

APPENDICES

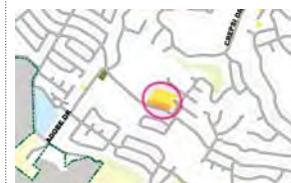
APPENDIX A – COMMUNITY FORUM 3 WORKSHEET

January 29, 2011

I. Residential and Future Residential Areas

By Focus Area

Please circle your opinion.

<p>1 Bowl & Fish Sites Match Lower of GP or Zoning</p>  <p>AGREE DISAGREE NO OPINION</p>	<p>2 Northern Bluffs Open Space Residential, TDR</p>  <p>AGREE DISAGREE NO OPINION</p>	<p>3 Upper Monterey & Manor Match Zoning</p>  <p>AGREE DISAGREE NO OPINION</p>	<p>4 East Sharp Park Match Zoning</p>  <p>AGREE DISAGREE NO OPINION</p>
<p>5 Fairway Park Match Higher of GP or Zoning</p>  <p>AGREE DISAGREE NO OPINION</p>	<p>6 Pedro Point Upper Slopes Match General Plan</p>  <p>AGREE DISAGREE NO OPINION</p>	<p>7 Linda Mar Boulevard Low and Medium Density</p>  <p>AGREE DISAGREE NO OPINION</p>	<p>8 Linda Mar and Park Pacifica Hillside Match General Plan</p>  <p>AGREE DISAGREE NO OPINION</p>

II. Commercial Areas and Economic Development

See reverse.

III. Coastal Development Policies

Potential sea level rise is likely to increase the risk of flooding and coastal erosion in certain areas. The General Plan will include policies to help the City plan adapt to these hazards. Please tell us if you agree or disagree or have no opinion on these issues, and share any thoughts:

- | | | | |
|---|-------|----------|------------|
| • New Development within Designated Area Requires Study Demonstrating Safety from Sea-level Rise. | AGREE | DISAGREE | NO OPINION |
| • Strict Limits on Future Density, and Do Not Upzone any New Areas. | AGREE | DISAGREE | NO OPINION |
| • Rolling Easement Ensuring Setback and Public Access | AGREE | DISAGREE | NO OPINION |
| • Permanent Open Space Protection with Clustered Development | AGREE | DISAGREE | NO OPINION |
| • Master Plans for Public Land | AGREE | DISAGREE | NO OPINION |
| • Regulatory Structure and Incentives for Shifting Development Away from Coast | AGREE | DISAGREE | NO OPINION |

.....

.....

.....

.....

.....

IV. Parks, Open Space and Biological Resources

The General Plan Update will identify potential sites for new neighborhood and pocket parks, sites where open space and habitat conservation should be facilitated, and priorities for completing a citywide trail network. Do you support the vision for parks represented by the Open Space and Trail maps? List your top 3-5 ideas. Is there anything you strongly disagree with?

.....

.....

.....

.....

.....

Pacifica General Plan Update Community Forum 3: Land Use Alternatives Worksheet

II. Commercial Areas Worksheet

Alternatives by Focus Area

Please rank your preferences for each alternative as a whole and for each focus area

Potential Development Sites

- | | | |
|--|--|---|
|  Open Space Residential |  Office/Commercial |  Commercial Recreation |
|  Medium Density Residential |  Service Commercial/Industrial |  Public |
|  High Density Residential |  Hotel/Visitor Commercial |  Park |
|  Retail Commercial |  Mixed Use |  Greenbelt |

ALTERNATIVES

ALTERNATIVE A:
Strong Center at
Rockaway Quarry

ALTERNATIVE B:
West Sharp
Park Emphasis

ALTERNATIVE C:
Conservation and
Redevelopment
Emphasis

OVERALL RANK: | 2 3

OVERALL RANK: | 2 3

OVERALL RANK: | 2 3

FOCUS AREAS

1 Rockaway Beach /
Quarry



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

2 West / East
Sharp Point



RANK: | 2 3



RANK: | 2 3

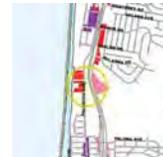


RANK: | 2 3

3 Northern Palmetto /
Base of Milagra Ridge



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

4 Pacific
Manor



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

5 Pedro Point /
Linda Mar



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

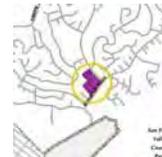
6 Park Mall
Area



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

7 Park Pacifica
Stables



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

8 Gypsy
Hill



RANK: | 2 3



RANK: | 2 3



RANK: | 2 3

APPENDIX B – WORKSHEET COMMENTS

Residential and Future Residential Areas

1 *Bowl and Fish Sites*

- A little higher density
- Agree with current recommendation in draft.
- Between 1 and 2 my preference is for #2: zoning & strategic planning for climate change
- Change to no development
- Dependent on coastal sea level rise/erosion element consideration
- HDR
- Low density HPD zone
- MDR
- No development
- No development
- No development!! Fish & Bowl and N. Bluffs are geologically identical but were artificially created by the railroad grade that became Palmetto Ave.
- No development: precarious eroding bluffs; water runoff issues; protection of open space habitat
- Open space
- Open space
- Sensitive habitat
- Should be open space; unstable streambed
- Unstable site

2 *Northern Bluffs*

- Agree with current recommendation in draft. TDA is for regional open space and greenbelt. (Comment: we have recently seen the dire consequences of investing money to build on cliffs made of sand.)
- Between 1 and 2 my preference is for #2: zoning & strategic planning for climate change

- Change to no development
- Erosion a major issue
- Erosion big issue! Eventually all should be open space west of Palmetto Ave. All vacant sites should be TDR/greenbelt. Sites to be abandoned and revert to TDR/greenbelt
- MDR
- More density
- No development
- No development
- No development; greenbelt
- No residential
- Open space
- Open space
- Open space
- Open space/erosion, coastal retreat
- Poor place for any residential (erosion)
- Should be open space; unstable
- Too close to bluffs for any housing
- Too unstable to build at all
- What is undeveloped needs to stay

3 *Upper Monterey & Manor*

- Agree [with Monterey HDR]; Disagree [with Manor VLDR]
- Agree [with Monterey HDR]; Disagree [with Manor VLDR], should be OSR or greenbelt
- Agree [with Monterey HDR]; Disagree [with Manor VLDR]: no development
- Cluster to maintain open space on steep slopes [on Monterey]. Open space [Manor site]; can develop at edge.
- HDR on Monterey may be difficult to build but it is a good location for it.
- In fact none of these sites are appropriate for development. All are too steep.

- Keep low density. Driveway access!!
- Manor Drive site is complex. Two distinct zones. It makes sense to bring the zoning into alignment with conditions. Suggest develop remaining undeveloped frontage on Hacienda Court (at the western lower reaches of the property) as R-1. The rest of the property south of Manor Drive is extremely steep north side of Milagra Canyon which is undeveloped; the opposite side of the canyon and ridge is actually in the GGNRA national parklands. The creek at the bottom of the canyon supports a significant natural riparian habitat. Consider zoning the south of Manor canyon parcel OSR with TDR (donor site), with the eventual goal of being added to the national park.
- MDR
- Medium Density [Manor]
- Medium Density
- Open space
- Protect Milagra Creek; too steep [Manor site]
- Seems OK [Monterey HDR]; Leave open space / Open Space Residential [Manor Dr]
- South Manor = OSR
- Unstable; too close to San Andreas fault!

4 East Sharp Park

- Agree, but new housing needs to fit with topography and existing roads & houses
- Change on Gypsy Hill
- Disagree with HDR at end of Talbot; LDR or MDR OK
- Gypsy Hill, agree with recommendations on the map.
- HDR
- Keep LDR on Gypsy Hill
- Keep LDR on lots fronting street

- Lower Talbot Drive, increase density to MDR and TDR (receiver site.)

- MDR

5 Fairway Park

- A little higher density
- Agree [with Bradford MDR]; Disagree [with VLDR on hillside]
- Agree [with Bradford MDR]; Disagree [with VLDR on hillside]
- Agree [with Bradford MDR]; Disagree [with VLDR on hillside], should be OSR or greenbelt
- Be careful about landscaping and runoff
- Concern re hillside possibility
- Keep OSR [on hillside side]
- Keep OSR [on hillside side]
- Keep OSR [on hillside side]
- Keep OSR [on hillside site]
- Leave as is [hillside site]
- Leave as is [hillside site]
- Little League - a ball park now
- Lower density
- Make HDR [on Bradford]. Keep OSR [hillside]
- MDR
- Moose Lodge needs parking lot
- Needs lower density
- No development
- Not enough room for housing! Our street already blocked up with evening commute traffic.
- Not enough room for housing! Bradford Way already blocked up by hikers' vehicles and additional evening commute traffic attempting to bypass the crawling traffic on Hwy 1.

- Preference is for OSR on the above Fairway Park site. VLDR could produce up to 18 units which is a lot for that site. If VLDR then it would be better if it were at the low end of the range. Neighborhood may react.
 - Puzzled by the Bradford Way site. Is that the Moose Lodge? Need to clarify if this zoning designation (MDR) is calling for a redevelopment of the Moose Lodge site. Does MDR match the surrounding building designations?
 - Put a GGNRA or Pacifica Visitors' Center & parking lot for the hikers now parking up our neighborhood.
 - Perhaps a GGNRA visitors' center and parking lot for hikers & visitors now parking along Bradford Way and inviting break-ins and crime.
 - Proposed change has negative impacts on Fairway Park.
 - Proposed change "Match Higher of General Plan or Zoning" will greatly increase the population of Fairway Park.
 - Current Zoning allow only 1 home on 9 1/2 acre parcel
 - General Plan permits up to 19 homes (1/2 acre lots) on 9 1/2 acre parcel
 - 19 homes will increase traffic congestion - there are only two access points into Fairway Park and both are dangerous
 - Traffic congestion is already very high during baseball season
 - Proposed building parcel is currently undeveloped land with heavy vegetation and steep hills
 - Heavy vegetation will create fire danger
 - Proposed building parcel is in view of existing park/baseball facility which currently enjoys open space environment
 - Proposed building parcel will require very steep grade access road extending from Ridgeway Drive
 - Access road will have to be wide in order to accommodate emergency vehicles
 - Proposed building parcel will require extensive installation of infrastructure including water, sewer and power
 - Potential geotechnical problems associated with storm water drainage, hillside erosion, earth slippage, etc."
 - "Proposed change is inconsistent with General Plan Update:
 - "New development shall be compatible with existing development and shall have safe and adequate access."
 - "Encourage development plans which protect or provide open space, balance open space, development and public safety, particularly in the hillside areas;"
 - "Prohibit development in hazardous areas, including flood zones, unless detailed site investigations ensure that risks can be reduced to acceptable levels;"
 - "Land use and development shall protect and enhance the individual character of each neighborhood;"
 - "Emphasize fire prevention measures;"
 - The Fairway Park land use proposal should be changed to "Match Lower of General Plan or Zoning."
 - Too close to Arrowhead Reservoir [hillside site]
 - Too much already
- ### 6 Pedro Point Upper Slopes
- 1 per acre
 - 1 per acre
 - A little higher density
 - Change zoning
 - Development not appropriate
 - HDR

- Keep it open - too steep
- Make all consistent to keep public
- Make OSR
- MDR
- No development as it is next to GGNRA
- No development; not enough space
- Open space
- Open space
- Sea level rise zone
- Should be Open Space Residential
- Too much already
- Very limited development opportunities because of access and steep terrain. Does “Match General Plan” mean OSR? Maybe could be OSR and TDR (receiver site). Important trail access to Pedro Headlands.

7 Linda Mar Boulevard

- A little higher density
- Agree with recommendations.
- Flat site on transit corridor: make MDR/HDR
- Higher density near L.M. Blvd. OK
- Intensify. Make Med/High Density. Should be MDR/HDR
- Keep agricultural
- Keep Open Space Residential
- LDR OK; HDR along Linda Mar
- Low Density OK
- Make all consistent to keep LDR
- MDR & HDR
- MDR & HDR
- Open space; keep agricultural
- Should be only LDR, as per resident impact
- Too much already

- Very Low Density

8 Linda Mar and Park Pacifica Hillsides

- Agree with recommendations.
- Again, need to be sensitive to topography & geology (slide problems)
- Area subject to slope failure
- Consider senior housing proposal
- Keep LDR
- Keep some zoning
- Keep zoning
- LDR
- Make all consistent to keep OSR
- MDR & HDR
- Medium Density
- OK
- OK - agree, but evaluate drainage and stability
- Preserve open space
- Should be open space
- Specifically I want to insure that the current usage is not locked in if the owners decide they can't continue the business and want to rezone for residential
- This property is surrounded by residential. It doesn't have open space resources. Use Table 4 Interpolation to determine density

General Comments

- Did anyone consider contacting property owners?
- For both above, housing for all stages of aging so they do not have to be shipped out due to aging & illness issues
- Housing for developmentally disabled and disabled
- I am against any large increase in residential or commercial sites. Preserve our open space.

- Need special attention to paper streets, especially incentives to transfer density to existing neighborhoods (infill) or mixed use.
- Note: increase high density housing in areas with best public transportation (e.g. near/on Route 1)
- Note: would have been advisable to have room for comment here. Tried to jot down notes as best as possible
- Senior housing
- There should also be a key to the various density names: map needs a color key!
- Were landowners notified?
- What criteria makes a property OSR?

Commercial Areas and Economic Development

1 Rockaway Beach / Quarry

PREFERENCE: ALTERNATIVE A

- [At Sea Bowl and Fassler]: High-density senior mixed use
- [On Quarry Flats]: Densify: commercial/mixed use, high density, senior housing to reduce traffic impacts
- Build this out to full potential. Bring back Don Peebles and let him do his thing!! Hotels & residential!! The plan has already been proposed!
- Civic center: integrate civic center with mixed use in A or B. B is easier as City owns land already. A only if master-planned with developer.
- Develop quarry - take pressure off other sites
- Hotel/conference center
- No library/civic center
- Open space where sea level rise is an issue
- Pacifica needs downtown; mixed use; civic uses could stay in West Sharp Park
- Prefer preservation of open space to maximum extent possible but if this must be developed go lower density retail and industrial

- Quarry is the key to solving the economic problems of the city
- The only qualm I have is specifically designating which areas are mixed use, office commercial etc. for the quarry. The developer should have the flexibility to discern what will work best for any particular project. I feel including residential is vital for this area. I would conform to LEED ND.
- The Quarry is ugly. Development that minimizes the ugliness and maximizes open space, accessibility for hikers, bikers, etc. Commercial does not interfere with views and pretty places (trail along Calera Ck)
- There needs to be more housing than what is shown in Alt. A - there should be virtually no open space as there is already plenty surrounding it. Let's not screw this up again!

PREFERENCE: ALTERNATIVE B

- All 3 have impact from potential sea level rise.
- Could add some residential
- Need walkability to existing areas, not a new consolidated center. City center will eliminate what Pacifica is... a series of neighborhoods. Will diminish existing areas. Not required & it would diminish what is unique re Pacifica.
- Prefer Alt. B + housing (no civic center)
- Single-family houses are not suitable. Mixed use needs to be over 50-60% commercial (retail) so it is not a sham.
- Support commercial & tourist development with limited residential over commercial.

PREFERENCE: ALTERNATIVE C

- Fewer issues of concern [Re Alt. C]
- Hard to plan since land is not ours
- Hotel is better at Sea Bowl location. Combination of B&B or small eco-lodging/Visitor Serving Commercial/Mixed Use and the return of the "blue" library site makes sense on Quarry site.

The developable area there would need to be a closer to the size of Alternative B.

