

MINUTES

**CITY OF PACIFICA
PLANNING COMMISSION
COUNCIL CHAMBERS
2212 BEACH BOULEVARD**

November 18, 2019

7:00 p.m.

Chair Clifford called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Commissioners Berman, Campbell, Rubinstein,
Nibbelin, Kraske, Bigstycyk and Chair Clifford
Absent: None

SALUTE TO FLAG: Led by Chair Clifford

STAFF PRESENT: Planning Director Wehrmeister
Sr. Planner Murdock
Assoc. Planner O'Connor

APPROVAL OF ORDER OF AGENDA Commissioner Nibbelin moved approval of the Order of Agenda; Vice Chair Rubinstein seconded the motion.

The motion carried **7-0**.

Ayes: Commissioners Berman, Campbell, Rubinstein,
Nibbelin, Kraske, Bigstycyk and Chair Clifford
Noes: None

Commissioner Bigstycyk stated that in the October 7, 2019 minutes, on pages 49 and 50, he was comparing cannabis and alcohol and it wasn't clear as written and he wanted to clarify a couple of places. In the second paragraph from the bottom, in the sentence that ends "he might argue that it is more pernicious and a lot easier for youth to get ahold of it" he clarified that "it" was referring to alcohol. On the next page, in the first full sentence, "he didn't believe in the stigma that some are attaching to the substance", he clarified that "substance" was referring to cannabis, and "on the one hand and on the other hand a substance", and in this case that substance is alcohol. In the last sentence, "undercuts black market where there is a bigger risk to children that this business represents" clarifying "that" should be "than".

APPROVAL OF MINUTES: SEPTEMBER 16, 2019 OCTOBER 7, 2019 Commissioner Bigstycyk moved approval of minutes of September 16, 2019 and October 7, 2019, as amended; Vice Chair Rubinstein seconded the motion.

The motion carried **7-0**.

Ayes: Commissioners Berman, Campbell, Rubinstein,
Nibbelin, Kraske, Bigstycyk and Chair Clifford
Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF NOVEMBER 25, 2019:

Chair Clifford asked if there was a volunteer for a liaison regarding the appeal on 1726 Palmetto Avenue, and asked for a brief explanation of the appeal.

Planning Director Wehrmeister stated that it was location proximity to sensitive uses and neighborhood impacts.

Commissioner Nibbelin asked staff if they could let them know when it is on the agenda, such as a little after 7:00. He stated that he has a function at the Resource Center that will have him tied up until about 7:00 p.m.

Planning Director Wehrmeister thought it was the only and first public hearing.

Commissioner Nibbelin stated that he thought he could probably cover it if no one else was inclined to but it would probably be better if someone else did.

Chair Clifford stated that it is his birthday and he isn't going.

Commissioner Bigstycyk stated that he planned to be at that meeting and he can act as liaison if Commissioner Nibbelin is not there at the time, although the way he made the motion, it would be preferable if he were to act as liaison.

Commissioner Nibbelin thought, if the Commissioners are okay with it, they can designate him as the liaison for the item with Commissioner Bigstycyk backing him up if he is unable to make it.

Chair Clifford was fine with that so Commissioner Nibbelin is the designated liaison and Commissioner Bigstycyk is the backup.

ORAL COMMUNICATIONS:

None.

CONSENT ITEMS:

None

CONSIDERATION:

N/A Discussion of Existing Conditions Report for Sharp Park Specific Plan. Recommended CEQA Action: N/A.

Sr. Planner Murdock presented staff report. He then stated that Consultant Alison Moore would take them through more information and the Sharp Park Specific Plan process.

Alison Moore, Consultant, completed the staff report.

Chair Clifford stated that he would like to talk to staff about going ahead and opening to the public so they can inform their discussion and then discuss and possibly opening up again for the public to again comment on where they are going.

Sr. Planner Murdock stated that they didn't see a problem with that as it is not governed by the same procedures as a public hearing.

Chair Clifford opened the public comments.

Jerry Crow, Pacifica, stated that he read the report and felt it was an impressive product. He stated that he had a couple of items for consideration. On page 144 under Section 6.2, cultural resources (historic resources) it listed one planning area as a site listed on the National Registry of Historic Places. He stated that they did apply and were not successful at that time, and the Little Brown Church is not yet on the national register. In the third line from the bottom, it reads that the Pacifica Historical Society had purchased, restored and incorporated the Little Brown Church into the Pacifica Coastsides Museum but they leased the building from the city and remains in the public realm. On page 79, paragraph on public and community facilities doesn't mention the Pacifica Coastsides Museum because it was classified as just a plain church and he thought it would be appropriate to include it after Pacifica City Hall. Then on the following page under the summary of existing land uses where it is labeled public and community facilities, there is the word church and he thought that would refer to the Pacifica Coastsides Museum and they would appreciate mention of the title if possible. On the following page 81, the color code on the map for the parcel on which the Little Brown Church sits is green and classified the same as building still in use as a church when its full use is the Pacifica Coastsides Museum and in the public realm.

