

Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Memorandum

To: Mr. Kevin Kahn, California Coastal Commission
From: Dan Mauer, San Francisco Recreation and Parks
Date: January 21, 2014
Re: Beach Chalet Athletic Fields Renovation- Park Improvement Status

At a California Coastal Commission hearing on May 9, 2013, several commissioners discussed the possibility of improving the park land immediately south of the athletic field site in an effort to increase available open space for public use within the coastal zone. Although the improvement of this land was not part of the coastal permit approval process, we thought it would be informative to provide this memorandum giving Commissioners a brief update on the status of this park land and our Department's plans moving forward.

Immediately to the south of the athletic field site there was a waste water treatment facility called the Richmond/Sunset Treatment Plant. When the City constructed a new treatment facility on the south west edge of the City, the plant in Golden Gate Park was decommissioned and demolished in 1996. Upon removal, this park space evolved into a maintenance/operations yard for park related activities. It has been the goal of the Department to return this land back to usable public open space which is clearly outlined in the Golden Gate Park Master Plan.

In 2012, the City passed a parks bond measure to improve park facilities throughout the City. Part of this bond measure includes \$6.5 million dollars specifically for Golden Gate Park to improve natural features such as lakes, meadows and landscapes. The renovation of this particular park space is one of several priority projects that our Department would like to improve with these funds. In order to allocate these funds to a specific project, we must conduct a formal public process securing the approval of the public and the Recreation and Park Commission. Below, please find a brief summary on the status of these bond funds and our initial plans moving forward.

- The first bond issuance for these bond funds was passed in November 2012 allocating \$9.0 million for Golden Gate Park of which \$6.5 million is specifically allocated for improving natural features.
- Renovating the Richmond/Sunset Treatment area is a high priority for these funds.
- The first issuance of these funds was completed in January 2013 with funding allocated for planning and design of natural area improvement projects.

- The Department has identified the Trust for Public Lands (TPL) as a program partner to organize a community outreach process and provide design assistance for these projects. We are currently in development of a memorandum with TPL for this work.
- We anticipate that this public process will begin late spring/early summer 2014 concluding in the fall of 2014.

We hope that you find this information useful in answering questions that might have been raised during the meeting back in May of last year.





Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Memorandum

To: Mr. Kevin Kahn, California Coastal Commission
From: Dan Mauer, San Francisco Recreation and Parks
Date: February 20, 2014
Re: Beach Chalet Athletic Fields Renovation Light Monitoring

At a California Coastal Commission hearing on May 9, 2013, the commissioners present unanimously voted to uphold the coastal permit issued by the City of San Francisco for the Beach Chalet Athletic Fields renovation in Golden Gate Park.

The commissioners did not impose any conditions upon the Coastal Permit. However, during that hearing, the San Francisco Recreation and Parks Department committed to sharing with the Commission a planned report on potential neighborhood impacts that may result from the project's new athletic field lights. The Recreation and Parks Department further committed to conducting an analysis and providing the Coastal Commission with a report on the avian impacts resulting from the project's new athletic field lights.

This memo outlines the light monitoring programs for the neighborhood impacts and avian impacts. San Francisco Recreation and Parks plans to conduct the neighborhood impact evaluation using internal staff and contracting a qualified wildlife biologist from Environmental Science Associates to conduct the avian impact evaluation, as articulated in the attached scope of work proposal.

Beach Chalet Athletic Fields Field Lights Neighborhood Impact Report

San Francisco Recreation and Parks will evaluate and issue a report addressing community feedback associated with the new field lights being installed at the Beach Chalet Athletic Fields in San Francisco's Golden Gate Park. This report will be released approximately six months after the facility renovation is complete and the fields are re-opened.

The report will include two sections:

1. Incoming Reports – Rec/Park will record and compile emails, calls and letters regarding the light operations. This feedback will be included in the report to the Board of Supervisors.
2. Community Feedback– Approximately three months after the fields reopen, Rec/Park will listen to community feedback of nearby neighborhood groups to understand concerns related to the lights and share possible resolutions. Supervisor Mar specifically requested that Rec/Park include groups supportive and opposed to the project in the outreach.



Groups to be contacted during the listening tour may include:

- Planning Association of the Richmond
- Sunset Parkside Education and Action Committee
- Viking Soccer
- Police Activities League
- Friends of Sutro Heights Park
- La Playa / Great Highway Neighborhood Watch

Topics to be discussed may include:

- Overview of field and light operations and monitoring
- Incoming feedback to department – email, phone
- Neighborhood group feedback
- Timeline for report to Board of Supervisors

Beach Chalet Avian Monitoring Program

San Francisco Recreation and Parks will engage Brian Pittman, a Certified Wildlife Biologist at Environmental Science Associates, to conduct the bird monitoring program. As proposed in the attached scope of work, the monitoring program was based upon an Avian Monitoring Plan being implemented at the new, lit sports fields at Malibu High School and would be implemented in the fall and spring immediately following the completion of construction, currently anticipated in 2015. This proposal was prepared following Mr. Pittman's conversation with the biologist conducting the work in Malibu to determine the most appropriate plan for this particular project.

As outlined in the attached preliminary scope of work, the analysis will include four primary tasks:
Task 1 – Develop an Avian Monitoring Plan for the Beach Chalet Athletic Fields.

Task 2 – Conduct pre-project avian point count surveys and mortality surveys in winter/spring 2014 for a baseline for later surveys. Four morning surveys will be performed on a weekly basis leading up to construction activities.

Task 3 – Conduct avian point count surveys and morning sweeps for injured or dead birds. Approximately ten nighttime surveys would be conducted from six, permanent onsite stations over two ten-week periods in the spring and fall (with two weeks between each survey) immediately following the facility reopening post construction. Morning sweeps for injured or dead birds (or the lack thereof) would be conducted periodically after inclement weather.

Task 4 – Evaluate findings and submit report of findings to the San Francisco Recreation and Parks Department.

Once the San Francisco Recreation and Parks Department receives the Avian Monitoring Report, we will review the information and determine if operational changes are necessary. Following that review, the San Francisco Recreation and Parks Department will distribute to the Coastal Commission the complete report and a memo detailing any planned operational changes.

Attachment: ESA Proposal dated 2/18/14



February 18, 2014

Patrick Hannan
City Fields Foundation
1714 Stockton Street, Suite 400
San Francisco, CA 94133

Subject: Scope and Cost Estimate for the 2014 Beach Chalet Avian Monitoring Program

Greetings Patrick,

On behalf of Environmental Science Associates (ESA), I am pleased to provide this scope of work and cost estimate to develop and implement the Beach Chalet bird monitoring program for the City of San Francisco. This scope of work replaces the preliminary estimate that I provided on November 22, 2013.

As ESA's Wildlife Program Manager, I would serve as the Technical Leader in developing the Bird Monitoring Program with assistance from ESA ecologist and avian specialist Rachel Danielson. Rachel will serve as the overall project manager and primary field investigator. Development and implementation of the Avian Monitoring Program is described in the four tasks below, which can be completed for the cost of **\$23,310**.

Task 1 allows development of an Avian Monitoring Plan (AMP or plan) modeled after the City of Malibu's AMP, which was prepared for their Athletic Fields Renovation project. However, there several key differences in our proposed monitoring approach. Whereas the Malibu plan required nighttime surveys on *unlit* nights and a substantial survey effort, the Beach Chalet AMP will exclude unlit nights from the survey protocol, instead using a morning bird sweep to characterize bird hazards. As we discussed, this difference is partly in response to the different lighting schedules, with Beach Chalet to be lit on a more frequent basis than Malibu's fields; and also based upon discussions that I had with the Malibu AMP project manager, who mentioned that birds were infrequently documented on unlit nights. We anticipate that approximately \$4,000 is required to develop the AMP and coordinate the plan with the City.

Task 2 provides a limited number of pre-project avian point count surveys and mortality surveys in winter/spring 2014 as a baseline for later surveys. These surveys are included at the request of the Coastal Commission to characterize baseline avian use of the field prior to the installation of night lighting. Four morning surveys will be performed on an approximately weekly basis leading up to construction activities. Survey findings will be summarized in a brief technical memorandum that will be provided to the City within 7 days of completing the final pre-project survey. These surveys will include the basic study protocol described in Task 3, with six stations monitored for 20 minutes in the morning, and a concurrent ground search of the fields for injured or dead birds. Four surveys would cost \$3,200 (or \$700 per visit, plus \$400 for management oversight and reporting).

Task 3 provides post-project avian point count surveys (10 surveys) and morning surveys (10 surveys) for injured or dead birds. Evening surveys would be performed between light standards to document any bird "entrapment" by night lighting. Thus, avian point count surveys would be done at each of six stations for 20 minutes (120 minutes total monitoring effort) in the spring and fall. We propose to perform 10 night surveys (5 spring surveys/5 fall surveys), spaced at 2-week intervals. These evening point count surveys would cost approximately \$7,000 for the monitoring year (or \$700 per visit, including data analysis and reporting).

Patrick Hannan
February 18, 2014
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Because the intention of surveys is to study bird mortality (or lack thereof), we will additionally couple the evening survey visits with morning surveys to check the ground for dead or injured birds. These quick (perhaps 60-minute) surveys will be performed during early morning hours following evenings when lights are used under inclement weather conditions (i.e., heavy fog). Such a sweep would be effective in detecting potential impacts to birds. Ten morning sweep surveys can be performed for \$6,000 (\$600 each). Thus, the total estimated cost to complete Task 3 is \$13,000.

Task 4 includes general project management, coordination, progress reports, and accounting from spring to fall 2014. Additionally, the proposed surveys entail 24 site visits (4 pre-project surveys; 10 evening surveys; 10 morning sweeps), for which transportation costs are estimated at \$960 (\$40 per visit). Thus, Task 4 includes \$500 for management, \$960 for direct costs and \$650 for ESA's 3% communications fee.

ESA proposes to complete the above tasks on a not-to-exceed basis for the sum of \$23,310. This cost estimate is considered valid for a period of 30 days. We appreciate the opportunity to provide ongoing biological services in support of the City's recreation projects and look forward to working together.

Please call me if you have any questions about this scope and cost estimate.

Sincerely,



Brian Pittman
Certified Wildlife Biologist

cc: Dan Mauer, Project Manager, Capital Improvement Division,
San Francisco Recreation and Park Department



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

May 2, 2013

Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

A copy of this letter has been provided to California Coastal Commission Staff in accordance with the requirements of Public Resources Code, Sections 30319-30324 – sent by email

Re: Beach Chalet Athletic Fields Renovation (Item Th15c, Appeal No. A-2-SNF-12-020)

Dear Chair Shallenberger and Honorable Members of the Coastal Commission:

On behalf of the City and County of San Francisco, I am writing this letter in preparation for our upcoming appeal hearing regarding the Beach Chalet Athletic Fields Renovation Project. The staff recommendation for "Approval with Conditions" includes special conditions that would eliminate the project's core features – artificial turf and field lights – which is tantamount to a project DENIAL. As such, we are in disagreement with the staff recommendation and respectfully ask that you find **No Substantial Issue**. We strongly believe that the project, as approved and conditioned by the City, is fully consistent with the certified LCP (Western Shoreline Plan) and public access and recreation policies of the Coastal Act.

Below we have provided a detailed description of the project background and approval process to date. Our response to the staff report begins at the bottom of Page 4.

Project Background

On April 4, 2012, the San Francisco Recreation and Park Department applied to the Planning Department for a Coastal Development Permit (CDP) to renovate the Beach Chalet Athletic Fields. The proposed project includes "replacing the existing grass turf with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time." The proposed project is intended to carry out the goals of The Playfields Initiative, described below.

The Playfields Initiative

In 2006, the Recreation and Park Commission, in partnership with the non-profit organization City Fields Foundation, established The Playfields Initiative to address the chronic shortage of playfields in San Francisco and help the City equitably provide sports facilities for youth and adult athletic leagues, school teams, and P.E. classes, and informal neighborhood play.

The initiative has led to the renovation of 14 athletic fields in 7 parks in the City with synthetic turf and lights. Combined with other efforts, these field renovations have added more than 72,500 hours of additional playtime on RPD sports field. The rebuilt fields are extremely popular and are among the most requested sports fields in San Francisco.

1. Need to Renovate The Beach Chalet Soccer Fields

Golden Gate Park's Beach Chalet Soccer Fields is one of the City's three main ground sports athletic field facilities. Built more than 75 years ago, the Beach Chalet Soccer Fields were last renovated in 1998. The fields are currently unsafe and in poor condition due to heavy use, abundant gopher holes, and seasonal, wet conditions. The fields are also fenced and only open by reservation for athletic play.

For a park facility that is largely used by children, the Beach Chalet Soccer Fields lack basic youth and family friendly amenities and are in desperate need of repair and renovation. The bathrooms are in poor condition and are not compliant with the ADA. The soccer fields have no spectator seating, picnic tables, or play structures. Previous grass field renovations at the site have failed due to heavy use and resulted in further restrictions on public access. High-use grass sports facilities used for ground sports must be closed to the public regularly to preserve the condition of the grass, regardless of irrigation, drainage or maintenance. Indeed, due to severe wear from constant play and seasonal, wet conditions, the Beach Chalet Fields are closed to the public approximately 50 percent of the year to allow the grass to rest and regrow.

2. Proposed Project and Design

The proposed project would renovate the facility with synthetic turf, field lights, install a pathway to, from and around the fields, improve the parking lot safety and circulation, rehabilitate the restroom, add a spectator viewing plaza, and provide on-field spectator and player seating. The project would also include the addition of a maintenance shed to replace the cargo container, as well as a small play structure, BBQ picnic space and new landscape and tree plantings.

The project design is intended to balance the location of a high-use athletic field within the west end of Golden Gate Park. The field layout is intentionally subtle with no illuminated scoreboards or loud speakers, and the center, on-field seating will be designed using colored, concrete with wooden seats to emphasize natural materials where possible.

The fields will be high-quality synthetic turf lined for soccer and lacrosse featuring state-of-the-art drainage and on-field seating for players and spectators. As synthetic turf can be played on year-round, without needing to rest, the facility can be open more often and serve a greater number of park users. In fact, by renovating the fields with synthetic turf and lights, the amount of playtime available on these fields will triple from 4,738 hours per year to 14,320 hours per year – amounting to 9,582 hours of additional playtime annually or more than triple what is available today.

While the sports fields will be synthetic turf, they will be surrounded by new landscaping and grass. As discussed in more detail below, the renovation will continue and complement RPD's long-term, ongoing park reforestation program by planting over 100 new trees, as well as smaller bushes and vegetation.

A new perimeter walkway made of natural, earth toned material, similar to that used at Land's End in the Presidio (instead of regular concrete), will ensure disability access to, through, and around the field and vinyl-covered fencing will replace the standard galvanized metal chain link fence currently in place. The fencing will be reduced in height from the current eight feet down to less than four feet except behind the goals where the fence will be higher to prevent errant balls and protect spectators.

A new spectator plaza will also be created around the existing bathroom building. This area will contain multiple picnic tables, a water fountain, trash and recycling cans, seat walls and landscaping. The spectator area surrounds the bathroom includes two ramps leading down to the athletic fields' entrance (one for maintenance vehicles and one for pedestrians). A string of picnic tables and barbeque pits will run parallel to the fields, just east of the grass warm-up area. With this renovation, the soccer fields facility will finally meet all ADA access requirements. The project will also renovate and update the restrooms to make them safer, more comfortable and more inviting for park users and bring them up to ADA compliance.

To improve pedestrian safety and vehicle circulation, the parking lot will be expanded, restriped and reconfigured to accommodate 20 additional stalls. A loop design will improve traffic flow and prevent the regular, weekend car backups that can extend all the way to JFK Dr. New parking lot lighting will improve safety and allow people to locate their cars after dark, a new sidewalk will provide safe pedestrian access to JFK Dr. and racks with 81 bike parking spots will be installed.

On-field lights will be installed to allow for evening play. The project team, planning department staff and the EIR consultant team studied the lighting component of this project in great detail. The lighting design has been modified several times to minimize the impact of the poles and lights. Unlike the standard 70'-80' light poles at other athletic fields completed under The Playfields Initiative, this project will feature shorter 60' light poles which will be placed on the fields to minimize offsite views of the field lights from the surrounding neighborhoods and Ocean Beach. Given the fields' location in a natural topographical bowl hundreds of yards from the nearest neighbor, the low light pole height and the tall trees surrounding the fields, RPD's computer models indicate that the light poles will be screened from the adjacent southern and northern neighborhoods and will emit very little light beyond the field.

Local Approval Process

The Beach Chalet project has undergone extensive analysis and scrutiny at the local level, including numerous public hearings and approvals by four governing bodies:

- **May 24, 2012** - SF Planning Commission voted 4-1 to certify the Environmental Impact Report (EIR), approve the General Plan Referral and issue the Local Coastal Zone Development Permit
- **May 24, 2012** - Recreation and Park Commission voted 6-0 to approve the project conceptual plan, EIR mitigations and find consistency with the Golden Gate Park Master Plan
- **July 10, 2012** - Board of Supervisors voted 10-1 to deny an appeal of the EIR

- **August 1, 2012** – Board of Permit Appeals voted 4-0 to uphold the Planning Commission’s decision to approve the Coastal Permit
- **September 12, 2012** – Board of Permit Appeals voted 3-0 to deny a rehearing request on the Coastal Permit Appeal

On May 24, 2012, the San Francisco Planning Commission issued a Coastal Development Permit (CDP) after certifying the project’s Environmental Impact Report, with mitigation monitoring conditions, and General Plan referral. The Planning Commission’s approval was appealed to the San Francisco Board of Appeals which, on August 1, 2012 and September 12, 2012, upheld the Planning Commission’s approval.

Appeals to the Coastal Commission

On October 5, 2012, appeals were filed with the Coastal Commission claiming the project violates San Francisco’s Local Coastal Program (LCP), the Western Shoreline Plan. Since that time, City of San Francisco staff worked diligently with California Coastal Commission (CCC) staff to provide information and answers to a variety of questions and we have repeatedly requested to meet in-person with staff to discuss the project. Despite our regular overtures and numerous meeting requests, staff granted the City just one telephone conference since the appeals were filed, and repeatedly indicated that they had no further questions, leading us to believe that they agreed that the project conformed to the Western Shoreline Plan and the public access and recreation policies of the Coastal Act.

On April 26, 2013, less than two weeks prior to the appeal hearing, we were both surprised and disappointed by the content of the CCC staff report that recommends dramatic revisions to the proposed athletic fields renovation’s design and intent. Though the CCC staff report properly finds that three of the four policies cited by the appellants do not raise substantial LCP conformance issues, the report concludes that the use of artificial turf and other project elements alters the natural character and naturalistic landscape qualities of the athletic facility and therefore results in a substantial issue with the LCP.