- Hotel/Visitor Commercial at Sea Bowl site makes sense aesthetically and economically. Would go well with a view restaurant on the hill lot at SE corner of Fassler/Hwy 1, possibly accessed by a walking path with a low stone wall along its edge that winds around the hill as it leads up to the view restaurant on top. Parking for both sites could be on Sea Bowl site. [Re Alts. B, C]
 - I enjoy using the Quarry as open space today, and would prefer to see it kept as is. Rockaway Beach commercial area could continue to grow by building upward (higher density) and on unused or underused space.
 - Idea of a central downtown and library doesn't make sense
 - Impossible development - no setbacks shown for wetlands, creek and endangered species
 - Inconvenient location and somewhat treacherous access make success unlikely for Retail Commercial at Fassler and Roberts Road. If the hotel and visitor serving businesses are successful at the Sea Bowl site, it seems more likely that visitors will want to walk down toward the ocean to the shops in Rockaway and the Quarry, not up to Roberts Road. [Re Alts. B, C]
 - Issues of concern [Re Alt. B]
 - Low density in Quarry
 - No development!
 - Office Commercial in the Quarry seems like an inappropriate use for a coastal, recreational, visitor serving natural asset. On the other hand a specific type of corporate headquarters might work there, provided it was positioned to provide some type of substantial revenue stream for the city. Otherwise Combination of Hotel and Visitor Serving Commercial/Mixed Use makes more sense. [Re Alt. B]
 - Office Commercial seems inappropriate use for a coastal, recreational, visitor-serving natural asset.
- Combination of visitor serving commercial/mixed use makes more sense. [Re Alt. A]
- Originally red legged frog and SF garter snake inhabited wetlands from sewer plant were intended to recreate SFGS habitat. Endangered species must be protected. Must protect creek, have setbacks.
 - Preference for no development in quarry
 - Protection of wetlands & endangered species
 - Retail (red) and office commercial (pink) cannot be alongside Hwy 1 (immediate west side of highway) due to Federal Endangered Species Habitat concerns. It also completely obstructs scenic view corridor toward the ocean from Highway, a key selling point for encouraging visitors to stop there. [Re Alt. A]
 - Retail Commercial at Sea Bowl would be a misuse of a beautiful ocean view site at a key visitor serving location. Alternatives B and C indicate Hotel/Visitor Commercial at that site which makes much better sense aesthetically and economically. [Re Alt. A]
 - SE corner of Fassler/Hwy 1 mixed use? It's a small, rocky and somewhat steep hill... more appropriate site for a view restaurant at the top with a simple shaded walkway with a low stone wall along its edge that winds around as it leads up to the view restaurant on top. [Re Alt. A]
 - Surprised by High Density Residential (brown) on north side of Fassler adjacent to neighborhood of single-family homes on steep hillside lots. Vehicle access from Fassler would be extremely difficult and dangerous, and the buildings would likely create a large obstruction between the spectacular view of ocean and everybody east of the development, including those driving down Fassler. The choice of HDR here is insensitive to its location and surroundings. [Re Alt. A]
 - Switching Service Commercial/Industrial from north Palmetto to the east side of Highway One

between Fassler and Reina del Mar might be a lot of effort expended without a net benefit. And it might create a need for expensive traffic solutions. It makes more sense to continue as Commercial...it's one of the few locations in Pacifica with good commercial visibility. [Re Alts. B, C]

- Too intensive/insensitive [Re Alt. A]
- Wetland protection must be maintained; minimum development

NO PREFERENCE MARKED

- Allow housing over commercial [in Rockaway Quarry and Lower Rockaway]
- Alternative D: Keep as is
- Alternative D: No development or limited development
- Concentrate on revitalizing the existing development. Need enough development to make it a viable commercial area and improve open space. Very limited or no residential in quarry.
- Do not change C_{3x} zoning of Quarry
- I think this area is a great area for a motocross track. This area is isolated and an attraction for Pacifica. There would be restrictions dealing with sound, emissions, and etc. This would be great in many ways. And definitely make businesses have more business. It would be cheap to build and add another proactive hobby since we have a skate park and bike park already.
- No development in quarry. Need no development option.
- Quarry site: theater and entertainment center; occupational training center for trades; athletics training center; bicycle repair; auto repair
- We need more recreation in this town, not hotels or shopping centers. Any motocross track will bring in more revenue than shopping.

2 West / East Sharp Park

PREFERENCE: ALTERNATIVE A

- [Alt A] Should be all commercial
- [Alt B] Need 50' ht. limit to achieve main street concept
- Absolutely ridiculous to use this prime land for any kind of civic center! There should be mostly HDR along with retail. Horrible place for offices!
- Add environmental marine center
- But Civic Center with commercial retail. Like Civic Center across highway but commercial retail
- Civic center: integrate civic center with mixed use in A or B. B is easier as City owns land already. A only if master-planned with developer.
- Destination hotel, retail, no park
- Great spot for civic center! Revitalize this area and concentrate efforts here & Eureka Square
- High-density here
- Hotel/restaurant at former WWTP or hotel at Sharp Park Library and Ocean Discovery Center/restaurant at WWTP
- In general I agree with Alt A but strongly disagree with splitting the WWTP with a park, especially in advance of a Highest and Best Use Study that is being done for the site. Doing this could effectively screen out those developers that can build an essential key tenant/business that could revitalize the area.
- Indicate 100-year coastal encroachment. Leave as is.
- Make all shopping areas mixed use; office OK on Francisco/Oceana near Hwy
- Ocean – resource

PREFERENCE: ALTERNATIVE B

- Appropriate to have apartments over reliable commercial space. Retail, not office.

- Centralized city services/civic center/library with visitors' center
- Development of Palmetto [not legible] is vital... beautification
- I believe we should invest in this area. Great area for mixed use.
- I want to see Half Moon Bay's downtown in West Sharp Park. Also, a movie theater and how about a Ferris wheel visible from the highway?
- Ideal location for revitalization; fairly non-controversial
- Intensify allowable development potential; visitor-serving uses
- Keep libraries "walkable." Not in a created "city center." [B] modified for library @ Eureka Square, hotel @ old WWTP
- Should treat old sewer treatment as visitor draw to "ocean discovery center" - emphasis on marine environment for tourists
- While I always felt the WWTP would be a very valuable site for a hotel or conference center, the market has not borne that out. I say let's use that site for our own citizens by making it into a superb library learning center and provide space for a civic center (city hall, etc) as well as a GGNRA visitors' center. Pub Library and Civic Center at WWTP. Pacifica has demonstrated consistently through voting that it wants to be low growth.

PREFERENCE: ALTERNATIVE C

- Demand for office space in Pacifica is likely to be low.
- Mixed use residential atop Eureka Square
- Need new library in West Sharp Park!
- Portions in potential erosion zone caused by sea level rise.
- Preferred: Alternative C with possible eco-lodging component added into plan for Old WWTP site. Puzzled by addition of elementary school

program at Oceana HS campus, is the elementary school district asking for a new school site?

- What results from Best Use Study of Old WWTP?

NO PREFERENCE MARKED

- Add mixed use overlay on Eureka Square
- Build these locations out fully - again - Peebles Corp made proposals to develop this and to work with the golf course. Like putting the library across from existing City Hall. Can't move the industrial uses to a new location
- Civic center OK. Minimize commercial
- Don't like library at WWTP- inconvenient access? Library in Eureka is convenient and enough space. But would be good to have commercial in WWTP: good revenue-producing potential?
- Fix up existing
- Intensify housing/mixed use [in West Sharp Park neighborhood]
- Libraries that work are accessible by walking. The current two libraries are walkable from mid- to high-density residential.
- Prefer Alt. B w/o office space and library (no civic center)
- This area good for development - retail good. Don't build office space, we don't need it

3 Northern Palmetto / Base of Milagra Ridge

PREFERENCE: ALTERNATIVE A

- Concentrate commercial development here & in Pacific Manor
- Mostly retail/commercial is best. Could possibly support some mixed use.
- Move commercial/industrial to east of Palmetto*
- Prefer to leave status quo in place

- Remove industrial west of Palmetto - relocate to east of Hwy 1*
- Status quo

PREFERENCE: ALTERNATIVE B

- [Re C]: Given erosion, [C] might make sense
- Bluff erosion compromises development potential; visitor-serving uses.
- Not good as is. Lots of inappropriate businesses near coast. Watch out for erosion west of N. Palmetto.
- Preserve open space*
- Recreation not viable here [Re C]

PREFERENCE: ALTERNATIVE C

- [Industrial sites west of Palmetto]: Campground/park. [Oceana site]: visitor-serving commercial/hotel
- A and B not acceptable due to coastal erosion
- A campground in town would be great!
- Combination of Alternatives A, B&C: ... Park and/or camping on northern Palmetto (Alt C), and move Service Commercial/Industrial to other side of northern Palmetto Avenue, in area approximately across the street from current location (not shown on any alternative).
- If it turns out this area can't be an important corridor for wildlife it should all be commercial*
- Little to no development west due to erosion issues. Like the camping idea, with small cafes & trails. Not in favor of move to Milagra, find other relocation option.
- Move businesses from west side of Palmetto to another commercial area of Pacifica, but change base of Milagra Ridge to Retail Commercial
- Not in favor of move to Milagra, find other relocation option.
- Portions in potential erosion zone caused by sea level rise.

- Take advantage of coast by relocating industry on W of Palmetto.

NO PREFERENCE MARKED

- All options: Commercial Office only near transportation and integrated with mixed-use development. Study need and tax revenues vs. hotel, retail options.
- Face lift residential
- Good for retail/restaurant development. Perhaps bed-and-breakfast type inns. No large hotels.
- Indicate 100-year coastal erosion. Leave as is.
- No development

4 Pacific Manor

PREFERENCE: ALTERNATIVE A

- Concentrate commercial revitalization here
- Maintain & improve
- Mix of 1 and 3: maintain and improve commercial, add some office if traffic allows.
- Mixed use commercial above
- More high-density mixed-use
- Wary of over-developing due to traffic issues.
- What would northern part of town be without the major shopping center?

PREFERENCE: ALTERNATIVE B

- [Re C]: not much office demand here?
- Allow intensification, mixed use, probably won't happen but leave door open.
- Combination of Alternatives A, B&C: Mixed use at Pacific Manor Shopping Center (Alt B)...
- Higher-density housing; mixed uses; easy for public transportation and commuters, no #1 traffic problems
- Mixed use over existing commercial. Add offices as this is near fwy off-ramp. Improve Manor overcrossing.

- Mixed use residential atop Manor Shopping Ctr
- Need to invest in improving shopping area. Mixed use would be great.
- Renovation of existing retail/commercial

PREFERENCE: ALTERNATIVE C

- Mix of 1 and 3: maintain and improve commercial, add some office if traffic allows.
- Retail commercial: maintain/improve
- Too much already

NO PREFERENCE MARKED

- Add mixed use overly to encourage intensification
- Face lift
- Good place for retail development. Try to attract businesses not currently in Pacifica - perhaps a shoe repair, fabric store (not chains, but something independent such as Stone Mountain & Daughter in Berkeley.
- Mixed use at shopping center
- Yes fill shopping areas

5 Pedro Point / Linda Mar

PREFERENCE: ALTERNATIVE A

- Already adequately developed
- Calson is a housing site with park. Little to no demand for commercial uses.
- Calson property: Medium Residential use is best
- Hotel on/near/visible to Highway 1
- Park on corner of Pedro Point Shopping Ctr Caltrans Site (Calson site only Medium density residential park)
- See notes on other side. Neighbors & I are very concerned about a hotel zoning for the Calson property
- Support residential use & upgrades to existing retail space. Not convinced that this is a good site for hotel(s). Good area for a neighborhood park!

PREFERENCE: ALTERNATIVE B

- “Hotel” developed as small environmental boutique differing from other establishments.
- Base development outcome on climate change/flooding
- No development of Calson site.
- No hotel at Pedro Point! Calson site development should be limited/low density
- No new development in erosion/inundation areas. Consider recreation commercial use (RV park & other mobile vendor areas) TDR’s to existing commercial not in erosion/inundation area.
- Upgrades at existing shopping

PREFERENCE: ALTERNATIVE C

- Base development outcome on climate change/flooding
- Could use a hotel
- Mixed use in open field [Calson site], “co-housing” type
- Sea level rise zone impact
- Too much already

NO PREFERENCE MARKED

- Allow housing over commercial [Pedro Point Shopping Center]
- Alternative D: No development or limited development
- Fix up shopping center
- Get rid of parking by Caltrans and office trailer use at Linda Mar.
- I really don’t like any of these. I do not want housing at Calson site. No hotel.
- Instead on Calson property: single family homes, a large neighborhood park and community garden space, and meandering trail through property from San Pedro Road to beach.

- Keep Linda Mar Shopping Center and Pedro Point Shopping Center both are now updated and well used.
- Linda Mar Park 'n Ride is needed to handle overflow beach parking.
- Make this residential. The owner has a [not legible] plan already developed.
- Mixed use redevelopment makes sense on Crespi.
- Mixed use should emphasize commercial. Only some mixed use with LDR & a town green! No hotels.
- No hotel. Minimal development. Bed & breakfast inns OK. Restaurant/retail OK.
- None of these. Leave as is.
- Strongly opposed to anything but low density development at the Calson site. Like the idea of a more distributed revitalization of existing shopping centers. Avoid a hotel at Pedro Point. Too isolated, too much traffic on Pedro Point already have a problem with non-residents San Pedro Road [not legible] the neighborhood – a hotel/visitor center would make this much worse.

6 Park Mall Area

PREFERRED PROPOSED APPROACH

- All the same!
- Higher density OK but possible to have too many seniors, unless conscious decision to have a concentration of seniors with a facility (e.g. Old library, if library moves)
- I support the plan - but I am unconvinced of the need for any office space.
- Like mixed use
- Major opportunity
- Mixed use 3- to 4-story makes sense. Visual center. Same concept makes sense.
- Mixed Use needs to include a park area and community garden site. Generally a park and community garden area should be considered in

all redeveloped and newly developed projects that have a residential component.

- Provide a frequent shuttle (biodiesel or electric) to serve residences & commercial
- Residential over retail OK
- Senior housing in mixed use
- Upgrade commercial

NO PREFERENCE MARKED

- Agree with suggestion.
- Allow housing over commercial
- Change empty land & behind library into creek & steelhead habitat. Only redevelop the present shopping mall.
- Fix Park Pacifica
- Good!
- Keep as is - improve the commercial space (hello... coffee??). Put senior housing where current library is when new library is built.
- Mixed use 2-3 story housing. Keep the library.
- No more senior housing & Park Mall
- None of these, leave as is.
- OK for retail. No more housing.
- Preserve open space
- Problem: development on creek must be set back from creek to avoid downstream erosion problem.
- Protect creek and flood zones

7 Park Pacifica Stables

PREFERRED PROPOSED APPROACH

- All the same, maintain stables, I agree
- All the same; OK!
- In talking with the owner, there's a quandary if the business is unsuccessful. There would be a problem if rezoning to residential is not allowed. I agree.

- Keep
- Keep as is
- Keep as is
- Leave as is
- Leave as is; great amenity. Preserve.
- Leave this alone.
- Maintain, or turn to residential.
- Protect open space
- Provide public right-of-way in Park Pacifica Stables to access Ridge trails
- Should have low density residential

NO PREFERENCE MARKED

- Agree with suggestion.
- Commercial zoning. Keep as it is!
- Good!
- Keep it beautiful
- Leave as is.
- Maintain, no changes
- No change same use
- No opinion
- Open space parcel C; LDR parcel A
- This area could be developed a little.

8 Gypsy Hill

PREFERENCE: ALTERNATIVE A

- A small inn would be good. However major development considered risky. Traffic concerns on Sharp Park Rd.
- Don't like idea of mixed use on Gypsy Hill
- I'm not convinced of the need for a hotel or "retreat" resort.
- Keep open space residential.
- No C planned development: dangerous access!
- No ridge top development

- No ridge top development.
- Provide biodiesel/electric frequent shuttle with all alternatives
- Steep, high visibility site, development should be limited
- Support keeping open space; not sure about either commercial or residential use.
- Too small to work with

PREFERENCE: ALTERNATIVE B

- Low density housing
- Should have HDR & MDR. Not focusing on open space!
- Traffic plan major concern

PREFERENCE: ALTERNATIVE C

- Access is a concern here. Keep low density.
- Traffic plan major concern

NO PREFERENCE MARKED

- Access to Sharp Park Rd. very dangerous. Would need traffic light, overpass. Area next to Sharp Park that is already built up is different from part near S.P. Rd.
- All options shown seem inappropriate for site because: 1) vehicle access to the site from the winding somewhat steep road is difficult and dangerous, and 2) it seems somewhat isolated from anything nearby to walk to.
- Develop to residential or hotel
- Good for conference center type hotel but not residential.
- Hotel makes no sense. Leave OSR.
- I have my doubts if a hotel/inn would work and would not like to see the property restricted to that.
- Investigate level of development based on traffic ingress/egress
- Leave as open space

- Like residential for this site
- No development.
- No hotel, possible low-density residential on flat near East Sharp Park
- No ridge top development
- None of these leave as is.
- None proposed; no hotel.
- Other steep hillside sites in Pacifica are zoned OSR on the slopes and that should be the zoning here as well. The area at the top where the homes are currently might accommodate more density?
- Preserve open space.

