

# Public Comments Oral Communications



*June 22, 2020  
City Council Meeting*

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**From:** Cherie Wieland [REDACTED]  
**Sent:** Thursday, June 11, 2020 7:01 PM  
**To:** Public Comment  
**Subject:** Ban RV parking on public streets in Pacifica

**[CAUTION: External Email]**

Please ban RV parking on public streets in Pacifica. This is not a solution. Please read my records in the record.

Thank you.

Cherie Wieland  
[REDACTED]  
Pacifica, CA

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**From:** sandra hirzel [REDACTED]  
**Sent:** Friday, June 12, 2020 12:16 PM  
**To:** Public Comment  
**Subject:** Ban RV's

[CAUTION: External Email]

They need a place to go but not on our streets!  
They need a special area!

Sent from my iPhone

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**From:** Paula [REDACTED]  
**Sent:** Sunday, June 14, 2020 12:30 PM  
**To:** Public Comment; Martin, Deirdre; O'Neill, Mike; Vaterlaus, Sue; Bier, Mary; Beckmeyer, Sue  
**Subject:** Parking RV on Terra Nova Blvd

**[CAUTION: External Email]**

Dear City Council,

I am writing again to ask you to not allow RV parking on Terra Nova Blvd. I am one of the owners who live in the Terra Nova Townhomes along with the other 249 other occupants. Most people living in the townhouses own at least 2 cars. There is just not enough space to have RV's parking here. I sympathize with the RV owners, but we are not a "sleepy little coastal town" as many seem to think but a city of 40,000 with big city issues and no reserves to take care of all the problems.

If I am not home by 4:30 or 5:00pm there is no parking. Since I moved here in 1988 parking has been an issue on Terra Nova. There is an RV that continually parks in front of the library at the bottom of Terra Nova. It is extremely difficult to drive out of the library as it is difficult to see around the RV to leave. I attached two photos, one shows what you see as you try and exit the library.

I am asking that you do not include Terra Nova in your RV parking plan.



Thank you for your time,

Paula Teixeira

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**From:** Cara Behrens [REDACTED]  
**Sent:** Monday, June 22, 2020 1:30 PM  
**To:** Public Comment; Martin, Deirdre; O'Neill, Mike; Vaterlaus, Sue; Bier, Mary; Beckmeyer, Sue  
**Subject:** Please Halt OverNight Parking For RVs on TNB

**[CAUTION: External Email]**

Dear City Council Members,

I am writing you to express my concern and alarm over your proposal that would allow overnight RV parking along Terra Nova Boulevard. Please add to your agenda today an emergency declaration to include TNB on the list of streets where parking of vehicles over six feet is prohibited. We have had to experience firsthand the negative impacts of RV parking with raw sewage being dumped in our Park Mall lot. There is no garbage service, no water, sewage or electricity hookups on TNB. There is also the safety issue with RVs blocking the sight of oncoming cars where our townhouses are located as well as obstruction from the street which provides easy cover for break-ins.

Please reverse your decision to exclude TNB from the list banning parking of vehicles over six feet at your meeting today. All residential areas should be on equal footing with the same considerations.

Sincerely,

Cara Behrens

[REDACTED]  
Pacifica, CA

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**From:** cherylfulton [REDACTED]  
**Sent:** Monday, June 22, 2020 1:31 PM  
**To:** Public Comment  
**Subject:** No RVs on Terra Nova

[CAUTION: External Email]

Hello,

Please do not allow vehicles over 6 feet to park on Terra Nova. It is a thoroughfare to the back of the valley with 1000's of cars passing every day and many of them drive 50+ miles an hour past my townhouse.

It is already VERY difficult to safely exit the driveways in the townhouses. There have been 3 accidents at my driveway alone. If a large RV was parked there it would be IMPOSSIBLE to see up the street as one eeks their way out of the driveways.

Kindly,  
Cheryl

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**From:** Maria Fastidio [REDACTED]  
**Sent:** Monday, June 22, 2020 1:42 PM  
**To:** Public Comment; Martin, Deirdre; O'Neill, Mike; Vaterlaus, Sue; Beckmeyer, Sue; Bier, Mary  
**Cc:** [REDACTED]  
**Subject:** Oral communications , 6/22/20 Maria Fastidio

**[CAUTION: External Email]**

I'd like these comments to be read aloud.