Staff Report Response

The CCC staff report recommends Approval with Conditions that would eliminate the project’s core features – artificial turf and field lights – which is tantamount to a project DENIAL. Equally troubling, the project conditions and “Approvable Project” recommended by CCC staff cannot achieve the project objectives, a fact the City could have documented for CCC staff if we’d been given the opportunity.

The purpose of this letter is to explain why four local bodies agreed that the Coastal Development Permit for the Beach Chalet Athletics Fields Renovation Project was issued in conformance with the LCP and to correct various inaccuracies in the staff report. Of particular concern to us are the following five areas:

1. **Design Subjectivity:** Staff’s interpretation of LCP Objective 3, Policy 1 regarding “emphasizing the naturalistic landscape qualities of the western end of the park for visitor use” is entirely subjective and does not take into account the careful design and landscape plan that was developed and approved at the local level. The landscape plan emphasizes the naturalistic qualities by: 1) planting over 200 new individual trees around

perimeter of fields to replace 14 trees being removed; 2) planting more than 1,000 new plants to replace 44 bushes and shrubs being removed; and 3) using NaturePave surface material similar to walkways installed by National Park Service at Land's End in the Presidio. The project's conformance with the surrounding area was thoroughly analyzed at every stage of the City's process and found fully consistent with the certified LCP.

2. **Golden Gate Park Master Plan:** Staff's interpretation of LCP Objective 3, Policy 1 regarding "emphasizing the naturalistic landscape qualities of the western end of the park for visitor use" ignores the Golden Gate Park Master Plan's identification of the Beach Chalet Athletic Fields as a "major recreation area" and the athletic facility's Special Area Plan, the West End Plan. Although not a part of the certified LCP, development of the Golden Gate Master Plan was a requirement of the LCP (Policy 3.3) and is used for guidance by the City. The staff report misrepresents how the fields are to be perceived as a park landscape and how that landscape is used by the public. The athletic fields are clearly designed for athletics, not "pastoral open space used for recreation," as stated in the staff report.
3. **Historic Resources:** Staff's articulation of the project's impact on the site as a historic resource fails to mention that the proposed project would not alter Golden Gate Park's eligibility for listing on the National Register of Historic Places. Golden Gate Park enjoys 137 contributing factors to its listing on the National Register of Historic Places. Though the project's Environmental Impact Report found that the project's single significant, unavoidable impact would be to the site as a historic resource, it also noted that "the potential loss of one historic contributor would not constitute a significant impact to the District as a historic resource. The Golden Gate Park National Historic District would remain eligible for listing in the National Register after completion of the project." It is important to note that there is not a policy in the LCP that relates to historic resources and therefore cannot be used a standard of review for consideration of the current appeal.
4. **Project Alternatives:** The "Approvable Project" proposed by staff would not achieve the project objectives, as stated in the Environmental Impact Report, and would reduce disability access to a public recreation facility within the Coastal Zone. Replacing the existing grass fields with new drainage, irrigation and grass turf would not result in additional play time at the Beach Chalet Athletic Fields as the field maintenance and grass regrowth schedules would remain unchanged and the fields would still close during and after rain, like all grass athletic fields in San Francisco. Removing the asphalt apron around the restroom would render the site entirely inaccessible to the disabled (instead of just the field being inaccessible to the disabled, as is currently the situation). Removing the existing fencing around the fields would speed the degradation of the Beach Chalet Athletic Fields, resulting in further restrictions to public access. Staff's proposed offsite alternative at West Sunset Playground would not result in as much additional play time as the proposed renovation of the Beach Chalet Athletic Fields.
5. **Baseline Development:** Lastly, staff's interpretation of LCP Objective 3, Policy 1 regarding "emphasizing the naturalistic landscape qualities of the western end of the park for visitor use" does not accurately depict the site as it exists or is used today. CCC staff states that the baseline for LCP conformance should be the project site as it existed 15 years ago, prior to the construction of a fence around the fields and removal of a

portion of the vegetation around the site's restroom facility for disability access, because those site improvements were completed without a Coastal Development Permit. There are two issues with this contention. First, even if you go back to the use of the area 15 years ago, it was clearly a designated athletic field. The fencing was only installed because of over use. Due to the growing interest in soccer starting about 20 years ago, it was impossible for the City to keep the field closed to rest or when it was wet due. Users would use the field even with "field closed" signs on it. Second, this contention that we should review the site as it was 15 years ago is inaccurate because the San Francisco Charter Section 330.3 (g) & (i) clearly states that vegetation removal that does not violate the Coastal Program does not require a CDP and that recreation facility improvements that do not require a building permit do not require a CDP. There was no need for a CDP to implement these park improvements and there is no justification for using the site's previous condition as the baseline for LCP conformance.

It is the position of the City and County of San Francisco that the CCC staff report does not accurately reflect the Beach Chalet Athletic Fields' design, site characteristics and current use and we regret not being given the opportunity to provide staff with critical information omitted from their analysis. The proposed athletic fields' renovation clearly conforms to the goals and objectives of the Western Shoreline Plan, San Francisco's Local Coastal Program, and is consistent with the public access and recreation policies of the Coastal Act. The project, as approved, will improve and enhance public access and recreation at the Beach Chalet site, while activating the west end of the park and creating important connectivity to the beach.

We wish to thank you for taking the time to read and consider this letter. We respectfully request that the Commission find **No Substantial Issue** on the appeals challenging the Beach Chalet Athletic Fields Renovation project. We have attached our corrections and comments on the staff report to enable the Commission to base its decision on technically accurate information and are available to answer any specific questions you may have.

Sincerely,



Philip A. Ginsburg, General Manager
San Francisco Recreation and Parks

cc: Mayor Edwin M. Lee
David Chou, President, Board of Supervisors
Rodney Fong, President, Planning Commission
John Rahaim, Director, Planning Department
Mark Buell, President, Recreation and Park Commission
Susan Hirsch, Executive Director, City Fields Foundation
Charles Lester, Executive Director, California Coastal Commission
Dan Carl, Deputy Director, California Coastal Commission
Kevin Kahn, Coastal Program Analyst, California Coastal Commission

Attachments

**BEACH CHALET STAFF REPORT CORRECTIONS AND COMMENTS
APPEAL NO. A-2-SNF-12-020**

I. Substantial Issue Determination

1. Nonconformance Findings: Naturalistic Landscape Qualities Character Impacts

Page 17, CCC staff report states that:

“The City-approved project will modify the existing Beach Chalet fields in a way that will adversely alter its natural character, including through the introduction of project elements that appear incompatible with its protected special organization and setting (e.g., artificial turf, field lights, seating areas, concrete paths, etc.). The City’s action raises a substantial LCP conformance issue on these points.”

This determination is based on a misinterpretation of the Beach Chalet Athletic Fields’ landscape design and intent as a structured recreation facility for the past 75 years. Design is a very subjective matter and the landscape plan for the proposed field renovation has been thoroughly analyzed and vetted through the local approval process.

Page 15, CCC staff report states that:

“The essential character of the Beach Chalet fields area derives from how it fits within the design of this part of the Park as a woodland predominantly surrounding an open space landscape” and “the fields area is a grassy area framed by trees and vegetation that is perceived as a pastoral open space used for recreational pursuits with a small restroom. It is this spatial organization and the natural landscape that most clearly reflects the site.”

The City fundamentally disagrees with CCC staff’s conclusion that this space is “perceived as a pastoral open space used for recreational pursuits.” There is no basis in reality for that statement other than statements made by the Appellants. The Beach Chalet Athletic Fields are not pastoral open space; they are athletic fields designated as a “major recreation area” in the Golden Gate Park Master Plan. Since 1933, the fields have been maintained and programmed for athletics, and never as passive open space. In fact, the fields are closed when not reserved for athletics to try to preserve the condition of the grass fields for player safety. It’s worth noting that under the proposed synthetic turf renovation, the fields would be open for play all day, every day and times would be established for “open play” not requiring a permit or reservation – accessibility simply not possible with grass fields in San Francisco due to the shortfall of sports fields throughout the city.

As stated above, LCP **Policy 3.3**, directed the City to “Develop and periodically revise a Master Plan for Golden Gate Park to include specific policies for the maintenance and improvement of recreational access in the western portion of the park.” In 1998, the City adopted the Golden Gate Park Master Plan and has since used that document to guide development, recreation programming and maintenance in the park. Although not a part of the certified LCP, the Master Plan is a significant planning document that is used as guidance by the City.

The CCC staff report makes no mention of the Master Plan’s treatment of the Beach Chalet Athletic Fields, recreation or athletic fields in general, nor the West End Plan. The LCP directed the City to create a Master Plan to help manage these issues, but CCC staff then failed to reference the document in their analysis and recommendations on the Beach Chalet Athletic

Fields renovation, the first project in Golden Gate Park's history to be challenged by a Coastal Development Permit appeal.

The Golden Gate Park Master Plan identifies areas of the park meant as pastoral open space, while other areas, including the Beach Chalet Athletic Fields, are designated as "major recreation areas" and devotes entire sections to both recreation facilities and the West End of the park.

POLICY C - MAJOR RECREATION AREAS

The major recreation areas within Golden Gate Park have been established to meet specific recreational needs. The land within major recreation areas is programmed or designed for specific types of recreation or sports.

1. Major recreation areas are designed and maintained for specific, structured and programmed recreational uses, and include designated turf areas, courts, and water bodies, and are subject to permit reservations.
2. Major recreation areas, as identified on the Land Use Map, host activities such as archery, soccer, baseball, football, polo, ultimate frisbee, golf, fly casting (at the fly casting pools), track, lawn bowling, tennis, model boating (at Spreckels Lake), public assembly, and other events as defined in the Commission's Permit and Reservation Policy. Visitor centers, restrooms and other support services may be included in recreation areas.

On the corresponding Land Use Map, the Beach Chalet Athletic Fields are identified as a "major recreation area" (Golden Gate Park Master Plan, Objectives and Policies, Figure 3-1, Land Use Zones, page 3-7).

Further, the Beach Chalet Athletic Fields renovation clearly implements the direction provided by the Master Plan's Recreation Facilities section which states, "emphasis should be placed on improving and maintaining existing recreation facilities, rather than adding new ones" and features an entire section devoted to discussing the management of existing athletic fields, including Beach Chalet.

Athletic Fields

There are large athletic fields at Kezar Stadium, Big Rec, the Polo Field, and the Beach Chalet soccer fields. There are other facilities such as the softball diamonds at Sharon Meadow (Little Rec) and Speedway Meadow, the golf course, the archery field, and the bowling greens. There are problems with overuse of some fields at the Polo Field and the Beach Chalet soccer fields. The lack of drainage systems under some fields makes maintenance difficult after rains. The turf is often damaged when fields are wet. The demand for these fields is very high and fields are receiving heavy use. Regular maintenance is not always scheduled into field permit schedules.

- Upgrade irrigation systems
- Install drainage systems where needed
- Scheduled maintenance periods should be added to field permit schedules
- Where feasible, rotate and shift field locations
- Enforce field closures after rains and when required to provide maintenance
- One additional soccer field is recommended at the Richmond Sunset treatment plant site (implementation of an additional field should be contingent on sufficient staff to maintain it)

- Maintain an operations policy for the Polo Field to guide decisions concerning its use.
(Golden Gate Park Master Plan, Recreation, page 6-1)

As stated previously, this section of the Master Plan recommends developing an additional soccer field at the Richmond Sunset treatment plant, a largely decommissioned site adjacent to the Beach Chalet Athletic Fields. As proposed, the Beach Chalet Athletic Fields renovation would create enough new play time through the installation of synthetic turf and field lights to eliminate the need for an additional soccer pitch, thus allowing that open space to be devoted to other purposes. The Beach Chalet Athletic Fields renovation will allow the city to provide more recreation opportunities to more people without developing additional open space outside the existing facility's footprint.

While the CCC staff recommendation considers the Beach Chalet Athletic Fields to be "pastoral open space used for recreation," the Golden Gate Park Master Plan recognizes the fields as a "major recreation area" and specifically directs the City to increase "legitimate activities" such as athletics to improve visitor safety and "transform this part of the park."

Special Area Plans - West End Plan

The western edge of Golden Gate Park has lacked activity centers to draw people to use it. With the exception of the Queen Wilhelmina Garden and the soccer fields, most of the west end is little visited and is not an inviting area. Undesirable uses such as camping and sexual activity have filled the void, aided by dense growing shrubs. The goal of this area plan is to increase legitimate activities and transform this part of the park
(Golden Gate Park Master Plan, Special Area Plans – West End Plan, page 13-4).

The CCC staff report acknowledges that "issue identification" documents that helped form the LCP stated that "a level of common purpose exists between [the Coastal Act and Golden Gate Park policies] and that local land use policies and zoning are consistent with Coastal Act policies for Golden Gate Park [i.e., the LCP]."

We agree that common purpose exists between the Coastal Act and Golden Gate Park policies, but disagree with staff's conclusion that "the legislative LCP intent for the LCP policies requiring that 'naturalistic landscape qualities be emphasized' is based on ensuring protection of the pastoral landscape character of the Park for visitors." This conclusion inappropriately prioritizes pastoral naturalistic landscapes over other naturalistic park landscapes without justification and, if implemented, would result in the Golden Gate Park's west end being devoid of activity centers. An archery range or a sports field can certainly emphasize naturalistic landscapes while still hosting structured recreation activities and one of the purposes of the Golden Gate Park Master Plan is to help the City balance pastoral and active recreation when implementing park maintenance and improvements.

Golden Gate Park is an entirely man-made creation and the pastoral naturalistic landscapes were developed simultaneously with many of the parks formal and recreation-focused landscapes. CCC staff's interpretation that the intent of the LCP was to prioritize pastoral naturalistic landscapes is a reflection of their own personal priorities but is not born out by the very clear language of the LCP. Furthermore, the Coastal Act encourages public recreation in the Coastal Zone whereas staff's conclusion about the legislative intent of the LCP would greatly reduce public recreation opportunities in the Coastal Zone.

The CCC staff report also references the project's potential impact on the site as a historic resource, but fails to mention that the proposed project would not alter Golden Gate Park's eligibility for listing on the National Register of Historic Places and the lack of an applicable LCP policy. Golden Gate Park enjoys 137 contributing factors to its listing on the National Register of Historic Places. Though the project's Environmental Impact Report found that the project's single significant, unavoidable impact would be to the site as a historic resource, it also noted that "the potential loss of one historic contributor would not constitute a significant impact to the District as a historic resource. The Golden Gate Park National Historic District would remain eligible for listing in the National Register after completion of the project."

2. Nonconformance Findings: Naturalistic Landscape Qualities Artificial Turf

Page 21, CCC staff report states:

"The naturalistic illusion that one might have related to a green carpet of artificial turf (to replace the existing natural turf in the same general area) is thus impaired by the way in which the fields would be broken up, fenced and striped. Taken together, and particularly given the baseline of a grassy field area essentially surrounded by woodland, the artificial turf clashes with the naturalistic landscape qualities of the Beach Chalet fields. The City's action raises a substantial LCP conformance issue on this point."

The Beach Chalet Athletic Fields renovation design was drafted and refined over several years and numerous revisions were made to reduce or eliminate linear design elements wherever possible. Stairways and walking paths from the parking lot down to the field are now curvilinear and the seating at the ends of the fields will be curved and anchored into a small, existing hill at the north side of the field and a modest berm on the south side. The goal is to reduce the visibility of the seating and break up the linear design where possible.

In addition, all seating will be covered with wood to form benches with as naturalistic an appearance as possible, similar to spectator seating at other athletic facilities throughout Golden Gate Park. The center seating was designed as a low bench, approximately 30" tall, again covered with wood, allowing it to function as both a disability accessible walkway and spectator seating.

Staff took issue with how the center walkway would disrupt the "naturalistic illusion" of the artificial turf without recognizing that it also implements a LCP Objective 3 and Objective 3, Policy 1:

LCP Objective 3: Enhance the recreational connection between Golden Gate Park and the Beach Frontage.

Objective 3, Policy 1: Strengthen the visual and physical connection between the park and beach.

The proposed center walkway will lead visitors across the fields and toward the beach. Improvements are proposed along the Great Highway that will accommodate safe passage to Ocean Beach, including a signal and cross walk immediately west of the subject site.

Other design elements that staff believes will impair the "naturalistic illusion" are inherent to an athletic field facility and, in fact, already exist at the site. The CCC staff report states that "artificial turf can appear naturalistic inasmuch as it is generally green in color, like natural grass, and structured to appear as fresh as cut grass," but that the proposed sports lines on the athletic fields will reduce the "naturalistic illusion." This is confusing as the existing grass Beach

Chalet Athletic Fields are also lined for sports weekly so it is unclear how lining an artificial turf field will diminish the “naturalistic illusion.”

The CCC staff report also cites the use of structured rectangles and linear seating areas as impairing the “naturalist illusion” but soccer fields are composed of structured rectangles and spectator seating is inherently linear because people watch the game from the aptly named sideline. To take issue with the fields’ structured rectangles and linear seating is a concern more related to the site’s historic use as a soccer field and not to the proposed project.

Throughout the CCC staff report, it is stated that vegetation was improperly removed from the area surrounding the restroom and that an asphalt apron was inappropriately installed. CCC staff state that a CDP was needed to remove this vegetation.

In fact, a CDP was not required to remove the vegetation. The San Francisco Charter Section 330.3 identifies project exempt from Coastal Zone Permit review and clearly states that:

No Coastal Zone Permit shall be required for the following projects:

- (g) Recreation and park tree trimming, reforestation and support services, landscaping improvements, **vegetation removal** and seasonal planting, replacement planting, maintenance, and other park landscaping and planting improvements, provided that this activity does not involve a change contrary to any policy of the Coastal Program;

CCC staff does not cite any Coastal Program policy that was violated by removing some vegetation surrounding the soccer facility’s restroom. As shown above, this modest park improvement was specifically exempt from Coastal Development Permit review and the staff’s recommended baseline for LCP conformance should not be applied as it relates to this vegetation removal.

A portion of the vegetation around the restroom was removed and the asphalt apron was installed around the restroom as part of a series of restroom disability access improvements performed at restrooms throughout Golden Gate Park. City staff is researching whether a building permit was obtained for these Americans with Disabilities Act (ADA) improvements. Should a CDP be required, the City will be happy to work with CCC staff to ensure disability access to the restroom under all applicable laws.

II. Substantial Issue Determination

Although CCC Staff found that the following actions do not raise a substantial LCP conformance issue, we are providing additional background information which helps inform each topic.

