

Public Comments

Agenda Item 5



November 22, 2021

City Council Meeting

From: Karen Clark [REDACTED]
Sent: Monday, November 22, 2021 12:01 PM
To: Public Comment
Subject: Consent Item #5

[CAUTION: External Email]

Hello,

I would like to request that the topic of the City's response to the San Mateo Hazard Multi-jurisdictional Plan be pulled for discussion. There were so many public comments on this plan that I believe the Council should spend some time discussing whether the revisions are adequate, especially as it pertains to wildfire, landslides and earthquakes.

Sincerely,
Karen Clark
[REDACTED]

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From: Christine Boles [REDACTED]
Sent: Monday, November 22, 2021 12:40 PM
To: Public Comment; _City Council Group; Murdock, Christian; Woodhouse, Kevin; Wehrmeister, Tina
Subject: Comment on Agenda Item 5, Local Hazard Mitigation Plan
Attachments: Boles letter re.Multi-Hazard Risk Assessment 11.21.21.pdf

[CAUTION: External Email]

Please see attached letter. I will send my plan markups separately as the file is quite large.

Thank you,

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

[REDACTED] [REDACTED]

[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: November 22, 2021

TO: Pacifica City Council
City Manager Woodhouse
Assistant City Manager Wehrmeister
Deputy Planning Director Murdock
Chief of Police Steidle



RE: Multi-Hazard Risk Assessment, Consent Agenda item 5

Dear Council Members and staff,

As you can see from my letter on page 289 of your agenda packet, I have already spent a considerable amount of time analyzing the San Mateo County Multi-Hazard Risk assessment as it pertains to Pacifica. I reviewed the revisions this weekend and while I appreciate some of the changes that staff incorporated as a response to public comments, I still have concerns about the accuracy of some of the information in the revised report. I would ask you to pull the item from the consent agenda so that we the public can hear from staff and engage in some dialogue with you all about whether some other edits/clarifications might be needed. If your vote on accepting the document can be delayed, my preference would be to move this item to a future agenda allowing time for a more thorough review. As this report and process pertains to council priorities of ensuring public safety, building public engagement and rebuilding public trust, I would hope that you would see the value of an open discussion and partnership with the community on these important issues. The importance of having an accurate document that shows a deep understanding of the many natural hazards we face in Pacifica and the necessary mitigation steps to both prevent and respond to inevitable environmental catastrophes cannot be overstated.

I see that the draft response that you are reviewing as part of today's agenda that has not yet been approved by Council has already been submitted to the County as it posted on their [website](#). This seems very odd. I'd also like to point out that the Wildfire Hazard Severity Map is missing from both your agenda and the county website, so I question whether this incomplete draft can be adopted today.

I also wanted to ask if there was a draft of the General Plan Safety Element that I could see now? As according to the City Manager, you are going to release that draft next month, surely there is additional technical information in this new draft that relates to this hazard mitigation plan which would help better inform this document.

Attached are my red marks with suggestions and corrections to several pages current draft. Sorry, these are a bit sloppy, I am trying out a new document annotation method and am still getting used to the technology.

I would like to start by responding to staff responses to public comments, found starting on packet page 352.

Item 1 – Landslide Risks

Given our history, that in the winter of 1932/83 alone Pacifica was subject to 475 landslides, with multiple area evacuations for days due to the risk of saturated hillsides and flooding, which also led to the tragic deaths of three children, I am glad to see that the city recognizes this as the highest-ranked hazard in table 14-2.

While some commenters focused solely on Linda Mar Woods, which is in a high landslide susceptibility area, so the concern there is very real, I am not asking for property specific level assessment here as the staff response claims, but a robust assessment of landslide hazards that can be used as part of general planning for the entire city.

I have pointed out to Council and Planning Staff multiple times in the last year, including exactly one year ago in public testimony as part of the Vista Mar City Council appeal hearing, that Pacifica's General Plan and Safety Element do not address these hazards. The Howard Donnelly Report of 1983 which informed the Safety Element update, specifically said that Pacifica's landslide maps were inaccurate for the type of shallow surficial debris flow landslides Pacifica is most subject to. The report called for new landslide maps to be created back in 1983, almost 40 years ago. The 2014 Draft General Plan Safety Element posted on the city website still does not address these landslides as I previously documented to you all in several letters and emails.

If the city is actually working on a proper update to the Safety Element now, which is supposedly soon to be released for public review with other General Plan documents, then surely there must be better information available that we can refer to analyze and mitigate our landslide risks. The state USGS has recently come out with new interactive [landslide maps](#) that appear to address debris flow landslides, so we have better tools available to us right now to address gross planning for these type of disasters. These maps should also start to be used immediately to inform our review of development applications as there are several pending currently being reviewed that are on hazardous sites, including

- A) The home on Talbot on a site with mostly 100% slope that has already come before the Planning Commission once this fall 2021
- B) Pacifica Highlands, which is on a fast-track SB 330 application due to be complete by February of 2022. Project plans shows two areas with historic landslides, cutting right through proposed new roads and structures.
- C) And of course, this Council majority approved the Vista Mar project in late 2020, on a site with a 52% average slope with a history of landslides, some noted as active, using a geotechnical report that had no recent borings in the area where the buildings were proposed. The test pits to analyze these landslides that were required in 1991 as part of the William Cotton geotechnical peer review for a very similar project by the same engineer, were never done.
- D) Linda Mar Woods, which is also in an area with high landslide risk.