The issue of homelessness and rv living is not one that can be taken lightly and I don't think there is a solution that can be implemented overnight. But I do not think risking and changing the daily lives of the residents of terra nova boulevard is the answer.

Terra nova blvd has a lot of kids that walk by themselves to school and activities. In my run this morning I ran by people walking their dogs, parents with their kids and people strolling along. When school is in session kids are walking to and from Ortega, to the bus stop and when soccer and softball season are here the streets are busy with families enjoying the games. With rv parking here that would not happen. Our lives have already been changed with SIP what more with rv parking here we would not feel safe outside.

Many of the town homes face outward to terra nova. Decks and windows are easily seen. Are you ready for the increased amount of petty theft reports or any other crimes that would occur because do you know who dwells in these rvs?

Parking can be hard on these streets and sometimes even with our designated spots most families have more than one cars. As someone who works night shift and has to constantly go back and forth for my kids I do not want to park farther than I already have to. I just want to park and sleep.

Can we also discuss the hygiene aspect? Right now our street has green garbage cans for dog waste. Can you imagine what would be in those garbage bags if rv dwellers are here? Let's not forget about the recent Incident of waste being strewn across the sun valley market parking lot.

Parking of vehicles over 6 feet tall be banned on ALL city streets, ALL at the same time, and to make the Safe Parking Program plans public and transparent, as these may vastly impact our neighborhood.

Maria Fastidio

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**From:** Eleanor Natwick [REDACTED]  
**Sent:** Monday, June 22, 2020 1:46 PM  
**To:** Public Comment  
**Cc:** Bier, Mary; Vaterlaus, Sue; O'Neill, Mike; Beckmeyer, Sue  
**Subject:** Oral arguments June 22 meeting re RV parking on Terra Nova Blvd

**[CAUTION: External Email]**

To the council,  
Once again I ask that you do not permit parking of large RV's on Terra Nova Blvd.  
I have written about this before, more than once. And have been told not to be concerned, as there will be green bicycle lanes painted on Terra Nova.  
I don't know that the potential for those green lanes is relevant to the RV problem.  
There is already one rag tag RV that has parked for months near the library. I have actually seen it being driven into the TN Church parking lot and then reparked just a few feet from the previous location, so that it could be considered as having moved.  
Terra Nova is a densely populated, residential neighborhood.  
It is not a campground. And it should not be allowed to become a campground.  
We have multiple schools, hundreds of townhomes, a library, 2 senior residences, and a shopping center in the area where there are already issues with dumping. We DO NOT need additional transients, without facilities for trash or waste collection, creating more blight on the street.  
I am frustrated that the council has continued to ignore or downplay the concerns of the tax paying, voting residents of the Terra Nova Blvd. neighborhood.

Eleanor Natwick  
[REDACTED]

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**From:** Brenda [REDACTED]  
**Sent:** Monday, June 22, 2020 2:16 PM  
**To:** Public Comment  
**Subject:** Meeting 06/22/2020 regarding parking on Terra Nova Blvd

[CAUTION: External Email]

Hello,

I am writing again regarding the parking Of RV's on Terra Nova Blvd.

I am greatly concerned about this and I am strongly opposed to allowing R V parking on Terra Nova Blvd . This is a residential street with 2 public schools a library and senior apartments in addition to the town home association of which I am a home owner.

I am worried that allowing RV parking on Terra Nova Blvd would Compromise safety, sanitation, and may cause an increase in petty theft or crime. It will also really change the appearance of our neighborhood. And may reduce property value. This could greatly impact our quality of life! Parking here is already difficult and getting out of driveways is dangerous with large vehicles parked close to the driveway. Please do not allow parking of vehicles over 6 feet long on our residential street.

I strongly believe that moving the homeless crisis to the back of the Valley is not a solution.

Please do not allow overnight parking of vehicles over 6 feet on Terra Nova Blvd!!

