

Public Comments

Agenda Item # 1



November 17, 2020
City Council Special Meeting

O'Connor, Bonny

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, November 12, 2020 6:26 PM
To: O'Connor, Bonny
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: Hi Bonny! Please incorporate infrastructure for trees as part of any design. Thanks!

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From: [Coffey, Sarah](#)
To: [Public Comment](#)
Cc: [Wehrmeister, Tina](#); [Woodhouse, Kevin](#)
Subject: FW: Palmetto Ave. plans (11/17/2020 Council Meeting - Sharp Park Specific Plan)
Date: Friday, November 13, 2020 8:38:24 AM

From: [REDACTED]
Sent: Friday, November 13, 2020 8:16 AM
To: Coffey, Sarah <coffey@ci.pacifica.ca.us>
Subject: Palmetto Ave. plans

[CAUTION: External Email]

Dear Sarah,
Being on the city's email list I rec'd. the Palmetto Ave. planning docs.

I have two comments:

As noted by at least one other person, West Sharp Park is in a tsunami zone and will be inundated by sea level rise due to anthropomorphic climate change, and it's coming sooner than most people seem to think.

West Sharp Park has been touted as Pacifica's "downtown" by city officials since at least the 1960's, when my late mother ran a business there at that time. It wasn't true then, and it's not true now. The bifurcation of the city by the Hwy. 1 freeway/trench precluded that from happening in the 1960's as well. A new streetscape, although pleasant, has not brought a slew of new businesses to Sharp Park either.

I would oppose the city's putting scarce financial resources toward this fantasy of a project.

Please forward this letter to the city council and any other appropriate parties.

Sincerely,
-Lionel Emde
Edgemar

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O'Connor, Bonny

From: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Sent: Friday, November 13, 2020 10:36 AM
To: Wehrmeister, Tina; O'Connor, Bonny
Subject: Sharp Park Specific Plan - 11/17 Council
Attachments: NOP - Pacifica GP Update & Sharp Park Specific Plan - Comments; City Council 7/20 - Sharp Park Specific Plan Guiding Policy Framework Discussion

[CAUTION: External Email]

Hi Tina & Bonny,

Please add this email to the record for comments on the Sharp Park Specific Plan for the 11/17 Council agenda.

As noted in the attached emails dated July 16, 2020 on the City Council's framework discussion regarding the Sharp Park Specific Plan, and September 9, 2020 on the NOP, as the Sharp Park Specific Plan proposes to increase height and density allowances within the Sharp Park neighborhood, the City's analysis should thoroughly analyze potential visual impacts of development as provided through the Specific Plan 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, impacts on public access and recreation, 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. More specifically, the analysis should include visual simulations, height and density alternatives, explanations of the hazards within this particular neighborhood, and the benefit to the public with regard to priority uses in this coastal area, and should consider:

- Potential impacts if the proposed maximum height is reduced in areas in which tall buildings (up to 55 feet in height) will impact the visual character of surrounding areas as well as public views to and from the ocean in visually sensitive areas, and
- Performing a thorough geotechnical analysis, including an evaluation of the potential hazards to this neighborhood (landslides and shoreline erosion) as well as a wave uprush study for the area. Such a wave uprush study should include an assessment of the potential hazards caused by 100-year storm events (cumulative with high tide events, as well as projected sea level rise impacts and given a typical eroded beach condition).

In addition, any new General Plan and Sharp Park Specific Plan policies will need to be consistent with the LCP, and should not lessen protections or conflict with policy protections for coastal resources in the LCP. Please let me know if you have any questions. We look forward to continuing to work with the City on this CEQA process.

Thanks,
Julia

Julia Koppman Norton
Coastal Planner
North Central Coast District
California Coastal Commission
(415) 904-5292



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O'Connor, Bonny

From: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Sent: Wednesday, September 9, 2020 1:07 PM
To: Murdock, Christian
Subject: NOP - Pacifica GP Update & Sharp Park Specific Plan - Comments
Attachments: City Council 7/20 - Sharp Park Specific Plan Guiding Policy Framework Discussion

Hi Christian,

Please add this email to the record for comments on the NOP for the General Plan Update and Sharp Park Specific Plan.

As noted in the attached email dated July 16, 2020 on the City Council's framework discussion regarding the Sharp Park Specific Plan, as the Sharp Park Specific Plan proposes to increase height and density allowances within the Sharp Park neighborhood, the CEQA analysis should thoroughly analyze potential visual impacts of development as provided through the Specific Plan 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, impacts on public access and recreation, 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. More specifically, the analysis should include visual simulations, height and density alternatives, explanations of the hazards within this particular neighborhood, and the benefit to the public with regard to priority uses in this coastal area, and should consider:

- Potential impacts if the proposed maximum height is reduced in areas in which tall buildings (up to 55 feet in height) will impact the visual character of surrounding areas as well as public views to and from the ocean in visually sensitive areas, and
- Performing a thorough geotechnical analysis, including an evaluation of the potential hazards to this neighborhood (landslides and shoreline erosion) as well as a wave uprush study for the area. Such a wave uprush study should include an assessment of the potential hazards caused by 100-year storm events (cumulative with high tide events, as well as projected sea level rise impacts and given a typical eroded beach condition).