General Comments

- Alt B, but low density on quarry
- Alternative D: no development or limited development
- Alternatives fail to address commercial on east side of Hwy 1
- Beware: language and abbreviations unfamiliar/confusing to lay people like most of those present.
- Confusing options!!
- Emphasize mixed-use commercial. Ensure commercial areas are developed as primarily commercial and not residential with minimal commercial.
- Enhance what we have; focus on a balance of people and commercial, so our city can sustain itself. Need a development/attraction that serves all - residents and visitors. Main attraction capitalizing on the creative people here - then others will come.
- Generally improve existing commercial #1 favorite. Many of these choices are unrealistic.
- I'd like to see most development centered at West Sharp Park, and develop on sites that are not open space. West Sharp Park is more car-accessible than the quarry.

- Leave quarry alone!! But is not for us to decide we need to focus on what we can develop! Focus on what we have right now instead of building more empty store fronts. Turn most current shopping centers into mixed use centers - LM, Eureka, Manor & Park Mall.
- Mixed use atop all existing shopping centers.
- My bias: I would like to see more mixed use in all proposals. Thanks!
- No focus on mixed-use transportation hub
- None of these - leave as is.

Coastal Area Development Policies

General Comments

- Agree that plan is acceptable.
- Anything we can do to prevent the erosion of our coast side should be done.
- Basically I'm one that believes that if the public wants property for public purposes, it should buy it, not take it by down-zoning. I'm very cautious of creating one size fits all situations such as managed retreat on every property. Property owners should be able to explore their options.
- Coordinate with GBTF, CAPTF and Coastal Commission
- Have Climate Action Plan Task Force input & Green Building Task Force input
- Houses falling in the ocean is the worst possible image for Pacifica. We need to face the reality and plan for it. We also need the plan to be structured in such a way to help us access state and federal funds for preservation & mitigation.
- I do not have a strong opinion on these policies. I'm not sure I understand them, they seem a little vague. What I am concerned about is the potential conflict between these policies and the proposed plan. For example, these plans are in areas declared to be "potential sea level rise and erosion."

- I find a disconnect between these questions and the land use alternatives w/in potential flooding/erosion areas that we were asked to evaluate. These alternatives suggested development, and now we are looking at potentially flooded/eroded areas.
- I think if the development can be done safely, minimize erosion, allow public access.
- It seems at a certain level presumptions are made that reflect a high degree of new development, rather than be reflexive. The 3 choices given on all questions only allow for development that can't be supported by the current infrastructure like roads. This is troubling that money is being spent on this presumption.
- More regulations means less development!
- Plenty of regulation already - need not add more!
- They are all good policies.
- Threat of rising sea level overstated.

New Development within Designated Areas Requires Study Demonstrating Safety from Sea Level Rise

- Mitigate
- No new development should be allowed in erosion/inundation areas.
- What an absolute waste of money!
- With careful review

Strict Limits on Any New Density, and Do Not Upzone Any New Areas

- Future density where existing shopping/transportation that is not in erosion/inundation areas
- Generally agree; needs specific area review.
- If you want to keep open space, housing needs to be more dense, not less.
- It depends where these are sited. If geologically safe, then higher density makes sense.
- No future development on coast because of erosion.

- No new development on undeveloped sites near the Ocean.
- Very strict controls are needed in this casebook example of coastal erosion.

Rolling Easements Ensuring Setbacks and Public Access

- Can't move a building - if building in erosion/inundation area, use mobile building only (RV park, mobile food/retail vendors)
- Depends on size of easement
- Do not understand question
- It depends
- Must actually be able to roll!
- Rolling easement suggests temporary buildings / not really feasible.
- This should be left up to the developer and/or owner to do their own investigations - stop putting so many restrictions on owners! No need to play mommy & daddy so much.
- Very tricky when dealing with private property in already developed areas. Easements for coastal access good.

Permanent Open Space Protection with Clustered Development

- And how habitats tie together for ecological corridors.
- Clustering should reflect concrete development situation.
- Depends on specific situation
- If there are areas that may be flooded, it shouldn't be used to justify increasing density at other locations to a point that wouldn't otherwise be considered appropriate for the location.
- It depends
- Need development with clustered open space/ neighborhood parks!
- Permanent open space but not with clustered development

- Preserve public viewscape

Master Plans for Public Land

- GGNRA, State Park, County Park, Other?

Regulatory Structure and Incentives for Shifting Development Away from the Coast

- Can work with insurance; not available for all risk areas.
- Emphasize regulatory structure to provide clear rules for coastal development.
- Encourage density transfer
- Encourage more development away from direct beach areas
- Incentives OK, regulatory structures not OK
- It depends
- Need more info on this?
- Need rules for sites that can receive transferred density. TDR can end up pitting one neighborhood against another.
- No density transfers should be done for single-family homes.
- Not if incentives means intensifying density in inland areas.
- Retreat approach is useful when necessary.
- TDR to existing commercial sites
- There is no need to shift development away from the coast.

Other Comments

- Bowl Area (Fish, Bowl) is part of contiguous area that includes northern bluffs geologically and should be included as “partial conservation with development.”
- City also needs to address likelihood of erosion along Pedro Creek threatening ____ and flooding at lower part of Linda Mar Valley. Damming a portion of the north fork of Pedro Creek, with some sort of mechanism for capturing peak flows,

could be important, because the culvertization of the north fork produces high pulse flows.

- Definitions and explanations are extremely important.
- Must include reduced risk policy, and protections for existing residential mixed use land uses or developed land from flooding and sea level rise. Specifically West Sharp Park, Fairway Park and Rockaway and Linda Mar nearest the beach.
- No new updated seawall/berm at Sharp Park
- Prefer to erect and build protection for residential property threatened by flooding.
- Protect coastal access for public
- Protect existing developed sites from flooding!
- Restoration of Sharp Park lagoon. Sea wall needs to be removed.
- Restoration of Sharp Park lagoons that uses GGNRA visitor center
- Seawall at golf course will ultimately cause death of endangered species and eliminate South Sharp Park Beach. Must allow beach & dunes to migrate with sea level rise. While Sharp Park residents & Linda Mar residents must be protected, all beaches and coastal bluffs are our strongest asset & also must be protected.
- Tax impact of open space GGNRA to City and schools.
- The Quarry is not a red-legged frog or San Francisco garter snake habitat area, stop the open space and trail talk. Talk about being able to fund basic city services. There is no secret gem of our trails and open space. It will not generate revenue.
- Use Sharp Park GC to convert/restore wetlands and use as GGNRA visitors’ center - visitor serving attraction. This can mitigate erosion and loss of beach.
- Why are you trying to make us think that the Quarry is in play when it is private property and subject to the whims of the property owner?

Once suggested then process starts. You also are assuming there is enough space to meet basic development standards once wetlands and ESHA are planned for.

PARKS, OPEN SPACE, AND BIOLOGICAL RESOURCES

General Comments

- I do support the plan represented in this map. I think anything we can do to give more things for our children and youth to do would be great.
- Yes
- Yes I do support the vision.
- Yes if affordable/sustainable with respect of private property rights.

New Neighborhood and Pocket Parks

- I also hope that we embrace the idea of locating not only parks in neighborhoods but engage in a process to move to consider locating parcels for neighborhood community gardens.
- I think the pocket parks are good...
- In the case of Pedro Point, you would be putting a park near a public beach. Wouldn't that space be more valuable as residential, bringing more customers to Fresh'n'Easy, etc?
- Already plenty of open space, we don't have enough neighborhood parks
- Consider using part of the Calson site @ Pedro Point for a neighborhood park!
- For West Fairway (no playground/park at present)
- Fully support park opportunity in Sharp Park
- How often/frequently are pocket parks used?
- I don't support developing space next to Sanchez Adobe, only expanding it under the same rules & regs governing this historical site. There are a lot of artifacts still buried on that site & the land adjacent to it.
- I like the pocket parks & ...

- I strongly disagree with carte blanche including parks in every new development. It should be at the option of the designer of the project.
- I strongly support the neighborhood parks and think the non-compliance to the existing plan should be enforced. You can make the language ___ to cover areas where no sites exist.
- I support park opportunity in East Sharp Park (on the map a red symbol.)
- I support the vision for neighborhood parks
- I support... more neighborhood park site like the old WWTP - can a park/open public space be incorporated into plans for development there? If so good.
- I'm definitely against a park in the WWTP site. It's prime commercial property and we need to expand our revenue base, not add more parks.
- Make Wastewater Treatment Plant an RV park to attract tourists to Palmetto, very minimal infrastructure!
- Maximize opportunities at East Sharp Park around Golf Course and upper slopes.
- More pocket parks not necessary. We should focus on preserving our open space as exists.
- Need more neighborhood parks that are adequately funded & maintained
- Need neighborhood parks - no more large sections of open space
- Neighborhood parks a good idea.
- Neighborhood parks: less useless "open space"
- New community parks at all opportunities
- New development should require pocket parks
- New neighborhood & pocket parks - agree
- Not enough detail presented on "park opportunity sites" or "park improvement sites" to have a meaningful discussion at my table.

- Pacifica is known for a family-friendly atmosphere. Development of public parks enhances this.
 - Pedro Point @ San Pedro Ave SEC PPSC owned by CalTrans - surplus property.
 - Pocket parks are great!
 - Pocket parks are not needed given the amount of current open space access. I live near a pocket park at Marvella Circle and it is rarely used for its intended purpose and is instead a hang-out for teens and young adults where they tend to drink and smoke at night.
 - Pocket parks are only beneficial if there are resources to maintain them - grounds workers, functioning restrooms, graffiti control, repair & replacement of climbing equipment, etc.
 - Pocket parks where public land has been inviting nuisance (otherwise don't spend resources there)
 - Pocket parks: require all development to include pocket parks. Limit dog use on all pocket parks. Investigate all potential pocket parks identified on Open Space and Trail handout, especially base of Pedro Point
 - Preserve existing open space & parks - but enough already!! *with the minor exception of infill pocket parks/playgrounds/neighborhood parks.
 - The park ideas I like...
 - Try to have a "pocket park" in each neighborhood (valley)
 - We have enough parks, we need a movie theater, cultural space (concert hall) and a convention center
 - We need to preserve the parks we have - including the Pier, our leading tourist attraction.
 - We'd like to see guidelines about minimum investments in our community that developers must make - stronger quid pro quos - not just "pocket parks." How about making a developer pay for putting utilities underground - not just for the area they're developing, but in an existing neighborhood?
 - Where? [Park Improvement Opportunity symbol] [note on map]
 - Yes to the extent money is available for acquisition. More concessions should be leveraged from developers for open space in perpetuity, pocket parks, etc.
- Future Regional Open Space and Habitat*
- Clustered development makes sense!
 - Could we provide my steelhead habitat near Park Mall & daylight the North Branch of San Pedro Creek?
 - Favor preservation over development whenever possible.
 - Focus must turn to smart growth & economic development & sustainability.
 - Future regional park development - agree
 - I'd like to see streams daylighted where possible
 - It's imperative to develop Quarry to generate revenue for the City. Open space is prevalent in other areas. Quarry is currently an eyesore.
 - No, no, no. We have plenty of parks and open space already. We need to develop revenue to enable us to support our general services, and to maintain our parks and trails that exist. No one has showed that we can generate any revenue from our parks and trails.
 - Open space protection very important.
 - Open space, in general, is a huge quality of life feature for Pacifica residents
 - Park on GGNRA property needed - not City property
 - Parking desperate for GGNRA areas
 - Preservation of remaining open space must be #1 priority for future planning
 - Preserve OS [Property north of Milagra Ridge]

- Support for plan - but don't overdo - we have enough open space - keep what we have - but don't add more.
- There should be no development on ridgelines. Hillside Preservation District must be followed.
- We can become a "Wildlife Certified Habitat Community."
- We do not need more parks, more open space. We have over 50% of our entire city devoted to open space.
- We have enough open space
- We need to preserve our wildlife habitats. Everyone loves seeing & watching wildlife. Also help birds by feeding them.
- We need to preserve what we have, our open space is our economy. Tourism is our economy... go for tourists rather than more residents - they come and go and keep the peace for us who already live here.
- Concern about how new trails would be created (City expense?)
- Connected trail system to better serve Pacifica as visitor destination
- Connecting trails creating loop & broaden across city e.g. the wonderful idea of connecting Portola camp & Discovery Site
- Connecting trails to link open spaces is great.
- Consider public trailheads where traffic/parking does not impact residential
- Fully support crossing between Mori Point and Sweeney Ridge
- Fully support crossing/trail between Fairway and Sharp Park
- Get publicity with hiking/biking community bay area wide.
- GP policy: "Work with SFPUC to secure unlimited access to watershed." Doing so will connect trails at Sweeney Ridge with San Pedro County Park.

Trail System Priorities

- Add trail access to Shelter Cove (Pedro Point)
- Add trail connection to trail network in Skyridge [note on map]
- Agree trail system has huge potential to interest visitors - need master trail plan that connects existing trails.
- Better access to trails by adding switchbacks.
- Build bridge from Mori Pt over Hwy 1 to Shell-dance
- Build overcrossing to Mori Point.
- Citywide trail network with clear markings & guides - perhaps volunteer led?
- Citywide trail network with clear markings & guides - perhaps volunteer led?
- Coastal access trail is under discussion at Pedro Point Upper Slopes.
- Compare trail data with current projects that are already approved (facilitator asks for this note.)
- Hwy #1 death trap for wildlife - provide more under/over access for animals
- I agree with the vision but I hope that we will be able to be firm in our efforts to make public trails a priority and not let people's initial paranoia about trails in their neighborhood stall or completely stymie our community's effort to create a trail network.
- I also think that a citywide trail would be nice and could be used as another asset to draw visitors to the city.
- I fully support the focus on trail system and neighborhood parks. We need more of both, and I highly value what we already have.
- I like ... enhancing the trail system
- I like the idea of some of the overcrossings but they could be expensive.
- I like; having a citywide trail network

- I support efforts to link existing trails & open space
- I support trailhead access points and...
- I would like to see Shelter Cove included in a trail plan with the new Highway 1 bike & trail plan/ Devil's Slide
- If there is a way to establish restaurants and shops as pit stops along all these trails, then I'm all for it! Thinking that adding and putting so much effort into trails and open space is such unrealistic thinking - if you think that will attract people to Pacifica and they will spend money - WRONG!
- Improve parking and friendliness of trail access points - e.g. Sweeney Ridge
- In basic support. What about connection with County Hwy 1 after tunnel opening if possible connections that allow Coast to Bay - through San Francisco Watershed
- Increase/allow access to SF watershed trails.
- It may be appropriate to designate the south Manor parcel as a potential TDR site, with the exception of the area around Hacienda Court. However, we should make sure that we keep the access point into the canyon from Hacienda Court public. The trailhead can be informal but it should be kept public.
- Many neighborhoods cannot support new visitors who might use trails, due to lack of parking
- Maximize opportunities at Pedro Point, Devil's Slide, etc.
- More & better signage and maps to show where trails are.
- More bike and hiking trails and overpasses/ underpasses
- More trail/wildlife overpasses over Hwy 1
- Need for wildlife bridges to get wildlife to coastal open space.
- Need to complete the trail system
- Needed [Mori Ridge overcrossing] [note on map]
- Neighborhood parks, trailheads for neighborhood residents only
- Neighborhood trails should be accessible by neighborhood residents only; outside visitors should be routed to highways / public access to avoid problems with outside visitors & messing up neighborhood focus, access
- Overcrossing and beach access would help tie a "system" together
- Plan & extend trail to connect with Devil's Slide Hwy 1 trail and San Pedro Mtn
- Public access priorities & enhance trail system - agree
- RBA is barely enough for 2 cars to drive on, where are you wanting a trail? Neighbors in East Rockaway DO NOT want more traffic & cars in our neighborhood. We already have parking problems now. We also do not want to increase traffic for burglaries in an area that has below average response time for police/fire.
- Run new trail system through Fish & Bowl (which should be redesignated as "partial conservation & development" zone) that would connect with existing trail
- Should be signs on highway designating trail access, beach access, wildlife viewing
- Suggest having paved hike & bike trail all the way from Linda Mar to Esplanade/far north Pacifica.
- The Open Space Task Force Report and GGNRA Boundary Study must be reviewed.
- The strip of land designated Greenbelt/TDR along the Ocean west of the Manor shopping center was misidentified. It's open space that the City purchased as a park.
- There are a few other sites currently identified as Partial Conservation with Development that have critical habitat on them that will need language addressing it in the GP.