Brenda Nordh

Taxpayer, and active voter

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**From:** Lisa Mendez [REDACTED]  
**Sent:** Monday, June 22, 2020 2:53 PM  
**To:** Public Comment; Vaterlaus, Sue; Beckmeyer, Sue; O'Neill, Mike; martind@ci.pacifica.us; Bier, Mary  
**Cc:** Lorraine Bannister  
**Subject:** RV Parking on Terra Nova

**[CAUTION: External Email]**

Dear City Counsel,

We can not allow RV PARKING on any street in Pacifica , let alone Terra Nova . We have two schools on Terra Nova, and homes that people pay taxes for. I am a good hearted person , but I still feel like these RV's can not be allowed to just park where ever is convenient and stay for as long as they want. If the church wants to give out free parking, then they should accommodate them with sewage disposal . electricity, a secure fence around the property and a log of license plates , names and registrations.

RV's can not be allowed to park on our streets. There is just no room for them to do this. Near Terra Nova High school we already have cars parking on both sides of the street and up Everglades, people who live here have to park a good distance from their homes already. Our homes will go down in price and this will create environment issues, as well as safety issues for all!

Please do not allow RV PARKING on Terra Nova Blvd.

Thank you and Sincerely ,

[REDACTED] Terra Nova Blvd

Lisa Mendez



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**From:** Marci Karr [REDACTED]  
**Sent:** Monday, June 22, 2020 2:56 PM  
**To:** Public Comment  
**Subject:** Ban Overnight Over 6t tall

[CAUTION: External Email]

To whom it may concern,

I am a resident on Terra Nova Blvd. I STRONGLY URGE THE BANNING OF OVERNIGHT PARKING OF VEHICLES OVER 6FT TALL ON CITY STREETS! I am especially concerned for the proposal to allow this on Terra Nova Blvd. There are two schools on this street-Terra Nova High School and Ortega Elementary. Additionally, there are MANY CHILDREN LIVING HERE!!!! We must protect our kids from people who in effect would be living here without sanitation!!!!

Vote NO.

Marcia Karr

Sent from my iPhone

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**From:** Alice Bull [REDACTED]  
**Sent:** Monday, June 22, 2020 3:53 PM  
**To:** Public Comment  
**Subject:** Council Meeting of June 22, 2020 - Oral Communications - Alice and Mitchell Bull - [REDACTED] Pac

**[CAUTION: External Email]**

Dear Mayor and City Council Members,

In the January/February 2020 timeframe, a ruling was passed without public input or advanced knowledge allowing vehicles over 6 feet tall be permitted to park for short or long time periods on certain named Pacifica streets.

Even with a permit, these RVs require services not available in those areas such as garbage pick-up, sanitation facilities, cooking facilities and dumping of waste clear and gray water.

We are submitting the request that any Safe Parking Program plans be made public and transparent, as these may vastly impact our neighborhood. And that the citizens of Pacifica be able to vote on any Parking Program that allows parking of vehicles over 6 feet tall on ALL city streets at ANY time.

Please enter this oral communication into the Council Meeting records for June 22, 2020 .

Respectfully,

Alice and Mitchell Bull  
Pacifica residents for 35 years

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**From:** Laura Bastida [REDACTED]  
**Sent:** Monday, June 22, 2020 3:53 PM  
**To:** Public Comment  
**Cc:** Martin, Deirdre; O'Neill, Mike; Vaterlaus, Sue; Bier, Mary; Beckmeyer, Sue  
**Subject:** City Council Meeting 6/22, 7pm, Oral Communications

**[CAUTION: External Email]**

Re: RV Parking on Terra Nova Blvd.  
From: Laura Bastida  
[REDACTED], Pacifica, CA 94044

Hello.

I am writing to plead against allowing RV parking on Terra Nova Blvd. We have been living here for almost 4 years. We are heavily against this proposal. Terra Nova is a street with 4 schools ranging from preschool to highschool, some small businesses and a library. Everyone from children and the elderly are always out walking. I'm very concerned about everyone's safety as well as sanitary conditions.

Parking is already tight enough as it is with one side of the street being mainly condos.