In addition, any new General Plan and Sharp Park Specific Plan policies will need to be consistent with the LCP, and should not lessen protections or conflict with policy protections for coastal resources in the LCP. Please let me know if you have any questions. We look forward to continuing to work with the City on this CEQA process.

Thanks,
Julia

Julia Koppman Norton
Coastal Planner
North Central Coast District
California Coastal Commission
(415) 904-5292



O'Connor, Bonny

From: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Sent: Thursday, July 16, 2020 2:59 PM
To: Murdock, Christian
Cc: Tina Wehrmeister
Subject: City Council 7/20 - Sharp Park Specific Plan Guiding Policy Framework Discussion

Hi Christian,

Please add the following to the record for the Sharp Park Specific Plan Guiding Policy Framework Discussion that is on the City Council agenda on Monday, July 20th. The comments reiterate concerns and comments raised by Commission staff during a phone call with Commission and City staff on April 3, 2020.

As the Sharp Park Specific Plan proposes to increase height and density allowances within the Sharp Park neighborhood, a thorough analysis should be conducted in terms of visual impacts of development as provided through the Specific Plan 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. Any allowed uses in the Specific Plan should prioritize low-cost visitor-serving, recreational uses and public access. In addition, the Specific Plan would need to provide for increased coastal resource protections in order to ensure consistency with the Coastal Act, and documentation should be provided including visual simulations, height and density alternatives, explanations of the hazards within this particular neighborhood, and the benefit to the public with regard to priority uses in this coastal area. More specifically, the City should consider:

- Reducing the proposed height in areas in which tall buildings (up to 55 feet in height) will impact the visual character of surrounding areas as well as public views to and from the ocean in visually sensitive areas, and
- Performing a thorough geotechnical analysis, including an evaluation of the potential hazards to this neighborhood (landslides and shoreline erosion) as well as a wave uprush study for the area. Such a wave uprush study should include an assessment of the potential hazards caused by 100-year storm events (cumulative with high tide events, as well as projected sea level rise impacts and given a typical eroded beach condition).

We look forward to continuing to work with the City on this Specific Plan throughout the City's drafting and review process. Thank you.

Best,
Julia

Julia Koppman Norton
Coastal Planner
North Central Coast District
California Coastal Commission
(415) 904-5292



O'Connor, Bonny

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, November 13, 2020 2:52 PM
To: O'Connor, Bonny
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: This looks really nice and would be a major upgrade to our town. I would like to see architecture that is timeless and will look good 30 years from now. Palm trees would be a beautiful addition to the landscaping and always give a place a beach-y feel.

I think the key to drawing tourism to Pacifica (and keeping locals in town) will be to rent the multi-use space to dining and retail shops, a gourmet market would be nice too. If we load it up with real estate agencies and insurance companies it will end up being just like Rockaway- a place that no one really needs to go except for to see the ocean.

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O'Connor, Bonny

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, November 13, 2020 10:47 PM
To: O'Connor, Bonny
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: When would construction begin and be completed for this project? I think it would be great plan to make it more of a desirable downtown area to attract tourists and have outdoor dinning and shopping options. I have lived here 16 years and maybe drive by that area 1 time a year if that and have no reason to stop. This would be great!

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O'Connor, Bonny

From: [REDACTED]
Sent: Saturday, November 14, 2020 10:45 AM
To: O'Connor, Bonny
Subject: Sharp Park New Development

[CAUTION: External Email]

Please consider most definitely about close disability parking. I am in a wheelchair and Pacifica is not disability friendly at all. It is very hard getting around. It would be wonderful if you consider having close disability parking to many of the stores, salons, library. Where it is easy to park right in front.

Thank you so much
Kari Gomes

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O'Connor, Bonny

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, November 14, 2020 11:44 AM
To: O'Connor, Bonny
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: I'm a big fan of the idea of adding trees! Please also be sure to include all the infrastructure support needed to keep the trees healthy. They will be great for business!

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O'Connor, Bonny

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, November 16, 2020 2:42 PM
To: O'Connor, Bonny
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: I love the proposal to bring trees to palmetto, it is something that will create a much more inviting pedestrian friendly experience. I encourage the size of new trees being planted to be larger with appropriate infrastructure to create the sense of an established space rather than starting with small tree that will take many years to fill in. Although i appreciate the proposal to introduce planting up on the various levels of the buildings (viz 2 & 3) the trellised structures feel a bit cheap and like an afterthought. I would much rather see strong architecture than lackluster added structures which feel divorced from the established vocabulary of the building.