- There are several other properties that sold in the last 5 years for very little that were important properties to their respective neighborhoods and had informal trails on them leading to other open space areas. Development of those types of parcels should accommodate access to open space.
- There is an old subdivision with paper streets on this map, located just outside of our southern City limits but still within our jurisdiction. This is a very steep property. We should indicate that it is suitable for OSR only.
- There should be no development at the north end of Milagra Ridge (Manor Drive.)
- There should be no development on northern coastal bluffs.
- Tie together walking/bike trails and...
- Trail connection [from top of Moana Way] [note on map]
- Trail linkages are good
- Trail markers, trail maps...
- Trails do not necessarily need all the connections possible. It is important to consider private property rights when suggesting trail locations.
- Try to purchase easements or right-of-way so public can cut through a property to get to trails.
- Unified signage is essential
- Visitors' center for existing GGNRA trails
- Well-designated sign system for trails
- Well-signed locations
- Western extension of Cattle Hill is within GGNRA Boundary Study for inclusion in national park. It is currently Open Space Residential in General Plan and should remain so, with some area zoned LDR northeast of church close to highway.
- Yes yes yes on over- and undercrossings for highway
- Yes, support more linked trails, parking at trail-heads

- Yes, support more linked trails, parking at trail-heads
- Yes. Support the citywide trail network - fabulous.

Other Issues

- Add dog designated areas.
- Charge money for parking at beaches.
- Close Linda Mar Beach to all dogs
- Do not rezone agriculturally-zoned land
- Dog access should be a high priority.
- Dog parks!
- Dog parks are definitely needed and I don't even own a dog.
- Encourage vendors on beaches.
- More dog recreation needed; GGNRA is potentially squeezing out dog walking.
- More dog running areas are needed.
- Need dog areas where can be off-leash. Have reasonable rule how to interface with wildlife.
- Need dog parks
- Open Sharp Park Beach to 'off leash' dogs
- Please make sure that trails & parks allow dogs on leash or under voice command.
- Preserve public access to beaches!!
- Sharp Park Golf Course must be redesigned to protect wetland and beach without artificial seawall - convert S.P. clubhouse to GGNRA visitors' center to attract visitors.
- We need a Coastal Erosion Plan
- We need dog parks!
- We need dog parks.
-

APPENDIX C – TABLE DISCUSSION NOTES

Table 1

REACTIONS

- I don't have expert knowledge of these specific sites.
- This is based on assumption that we want to build. Keep small.
- Don't want to go to vote of people for every small land use change.
- West Sharp Park will never develop if the Pier goes into the ocean.
- WWTP site being divided up; entity is not at the table to inform.
- Appreciate O.S., but have to boost economic input; increase in areas where it already is.
- Where can transportation system support more development?
- Need tax revenue. Concern that it is hard to pick favorite things from each Alternative.
- Too much commercial; we don't have the demand to support.
- Make better use of what we already have.
- Look at lots of options of kinds of mixed use, and fit to need.
- Beefing up West Sharp Park—easier.
- Bring business and residents in to fill spaces; how to make city more attractive for new investment.
- Remember Hillside Preservation Ordinance.
- Remember people come for open space.
- Entertainment district/center/arts/trades/training in the arts.
- Marketing Pacifica.
- We are broke.

- We don't need more O.S., just leverage what we have.
- Be a destination, not a town people drive through.
- If Palmetto could be a real main street, people would walk around, spend time. Palmetto has 2 ways in; more attractive.
- Capitalize on Sanchez arts center?
- Not just erosion, but earthquake.
- Massive landslides/change.
- Erosion/destruction of pier.
- Nice proposed new trails; support those connections; can we make them accessible to general public? Switchbacks?
- Infrastructure does not support new development; we need the roads to support.
- Presumption that we will build more.
- Nothing should be done on coast; everything new on the east side.

Table 2

- Don't develop right on coast; sea-level rise and erosion concerns.
- Build on what is here; even on coast; tourism.
- Yes more commercial development in right places.
- Redevelop existing areas that need but also new places.
- Develop quarry.
- Bring in more revenue; tourist revenue; capture coast.
- Better lighting to attract people; i.e. driving through; people drive right by and can't see what is here.
- Better signage.
- Quarry #A.
- West/East Sharp Park, #A, #C.
- Palmetto #B.

- Pacific Manor- A; good as is.
- Manor intersection problem: wider with parking; trim trees on entry so can see front; lighting.
- Old town there.
- Northern Palmetto; Old town.
- Pedro Pt/Linda Mar.
- B – focus on commercial/business
- Need a new entrance; especially if more development.
- Accessibility.
- B, but maybe no hotel.
- Park Mall, ok. Stables, ok.
- Gypsy Hill, A. C choice: hotel nice, accessibility not great, sensitive to ridge line, don't want lots of housing and traffic.
- Already a lot of development west of highway 1; what happens with that.
- Look at Netherlands.
- Make false reefs; break waves; use old ships with [illegible] bay.
- Use available technology.
- Too limiting if can't build where will flood.
- Like rolling easement.
- Concern how would implement.
- Protect what is there but don't develop more along coast where flooding or erosion problems exist.
- Study idea could be good but probably would be abused =not allow development at all.
- Ways to develop around sea level: stilts (maybe not ok—earthquakes?)
- Mitigate with technology.

PARKS

- Need some place can walk to neighborhood parks.
- No where to walk to/use easily.
- Lots of GGNRA parks not heavily used.
- Need better access to GGNRA: need parking for hikers, i.e. moose lodge parking for hikers, on GGNRA property.
- Trails ok, not a priority; low priority.
- Like pocket parks; w/ playgrounds for kids to use.
- Dog friendly parks.
- Need to maintain parks.
- Trim cypress trees; block views to manor.

Table 3

COMMENTS

- JM
- Highest and best use study for each alternate (revenue number 1 issue).
- Know the current revenue being generated by the properties and compare to the projected revenue for each alternative.
- MS
- See attached “Minority Report”.
- Height limit revisit depending on site and topography.

SITE 4: PACIFIC MANOR

- Existing Land Use.
- Residential/Commercial on top of Commercial.

SITE 1: QUARRY

- Generally want #A.

SITE 3: NORTHERN PALMETTO COASTAL DEVELOPMENT POL.

- New development with designated area: agree.
- Strict limits on future density: disagree—should be site specific; can be cultural, economic, and generationally discriminatory.
- Rolling easement: agree.
- Permanent Open Space Protection: agree, if similar to [illegible] please be specific in defining open space.
- Master plan for public land: agree but be specific on the definition of public land (water district land? School district land?)
- Regulatory structure and incentive: agree.

Table 5

ALTERNATIVES

- Quarry: wetlands endangered species; environmental concerns but want some development.
- Sharp Park: more development here; revitalize downtown; environmental center of some sort; attract visitors.
- Palmetto: #A with a little bit of change.
- Pacific Manor: maintain and improve #A.
- Gypsy Hill: No ridge to development; keep open space as much as possible; some development.

COASTAL DEVELOPMENT POLICIES

- Agree on most policies
- Clustered development flexibility, when appropriate.
- Restoration of lagoon at Sharp Park.

PARK, OPEN SPACE

- Protect open space, number one consideration.
- A well-signed trail system.
- Signs for beaches, viewing sites.

Table 6

- Quarry- like Alt. A but aware of history of community input on development on site: “good compromise alternative- still has open space.”
- West Sharp Park- Alt B or A, bring visitors.
- Palmetto- shopping; mixed use are good Alt A or B.
- Park Manor- would look at higher density mixed use- good opportunity for TOD.
- Pedro Point- Alt C; a bit more development and residential units; no hotel.
- Park Mall- heavy existing SR uses and ER residential; look at other residential; creation of community “hub” with library center or other.
- Stables- leave as is.
- Gypsy Hill- need low visibility and traffic generating development; access and visual impact limits options; lower area ok for residential.
- Coastal Development- generally agree with presented/proposed policies; look at how habitats work together with permanent open spaces.
- Parks, Open Space & Biological- many opportunities for small parks, greenbelts, and trail connections.

Table 7

ALT A

- Not doable; will not be permitted by resource agencies.
- Cost to control erosion and flooding.
- Last developable sites should be developed.
- A bit too much at Quarry with civic.

ALT B

- Favor B or A.
- Like spreading out comm. development.
- Will office work spread out.

- Favor [illegible] B and C.

ALT C

- Not enough community development.
- Not well liked alternatives.

#1 QUARRY

- B plus housing.
- Not civic center.
- A plus housing; minus civic center.
- A with more housing and office space.
- Something between B/C- next to 2nd story residential.

#2 WEST SHARP PARK

- No mixed use on Gypsy Hill.
- No office use.
- Separate residential and comm.
- No park on WTP.

Keep mixed use.

COASTAL DEVELOPMENT POLICIES

- Already restrictions and oversights.
- Don't like services.
- Not consistent with planning alts.

OPEN SPACE

- We have enough.
- Pocket parks are good.
- Good to link trails and do way-finding.
- Have to consider trails and parks impact on private property.
- Need to identify revenue to support parks.
- Need dog areas.

Table 8

COMMERCIAL

- Quarry- minimal development.
- Commercial- enough; need to redevelop current AEV [?] areas; not open space.
- Where does State get its number re: amount of com. space needed?
- Bed and breakfasts instead of big hotel.
- Pedro Point- concern re. development behind PP shopping- hotel OK.
- Gypsy Hill- hotel/conf center.
- Keep stables.
- North Palmetto- keep as is.
- WWTP- mixed use, library, civic space.

COASTAL DEVELOPMENT

- Group generally wants policies/controls to protect safety, reduce muni liability.
- Maintain public access.

P, OS, & BIO RESOURCES

- Pocket parks- more sense in SF.
- Identify where civic center focus should be. Quarry v. West Sharp Park.
- Sustainable economic general fund=goal.

Table 9

RESIDENTIAL

Erosion Area is a major concern.

COMMERCIAL

- Alt A: Traffic congestion is major issue on Hwy 1.
- High Concern of residential going in because it needs to be limited residential or no residential—more commercial with no residential.
- Only housing that should be added should be minimal and should only have some mixed use.

- Mixed use should have more emphasis on commercial than residential.
- Turn most current shopping centers into mixed use—LM, Eureka, Manor, and Park Mall.

COASTAL DEVELOPMENT POLICIES

- Should also consider impact from green building task force and climate action task force. With potential sea rise in quarry area, there is concern for any development there or any other flooding zone.
- Density transfers are questionable because it puts a burden on areas where transfer is occurring.

PARKS/OPEN SPACE

- Back of Rockaway has concern with extra traffic and no additional policing and parking, drug use, partying, etc.
- Wildlife overpasses/underpasses necessary to bypass Hwy 1.

Table 10

- Should be an option A: no zoning change.
- No up zoning.
- Maintain current zoning at Gypsy Hill.
- Consider Hwy carry capacity.
- New option for GGNRA Park with visitor center at Sharp Park—will provide way-finding to all trailheads in the area and down the peninsula.
- Quarry zoning change by public vote only; residential must go to public vote.
- Fish and bowl OSR.
- Nothing done at quarry until infrastructure and habitat issues are resolved.
- Improvement for areas as a choice.
- Plan for senior housing.
- Limited comm. And residential on E side of coast side development on road [illegible].

- Comm. Designation for park [?] on Oceana [illegible] and flower shop.
- Public access to beach area Pedro Point Shelter Cove and connect to Devils Slide.
- Any residential on Park Mall site should not contribute to rush hour traffic (senior housing).
- Gypsy Hill - leave current zoning.
- Comm. along Palmetto.
- 2.1 mil and not realistic at quarry.
- Strengthen comm. on Francisco and Oceana.
- Plan for over crossing with Calera Creek Parkway proposal (connect Mori Pt. to Mori Ridge).
- Neighborhood parks part of planning for new construction/development.
- Support managed retreat option.
- Virtually no [illegible] coast on beach/sand loss—because a [illegible] the coast causes loss of beach.

Table 11

RESIDENTIAL

- Notify property owners of changes.
- #7 Would like all LDR (instead of MDR).
- #2, 3 Why consider geologically unstable lands and flood prone areas?
- Is there a way to account for low income housing?

COMMERCIAL

- RB+PP focus on redevelopment (prox to beaches).
- EB+WSP should be focus—keep civic center at WSP.
- WSP—visit attractions (events), focus on historic elements.
- Keep civic buildings in one area and PSD, NCCWD buildings.
- Motocross park somewhere—more recreation anywhere.

- Medical facilities (urgent care)
- WSP as commercial center
- WWTP—comm/MU
- Civic center at current city hall location.
- WWTP civic center with surrounding comm dev
- Dev quarry (not civic buildings)
- WWTP civic center—relocate comm closer to Hwy.
- Way to improve visibility from Hwy. 1.

MAIN POINTS (COMMERCIAL/RESIDENTIAL)

- Old WWTP as center for civic building, PSD, library, access; surrounding uses: commercial mixed uses, res. (Alt B)
- Improve vis of commercial center for Hwy.
- Develop quarry, but not as commercial center. (Alt B)
- Need urgent med; lower income housing; and outdoor recreation.
- Consider physical constraints of land (e.g. geo-tech).

PARKS/OPEN SPACE

- Likes plan; drive to park now—would like to park closer to home (more and more dispersed).
- Don't like idea of pocket parks; safety/loitering concerns, also sanitary issue.
- Would like to see Shelter Cove included in trail system.
- Like linking trails and parks.
- Account for doop [?] so regular parks and pocket parks [illegible] impact.
- Consider needs of different users (e.g. dogs, kids, walkers, etc.).

COASTAL DEVELOPMENT

- Ensure safety of buildings (existing).

- Protect existing and discourage new development.
- Protect coastal access.

MAIN POINTS (PARKS AND COASTAL)

- Consider all users to ensure facilities are adequate.
- More parks, more dispersed (serve all neighbors).
- Pocket parks have problems.
- Link system.
- Coastal access should be ensuring (even on/through private prop [e.g. shelter cove]).
- Protect existing development, while discouraging new development [coastal flood/erosion areas].

Table 12

- Walkable library.
- Historic feel.
- Redevelop to more office: existing commercial.
- Need to make a decision on quarry no development.
- Promote trails parks to attract business.
- Overlap of development with flooding and coastal erosion.
- Different types of soil.
- Increase of erosion with increase development.

APPENDIX D – ADDITIONAL RESPONSES

See attached exhibits.

TABLE 3

COMMENT T MINORITY REPORT.

ALL PARCELS UNDER REVIEW
NEED A HIGHEST + BEST USE
ANALYSIS + THEN REVENUE NEEDS
TO BE DETERMINED

STAGE 2.

PROPOSED OR ADOPTED G/T ZONING
ON PARCELS HAS A REVENUE
ANALYSIS.