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**From:** [REDACTED]  
**Sent:** Monday, June 22, 2020 3:54 PM  
**To:** Martin, Deirdre; Public Comment; O'Neill, Mike; Vaterlaus, Sue; Bier, Mary; Beckmeyer, Sue  
**Subject:** Modus LLC Redwood Way application approved--please waive appeal fee

**[CAUTION: External Email]**

Dear City Council,

At the June 17, 2020 meeting the Planning Commission approved a second Modus LLC application to install a telecom antenna in a residential area in very close proximity to homes, twenty feet from one bedroom window, next to a cancer survivor's home. Many people called in to the zoom meeting imploring the commissioners to wait until the public can re-enter the democratic process that we are presently denied. Items 2 (the Modus LLC app) and 3 (Rockaway Beach development) were hotly contested by the public comments as being not "time is of the essence" issues, that should be tabled. The the shot clock on the Modus application allowed three more months until September! But despite the public plea, the commission approved it.

I believe the reason for public notification is to give petitioners time to be heard, and commissioners time to find.....not just to "fill a square" to make it legal. One commissioner wanted more information and was denied that by a hasty motion. Even shot clocks, designed to protect the applicant (Modus LLC), allow for several months. The residents only had one week, and a public forum not everyone can access.

I ask City Council to use its discretion to waive the \$500 fee for an appeal to the Modus LLC approval on Redwood Way. This is a time of unprecedented hardship. People trying to protect homes, schools and property values are extremely frustrated by being shut out of city council chambers. Waiving the fee would be a good will gesture that might go a small way to mitigating the damage done to people who, health concerns aside, just saw their property value dented by a good 15-25%, when better antenna locations with less damaging effects are certainly attainable.

I hope City Council will please go the way of Petaluma, Santa Barbara, and a growing number of cities pushing back against unfettered technology roll-out that benefits corporations at the expense of residents. As a city we should care about smart development and healthy choices.

Please waive the \$500 fee, and if you have the authority, could you ask Planning to observe shot clocks as not just time limits, but time extensions, until the public returns to our City Hall?

Thank you for considering,

Linda Prisajni

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**From:** aprisajni [REDACTED]  
**Sent:** Monday, June 22, 2020 4:00 PM  
**To:** Public Comment  
**Subject:** RVs

**[CAUTION: External Email]**

Yes to citywide ban on vehicles over 6 feet. Please.

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**From:** Jim Leach [REDACTED]  
**Sent:** Monday, June 22, 2020 3:56 PM  
**To:** Public Comment  
**Subject:** RV Parking on Terra Nova Blvd.

[CAUTION: External Email]

Dear Sir or Madam,

As a homeowner on Terra Nova Blvd., I am TOTALY against RV Parking on Terra Nova Blvd. It will take away our Visitor, Commercial & will "Bulk Fill" taking on an already BUSY boulevard.

Regards,  
Jim Leach

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**From:** Sunil Bhat [REDACTED]  
**Sent:** Monday, June 22, 2020 4:45 PM  
**To:** Public Comment  
**Subject:** oral communications

**[CAUTION: External Email]**

Members of the City Council,

As you know I am appealing UP-92-18 which approved the construction of a pole top WCF at 1450 Terra Nova Blvd. Last week UP-102-18 was approved by planning for an identical WCF 1500ft away, at 1309 Redwood Way. I am asking you to hear both appeals at the same meeting, thereby reducing administrative costs for the city. I am subsequently asking you to waive the second \$500 appeal fee, which is for those administrative costs. This second fee is a significant barrier to allowing Park Pacifica's residents and homeowners from participating in the planned development of their neighborhood, especially during this pandemic. It is unfair and favors applicants like Verizon who have large budgets. Please help us participate in the process.

Dr. Sunil Bhat

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**Sunil Bhat D.O.**

[REDACTED]

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# Public Comments

## Agenda Item # 14



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**From:** Coffey, Sarah  
**Sent:** Thursday, June 18, 2020 4:23 PM  
**To:** Public Comment  
**Subject:** FW: City Council 6/22 - CDP-413-19 - 277 Kent Appeal