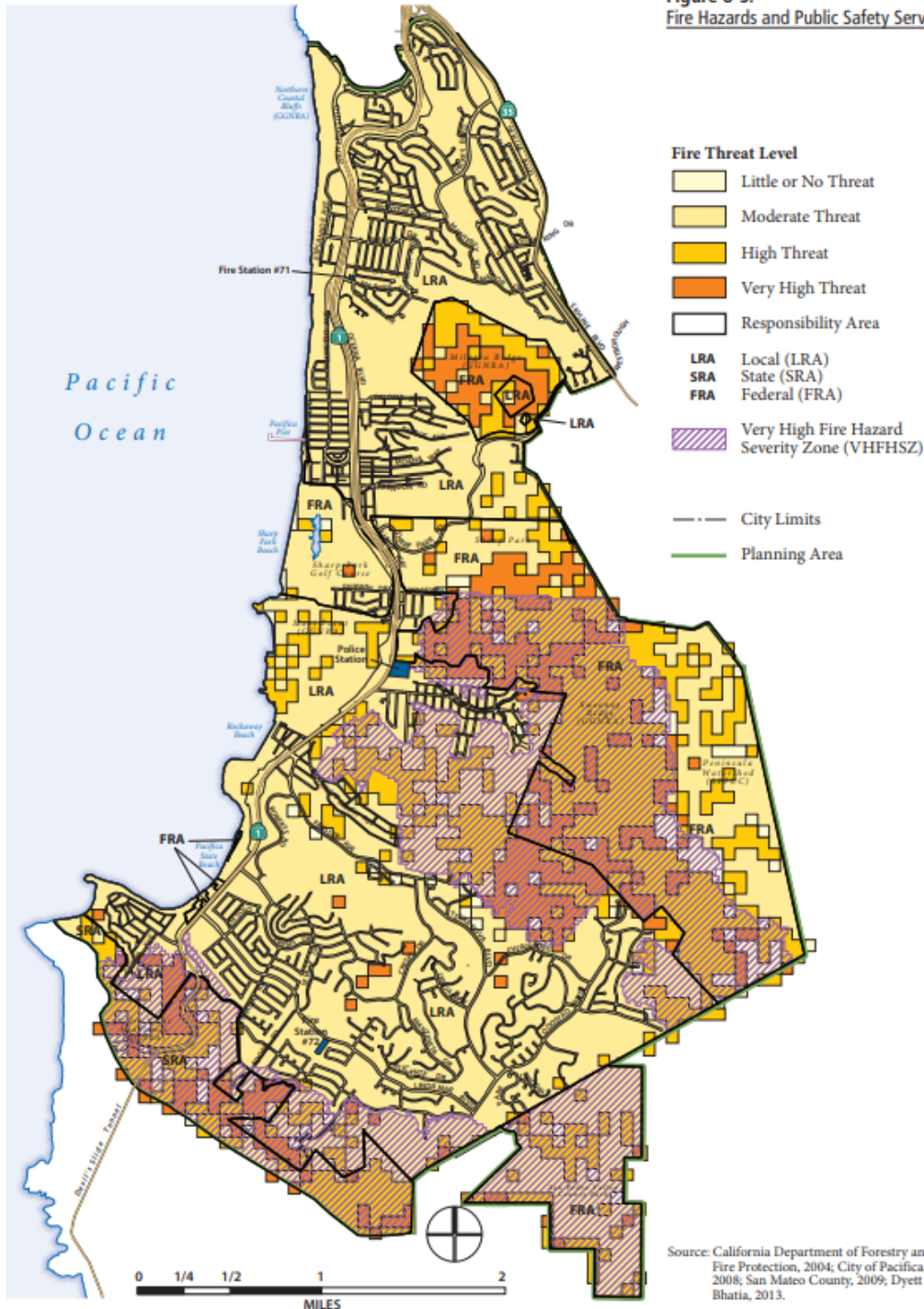
Notwithstanding our fatally out of date General Plan and Safety Element, our current planning processes do not sufficiently protect the public from landslide and flooding risks, and that is the core reason the city is currently being sued over this project's approvals. We need a major overhaul of not only our General Plan and ordinances, but our planning policies and procedures to ensure the public is protected and that the city is protected from the financial losses in case of hazardous construction and bankrupt developers who leave us to pick up the pieces.

I am glad to see our Hillside Preservation Ordinance added to the hazard document, as item b under the very first paragraph about the intent of the ordinance in Article 22.5 of our Municipal Code specifically says *to "Help protect people and property from all potentially hazardous conditions particular to hillsides;"* As you are aware from public and Planning Commissioner requests, making sure our HPD ordinance is properly reviewed and enforced requires discussion. I have recently obtained historical project documents that show the ordinance was properly applied to projects in the past; we can easily learn together from these documents and improve our processes moving forwards if Council would allow the time for an open discussion in a study session. I have also offered several times to meet with the City Manager as well as planning staff on these issues and am still very willing to do so.

2. Wildfire Risk

As previously stated, the document you are scheduled to approve today appears to be missing the Fire Risk map. As Pacifica residents Cindy Abbott and James Kremer so eloquently analyzed in their comments, wildfire risk does not magically change at a city border. As we saw in the recent CZU fires in the coastal zone with an identical climate to Pacifica, our risks have increased substantially with climate change in the past decade. Parts of Pacifica, especially our southern border is filled with very flammable eucalyptus, is indeed a high fire risk area. Our own 2014 General Plan Safety Element notes this area and several other areas of Pacifica as Very High Fire Severity Zones. See image below. The fire risks in Pacifica are not uniformly "medium" as proposed in the current document revisions.

Figure 8-5:
Fire Hazards and Public Safety Services



And should we not consider planning for increasing fire danger due to climate change? Perhaps new developments adjacent to open spaces should be held to stricter state Wildland Urban Interface requirements to protect both people and firefighters? Many Bay Area cities already incorporate WUIZ fire codes.