Pat Kremer, Pacifica, stated that she was a resident of Sharp Park until she graduated from Oceana High School, lived away for 40 years and returned 10 years ago to her childhood home. She read with interest the current conditions report which includes most of West Sharp Park, Eureka Square and a few others. She had a few important points to make in response to the report. She stated that the area was claimed as the historic district but the designation of underutilized in Figure 2.3 bothers her. She stated that two of the oldest and most historic buildings, Anderson's Store at the corner of Oceana and Paloma and Winters Tavern at the corner of Francisco and Paloma are given that designation of underutilized. She stated that it displays insensitivity to what is really historic about West Sharp Park. She stated that the report has a lot of emphasis on current and potential housing density. She felt there was too much emphasis on housing density and not enough on building height. She stated that the West Sharp Park historic district is characterized by many small beach cottages and bungalows as building lots were originally quite small, 25-30 feet x 100 feet and many houses still retain their original footprints and rooflines from 60-100 years ago. She stated that there is a certain look that is characteristic

of the historic district of Pacifica, and although we are not Carmel by the Sea, there are certain similar characteristics with Carmel and there are a lot of small bungalows in the area built on small lots. She stated that in the afternoon, she did an informal survey of the area bounded on the north by Paloma, on the south by San Jose but she did not include structures on Beach, Palmetto or Francisco. She looked at 120 structures and 36% were small bungalow structures, 45% were larger or newer but had the same aesthetic and not visually disruptive next to bungalows and the remaining 19% were destructive visually, most three-story apartments and duplexes with very uninteresting design but thankfully did not dominate the neighborhood as the overall look was one of low rise, small houses which she remembers from her childhood. She stated that, if they are going to retain the historic look of the district, they must retain its bungalow character.

Kathleen Manning, Pacifica, stated she was representing the Pacifica Historical Society which was totally committed to a lively and wonderful future for Sharp Park because they have their Coastside Museum at the Little Brown Church. She stated that they have plans to move the railroad car to West Sharp Park which they hope will enhance the future of the area because of being an attraction for tourists and local citizens as a wonderful piece of history. She stated that they hope to move it in close proximity to the current Coastside Museum, stating that there is a lot across the street where they would love to put the train and if they can't do that, they would like something in close proximity because they can't run two museums. If they are close to each other, it was possible that they can maintain two museums. She stated that was their plans and are happy to be part of the plans for West Sharp Park in the future.

Deidra Crow, Pacifica, stated that she has called Pacifica her hometown since 1954. She stated that once the car is completed, hopefully within the next two years, it will be an economic draw to West Sharp Park and Pacifica rail fan community. She stated that these fans are all over the Western United States and they foam at the mouth when they know there is a new railroad museum and come flocking. She stated that we will have an opportunity to host them and participate in revenue increase. She stated that if they have any questions, they can contact the Historical Society and they were happy to keep them informed and updated on their progress.

Gail Shoemaker, Pacifica, stated she was part of a citizen's group called Tree City Pacifica and they have been working to help Pacifica become a Tree City USA so Pacifica will have a better advantage in getting grants for planting and maintaining trees. She stated that many of them were dismayed when trees were eliminated from the Palmetto streetscape. She stated that, if you look at successful downtowns in Half Moon Bay, etc., they are all tree-lined streets. She stated that research shows trees improve retail sales by around 13% and concluded that not having trees on Palmetto seems short-sighted in terms of long term success in drawing the public to Palmetto. She was confused about phase 1 and phase 2 and hoped to hear that phase 2 means that trees will be added to Palmetto. If not, she asked that they consider that.

Cindy Abbott, Pacifica, stated that she hasn't had a chance to read the whole document because of a busy weekend, but she was glad that Pat Kremer counted up the number of small cottages that are in parts of the residential area of West Sharp Park as that has been on her list for a while. She felt that was important to consider as they talk about West Sharp Park. She stated that, in some of the areas she was able to scan, while mention was made of larger buildings of a certain age, they didn't highlight that the existing houses look to be about 7% of the housing stock built before 1939 which is more than the Little Brown Church museum, etc., as there was a lot more in that part of Pacifica that was significant. She stated that Jerry Crow does a walking tour and talks about all the history that is in the area and she felt it was important to get more focus on that

unique area within a compact area. She was concerned about some of the conversation that talks about intensity, stating she would like to hear with people think intensity means. She was concerned that intensity takes away the character and flavor of the historic area of small beachside cottages and bungalows which makes the area unique. She would love to hear the commission's thoughts about it, including a statement mentioned in planning issues and implications about developing a cohesive visual identity and branding scheme for the area. She stated that was not what was happening lately. She stated that the recent building that have been approved with one exception are very modern, very big and very out of scale with a community that was built as small scale residential with lots that are often 25 feet wide. She felt that it was mentioned in the numbers but needed additional focus in the narrative. She referred to a comment in the report about how Pacifica is a certain number of temperatures and warmer in the summer and she said that is not true for West Sharp Park. She suggested that there be more specificity when they are thinking about things in this area as summer is very chilly and was traditionally her highest heating bill.

Chair Clifford closed the public hearing.

Commissioner Bigstyk referred to page 113 and thought it should have been placed about page 75. He referred to history as the big feedback he heard now, and he thought they could go into it in terms of what it means to make something a historic district. He thought housing was a big question mark to his mind and possible everyone's minds, but when talking about housing and making certain areas more intense to accommodate affordable housing, he thought it would be appropriate to delineate between where they should place housing versus what a historic area means in terms of planning and how they keep them separate even though in theory they could wind up in the same lot space.