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**From:** KoppmanNorton, Julia@Coastal [<mailto:julia.koppmannorton@coastal.ca.gov>]  
**Sent:** Thursday, June 18, 2020 9:36 AM  
**To:** Murdock, Christian <[murdockc@ci.pacifica.ca.us](mailto:murdockc@ci.pacifica.ca.us)>  
**Cc:** Tina Wehrmeister <[wehrmeister@ci.pacifica.us](mailto:wehrmeister@ci.pacifica.us)>  
**Subject:** City Council 6/22 - CDP-413-19 - 277 Kent Appeal

**[CAUTION: External Email]**

Hi Christian,

Please add these comments to the record for the upcoming 6/22 City Council hearing on CDP-413-19 for the appeal of the Planning Commission's decision for the project at 277 Kent. These comments simply reiterate comments provided to City staff on April 20, 2020, prior to the Planning Commission hearing.

As stated in the staff report, the design life used for purposes of hazard analysis is assumed to be 100 years. While the applicant's consultant, GeoForensics, reported historic erosion rates in the range of 0.1 to 0.45 ft/yr, other sources (e.g. USGS) report much higher rates. Therefore, bluff erosion hazards through 2100 are largely dependent on which historic

erosion rate is used. If higher historic erosion rates are used in the analysis, the setback of the proposed residence may not be adequate for the full design life of the project.

As this project site faces some future hazard from bluff retreat depending on the path of future sea-level rise, we would strongly recommend maximizing the setback from the northern end of the property closest to the bluff edge. In addition, we strongly recommend that the City require conditions of approval to include: 1. No future shoreline or bluff protection for this residence, and removal of the structure if and when it is threatened, 2. A requirement for hazards disclosure, and 3. Recorded Deed restriction for the property owner to acknowledge and agree that: the development is located in a hazardous area, or an area that may become hazardous in the future, assumption of risks of injury and damage from such hazards in connection with the permitted development, to unconditionally waive any claim of damage or liability from such hazards, to indemnify and hold harmless the City against any injury or damage due to such hazards, that they have no rights to future shoreline armoring, that sea level rise could render it difficult to provide services to the site, that the boundary between public and private land could shift, and that the structure may eventually be located on public trust lands, which the development approval does not extend to, that any future encroachment on public trust lands must be removed, and that the structure may be required to be removed and relocated if it becomes unsafe.

Thanks,  
Julia Koppman Norton

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



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**From:** Jean Calais [REDACTED]  
**Sent:** Monday, June 22, 2020 3:14 PM  
**To:** \_City Council Group <CityCouncil@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>  
**Subject:** Public comments-Support to UPHOLD Permit CDP-413-19 for Kent Rd

**[CAUTION: External Email]**

Pacifica City Council Members,

June 21, 2020

My name is Jean Calais, daughter of Kathryn Buttignol, one of the owners. My mother and Aunt's now share the property. Unfortunately my mom has dementia and cannot speak for herself any longer. We as a family spent many years going to the beach house and spending time there. I remember when we even had property on the beach before it had to be sold and the bathrooms were built. Now that my parents cannot no longer go and enjoy the property it would be nice to sell the property so others could enjoy the view and beach that we all loved. I know my mother be happy to see the property developed and put to good use.

My sisters and I also took our children to the beach house when we could. We always had to take Grandma Frances, (the original owner) if we stayed at the house. Now that is not possible since the house is in such disrepair. It would be nice to have something better than an empty lot and house that is falling apart. We as a family would hope to see that someone else could enjoy the beach as much as we all have over the last 90 years, myself only 63 years, but who's counting.

Our lives have changed over the years and I now go to Vancouver WA to visit my son and his new family when I take vacations. It is my hope that you will consider the sale of the property so we can all move on with our lives.

Thank You and have a wonderful day, Jean Calais

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**From:** Sean Penello [REDACTED]  
**Sent:** Monday, June 22, 2020 4:31 PM  
**To:** \_City Council Group <CityCouncil@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>  
**Subject:** Public comments-Support to UPHOLD Permit CDP-413-19 for 277 Kent Rd

**[CAUTION: External Email]**

REF: Support DENY the appeal and UPHOLD Permit CDP-413-19 for 277 Kent Rd

To the Honorable City Council member of the city of Pacifica:

I'm the current caretaker and grandson of last long-time owner of the property Frances Christen and I'm asking you to approve the project on 277 Kent.