STAGE 3

NET REVENUE TO CITY OFF
ALL PARCELS NEEDS TO BE
EVALUATED VS STRUCTURAL CITY
DEFICIT.

IF THIS GP DOES NOT MEET
CITY BUDGET REVENUE SUSTAINABILITY
IN 10 YRS + REMOVE ALL
TAXES, THE GP UPDATE HAS
FAILED

MARK
STECABANA

UNSCIENTIFIC ← → BIASED!
① This is a fake survey!
They will get a community
"opinion"
and report out on
that — and act as
if the ~~majority of the~~ community
agrees — (5/7) ↗

② Why are humans looking
100 years out?
with Sea level rise —
Professionals look
100 years out

Retention of the Current Zoning for Fairway Park

1. Proposed change has negative impacts on Fairway Park

- Proposed change "Match Higher of General Plan or Zoning will greatly increase the population of Fairway Park
- Current Zoning allow only 1 home on 9 1/2 parcel
- General Plan permits up to 19 homes (1/2 acre lots) on 9 1/2 acre parcel
- 19 Homes will increase traffic congestion – there are only two access points in to Fairway Park and both are dangerous
- Traffic congestion is already very high during baseball season
- Proposed building parcel is currently undeveloped land with heavy vegetation and steep hills
- Heavy vegetation will create fire danger
- Proposed building parcel is in view of existing park / baseball facility which currently enjoys open space environment
- Proposed building parcel will require very steep grade access road extending from Ridgeway Drive
- Access road will have to be wide in order to accommodate emergency vehicles
- Proposed building parcel will require extensive installation of infrastructure including water, sewer and power

- Potential for geotechnical problems associated with storm water drainage, hillside erosion, earth slippage, etc.
2. Proposed change is inconsistent with General Plan Update.
- *“New Development Shall Be Compatible Existing Development and Shall Have Safe and Adequate Access”*
 - *“Encourage Development Plans Which Protect or Provide Open Space, Balance Open Space, Development, and Public Safety, particularly in the Hillside Areas”*
 - *“Prohibit Development in Hazardous Areas, Including Flood Zones, Unless Detailed Site Investigations Ensure That Risks Can Be Reduced To Acceptable Levels”*
 - *“Land Use and Development Shall Protect and Enhance The Individual Character of Each Neighborhood”*
 - *“Emphasize Fire Prevention Measures”*
3. The Fairway Park Land Use Proposal should be changed to “Match *Lower* of General Plan or Zoning”

Gen Plan Forum 1-29-2011

I did not submit maps with voting.
I need more time to think and I am distracted today
due to hospitalization of a relative.

Issues - where how do they fit

A Senior Housing

B. Housing for developmentally disabled and disabled

C - For both above - housing for all stages of aging
so they do not have to be shipped out due
to aging or illness issues

D. Highway #1 Capacity without widening
widening could adversely affect business
sustainability and the environmental character of
Pacifica. Also an economic issue

E. Pedestrian and wildlife overpass crossings
over highway one.
- maybe split shoulders or pedestrian overpass
for wild life

F. Transportation - shuttles - flexible for our
hills and large geographic areas
Convenience / safety.

G. signage - for clarity / vibrancy / proactiveness

Our table and I feel A B C - none were
our selected choices - we felt pieces for each
would be more realistic - so D or E and
maybe you will be able to create from
the days knowledge. Thanks.

From: claycombe@ci.pacifica.ca.us
To: peter@dyettandbhatia.com; leslie@dyettandbhatia.com
Subject: FW: General Plan update meeting
Date: Thursday, February 03, 2011 8:30:29 PM

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

From: Pete Shoemaker [<mailto:bentshoe@igc.org>]
Sent: Sunday, January 30, 2011 7:44 PM
To: Claycomb, Elizabeth
Cc: Rhodes, Stephen
Subject: General Plan update meeting

Elizabeth,

I appreciate your efforts in helping facilitate the meeting on Saturday. Overall I felt there was much good work done and ideas generated, but I feel strongly compelled to give feedback on a very important issue.

The Quarry is the most prominent land issue in Pacifica with a history of very expensive and divisive campaigns to develop it, all of which have failed. And these measure did not even begin to address the other hurdles such as coastal and habitat issues, and the myriad other powerful agencies, such as the Coastal Commission, that have influence there.

The possibility of large-scale development in the Quarry is virtually zero, yet one of the main options in the meeting on Saturday assumed that this was possible. This is a very serious oversight that calls into question the due diligence of the planning company and could likely skew the results of the surveys. The "Quarry will save us" mentality is a dangerous fantasy that has not only divided Pacificans but could be a major barrier to productive action. To revive it, as the meeting did, is not only foolish but potentially very harmful.

I'm not kidding when I say I had a "what are they smoking?" reaction when I saw the proposal on the printouts. I didn't want to raise the issue there because it would likely have revived old political battles, and that's the last thing we needed. But it's no joke, and needs to be addressed.

Sincerely,
Pete Shoemaker

From: [Ron](#)
To: peter@dyettandbhatia.com; leslie@dyettandbhatia.com
Cc: ["Jim Vreeland"](#); nihartm@ci.pacifica.ca.us; LenStonePacifica@gmail.com; digres@ci.pacifica.ca.us; claycombe@ci.pacifica.ca.us; white@ci.pacifica.ca.us; ["Lee Diaz"](#)
Subject: Pedro Point Cal Trans vacant lot
Date: Thursday, February 03, 2011 11:20:46 AM
Attachments: [Stinson Beach Park Design.pdf](#)
[Pedro Point aerial site.jpg](#)

Leslie Gould
Peter Winch
Dyett and Bhatia

With the General Plan alternative evaluation segment on going I thought it important to bring to the attention of all a concept idea conceived as I understand it by Jim Vreeland.

My understanding is that Councilman Jim Vreeland was interested in having a dialogue with Cal Trans over the vacant corner parcel located at the SE corner of the Pedro Point Shopping Center and its use as a park for the community. In my opinion this is an excellent idea. Fresh and Easy is due to open up March 9, 2011 and this would be a use that would blend with the opening and PPSC's make over and enhance the entrance to the community. The site can be seen on the attachment. The last I heard the site was to become "surplus property" after its use by Highway One tunnel contractors.

An attachment of a park plan I mentioned to Peter Winch in Stinson Beach, Ca., on a similar sized parcel on Highway One is included. The park was designed by the Stinson Beach citizen community; the land and park equipment were purchased and developed by the community. It is a really nice park that has a play equipment area for little kids, a picnic area with BBQ for a few families and a sport court for basketball and a few other games on a hard service along side of the grassy area and trees. It is off but next to beach and beach parking area on Highway One. It is located next to the Stinson Beach Grill and a search on google earth will show an aerial of it.

With the GP update, it seems timely that this concept be explored with Cal trans to see where it might lead.

Ron Calson
Pedro Point property owner

From: claycombe@ci.pacifica.ca.us
To: peter@dyettandbhatia.com; leslie@dyettandbhatia.com
Subject: FW: GPU meeting... feedback, suggestions
Date: Thursday, February 03, 2011 8:31:47 PM

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

From: Rhodes, Stephen
Sent: Tuesday, February 01, 2011 7:50 AM
To: White, George; Claycomb, Elizabeth
Cc: Mary Ann Nihart
Subject: FW: GPU meeting... feedback, suggestions

FYI. Please have someone from Planning respond.

Steve Rhodes
City Manager
City of Pacifica
650.738.7401

P Save A Tree - please don't print this unless you really need to.

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

From: leo-rollene@pacificanet.com [<mailto:leo-rollene@pacificanet.com>]
Sent: Monday, January 31, 2011 6:00 PM
To: Rhodes, Stephen
Subject: RE: GPU meeting... feedback, suggestions

Hello Steve,

I thought I would chime in on last Saturday's GPU meeting.

Based on input from our table, some of the process and the materials were flawed. For instance there was no option available for a "no upzone" or "no change" as an option to any of the given "circle area" zones.

I saw no standardized process for processing the input from the discussion recorded on flip chart record. There was no instruction in the way we were to develop, identify and prioritize our key points. It was all left in a too random way for each table to report their table summary in the best way they could.

I expected the actual flip chart sheets to receive a significant amount of attention. Aside from the inputs being recorded, the flip sheets should be gathered, transcribed and rolled up to help form a documented record and analysis of the output from all those assembled. Each groups flip chart should have had the most important elements circled or prioritized with those receiving the highest value indicated to eliminate the possibility of error, as to what actually happened at each table, during the dynamic recording of ideas. I heard no such instructions and saw no such practice. Therefore, I doubt that the input contained on the group flip charts will be as useful or fully understood without that level of attention having taken place.

The timeline for the meeting may have gone over the time allotted but the the quality of the effort should never be sacrificed by hurrying through a meeting. I felt we were being hurried at the end of the meeting.

I also felt the materials presented were not user friendly. The amount of time spent explaining the

materials to the attendees contributed to the lack of time at the end of the meeting.

Also absent was a formal debriefing and evaluation/feedback from the attendees as to what went well, what did not go well, what could we have done better. How can we do better? I am putting my comments here.

If we had had scheduled feedback regarding the meeting process and content, those comments could have been formally recorded on the flip charts. The size and detail available to evaluate the various options and locations made decisions more difficult than they should have been.

I suggest that we have a second session. Prior to that, we should ask for feedback and suggestions from the attendees who participated%

From: claycombe@ci.pacifica.ca.us
To: peter@dycettandbhatia.com
Subject: FW: General Plan Update
Date: Monday, February 14, 2011 12:40:37 PM

From: homepride85@aol.com [mailto:homepride85@aol.com]
Sent: Saturday, February 12, 2011 9:00 AM
To: Claycomb, Elizabeth
Subject: General Plan Update

Dear Elizabeth,

Thanks for your work on the General plan Update and for taking my comments. I submitted most of my comments on the worksheet provided at the meeting on January 29th. I would, however, like to comment in more detail concerning a property owned by my family.

The property is known as 1120 Sheila Lane (APN 023-640-020). It is a portion of the westernmost blue oval on inset #8 of the Existing & Future Residential Areas. It has a General Plan designation of Open Space Residential and Zoning of Low Density Residential. The suggestion has been put forward that the zoning should be changed to match the General Plan. In the case of this property I don't think it is so black and white.

I have a problem with the designation of "Open Space Residential". When a property has a designation with open space in its title then many people assume that nothing will be built there. To most, open space and residences are not compatible. Low density residential and very low density residential are more appropriately designated. If a property has been designated OSR based on slope then re-naming that designation as "Hillside Residential" may be more appropriate. I did have conversations about this with former Planning Director Crabtree and he thought this may be addressed in the update process. Please consider Hillside Residential as a more appropriate designation.

Our property is over 90% surrounded by houses and a public street. A narrow section of our property borders another property with characteristics similar to ours. In the General Plan, Open Space and Recreation Element, on page 121 paragraph 2, the definition for Open Space is given, "For Pacifica, open space is defined as any area which provides recreation, significant visual assets for the City, or is vital for the preservation of irreplaceable natural resources." This property does not provide any of the above to a significant degree. The property was *not* identified in the Open Space Task Force report as a "parcel deemed to have open space values worth preserving". This property would be more appropriately identified as vacant land.

It is shown in the current General Plan in the center of page 47a. It is surrounded by low density residential properties. Due to the slope of the land low density residential would not be an appropriate level of development. Very low density residential would

make more sense. If the General Plan designation and Zoning of the property were both Very Low Density Residential that would allow for the appropriate level of development based on the Municipal Code.

In Section 10 of the Municipal Code subdivisions are addressed. Sec.10-1.912. is titled Hillside and Large lot subdivisions. This section includes Table 4, which determines lot size based on slope. The greater the slope, the larger the lot size requirement. This method of determining what amount of development should be permissible makes the most sense.

Thank you for considering:

1) Changing the misnomer of OSR to Hillside Residential if the OSR designation is based on slope.

2) Changing the designation of our property for a merge of the General Plan and Zoning Code to Very Low Density Residential with Table 4 to determine lot size.

Thank you,

Rick Lee

Mailing address:

704 Corona Drive
Pacifica, Ca. 94044

Email: homepride85@aol.com

cell: 650-291-5486

PS. Elizabeth, the addresses and phone # are for you and the consultant, if needed. I prefer they not be part of the public comment. Thanks, Rick

From: claycombe@ci.pacifica.ca.us
To: peter@dyettandbhatia.com
Subject: FW: comment on General Plan
Date: Monday, February 14, 2011 12:37:58 PM

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

From: Carlos Davidson [<mailto:carlosd@sfsu.edu>]
Sent: Sunday, February 13, 2011 2:42 PM
To: lizzie claycomb
Subject: comment on General Plan

Lizzy

Hi. This is not our usual communications ... I would like to submit the following as a comment on the General Plan. Please let me know if sending it to you via email like this is acceptable or if there is some other way to submit an official comment.

Thank you
Carlos

I am the chair of the Pacifica Climate Action Plan Task Force. In that capacity, I am writing to comment on the most recent General Plan materials. It is my understanding that the Climate Action Plan is supposed to become part of the General Plan update. I am concerned that the General Plan update now may be moving forward too fast, such that important aspects of the general plan will be completed before the Climate Action Plan is ready. I am also concerned that aspects of the recent GP materials are not consistent with recommendations likely to come from the Climate Action Plan. For example, the recent General Plan materials includes maps of proposed changes to residential zoning. Our draft Climate Action Plan language currently recommends that Pacifica pursue a strategy of "Smart Growth" which encourages future residential development to be close to transit and close to existing commercial areas. It does not appear that the proposed zoning changes for residential development are consistent with a Smart Growth strategy.

I would suggest that the General Plan process be slowed down so there is sufficient time to consider recommendations from the Climate Action Plan. And second, there should be some formal mechanism setup to insure the Climate Action Plan informs the development of the General Plan.

Thank you

Carlos Davidson

From: claycombe@ci.pacifica.ca.us
To: peter@dnettandbhatia.com
Subject: FW: anonymous comment on GP
Date: Monday, February 14, 2011 1:02:19 PM

Subject: anonymous comment on GP

anonymous comment on the GP

The designation of the narrow strip of land just east of existing develop in Vallemar as low density residential is not appropriate. This parcel along Calera creek east of Berendos Avenue has no legal road access. The parcel is separated from any streets in Vallemar by Cattle Hill land to be transferred to the GGNRA or a large parcel currently zoned open space as a result of prior development on part of the parcel. Either way there is no road access to the parcel and it should be zoned as open space.

2/14/11

PARTIAL COMMENTS FROM DINAH VERBY RE:

GENERAL PLAN UPDATE (Residential)

General Comments:

(1) I wish to make a general objection to the process, especially Public Forum 3, on the ground that there was insufficient time allowed for the participants to digest the information presented and work on the assignments. At a minimum, there should have been a separate forum *just for the residential element*, and another separate forum for the commercial alternatives. In addition, the worksheets and instructions should have been posted before the workshop so that the public could prepare ahead of time.

While I appreciate being given extra time to submit comments, I still have not had sufficient time to thoroughly review and contemplate the various alternatives. Therefore, I am submitting "partial" comments with a request that additional time be given for the public to review and comment on the various alternatives. The General Plan Update is far too important to be hurried along. It requires a lot of thoughtful analysis, and a comprehensive review of all neighborhoods in the city. While I do not wish to insult the intelligence of any of the participants, I question how meaningful the input received during the 2-1/2-hour forum can be, given the generally confusing nature of the information, the large scope of the task, and the many diverse focus areas being considered.

(2) The Proposed Maps do not show HPD (Hillside Preservation District) overlay, which is a critical component that is necessary to understand before deciding on zoning changes. Furthermore, a public vote is required before property can be taken out of HPD. All General Plan designations and Zoning should be conformed to HPD, and the maps should be redone to reflect the HPD overlay.

(3) The proposed maps are confusing in that they use the same colors to mean different things on different maps.

(4) There are other critical documents (e.g. the Open Space Task Force Report, the GGNRA Boundary Study and the Pacifica Strategic Plan) which may affect zoning and GP designations. These documents need to be taken into consideration when evaluating the various alternatives.

Comments Re Existing & Future Residential Areas & Worksheet:

NOTE: The following comments are without benefit of an HPD overlay map. In the event of any conflict, HPD coverage restrictions must control.

Dinah Verby Comments (Cont'd)

1. **Bowl and Fish Sites:** Generally agree with lower of zoning or GP designation. However, there are erosion, flooding and wetlands issues which might indicate that this site should be Open Space Residential, although some permits have already been granted for this site.
2. **Northern Bluffs:** This area is very impractical to develop due to significant coastal erosion which is evident in many places. This area should be designated as Greenbelt or Park, if legally permitted. If not, then I would agree with Open Space Residential Designation.
3. **Upper Monterey:** I have no philosophical objection to an HDR designation at the Upper Monterey areas designated on the map. However, most of them are very steep (HPD?) and appear to be difficult to develop. There are also numerous slide areas. These factors should be considered.

South of Manor Drive: The area designated on the map has doubtful development potential . There is a very narrow strip of land along the S. of Manor Drive which descends into a steep canyon and looks directly across at Milagra Ridge. Development here would impact the views of the homes across the street . There are also potential drainage impacts to riparian habitat at the bottom. There is also no parking along that stretch of Manor Drive. HPD overlay should be considered. This area should therefore be Open Space Residential or Greenbelt or Park.
4. **East Sharp Park:** Agree with downzoning the flank of Gypsy Hill. It is unclear what is being proposed for the circled portion at Upper Talbot Drive, but that area is very steep and should be Very Low Density Residential or Open Space Residential. Agree with High Density Residential at circled portion at lower Talbot Drive.
5. **Fairway Park:** I don't understand what is being proposed at Bradford Way in West Sharp Park. The circled area is where the Moose Lodge is and should not be upzoned. Circled area in East Sharp Park should be Open Space Residential (and may be in HPD).
6. **Pedro Point Upper Slopes:** I believe a portion of this area is being considered for a trail leading up to Pedro Point Headlands and the new coastal trail when the Devils' Slide tunnel comes online. It should be Open Space Residential or Park.
7. **Linda Mar Boulevard:** Match General Plan to OSR zoning at circled area.
8. **Linda Mar & Park Pacifica Hillside:** Agree with recommendation to match General Plan OSR designation.

PARTIAL COMMENTS FROM DINAH VERBY RE:

GENERAL PLAN UPDATE – COMMERCIAL ALTERNATIVES

General Comments:

(1) I wish to make a general objection to the process, especially Public Forum 3, on the ground that there was insufficient time allowed for the participants to digest the information presented and work on the assignments. At a minimum, there should have been a separate forum *just for the residential element*, and another separate forum for the commercial alternatives. In addition, the worksheets and instructions should have been posted before the workshop so that the public could prepare ahead of time.

While I appreciate being given extra time to submit comments, I still have not had sufficient time to thoroughly review and contemplate the various alternatives. Therefore, I am submitting "partial" comments with a request that additional time be given for the public to review and comment on the various alternatives. The General Plan Update is far too important to be hurried along. It requires a lot of thoughtful analysis, and a comprehensive review of all neighborhoods in the city. While I do not wish to insult the intelligence of any of the participants, I question how meaningful the input received during the 2-1/2-hour forum can be, given the generally confusing nature of the information, the large scope of the task, and the many diverse focus areas being considered.

(2) The Proposed Maps do not show HPD (Hillside Preservation District) overlay, which is a critical component that is necessary to understand before deciding on zoning changes. Furthermore, a public vote is required before property can be taken out of HPD. All General Plan designations and Zoning should be conformed to HPD, and the maps should be redone to reflect the HPD overlay.

(3) The proposed maps are confusing in that they use the same colors to mean different things on different maps.

(4) There are other critical documents (e.g. the Open Space Task Force Report, the GGNRA Boundary Study and the Pacifica Strategic Plan) which may affect zoning and GP designations. These documents need to be taken into consideration when evaluating the various alternatives.

Alternative A Should be Eliminated From Consideration

Rockaway Quarry: This full buildout alternative is unrealistic and is not politically or legally feasible. For one thing, it relies on an exorbitant figure of 2.1 million square feet of development. That estimate was in the original Rockaway Quarry Specific Plan, which is outdated and has not been amended since the City acquired a portion of the Quarry for the wastewater treatment plant and developed the wetlands. The Specific Plan must also be updated prior to or concurrent with the General Plan.

Dinah Verby Comments (Cont'd)

The proposed level of development in the Quarry will never be permitted by the Coastal Commission, Department of Fish & Game and U.S. Fish & Wildlife Service, due to the many environmental and geophysical constraints that exist throughout the property. Consultants and planners should review and consider the following:

1. A May 12, 2006 letter from the California Coastal Commission staff (copy attached) which advises that a significant portion of the quarry site is ESHA (Endangered Species Habitat Area) and/or wetlands under the Coastal Act that may not be developed even where mitigation is provided. The letter states that 100-foot buffers are typically required between wetlands and developed areas. Furthermore, portions of the Quarry are located in a flood plain, and there are unstable slopes and sea cliffs.

2. The following excerpt is from the February 27, 2007 Swaim Biological Report of the Quarry which was commissioned by Don Peebles, the former Quarry owner:

4.0 CONCLUSIONS

At this time, a specific development is not proposed. However, based on distribution of suitable habitat conditions and distribution of the California red-legged frog on the project site, development of the property is expected to have significant and unavoidable impacts to the CRF and SFGS dispersal habitat. After analyzing the data on the distribution of special status species habitat, especially the current distribution of CRF, we are unable to determine a development footprint that would avoid significant impacts. In addition, we are unable to recommend mitigation for impacts because of the projects sites location in the Coastal Zone. In the course of conducting the regional analysis for the project it was found that the Coastal Commission requires completed avoidance of significant impacts and that mitigation is not an acceptable planning tool (California Coastal Commission 2002, 2006).

The presence of a breeding population of SFGS in the Calera Creek Corridor is crucial to the long term survival of the Mori Point SFGS population. A viable population at Calera Creek watershed will be needed if catastrophic events occur in the Mori Point –Sharp Park area. For example those that have happened in the past (i.e. breaching of the sea wall resulting in salt water intrusion), could occur and severely reduce or extirpate the Mori Point- Sharp Park Population.

Please note also that the entire Quarry is adjacent to national parkland (Mori Point) and is included in the GGNRA Boundary Study as an area for possible expansion of the National Park. For all the above reasons, it is a waste of time, money and energy to even propose Alternative A as a viable option. The only realistic possibility of development in the Quarry is in the area immediately north of the existing commercial development in West Rockaway Beach, which is more closely represented in Alternative C.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400



May 12, 2006

Daniel Grimm
The Peebles Corporation
550 Biltmore Way, Suite 970
Coral Gables, FL 33134

Andres Duany
Duany, Plater, Zyberk & Company
1023 SW 25th Avenue
Miami, FL 33135

SUBJECT: Pacifica Quarry Development

Dear Messrs. Grimm and Duany:

Thank you for the invitation to participate in the charrette scheduled for next week (May 15-May 21) concerning development of the Pacifica Quarry site. Based on the documents you have provided, we understand the purpose of next week's charrette to be to "give all of the participants enough information to make good decisions during the planning process." The staff of the Coastal Commission supports this goal and we are pleased that you have taken the initiative to seek input from the community and public agencies concerning your plans to develop the quarry site. Unfortunately, due to prior commitments, Commission staff will not be able to attend the charrette. We are available, though, to meet with you to discuss preliminary project concepts and the various coastal policies and resource issues that must be addressed by any development proposal at the Pacifica Quarry site. In the meantime, we would like to submit the following comments for your consideration, and request that you make these comments available to members of the public and other participants of the charrette so that they may better understand the required coastal development planning and permitting requirements.

As you know, the identification of significant site constraints that would limit the kinds, locations, density, and intensity of development on a project site is the first critical step for making good planning decisions for any development project. Such a "constraints analysis" should consider (1) physical constraints such as the size of the site, sensitive biological resources, aesthetic concerns, cultural resources, geological and other hazards, and the availability of necessary infrastructure, such as water, sewer, and transportation capacity; (2) legal constraints such as prior permit conditions, easements, deed restrictions, and adjudications; and (3) regulatory constraints such as local zoning and general plan designations and other land use regulations and state and federal environmental protection laws.

As summarized below and further detailed in the attached correspondence, significant regulatory constraints exist under the Coastal Act that severely limit the feasibility of any development of the quarry site. As such, we strongly recommend that you undertake a thorough constraints

analysis in coordination with all affected local, state, and federal agencies as an initial step in shaping your development plans. Such analysis will be required for any coastal development permit application for development of the quarry site.

Coastal Development Permit Requirements

In accordance with Section 30600 of the California Coastal Act, any development undertaken in the state's coastal zone requires a coastal development permit (CDP). The Pacifica Quarry site is located in the coastal zone in an area of deferred certification in the City of Pacifica's Local Coastal Program (LCP). As such, the Coastal Commission retains permit jurisdiction over the site and a CDP must be obtained from the Commission for any development. To grant a CDP for development of the site the Coastal Commission must determine that the proposed development is consistent with the public access and recreation and coastal resource protection policies contained in Chapter 3 of the California Coastal Act. The following summarizes some of the key issues affecting development of the quarry site under the Coastal Act. Please see the attached correspondence concerning the quarry site development proposed in 2002 by Trammel Crow and other related developments for a detailed discussion of these issues.

Environmentally Sensitive Habitat Areas

Section 30107.5 of the Coastal Act defines "environmentally sensitive area" as follows:

[A]ny area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30240 of the Coastal Act provides:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30240 of the Coastal Act requires that environmentally sensitive habitat areas (ESHAs) be protected from significant disruption of habitat values and allows only uses that are dependent on those resources within ESHAs. Section 30240 further requires that development located adjacent to ESHAs be compatible with and be sited and designed to prevent impacts that would significantly degrade those areas. To meet the requirements of Section 30240, the CDP application must: (1) define the geographical extent of all ESHAs on the site, (2) evaluate the biological functions and values of any ESHA, including ecological services and interrelationships to surrounding biological resources; (3) demonstrate that only uses dependent on the habitat would be located in these areas (e.g., habitat restoration), and (4) show how the proposed development would avoid significant disruption of all ESHAs.

Based on information in our files, it appears that a significant portion of the quarry site is ESHA supporting numerous sensitive species, including the California red-legged frog, San Francisco garter snake, Western pond turtle, Loggerhead shrike, Saltmarsh common yellowthroat, Harbor seal, and numerous special status plant species. Coastal Act Section 30240 prohibits any development that would significantly disrupt habitat supporting any of these sensitive species. The California red-legged frog, San Francisco garter snake, Western pond turtle, Loggerhead shrike, and Saltmarsh common yellowthroat are known to occur at the site. Any CDP application for development of the quarry site must identify all ESHAs on and adjacent to the site and evaluate the potential impacts of the proposed development to such areas. Again, section 30240 prohibits non-resource dependent development, such as residential or commercial buildings, in an ESHA. Offsite mitigation, such as habitat restoration, may not be used to allow development in an area that is identified as ESHA.

Wetlands

“Wetland” is defined in Section 30121 of the Coastal Act as “land which may be covered periodically or permanently with shallow water, including saltwater marshes, freshwater marshes, streams, creeks, open or closed brackish water marshes, swamps, mudflats or fens.” Section 13577(a)(1) of the Commission regulations further defines “wetland” as follows:

Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. For purposes of this section, the upland limit of a wetland shall be defined as:

- (A) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;
- (B) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or
- (C) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

Coastal Act Section 30233 prohibits development in wetlands except for the following eight specifically enumerated uses:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities.

Similar to the ESHA requirements, all other development is prohibited in wetlands and may not be permitted even where mitigation is provided. In addition, the Coastal Commission typically requires a minimum buffer of 100 feet between wetlands and developed areas to prevent adverse impacts to wetland habitat. Greater buffers are often required for wetlands that provide habitat for sensitive species such as the California red-legged frog.

Based on information in our files, it appears that the quarry site contains significant wetland habitat. Any CDP application for development of the quarry site must contain a delineation of all wetlands on the site employing the Coastal Act definition. The proper wetland definition for Coastal Act purposes is not the definition used by the Army Corps of Engineers under the Clean Water Act, but that contained in the Coastal Act and 14 CCR Section 13577. The wetland definition contained in 14 CCR Section 13577 is more inclusive than the wetland definition applicable to determining the presence of Corps jurisdictional wetlands. Under the Section 13577 wetland definition, the observation of any one of three wetland parameters – (1) wetland hydrology, (2) hydric soils, or (3) hydrophytic vegetation – is presumed to qualify an area as wetlands. In contrast, the federal definition of “waters of the United States,” including “wetlands,” contained in 33 CFR 328.3(a)(1-8) and 33 CFR 328.3(b-c), requires that all three parameters simultaneously be present for an area to qualify as wetlands.

Public Access

Section 30211 of the Coastal Act provides:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30221 of the Coastal Act provides:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

The quarry site is located between the first public road (Highway 1) and the sea and is adjacent to lands of the Golden Gate National Recreation Area. It appears that the site presently supports significant coastal access and public recreational uses. As such, the public may have acquired the right to access the shoreline through the site through implied dedication (use). Any CDP application for development of the quarry site must evaluate both historical access on the site and impacts to public access and recreation from the proposed development. Any development of the site should not interfere with any public access rights that exist and should provide for continued public recreational use of the site. Impacts to existing public access should be fully mitigated.

Archaeological Resources

Section 30244 of the Coastal Act provides:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Two, documented, prehistoric archaeological sites exist on the project property. In addition, unknown prehistoric, cultural deposits may be reasonably expected to occur elsewhere on the project site. Any CDP application for development of the quarry site must include a comprehensive evaluation of archaeological resources performed in consultation with the State Office of Historic Preservation, Native American Heritage Commission, San Mateo County Historical Association, and Pacifica Historical Society. To the extent that the proposed development would affect archaeological resources on the site, the CDP application should identify specific measures for the excavation or appropriate in situ treatment of these resources.

Geologic and Flood Hazards

Section 30253 of the Coastal Act provides, in relevant part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Portions of the quarry site are located within the Federal Emergency Management Agency (FEMA) 100-year flood plain. Any CDP application for development of the site must show that

all proposed development minimizes risks to life and property in areas of flood hazard. The proposed development must accordingly avoid the 100-year flood plain.

The quarry site contains potentially unstable slopes and sea cliffs. Any CDP application for development of the site must include an assessment of slope and sea cliff stability, including analysis of factors of safety where relevant. Any development proposed for the site must conform to Section 30253(1) and minimize risks to life and property in areas of high geologic hazard. At the same time, any proposed development must comply with Section 30253(2) and is prohibited from "in any way requir[ing] the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs." The CDP application must thoroughly evaluate any potential impacts due to geologic instability and should avoid mitigation measures that involve significant landform alterations.

Traffic

Coastal Act Section 30252 provides:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Any CDP application for development of the quarry site must evaluate the individual and cumulative impacts to public access related to traffic and circulation on Highway 1. Based on information in our files, it appears that development of the quarry site would likely result in significant adverse impacts to traffic and circulation on Highway 1 that could only be mitigated by adding lanes to the highway to increase roadway capacity. It also appears that widening Highway 1 to add lanes in this area cannot be accomplished without filling wetlands and damaging ESHA. However, Coastal Act Sections 30233 and 30240 prohibit roadway capacity expansion projects that would fill wetlands or significantly disrupt ESHAs.¹

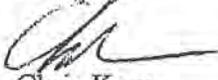
Conclusion

As summarized above, development of the Pacifica Quarry site presents a number of significant challenges under the Coastal Act. As such, we appreciate this opportunity to provide guidance early in your planning process and we hope that you will consider the information that we have provided carefully as you develop your plans for the site. We regret that we are unable to participate in your charrette next week, but we would be happy to meet with you in the future to provide further assistance with the coastal development permitting process. Please contact me at (415) 904-5260 if you have any questions concerning the foregoing or to schedule a meeting with Commission staff.

¹See also *Bolsa Chica Land Trust v. Superior Court* (1999) 83 Cal.Rptr. 850.