1. Conformance Findings: Artificial Turf Impacts (Foraging Habitat)

Page 21, CCC staff report states:

“Given the more tenuous connection between bird impacts and the LCP’s ‘naturalistic’ policy, the fact that there might be an impact to foraging birds is an issue, but it is not of itself in this context enough to raise a substantial LCP conformance issue. The City’s action does not raise a substantial LCP conformance issue on this point.”

The CCC staff report comments provided a narrow evaluation on the possible impacts to the foraging habitat for raptors, owls and other birds. It is worth noting that the proposed project in whole makes up 1% in land area of the overall 1,017 acres of Golden Gate Park. The turf area

makes up approximately 3% of the overall turf and meadow areas in the Park. Immediately to the east of the fields, you will find a nine hole golf course, a turf archery range and several other passive turf meadow spaces that provide foraging habitat. The proposed project also proposes to install 28,000 square feet of natural turf surround the field.

The foraging habitat evaluation also didn't consider the surrounding parks and landscape areas that run along the western edge of the City including several park, the Great Highway, Sunset Boulevard and GGNRA's property.

2. Conformance Findings: Artificial Turf Impacts (Introduction of Toxic Materials)

Page 21, CCC staff report states:

"The appellants claim that the replacement of the grass fields with artificial turf will introduce toxic materials in the environment."

This claim by the appellants is misleading and does not reflect the depth and breadth of the work that was executed under both the City's Task Force process and the EIR's Hazards and Hazardous Materials and Air Quality studies and conclusions.

As mentioned by the CCC staff, the City established a Task Force which made several recommendations to our field improvement program. One of the recommendations made by the Task Force was to continue to research turf products and improve on the existing turf purchasing specifications. One item that CCC failed to mention in their report was is that the City has implemented one of the most stringent synthetic turf procurement specification in the country. Our specification requires that synthetic turf manufactures test their products and materials for heavy metals, leachable metals, brominates, and SVOC's. The specifications also require that the purchased products contain post-consumer content material and that the turf companies have an approved turf recycling plan which can be implemented at the end of the field's useful life.

Another benefit that CCC staff did not capture in their report was that City staff will no longer need to mow and strip the fields on a regular basis. These maintenance activities occur at a frequency of approximately once a week.. It is estimated that mowing and striping the fields requires 105 gallons of diesel fuel and 50 gallons of petroleum annually. Removing these weekly maintenance activities should be recognized as a benefit to the environment when synthetic turf is being examined.

In addition, CCC staff mentioned that the use for fertilizers and herbicides will no longer be required. It is estimated that city staff applies approximately 2000 lbs of granular fertilizer annually to these fields as well as targeted applications of herbicides. (See Attachment B for Current and Planned Maintenance Practice chart)

Page 22, CCC final staff findings state:

"Thus, City testing has shown that the artificial turf fields installed at other City parks has not contributed to water quality impairments. Similar treatment and testing is required for the Beach Chalet Athletic Fields turf as well. Therefore, because of the City's stringent artificial turf material composition requirements, the positive water quality testing results performed at other similar fields, and the project's design to capture and treat all storm water runoff, the City's action does not raise a substantial LCP conformance issue in terms of the impacts of the artificial turf fields on water quality."

We concur with this point.

3. Conformance Findings: Night Lighting – Public View Impacts

Page 18, CCC staff report states:

“The City-approved lights would extend above the tops of the tallest trees surrounding the athletic field to a height of 60 feet.”

This assertion is not correct. The field lights were reduced in height from the original design of 80' and were moved onto the field area with the sole intent of reducing their visual impact from around the perimeter of the park. The poles which are now set at 60' will not be visible from three sides of the field. The top fixtures on approximately half of the poles will only be seen from various vantage points along the beach promenade. This was illustrated in the visual simulation generated by the project team as well as the simulations generated by the EIR consultant team. The athletic field is situated in a “bowl-like” setting where the field is set down from the park landscape to the north, east and south. Trees in these areas are will be taller than the poles once installed. This topographic condition assists in screening the lights and field from these vantage points. The lights are only visible from the beach promenade because the vegetation along the western edge of the field is lower in height due to the type of vegetation found along the park's edge as well as the wind patterns which keep plant material low. The assertion is that they are at 60 feet above the height of the tallest trees. You make a lot of other points in this paragraph but you don't address their assertion.

Page 18, CCC staff report states:

“However, the City's lighting analysis did not take into consideration potential impacts from fog and inclement weather conditions.”

This statement is not true. The EIR consultants considered the potential impact of the lights during foggy conditions and stated the following in the EIR IV.B-34:

“While these assumptions may change during particularly foggy weather conditions, they would not be expected to change so much that lighting at the fields would substantially affect views of the project site from the surrounding public vantage points. Specifically, under foggy conditions, the lighting would be more diffused and would likely be more visible higher up in the sky and from vantage points further away. Other existing light sources, such as street lighting and residential and commercial building lighting, also result in light diffusion and this project would contribute to the existing general “glow” that can occur during foggy conditions. The proposed project would not result in direct light and glare in people's homes and field lighting would be turned off by 10:00 p.m. Based on the discussion above, this impact would be less than significant”

The primary concern of light spill is that it would impact night time views of the sky. If the weather conditions are foggy, the visual impact to night sky is irrelevant since the sky cannot be viewed during those conditions.

It is worth noting that although our project lighting analysis relies on research and feedback from lighting experts in the field of sports light design as well as the EIR consultants, City staff also completed analysis of existing athletic fields using identical lighting equipment proposed at the Beach Chalet project. It was determined that the analytical analysis of the proposed lights matched actual light conditions both on and off the fields at those existing sites. In addition, staff also consulted with the National Parks Services lighting expert from Colorado. They had

recommended that we reduce our light output from our initial levels to a lower level for recreation play. They also recommended that we consult with the City of Flagstaff, a City with one of the most stringent light pollutions mandates, to determine what types of athletic field lighting they use for their facilities. After consulting with both agencies, the project team reduced the light level output on for the proposed project. We also determined that the light system that we are proposing is the same system that the City of Flagstaff recommends and uses.

CCC final staff findings state:

"In both cases, views would be impacted, but the impacts are tempered by the fact that the fields area is in the middle of the City environment with lighting around the park and along the Great Highway. In other words, the views in question already include a series of light sources, and the introduction of lights into them in the fields area would not significantly alter their value. The City's action does not raise a substantial LCP conformance issue on these points."

We concur with this point.

4. Conformance Findings: Bird Impacts
Page 20, CCC staff report states:

"The fact that there may be an impact to migrating birds in inclement/foggy weather is an issue, but it is not of itself in this context enough to raise a substantial LCP conformance issue. The City's action does not rise to substantial LCP conformance issue on these points."

Although CCC staff found that lighting impact to migrating birds does not rise to the level of substantial LCP issue, we believe it is important to share additional information that was concluded in the EIR section IV.F-28 which corroborates staff's conclusion.

The EIR states:

"Given the typical altitude at which migrating birds fly, the fact that the proposed athletic field lights would be shielded, and studies that suggest night-flying birds are attracted to point-sources of light, rather than larger illuminated areas, it is unlikely that the lighting associated with the proposed project would interfere with a migratory corridor or provide a hazard for migratory birds through the phenomenon of light "entrapment."

5. Conformance findings: Reforestation Program Implementation
The CCC staff report found that:

"... the City-approved project includes some tree and shrub removal and some tree and shrub planting. Clearly, however the replanting component would result in significantly more trees and vegetation at the site after the project and before. The location of the trees and shrubs raise concerns related to the character of the site and the need for emphasizing naturalistic landscape qualities as required by the LCP, but the fact that it results in more forest than is currently the case supports the argument that it is part of implementation of a reforestation program, and the City's action does not raise a substantial LCP conformance issue on this point alone."

As CCC staff stated, the proposed project will include over 200 new trees and over 1,000 new plants. We believe that this increase in the number of trees and shrubs planting will not only benefit the project site but the park as a whole.

CCC Staff states that the proposed location of the trees and shrubs raises concerns related to the character of the site and the need for emphasizing naturalistic landscape qualities as required by the LCP. We strongly disagree with this assertion. The proposed planting plan actually strengthens the existing park design features. The plan proposes a tree planting program along the southern and eastern edge of the project site strengthening the forest/meadow relationship which is prevalent throughout the park. In fact, the proposed plan is a better planting program than the existing conditions since the new program will improve the "landscape room" which creates and defines the forest/meadow relationship. This planting design also matches recommendations outlined in the Golden Gate Park Master Plan. The selection of the tree species was also done with the goal to improve the western windbreak design which is clearly outlined in the Golden Gate Park Forest Management Plan. Tree and plant species were specifically selection for both form and function so that the end design meets the goals of the Master Plan and the Forest Management Plan.

The proposed concept planting plan is in keeping with the landscape palette which has proven successful at the west end of the park. The concept planting plan has been reviewed and approved by Golden Gate Park's operation manager, the department's Forestry Supervisor and the Natural Areas Program Director.

In addition to the proposed planting program for this project, City staff has been working diligently over the last several years to implement the Department's reforestation efforts which have included the installation of hundreds of trees in and around the project site. City staff has also been replanting the landscape area west of the athletic fields improving the overall parks windbreak as well as implementing the landscape improvements outlined in the Golden Gate Park's Master Plan special area plan.

6. Conformance findings: Traffic Impacts

Page 23, CCC staff report states:

"... parking supply in Golden Gate Park within a five minute walk of the fields is adequate to serve the facility even on peak weekday and weekend events. Thus, the project is not expected to significantly impact traffic in the Richmond and Sunset neighborhoods, and the City's action does not raise a substantial LCP conformance issue on this point."

CCC staff's conclusion mirrors what was discovered and concluded from two separate and independent traffic studies which evaluated weekday and weekend traffic patterns as well as traffic patterns experienced during major events that occur in and around the park.

It is the goal of the project to actually improve traffic patterns leading to the field facility. The current parking lot, which is comprised of approximately 50 parking stalls, is poorly designed creating safety issues for pedestrians entering and leaving the field. The design is also inefficient in that it does not provide an adequate drop off/pick up zone, which often creates traffic back-ups and safety issues for pedestrians. The proposed parking lot design, which includes 20 additional stalls will help alleviate anticipated parking demand as well as provide for a safer entry point for pedestrians and visits that are dropping off and picking up on a daily basis. It is also worth noting that the proposed project will include the addition of 60 new bike parking spacing with the intent of encouraging park visitors to cycle to the facility.

III. Special Conditions & Approvable Project

1. Special Conditions – Revised Project Plans:

Though the CCC staff report recommends approval with conditions, in reality, they are recommending a project denial. The following are the approval conditions proposed in the staff report and the City's response to each CCC staff condition.

A. Staff condition - Synthetic Turf Replaced with Natural Turf

Details: Eliminate all synthetic turf and use natural grass turf instead, install an underlying turf foundation system including enhanced drainage.

City response: Implementing this condition would not achieve the primary project objective, as articulated in the staff report – to increase playtime on the Beach Chalet Athletic Fields. A spreadsheet documenting the soccer facility's current available playtime (i.e. annual play capacity) and anticipated playtime under the proposed project is included with this note as Attachment B.

Installing synthetic turf on the Beach Chalet Athletic Fields increases play capacity in three ways: allowing for use of all four Beach Chalet Athletic Fields, eliminating maintenance closures and eliminating rain closures.

Currently, one of the three fields is always "resting" to allow the grass to regrow to preserve safe field conditions for players. Installing artificial turf eliminates the need to rest a field as artificial turf can be played upon constantly with little degradation to the playing surface. By bringing this additional field space into play simultaneously with the other athletic fields, the City can add 2,390 hours of annual play to the Beach Chalet Athletic Fields facility.

Similarly, artificial turf fields do not need to be closed for maintenance – there's no grass to cut, no fertilizer to apply, no grass seeds to plant, and no time needed for grass seeds to grow (which requires 6 to 8 weeks of closure). Artificial turf fields require occasional sweeping and grooming, both of which are accomplished quickly at other San Francisco artificial turf sports fields without requiring facility closure. As a result, eliminating maintenance closures will add 1,855 hours of additional play annually to the athletic facility (618 hours annually per field for the three fields currently in use).

Given the extremely heavy use of San Francisco athletic fields, the grass sports fields quickly degrade into unsafe mud wallows during even the slightest rain. As such, the City closes all grass athletic fields during a rain event and often for several days after a storm. Artificial turf fields do not have this challenge as they drain quickly and can be used during even the heaviest rain event. In San Francisco, the only athletic fields that remain open during rain or after a storm are the City's artificial turf fields. At Beach Chalet, eliminating rain closures would add 578 hours of additional annual playtime (193 hours annually per field for the three fields currently in use).

When combined, installing artificial turf on the Beach Chalet Athletic Fields will create 4,823 hours of additional annual playtimes at the soccer facility, effectively doubling the currently annual capacity at the site (4,731 hours of play annually).

At the same time, installing new grass and drainage on the athletic fields will not create any new playtime on the Beach Chalet Athletic Fields. The field space for the fourth soccer field will still have to rest to allow the grass to regrow – no increase of playtime. Gardeners and mowing crews will still need to close the fields for a combined 1,855 hours per year to mow, fertilize, seed and allow the seeds to grow. Rain will continue to force field closures for 578 hours per year. This has been substantiated by the recent renovation of the grass Polo Fields where drainage and irrigation was recently redone. Despite these improvements, play time has had to remain the same. CCC staff direct the replacement of artificial turf with new grass turf, but do not and cannot articulate in the staff report how new grass turf will increase annual playtime because it is not possible.

As installing new grass turf will not achieve the project's primary objective – increase playtime on the Beach Chalet Athletic Fields – the City will not implement the project under this condition, a fact that has been previously communicated to staff.

B. Staff condition – Field Lighting Modified

Details: Eliminate all field lighting, except modest perimeter lighting integrated with vegetation.

City response: Implementing this condition would not achieve the primary project objective, as articulated in the staff report – to increase playtime on the Beach Chalet Athletic Fields. A spreadsheet documenting the soccer facility's current available playtime (i.e. annual play capacity) and anticipated playtime under the proposed project is included as part of the previously referenced Attachment A.

Adding field lights to the Beach Chalet Athletic Fields will create 4,760 hours of additional playtime per year (1,190 hours annually per field for all four fields; this assumes installation of artificial turf allowing for use of the fourth soccer field).

Equally important, the field lights will allow children to use the Beach Chalet Athletic Fields for afterschool practice during spring, fall and winter. Currently, San Francisco suffers from a deficit of athletic fields, resulting in limited practice times. Youth and school groups are given free field access immediately after school, roughly from 3:30p.m. to 6:30p.m. Monday through Friday, with each team given half or a third of a field for 90 minutes once a week.

The first group will practice from 3:30p.m. or 4:00p.m. until 5:00p.m. or 5:30p.m. At that time, a second group practices from 5:00p.m. or 5:30p.m. until 6:30p.m. or 7:00p.m. Unfortunately, in the beginning of November, the return of standard time results in sunset at 5:09p.m. (in 2013) resulting in the complete loss of practice time for the second youth team and a severe reduction in practice time for the first youth team. Adults do not get field access to the Beach Chalet Athletic Fields for weekday practices during this time of year.

By installing fields light on the Beach Chalet Athletic Fields, youth teams will be able to access the sports fields for after school practice throughout the year and adults will also get the opportunity to utilize the space for evening play. Given the substantial increase in play capacity provided by the field lights and the youth population that would benefit, the City considers field lights to be an inherent

component of any plan to renovate the Beach Chalet Athletic Fields and will not implement the project under the CCC staff's condition that the field lights be removed, a fact that has been previously communicated to staff.

C. Staff condition – Fencing Modified

Details: Eliminate all fencing, including the fencing that currently exists because it was installed without a CDP; replace 42" fence with 36" fence composed of natural materials, replace 16' fence behind soccer goals with vegetation to protect visitors from wayward balls.

City response: The athletic fields' perimeter fence was installed in 1998 to preserve the condition of the grass fields when they are not reserved for play. Installation of the fence allows the fields to be closed while the grass is regrowing or during and after a rain event. Without the fence, constant use of the fields degraded the playing surface to an unsafe condition.

While staff may be concerned with the fence's impact on the field design, there is no question that the fence serves as a critical public safety barrier. The fence effectively prevents wayward balls from travelling into the bushes surrounding the fields, which are reknown as a location for illicit public sex, illegal camping and rampant drug use.

As noted above, the Golden Gate Park Master Plan has a special area plan which discusses this longtime concern:

Special Area Plans - West End Plan

The western edge of Golden Gate Park has lacked activity centers to draw people to use it. With the exception of the Queen Wilhelmina Garden and the soccer fields, most of the west end is little visited and is not an inviting area. Undesirable uses such as camping and sexual activity have filled the void, aided by dense growing shrubs. The goal of this area plan is to increase legitimate activities and transform this part of the park

(Golden Gate Park Master Plan, Special Area Plans – West End Plan, page 13-4)

In fact, when this topic was raised during the July 10, 2012 Environmental Impact Report appeal hearing at the San Francisco Board of Supervisors, San Francisco Police Chief Greg Suhr testified that, "I can tell you that the police soccer team practices there and we are afraid to go in the bushes."

Youth athletic coaches forbid their players from entering the woodlands surrounding the Beach Chalet Athletic Fields so the fence helps keep the illegal activities off the field and the soccer balls on the field. Removal of this fence will create a public safety issue.

The CCC staff report recommends using natural vegetation to prevent high-flying wayward balls from travelling off the field but this recommendation appears to conflict with their concern about long expanses of linear project features. Further, this staff recommendation marks a radical departure from the athletic fields' existing design and will create a public safety hazard.

A tree canopy dense enough to stop wayward balls would have to run the entire perimeter of the field, creating a new, dominant physical element circling the athletic fields – the exact condition they seek to eliminate in other sections of the staff report. It

would also insert a line of trees behind the south-east portion of the athletic fields between the fields and a grassy meadow. Unlike the black-vinyl chain-link fence proposed as part of the City's field renovation, the trees dense enough to catch wayward balls would not be see-through and would not blend into the park background.

Further, the San Francisco Police Department desires clear sight lines to all athletic facilities to prevent vandalism and discourage illegal activity. Planting a line of trees around the perimeter of the fields will eliminate the ability of the police to safely patrol the Beach Chalet Athletic Fields and will create a public safety hazard.

D. Staff condition – Pedestrian Pathways Modified

Details: Pedestrian pathways limited to periphery of field with connections to pathways to the north, south, west and the parking lot to the east. Paths will be made of decomposed granite and shall be curvilinear.

City response: The San Francisco Mayor's Office of Disability does not allow the installation of decomposed granite in City parks because it is not disability accessible. We raised this idea with the City's disability access coordinator during the project's design development and was encouraged to instead use NaturalPave, an environmentally sensitive pathway material used in by the National Park Service in the Golden Gate National Recreation Area. The proposed project anticipates using NaturalPave on all perimeter pathways.