Sr. Planner Murdock stated that he would try to unpack some of that. He stated that, from his perspective, they have a difficult challenge as the team is trying to create a plan for this neighborhood. He thought they have a tale of two neighborhoods, i.e., the very distinctly small scale residential cross streets, Santa Maria, Salada, San Jose, that reflect that character that the commenters described. He stated that they then have areas of the north and south throughways of Francisco, Palmetto, and Oceana Blvd. east of Highway 1 which is in the planning area. These north-south streets do not quite have that same small residential character. He stated that, if they look at the current drafts of the General Plan and LCP, it talks about intensification along the north and south areas and there is no discussion, which he takes to mean leaving largely as is, the much more small scale residential cross streets. He thought they need to do a better job of explaining that separation in the intent of the planning process and where they initially think the planning may go. He stated that they were early on and haven't reached any conclusions in this specific plan. He stated that, when they talk about intensification, he didn't think anyone on the planning team was looking to increase densities on the cross streets which is the residential core of the neighborhood. He stated that the existing General Plan and LCP have a lot of medium and high density residential designations on the cross streets and they hear increasingly from the community that it is difficult for them to support and are alarmed and concerned when they learn that, in fact, they may live next to or across the street from a high density residential area and the staff has that in mind, but they may need to do a better job of communicating it by asking the right questions of the community. He stated that, with the question of the historical nature and character of the Sharp Park neighborhood, the fact that historical resources are very important to the community is certainly known to staff and they need to dig deeper with the Historical Society and others that may have expertise and information more about the richness and specific essence

of what the historical character is of Sharp Park. He thought a casual observer could move through the neighborhood without recognizing very much of the significance of the community and they need to hammer on what that is so they can make policies that embrace and support and enhance that. He stated that it is easy to recognize, in many cases, the historical structure or landmark because it has notable architecture or whatever, but that was just one narrow classification of what a historic resource is. He stated that there are historic districts where significant activities occurred at important periods in history and it may not be a particular building but a collection of buildings that, together, represent historic significance. He pointed out the Ocean Shore Railroad and all of its different parts, and the effect on our land use pattern, could constitute a historic district and he thought others on the team might be able to weigh in on other variations of what that is, but it is on their minds to try to flesh that out. He stated that, if they didn't do a good enough job of recognizing that in the ECR, that was important feedback for them. He stated that, with the tale of two neighborhoods that he mentioned, it was hard for everyone to grasp it readily, but he stated that, if they look at the figures in the ECR, a couple of figures paint it very starkly. He stated that in Pacifica 78% of the housing units are single family residential and 22% are multifamily residential and in the planning area for the Specific Plan, it is 42% single family residential and 58% multifamily residential. He stated that many of Pacificans live in those single family core residential areas but there is a great many of Sharp Park residents who live in multifamily residential units. He stated that they need to do planning for both groups to make sure they keep the community character and feel in this neighborhood with the right balance in the right parts of the neighborhood and protect the things that people value and are the reasons that they chose to live here.

Planning Director Wehrmeister agreed with everything that Sr. Planner Murdock said and added that, when they are looking at design guidelines and get to that portion of the Specific Plan, there are ways to be sensitive when discussing using the term intensity by being sensitive to the existing look and feel of a neighborhood, and they intend to do that.

Commissioner Bigstyk stated that it brings up the robust conversation they were having regarding the Lot 37 Salada Avenue site considered recently by the Planning Commission and he feels that it brings up the idea that, in such a neighborhood, is this the appropriate time to start considering whether or not they are going to keep the look and the feel of the small or how flexible are they going to be for similar allowances that they seem to have gone through a long process of making in that instance versus are they setting up an expectation from this point that it would be smaller. He was not living in the area and his historic reference is not robust, but he feels that conversation that took place over a couple of months regarding one very small lot seems like an appropriate place to flesh out what an expectation for the neighborhood could be when going forward and hopefully they don't have that large scale argument over such a small lot in the future.

Sr. Planner Murdock agreed that it was too early and this meeting is not the right time to make policy formulations. He stated that what was important to hear is that the existing condition in this neighborhood is such that there is tension between different historical stakeholders and residents and community perceptions and those of others that may have evolved over time and are reflected in the statistics of the neighborhood about multifamily versus single family. He thought it was important in the Salada Avenue project that he cited was the perfect example of not having the right tools for the job. He stated that they know they have the very small lots that were created more than 100 years ago, but we have land use regulations which don't allow them to develop in the right way to keep the character that people value in the neighborhood. So, as he

mentioned earlier, he didn't think anyone on the team is forecasting or projecting that they are going to recommend intensifying to higher densities in those primarily residential cross streets, but it was still too early to formulate those policies. At this time, they are just capturing what the neighborhood is concerned about and what the existing conditions are.

Commissioner Bigstycyk stated that he wanted to point out that the elephant was ushered out of the room. He thought the place that could use a little bit more fleshing when it came to the market demand study was mentioned by Deidra Crow who spoke about how the railroad car could bring in that economic pull for historic tourism and maybe the market demand study would be an appropriate place to reference such a thing. He stated that Winters Tavern was brought up, which was the first time he understood it as being a historical landmark of some sort, adding that his mind is not as robust in terms of Pacifica's history as he would like it to be. He stated that, if Winters has any historical value, it calls up the question as he was reading about restaurants and cafes about how far from a restaurant or café is a bar in a concept that they were not talking about bars in market demand. He didn't know if there was any mention of cannabis in the market demand study but he thought that, since it was a unique business so far in San Mateo County, that might bear mentioning in a market demand study. He stated that, when cafes and restaurants were mentioned, there was Tea World in Eureka Square that seemed to get left out although he wasn't sure if it was a restaurant or a café. He also mentioned the Salada Café.

Chair Clifford stated the Salada Café was closed.

Sr. Planner Murdock stated that, if Tea World was the one on Francisco, it opened after they started preparation of this report or is it the one in Eureka Square.

Commissioner Bigstycyk stated it was in Eureka Square. He then asked how they came to the boundaries of what the Sharp Park neighborhood is as he was curious about how the boundaries were created.

Planning Director Wehrmeister thought his question was particularly to the east of the highway.

Commissioner Bigstycyk stated that it stuck out in his mind more than the west side, but he questioned if the west side could extend further north than it is.