Over the last five years, we've spent a great amount of time and effort to create a beautiful project that allows us to replace our blighted property with something invigorating. Over that time, you will find that we followed city rules and used science to justify the safety of the project while adding a value to the community and neighborhood.

Because of the uniqueness of the property, I thought would be helpful to explain the history of how we got here.

Our family's history on Pedro Point is long. We do not actually know when our family acquired their first lots in the area. We have circumstantial evidence dating back to 1933 in which family members paid PG&E bills for parcels in "Pedro Point". There's also evidence of purchasing and selling other lots on Pedro Point.

The previous owner, Frances Christen, was the latest long-term owner of the property and transferred it to the current owners when she passed away 2015 at the age of 105. The property has special meaning to her and she asked her children not to make any real changes until after her death.

But it's important to start with our families first owner and how she started to acquire so many lots in the area.

Nora P. Christen was the first family member to own in Pedro Point. She was a distinguished woman of her time, being one of the first woman in California to have either a real estate license or a driving license. Family legends tell of Nora being a tough, smart businesswoman in a time when women weren't really respected for business smarts. She gave birth to her only child Arnold Christen shortly after the 1906 earthquake ravaged her home in San Francisco. After the earthquake, she became a successful businesswoman and real estate owner after she becoming a young widower. She acquiring property throughout the San Francisco Bay Area including Petro Point and Linda Mar Beach. She was a strong supporter of the Teamsters and other unions in San Francisco and left a mark on the community until her death in the early 70s.

Family stories tell about the property being a refuge for her from the city and Frances Christen used to tell stories about how Arnold Christen wooed her at the property.

It's thought that they originally owned what's now called 277 Kent Road and possibly some other parcels on Kent before acquiring additional parcels on the Beau Rivage. Nora was a savvy real estate investor and most likely acquired a large chunk of parcels from motivated sellers, including the lots of the former boardinghouse/hotel on the corner of Dannman and shoreline Rd after it burned down. It is known that she bought the middle lot on Beau Rivage the in 1940s to complete the lot as it looks now.

The family originally owned part of San Pedro Beach before it was sold to the city for the construction of Highway One and a public use. They would go down to enjoy the beach before retiring to the property in the evening.

While the family wasn't there, the part of the properties now known as the commercial lot, were being used as a farm where an assortment of barnyard animals grazed. Over the years there's been everything from donkeys, horses, jackasses, llamas, emus, ducks, geese and other such farm animals.

Sometime in the late 20s early 30s Arnold Christen, ether Nora's husband or her son, (who were both named Arnold and Teamster members) acquired a temporary building from an old construction site in San Francisco. The story goes, they moved that building to the Kent Road property using horses. Over the years Arnold would invite friends and family to the property to make repairs and modifications to the building while consuming beer. Over its lifetime, the building had at least two additions to the structure. The roof had four major "fixes" over its lifetime, because there are four layers of different roofs on the structure (They didn't remove the old roof, they just added a new roof on top of the old one.) Over the years, it's not unusual to find discarded alcohol containers in the roof or under the structure while doing construction or repairs. Frances used to be able to tell who did the work by the kind of beer cans we found.

The layout of the property and the lots is unique not just because it was haphazardly built by a bunch of drunken Teamsters, but because the layout of the neighborhood was opposite of how it is now, with the fronts of the buildings facing the ocean not Kent Road.

Most of the lots had the front of the "residential structures" facing the Beau Rivage and the ocean. Most people forget that most of the roads in the area, including Kent Road, was nothing more than a dirt horse trail until they were paved in the early 60s.

The original lay out of the properties were that people would walk up the Beau Rivage from the train stop to enter via the front. After the train went bankrupt people would park closer to the main highway and walk until some of the bigger streets were made drivable, like San Pedro Ave. and Danmann. Kent Rd. wasn't paved until the 60s.

Nora didn't buy all the lots at one time. She acquired them piecemeal, with no less than three different transactions. It's thought that all the parcels on the ocean and the Beau Rivage side had "residential structures" on them at one point. She might have acquired several parcels from family member William Conboy after he passed away in 1964.

In the late 60s early 70s, one of Frances and Arnold Christen's daughters lived on the property modifying the property so it could be used more in modern times. Such as adding a telephone, adding working amenities in the house and paving the back of the property so that the house could be accessed from Kent RD. She was even responsible for creating the street address: 277 Kent. Before then, the properties had no addresses.

It was common for the family to spend warm days on the property and to have celebrations there. Family celebrated happy events such as Easter and birthdays there along with several wakes for family and friends who passed away.

The Christens were supporters of the community and were very interested in seeing Pedro Point developed and modernized. Nora and Arnold were big supporters of both Pacifica the city, and the Pedro Point community. They were particularly proud that they were early financial supporters for building the original Pedro Point firehouse and first fire truck. They chose to sell off excess parcels they own so that they could be developed in to residential, some current owners still owned by the same people Nora sold to. Nora started having conversations with the city about developing the parcel, going as far to create plans for development.

Unfortunately, before a project could be implemented, Nora's health suffered and she passed away in the early 70s. Before her estate could fully settle Arnold, her son, health took a turn when he was diagnosed with cancer. Arnold Christen passed away in 1977. His probate had issues and Arnold's estate wasn't fully completed until 1979. By then the city had a different vision for the area.

The city created a new general plan in 1980, the community had changed and Frances didn't feel capable enough to implement that vision. Over the years since Nora passed away, Frances's goals had changed, she wanted to protect her children from the awkward probate that she experienced when Nora and Arnold passed away. Also, with the birth of so many new grandchildren, she wanted to continue to make new memories on the property.

She started to implement an estate plan to protect her children when she was at the ripe old age of 65, thinking she would die soon. It will be another 40 years before her children would implement that plan. In that time, she would put her own stamp on the property, making many of the current changes you see today.

Frances herself was a strong-willed independent woman, who looked and acted at least 20 years younger than she was. People would be amazed when she told them she was in her 80/90s. The family was lucky to have her in such good health and mental capacity.

She grew up during the Great Depression and would tell stories about how she, at the age of 12, worked as a chambermaid. And how the bootleggers hid alcohol under her bed because, as the bootleggers said, “the police would never suspect a 12-year-old girl would be involved.” She was a big supporter of unions and the Teamsters, as she saw firsthand the impact working at the San Francisco’s docks had on her friends and family in the fight to become unionized.

Living in San Francisco most of her life, she never learned how to drive, relying on public transportation and walking to get around. She was fully independent until her congenital heart failure after a late-night party celebrating her 100th birthday. Even after heart failure, that she was in control of her finances including maintaining and protecting her Petro Point properties until shortly before her death.

While Frances wanted to see the property developed, she was concerned that she didn’t have the resources to develop and if she were to pass away in the middle construction, the family would have issues in probate. Over the last 50 years, there were no less than three designs for developing the parcels. All of them got stopped somewhere in the process where Frances couldn’t go forward.

If she couldn’t develop it, her goals were to have the property be around so her family can continue to make memories there and so her family could develop or sell once she passed away. She continued her goal of adding to the community by having livestock on the property and donating to local groups.

Originally, the property was fenced into several smaller configurations for the different animals that were on the property. When the city merged the lots in the mid-80s, she implemented the new lot combinations by changing the fence lines to match. Merging the livestock kennels into one big lot with fewer animals on the property.

She was also very committed to maintaining the house, making repairs as necessary. She was always concerned about regulations and that the city might condemn the property. The property was probably never officially built with permits, and the repairs and add-ons definitely weren’t. She enjoyed using the property and was worried that if a building inspector came by and reviewed the building, it would be condemned and she would no longer get to use it. Her concern made it hard to start the major process of development she inspired for without risking losing the use of the property in the meantime.

Over her life time, she had a collection “young” handyman, (all of whom she outlived) that would come out to help the “little old lady” fix her little beach house. Repairs would be made “unofficially” and probably paid for in cash.

When her children took over management of the property, when her health continued to deteriorate after her heart failure, they were able to keep up with normal maintenance of the property.

Unfortunately, the harsh winters of 2014-15 damaged the property so much that, serious repairs would need to be made. The current caretakers were no longer comfortable with unlicensed or unpermitted construction.

As life would have it, her children never had to have that conversation with Frances as she died shortly after that harsh December on Valentine’s Day 2015 shortly before her 106<sup>th</sup> birthday. She died suddenly in her long-time home with her family around her. She was pronounced dead about 15 minutes after having a stroke with her last words being “don’t call 911.” She died on her own terms quickly and quietly without being a problem, just like she wanted.

This led to the third life of this property we are currently in. Frances’ goal was to make her death as easy for her children as possible so they wouldn’t have to deal with a painful probate or estate issue like she had with the death of her husband and mother-in-law. Unfortunately, her estate plan goals were started almost a lifetime before she died. And her family look a lot different than when she first started.

Her children are literally 40 years older than when she first started this plan and are now confronted the same concerns she had, if something happens to them will they be able to finish construction or easily transfer the property to their children.

Many ideas and plans have been started and stopped since her death.



It took several years to agree to vision that works for everyone and as her children have gotten older and they had to start dealing with health and estate planning issues themselves. It will only get harder to implement that vision as time goes on.

The preferred goal was always to develop the property and keep it in the family. Circumstances and life is kind of forced the family's hand to create this current plan.

The house always needed repairs since Frances's death, but our hands have now been forced to do more extreme repairs as vandals came onto the property on July 4, 2019 and set off illegal fireworks further damaging the property.

The Pacifica Police Department was called to the scene on the 4th and confiscated what their report described as explosives closer to IED you'd see in Iraq, then fireworks. The fire department required the bomb squad to remove them from the property that 4<sup>th</sup> of July.

It probably wasn't the vandals' intention but the property suffered extensive damage that was described consistent with a "shockwave." Old pipes have wiggled loose and were leaking water. Inside the building, boards have rattled away from the walls. Foundation near the explosion wiggled loose. Our inspector said it was lucky we turned off gas earlier that year or we could've had serious issues.

To make the property livable and pass inspection, it will now require an extensive overhaul the family does not feel they can accomplish on their own or in a reasonable timeframe because of their age and health. That's why we're so excited to have partners during the development process now.

Developing the property like this was a dream going all the way back to Nora. The family's extraordinarily excited to see this happen. It was always a dream to build beautiful structures on that lot that would add to and fit in with the rest of the community. The family has been concerned and embarrassed that's taken us so long to get organized and to create a new vision with planning department and city of Pacifica. We are excited to push forward and look forward to making this long-postponed dream into reality.

We ask the Pacifica City Council to approve the project and fulfill on our family's vision of a new beautiful property that adds to the community.

Sincerely,

Sean Penello

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**From:** EDWARD PENELLO [REDACTED]  
**Sent:** Monday, June 22, 2020 4:36 PM  
**To:** \_City Council Group <CityCouncil@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>  
**Subject:** Public comments-Support to UPHOLD Permit CDP-413-19 for 277 Kent Rd

**[CAUTION: External Email]**

REF: Support DENY the appeal and UPHOLD Permit CDP-413-19 for 277 Kent Rd

To the Honorable City Council member of the city of Pacifica

As one of the trustees of the property's owner, I'm asking you to Support DENY the appeal and UPHOLD Permit CDP-413-19 for 277 Kent Rd.

The family is so happy that the property is going to be developed. For the last 90 years, it's was a dream of the family to utilize this parcel to its full potential after the horses left and Jenny the jackass died 50 years ago.

The property's original use was as a horse stable and animal farm. Me and my sisters spent many happy holidays and summers here while growing up, riding horses sending time with family pet and local legend, Jenny.

Some of my fondest memories here are us with Jenny. For those of you who don't know Pacifica's history, Jenny was a mixed horse/donkey (a jackass) who lived on the property well into her 50s, possibly older as grandma couldn't remember when she got her. She was so much of a legend and landmark that when she passed away, the paper had a half page obituary with photos. Her claim to fame was harassing the cowboys and patrons of Denman's Bar across the street for food. The bar started keeping carrots and apple slices so when patrons left, they could give her little bit of food and stay on her good side.

My family has many happy memories here over the last 90 years and we are very excited to see it have a new life where new memories can be made.

We encourage you to approve the project so that new family's legacies can be created here.

Therese Penello

Trustee of the Frances Christian trust

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