And at what point is the Fire Department brought in to review projects in fire hazard zones? Recent examples:

- A) The home on Talbot on a site bordering Milagra open space came before the Planning Commission this fall 2021. The drawings contained errors with relation to fire hose path lengths and the lengths exceeded state code maximum requirements of 150 feet. This non-compliance should have required special exceptions from the Fire Marshall, which were not addressed in the staff report.
- B) Pacifica Highlands, which is on a fast-track SB 330 application due to be complete by February of 2022 I believe. The current notice of incomplete states, *"A secondary egress route may be required. Additional consultation with North County Fire Authority is required prior to approval."* I am shocked that this basic issue of site access has not been resolved at this stage. On one of my current architectural projects, on a 69 acre site next to open space in Santa Clara County, the application is not deemed complete and yet the fire department has already given detailed feedback as to road design and water capacity. We have even had to add a new 60,000 water storage tank as a backup firefighting source as part of the initial planning review.
- C) Linda Mar Woods - the long one-way road does not meet state fire or basic Pacifica city standards. Is the project even remotely viable?

Pacifica can and must do better in ensuring projects are safe from fire hazards with proper agency coordination and review early on.

3. Coastal Erosion and Building Condemnation

I have marked up packet page 402 with several other hazard events and building removals that are not included in the report. I have not done extensive research, so others are likely missing.

Staff response states that *"The City has declared one additional building as unsafe for occupancy that is not included in Table 14-11 – the property at 1112 Palmetto Avenue. However, the building owner is continuing efforts to obtain approval from the California Coastal Commission to protect the property from further coastal erosion and the building has not been demolished."*



Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>
to Stephanie@Coastal, me, Julia@Coastal, Pat@Coastal ▾

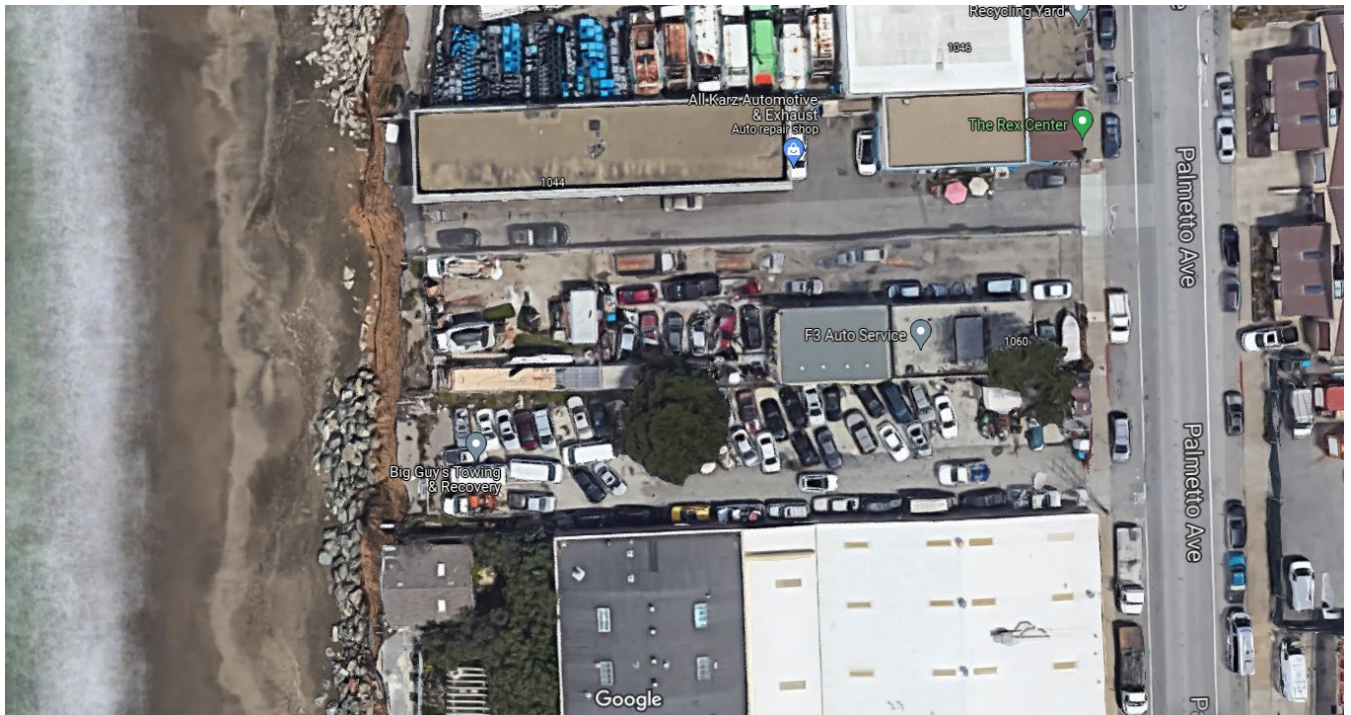
Christine,

I believe the City of Pacifica is the entity that would deal with public safety issues such as exists at the subject site.

--Jo

Jo Ginsberg
Enforcement Analyst
California Coastal Commission
415-904-5269
jo.ginsberg@coastal.ca.gov

So, what are our policies for coastal hazard removal? What are the triggers by which a structure is deemed uninhabitable and a public danger? And who pays for the removal? There are other buildings near the cliff edges too, such as 1044 Palmetto, where the building is now only about four feet from the edge. One major storm could send the foundations over the edge. The city's responses in this document seem to be severely lacking in analysis and mitigation planning related to coastal erosion and sea level rise.



I have a client meeting now and do not have the time complete my response.

Again, I encourage the City Council to take public input tonight and to complete a proper update of this important document, which should also feed into the update to the General Plan Safety Element. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Christine Boles'.

Christine Boles, Architect
Principal

From: Christine Boles [REDACTED]
Sent: Monday, November 22, 2021 12:41 PM
To: Public Comment; _City Council Group; Murdock, Christian; Woodhouse, Kevin; Wehrmeister, Tina
Subject: Re: Comment on Agenda Item 5, Local Hazard Mitigation Plan
Attachments: Note Nov 21, 2021 Review of San Mateo County Multi Hazard Risk Assessment for Pacifica by Christine Boles, California licensed architect #02448 (1).pdf

[CAUTION: External Email]

Document notes, hopefully legible enough!

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

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

On Mon, Nov 22, 2021 at 12:39 PM Christine Boles [REDACTED] wrote:

Please see attached letter. I will send my plan markups separately as the file is quite large.