Planning Director Wehrmeister stated that it came from years of Council direction they received, adding that they have been preparing a work plan for only so many years and either establishment of Sharp Park Specific Plan or before that, priority development area designation for the Sharp Park area had been a goal of the Council. She stated that, since she started here, there has been discussions about including and recognizing the importance of Eureka Square's shopping center to the area and the pedestrian connection which strengthens that relevance. She stated that, for the Priority Development Area designations that ABAG has established it connects density to transportation and funding resources for planning and infrastructure and the idea was to loop in some of the existing high density that is up above Eureka Square as well as the services and retail within the center. She stated that it was acknowledgement of all that direction and feedback received over the years.

Commissioner Bigstycyk stated that there was a lot of mention about the difficulty for pedestrians between east side and west side, but he thought the revitalized pedestrian overcrossing could have been mentioned but it seemed like it wasn't mentioned as much as it could have been. He didn't

think it was the easiest thing to get from eastside to westside but he thought that the pedestrian overcrossing makes it a little easier and he thought it could be emphasized a little bit more.

Commissioner Campbell appreciated staff and the city keeping the commercial corridors as they were as he thought that was important as there is a trend now to pack housing in everywhere and he felt it was important to keep the commercial open. He applauded that and hoped it carried through into the final plan. He agreed with Ms. Abbott's emphasis on keeping the bungalow type houses that are left in the area as he felt it was important. He didn't know if there was a way in the design part of the plan where they talk about the sightings of houses and he thought there may be a way to say there is a preference for the wood siding as opposed to the stucco. He mentioned being at Palmetto on the weekend and got coffee and pie and there was stuff happening. He and his wife noticed that there was so much potential and he thought the big monolith stucco apartment buildings that drag the area down. He thought, if up to him, he would say no stucco on Palmetto, adding that he didn't know if it was possible but thought they should make a preference in the design for wood siding.

Commissioner Nibbelin stated that he often parks by the French Patisserie bakery and runs down and on his last run, after having read parts of the report, the notion of place making was an important term but he didn't think he understood it as well as he could. He thought policy makers and people looking at this would benefit from looking more about the science of what they mean when they are talking about place making and the kinds of things that really help to make that happen. He also thought about the integration of the north/south corridors that we have, the Beach, Palmetto and Francisco, stating that he didn't view them in any integrated sort of way. He thought about things that could be done to tie those corridors together, and he was mystified by how we deal with things on the other side of the freeway and how they pull that in to an integrated vision of the area. He would benefit from more understanding about place making or whatever they are ultimately going to do along those corridors and to think about them in a unified way. He stated that, dovetailing on Sr. Planner Murdock's comments on the two neighborhoods notion and the north/south corridors and east/west streets, in a lot of places you will have some buffering between different kinds of uses, and it was not practical here but thoughts on ways they can really integrate or harmonize what they are doing with the north/south corridors and the east/west neighborhoods so they can happen in a more harmonious way. He mentioned that, on one of his runs, he noted that they have some artists who operate in the area and when he goes to places focused on visitor serving, those were highlighted, such as pottery, painting, etc. He thought focusing on the kinds of businesses they would like to see and encourage those we already have and those they would like to bring in to turn it into an artist hub and maybe some of the work they are doing can stimulate those kinds of things. He was looking through the economic study and seeing the disparity between the average rents in the area they are talking about versus the county as a whole. He stated that it was a large amount and he was curious about some of the reasons for that. He thought it may have to do with the age of the structures or the fact that it is not a convenient place for the typical higher rent paying tenant. He asked what was happening and what things can we do to address that.

Commissioner Kraske referred to Sr. Planner Murdock's comment on what we are doing about engaging the multifamily unit residents in the planning process in the Sharp Park neighborhood, and he asked if we doing any unique engagement methods to involve them in the process.

Sr. Planner Murdock stated that they have some work to do on that particular point, unlike single family property owners, as they don't easily get direct mail that they can put together readily on a

list. He stated that they have engaged some of the significant property owners as a first step and they hope those relationships will enable them to support getting information to the tenants. He stated that they have had some success in doing that to get tenant mailing address lists and were working through that process on the traditional notification front. He stated that they have also tried to up their game with quality content and time of placement of some of their social media posts so those who may not be engaged or be getting the mail notices have that opportunity to get digital notification of the meetings. He stated that many of the renters and multifamily residents learned of their Home for All process as well as Planned Pacifica neighborhood meetings and through word of mouth and getting them on email lists and following the social media they have had increasing success but not enough on reaching them. He stated that, if the Commission has any suggestions on how to accomplish that, they want to make sure everyone can take part in the process.

Commissioner Kraske referred to a commenter's question about the streetscape on Palmetto, and he asked if there were any plans in phase 2 to incorporate trees on Palmetto.

Planning Director Wehrmeister stated that the Palmetto streetscape improvements is a project of the Public Works Department and she was not as dialed in on what is involved exactly in phase 2, but she can inquire with her colleagues about that.

Vice Chair Rubinstein thought the process presents a unique opportunity for this neighborhood as he would like to actually see some emphasis or more discussion about the redevelopment of the area with higher density units, multifamily and architecture that is different than the existing architecture. He looks at neighborhoods in San Francisco where there is a mix of very beautiful historic buildings and modern houses intermixed with them and he thinks it is a great way to redevelop an area as he didn't think it had to be completely harmonious such as a UNESCO district where everything the same as 200 years ago, as that is not the neighborhood we have which is a mix of stucco buildings, cottages, etc. He thought there were elements they would want to preserve such as the Little Brown Church but some they would want to change such as the street trees on Palmetto which he thought would be a great change to improve. He thought density, redevelopment of existing buildings, cottages, higher use and rental income potential would be something he would like to see. He stated that we are 15 minutes from Noe Valley where you can buy a \$10 million home so the fact that this area is so radically different was an opportunity for us to have a better mix of income. He thought generally speaking people were concerned about the change and gentrification. He thought market forces show a balance and if people want to move here close to San Francisco and have different opportunities for their buildings and housing that should be part of the discussion. He also thought it could be a newer, more modern way of looking at the district and something for the future.

