOLF
COURSE AND CLUBHOUSE
RTHOM'S

DYETT & BHATIA
Urban and Regional Planners

Brooks, Elizabeth

From: Coffey, Sarah
Sent: Tuesday, September 29, 2020 3:16 PM
To: Public Comment
Subject: FW: Public Comment Re: Sharp Park Specific Plan City Council Meeting, September 28, Agenda Item #8

From: Cindy Abbott [REDACTED]
Sent: Tuesday, September 29, 2020 3:15 PM
To: Martin, Deirdre <martind@ci.pacifica.ca.us>; Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Bier, Mary <bierm@ci.pacifica.ca.us>; O'Neill, Mike <o'neillm@ci.pacifica.ca.us>; Vaterlaus, Sue <vaterlauss@ci.pacifica.ca.us>
Cc: Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>; Wehrmeister, Tina <wehrmeister@ci.pacifica.ca.us>; Murdock, Christian <murdockc@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>
Subject: Public Comment Re: Sharp Park Specific Plan City Council Meeting, September 28, Agenda Item #8

[CAUTION: External Email]

September 28, 2020

Dear Mayor Martin, Vice-Mayor Beckmeyer, and Councilmembers Bier, O'Neill and Vauterlauss,

I'm writing to request that prior to a decision being made on the "Sharp Park Specific Plan, Guiding Policy Framework" that ***visual representations that clearly present to the community what the proposals for increased height and density would do to this unique historic coastal neighborhood be created for review and discussion.*** Images (as shown below) were prepared for the Library project to understand how a proposed new structure might fit with the community character and impact to coastal viewpoints.



The Sharp Park Specific Plan height and density change proposals are of greater magnitude to the area than the single library building and therefore warrant much more effort to communicate to the community the proposed impact - AND are needed by City Council to make a truly informed decision. Additional tools, such as story polls and/or virtual representations should also be developed prior to any final position is taken.

My request is in sync with the comment made by Julia Koppman Norton, Coastal Planner, California Coastal Commission, who has suggested,

“a thorough analysis should be conducted in terms of visual impacts of development on the character of the surrounding area and on views through the neighborhoods of the ocean, impacts to community character as designated and provided in the LCLUP, and impacts of potential geotechnical and coastal hazards on development that per the current proposal would be of increased height and density than currently allowed.”

Additionally, this request supports notes from the January 2020 community meeting recap (in the report to the Planning Commission on July 20, 2020) that “Staff faced challenges explaining the difference between the Mixed Use Neighborhood and Mixed Use Center designations which are expected to serve as the predominant land uses along the north-south corridors of Palmetto Avenue and Francisco Boulevard. ***In particular, the greater building heights that some development would need to achieve more housing density and commercial square footage led to concerns about losing the small-scale character of much of the Sharp Park area*** as well as concerns about parking.”

The community has continually shared concerns or that they don't favor the proposed changes. A recap of on-line survey comments also presented at the July 20 Planning Commission Meeting, noted:

- The greatest number of online survey respondents wanted to keep the MUN (Mixed Use Neighborhood) land use designation and 35-foot height limit along Palmetto.
- The business mix is the most important to establish vibrancy in the area, not density or height.

The area under study for the Sharp Park Specific Plan represents less than 3% of the buildable land in the City of Pacifica, and yet plans most future growth and development into this small constrained area. The proposed intensification disregards decades of respect for the character of the distinctive neighborhoods of Pacifica. The development changes being put forth reflect a strategy that few who are familiar with or live in West Sharp Park seem to be in favor of. More work is needed for all to understand the implications.

Thank you for your consideration,

Cindy Abbott

West Sharp Park Resident of 24 years

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Brooks, Elizabeth

From: Coffey, Sarah
Sent: Tuesday, September 29, 2020 4:56 PM
To: Public Comment
Subject: FW: Sharp Park Specific Plan City Council Meeting, September 28, Agenda Item #8

From: James Kremer [REDACTED]
Sent: Tuesday, September 29, 2020 4:56 PM
To: Martin, Deirdre <martind@ci.pacifica.ca.us>; Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Bier, Mary <bierm@ci.pacifica.ca.us>; O'Neill, Mike <o'neillm@ci.pacifica.ca.us>
Cc: Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>; Wehrmeister, Tina <wehrmeister@ci.pacifica.ca.us>; Murdock, Christian <murdockc@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>
Subject: Re: Sharp Park Specific Plan City Council Meeting, September 28, Agenda Item #8

[CAUTION: External Email]

This is our Public Comment on the Sharp Park plan.

We recently received a copy of the Public Comment submitted to Council by Cindy Abbott on the proposed changes to height and density in the Sharp Park district.

We support strongly the suggestions and rationale that she articulated so graciously.

We have participated in public discussions of this issue previously, and contributed to the online survey. We'd like to reiterate some key concerns:

- The need for a visual representation, carefully prepared and shared, is essential for meaningful review and discussion by Council and the Public. Don't skip this step.
- Respecting and proceeding responsively to guidance by the Coastal Commission is prudent and financially consequential.
- The geotechnical and hazard consequences carry special weight.
- The opinion that increased height and density will be beneficial commercially is not definitive. A quaint historic context with construction allowed by current regs may well have comparable or greater commercial attraction.

We strongly urge City Council and Planners to differentiate what they can defend based on real evidence, compared to personal opinions, even if – or especially if – strongly held. We urge our decision-makers to demonstrate that they are able to modify preconceived positions based on new input.

-- James Kremer

-- Patricia Kremer

Residents of Sharp Park since 2008

(except for Pat, who was born and raised here.)

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