Letter to Daniel Grimm and Andres Duany
May 12, 2006
Page 7 of 7

Sincerely,



Chris Kern
Coastal Program Manager
North Central Coast District

cc: Donahue Peebles, The Peebles Corporation
Pacifica City Council
Michael Crabtree, City of Pacifica Planning Department
U.S. Fish and Wildlife Service
California Department of Fish and Game

enclosures

February 15, 2011

Elizabeth Claycomb
Planning Department
City of Pacifica

Dear Ms. Claycomb,

Thank you very much for helping me understand the General Plan Update process. I am writing this narrative to accompany the Land Use Alternatives Worksheet. Please see that it remains attached to my worksheet.

The particular area I am most concerned about is my neighborhood, East Fairway Park. I hope to explain my disagreement with the worksheet's suggestion that the current zoning be replaced with a higher density zoning. I will touch on issues such as Character of neighborhood, safe and adequate access, protection of open space on a hillside and the hazards that would be created by developing that hillside.

First, East Fairway Park is a small (about 80 homes) single-family home neighborhood with a three diamond little league baseball park in it. Most, if not all but one, of the houses are about 1100 to 1700 square feet in size. There are two ways in and out of East Fairway Park. Neither are routes to other areas (you don't drive through to get somewhere else) and both are somewhat difficult and dangerous - more on that later. Up-zoning the hillside to allow one house per ½ acre would potentially increase the number of houses in the neighborhood by almost 25%. It could triple the number of houses served by a cul-de-sac – Ridgeway Drive. And I don't believe new houses built after the expense of cutting into the hillside would be in character with the existing homes.

I mentioned Ridgeway Drive as the only road that would serve the hillside development. It also has an access easement to the park. This encourages baseball families to park on Ridgeway and cross the street to the path to the park. Tripling the traffic on this street would be an unsafe plan. Also, adding more traffic to the two ways in and out of this neighborhood would further increase the danger to residents and visitors alike. You should know that there was a suggestion not too long ago to close Westport (one of the two ways in and out). What would that do to emergency response?

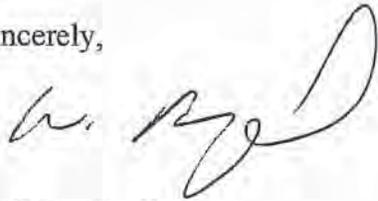
If you have taken a look at the hillside above East Fairway Park you may have noticed a steep wooded slope. It is full of wildlife. I have personally seen deer, fox, bobcat, raccoon, possum, coyote and often view several kinds of hawks hunting on the slope. It is a vibrant healthy ecosystem supporting a full range of local wildlife. Destroying that would be a shame.

This space is currently zoned Agricultural with a B5 and Hillside Preservation overlay. As I understand it the B5 would only come into play if the property were subdivided. The

Agricultural zoning and Hillside Preservation are the restricting aspects of the current zoning and there is a reason they are there. This hillside is steep and the sub-soil is clay – slippery clay. I know because that is what I find when I dig a couple of feet into my yard. Developing that slope will create a nice slide area if nice is the right word. Was it in the '80s when houses started sliding down the slopes in Pacifica and some people died? I have also heard a story of the water department trying to run a line across this slope and had to abandon the project due to the unstable soil. Do we, as a city, want to risk encouraging development on this slippery slope?

In conclusion, I would like to say that the current zoning is possibly appropriate. The agricultural zoning allows one house to be built. The hillside preservation provides a formula that determines how much of the slope can be disturbed thereby hopefully limiting the destabilization of it. I would look forward to working with an owner of that property that would accept the current development restrictions and not try to make it something it is not.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Bradford". The signature is fluid and cursive, with a large loop at the end.

William Bradford
580 Ridgeway Drive
Pacifica, CA 94044

February 11, 2011

ELIZABETH CLAYCOMB
PLANNING & ECONOMIC DEVELOPMENT DEPT.
CITY OF PACIFICA, CA
1800 FRANCISCO BLDG
PACIFICA, CA 94044

JOHN CURTIS
2000 COST ST HWY-1
PACIFICA, CA 94044
(650) 355-0404
(650) 355-4245 (MESSAGE)
AT STANFORD NURSERY

FEB 17 2011

RECEIVED

RE: GENERAL PLAN: COMMUNITY FORUM 3 RESPONSES

FEB 17 2011

Dear Elizabeth,

Thank you for this opportunity to address the maps, materials and presentation for the recent general plan Community Forum 3. Thank you, Elizabeth, for getting the materials for the meeting to me at the hospital. I'm still there. Also, please excuse the printed-by-hand comments. I have no typewriter here.

First, some general comments:

1) The Alternatives Evaluation and the "choices" given the public are short-sighted, arbitrary and an affront to the public. The fine work in Community Forums 1 and 2 was largely ignored and substituted by the consultant's arbitrary and narrow choices. For instance, the "Commercial" focus offers the public a choice between improving Palmetto Ave. in Sharp Park or developing the Quarry. Why not both? We need to consider all reasonable commercial opportunities in the community. The Pacific Manor area is critical, since it's the first vista (besides hillsides covered with houses and ^{the} ocean view) when visitors crest the Edgemont grade, and, frankly, that first view of Pacific Manor is crappy and does not entice visitors to slow down, get off the freeway and see what's available. Instead, they head on to Half Moon Bay, which is a welcoming place to visit and spend money - money that we need here. Half Moon Bay is quaint; Pacific Manor is not. ~~Similarity~~

Similarly
 2.) The Pedro Pt. and Linda Mar shopping centers are the first things people see when driving north bound into Pacifica. They both need substantial improvement. When the tunnels and High bridges open, the view and impression of those commercial centers will be even more pronounced. If that "first impression" is tacky, tourists won't stop and shop.

3.) The General Plan designations are not the whole story. We should be discussing the all-important language that defines the designation for parcels and the permitted and conditional uses - alternatives that can be approved for each parcel. You are rushing the public into land use designation decisions without the accompanying language for the parcels. These narratives are critical to land use decisions.

A.) Baseline information is critical and was not presented. Specifically, the rush hour capacity of Highway 1, even with, God forbid, construction of the Coastal Parkway scheme, should be understood and employed in land use decisions, particularly housing proposals and designations. Northbound traffic, south of Reina del Mar, is already dangerously congested in rush hours. We don't need to be slapping more residential in great numbers to add to the problem, which will automatically worsen when the Devil's Slide tunnels open and growth happens on the mid-coast. To date, the city and developers' position is that since service levels are "F" at the intersection, what's a small percentage of existing traffic more added to the situation. Level "F" has no limits. There is no Level "G" or "H" and so on. This approach is irresponsible. I haven't seen yard traffic analysis and projections. I don't know how real they are. We need to fully understand and consider jurisdictional agency - The Coastal Commission, California Fish and Game, U.S. Fish and Wildlife - requirements and limitations on development before land use decisions and designations are adopted. Three proposals for the Quarry have been defeated by the voters because the projects were ill-defined, contained far too much residential, didn't incorporate habitat set backs acceptable to the agencies and arrogantly blew off and

ignored the agencies. Indeed, they tried to get voter approval and then hoped to shove their projects down the agencies' throats. The last developer came closest to voter approval, but he spent, as reported, \$1.7 million to \$2 million on their campaign, versus about \$11,000 by project opponents. How many more developers have bludgeoned the dust before they get real about habitat protection, traffic and significant commercial development? Even if the last development proposal had been approved by the voters, it's likely that the proposal would be stalled, if not stopped, by the agencies or by lawsuits. It should be noted that when the facts are known, a Development Plan can be taken to a public referendum.

The Quarry Specific Plan is an outrageous fantasy and must be revised with realistic development square footage before land use designations are decided and adopted by the Planning Commission and City Council. We should remember that the Quarry is an area of deferred certification by the Coastal Commission, and the coastal land use plan for the Quarry must be approved by the Coastal Commission. That's a considerable obstacle if the ~~plan~~ proposal is inconsistent with the Coastal Act and does not adequately protect habitat, endangered and threatened species.

5) I was shocked by a small notation in the Forum 3 discussion and power point presentation about and entitled "Residential Areas and Future Residential Areas." The language is "Establish Appropriate Land Use Controls in Hillside Areas." That sounds like the consultants intend to change and weaken our adopted "Hillside Preservation District" designations, standards, and goals. The HPD is a model ordinance that has worked well for almost thirty years. Don't screw with it. It was adopted by voters as part of their approval of the Growth Control Ordinance. Nothing you could do would start a war and sink your planning more decisively than

tampering with the HPD Ordinance, and if you think to do so, then please be honest now, admit it and get ready for the extreme backlash. Mr. Tompkins tried his failed general plan program to weaken the standards and remove the HPD designations from all but a few insignificant parcels that were went down when the voters rejected the zoning ordinance. In short, forget about changing the ~~HPD~~ HPD Ordinance. That isn't just me saying that. The HPD ordinance has worked well to protect our hillsides and guide development, and I see no need to change it.

(e) certain elective elements to the last general plan, including the historic element, should remain. The Seismic Safety and ~~Seismic~~ Safety element should be broadened to include sea level and flooding projections and should be carefully considered in all planning decisions in the designated affected areas.

F.) Low "Residential" goals are unrealistic and so-called requirements of A.B.A.C. must be ~~not~~ used to justify overdevelopment and more problems on Highway 1. What low-income requirement has been placed on Hillsboro or Atherton? Low income housing should be required as part of approvals under our Inclusionary Ordinance, in order to avoid segregated housing developments and potential ghettos. Pacific voters disapproved a San Mateo County sponsored housing project (all low income) on Crisp Drive by an overwhelming vote in the 1980's. What Pacific needs most is more senior housing, particularly as the Boomer generation reaches 65.

like me, for instance. Senior housing, whether market rate or not, low-income or not, subsidized or not, produces little commute hour traffic, because the people are retired, and these units require fewer on-site parking spots. These ideas often take ~~the~~ public transportation, including Red-Whorls. I believe that the public would support a senior project on the Quarry with very limited (about 2 dozen, units) apartments over commercial. Every senior project that's gone to the ballot, passed overwhelmingly.

— THE CHOICES THAT YOU GAVE THE PUBLIC —

I. Residential & Future Residential Areas

1. "Fish" and "Bowl" should be Open Space Residential with consistent zoning. The Fish is multiple parcels. The city has approved a 40-plus unit project on the "Fish" and "Bowl". The developer had many suits against the city. He lost them all. He sued the Coastal Commission. I was named as a party of interest along with the city. I appealed the City Council decision to the Coastal Commission. It took about 3 1/2 years from my appeal to be heard. The project would have to be redesigned to avoid the project road coming within close proximity to Coastal Commission recognized wetlands on the "Bowl". The site is subject to erosion from cliff retreat on the other side of Palmetto. In light of the sea level rise map, density should be lowered and held away from the western edge.

2. "NORTHERN BLUFFS" should be "open space Residential," but only TDR allowed — no building on the bluffs, which are eroded by

ending. The Coastal Commission is unlikely to allow any shoreline armament, nor should they. In the future, it may be necessary to relocate Palmetto Ave across the Bolo, in order not to isolate those streets that are only connected to Pacific ~~to~~ through Palmetto Ave.

3) UPPER MONTEREY & MARBE should be "OPEN SPACE RESIDENTIAL" only. These lands are very steep, particularly that slope as you pass on the left driving east, ~~from~~ from Monterey onto Hickey.

4. EAST SHARP PARK should be "OPEN SPACE RESIDENTIAL". It seems very unlikely that the Heather Farm on the south side of Sharp Park Road can be safely accessed by traffic from Sharp Park Road. The farm is presently served by a very steep road. There may be habitat for the Mission Blue and Elf in Butter flies. The Elf in was recently rediscovered on nearby Milroya Ridge. Due to potential sea level flooding of Coast Highway through Sharp Park at below sea level, it may be necessary in the future to connect Sharp Park Road to Talbot or some other street to access East Sharp Park. At the base of Sharp Park Road, east of Coast Highway, it may be possible to extend Eastlake Avenue to Sharp Park Road. The bill has already been drafted to allow the extension of Eastlake. That extension, connecting to Oceana, would allow a continuous frontage road from the northern city limits, south through East Fairway Park on existing streets. The only missing link is Eastlake Avenue.

5. FAIRWAY PARK. Leave LDR on Bradford. VLDR is okay for area above Fairway Park, depending on amount of cut and fill and road alignment.

6. REDDO POINT UPPER SLOPES change General Plan and zoning to Open Space Residential to feather out density as it moves up the hill toward the city limits. Even if the parcels are Open Space Residential, they are allowed a single unit. There are already drainage problems on the hill, and one-lane roads, like Belfast Ave., because the land is too steep for a wider road. Parking on those side streets is already a problem.

7. LINDA MAE BLVD. Forget up zoning. It all should be "Open Space Residential" - General Plan and Zoning.

8. LINDA MAE and PABC PRACTICAL STABLES. All "Open Space Residential" - General Plan and Zoning designations.

In text, no building on ridge lines and "greenspace" is fine. I agree with "Commercial Recreation for Stables and open space preservation of adjacent hillside parcels. General Plan text should define what kind of "Commercial Recreation" to encourage low-impact uses (like the present stable, small restaurant and tack shop) and disallow more intense commercial uses. This is not an area for a shopping center.

There are additional areas shown on the "Residential Areas" map that were not in your list

A) FASSLER KOENIGS

There should be "Open Space Residential" designation for all remaining undeveloped parcels along Fessler Ave., above Roberts Road. Text should keep development off prominent ridge lines, even the ones you don't show on your map.

B) WESTERN END OF CATTIE HILL.

No development on ridges. "Open Space Residential" in the sloping valley between ridges and "open space" for the ridges and slopes outside the watershed formed by the ridges. All open space land should be transferred to the Golden Gate National Recreation Area. No "Low Density" which you show at the bottom of the sloping valley. Text and development should be limited to style of houses only in and out of site.

C) PARCELS AT SOUTH CITY LIMITS - LINDA KARE

These should be "open space Residential" general plan and zoning designations to feather out developments as it moves toward the city limits. Those undeveloped paper streets in the sphere of influence should be "open space" or very large lot "open space Residential".

II COMMERCIAL AREAS and ECONOMIC DEVELOPMENT = FOCUS AREAS.

NOTE: you have left off "Low" and "Very Low Density" designations. Please put them in. The following are discussed by your "Community Forum 3: Land Use Alternatives Worksheet" per Focus Area.

1. ROCKAWAY BOULEVARD/QUARRY

I agree with hotel/visitor uses at Sea Bowl site, with Commercial and Mixed Use on adjacent Fessler site on the north side of Fessler Ave. South side of Fessler should be included in Open Space Residential development along south side of Fessler Ave. The "Edge" should be a hotel. Access and parking

are too difficult for the Rock. A view restaurant along with the Hotel on the Rock would be great. Historically, the "Rock" was the site of a pavilion, probably for dining and dancing, that was built and burned down in 1915, and then reconstructed and developed after 1915. Existing commercial designation should remain on east side of Coast Highway (Area "C"). I agree with the Park designation on Rockaway Point with "Commercial Recreation" if access can be handled safely. Otherwise Rockaway Point should all be "Park." I disagree with "Office" development on the Quarry. Offices produce no sales tax revenues and contribute to rush hour traffic. West Rockaway Beach "Area A" needs little revitalization. Do not drive the few remaining residences out.

About the Quarry property:

- No building on slopes of Mori Point - proximity of habitat.
- No development north of the present Quarry access road. All this land should be habitat and taken over by an agency like G.G.N.R.A.
- The quarried pad could be the site of a fine hotel and restaurants.
- The remaining "flats" of the Quarry should contain a town square and main street and commercial uses to attract tourists. These uses should not be just locations where existing businesses move into from other commercial areas in Pacific, leaving empty stores. Big box outlets should be avoided unless it's well designed to not look like a plain big box and be recreation oriented, like a regional Bass Pro Shop.

which sells big ticket (sales tax) items like boats, motors. There should be a mix of specialty stores that would attract tourists and maybe a small Bed & Breakfast. City Hall should remain in Sharp Park. There is no money to build a new library, particularly as proposed - about 40000 square feet plus. There is just consensus from the public to close the existing libraries, either from Sharp Park or those who use the Sanchen Branch. It should be noted that when the County shut down the Sanchen Branch library in Linda May Shopping Center, there was an uproar, ~~a group~~ in the 1970s, a group formed to fight for a new Sanchen Branch which was ultimately built on Terra Nova Blvd. Don't think for a moment that the people who use Sanchen are going to give it up without a fight.