Commissioner Berman referred to the existing conditions report regarding the parking counts, and asked if they can ask for Figures 4-7 to 4-9 if resources are available and understand the parking counts on the northern side of Sharp Park Specific Plan area. She stated that Salada Avenue has been discussed with development and parking. She agreed with Commissioner Nibbelin's comment that this was an area of a lot of artists and artist's work. She stated that, similar to how they improved the Linda Mar area with all the children's artwork, she thought it would be nice to highlight in the report the unique artistry that we have in the area and it could possibly help promote future development. She stated that they are viewing the Sharp Park area as a hub of the city or downtown area, and she asked where the idea is for a common entertainment place. She mentioned that, during FogFest, they close down Palmetto which a lot

of cities do. She asked, because we have the beach so close, whether there is an idea in the future for a little area of community in the existing site, such as Redwood City has the Redwood City Square, now or in the future.

Sr. Planner Murdock stated that they haven't progressed to the point of specific planning formulations for the neighborhood. He stated that, as part of the Plan Pacifica community meetings, they heard a lot of the same things they are hearing from the commissioners at this meeting, such as the suitability for more activity and entertainment spaces and opportunities for the community to gather after music events, art gatherings, etc., to embrace this location as it already has and that will be on their minds as they move forward. He felt hearing reinforcement of public comments was helpful to keep that in mind when they develop the next phase in the process which is land use concepts.

Commissioner Berman understood they were now focusing on the existing conditions report, and she agreed with most of what has been said. She suggested that, for the character of the area, sticking to the cottage, bungalow, and wood siding look would be beneficial to the area and a nice stroll for a visitor. She stated that they require certain signage at Rockaway, and she thought a similar requirement for the area for developers if economically feasible would be nice.

Ms. Moore stated that, for the existing condition survey that is out there now, there is a question about where people gather and where they would like to see gathering places and they hope to collect input in that way.

Commissioner Berman stated that she brought up that question because she had a discussion with Menlo Park's mayor mentioning we were working on a General Plan and Sharp Park Specific Plan as we are growing similar to how Menlo Park has grown throughout the years, and asked if he had any recommendations for developing our General Plan to promote the development we want to see in Pacifica. He suggested that they plan an entertainment area because Menlo Park does not have as much of that to the extent that Redwood City has and it has been extraordinarily beneficial for Redwood City. She thought we had a lot of opportunity for it in Pacifica, especially along the beach and thus thought planning an entertainment area would be great.

Commissioner Nibbelin stated that as someone who works in Redwood City, he would echo that it was the case as he comes out after work and going to the courthouse square where they have a band going and brings lots of people into the place, and they didn't have it before.

Sr. Planner Murdock stated that, referring to Commissioner Nibbelin's earlier comment, Ms. Moore might have a few thoughts on the place making aspect and what some of the art and science entails.

Ms. Moore stated that there was an organization called Project for Public Places that defines place making as strengthening the connection between people and the places they share, both a process by which they can shape the public realm, more than promoting better urban design and facilitates creative patterns of use. She stated that it has come up in the interviews she has had with people in thinking about how people use these spaces. She stated that some people suggested more temporary uses along Beach Blvd. could help to activate the space and create more of a draw. She stated that it looks like it is looking where people gather already and how they use spaces in interesting ways already and figuring out how to amplify that and make it more accessible to other people.

Chair Clifford stated that he would have liked to see the rest of Palmetto all the way up to Manor included into this plan as he felt that whole stretch is completely under-utilized and by connecting two commercial areas they would have a more vital and vibrant commercial strip for both of them and makes a huge loop where they have all kinds of things they can do. He recommended that they expand it up Palmetto until they get to Manor in terms of looking at things. He then referred to the cottage look, and stated that he recognized two very big issues, as they do not have any housing that is for low, very low or extremely low people in Pacifica. He stated that, if they wanted to readjust land use on those small lots, they could possibly put in more than one small house per lot along the lines of the tiny house motif and they could be built to blend in. He stated that they would then be servicing a very under-served group of people in Pacifica. He stated that everything else was covered very well by others and he was happy with what his fellow Commissioners said.

Commissioner Campbell mentioned that a couple of speakers talked about the fact that the Little Brown Church wasn't listed on the national register, and he thought it was worth mentioning that it was register eligible. He hoped it gets in there as it was beneficial to have that statement on page 6-2. He would agree that he wishes the Specific Plan carried all the way up to Manor. He stated that, in 2010-11, they had an actual Council/Commission study session where they talked about up-zoning North Palmetto as it is completely underutilized and, as mentioned by Commissioner Rubinstein, we are 15 minutes from San Francisco on the coast. He stated that the west side was problematic because of the bluffs but the eastside could have some really interesting things put on it. He mentioned that he was not here, and he feels bad that he disagrees with him that we should blow out the density in Sharp Park, but he agrees with him on the premise that we should have more housing. He thought, on the east and north side of Palmetto, that storage units were a terrible use of that property. He thought we should be up-zoning that whole area so people can be putting in better and more California coast appropriate uses. He didn't know if there was a way to do that, but he would be in favor of that.