Thank you,

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

[REDACTED]

[REDACTED]

www.beausoleil-architects.com

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14.3.2 Development

Development in Pacifica has continued at a ~~slow pace~~. The notable trend in development has been an increase in accessory dwelling unit development within existing developed areas. The City has received a number of development projects in hazard areas (wildland-urban interface, historic landslide, and coastal erosion areas) that vary in scale from one single-family dwelling on an existing lot to a subdivision of dozens of acres that would create more than 100 dwelling units. The City is carefully reviewing those projects in light of the applicable hazards.

— ??

Attachment: Attachment B: City c

14-2
TETRA TECH
Packet Pg. 93
This note seems to refer to Linda Mar Woods, and yet this project is not mentioned in the discussion about annexation. Please confirm and coordinate.

A "careful" review of this project necessitates early review by the Fire Department. Has this been done? To our processes as well as ordinances need more careful coordination as part of a proper understanding of hazards?

Table 14-2 summarizes development trends in the performance period since the preparation of the previous hazard mitigation plan, as well as expected future development trends.

Table 14-2. Recent and Expected Future Development Trends

Criterion	Response																														
Has your jurisdiction annexed any land since the preparation of the previous hazard mitigation plan? If yes, give the estimated area annexed and estimated number of parcels or structures.	No																														
Is your jurisdiction expected to annex any areas during the performance period of this plan? If yes, describe land areas and dominant uses. If yes, who currently has permitting authority over these areas?	No Linda Mar Woods in next 5 years? - Sharp Park Specific Plan - sea level rise + Tsunami zone - Pacifica Highlands - landslide and Hillside Preservation																														
Are any areas targeted for development or major redevelopment in the next five years? If yes, briefly describe, including whether any of the areas are in known hazard risk areas	Yes 930 Oddstad Blvd.: Redevelop former elementary school into 70 workforce housing units (adjacent to flood zone). Hillside Meadows at Adobe Drive and Higgins Way: New development of 36 housing units (adjacent to very high Fire Hazard Severity Zone).																														
How many permits for new construction were issued in your jurisdiction since the preparation of the previous hazard mitigation plan?	<table><tr><th></th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th></tr><tr><td>Single Family</td><td>8</td><td>4</td><td>7</td><td>9</td><td>26</td></tr><tr><td>Multi-Family</td><td>5</td><td>2</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Other (commercial, mixed use, etc.)</td><td>0</td><td>3</td><td>4</td><td>0</td><td>0</td></tr><tr><td>Total</td><td>13</td><td>9</td><td>11</td><td>9</td><td>26</td></tr></table>		2016	2017	2018	2019	2020	Single Family	8	4	7	9	26	Multi-Family	5	2	0	0	0	Other (commercial, mixed use, etc.)	0	3	4	0	0	Total	13	9	11	9	26
	2016	2017	2018	2019	2020																										
Single Family	8	4	7	9	26																										
Multi-Family	5	2	0	0	0																										
Other (commercial, mixed use, etc.)	0	3	4	0	0																										
Total	13	9	11	9	26																										
Provide the number of new-construction permits for each hazard area or provide a qualitative description of where development has occurred.	<ul style="list-style-type: none">Special Flood Hazard Areas: Monitored at time of building permit application to ensure base flood elevation certificate. No large-scale development in SFHA areas has been proposed.Landslide: Monitored at time of building permit application through preliminary geotechnical investigation to mitigate hazards. No large-scale development in landslide areas has been proposed.High Liquefaction Areas: Monitored at time of building permit application through preliminary geotechnical investigation to mitigate hazards. No large-scale development in high liquefaction areas has been proposed.Tsunami Inundation Area: Monitored at time of coastal development permit application through tsunami hazard analysis to mitigate hazards. No large-scale development in tsunami inundation areas has been proposed.Wildfire Risk Areas: Monitored at time of building permit or discretionary permit application through evaluation of applicability of CBC Chapter 7A WUI requirements to mitigate hazards. The City has received some discretionary permit applications for larger developments in these areas.																														
Describe the level of buildout in the jurisdiction, based on your jurisdiction's buildable lands inventory. If no such inventory exists, provide a qualitative description.	Pacifica is mostly built-out on privately owned lands. Sporadic in-fill development and small-scale projects are the most common types of development. plural - not just Hillside Meadows																														

Table 14-3. Legal and Regulatory Capability

	Local Authority	Other Jurisdiction Authority	State Mandated	Integration Opportunity?
Codes, Ordinances, & Requirements				
Building Code	Yes	No	Yes	Yes
<i>Comment: Pacifica Municipal Code (PMC) Title 8; Ord. 852-C.S., eff. 1/1/2020</i>				
Zoning Code	Yes	Yes	Yes	Yes
<i>Comment: PMC Title 9, Chapter 4; Last updated by Ord. 862-C.S., eff. 5/26/2021</i>				
Subdivisions	Yes	No	Yes	Yes
<i>Comment: PMC Title 10; Ord. 456-85, eff. 12/25/1985</i>				
Stormwater Management	Yes	No	Yes	Yes
<i>Comment: PMC Title 6, Chapter 12; Ord. 812-C.S., eff. 1/12/2017</i>				
Post-Disaster Recovery	No	No	No	No
<i>Comment:</i>				
Real Estate Disclosure	Yes	No	Yes	Yes
<i>Comment: Sewer Laterals: PMC Title 6, Chapter 13, Article 6; Ord. 784 C.S., eff. 12/28/2011</i>				
<i>Active Faults: Alquist-Priolo Earthquake Fault Zoning Act, CA.</i>				
<i>CA. State Civil Code 1102 requires full disclosure on Natural hazard Exposure of the sale/re-sale of any and all real property.</i>				
Growth Management	Yes	No	No	No
<i>Comment: PMC Title 9, Chapter 5; Ord. 604-C.S., eff. 7/8/1993</i>				
Site Plan Review	Yes	Yes	No	Yes
<i>Comment: PMC Title 9, Chapter 4, including but not limited to specific plans (Article 22), site development permits (Article 32), and coastal development permits (Article 43)</i>				

Hillside Preservation Ordinance
Article 22.5

14-4

needs to be reviewed and properly enforced!