Similar to installing trees to catch errant balls, installing curvilinear pathways around the athletic fields may not achieve the desired result. As planned, the perimeter pathways follow the soccer fields' long, straight edges and are situated immediately adjacent to the athletic fields. As the soccer field edges cannot be made curvilinear, any effort to add curves to the proposed pathways will result in pockets of separation between the athletic fields and the pathways and cut into the grassy areas that will remain open space outside the athletic fields. This would seem to increase the project's potential impact on the park landscape rather than reduce it.

E. Staff condition – Spectator Seating Modified

Details: Eliminate center spectator seating, modify north and south spectator seating into small, four-person benches along the field periphery and incorporated into the pedestrian pathway system.

City response: The project's proposed spectator seating was developed to provide the seating required to host high school athletic tournaments.

The seating at the north and south ends of the fields will be curved and anchored into a small, existing hill at the north side of the field and a modest earthen berm on the south side.

As stated above, the center seating is an 18' raised walkway meant to double as a disability accessible path to and across the field to pathways leading to Ocean Beach. The center seating is simply a bench cut into the raised walkway in order to provide the requisite seating as unobtrusively as possible.

Similar to athletic fields spectator seating throughout the park, the proposed spectator seating for the Beach Chalet Athletic Fields will include wood benches to enhance the naturalistic elements of the landscape.

F. Staff condition – Lighting

Details: Limit lighting to minimum needed for pedestrian and vehicle safety; use “low (i.e.; bollard-mounted) fixtures.

City response: The project’s proposed pedestrian and vehicle lighting is similar to the lighting found throughout the City park system. Installation of new or non-standard lighting fixtures will result in maintenance and repair challenges and disrupt the park’s standard lighting design.

G. Staff condition – Parking Lot

Details: Plant new vegetation to screen the parking lot from view from the athletic fields.

City response: This CCC staff recommendation marks another radical departure from the existing design of the Beach Chalet Athletic Fields and would create a public safety hazard.

As stated above, the San Francisco Police Department desires clear sight lines to all athletic facilities to prevent vandalism and discourage illegal activity. Planting new vegetation to intentionally screen the parking lot from the athletic fields eliminates the ability of the police to safely patrol the Beach Chalet Athletic Fields and will create a public safety hazard.

H. Staff condition – Restroom, Plaza and Surrounding Areas

Details: Remove pavement around restroom, install a vegetation screen between the restroom and plaza and parking lot, reduce size and redesign the plaza to be curvilinear instead of a straight line or circular, use decomposed granite, wood or colored concrete as the plaza surface.

City response: Removing the pavement around the restroom would render the restrooms inaccessible to the disabled and violate the Americans with Disabilities Act. As stated above, the City is researching whether a building permit was required for the asphalt disability apron so as to determine whether a CDP was required for this park improvement. If a CDP was required, the City would welcome the opportunity to work with staff to make sure the restroom complies with all applicable laws.

Similar to the concerns with other new vegetation CCC staff is recommending, installing a vegetation screen between the restroom and the parking lot would eliminate the ability of San Francisco police to patrol the athletic facility and create a public safety hazard.

The project applicant worked with the San Francisco Planning Department’s Historic Preservation staff to reduce the size and shape of the plaza area and the City believe the proposed plaza design blends well into the site’s existing topography and scale. The proposed project anticipates using colored concrete as the plaza surface.

I. Staff condition – Play and Picnic Areas

Details: Reconfigure play and picnic areas to be curvilinear and naturalistic forms conforming to the site's topography. Surface the picnic and play areas with decomposed granite.

City response: The project applicant worked with the San Francisco Planning Department's Historic Preservation staff to reconfigure the size and shape of the play area to match the site topography. Under the direction of the Historic Preservation staff, the play structure was intentionally designed using modern materials that did not obstruct the views of the field from the parking lot. In addition, the playground material/design selection was made so that the green park backdrop would show through the equipment rather than obstruct views of the trees and shrubs.

As the city does not consider decomposed granite to be disability accessible, the proposed project anticipates using colored concrete as the surface beneath the tables and barbeques in the picnic area. Using decomposed granite in the play area would create a public safety hazard and violate playground standards meant to prevent injury from falls. The proposed project anticipates using safe, rubber playground matting similar to what is installed in playgrounds throughout San Francisco.

J. Staff condition – Landscaping

a. Proposed and Augmented

Details: Augment landscaping to create a curvilinear form and help provide a natural barrier to catch wayward balls. Install new vegetation along the eastern side of the fields, between the fields and the parking lot, to visually separate the fields from the restroom/plaza, play/picnic and parking lot.

City response: These conditions have already been discussed above as impractical and would create a new public safety hazard.

b. Plan Requirements

Details: Plans shall include landscape and irrigation parameters that identify all plant materials, all irrigation systems and all proposed maintenance measures to for the site. Plant materials must be native and non-invasive.

City response: The City has already provided CCC staff with a list of maintenance requirements for the site (Attachment B) and would be happy to provide additional information.

Below is a complete plant list and count for the proposed project. Attached is the site planting plan which has also previously been offered to staff (Attachment C)

Trees

69 - Cupressus macrocarpa (Monterey Cypress)
42 – Lagunaria patersonia (Primrose Tree)
91 – Lyonothamnus floribundus (Catalina Ironwood)
28 – Melaleuca linarifolia (Flaxleaf Paperbark 'Snow in Summer')
44 – Metrosideros excelsa (Pohutukawa)
274 Total Trees

Shrubs*

- 2,216 - Zone A: Achillea millefolium (Yarrow)
Elymus glaucus (Blue Wildrye)
Lantana (NCN)
Sesleria autumnalis (Autumn Moor Grass)
- 625 - Zone B: Carex testacea (Orange Sedge)
Ceanothus thyrisflorus (Blue Blossom)
Felicia amelloides (Blue Marguerite)
Limonium perezii (Sea Lavender)
- 684 - Zone C: Artemisia pycnocephala (Sandhill Sage)
Lomandra longifolia 'Breeze' (Dwarf Mat Rush)
Phlomis fruticosa (Jerusalem Sage)
Salvia clevelandii (Cleveland Sage)
- 278 - Zone D: Leucodendron salignum (Willow Cone Bush)
Muhlenbergia capillaris (Pink Muhlygrass)
Muhlenbergia rigens (Deer Grass)
Ribes sanguineum glutinosum (Pink-Flowering Currant)
- 55 - Zone E: Arbutus 'Marina' (Marina Strawberry Tree)
Callistemon 'Kings Park Special' (Bottlebrush)
Ceanothus 'Ray Hartman' (Mountain Lilac)
Myoporum laetum 'Clean N Green' (Thrips Resistant Coast Myoporum)
Rhamnus californica (Coffeberry)

* Shrub counts based on average number of shrubs of all options listed within the amount of square footage for that specific zone being proposed within project.

Golden Gate Park gardening and maintenance staff reviewed the proposed planting plan above and requested that several native, non-invasive plants be removed from consideration due to poor site suitability. Having attempted to plant and maintain native, non-invasive plants at the site in the past, gardening staff stated that many of the native, non-invasive plants are not hardy enough to withstand the heavy public use associated with athletic fields and strongly encouraged the project applicant to instead use the more durable plant species listed above.

K. Staff condition – Signs

Details: Install signs to strengthen the visual and physical connection between the fields area and the beach.

City response: Appropriate directional, historical and informational signage is anticipated as part of the proposed athletic fields renovation.

L. Staff condition – Utilities

Details: All utilities and connections must be underground.

City response: The City would be happy to work with CCC staff and PG&E on the placement of utilities and connections.

2. Approvable Project:

CCC staff recommends special conditions that are tantamount to a project denial. As listed above, their proposed project conditions will result in a project that does not meet the project objectives of increasing playtime, will create public safety hazards, will reduce disability access and, in some cases, would result in a radical transformation of the Beach Chalet Athletic Fields from a barely functional athletic facility into "pastoral open space."

The City's concerns with core elements of the CCC staff's proposed "Approvable Project" are listed above. The CCC staff also includes one of the project alternatives analyzed in the project's Environmental Impact Report and suggests that the City implement the project with staff's proposed conditions (essentially replace the grass athletic fields; no artificial turf, no field lights) but also renovate the identified alternative, the West Sunset Playground athletic fields.

The West Sunset Playground alternative would not create comparable new annual playtime as renovating the Beach Chalet Athletic Fields with artificial turf and field lights. Beach Chalet would provide 1,821 more hours of play overall than West Sunset and more importantly 2,306 more hours of play for youth.

The West Sunset Alternative would only provide more use for adults because they provide 485 more hours of play at nights. The focus of the City's multi-year athletic fields renovation program has always been to increase playtime for kids as the greatest shortfall of field availability is during the critical after school hours. There is generally an adequate supply of sports fields during the late evening adult playtimes so increasing adult play capacity has never been the city's objective.

While it may appear similar as a landscape, the West Sunset Alternative is not a comparable alternative to the proposed Beach Chalet Athletic Fields renovation project. Given the shortfall of athletic fields for all sports in San Francisco, the city has only selected projects that will increase hours of play without displacing other users.

The West Sunset Alternative creates minimal additional play without displacing longtime baseball use. Displacing baseball use is not possible and the Appellants' arguments do not recognize this. The West Sunset Lower Fields are the prime baseball fields used extensively by baseball teams in spring, summer and fall. It is one of the city's few 90' high school-size baseball diamonds and is used by San Francisco Unified School District high schools in the spring and the middle schools in the fall for baseball (the public school district middle schools are forced to play baseball in the fall due to San Francisco's shortage of athletic fields).

Attached is a spreadsheet documenting the anticipated increase in play at the proposed Beach Chalet Athletic Fields renovation and the West Sunset Alternative (Attachment D)

The proposed Beach Chalet project generates more annual hours of play for several reasons. First, all grass athletic fields are rotated to reduce wear on the grass in areas of the field that receive heavy play, namely the goal box and center lines. Due to the facilities natural topography and rectangular shape, the Beach Chalet Athletic Fields can only be rotated by sliding the fields north/south, as shown in Attachment F. As a result, the Beach Chalet Athletic Fields also require longer rest periods than West Sunset; the Beach fields are closed every Monday and for five weeks per year to allow the grass to regrow.

By comparison, the West Sunset Soccer Fields are located in a square, rather than rectangle, facility allowing for a greater variety of field rotations, as shown in Attachment E. As a result,

the West Sunset Soccer Fields do not endure wear over as large of a field area and require less time to regrow.

In addition, renovating Beach Chalet allows for the addition of one full-sized soccer pitch (in the "resting" part of the field area) – a huge increase resulting in 3,580 hours of additional play annually.

The Beach Chalet Athletic Fields are located near the ocean at sea level in a natural bowl and endure near constant wet, marine conditions. West Sunset is elevated on a hill and is one of the fastest fields to dry out after a storm. In fact, the West Sunset soccer fields are the first sports fields to reopen after rain, whereas Beach Chalet is always one of the last ground sports field to reopen after a rain.

The West Sunset Alternative wouldn't address the growing need for lacrosse fields. Lacrosse is the fastest growing sport in San Francisco and, like all youth ground sports in the city, is entirely constrained from growth by a lack of athletic fields. For lacrosse and soccer to share an athletic facility, there has to be safety zones between the fields. As the Beach Chalet Athletic Fields run parallel to each other, safety zones were designed between the fields to allow soccer and lacrosse play. At the West Sunset Soccer Fields, however, the back of the goals abut each other creating a situation where wayward shots-on-goal in a lacrosse game/practice would catapult onto the other field at speeds up to 80 miles per hour creating a substantial public safety hazard.

In conclusion, the CCC staff's suggested West Sunset Alternative does not increase athletic playtime by nearly as much as the proposed Beach Chalet Athletic Fields renovation, would install artificial turf on some of the city's best and most functional grass athletic fields, and would create a public safety hazard if the fields were used for lacrosse play, as anticipated at Beach Chalet.

3. California Environmental Quality Act (CEQA):

The CCC staff report mentions that the Beach Chalet Athletic Fields renovation's Environmental Impact Report is being challenged in court. This is irrelevant and should not be taken into account when considering the appeals to the project's CDP. The project's Environmental Impact Report has been certified by San Francisco's Planning Commission and remains in effect.

Consistency with Certified Local Coastal Program

In conclusion, the project is fully consistent with the Western Shoreline Plan, which serves as the certified LCP. The following provides a detailed description of the San Francisco Planning Commission's action.

In Motion 18640 (see Attachment G), the Planning Commission made extensive findings regarding the Project's consistency with the LCP. Although the LCP contains multiple policies that the Planning Commission took into consideration, the appellants focus their current appeal on just four of those policies: **Policies 3.1, 3.2, 8.1 & 11.6.**

As explained below, the Planning Commission properly found the Project consistent with all four of these policies. More importantly, the Planning Commission found the proposed Project consistent with the Local Coastal Program, as embodied in the Western Shoreline Plan of the City's General Plan (See Motion No. 18640, page 3, Attachment G.)

Here, the Planning Commission found that the project was specifically consistent with both **Policies 3.1 Objective 3**, as well as consistent with all other policies of the Western Shoreline Plan, which comprises the City's LCP. Specifically, **Objective 3** reads: "Enhance the recreational connection between Golden Gate Park and the beach frontage." **Policy 3.1**, in turn, reads, "Strengthen the visual and physical connection between the park and beach. Emphasize the naturalistic landscape qualities of the western end of the park for visitor use. When possible eliminate the Richmond-Sunset sewer treatment facilities."

Here, the Project will maintain the visual and physical connection between Golden Gate Park and the beach. Most significantly, the Project is part of Golden Gate Park and rehabilitates the existing athletic fields. The Project does not propose a new use; rather, the Project contains improvements to existing facilities. The Project will maintain the visual and physical connection between the park and beach by retaining a landscape buffer to screen the athletic fields from the Great Highway and beach. The Project does not propose any new buildings, roads, walls, or other structures and thus does not reduce or affect visual or physical access and connection between the Park and the beach. As such, the naturalistic landscape qualities around the athletic fields and around the perimeter of the park would remain intact. Accordingly, the Local Coastal Permit for the Project is consistent with **Policy 3.1**.

Policy 3.2 reads, "Continue to implement a long-term reforestation program at the western portion of the park." Here, although the Project would remove 16 trees around the perimeter of the athletic fields, each tree would be replaced at a ratio of one-to-one or greater. This proposed tree replacement is consistent with emphasizing the natural landscape qualities of the Park and also the need for continued reforestation of the Park's aging tree population. Accordingly, the requested Local Coastal Permit for the Project is consistent with **Policy 3.2**.

Additionally, although the Planning Commission did not reference **Policies 3.3**, ("Develop and periodically revise a Master Plan for Golden Gate Park to include specific policies for the maintenance and improvement of recreational access in the western portion of the park.") and **3.4** ("Rehabilitate the Beach Chalet for increased visitor use."), both policies provide further support for the Planning Commission's finding that the Project is consistent with the LCP. Specifically, the Project directly involves the "maintenance and improvement of recreational access in the western portion of the park" consistent with **Policy 3.3**. By rehabilitating the restrooms, improving accessibility of the pathways surrounding the athletic fields, and providing night-time lighting for the fields and parking lots, the Project improves recreational access, including playtime and safety. Likewise, by improving the existing facilities and adding lighting to the athletic fields, the Project would allow for increased visitor use consistent with **Policy 3.4**.

The Planning Commission also found the Project consistent with **Objective 11**, "Preserve the scale of residential and commercial development along the Coastal Zone area," and **Policy 11.6**, "Protect the neighborhood environment of the Richmond and Sunset residential areas from the traffic and visitor impacts from the public using adjacent recreation and open space areas." Appellants do not address this finding. Specifically, the Planning Commission found that the Project was consistent with **Policy 11.6** because impacts to traffic, public transit and pedestrian circulation would be less than significant, as described in the project's EIR. Additionally, although field lighting is proposed as part of the Project, the hours of operation for the recreation area will be the same as the existing park hours, which are 6 AM to 10 PM daily.

Finally, although the Planning Commission did not rely on this objective, the Project is consistent with the LCP because it is consistent with **Policies 2.5, 2.6, and 2.8 of Objective 2**

("Redesign the Great Highway to enhance its scenic qualities and recreational use.") Specifically, **Policy 2.5** reads: "Locate parking for users of Ocean Beach and other coastal recreational areas so that the Great Highway need not be crossed. Provide limited parking east of the highway for park use. Design parking to afford maximum protection to the dune ecosystem." **Policy 2.6** reads: "Provide permanent parking for normal use required by beach users in the Great Highway corridor (taking into account the increased accessibility by transit); provide multiple use areas which could be used for parking at peak times, but could be used for recreational uses when not needed for parking." **Policy 2.8** reads: "Enhance personal safety by lighting parking areas and pedestrian crossings." The Project is consistent with these policies because it would provide parking on the east side of the highway for park use while affording maximum protection to the dune ecosystem. Permanent parking will be provided that could be used for general recreational purposes. The Project will enhance personal safety by providing lighting in parking areas in addition to the athletic fields.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion No. 18640 LOCAL COASTAL ZONE PERMIT

Hearing Date: May 24, 2012
Case No.: **2010.0016P**
Project Name: **Beach Chalet Athletic Fields, Golden Gate Park**
Zoning: P (Public) Zoning District
 OS (Open Space) Height and Bulk District
Block/Lot: 1700/001
Project Sponsor: San Francisco Recreation and Parks Department
 c/o Dan Mauer
 30 Van Ness Avenue, 5th floor
 San Francisco, CA 94102
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A COASTAL ZONE PERMIT APPLICATION PURSUANT TO PLANNING CODE SECTION 330 TO ALLOW RENOVATION OF THE BEACH CHALET ATHLETIC FIELDS FACILITY INCLUDING REPLACING THE EXISTING GRASS TURF FIELDS WITH SYNTHETIC TURF, INSTALLING FIELD LIGHTING, RENOVATING THE EXISTING RESTROOM BUILDING, INSTALLING PLAYER BENCHES AND SEATING, AND COMPLETING OTHER MODIFICATIONS FOR PARKING, CIRCULATION, AND SPECTATOR AMENITIES TO IMPROVE THE OVERALL CONDITIONS OF THE FACILITY AND INCREASE THE AMOUNT OF ATHLETIC PLAY TIME, WITHIN THE P (PUBLIC) ZONING DISTRICT AND THE OPEN SPACE HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 4, 2012, Dan Mauer of the San Francisco Recreation and Park Department (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Coastal Zone Permit under Planning Code Section 330 to allow renovation of the Beach Chalet Athletic Fields facility including replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time ("Project").