Commissioner Bigstyk referred to gathering places and extending the map further northern on Palmetto, and stated that he spends a lot of time at the Trip Distillery, as far north as possibly before hitting the Manor shopping center. He agreed with that feedback. He thought it was interested in how it would look to push some of the boundaries more eastward in terms of getting some more residential use. He didn't know how feasible that was, but it was an idea he decided to bring up since they were talking about going further north on Palmetto which he thought was a good idea. He stated that, on page 94, it doesn't talk about C-3 zoning which he wouldn't have brought up, but on the map on page 96, he thought there was a tiny something that looks like it is zoned C-3 and he would be interested in that one parcel to see what C-3 entails. He stated that the map on page 122 talks about bike routes, but he was surprised he didn't see any bike routes on Palmetto after they did the streetscaping and put in a bike lane. On page 141 where it talks about upgrading old pipes, one map shows on Talbot old pipe there and he wondered whether there were plans on replacing that small section of pipes on the map. He mentioned on page 156 where they started talking about hazards and it occurred to him that there was direction with the LCP to use a different term for hazards and he wondered if such an approach with this document. He thought a hazard is a hazard and he has no problem with that nomenclature but he thought consistency would be better as they are looking at it and he thought it was worth bringing up that it might be an issue as they get more community engagement at some point. He stated that there were a couple of places where recreational vehicles (RVs) were mentioned and that surprised him. On page 86, he thought it was just talking about the conversation they are having in town

regarding RVs and he was curious about why that conversation was placed in and if they think that conversation will be over by the time they continue forward or if it is just an existing condition in the moment they are discussing it.

Sr. Planner Murdock thought the vehicular housed situation is a part of the existing condition of the neighborhood and immediate surrounding area and why they included a brief mention of it as it was an important element to the experience people are having and the condition of the neighborhood.

Commissioner Bigstyk stated that, on page 183, they are getting into the market demand study, and there is Figure 10 where it talks about mobile homes, RVs, vans, boats, etc., and the total of occupied units, specifically the ones presumably owned by someone. He was curious if they are units occupied by people who are on owned land or are they 59 units that they see as being occupied when they take a count. He thought it was a snapshot.

Sr. Planner Murdock stated that they come from the American Community Survey and not the 100% enumeration Census data. He stated that mobile homes potentially include, depending on the boundaries, the Pacific Skies Estates or the Cottages at Seaside Mobile Home Park as it is known now, in addition to potentially others occupying RVs, vans, boats, etc., and it was not clear to him exactly the entire makeup of that but he suspects that is one of the factors.

Commissioner Bigstyk thought it looked like it came from 2017.

Sr. Planner Murdock stated that averages gathered across 2013 through 2017 and part of a statistical modeling process that the Census Bureau uses in between the ten-year decennial censuses and it not 100% go out in the field and survey everybody, but a sample of the population by census tract and in some cases block groups. He stated that the data are somewhat noisy and he wouldn't "put his finger" on 59 for that figure. He thought the important thing was the relationships and proportionate relationships of the unit types and how they change over time. He stated that he feels good about the representation of the types of units that are there and owner vs renter occupancies, but when you get down to less than 1% component part of a sample it was hard to put a lot of weight in the number.

Commissioner Berman referred to a public comment about the under-utilized sites, and she put her finger on that when reviewing the report. She wondered if they could label that possibly differently. She stated that she had a question about it and Sr. Planner Murdock explained it to her but she thought they could label it a little differently rather than under-utilized, and maybe identify it as opportunity sites, given that the idea isn't to demolish the site and rebuild but to utilize the site without calling it under-utilized.

Chair Clifford reopened public comments.

David Romane, Pacifica, echoed the comments about the scope of the space that is being considered. He stated that he is a Paloma resident and Oceana High School has approximately 12 swim meets per year and double of that with soccer meets and they were talking about outside people coming in from all over the Peninsula and he wondered how that is being considered as far as impacting the specific plan area being considered and how they might be encouraged to stay longer than just the visit for their child. He acknowledged that there was a lot of consternation among the residents on his street and they put out cones and get frustrated by public parking, but

they don't need to be considered transient visitors but parts of the community. He agreed with the comment that the space from the north edge of the plan up to Manor should be considered and the impact of Oceana High School and the different public events it brings in should also be considered.

Jerry Crow, Pacifica, stated that he had a quick comment on the boundaries. He stated that, at the end of Mirador Terrace, the south end, is the castle. He thinks that would be appropriate to be included, as it was at the shoulder of the marked off area for Eureka Square.

Shannon Del Vecchi, Pacifica, stated that she is a 20-year Sharp Park resident and she has heard from the community that never makes it to these meetings that a lot of them have ideas about the kind of businesses they would like to see come to Pacifica and there is a feeling that they never get asked. She stated that the idea that this plan is taking place without people having a chance to share what kinds of businesses they would like to see in the community has been a source of frustration from dozens of people over the years. She stated that she didn't know if there is a process for a survey like what they put out prior to this meeting to get community feedback, but she thought, if the only result was to share it publicly so people thinking of starting businesses in Pacifica would know that it was a business desired by the community, that would be very useful. She stated that, when they talk about hotels, there is a lot of resistance to that idea in the community because those are not businesses that serve existing residents. She stated that they are businesses that bring revenue, create public spaces and are benefits to a hotel but one of the reasons why she hears a lot of resistance to the hotels because people would rather not have a hotel than other businesses they want with the frustration of having to drive over the hill for basic services that they would like to have in Pacifica.