TETRA TECH

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	Local Authority	Other Jurisdiction Authority	State Mandated	Integration Opportunity?
Environmental Protection	Yes	No	Yes	Yes
Comment: California Environmental Quality Act (CEQA), required for all discretionary actions by City General Plan Conservation Element; 1980 Preservation of Heritage Trees: PMC Title 4, Chapter 12; Ord. 542-C.S., eff. 1/10/1990 Clearing and Grubbing Permits: PMC Title 8, Chapter 20, Ord. 518-C.S., eff. 12/28/1988				
Flood Damage Prevention	Yes	No	No	Yes
Comment: PMC Title 7, Chapter 5; Ord. 822-C.S., eff. 10/11/2017				
Emergency Management	Yes	No	No	Yes
Comment: PMC Title 4, Chapter 2 §4-2.06				
Climate Change	Yes	No	No	Yes
Comment: Climate Action Plan, adopted 7/2014.				
Other	Yes	No	Yes	Yes
Comment: Title 6, Chapters 6-11, 13 (Sewer System and Wastewater)				
Planning Documents				
General Plan	Yes	No	Yes	Yes
Is the plan compliant with Assembly Bill 2140? No				
Comment: The City's 1980 General Plan preceded the Disaster Mitigation Act of 2000 and has not been amended to specifically link to the Local Hazard Mitigation Plan (LHMP). However, the General Plan contains a Seismic Safety and Safety Element that addresses various potential hazards facing the City and policies and action programs to address them. The Draft General Plan, anticipated to be adopted in 2021, does contain direct references to the LHMP and hazards of concern.				
Capital Improvement Plan	Yes	No	Yes	Yes
How often is the plan updated? Annually				
Comment: The City of Pacifica's Capital Improvement Plan (CIP) is a planning tool used to prioritize capital projects for the next 5 years. The plan is updated every year identifying new projects and update the status of existing projects. These projects include various infrastructure maintenance, storm drain improvements, parks and play field upgrades, and sewer facility improvements.				
Disaster Debris Management Plan	No	No	No	No
Comment: Countywide plan under development in 2021 would be considered for local adoption.				
Floodplain or Watershed Plan	No	No	No	No
Comment:				
Stormwater Plan	Yes	No	No	Yes
Comment: Municipal Regional Permit (MRP) for Stormwater Discharges (Final Order No. R2-2009-0074). Regulates stormwater discharges in new development designs and during construction by requiring Best Management Practices (BMPs). City enforcement supplemented by San Francisco Bay Regional Water Quality Control Board. Local Storm Drain Master Plan scheduled for update in 2022.				
Urban Water Management Plan	No	Yes	No	No
Comment: The North Coast County Water District (NCCWD) and Westborough Water District (WWD) are the potable water providers for the City of Pacifica and are responsible for preparing the UWMP for their service areas.				
Habitat Conservation Plan	No	No	No	No
Comment:				
Economic Development Plan	Yes	No	No	Yes
Comment: Plan accepted by City Council in 2013				
Shoreline Management Plan	Yes	Yes	No	Yes
Comment: The City of Pacifica has a Local Coastal Program (LCP) certified by the California Coastal Commission (CCC) to allow local control of development landward of the shoreline. The CCC retains original jurisdiction for areas seaward of mean high tide line and certain other areas in Pacifica. The City has approved an update to its LCP that is pending CCC certification. The updated LCP contains expanded policies for management of the shoreline.				

Seismic Safety & Safety Element is woefully out of date & cannot be used to review projects to real risks of landslides, coastal erosion, sea level rise or

Needs updating.

How old is current plan?

1980 LCP in use! No mention of climate change or sea level rise.

five. See letter with specifics

The LCP is nowhere close to CCC certification as the current council has not authorized the Planning Department to work on the necessary language modifications.

if have written curriculum - - -
this fact.

The city also refuses to incorporate language required by the Coastal Commission for new construction and remodels with over 50% new area. See recent Planning Commission approval of 544 Dolphin Drive in 2021.

The Coastal Commission also recently overturned city approvals of 1567 Beach Boulevard for coastal hazards and took control and added conditions for erosion hazards for 1300 Danmann.

Table 14-4. Development and Permitting Capability

Criterion	Response
Does your jurisdiction issue development permits? <i>If no, who does? If yes, which department?</i>	Yes Planning Department
Does your jurisdiction have the ability to track permits by hazard area?	No
Does your jurisdiction have a buildable lands inventory?	No

Why not? Isn't inventory a key part of Housing Element?

Table 14-5. Fiscal Capability

Financial Resource	Accessible or Eligible to Use?
Community Development Block Grants	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	Yes, public required
User Fees for Water, Sewer, Gas or Electric Service	Yes, Sewer
Incur Debt through General Obligation Bonds	Yes, public vote required
Incur Debt through Special Tax Bonds	Yes, If a bond revenue - Needs revenue stream
Incur Debt through Private Activity Bonds	Unknown
Withhold Public Expenditures in Hazard-Prone Areas	Yes
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	Yes, in accordance with restrictions applicable to use of the fee
Other	Yes, Other General Fund Revenue

How much
yearly
bill to use

The current General Plan and local

Coastal Plan from 1980 do not even mention climate ch. How can you "balance" a city

also oral.