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O'Connor, Bonny

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, November 16, 2020 2:19 PM
To: O'Connor, Bonny
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: The visualizations are nice especially with the trees, but I have not seen that the actual plan has infrastructure to support trees. Trees are vital to all humans (and all other oxygen breathers) on Earth. Trees help greatly in many ways. To name a few.

A mature tree can absorb approximately 150 kg of CO2 per year.

Research suggests a 60% reduction in particulates from car exhaust as well as reducing ozone, dust, dirt, and smoke

Trees increase property value and rents between 3 and 20 percent

Trees provide runoff control and preserve hills from mudslides and erosion

Trees block noise as much as 40%

Shoppers claim to spend 9 to 12% more for goods and services in areas with a high quality tree canopy

Trees help build community and create a sense of space, reportedly fostering better relationships with neighbors and even lowering incidents of domestic violence.

Please please incorporate trees into the actual design drawings, plans, and requirements. And owners to maintain them in some way.

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From: [O'Connor, Bonny](#)
To: [Public Comment](#)
Subject: FW: Sharp Park development building height
Date: Tuesday, November 17, 2020 8:09:24 AM

From: Danny Estrella [REDACTED]
Sent: Tuesday, November 17, 2020 7:52 AM
To: O'Connor, Bonny <o'connorb@ci.pacifica.ca.us>
Subject: Sharp Park development building height

[CAUTION: External Email]

Hi Bonnie,

I reviewed the proposed plans for Sharp Park development. Overall, they look good. However, the building height should be no more than three stories. The four-story buildings are too tall. It changes the feeling from being an intimate, beach town living space to an impersonal over-development, in spite of the setbacks. A charming, friendly space is more welcoming to residents and visitors than what is proposed here. This affects how people feel about coming to shop or congregate. It also affects how residents will respect the area. The impersonal environment is isolating, depersonalizing. The long-term effect will be that the area will devolve to a low-quality experience and lowered property values.

Kind regards,

Danny Estrella
Pacifica

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From: [O'Connor, Bonny](#)
To: [Public Comment](#)
Subject: FW: Form Submission - Sharp Park Visualizations
Date: Tuesday, November 17, 2020 8:47:40 AM

From: Squarespace [mailto:form-submission@squarespace.info]
Sent: Tuesday, November 17, 2020 8:47 AM
To: O'Connor, Bonny <o'connorb@ci.pacifica.ca.us>
Subject: Form Submission - Sharp Park Visualizations

[CAUTION: External Email]

—
Sent via form submission from [Plan Pacifica](#)

Email: [REDACTED]

Message: These visualizations are stunning! Thank you for your thoughtful planning. I love the buildings set back to allow space on the sidewalk for outside dining. The increased number of residences is so needed. Well done!! Please look at Linda Mar next.

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From: [O'Connor, Bonny](#)
To: [Public Comment](#)
Subject: FW: sharp park/palmetto avenue changes
Date: Tuesday, November 17, 2020 2:34:32 PM

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

From: [REDACTED]
Sent: Tuesday, November 17, 2020 2:24 PM
To: O'Connor, Bonny <o'connorb@ci.pacifica.ca.us>
Subject: sharp park/palmetto avenue changes

[CAUTION: External Email]

dear ms. connor

i live on salada ave, just east of palmetto ave. i'm writing in regards to the proposition of city council to raise the heights of the buildings along palmetto to between 45 and 55 feet, to attract new business and increase availability for living space. i have to say - i really hate that idea. my place would be overlooked by whomever decides to build those 3 and 4 story buildings, i'd get no light at all, and my privacy would be destroyed, with people being able to see into my apartment and backyard.

i realize that palmetto ave is considered 'main street' pacifica, but - we are not half moon bay. we don't have the businesses, there's a large percentage of apartments and homes on the street already, and i don't believe those of us who live here want the traffic, parking issues, and crowds of people. i've lived in this building for 20 years, and have welcomed the new businesses along palmetto. and i do realize as well that pacifica needs to attract income. i believe the city does have other options, and other open spaces that can be developed; i don't see why the council has to, in it's zeal for attracting business, wreck my neighborhood. there are vacant spaces in a lot the shopping centers - eureka square, linda mar - if businesses want to move in.

do any of the council members actually live on or near palmetto? what is their input? will they welcome people marching up and down their streets, parking in and blocking their driveways? do they welcome the noise level that's going to increase, especially if you have after hours businesses? we can't keep the beaches and parking lots clean - how are you going to fix the trash issue that's going to spring up?

this is a quiet neighborhood, and i believe those of us who live here like it that way. please don't ruin the community and neighborliness we have going on already

thank you

donna j wagner
[REDACTED]
pacifica ca

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