Cindy Abbott, Pacifica, stated that she wanted to share different ways of place making. She shared a presentation with the Economic Development Committee and PB&R in the past about creative place making opportunities. She stated that some things to think about is that you don't need a physical space as you can do popups and block off part of a street or a piece of a street for a period of time and schedule a series of events to take place to bring people to an area and you don't have an empty plaza but are doing little things and activities. She thought some of them would be nicely suited for Palmetto, particularly when businesses start coming and there are more and more little things popping up and that was a way to bring people to an area and take advantage of the businesses already there. She stated that you might not want to do that at the beach. She stated that it is really cold in Sharp Park and extraordinarily windy. She stated that Palmetto is a great place for that kind of activity where businesses might be and you can draw people down to take a walk along the beach depending on the conditions but they can have activities and events on the street where the businesses are. She appreciated hearing the concept of using some of the small lots for tiny homes and the question of affordability. She stated that Sharp Park has been known as the affordable area of Pacifica and maybe now for all of San Mateo County. She was concerned to hear that they were unhappy that their rents aren't as high as in other parts of San Mateo County. She was thankful that Pacifica continues to offer and hopefully will always offer a place where people can come and live, who conduct services, school teachers, and everyone in a service industry and have a home. She stated that was what we were missing and she was grateful that some of the rents in the affordable part of Pacifica are still there. She stated that she would love to see higher density development and housing in Eureka Square. She stated that it was just ripe for that type of thing where it is a bit more removed from the neighborhoods and have higher views on that side of the highway. She stated that the

pedestrian bridge was always well utilized but now that it has been renovated it has been very busy and it was a great connection with the sides and that pedestrian walking bridge.

Chair Clifford closed the public comments.

Commissioner Berman stated that there was a comment on community outreach, especially to possibly people living in multifamily units and she thought the public, Commission and staff are looking for ways to reach out to people who don't always come to the meetings. She wanted to brainstorm about that, adding that she had a couple of ideas. She thought they could talk about it after some of the Commissioners comments.

Commissioner Campbell echoed the support he had for the public comment about incorporating Oceana and its sporting events and the people it brings into their discussion. He stated that Oceana just got a boys soccer team and swimming events with tons of parents because of all the tournaments and hopefully they will get some lights. He stated that they were a captive audience and he hoped they can bring the Specific Plan to incorporate that area. He stated that they need to emphasize that they have commercial space below all the new buildings that come in on that corridor. He stated that he hears that from small business entrepreneurs, and talked with a small business owner a couple of weeks ago who was bemoaning the fact that there wasn't enough space and the spaces that do come up get snapped up very quickly. He felt there needs to be more space because the demand is there.

Chair Clifford referred to the issue of how to reach out, stating that one thing might work as it works for restaurants is door hangers. He stated they can go to multiple units and put notices hanging on their doorknobs and say something is happening.

Commissioner Berman thought one idea, similar to Girl Scouts who are really popular with their cookies, was posting up tables at Safeway. She asked if Planning has done something along those lines of setting up a table where there is a lot of foot traffic.

Planning Director Wehrmeister stated that they have been to the Farmer's Market.

Commissioner Berman mentioned the Fog Fest.

Planning Director Wehrmeister agreed. She stated that the Engineering Division did that with the bike and ped master plan at the Manor Safeway, but she didn't know.

Commissioner Berman mentioned "well received".

Planning Director Wehrmeister stated that they didn't get a lot of people who stopped to talk to them, which she thought was because people are focused on getting their errands done and getting back home. She thought it was a good idea and they were open to other suggestions as well.

Commissioner Berman suggested studios, such as yoga studios. She stated that she liked the flyer idea, but the idea of a piece of paper on everyone's door is concerning environmentally and they may end up in the gutters unintentionally.

Commissioner Bigstyk stated that they can do the one where they put the seed inside of it.

Commissioner Berman stated that is compostable.

Commissioner Bigstyk thought about the Oceana Market as they are often talking about places where they are doing tabling that are outside of the actual space they are talking about planning, but the Oceana Market is right there in the major hub of it. He thought maybe the library although he didn't know how much foot traffic the library gets but it might have enough foot traffic to make it worthwhile.

Sr. Planner Murdock stated that they have tried various formulations of popup outreach, such as at the library and other locations. He stated that it was a significant staff resource investment to sit and hope enough people are there that are interested. He stated that Ms. Moore spent several hours with her colleague at the Farmer's Market which was great because they connected with about 20 people, but they found they have significant and more cost effective outreach in connections using social media and other tools and he thought that was where their priority is but they have, through the Home for All program and some of the coordination meetings with other cities going through their home for all processes, learned some innovations that they learned like going to coffee shops, not first thing in the morning because those are the people coming in and out who are commuters, but if you stay there and start around 10:00 those are the people who plant, work there, and may need a break and are willing to talk to you. He stated that there are different ways to go about it, but as a general matter, they have stayed away from the significant resource investment in terms of staff time. He stated that they have done popups selectively where they think they can have the greatest impact, but to go out in hope of getting a couple of people, they are probably not going to do that now.

Commissioner Nibbelin echoed the interesting idea of things that may lie outside of the planning area they are discussing, but do bring in a lot of visitors, adding that he wasn't aware that Oceana High School had such a large number of activities that could bring people into the planning area, notwithstanding that it is outside the planning area. He stated that he sometimes makes his runs up and down Palmetto and he sees that IBL has volley ball tournaments or basketball tournaments and he see a lot of cars parked in that area, and they get another opportunity for things they are trying to do in the planning area, notwithstanding that it lies outside. He wanted to dovetail on Commissioner Campbell's comment of retail or commercial space and the notion that there was so little of it and it gets snapped up quickly and people have a sense that there isn't enough of it. He was curious about what the optimum size was to do something relevant and appropriate and desirable for the community. He didn't know how big an actual commercial was warranted or needed in order for them to be doing things that are efficient and advantageous for the planning area. He thought that data would be useful to him as they get things coming in at a future date as they are setting zoning standards.