My basic position is simple. Retail sales on the other side of the hill in the Serramonte area is the second largest retail volume in the Bay Area, next to downtown San Francisco, as I understand. Simply, we cannot beat them at their own game, but they can't be what we are - a relaxing ocean location surrounded by open space. Therefore, the last thing we need to do isape those shopping centers over the hill. That means no Targets or overexposed chain stores. Half Moon Bay Main Street is doing fine without a Target.

on the Quarry it will be difficult to have something that's not buildings with numbing sameness. like

CURTIS-11

a discount mall. Successful downtowns, like Snowa or Santa Cruz or Capitola or even Half Moon Bay, have a core of vintage buildings, which are added attractive lamp posts, street furniture, signage, etc. So it will be difficult to "manufacture" that ambience and charm from scratch. We need particularly talented developers, architects and design criteria and an existing city Council that will settle for nothing but the best. Those types of developers, architects and council members have been in short supply in Pacifica. The proof of that statement is all around us in schlock and mediocrity. Development on the Quarry must have connectivity to existing development in West Rockaway Beach, continuity for pedestrian, bike and vehicular traffic.

I should note that even though I believe some development could occur on the Quarry, every time I have had informal discussions with Coastal Commission staff or U.S. Fish & Game staff, I was told emphatically, "No, John, the entire site is habitat!" It will not be easy to design a project that won't get stalled or defeated by the jurisdictional agencies. They take the Habitat of these endangered species very seriously. And remember the Quarry is an area of "deferred certification" for the L.C.U.P. Any development will face formidable obstacles and potential lawsuits. It may never happen, but I know that if developers get greedy, they "ll get nothing, and a big, free-standing housing element is out.

2. WEST/EAST SHARP PARK

I lived in West Sharp Park from 1971 to 1996. I have lived through the "Amused Carrot Era" (our coop food store), when it was the anchor of Palmetto Ave, and the "Windmill Antique Era" when the Carrot closed and the antique store was the anchor on Palmetto. John Lucia served on the Planning ~~and the~~ Commission with me in the 1980's. He and his wife Angela remodelled two ~~flat~~ little stucco storefronts across the street into an excellent restaurant - Balis Theris. The restaurant didn't have to advertise. It was full all of the time with people from all over Paipia and outsiders. It proved that Palmetto Ave. can work as a charming, visitor ~~serving~~ serving destination. Next to Balis Theris John built that little commercial building as an ice cream store for his teenage son's fun. Now Balis Theris is the dance studio, and the ice cream store is a nail salon. John and Angela got disgusted with the jealous neighboring shop owners, who fought them every step of the way, and took their talents to Hawaii! The point is that with the right planning and city support for the neighborhood, the businesses, lighting, street scaping, signage and design review standards, Sharp Park and Palmetto can succeed, at last, as a quaint, welcoming place for visitors (and their money).

So, I support the "mixed use" designation on Palmetto Ave and the "commercial" along Traveses, with a new City Hall on the present site. Small houses should remain or be converted into shops. I favor "Commercial" along ~~Traveses~~ Traveses Blvd. The present library site on Hilton should be "Commercial" - maybe a restaurant - if the library moves. The Waterfront treatment plant should be developed as mixed use, with storefronts along Palmetto Ave, some residential above and hopefully, a hotel, motel or B&B on the west side. There should be an access

path to the beach ^{across the property} ~~is~~ open to the public. Residents should not be driven out by commercial pressure. No retail salons, realtors and other services commercial on ground level stores

Please remember, this is a neighborhood, not just real estate!

The Coastal Commission named West Shrap Park as a "Special Coastal Neighborhood" in the 1970's with housing opportunities for low income and seniors. Let's keep it that way.

For ten and a half years, I rented a small house on the west side of Beach Blvd. - 15 Borden Lane. The land was much higher than the street and my toilet was just about where the flag pole is now. The house looked very modern although the core of the house was dragged onto the site ^{with} ~~in~~ the 1970's, I was told. In the El Niño winter of 1982-1983, the house as well as the one next door and the trip level at Beach Blvd. & Clarendon, was destroyed. I have seen the golf course flood during rains over the years, but the damage to the neighborhood came largely from waves come twice the height of the Ben Concession Stand, breaking on the neighborhood. The golf course perhaps didn't do the job. In that winter the berm to the west of the golf course was breached, greens were destroyed, the food to Shelter Coles was washed out and a big section of the mobile home park went into the ocean, and the two-story Masonic Hall had to be moved away from the ~~the~~ cliff in north Shrap Park. It ~~was~~ was ultimately ~~to~~ down.

What's needed to protect the neighborhood is a low berm running along Clarendon, Lakeside and part of Francisco to contain ocean water to the golf course. But ultimately releases along Beach Blvd. and beyond will be claimed!

by the sea. The erosion rate from the northern city limits to More Point is about 2 1/4 feet per annum, but it's episodic, as we have seen along Esplanade and elsewhere. The sea walls won't hold and bow beaches will eventually disappear. Therefore what ever is built on the treatment plant site should be kept well back from the western edge of the property.

3. NORTHERN PALMETTO / EAST OF MILAGRA RIDGE

The northern Palmetto strip should be developed with visitor serving uses and, ultimately, the service commercial phase out. I would be nice to have artists' studios and/or antique shops here. Keep all development back from the cliff edge and maximize residential use, so that lives are not lost with catastrophic cliff face failure, and forget about a seawall, or rip rap or granite.

The site to the south, along Ocean of Milagra Ridge should be "commercial" or maybe "Hotel/Visitor Commercial." A hotel was approved for this land but financing was not in order. I spoke in favor of the hotel at the Planning Commission meeting. (By the way, no one else spoke from the public or the Chamber of Commerce). Don't lose another potential commercial

4. PACIFIC MARINE: The sites should be "commercial," not "residential."

5. PEARL PT. / LINDA MAR: "commercial" only on Crespi Drive. Ideally, I would like the whole Pearl Pt. Shopping Center redone. However, I like a "Hotel/B&B" on ocean. Archdiocese property - one story residential over commercial with a park that the neighborhood has been promised.

6. PARK MAR: "Commercial" in Park Mall - no "residential." Senior housing (which we need and don't produce rush hour traffic) on vacant library site. Does someone want to rededicate the shopping center? It was a good location, but at one time, would have served a much larger residential area. It's ideal for senior computers.

7. PACE PACIFICA STABLES. I agree with the designations.

8. GYPSY HILL/HEATHER FARM (SOUTH SIDE OF SHARP PARK RD)

Absolutely, no high or medium or low density or gypsy Hill. I agree with Alternative 1.
 No development - Ag (and maybe a farmhouse, barn) on Heather Farm. Are you crazy? Do you know how steep that cow path is from Sharp Park Rd? They would have to grade and bench the hell out of that steep hillside. That land may be critical migratory or breeding land for butterflies, the S.F.G.S. and certainly the Red-legged Frog. Access would create a hazardous traffic situation, not to mention a stop light, which commuters would hate and then hate the people who make it happen. We're taking career-ending mistakes.

III COASTAL DEVELOPMENT POLICIES

I agree with the statements. Intensity of development must have minimal impact on Highway 1 commute traffic.

Let's discuss Highway 1 traffic. We need to start planning for relocation of major roads and connector streets. Your "FLOODING AND EROSION HAZARDS" map shows upper Palmetto Ave, Highway 1 in West Sharp Park and a near cut off, and possibly impacting more of East Sharp Park, Wall Blvd and Red Point. We may need to be planning for Roberts Road as a Highway 1 substitute and to connect north and south. In order to connect East and West Sharp Park and to finish a continuous frontage road on the east side of Highway 1 from the northern city limits to East Fairway Park, we should build a connector across the benched land (or public park) from Lower Sharp Park Road to Francis or East like in East Sharp Park. As I stated the road site is already benched, so let's

Mr. Peoples Traffic consultant also said it will not work, and I agree with him. I have another road design proposal that would eliminate the Vallenar light in the morning and solve some other long standing traffic problems, within the Calera Parkway project limits. We don't need six lanes, which will hurt Rockaway Beach businesses, because it will be ~~harder~~ to funnel onto Rockaway Beach Blvd. The San Mateo Transit District is failing our community by arrogantly pushing the Parkway with their accomplice the God + Almighty Caltrans, District 4. The Parkway will destroy Coastal Commission recognized wetlands and require a very tall retaining wall on the west side of Highway. Then, the "planners" (I use that word loosely) say that we will have a southbound turnout into the Quarry through a 15'-high wall. It doesn't exactly sound like the kind of place visitors will stop at.

The overcrossing at Mor Point should be for foot and bike use — not vehicular. The overcrossing should be included NOW in the Calera Parkway plan and discussed on the Parkway E.I.P.

We need parks and recreational land in all neighborhoods. There should be something for each age group and interests. Beaches and regional recreation areas (like G.E.N.R.A.) must not be used as a substitute for required park/common open space land as required by standards for new development. The city should require an on-site lot, fully fenced and furnished with play equipment, benches, etc. as part of project approval in neighborhoods where there is not nearby lot. When I was on the Planning Commission in the 1980's, we did this with a new housing development on Costa Road and it has been very successful and didn't cost the city anything.

The impacts of sea level rise and global cooling are going to be more far-reaching than you seem to include in your General Plan work, and those impacts should be part of planning and land use designations and decisions. We cannot continue to blindly, and for the sake of making developers' profits, ignore or kiss off the problems.

Our situation may well be similar to destruction described by Tom Christopher in an article entitled "The Post of the Matter." Mr. Christopher writes,

"Our changing climate presents problems as well. The mountain pine beetle, endemic to mountainous regions from Mexico to British Columbia, had a population that was historically kept in check by cold spells. With increasingly warm winters, the beetle's numbers have exploded, turning it into a pest responsible for the destruction of 70,000 square miles of lodgepole pine forest. Compounding the problem is summer drought. The lack of water stresses the trees, making them more susceptible to invasion."

Obviously, a similar situation in Pacifica could devastate native endangered species, not to mention probably reducing property values as the hills are denuded.

Global warming is a fact regardless of what George W. Bush and his buddies don't think so. We have seen record hot summers and devastatingly cold winters in portions of the United States. In Pacifica, global warming could mean more flooding and erosion in coastal areas with El Niños, high waves and colder, wetter winters. We cannot, for the sake of development, impinge on critical habitat areas and migratory corridors.

The Future of the Golf Course: The "Flooding and Erosion

Asgard's map makes it clear that the Golf Course plus a portion of West Fairway park, the southern blocks of West Sharp Park, about half of all blocks in West Sharp Park, on the west side of Palmetto Avenue and even the depressed section of Highway 7 through Sharp Park and a portion of eastern East Sharp Park, are in severe danger. It's folly to spend public funds on a seawall on the western side of ~~the~~ the Golf Course. Again, what's needed is a low, protective berm, maybe with a pedestrian/bike path on top, to contain flooding on the Golf Course, along Clarendon Rd., Lakeside and a portion of Francisco next to the Course. The berm would also protect Highway 7 from some waters.

The existing seawall along Beach Blvd. is clearly not going to last. New development or reuse of lands on the western side of West Sharp Park should be of the lowest density to minimize loss of life and property. The front setback under San Mateo County's planning (pre-incorporation) was twenty-five feet. The maps, which I saw, were lost from Planning Dept. files in the 1980's and the setback reduced to twenty feet.

I grew up in St. Louis, surrounded by rivers that flooded. Long ago houses for folks (we called them "river rats") were constructed on the flood plane lands. In the 1970's a devastating flood occurred, destroying many (almost all) of those houses. The state of Missouri then spent many millions of dollars buying out those properties to stop dangerous rebuilding, and those who were allowed to rebuild had to elevate living quarters ~~and~~ above parking (in garages and exposed). We should require no living quarters at ground level. I believe that all height limits should be lowered from 35 feet to 26 feet. This height could still allow for two stories over the raised sections of houses.

The elevated homes would require special earthquake reinforcement, but they would work until sea level rise eventually drowns them out. Much of West Sharp Park is below sea level already.

The golf course, contrary to the claims of its boosters, was poorly planned from the start and required many, many tons of sand to build up the western side, which turned a functioning coastal lagoon into a "water feature" and bays for golfers. Within days of the course opening, it was flooding and a seawall had to be built on the western edge, destroying the view of the ocean that was planned. Over the years, the seawall was breached and greens were lost and had to be relocated.

Tragically, all that fill and the seawall destroyed the natural flushing from the lagoon into the ocean. The lagoon actually flushed fresh water into the ocean. Laguna Salada was far less saline and functioned as habitat for San Francisco garter snakes and its primary food source, the Red-legged Frog. Laguna Salada needs to be dredged. In order to groom the greens, park workers - in Hayward Seito (I saw and talked to them) applied tons of herbicides - all in an endangered species habitat.

I talked personally to Dr. Sam McGinnis, the retired herpetology expert from Cal. State Hayward. He told me that in the 1950s, Mor Point was the number two best source for S.F.G.S. (next to the sag ponds - which have been filled and built upon, along Skyline Blvd). West Fairway Park was built in marsh areas, that were prime habitat for the snakes and frog. In the 1970s, during

protracted drought years, portions of streets, sidewalks and foundations began to subside and crack, as reported in the Pacific Tribune during that time. The lagoon, Mon Point, the quarry and Calera Creek were all part of a wetlands and uplands system for the S.F. G.S. and frog for feeding, breeding, basking, etc. In the 1950s or 1960s Calera Creek was put in a culvert (hundreds of feet long) - a death trap for snakes and, obstacle that cut off Calera Creek in Vallejo from its natural western flow. This was done in anticipation of construction of an eight-lane I-380 down Mon Ridge with an 11-story bridge over Highway 1, which would be about 6 lanes plus inter-change roads. Mon Point was to be flooded, drastically ~~reduced~~ repaired and reconstructed for 380 and a "hulk escape ramp" ending in a sand pit for runaway trucks and buses and cars (goodbye habitat). Thank God, 380 was killed and officially "unadopted".

The point is that it's time to undo a half-century old mistake by removing the culvert and daylighting Calera Creek. The San Mateo Transit Agency cut the daylighting from their plans because they claimed it was too expensive and there really wasn't any habitat in Vallejo. Yet, U.S. Fish and Wildlife required the new habitat next to the police station when it was constructed. Does the Transit Authority know more about habitat, the frog and snakes than U.S.F. & W.? I was at the meeting, as were two current council members, when the habitat was required.

We should move the golf course to the east side of

Highway 1 and restore the lagoon habitat and natural flushing. Not only would it serve as a tourist attraction, with an interpretive center and elevated wooden walkways, but, I believe, it would help protect West Slough Park from water from the golf course land. This new national wetland park would be a major educational facility, a show place demonstration of how to restore our natural habitat and protect endangered species. It would be something for all of the people, not just a select few, who enjoy expenditure of major public funds to protect the site of their hobby.

It is time to stop pretending that the golf course is good for endangered species. There has been a steady decline in those species in the decades since golf course construction. The "claims" of those who claim that the golf course has been good for the species will not hold up to scientific examination. Of course, politics enters the picture, as golfers can contribute to campaign funds for friendly and compliant candidates. So, forget about a beaked up seagull, that costs a bundle and won't last. Holding back the ocean is a losing battle. Public money could be better spent restoring the lagoon habitat to protect species for future generations.

ENERGY: GREEN BOUNDARY. I believe it might be a good idea to have an elective element that discussed energy conservation and explores alternative energy ideas in Pacifica, ultimately to be translated into zoning codes and building regulations.

Again thank you. I will have more comments as the General Plan process advances.

This page intentionally left blank.