Capital planning and land use decisions informed by potential climate impacts Comment: The City's Local Coastal Program update, pending California Coastal Commission Certification, requires assessments related to sea level rise and its effects on the coastline.	High
Participation in regional groups addressing climate risks Comment: The City participates in the R/CAPS regional consortium to plan for climate risks.	High
Implementation Capacity	
Clear authority/mandate to consider climate change impacts during public decision-making processes Comment: General Plan and Local Coastal Program include policies to consider climate change risks/hazards. These must be balanced with other policies in those documents such as economic development, provision of housing, etc.	Medium
Identified strategies for greenhouse gas mitigation efforts Comment: City development policies prioritize in-fill development which can result in reductions to GHG emissions.	Medium
Identified strategies for adaptation to impacts Comment: The Local Coastal Plan update pending California Coastal Commission certification contains adaptation strategies for sea level rise.	Medium
Champions for climate action in local government departments Comment: The City does not have dedicated climate action/sustainability personnel.	Low
Political support for implementing climate change adaptation strategies Comment: The Pacifica City Council recognizes the challenges presented by climate change and supported adaptation strategies in the Local Coastal Program update pending certification by the California Coastal Commission.	High
Financial resources devoted to climate change adaptation Comment: The City lacks sufficient identified funding sources for this purpose and pursues grants whenever possible.	Low
Local authority over sectors likely to be negatively impacted Comment: The City can exercise its police power over all inland areas. Certain locations within the Coastal Zone are subject to appeal jurisdiction or direct permit authority by the California Coastal Commission, which limits local authority over certain decisions affecting land subject to sea level rise and coastal erosion.	Medium
Public Capacity	
Local residents knowledge of and understanding of climate risk Comment: Pacifica has an engaged community aware of climate change impacts including fire danger, flood risk, and coastal erosion and sea level rise.	High
Local residents support of adaptation efforts Comment: Climate change adaptation, particularly sea level rise adaptation, has proven to be a divisive issue in Pacifica. There are strong divergent elements on various sides of the issue that seek to advance quite different adaptation approaches.	Medium

I disagree

I am not fit that we can afford to take Coastal Commission for proper review of hazards in the Coastal Zone

No progress has been made on the LCP draft or certification in 2021 according to the Planning Director.

Attachment B: City of Pacifica Annex Plan (4798) : Resolution to Approve the Main Jurisdiction

2019 - Demolition of Apartment Buildings at 310-330 Esplanade by City.

2017 - Demolition of Homes at 532 & 538 Esplanade by City.

2016 - 1112 Palmetto Red Tagged by City in

2016 - currently at cliff edge -

needs to be demolished before it falls into ocean!

14.6 RISK ASSESSMENT

14.6.1 Jurisdiction-Specific Natural Hazard Event History

Table 14-11 lists past occurrences of natural hazards for which specific damage was recorded in this jurisdiction. Other hazard events that broadly affected the entire planning area, including this jurisdiction, are listed in the risk assessments in Volume 1 of this hazard mitigation plan.

2017 - Highway One - Landslide blocking freeway - only exit from this part of town.

Table 14-11. Past Natural Hazard Events

Type of Event	FEMA Disaster #	Date	Damage Assessment
Severe Weather/ Erosion	N/A	January 2021	\$250k - increased tidal action caused failure along Beach Blvd. seawall
Severe Weather	N/A	January 2020	\$40k - increased tidal action caused failure along Beach Blvd. seawall
Severe Weather/ Erosion	4308	January 2017	\$1.6mil - erosion on Esplanade, debris cleanup, and pump station failure
Severe Weather/Erosion	CDA 2016-01	January 2016	\$3.4mil - Moderate flooding, coastal erosion due to increased tidal action, power outages and debris from trees and sand along the coastline
Wildfire	N/A	January 2015	Approx. 2.5 acres of trees and brush burned
Severe Weather/Erosion	N/A	December 14, 2014	\$280,000 - Major flooding, power outages and debris from trees and sand along the coastline
Tsunami	N/A	March 11, 2011	Warning - no subsequent event, 8.9 earthquake in Japan caused Tsunami warning to West Coast of California
Severe Weather /Erosion	CDA-2010-04	March 2009	Severe coastal erosion prompting red-tagging of adjacent homes and apartments
Severe Weather/ Erosion	1646	March 29, 2005-April 16, 2006	Moderate flooding, coastal erosion due to increased tidal action, power outages and debris from trees and sand along the coastline
Severe Weather/ Erosion	1628	December 17, 2005-January 3, 2006	Moderate flooding, coastal erosion due to increased tidal action, power outages and debris from trees and sand along the coastline
Landslide	N/A	1997	Mudslide in the Pedro Point area of Pacifica washed out a road

Homes at Shelter Cove still remain with no road access. Recent photos show 2 houses with ocean waves crashing over them. They should be removed. What is not a 100 year storm??

2021 Multijurisdictional Local Hazard Mitigation Plan; Volume 2—Planning Partner Annexes

Severe Weather (coastal erosion)	N/A	1997-1998	Seven homes on Esplanade Avenue lost the last 10 feet of their back yards and residents had to evacuate.
Severe Weather, Flood	N/A	January 4, 1983	On Jan. 4, 1983, more than 5 inches of rain fell in one day. Residents in canoes paddled out of flooded homes in the San Pedro Valley. A mudslide at the top of the valley plowed into three homes, killing three children sleeping in their beds.

Also large scale evacuations happened as hillides were saturated and extremely dangerous. It was

Attachment: Attachment B: City of Pacifica Annex Plan (4798 : Resolution to Approve the

ard Mitigation Plan)

14-11

Packet Pg. 102

5.b

not one storm, but a wet winter with many storms. According to the Howard Dornally report commissioned by the City in 1983, there were 475 landslides that winter.

Do damage assessments include homeowner repairs/insurance claims?

14.6.2 Hazard Risk Ranking

Table 14-12 presents a local ranking of all hazards of concern for which this hazard mitigation plan provides complete risk assessments. As described in detail in Volume 1, the ranking process involves an assessment of the likelihood of occurrence for each hazard, along with its potential impacts on people, property and the economy. Mitigation actions target hazards with high and medium rankings.

Table 14-12. Hazard Risk Ranking			
Rank	Hazard	Risk Ranking Score	Risk Category
1	Landslide/Mass Movements	54	High
2	Earthquake	36	High
3	Severe weather	24	Medium
4	Wildfire ^a	20	Medium
5	Sea Level Rise / Climate Change	18	Medium
6	Flood	18	Medium
7	Tsunami	12	Low
8	Drought	9	Low
9	Dam Failure	0	None

^a Ranking for wildfire was qualitatively adjusted by the City based on local concerns for future conditions associated with this hazard.

High in places - see map in letter.

Does SF's berm protect the Fairway West neighborhood not count? These residences are very low lying and rely on the berm to protect them from the sea. It is my understanding that the Coastal Commission severely limits any work done to repair the berm. Have any studies been done to assess the increased risk to

ascertain the number...
this area due to sea level rise?

14.7 STATUS OF PREVIOUS PLAN ACTIONS

Table 14-13 summarizes the actions that were recommended in the previous version of the hazard mitigation plan and their implementation status at the time this update was prepared.

Table 14-13. Status of Previous Plan Actions

Action Item	Completed	Removed; No longer Feasible	Carried Over to Plan Update	
			Check if Yes	Action # in Update
PA-1 — Pacifica will build infrastructure to accommodate increases in low impact flooding to mitigate impacts from expected increases in incidents of shallow flooding Comment: 2021 Stormwater Master Plan will assess flooding issues and prioritize projects.			✓	PAC-7
PA-2 — Pacifica will be conducting an update of its Emergency Operations Plan to ensure an effective and coordinated response to disasters within the city Comment: The Emergency Operations Plan was last updated in 2017 and plans for an update are underway.			✓	PAC-8
PA-3 — Pacifica will update its flood damage prevention ordinance to mitigate against damage of residential and commercial property in flood prone areas Comment: City Council adopted Ordinance No. 822-C.S. to amend the Pacifica Municipal Code to incorporate flood damage prevention measures. This ordinance went into effect October 11, 2017.	✓			
PA-4 — Pacifica will seek to encourage and assist in the acquisition of grants for the purchase or relocation of property and structures in high hazard areas to mitigate against damage to vulnerable structures and infrastructure Comment: Homes at 532 & 528 Esplanade on an eroding bluff Acquisition & Demolition in 2018.			✓	PAC-1
PA-5 — Pacifica will pursue opportunities to preserve and protect critical transportation infrastructure to mitigate against isolation, economic loss and ensure public safety. Comment: Two Esplanade infrastructure projects along with Beach Blvd. Infrastructure Resiliency project are underway.			✓	PAC-9
PA-6 — Pacifica will seek to replace/upgrade its seismically-vulnerable facilities to ensure provision of vital services following a hazard event. Comment: City is currently exploring plans to replace the current Civic Center located in a structure originally built as a school house in 1914.			✓	PAC-10
PA-7 — Pacifica will preserve, protect, or relocate hazard prone infrastructure to maintain critical services and maintain the environment. Comment: Two esplanade infrastructure projects, Beach Blvd. Infrastructure Resiliency project, & Milagra Outfall Repair Project.			✓	PAC-11

→ Please explain the city's plans & funding for 1112 Palmetto, which was red-tagged in 2016 & is now starting to overhang the cliff edge as of 10/26/21.

TETRA TECH

14-13

Packet Pg. 104

1042 Palmetto is also just a few feet from the bluff edge. Has it been red-tagged?

→ Note that these buildings are in a tsunami zone and no protections are proposed as

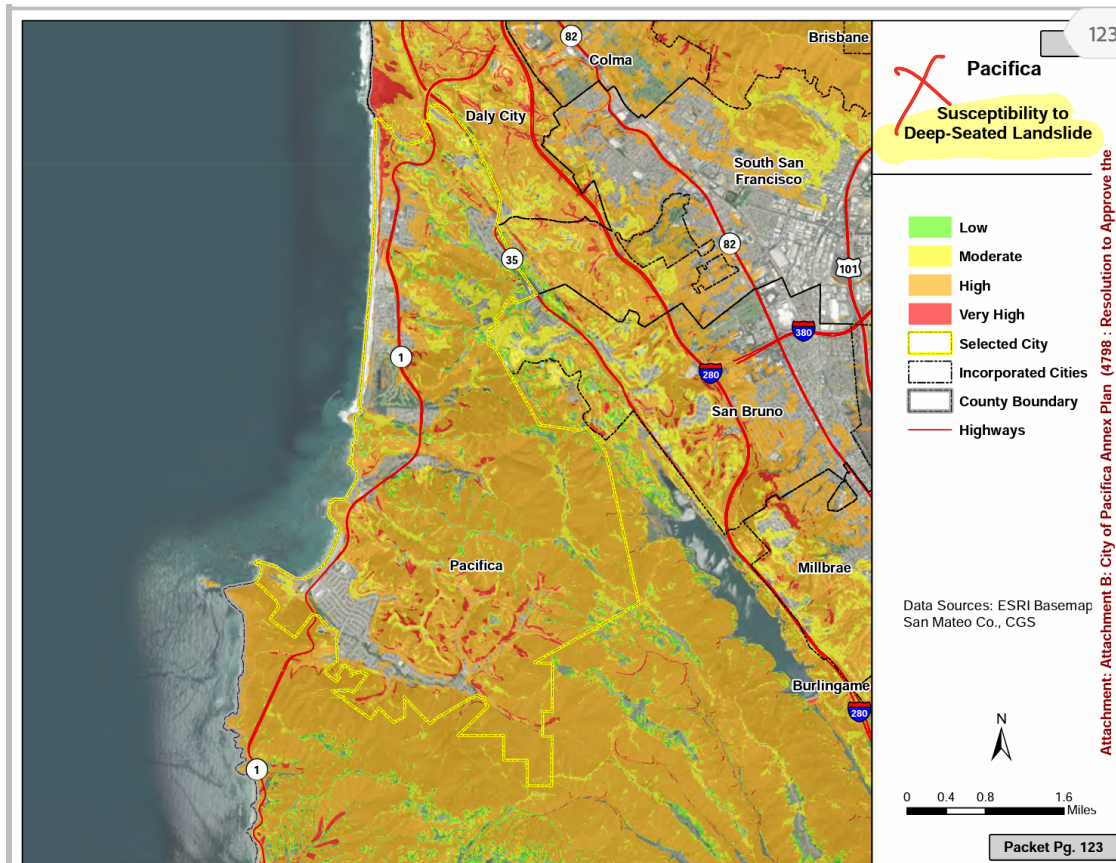
part of the \$12 million project.
The city has made no attempt to even study the possibility of relocating infrastructure.

Action Item	Completed	Removed; No longer Feasible	Carried Over to Plan Update	
			Check if Yes	Action # in Update
PA-8 —Pacifica will develop and deliver business outreach programs to mitigate against the functional loss of community businesses and promote business resiliency. Comment: City of Pacifica Emergency Preparedness & Safety Commission produce information materials (tsunami awareness, earthquake preparedness) to distribute to businesses to promote resilience. Community event on wildfire preparedness is scheduled for this June. Ongoing social media campaign to promote wildfire preparedness and evacuation planning, and alert notification systems as fire season approaches.			✓	PAC-12
PA-9 —Pacifica will work with contiguous and neighboring utility districts to develop its use of recycled water for irrigation and non-potable uses to reduce reliance on potable water during periods of drought. Comment: The City of Pacifica wastewater treatment plant produces tertiary recycled water to the North Coast County Water District (NCCWD). The NCCWD continues to promote use of recycled water for irrigation to customers. This is an ongoing project.			✓	PAC-13
PA-10 —Pacifica will continue to do public education outreach to our neighborhoods using the "Map Your Neighborhood" tool to ensure communities can take care of themselves and those who live around them during a disaster event. Work with the Neighborhood Associations Utilize CERT members to assist in this outreach Identify those homes within the neighborhoods that have vulnerable or isolated populations living in them Utilize Social Media and Emergency Alert Systems to communicate preparedness and emergency messaging Comment: Pacifica continues to present CERT courses and other preparedness programs to promote personal preparedness, and utilizes social media to promote general disaster preparedness in our community.			✓	PAC-14
Action G-1 —Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone areas to prevent future structure damage. Give priority to properties with exposure to repetitive losses. Comment: City of Pacifica acquired and demolished two homes at 532 & 528 Esplanade atop an eroding bluff to prevent further damage.			✓	PAC-1
Action G-2 —Consider participation in incentive-based programs such as the Community Rating System, Tree City, and StormReady. Comment: Achieved Tree City USA designation starting in 2019. Community Rating System recertification every two years, last done in 2020.			✓	PAC-15
Action G-3 —Maintain good standing under the National Flood Insurance Program by implementing programs that meet or exceed the minimum NFIP requirements. Such programs include enforcing an adopted flood damage prevention ordinance, participating in floodplain mapping updates, and providing public assistance and information on floodplain requirements and impacts. Comment: Recertified as Class 7 in 2020. Continued to provide public assistance for floodplain information and requirements.			✓	PAC-4
Action G-4 —Where feasible, implement a program to record high water marks following high-water events. Comment: City considered training CERT members for future recording of high-water marks.			✓	PAC-16
Action G-5 —Integrate the hazard mitigation plan into other plans, programs, or resources that dictate land use or redevelopment. Comment: City's draft General Plan (adoption expected summer 2021) references LHMP.			✓	PAC-2

I have owned property here since 2008 & lived here since 2/2019 and have never heard of it. Map your neighborhood cert classes have not been happening w/COVID - I tried to sign up...

Incorrect. Draft EIR and draft general plan have not yet been released to public or state agencies,

⊗ Deep seated landslides are not our biggest problem - surficial debris flow landslides are - see 1983 HDAI Report.



⊗ Wildfire Hazard Severity Map is Missing.

Public Comments

Agenda Item 9



November 22, 2021

City Council Meeting

From: Toni Boykin [REDACTED]
Sent: Monday, November 22, 2021 9:10 AM
To: Public Comment
Subject: Agenda item no 9 - Outdoor Commercial Activities 11/22/2021

[CAUTION: External Email]

I would like once again to register my strong objections to ~~tiwq erirx~~ changes at this time in City code which would allow some businesses to operate outdoors AND specifically to provide music.

It seems that the changes are geared largely towards one particular business and a great deal of time and expense has been devoted to catering to their wants and desires.

Objections that I have raised in the past include disabled access as the cords used for amplified music (if offered) must cross the sidewalk and would impede safe travel (options to avoid those barriers would require a possibly unsafe condition as disabled citizens would be forced to go out into the street to pass by)

In addition Grape in the Fog puts up barriers that give the impression that parking is restricted there al ALL times. It is only when I crossed the street on crutches that I was close enough to read the fine print that the hours of restrictions are limited.

Another question is as to whether this will become a tow away zone once the change to code is made.

I believe that the survey **which had only 136 responses** and (as many surveys do) may contain language that elicits responses that are favorable to the proposal.

It is my understanding per communication with Joshua that the survey was only shared with businesses whose email addresses appear on the City website. As a local business owner, I was not aware of such a list until Joshua mentioned it in correspondence with him regarding this issue. Even after his explanation, it was clear that the effort to contact business (and individuals) was not assertive and possibly dismissive.

It is unclear how many **residents** in the area received the survey.

Many of the people who spoke in favor of the change at meetings and possibly those who responded to the survey have vested interests in the outcome i.e. musicians who perform there.

I would like to suggest further evaluations and more inclusive studies before a permanent solution is reached.

Extending the temporary Covid exceptions for a period of time could be an option. Particularly for the venues who operated with ONLY indoor music prior to Covid. That option would still be available to them.

Thank you for considering these comments prior to full approval of the change.

Respectfully,
Toni Boykin

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.