Commissioner Bigstyk stated that there have been a lot of comments on the sports part of Oceana and he referred to Figure 1 on page 169 which details that as a potential addition to the planning area. He thought it sounded like a good idea to revisit the map that is apparently there as a potential addition. He also liked Mr. Crow's idea of adding Sam's Castle. He likes the idea of historic tourism and the revenue that it could potentially bring in.

Chair Clifford asked if staff needed anything else from them.

Sr. Planner Murdock stated that they were very appreciative of the Commission and community's feedback. He emphasized again the opportunity to take the survey, stating that they can go to

planpacifica.org and go to the participate tab, there is an opportunity to take the survey and it only takes a few minutes and they can complete it in multiple sessions if they don't have time to get all the way through it. He stated that, while it doesn't take that long, if they use the same device they can come back later and finish it. He stated that for those who have not read it, they encourage them to read through and provide comments on the existing conditions report. He stated that both the survey and comment period run through December 8 and they are eager to hear even much more than they received at this meeting. He stated that they have some work to do, and they were grateful for the feedback.

Chair Clifford thanked staff for all their hard work.

Commissioner Nibbelin agreed, adding that it was a comprehensive report and he was impressed by the scope of it.

Commissioner Berman also thanked them.

COMMISSION COMMUNICATIONS:

Commissioner Berman stated that, on Friday, she had the opportunity to attend the South San Mateo County leadership program run by the Redwood City Chamber of Commerce. She stated that it was a daylong seminar and the topic was housing. She wanted to bring up a couple of points mentioned throughout the day and they have heard many times before during their community outreach events. She stated it was hosted by the Redwood City Chamber of Commerce, HIP Housing, Home for All, Assembly member Mark Berman (no relation), and some key points that she thinks are relevant to Pacifica's Commission as well as City Council are that the biggest roadblocks that they find that developers and Hip Housing and Home for All find are the political will. They stated that, in order to develop especially affordable housing, you need land, money, and political will which comes with the community support. She stated that an example of difficulties they have on the Commission and Council has is that a lot of the community that often opposes development and housing, especially affordable housing, are more vocal in public settings. She thought it was important to reach out to the rest of the community and other community members who might be in support of some development come and show support. She stated that, over the past couple of years, the state has wanted more housing in the San Mateo County area, mentioning that they passed SB35, 330 and SB50, all trying to streamline housing being built, especially affordable housing in San Mateo County which is to the point where certain cities aren't able to develop enough, the state is interfering. She stated that one example was in San Bruno was the Mills Park mixed use development that was proposed. She stated that the developer had a great idea which proposed a lot of affordable housing, a grocery store, and cool community benefit items with the development but it was denied at Council and given the new bills, the developer is still pursuing development but they are going to pursue it in a way where it does not have to go to public review and will get streamlined and approved and will probably not have the grocery store or the other items that the community could have benefitted from and Planning Commission and Council could have advocated for and required and worked with the developer. But, given that the state is imposing so much pressure on cities, especially in San Mateo County, to build housing, if Pacifica doesn't take up the opportunities we can, we may not be given opportunities to make our community a little better and there may be streamlined housing with which we don't have any say. She felt it touched her and the Commission might find it interesting.

Commissioner Campbell attended Arbor Day celebrations in the Vallemar district. He stated that it was great. The mayor spoke and dozens of residents came out and volunteered their time to plant dozens of trees including in front of the School District facilities. He thought it shows how much community support there is for the tree planting efforts around the city and maybe an Arbor Day for Palmetto could be arranged as there seemed to be an outpouring of support for it and it was encouraging to see.

Commissioner Bigstycyk mentioned that the Unhoused in Pacifica task force meeting is coming up on Wednesday. He wasn't sure if the task force goes as far as addressing affordable housing. He stated that they are usually regarded in conjunction with RVs which they were discussing as they plan Sharp Park. He thought that, in some areas of our community, it was a long awaited public meeting by the Unhoused in Pacifica task force. It will be at the community center on Crespi on Wednesday, 7:00 – 9:00 p.m. and he wanted to make sure everyone has as much notice as possible to be able to attend.

Chair Clifford apologized to everyone for having missed so many meetings recently. He stated that he has been traveling the world, i.e., Korea, New England, connected to family things, but he was done with that and he will be present at all future meetings.

STAFF COMMUNICATIONS:

Planning Director Wehrmeister stated that, off of Commissioner Berman's update, she wanted the Commission to be aware that they are reviewing the various state housing bills that were recently approved. She stated that some are administrative in nature that they need to take care of, and some of them are things they need to be aware of and require future actions by staff but immediately they need to update their ADU ordinance again. She stated that Assoc. Planner O'Connor is going to be working on that and they plan to bring it back to the Commission for a recommendation either next month or in January. She stated that at the previous Council meeting, they had the second reading of the reasonable accommodation ordinance which was adopted and will be effective in 30 days. She stated that they had the first reading of the building codes and approved the triannual update with reach codes included. She stated that, while it wasn't a reach code item, the standard building code update included provisions for tiny homes this time around so there are provisions for ships, ladders and loft spaces, smaller spaces, adding that they do need to be on foundations so they will not be like recreational vehicles. She thought that was something, in this community, that they have been hearing a lot about and a lot of requests for and now the state has responded.

Chair Clifford referred to the reach changes, and asked if it includes no new gas lines in houses.

Planning Director Wehrmeister stated that it has not, adding that certain appliances such as cooking, gas fireplaces, perhaps plumbed gas exterior kitchens could continue to use gas, but heating and water heating would be electric in future new homes, but does not impact remodels or additions.

ADJOURNMENT:

There being no further business for discussion, Commissioner Bigstycyk moved to adjourn the meeting at 8:41 p.m.; Commissioner Nibbelin seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Berman, Campbell, Nibbelin, Kraske,
Bigstycyk and Chair Clifford
Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister