

PEDRO POINT COMMUNITY ASSOCIATION
1227 DANMANN AVENUE, PACIFICA, CA 94044

February 1, 2013

Pacifica City Council
170 Santa Maria Avenue
Pacifica, CA 94044

Calson Field Recommendation

Over the past year the Pedro Point neighborhood, through the Pedro Point Community Association (PPCA), has had several discussions with the owners of the Calson Field culminating in a special neighborhood meeting held on November 4, 2012. Based on the public input from the residents and land owners of the Pedro Point community the board members of the PPCA voted to make this recommendation to you, the Pacifica City Council:

The PPCA voted for a motion to support that the 5 acre lot known as the "Calson Field" remain in its current zoning of Commercial-Recreational. The proposed Commercial Recreation designation in the current Draft General Plan is intended for land use that would remain in a primarily undeveloped state but would allow for limited commercial establishments supporting recreational uses in keeping with the enjoyment of the beach and community character.

The PPCA also voted against a motion that the property be re-zoned as Residential.

The PPCA requested community input regarding the use of the Calson Field on four separate occasions:

April 19, 2012 at its public quarterly board meeting

July 19, 2012 at its public quarterly board meeting

October 18, 2012 at its public quarterly board meeting

November 4, 2012 at a special meeting to discuss community preferences for the Calson Field land use.

These meetings were well publicized in the PPCA's quarterly newsletter that is mailed to all residents and property owners of Pedro Point, including the businesses in the Pedro Point Shopping Center. The November 4, 2012 meeting was conducted under direction from the city council to assure there was no question of full inclusion of the owners of the Calson Field and full input of the Pedro Point neighborhood to recommend what the best use of the property would be to the community and the City of Pacifica.

At the special meeting on November 4, George White, head of the City planning department, explained the current zoning of the field, gave a brief overview of the General Plan Update (GPU) process and specific project approval process for any project development, and then answered numerous questions about the process, zoning, and potential uses for the field. We are very thankful to George for attending the meeting and giving all who attended a greater insight into the GPU process. The PPCA also contracted a facilitator, Tim Dunkin, who has

been previously contracted by the City of Pacifica to assure an open dialogue for all concerned parties.

There were several zoning recommendations and ideas presented both by the owners of the Calson Field as well as residents of the Pedro Point community at these various meetings. To follow is a summary of those ideas, listed in order of community support/preference:

Commercial Recreational with an emphasis on recreational businesses serving the soon to become coastal trail and Golden Gate National Recreation Area (GGNRA) of the Pedro Point Headlands and Linda Mar beach. The type of businesses associated with the commercial recreational zoning that were discussed were:

- Bike/Skate rental
- Educational/Agri-Tourism Farm Stand
- Surf Museum
- Native Plant Nursery
- Beer/Wine Garden
- Zen Garden/Meditation Center
- Party-Play place/Pony Rides
- Outdoor Event Space

Open Space/protected wetland

Part low density residential housing with part open space park

As president of the PPCA, I feel that we have made great efforts to reach out to the Pedro Point Community to seek their input and ideas, and have fostered an open and honest discussion with the Calson family, including electing Ron Calson to our current Board. The special meeting on November 4 was attended by many neighbors, some long-time residents, some brand new to our community.

The resulting recommendation to support land use consistent with the current Commercial Recreational zoning was voiced by the vast majority of residents attending that meeting, as well as other PPCA meetings held over the past year. The board believes that we have the best interest of our neighborhood for what is compatible, within the character of Pedro Point, and that the commercial recreational designation is the best economic option for the city of Pacifica on this property.

On behalf of the Board of the Pedro Point Community Association,

Bruce F. Ferry, CPA
President