On April 17, 2012, the Department mailed a letter to the California Coastal Commission (CCC) to inform the CCC that an application for a Local Coastal Zone Permit had been filed. The letter disclosed to the CCC that the Project site is not within the area appealable to the CCC.

On May 24, 2012, the Planning Commission (hereinafter "Commission") conducted a public hearing on the Final Environmental Impact Report (EIR) for the Project. The Commission reviewed and considered the EIR and found the contents of said report and the procedures through which the EIR was prepared, publicized and reviewed complied with the California Quality Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code.

On May 24, 2012, the Commission certified the Final EIR by Motion No. 18637. Additionally, the Commission adopted approval findings, including findings rejecting alternatives, amending a mitigation measure, and making a statement of overriding considerations, and adopted a mitigation monitoring and reporting program ("MMRP") pursuant to CEQA by Motion No. 18638, which findings and MMRP are incorporated by this reference as though fully set forth herein.

On May 24, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Coastal Zone Permit, Case No. 2010.0016P. The Commission heard and considered public testimony presented at the hearing and has further considered written and oral testimony provided by Department staff and other interested parties.

On May 24, 2012, the Commission approved the Coastal Zone Permit requested in the application under Case No. 2010.0016P based to the findings below.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located at the west end of Golden Gate Park, Assessor's Block 1700, Lot 001 within the P (Public) Zoning District and the Open Space Height and Bulk District. The area of the project site is bound by Great Highway to the west, John F. Kennedy Drive to the north and east and by Martin Luther King Drive to the south. The site contains existing athletic playing fields of natural turf and various park amenities associated with the fields' use, including parking, restrooms, fencing and pedestrian paths.
3. **Surrounding Properties and Neighborhood.** The neighborhoods closest to the project site are primarily residential in character and include the Outer Richmond neighborhood directly north and across Fulton Street from Golden Gate Park and the Outer Sunset neighborhood directly south and across Lincoln Way from Golden Gate Park. Directly west of the project site and across Great Highway are the Ocean Beach parking lot and Ocean Beach. The site is located southeast of the Beach Chalet, City Landmark No. 179, which includes a visitors center and restaurant

facilities. As the project site is located within Golden Gate Park, the athletic fields are not visible from the adjacent residential neighborhoods due to dense vegetation and tree canopy.

4. **Project Description.** The applicant proposes to renovate the Beach Chalet Athletic Fields facility including replacement of the existing grass turf fields with synthetic turf, installation of field lighting, renovation of the existing restroom building, installation of benches and seating, and other modifications related to parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time.
5. **Coastal Zone.** Pursuant to Planning Code Section 330, review of a Coastal Zone Permit Application is required as the project site is within the Local Coastal Zone Boundary per City Zoning Map Sheet CZ05. The Local Coastal Zone boundary within Golden Gate Park starts at Fulton Street and 40th Avenue, curves eastwardly from the Chain of Lakes Drive and ends at Lincoln Way and 41st Avenue. The boundary for the Coastal Zone area that is appealable to the CCC is an area 300 feet wide as measured from the inland extent of Ocean Beach. The project site is not located within the Coastal Zone area that is appealable to the CCC.
6. **Public Comment.** The Department has received no comments to date regarding the Coastal Zone Permit application.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Coastal Zone Permit Findings.** Planning Code Section 330.5.2 states that the Planning Commission in reviewing a Coastal Zone Permit application shall adopt factual findings that the project is consistent or not consistent with the Local Coastal Program and that a Coastal Zone Permit shall be approved only upon findings of fact establishing that the Project conforms to the requirements and objectives of the San Francisco Local Coastal Program.

The requirements and objectives of the San Francisco Local Coastal Program are established in the Western Shoreline Plan of the General Plan with specific objectives and policies related to Golden Gate Park and the Richmond and Sunset Residential Neighborhoods. See "General Plan Compliance" findings below.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan and specifically as identified in the Western Shoreline Area Plan:

WESTERN SHORELINE AREA PLAN – GOLDEN GATE PARK

Objectives and Policies

OBJECTIVE 3:

ENHANCE THE RECREATIONAL CONNECTION BETWEEN GOLDEN GATE PARK AND THE BEACH FRONTAGE

Policy 3.1:

Strengthen the visual and physical connection between the park and beach. Emphasize the naturalistic landscape qualities of the western end of the park for visitor use. When possible eliminate the Richmond-Sunset sewer treatment facilities.

Policy 3.2:

Continue to implement a long-term reforestation program at the western portion of the park.

The rehabilitation of the Beach Chalet Athletic Fields does not introduce a new use into Golden Gate Park; rather the project is a renovation of the existing facilities to allow continuation of existing park amenities and uses. As such, the naturalistic landscape qualities around the athletic fields and around the perimeter of the Park would remain intact. The project does propose removal of 16 trees; however each tree removed would be replaced at a ratio of one-to-one or greater. The proposed tree replacement is consistent with emphasizing the natural landscape qualities of the Park and also the need for continued reforestation of the Park's aging tree population.

WESTERN SHORELINE AREA PLAN – RICHMOND & SUNSET RESIDENTIAL NEIGHBORHOODS
Objectives and Policies

OBJECTIVE 11:

PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

Policy 11.6

Protect the neighborhood environment of the Richmond and Sunset residential areas from the traffic and visitor impacts from the public using adjacent recreation and open space areas.

The "Transportation and Circulation" section of the EIR analyzed for the project found that impacts to traffic, public transit and pedestrian circulation would be less than significant. Although field lighting is proposed as part of the project, the hours of operation for the recreation area will be the same as the existing park hours which are 6 AM to 10 PM daily.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal does not affect neighborhood-serving retail uses as the project is a public recreational facility within Golden Gate Park.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character surrounding Golden Gate Park would be conserved and protected as the project would continue to be screened from the outlying residential areas by dense vegetation.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed by this project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project proposes improvements to the existing 50-space parking lot. The new parking lot would contain 20 additional parking spaces. The amount of parking spaces is not considered excessive for the use, and the EIR for the project found the parking, vehicular and public transit impacts associated with the project to be less than significant.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will not displace any service or industrial establishment.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project, particularly the building structures will be designed and constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

As identified in the project EIR, the project would cause a substantial adverse change in the significance of Golden Gate Park, an historical resource. While the project would have a significant unavoidable impact from the perspective of historic preservation, the project is a rehabilitation of an existing park amenity.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces and their access to sunlight and vistas. Per Section 295 of the Planning Code, pertaining to shadow studies, no building structures are proposed over 40 feet in height and therefore a shadow study is not required for the project.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Coastal Zone Permit would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS** the CEQA approval findings set forth in Planning Commission Motion No. 18638 including the statement of overriding considerations, **ADOPTS** the Mitigation Monitoring and Reporting Program, attached to Motion No. 18638 as Exhibit A, and **APPROVES Coastal Zone Permit Application No. 2010.0016P** in general conformance with plans on file, dated April 4, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL: Pursuant to Planning Code Sections 308.2 and 330.9, any aggrieved person may appeal this Coastal Zone Permit to the Board of Appeals within fifteen (15) days after the date of this motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 24, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fong, Wu, Antonini and Borden

NAYS: Commissioner Moore

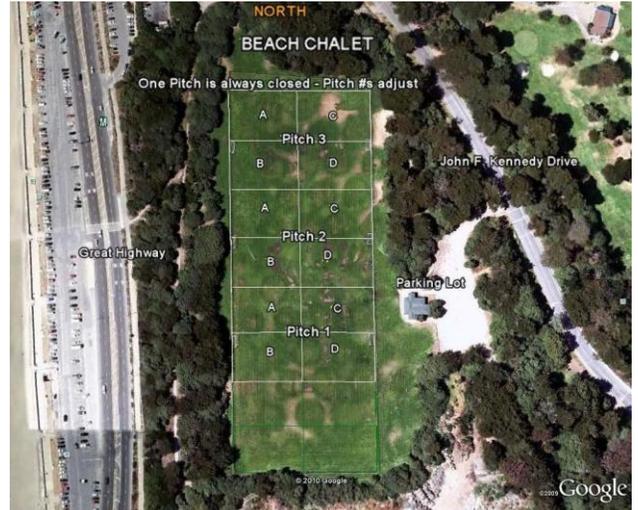
ABSENT: Commissioners Miguel and Sugaya

ADOPTED: May 24, 2012

West Sunset Soccer Fields: Sample Field Rotations



Beach Chalet Athletic Fields: Sample Field Rotations



Increase in Hours of Play Due to Field Renovation- The Critical Question

| | Beach Chalet | | | | West Sunset Upper | | | | West Sunset Lower | | | |
|-----------------|--------------|------------|--------|-------|-------------------|------------|--------|-------|-------------------|------------|--------|-------|
| | Youth only | Adult only | Either | Total | Youth only | Adult only | Either | Total | Youth only | Adult only | Either | Total |
| Winter | 2055 | 234 | 488 | 2777 | 1229 | 234 | 156 | 1619 | 644 | 293 | 312 | 1248 |
| Fall and Spring | 2090 | 2003 | 835 | 4928 | 425 | 1519 | 81 | 2025 | 0 | 502 | 122 | 623 |
| Summer | 1013 | 720 | 144 | 1877 | 1115 | 644 | 237 | 1995 | 0 | 252 | 0 | 252 |
| Total Hours | 5158 | 2957 | 1467 | 9582 | 2768 | 2396 | 474 | 5639 | 644 | 1046 | 434 | 2123 |
| | 54% | 31% | 15% | | 49% | 42% | 8% | | 30% | 49% | 20% | |

| | Beach Chalet | | | | West Sunset Combined | | | | West Sunset Instead of Beach | | | |
|-----------------|--------------|------------|--------|-------|----------------------|------------|--------|-------|------------------------------|------------|--------|--------|
| | Youth only | Adult only | Either | Total | Youth only | Adult only | Either | Total | Youth only | Adult only | Either | Total |
| Winter | 2055 | 234 | 488 | 2777 | 1872 | 527 | 468 | 2867 | (183) | 293 | (20) | 89 |
| Fall and Spring | 2090 | 2003 | 835 | 4928 | 425 | 2021 | 203 | 2648 | (1665) | 17 | (633) | (2280) |
| Summer | 1013 | 720 | 144 | 1877 | 1115 | 896 | 237 | 2247 | 102 | 176 | 93 | 370 |
| Total Hours | 5158 | 2957 | 1467 | 9582 | 3412 | 3443 | 908 | 7762 | (1746) | 485 | (560) | (1821) |
| | 59% | 21% | 20% | | 57% | 26% | 17% | | | | | |

Summary: Impact on Changes in Hours if West Sunset Combined is done in Place of Beach. West Sunset benefits adults over kids

Total Increase in Hours: 1821 Fewer Hours Per Year Overall from West Sunset vs Beach
 Hours Available For Youth: 1746 Fewer of Youth Only Hours of Play (a 31% decrease or put differently Beach gets a 45% increase over WS)
 2306 Fewer Hours of Play Available for Youth (a 30% decrease)
 Hours Available For Adults: 485 More Hours for Adult resulting from West Sunset

ALL NOTES, SPECIFICATIONS, AND PLANT MATERIALS TO BE PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.



PLANTING NOTES

- PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR OTHER REQUIRED COVERAGES. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS REQUESTED BY OWNER'S REPRESENTATIVE.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE); REFER TO SPECIFICATIONS.
- WHEN WORK HAS TO OCCUR UNDER THE DRIP LINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
- ALL SHRUB AND TREE AREA SHALL RECEIVE A WEED FABRIC LAYER. INSTALL WITH STAPLES, 3" OVERLAP AND COVER WITH MULCH.
- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AND SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE JUTE NETTING IN THE ENTIRE PLANTING AREAS. STAKE JUTE NETTING 36" ON CENTER.
- TREES ARE LOCATED AND SPACED BASED ON AN ASSUMED ATTRITION RATE THAT WILL REQUIRE MONITORING WITH RECOMMENDATIONS PROVIDED FROM THE CITY ARBORIST AS TO WHICH TREES ARE TO BE PRUNED, RELOCATED, AND REMOVED AT INTERVALS TO BE DETERMINED BY THE CITY.

PLANTING LEGEND

| SYM | QTY | SIZE | BOTANICAL/COMMON NAME | SPACING | WATER USE |
|---|-----|------|---|--------------|-----------|
| TREES | | | | | |
| CM | 69 | - | CUPRESSUS MACROCARPA MONTEREY CYPRESS | 20'-25' O.C. | - |
| LP | 42 | - | LAGUNARIA PATERSONIA FRIMROSE TREE | 15' O.C. | - |
| LF | 91 | - | LYONOTHAMNUS FLOREBUNDUS CATALINA ROCKWOOD | 10'-12' O.C. | - |
| ML | 28 | - | MELALEUCA LINARIFOLIA FLAXLEAF PAPERBARK 'SNOW IN SUMMER' | 15' O.C. | - |
| ME | 44 | - | METROSIDEROS EXCELSA POHUTUKAWA | 15' O.C. | - |
| SHRUBS/GROUNDCOVER | | | | | |
| ZONE - A | | | | | |
| - | - | - | ACHILLEA MILLEFOLIUM YARROW | - | - |
| - | - | - | ELYSIUM GLAUCUS BLUE WILDRYE | - | - |
| - | - | - | LANTANA NCH | - | - |
| - | - | - | SESLERIA AUTUMNALIS AUTUMN WOOD GRASS | - | - |
| ZONE - B | | | | | |
| - | - | - | CAREX TESTACEA ORANGE SEDGE | - | - |
| - | - | - | CEANOETHUS THYRSIFOLIUS BLUE BLOSSOM | - | - |
| - | - | - | FELICIA AMELOIDES BLUE MANGROVE | - | - |
| - | - | - | LIMONIUM PEREZEI SEA LAVENDER | - | - |
| ZONE - C | | | | | |
| - | - | - | ARTEMISIA PSYCHOCEPHALA SANDHILL SAGE | - | - |
| - | - | - | LOMANDRA LONGIFOLIA 'BREEZE' DWARF NAT BUSH | - | - |
| - | - | - | PHYLLOCLADUS JERUSALEM SAGE | - | - |
| - | - | - | SALVIA CLEVELANDII CLEVELAND SAGE | - | - |
| ZONE - D | | | | | |
| - | - | - | LEUCODENDRON SALIGNUM WILLOW CONE BUSH | - | - |
| - | - | - | MULLENBERGIA CAPILLARIS PINK MULHLYGRASS | - | - |
| - | - | - | MULLENBERGIA RIGENS DEER GRASS | - | - |
| - | - | - | PINK SPARGANGLIUM PINK-FLOWERING CURBIANT | - | - |
| LARGE SHRUBS | | | | | |
| ZONE - E | | | | | |
| - | - | - | ARRUTUS 'MARINA' MARINA STRAWBERRY TREE | - | - |
| - | - | - | CALLISTEMON 'KINGS PARK SPECIAL' BOTTLEBRUSH | - | - |
| - | - | - | CEANOETHUS RAY HARTMAN MOUNTAIN LILAC | - | - |
| - | - | - | MYOPORUM LAETUM 'SEAN'S GREEN' THEP'S RESISTANT COAST MYOPORUM | - | - |
| - | - | - | RHAMNUS CALIFORNICA COFFEEBERRY | - | - |
| TURF | | | | | |
| SODDED LANDSCAPE TURF, TYP. | | | | | |
| SODDED ATHLETIC TURF, TYP. | | | | | |
| HYDROSEED WITH NATIVE GRASS MIX | | | | | |
| STEP ONE | | | | | |
| • 800 LBS./ACRE - 100% WOOD FIBER - CONWED OR EQUAL | | | | | |
| • 400 LBS./ACRE - HYDROSTRAW + GUAR | | | | | |
| • 400 LBS./ACRE - HUMATE - 40 | | | | | |
| • 1,200 LBS./ACRE - P-3-1 WOODS | | | | | |
| • 40 LBS./ACRE - NATIVE GRASS MIX | | | | | |
| • 10 LBS./ACRE - ERODUM CARINATUS / NATIVE CALIFORNIA BROME | | | | | |
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| • 40 LBS./ACRE - AM 120 MYCORRHIZAL INOCULANT | | | | | |
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VERDE DESIGN
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 2455 The Alameda
 Santa Clara, CA 95050
 Tel: 408.985.7260
 Fax: 408.985.7260
 www.VerdeDesign.com

STAMP

CONSULTANT

| KEY MAP |
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| |

SHEET TITLE

| PROJECT NAME |
|---------------------------|
| BEACH CHALET IMPROVEMENTS |

PROJECT ADDRESS

| PROJECT ADDRESS |
|---|
| 1500 JOHN F KENNEDY DR SAN FRANCISCO, CA |

| SUBMITTAL | DATE |
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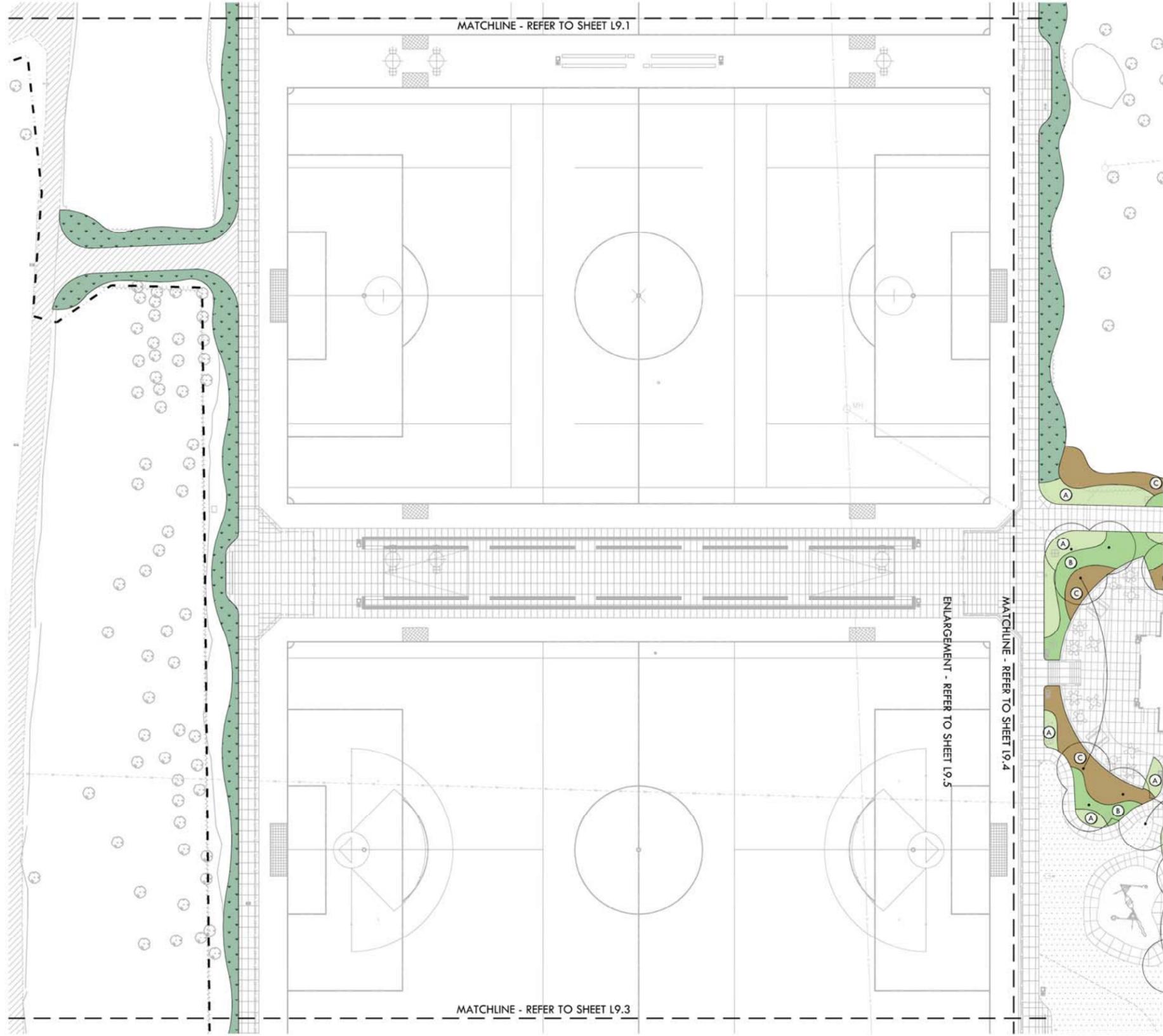
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PROJ. NO. 0902700-1
SHEET NO. 19
NO. 0902700-1-19
Exhibit 10
SF-12-020 (Beach Chalet)
PLANTING PLAN

ALL NOTES, SPECIFICATIONS, AND PLANT MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.



PLANTING NOTES

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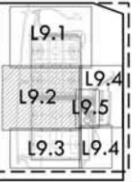
PLANTING LEGEND

| SYM | QTY | SIZE | BOTANICAL/COMMON NAME | SPACING | WATER USE |
|---|-----|------|---|--------------|-----------|
| TREES | | | | | |
| CM | 09 | - | CUPRESSUS MACROCARPA MONTEREY CYPRESS | 20'-25' O.C. | - |
| LP | 42 | - | LAGUNARIA PATERSONIA FRIMROSE TREE | 15' O.C. | - |
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| - | - | - | LANTANA NCH | - | - |
| - | - | - | SESLERIA AUTUMNALIS AUTUMN WOOD GRASS | - | - |
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| - | - | - | CAREX TESTACEA ORANGE SEDGE | - | - |
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| - | - | - | FELICIA AMELLOIDES BLUE MARIGOLD | - | - |
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| ZONE - C | | | | | |
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 www.VerdeDesign.com

REGISTERED LANDSCAPE ARCHITECT
 No. 4145
 EXPIRES: 12/31/2013
 STATE OF CALIFORNIA

CONSULTANT



PLANTING PLAN

PROJECT NAME
BEACH CHALET IMPROVEMENTS

PROJECT ADDRESS
**1500 JOHN F KENNEDY DR
 SAN FRANCISCO, CA**

| SUBMITTAL | DATE |
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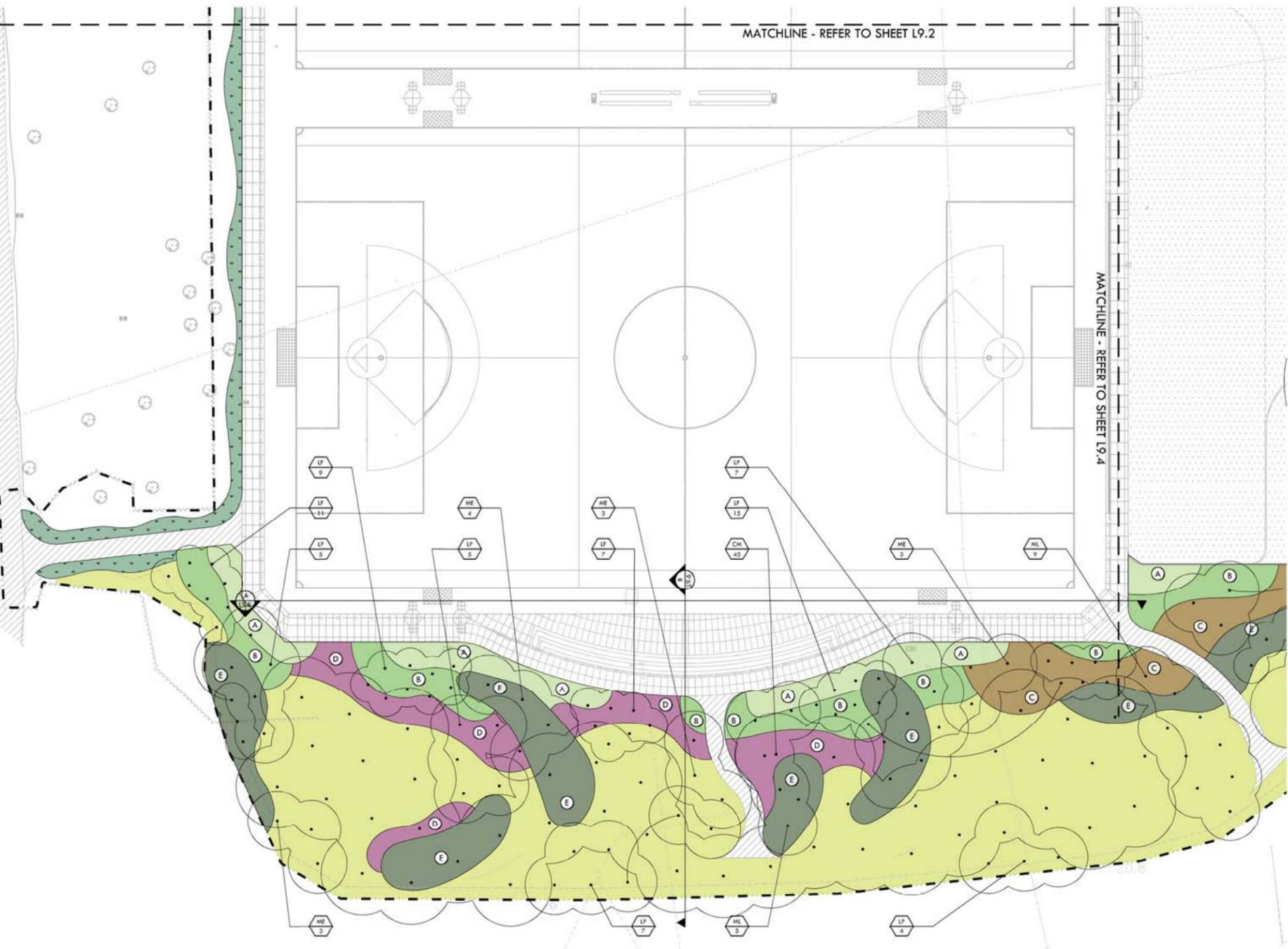
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 SCALE: AS SHOWN

PROJ. NO.: 0902700-1
 SHEET NO.: 19



0 10' 20' 40'

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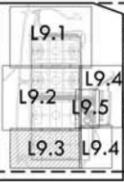
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CONSULTANT



PLANTING PLAN

PROJECT NAME
BEACH CHALET IMPROVEMENTS

PROJECT ADDRESS
**1500 JOHN F KENNEDY DR
SAN FRANCISCO, CA**

| NO. | REVISIONS | DATE |
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PROJ. NO. 0902700-1



PLANTING NOTES

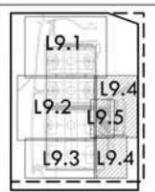
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PLANTING LEGEND

| SYM | QTY | SIZE | BOTANICAL/COMMON NAME | SPACING | WATER USE |
|---|-----|------|---|--------------|-----------|
| TREES | | | | | |
| CM | 69 | - | CYPRESSUS MACROCARPA MONTEREY CYPRESS | 20'-25' O.C. | - |
| LP | 42 | - | LAGUNARIA PATERSONIA FRIMROSE TREE | 15' O.C. | - |
| LF | 91 | - | LYONOTHAMNUS FLOREBUNDUS CATALINA REDWOOD | 10'-12' O.C. | - |
| ML | 28 | - | MELALEUCA LINARIFOLIA FLAXLEAF PAPERBARK 'SNOW IN SUMMER' | 15' O.C. | - |
| ME | 44 | - | METROSIDEROS EXCELSA POHUTUKAWA | 15' O.C. | - |
| SHRUBS/GROUNDCOVER | | | | | |
| ZONE - A | | | | | |
| - | - | - | ACHILLEA MILLEFOLIUM YARROW | - | - |
| - | - | - | ELYMUS GLAUCUS BLUE WILDRYE | - | - |
| - | - | - | LANTANA MCH | - | - |
| - | - | - | SESLERIA AUTUMNALIS AUTUMN WOOD GRASS | - | - |
| ZONE - B | | | | | |
| - | - | - | CAREX TESTACEA ORANGE SEDGE | - | - |
| - | - | - | CEANOTHUS THYRSIFOLIUS BLUE BLOSSOM | - | - |
| - | - | - | FELICIA AMELOIDES BLUE MARIGOLD | - | - |
| - | - | - | LIMONIUM PEREZEI SEA LAVENDER | - | - |
| ZONE - C | | | | | |
| - | - | - | ARTEMISIA PSYCHOCEPHALA SANDWELL SAGE | - | - |
| - | - | - | LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT BUSH | - | - |
| - | - | - | PHILOXERA FRUTICOSA JERUSALEM SAGE | - | - |
| - | - | - | SALVIA CLEVELANDII CLEVELAND SAGE | - | - |
| ZONE - D | | | | | |
| - | - | - | LEUCODENDRON SALIGNUM WILLOW CONE BUSH | - | - |
| - | - | - | MULLENBERGIA CAFFULARIS PINK MULHYGRASS | - | - |
| - | - | - | MULLENBERGIA RIGENS DEER GRASS | - | - |
| - | - | - | PIRENE SPARGANIUM PINK-FLOWERING CURBIANT | - | - |
| LARGE SHRUBS | | | | | |
| ZONE - E | | | | | |
| - | - | - | ARRUTUS 'MARINA' MARINA STRAWBERRY TREE | - | - |
| - | - | - | CALLISTEMON 'KINGS PARK SPECIAL' BOTTLEBRUSH | - | - |
| - | - | - | CEANOTHUS RAY HARTMAN MOUNTAIN LILAC | - | - |
| - | - | - | MYOPORUM LAETUM 'SEAN N GREEN' THEP'S RESISTANT COAST MYOPORUM | - | - |
| - | - | - | RHAMNUS CALIFORNICA COFFEEBERRY | - | - |
| TURF | | | | | |
| SODDED LANDSCAPE TURF, TYP. | | | | | |
| SODDED ATHLETIC TURF, TYP. | | | | | |
| HYDROSEED WITH NATIVE GRASS MIX | | | | | |
| STEP 1-LINE | | | | | |
| • 800 LBS./ACRE - 100% WOOD FIBER - CONWED OR EQUAL | | | | | |
| • 400 LBS./ACRE - HYDROSTRAW + GUAR | | | | | |
| • 400 LBS./ACRE - HUMATE - 40 | | | | | |
| • 1,200 LBS./ACRE - 7-3-1 BIODOL | | | | | |
| • 40 LBS./ACRE - NATIVE GRASS MIX | | | | | |
| • 10 LBS./ACRE - EROMUS CARINATUS / NATIVE CALIFORNIA BROME | | | | | |
| • 8 LBS./ACRE - ELYMUS GLAUCUS / BLUE WILDRYE | | | | | |
| • 8 LBS./ACRE - HORDEUM CALIFORNICUM / CALIFORNIA BARLEY | | | | | |
| • 5 LBS./ACRE - FESTUCA IDAHOENSIS / DAHO FESCUE | | | | | |
| • 2 LBS./ACRE - HASSELLA PULCHRA / PURPLE NEEDLEGRASS | | | | | |
| • 4 LBS./ACRE - POA SECUNDA / NATIVE BLUEGRASS | | | | | |
| • 60 LBS./ACRE - AM 120 MYCORRHIZAL INOCULANT | | | | | |
| STEP TWO | | | | | |
| • 1,400 LBS./ACRE - 100% WOOD FIBER - CONWED OR EQUAL | | | | | |
| • 800 LBS./ACRE - HYDROSTRAW + GUAR | | | | | |



CONSULTANT



PLANTING PLAN

PROJECT NAME

BEACH CHALET IMPROVEMENTS

PROJECT ADDRESS

**1500 JOHN F KENNEDY DR
SAN FRANCISCO, CA**

SUBMITTAL

DATE

NO. REVISIONS

DATE

DRAWN BY

WA/MD

DATE ISSUED

12/12/12

PROJ. NO.

0902700-1

Checked by

MB

SCALE

AS SHOWN



MATCHLINE - REFER TO THE LOWER LEFT
ENLARGEMENT - REFER TO SHEET L9.5

MATCHLINE - REFER SHEET L0.3

MATCHLINE - REFER TO THE UPPER RIGHT

ENLARGEMENT - REFER TO SHEET L9.5

MATCHLINE - REFER TO SHEET L9.2

ALL NOTES, SPECIFICATIONS, AND PLANTING LEGEND ARE SUBJECT TO THE PROVISIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF CALIFORNIA, LATEST EDITION, AND ANY AMENDMENTS THERE TO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL APPLICABLE SPECIFICATIONS AND AMENDMENTS PRIOR TO BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL APPLICABLE SPECIFICATIONS AND AMENDMENTS PRIOR TO BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL APPLICABLE SPECIFICATIONS AND AMENDMENTS PRIOR TO BIDDING.

ALL DESIGN, SPECIFICATIONS, DIMENSIONS AND INFORMATION ARE THE PROPERTY OF VERDE DESIGN. NO PART OF THIS DESIGN OR INFORMATION SHALL BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERDE DESIGN.



PLANTING NOTES

- PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR SHIRT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS REQUESTED BY OWNER'S REPRESENTATIVE.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE); REFER TO SPECIFICATIONS.
- WHEN WORK HAS TO OCCUR UNDER THE DRIFLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SOLE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
- ALL SHRUB AND TREE AREA SHALL RECEIVE A WEED FABRIC LAYER. INSTALL WITH STAPLES, 3" OVERLAP AND COVER WITH MULCH.
- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AND SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE JUTE NETTING IN THE ENTIRE PLANTING AREAS. STAKE JUTE NETTING 36" ON CENTER.
- TREES ARE LOCATED AND SPACED BASED ON AN ASSUMED ATTRITION RATE THAT WILL REQUIRE MONITORING WITH RECOMMENDATIONS PROVIDED FROM THE CITY ARBORIST AS TO WHICH TREES ARE TO BE PRUNED, RELOCATED, AND REMOVED AT INTERVALS TO BE DETERMINED BY THE CITY.

PLANTING LEGEND

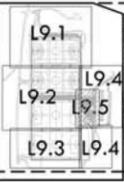
| SYM | QTY | SIZE | BOTANICAL/COMMON NAME | SPACING | WATER USE |
|---|-----|------|--|--------------|-----------|
| TREES | | | | | |
| CM | 09 | - | CUPRESSUS MACROCARPA MONTEREY CYPRESS | 20'-25' O.C. | - |
| LP | 42 | - | LAGUNARIA PATERSONIA FRIMROSE TREE | 15' O.C. | - |
| LF | 91 | - | LYONOTHAMNUS FLORIBUNDUS CATALINA REDWOOD | 10'-12' O.C. | - |
| ML | 28 | - | MELALEUCA LINARIFOLIA FLAXLEAF PAPERBARK 'SNOW IN SUMMER' | 15' O.C. | - |
| ME | 44 | - | METROSIDEROS EXCELSA POHUTUKAWA | 15' O.C. | - |
| SHRUBS/GROUNDCOVER | | | | | |
| ZONE - A | | | | | |
| - | - | - | ACHILLEA MILLEFOLIUM YARROW | - | - |
| - | - | - | ELYSIUS GLAUCUS BLUE WILDRYE | - | - |
| - | - | - | LANTANA NCH | - | - |
| - | - | - | SESALIA AUTUMNALIS AUTUMN WOODRASS | - | - |
| ZONE - B | | | | | |
| - | - | - | CAREX TESTACEA ORANGE SEDGE | - | - |
| - | - | - | CEANOETHUS THYRSIFOLIUS BLUE BLOSSOM | - | - |
| - | - | - | FELICIA AMELOIDES BLUE MARIGOLD | - | - |
| - | - | - | LIMONIUM PEREZI SEA LAVENDER | - | - |
| ZONE - C | | | | | |
| - | - | - | ARTEMISIA PSYCHOCEPHALA SANDHILL SAGE | - | - |
| - | - | - | LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT BUSH | - | - |
| - | - | - | PHILOHA FRUTICOSA JERUSALEM SAGE | - | - |
| - | - | - | SALVIA CLEVELANDII CLEVELAND SAGE | - | - |
| ZONE - D | | | | | |
| - | - | - | LEUCODENDRON SALIGNUM WILLOW CONE BUSH | - | - |
| - | - | - | MUHLENBERGIA CAPILLARIS PINK MUHLYGRASS | - | - |
| - | - | - | MUHLENBERGIA RIGENS DEER GRASS | - | - |
| - | - | - | PINK FLOWERING CURBIANT | - | - |
| LARGE SHRUBS | | | | | |
| ZONE - E | | | | | |
| - | - | - | ARRUTUS 'MARINA' MARINA STRAWBERRY TREE | - | - |
| - | - | - | CALLISTEMON 'KINGS PARK SPECIAL' BOTTLEBRUSH | - | - |
| - | - | - | CEANOETHUS RAY HARTMAN MOUNTAIN LILAC | - | - |
| - | - | - | MYOPORUM LAETUM 'SEAN N GREEN' THEIP'S RESISTANT COAST MYOPORUM | - | - |
| - | - | - | RHAMNUS CALIFORNICA COFFEEBERRY | - | - |
| TURF | | | | | |
| SODDED LANDSCAPE TURF, TYP. | | | | | |
| SODDED ATHLETIC TURF, TYP. | | | | | |
| HYDROSEED WITH NATIVE GRASS MIX | | | | | |
| STEP 1: LIME | | | | | |
| • 800 LBS./ACRE - 100% WOOD FIBER - CONWED OR EQUAL | | | | | |
| • 400 LBS./ACRE - HYDROSTRAW + GUAR | | | | | |
| • 400 LBS./ACRE - HUMATE - 40 | | | | | |
| • 1,200 LBS./ACRE - P-3-1 BIODOL | | | | | |
| • 40 LBS./ACRE - NATIVE GRASS MIX | | | | | |
| • 10 LBS./ACRE - EROMUS CARINATUS / NATIVE CALIFORNIA BROME | | | | | |
| • 8 LBS./ACRE - ELYSIUS GLAUCUS / BLUE WILDRYE | | | | | |
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| • 4 LBS./ACRE - POA SECUNDA / NATIVE BLUEGRASS | | | | | |
| • 40 LBS./ACRE - AM 120 MYCORRHIZAL INOCULANT | | | | | |
| STEP 2: MUD | | | | | |
| • 1,400 LBS./ACRE - 100% WOOD FIBER - CONWED OR EQUAL | | | | | |
| • 800 LBS./ACRE - HYDROSTRAW + GUAR | | | | | |



STAMP

CONSULTANT

KEY MAP



SHEET TITLE

PLANTING PLAN

PROJECT NAME

BEACH CHALET IMPROVEMENTS

PROJECT ADDRESS

**1500 JOHN F KENNEDY DR
SAN FRANCISCO, CA**

SUBMITTAL

DATE

NO.

REVISIONS

DATE

DRAWN BY

WA/MD

DATE ISSUED

12/12/12

PROJ. NO.

0902700-1

SHEET NO.

10

DATE

12/12/12

SCALE

AS SHOWN



0 10 20 30
AS SHOWN

Exhibit 10
SNF-12-029 (Beach Chalet)
PLANTING PLAN

San Francisco Recreation and Parks Beach Chalet Athletic Fields Maintenance: Current/Grass vs. Planned/Synthetic Turf

| | Current – Grass Sports Fields | Planned – Synthetic Turf Sports Fields |
|--|---|--|
| Hours and Staffing | | |
| Facility Hours | Open for reserved play only, locked if not reserved Winter: 9am – 5pm Fall/Spring: 8am – 7pm Summer: 9am – 8pm | Open all the time, no locks on gates Year-round: 8am – 10pm |
| Athletic Play | 4,738 hours of play annually | 14,320 hours of play annually |
| Open Play Community Hours | 0 | 2,248 hours annually |
| Days of Operation | Tuesday – Sunday Closed on Monday & 4 months a year | 7 days a week, 365 days a year No weekly closures |
| Field & Landscape Maintenance | 1/2 Full Time Employee | 1/2 Full Time Employee |
| Integrated Pest Management | | |
| Gopher Trapping/Removal | Trap daily 60 gophers & 8 moles trapped in FY 2012-2013 | Zero |
| Herbicide Spraying | 2 x annually around fence line As needed on athletic fields 16 oz of Aquamaster Herbicide annually 1 application of Sapphire English Daisy Control in the past 5 years | Zero |
| Turf Maintenance | | |
| Water Use | 3-4 x weekly from April - October Est. 5,737,285 gallons per year | Zero |
| Fuel consumption for maintenance/gardening vehicles | 105 gallons of diesel annually 50 gallons of petroleum annually | Zero |
| Mowing with gas powered mower | 1 x 1-2 weeks Approx. 38 cuts annually | Zero |
| Fertilize from gas powered Toro Workman | 1 x 6-8 weeks 2000 lbs granular fertilizer annually | Zero |
| Aeration and field rolling from diesel powered tractor | 2 x annually | Zero |
| Seeding from gas powered Toro Workman | 2 x annually 2000 lbs of perennial rye grass seed annually | Zero |
| Athletic Fields Striping | Weekly | Zero (synthetic turf includes permanent field striping) |
| Sweeping with electric Cushman | Zero | 1 x 2 weeks (anticipated) |
| Grooming with electric Cushman | Zero | 1 x 5-8 weeks (anticipated) |
| Repair goals, field holes and turf | As possible by staff availability | As possible by staff availability |
| Spot Cleaning | Zero | As needed with soap and water, no detergent |

2/15/13

Beach Capacity Analysis - 3 Existing Fields and One New

| Summary | EXISTING FIELDS IMPACT PER FIELD | | | | | | Existing Fields Total Impact | | | | | | | | | | ADDITIONAL FIELD | | TOTAL INCREASE | |
|--------------------|----------------------------------|--------------|-----------------|------------|--------------|--------------|------------------------------|------|-------------------|----------|-------------------------|----------|------------|----------|---------------------|----------|-------------------|----------|-----------------|----------|
| | Hours | | Increase Due To | | | | Fields Impacted | | Total Hours Added | | Hours Due to No Closure | | | | Hours Due to Lights | | Total Hours Added | | Hours | |
| | Current | With Turf | No Closure | No Rain | Lights | Total | Ground | Ball | Ground | Ball | Ground | Ball | Ground | Ball | Ground | Ball | Ground | Ball | Ground | Ball |
| Winter | 184 | 832 | 109 | 85 | 455 | 648 | 3 Full | 0 | 1945 | 0 | 327 | 0 | 254 | 0 | 1365 | 0 | 832.00 | 0 | 2,777.20 | 0 |
| Fall and Spring | 661 | 1,728 | 392 | 108 | 567 | 1,067 | | | 3200 | 0 | 1175 | 0 | 324 | 0 | 1701 | 0 | 1,728.00 | 0 | 4,928.40 | 0 |
| Summer | 734 | 1,020 | 118 | 0 | 168 | 286 | | | 857 | 0 | 353 | 0 | 0 | 0 | 504 | 0 | 1,020.00 | 0 | 1,876.80 | 0 |
| Total Hours | 1,579 | 3,580 | 618 | 193 | 1,190 | 2,001 | | | 6002 | 0 | 1855 | 0 | 578 | 0 | 3570 | 0 | 3,580.00 | 0 | 9,582.40 | 0 |

Factors & Assumptions:

1. Beach is closed 12 weeks per year from October through December and Every Monday for Maintenance
2. During school hours, field is only utilized 10% in winter and 20% in spring and fall.
3. During summer 9 to 3, fields Is utilized 80% for camps
4. Field is closed 25% in winter and 10% in fall and spring due to rain.

Detail - Current Capacity in Hours PER FIELD

| | # of weeks | Weekends | | | | | Weekday | | | | | TOTAL |
|-----------------|------------|------------|-----------------|-------------|--------------|--------------------|--------------|-----------------|-------------|---------------|--------------------|-----------------|
| | | Hours Open | Total Hours/Day | % available | Day Per Week | Estimated Hrs/Week | Hours Open | Total Hours/Day | % available | Days Per Week | Estimated Hrs/Week | HOURS PER YEAR |
| Winter | 9 | 9am to 5pm | 8 | 75% | 2 | 12 | 9 am to 3 pm | 6 | 10% | 4 | 2.4 | 183.60 |
| Winter | | | | | | | 3 pm to 5 pm | 2 | 75% | 4 | 6 | |
| Fall and Spring | 19 | 9am to 7pm | 10 | 90% | 2 | 18 | 9 am to 3 pm | 3 | 20% | 4 | 2.4 | 661.20 |
| Fall and Spring | | | | | | | 3 pm to 7 pm | 4 | 90% | 4 | 14.4 | |
| Summer | 12 | 9am to 8pm | 11 | 100% | 2 | 22 | 9 am to 3 pm | 6 | 80% | 4 | 19.2 | 734.40 |
| Summer | | | | | | | 3 pm to 8 pm | 5 | 100% | 4 | 20 | |
| Weeks Closed | 12 | | | | | | | | | | | |
| TOTAL | 52 | | | | | | | | | | | 1,579.20 |

Detail - Post Field Turf Capacity in Hours PER FIELD

Note: Assumptions Changed Are Highlighted

| | # of weeks | Weekends | | | | | Weekday | | | | | TOTAL |
|-----------------|------------|-------------|-----------------|-------------|--------------|--------------------|---------------|-----------------|-------------|---------------|--------------------|-----------------|
| | | Hours Open | Total Hours/Day | % available | Day Per Week | Estimated Hrs/Week | Hours Open | Total Hours/Day | % available | Days Per Week | Estimated Hrs/Week | HOURS PER YEAR |
| Winter | 13 | 9am to 10pm | 13 | 100% | 2 | 26 | 9 am to 3 pm | 6 | 10% | 5 | 3 | 832.00 |
| Winter | | | | | | | 3 pm to 10 pm | 7 | 100% | 5 | 35 | |
| Fall and Spring | 27 | 9am to 10pm | 13 | 100% | 2 | 26 | 9 am to 3 pm | 3 | 20% | 5 | 3 | 1,728.00 |
| Fall and Spring | | | | | | | 3 pm to 10 pm | 7 | 100% | 5 | 35 | |
| Summer | 12 | 9am to 10pm | 13 | 100% | 2 | 26 | 9 am to 3 pm | 6 | 80% | 5 | 24 | 1,020.00 |
| Summer | | | | | | | 3 pm to 10 pm | 7 | 100% | 5 | 35 | |
| Weeks Closed | 0 | | | | | | | | | | | |
| TOTAL | 52 | | | | | | | | | | | 3,580.00 |

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
 45 FREMONT ST, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE (415) 904-5260
 FAX (415) 904-5400
 TDD (415) 597-5885

**Memorandum****April 8, 2014**

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
 North Central Coast District

Re: **Additional Information for Commission Meeting**
Thursday, April 9, 2014

| <u>Agenda Item</u> | <u>Applicant</u> | <u>Description</u> | <u>Page</u> |
|--------------------|--------------------------------------|--------------------------------|-------------|
| W14a | A-2-HMB-14-004 City of Half Moon Bay | Correspondence, James Benjamin | 1-9 |
| W15.5a | A-2-SNF-12-020 SF Rec. & Park Dept. | Emails and Correspondence | 10-69 |

W15.5a

From: **Michael Russom**

Date: Tue, Apr 1, 2014 at 1:40 PM

Subject: soccer in GG Park

To: Jana Zimmer

A-2-SNF-12-020 (Beach Chalet Soccer Fields)

Please do NOT approve the construction of a toxic field in Golden Gate Park that will create horrible light pollution and threaten wildlife and birds on a major flyway. Watch slow motion replays on TV of soccer or football artificial fields and see players breathing clouds of toxic rubber dust as they slide along the field. I was a soccer coach for years with kids from kindergarten up to 5th grade and we can't stand this idea. Real turf is the best and can be maintained in a socially responsible ecological and green way.

From: [Adele Framer](#)
To: [Kahn, Kevin@Coastal](mailto:Kahn.Kevin@Coastal)
Cc: [CoastalBeachChaletAppeal](#)
Subject: Fwd: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a
Date: Saturday, March 29, 2014 12:50:18 PM
Attachments: [HEARING NOTICE A-2-SNF-12-020 SF Rec and Park Dept REVISED FINDINGS .pdf](#)

I find it incredible that you're holding this hearing in SANTA BARBARA.

Is this a way to discourage San Franciscans from voicing their concerns???

That does it, put me down on record as opposing any scrap of artificial turf, the bright lighting, and tree removal. No compromises.

I'm not going to be able to attend this hearing in SANTA BARBARA.

Sincerely,
Adele Framer
183 Parnassus Ave. #4
San Francisco CA 94117

----- Forwarded message -----

From: **CoastalBeachChaletAppeal** <beachchaletappeal@coastal.ca.gov>
Date: Fri, Mar 28, 2014 at 5:55 PM
Subject: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a
To: CoastalBeachChaletAppeal <beachchaletappeal@coastal.ca.gov>

From: [Yorkman Lowe](#)
To: [CoastalBeachChaletAppeal](#)
Subject: Re: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a
Date: Friday, March 28, 2014 6:18:28 PM

The meeting is in Santa Barbara, 300 mi from SF!
Yorkman Lowe
YorkmanLowe@comcast.net
1 510 601 9675

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

From: [CoastalBeachChaletAppeal](#)
To: [CoastalBeachChaletAppeal](#)
Sent: Friday, March 28, 2014 5:55 PM
Subject: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a

From: [Paul McKenzie](#)
To: [CoastalBeachChaletAppeal](#)
Subject: Re: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a
Date: Friday, March 28, 2014 7:40:04 PM

i am not in favor

From: CoastalBeachChaletAppeal <beachchaletappeal@coastal.ca.gov>
To: CoastalBeachChaletAppeal <beachchaletappeal@coastal.ca.gov>
Sent: Friday, March 28, 2014 5:55 PM
Subject: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a

From: [Adele Framer](#)
To: [CoastalBeachChaletAppeal](#)
Subject: Re: Important Public Hearing Notice (Revised Findings) for San Francisco Recreation and Park Department (Beach Chalet) A-2-SNF-12-020 Item No. W15.5a
Date: Saturday, March 29, 2014 12:41:48 PM

This is being held in SANTA BARBARA????

They don't want any local people to attend!!!

On Fri, Mar 28, 2014 at 5:55 PM, CoastalBeachChaletAppeal <beachchaletappeal@coastal.ca.gov> wrote:

From: [Andrew Solow \(Gladding & Michel\)](#)
To: [Kahn, Kevin@Coastal](#); [mary.shallenberger@coastal.ca.gov](#); [carol.groom@coastal.ca.gov](#)
Cc: [Lester, Charles@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#)
Subject: Permit #: A-2-SNF-12-020 - Consideration of Findings for the Commission's May 9, 2013 Approval to Renovate Existing Beach Chalet Athletic Fields in Golden Gate Park
Date: Monday, March 31, 2014 9:57:06 AM
Attachments: [image001.png](#)
[Coastal Commission should allow city's plan for soccer fields to proceed 5.2.2013.pdf](#)

CA Coastal Commission re:
Permit #: A-2-SNF-12-020
Consideration of Findings for the Commission's May 9, 2013 Approval to Renovate Existing Beach Chalet Athletic Fields in Golden Gate Park

Calendared for Consideration: April 9, 2014

Honorable Commissioners and Staff,

The 105 page "revised staff report" for Permit #: A-2-SNF-12-020, dated 3/28/2014 is replete with deletions and additions and is very difficult to read. What it should say is that the Beach Chalet Athletic Fields have been in continuous use as athletic fields for more than 75 years. And, all the proposed project does is continue that existing use with a better quality field and field lighting that will at least double the number of playable hours for this facility and dramatically reduce the number of injuries associated with the current uneven and gopher hole ridden grass field.

The report should also say that the Beach Chalet Athletic Fields are **NOT** a natural area. In fact this portion of what is now Golden Gate Park was formerly covered with sand dunes. So the idea of preserving naturalness or restoring this area to its former natural state means replacing the athletic fields that have been in continuous use at this location for more than 75 years with sand dunes.

I am pleased that the Coastal Commission previously supported organized athletic activities in the middle of San Francisco, population 800,000+. I am equally pleased that the Coastal Commission did not NOT support restoration of sand dunes that were removed more than 100 years ago when Golden Gate Park was constructed to provide increased recreational opportunities for the City's taxpayers.

I hope the Coastal Commission passes something that approves the Beach Chalet athletic field renovation project that is considerably simpler than the 105 page revised staff report that is now before the Commission.

I hereby request that the CA Coastal Commission again take formal notice of the attached San Francisco Examiner Editorial dated May 2, 2013 - see text of Editorial below.

I also request that the CA Coastal Commission again take formal notice of the rendering of the Beach Chalet Soccer Fields as previously designed by the CA Coastal Commission Staff shown below.

Coastal Commission should allow city's plan for soccer fields to proceed

By: SF Examiner Editorial | 05/02/13 10:46 PM

SF Examiner Editorial .

A recent report by staff members of the state agency that controls development along California's coastline argues against a plan for new playing fields near the Beach Chalet in Golden Gate Park. But the document is flawed in its reasoning and its recommendations should be rejected.

When the California Coastal Commission takes up the issue of the Beach Chalet soccer fields during its Thursday meeting, the members of the agency will have before them a document based on a false understanding of what this portion of the park was, is and should be.

The 9.4-acre playing fields sit on the western side of Golden Gate Park, where athletic fields of some sort have existed for more than 75 years. The fields are among the most used in The City, but poor drainage and wear forces them to be closed roughly half of the time, according to the Recreation and Park Department. One of the four fields is typically closed at all times to allow the grass to regrow.

To extend the playing time at the fields, the parks department has entered into a public-private funding proposal with the City Fields Foundation that would pay to replace the grass with artificial turf. The site would also receive new lights to illuminate the fields for more hours, a new children's playground, new seating and revamped restrooms. These improvements would add more than 9,500 hours of playing time at the fields, which are much needed in a city where field space and time are both at a premium.

The plan has been approved locally, but an appeal to the Coastal Commission prompted the report. In that document, agency staff members erroneously refer to the existing fields as "pastoral landscape," arguing that features of the playing field, including the lines that mark the athletic fields, could be harmful to wildlife.

Opponents of this plan and now the Coastal Commission's staff make it appear as though the Recreation and Park Department is clear-cutting virgin forest in an isolated area to make way for a mega development. The truth is that the site, which comprises less than 1 percent of the total space in Golden Gate Park, is already a playing field with marked lines. The arguments against lighting range from the light pollution it could cause to the impacts the lights would have on migrating birds. The report even objects to the sideline seating from which parents would be able to watch their children play sports. Oh, yes, and the new soccer fields are too rectangular!

The report's main is that the area should remain natural, as is called for in a Golden Gate Park master plan. But, of course, a truly natural Golden Gate Park would consist of the sand dunes that used to dominate the area before the park was created. Others argue that the area should consist of trees and walking paths. However the Coastal Commission staff argues that nine acres of mowed grass — but not artificial turf — would be natural.

This paper has argued before that if there were not already playing fields at this location, this project would be an inappropriate one. But given the history of the past 75 years, this

project wisely upgrades the existing use to make it more usable for the children and adults who need more space for sports in The City. The remaining 99 percent of Golden Gate Park is there for everything else.

Read more at the San Francisco Examiner: <http://www.sfexaminer.com/opinion/op-eds/2013/05/coastal-commission-should-allow-city-s-plan-soccer-fields-proceed#ixzz2SgfaG869>

Beach Chalet Soccer Fields as designed by the CA Coastal Commission Staff

sfpix.com



Andrew Solow
Past President and Co-Founder
Mission Youth Soccer League (MYSL)
San Francisco, CA 94131
Cell 415-722-3047

April 1, 2014

To: California Coastal Commissioners and Staff

April 9th, 2014 hearing

Item W15.5a

Permit Number: A-2- SNF-12-020

Gary Browd

Request for Postponement to May 2014

In opposition to project

I am writing this letter to urge you to postpone discussion of item W15.5a to the May CCC meeting in Northern California because the mitigations and impact monitoring proposed by San Francisco Rec and Park should be discussed in a meeting near where everyone lives who will be impacted by this project. The local opponents of this project should have the right to speak to the issues, which was denied to most at the meeting last May.

There is plenty of time for the CCC to hear the topics in May and to issue the permits needed by SFRPD which has scheduled construction to begin in late June.

I also urge the CCC to reinstate the original Staff Report which found overwhelmingly that the project would negatively impact Golden Gate Park. It would destroy wildlife habitat, introduce artificial turf in violation of the Park's master plan, have stadium lighting in immediate proximity to Ocean Beach, disrupt bird migration, have soccer played by children on artificial turf, which has been shown to risk injury. Other alternatives have been proposed and never given a fair hearing. Let soccer be played on these historic fields but on real grass and without artificial lighting!

Sincerely,
Gary M. Browd
San Francisco



*inspiring people to protect
Bay Area birds since 1917*

April 1, 2014

California Coastal Commissioners and Staff
April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020

Request for Postponement/Continuance to May, 2014

Via US Mail and email

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Kevin.Kahn@coastal.ca.gov

Attn: Beach Chalet Soccer Fields - request for postponement

Dear Kevin,

The Golden Gate Audubon Society requests that the hearing on the Revised Findings and Memorandums regarding Park Improvement Status, Light Monitoring, and Avian Monitory for the Beach Chalet project be continued to the May, 2014 California Coastal Commission hearing in San Francisco.

The San Francisco Department of Recreation and Parks have outlined a program to conduct evaluations on potential neighborhood impacts of the project. The San Francisco residents should have the opportunity to hear this presentation and to comment on these proposals in person. Travelling over 300 miles to Santa Barbara is not an option for many San Francisco residents. It seems only fair that the hearing be held in Northern California, giving more residents the opportunity to participate in person.

The City project construction schedule shows a start date in late June. Therefore, delaying this permit hearing until May should not have a negative impact on the project.

Thank you for your consideration.

Sincerely,
Noreen Weeden

Noreen Weeden

Charlotte Hennessy 1125 Hollywood Ave. Oakland, CA 94602

California Coastal Commission & Staff
April 9th, 2014 hearing
Item W15.5a
Permit NO. A-2 SNF-12-020
Charlotte Hennessy
Request for Postponement to May 2014
In opposition to project

Cc: Kevin Kahn

I am asking that agenda item W15.5a Beach Chalet be postponed to the May California Coastal Commission meeting in Northern California because the residents of the area should have the right to address their concerns about the “proposed mitigations.” Having the meeting so far away will not allow this as easily, forcing many voices to go unheard.

Since the Rec & Park’s plans show a June construction for the project, May would not be too late for a hearing.

I am reiterating here (after writing to you about this previously), that going forward with the Beach Chalet project will cause major disruption to the wildlife (and human life) in the area. The night sky will be drastically disrupted, with lights burning for too many hours, for too many days. Please refer to other letters I’ve written about the other concerns I’ve had regarding the negative effects that the project will bring, but at least for now, please focus on postponing the hearing until May.

I am also requesting that the original staff report be reinstated.

Thank you,

Charlotte Hennessy

charlottehennessy@att.net

Received by
California Coastal Commission Staff
4/02/2014
North Central Coast District Office
45 Fremont Street, suite 2000
San Francisco, CA 94105-2219



RECEIVED
02 2014
CALIFORNIA
COMMISSION
NORTH CENTRAL COAST

Attn: Commission Staff

Re: REVISED FINDINGS
HEARING DATE April 9, 2014
ITEM NUMBER W15.5a

PERMIT NUMBER A-2-SNF-12-020

APPLICANT(S) – San Francisco Recreation and Parks Department, attn. Dan Mauer

PROJECT DESCRIPTION – Consideration of the findings for Commission’s May 9, 2013 approval of coastal permit with conditions to renovate existing Beach Chalet athletic fields in Golden Gate Park.

AREA OF CONCERN –

The Revised Finding is not in conformance with the Local Coastal Program (LCP) in that it allows the project to introduce **over 400 tons of loose uncovered toxic styrene butadiene particles** into the coastal zone.

SUBMITTER’S POSITION – The following staff recommended initial finding was deleted and should be reinstated as originally written,

“SPECIAL CONDITION - This permit is granted subject to the following special conditions:

a. Synthetic Turf Replaced With Natural Turf. All synthetic turf shall be eliminated from the project and in its place natural grass turf shall be used. The natural grass turf area shall include replacement of the existing turf with new turf, and installation of an underlying turf foundation system designed to provide enhanced stability, including in terms of enhanced drainage, to the maximum extent feasible (e.g., regrading, placement of drainage materials and systems, gopher wire, etc.)”

BASIS OF CONCERN –

• ***What is styrene butadiene?***

Styrene butadiene, (sometimes called styrene butadiene rubber or SBR) is derived from tires. You may have seen it in particulate form fly up when athletes play in it on a synthetic field or perhaps when shaken out of children’s hair and clothes.

Hundreds of under-regulated chemicals and metals constitute a tire, including lead, PAHs, and carbon black.¹ **Over 20% of a tire’s chemical makeup is listed as causing cancer by the State of California’s Office of Environmental and Health Hazard Assessment, OEHHA,² based on the findings of the International Agency for Research on Cancer (IARC).**

¹ Tire manufacturers are not required by law to disclose their proprietary “formulas”. The chemical composition of each tire depends on country of origin, manufacturer, production date, type of tire, model of tire, tire’s exposure to the environment, etc. The San Francisco Synthetic Turf Standards reporting requirements do not require the synthetic turf supplier to disclose the chemical composition of the styrene butadiene particles. The requirements only address the plastic blades.

² Over 20% of a tire is carbon black. According to the Beach Chalet Project’s Environmental Impact Report, “SBR material contains carbon black, an industrial chemical used in the manufacturing of automobile tires. It is composed of nanoparticles that are much smaller than PM10 and PM2.5 (nanoparticles vary in size from 1 to 100 nanometers, with a billion nanometers forming a meter).” - State Clearinghouse No. 2011022005

- **How much styrene butadiene particulate material will be used in the project?**

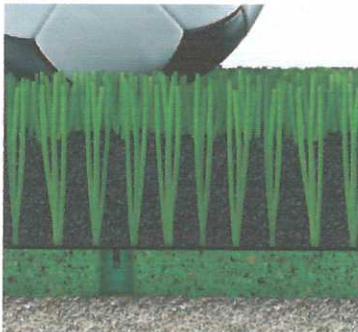
According to the leading supplier of San Francisco's styrene butadiene synthetic fields, one single football sized installation contains over 35,000 pulverized tires.

If you stacked 35,000 tires side by side as we commonly see them done at tire dealers then the stack would reach 3.86 miles high, (or 16 Empire State buildings).³ The total amount of tire material used in the 7 acre Beach Chalet conversion project would create a stack well over 7 times more, (well over 25 miles high).

- **How exposed will the styrene butadiene particulates be to the coastal environment?**

Contrary to a common misconception, the styrene butadiene particles will *not be covered* by a plastic layer but will instead be *on top of* a plastic "carpet" sitting loose among the blades.

The fact that one can hardly see the particles on a synthetic field illustrates how ultra-finely pulverized the tire particulates will be.⁴ The particles are barely visible on a plastic "carpet" with a 1.75 inch blade height. The particles' small size creates a migratory inevitability throughout the coastal zone environment.



The following YouTube video clips illustrate styrene butadiene environmental impacts:

1) a compilation of news clips and accounts with a Bay Area presence. It contains multiple San Francisco and Bay Area synthetic turf installations with styrene butadiene infill.

"YouTube [Synthetic Turf Particles - SFPARKS](http://www.youtube.com/watch?v=q2USPTy_wVM)" http://www.youtube.com/watch?v=q2USPTy_wVM

2) a compilation of statements from medical doctors, pediatricians, and toxicologists addressing the potential health risks of exposure from styrene butadiene to children and pregnant women,

"YouTube [Children & Synthetic Turf - SFPARKS](https://www.youtube.com/watch?v=tlu7jV69qo0)" <https://www.youtube.com/watch?v=tlu7jV69qo0>

Kelley Watts
San Francisco, CA

[SHPFC](http://www.shpfc.org)

kw021605@sbcglobal.net 415-845-1959

PM2.5 (nanoparticles vary in size from 1 to 100 nanometers, with a billion nanometers forming a meter)." - State Clearinghouse No. 2011022005

Carbon Black is listed as a CA Prop 65 carcinogen based on the World Health Organization's International Agency for Research on Cancer (IARC). http://www.oehha.org/prop65/prop65_list/022103not.html

³ The average tire is 7 inches wide. 35,000 tires x 7 inches = 245,000 inches/12= 20,417 feet/5280= 3.86 miles = 16 Empire State buildings.

⁴ Styrene butadiene particles used on synthetic fields are type A, (100% passing 100-mm sieve) and type B, (100% smaller than 450-mm max. dimension).

Agenda Item W15.5a
Permit Number A-2-SNF-12-020
Cira Marie Curri
Request for Postponement to May 2014
In Opposition to Project

4434 Fulton St., Apt 8
San Francisco, CA 94121
April 1, 2014

CALIFORNIA COSTAL COMMISSIONERS AND STAFF
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED
APR 02 2014
CALIFORNIA
COASTAL COMMISSION

Dear Members of the Commission and Staff,

I respectfully request that Agenda Item W15.5a Beach Chalet be postponed to the May 2014 Northern California meeting for the convenience of San Francisco residents to attend and respond to the mitigation measures proposed by the S.F. Recreation and Parks Department. Having just received the Public Hearing Notice on Saturday, I have not had adequate time to draft a comprehensive response to this issue but offer the following remarks.

Last May I was perplexed and disappointed when the Costal Commission rejected a recommendation from its own staff that the Athletic Fields Renovations be rejected given the comprehensiveness and persuasiveness of the staff's objections. I agree with many points in the Historic Resources Evaluation Report (ESA/D210585 dated July 2011) but rather than reiterate them point by point, I will address three of my major concerns: stadium seating for 1000, artificial lighting consisting of ten 60-ft. tall steel lamp poles, and the replacement of natural grass for artificial turf.

Golden Gate Park was listed on the National Register as a historic district in 2004. Under the Secretary of Interior's Standard with Guidelines for Treatment of Historic Landscapes (NPS, 1996) the stadium seating and light poles would not be recommended since they add new features that detract from or alter spatial organization and land patterns. Further the artificial turf would replace existing historic vegetation when rejuvenation is recommended. The site lies in the less developed Western part of the park, envisioned as an place for recreational activities that include walking in a natural wooded area. This bucolic setting has been serving the public since the 1930's. It would be destroyed by an influx of cars, hundreds of people, stadium lighting, and the bulk of this renovation.

Beyond historical grounds, I have environmental concerns. Golden Gate Park is home to 70 species of birds. How will the birds and other creatures that live in this area fare when this project is complete. I understand that the S.F. Recreation & Parks Department has proposed a study to be made three months after the renovated fields reopen to measure avian and other impacts. The biologist they propose to employ will only be measuring bird mortality, hardly a comprehensive indicator of the effect this project will have on birds. The study will also record residents' complaints. More to the point would be to poll San Francisco residents now whether they object to this project.

Finally, I would like to point out the health hazards of artificial turf. The proposed turf exceeds the safety thresholds for toxic chemicals set by the Bay Area Air Quality Management District (BAAQMD) by 200%. This poses a safety risk to the children who use these fields and the surrounding wildlife.

Given the environmental and safety risks associated with this project and the fact that it will destroy this pastoral, historic recreational setting, I ask you to respectfully reconsider your ruling. This project is flawed and should not be allowed to move forward.

Sincerely yours,

Cira Marie Curri

Cira Marie Curri

24

cc: Ocean Edge
Kevin Kahn, Program Analyst

Agenda Item W15.5a
Permit Number A-2-SNF-12-020
Cira Marie Curri
Request for Postponement to May 2014
In Opposition to Project

4434 Fulton St., Apt 8
San Francisco, CA 94121
April 1, 2014

RECEIVED
APR 02 2014
CALIFORNIA
COASTAL COMMISSION

CALIFORNIA COSTAL COMMISSIONERS AND STAFF
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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Given the environmental and safety risks associated with this project and the fact that it will destroy this pastoral, historic recreational setting, I ask you to respectfully reconsider your ruling. This project is flawed and should not be allowed to move forward.

Sincerely yours,

Cira Marie Curri

Cira Marie Curri

25

cc: Ocean Edge
Kevin Kahn, Program Analyst

California Coastal Commissioners and Staff

April 9th, 2014 hearing

Item W15.5a

Permit Number: A-2-SNF-12-020

Kim Linden, San Francisco, CA

Request for Postponement to May 2014

In opposition to project.

March 31, 2014

Dear Coastal Commissioners & Staff,

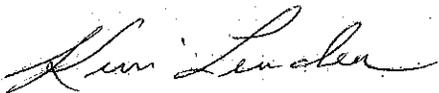
I am requesting that you hold this meeting in May 2014 in San Francisco, CA where the project is and where interested participants live.

I am aware that you are actively attempting to censor public comment on this project, both in meeting participation, location, and document.

This is unacceptable. The Beach Chalet project has the potential to be destructive to the coastal area and species.

You are acting irresponsibly.

Sincerely,



Kim Linden, San Francisco, CA

RECEIVED
APR 02 2014
CALIFORNIA
COASTAL COMMISSION

April 1, 2014

To: California Coastal Commissioners and Staff

April 9th, 2014 hearing

Item W15.5a

Permit Number: A-2- SNF-12-020

Gary Browd

Request for Postponement to May 2014

In opposition to project

RECEIVED
APR 02 2014
CALIFORNIA
COASTAL COMMISSION

I am writing this letter to urge you to postpone discussion of item W15.5a to the May CCC meeting in Northern California because the mitigations and impact monitoring proposed by San Francisco Rec and Park should be discussed in a meeting near where everyone lives who will be impacted by this project. The local opponents of this project should have the right to speak to the issues, which was denied to most at the meeting last May.

There is plenty of time for the CCC to hear the topics in May and to issue the permits needed by SFRPD which has scheduled construction to begin in late June.

I also urge the CCC to reinstate the original Staff Report which found overwhelmingly that the project would negatively impact Golden Gate Park. It would destroy wildlife habitat, introduce artificial turf in violation of the Park's master plan, have stadium lighting in immediate proximity to Ocean Beach, disrupt bird migration, have soccer played by children on artificial turf, which has been shown to risk injury. Other alternatives have been proposed and never given a fair hearing. Let soccer be played on these historic fields but on real grass and without artificial lighting!

Sincerely,
Gary M. Browd
San Francisco

From: [Tehmina Khan](#)
To: [Kahn, Kevin@Coastal](mailto:Kahn_Kevin@Coastal); zimmerccc@gmail.com; cgroom@smcgov.org; gregcostal@sdcounty.ca.gov; mmcclureccc@co.del-norte.ca.us
Cc: [SunsetCitizen](#)
Subject: Beach Chalet - request for postponement to May 2014
Date: Wednesday, April 02, 2014 3:36:49 PM

California Coastal Commissioners and Staff

April 9th, 2014 hearing

Item W15.5a

Permit Number: A-2-SNF-12-020

Tehmina Khan

Request for Postponement to May 2014

In opposition to project

Kevin Kahn, Coastal Program Analyst

North Central Coast District Office

45 Fremont Street, Suite 2000 San Francisco, CA 94105-2219

Dear Coastal Commissioners and Staff,

I am writing to request that the vote that the agenda item W15.5a Beach Chalet be **postponed to the May CCC meeting in Northern California, so that local residents who will be most affected by the project may have a chance to attend the meeting.** The Rec and Park Department is proposing mitigations and impact monitoring programs to satisfy concerns of residents. These mitigations should be discussed in a meeting held near where everyone lives who will be impacted by this project! Furthermore, Last May most of the project opponents were denied the right to speak -- at least this time, the proposed mitigations report should be discussed at a meeting in Northern California, so that those previously denied can have the right to speak to the issues. Rec and Park's own schedule show the construction starting in late June -- therefore, there is plenty of time for the CCC to hear the topics and issues in May and to issue the permits that RPD needs.

In addition, I am asking that the original staff report on this project be reinstated, as I have serious concerns about the project. I am a San Francisco soccer mom who has watched several games at Beach Chalet. It is true that the grass is uneven and needs improvement, but turf is not the answer. As a parent watching a game, it is much more comfortable and enjoyable to sit on real

grass rather than on plastic covered tire crumbs. I do not understand why soccer is now being equated with artificial turf. It seems to me that we have a failure of imagination when it comes to providing soccer fields for our children. I am urging you to support a win-win alternative, which would renovate the existing grass fields without adding lights. I have many reasons for this:

1. Although we are a soccer-obsessed family, we also love Golden Gate Park, especially the less developed western end. We love to look at the night sky at Ocean Beach, and the proposed lighting would ruin this experience. There are so few dark places in the city; this project would bring urban light pollution all the way to the ocean! Also, as a city family, we would be sad to lose seven acres of Golden Gate Park open space to an urbanized single-use development.
2. We are not big fans of artificial turf. After soccer practice and games, we come home with tire crumbs in our clothes and hair. It sometimes ends up in players' mouths and eyes and in the mouths of younger siblings. When the temperature exceeds a mere 70 degrees, the surface becomes too hot to touch and we can see the heat currents radiating off the surface. I have burned my feet running barefoot on artificial turf on an ordinary summer day. Some days the chemical smell is terrible and I worry about the kids breathing in these gases while exercising intensely. I also worry about bacteria, viruses, and fungi that become trapped in the plastic grass and cannot break down. The EPA has even reversed its earlier statement on artificial turf and no longer considers it a safe playing surface. Furthermore, old tires are considered too toxic to dispose of in landfill. Why then do we use them to create children's playing fields? Our favorite fields are the Polo Fields in Golden Gate Park — decently maintained grass fields that lend themselves to multiple uses.
3. According to SFUSD, most of the city's children live in the southern and eastern parts of the city. Therefore, I feel it makes more sense to focus on renovating or creating new fields in the neighborhoods where most of the children are. Some seasons we have had to drive for an hour to get across town to soccer games. We have tried to recruit players who simply cannot make it to the fields to which we are assigned. Furthermore, many of our neighborhood fields are in terrible disrepair. My son practices at Franklin Square in the Mission District. The field is a tire crumb sand pit and is full of sinkholes when it rains; it poses a greater health and safety hazard than Beach Chalet. We would much prefer that some of the funds be used to repair existing turf fields rather than to create new ones.
4. Why do we believe that our playing surface should be perfectly even and manicured? In most of the world, children play on less than perfect grass and even bare dirt. My son's former teammate recently moved to France and sent back video of himself and his new team in Paris playing on dirt. In France! A much more soccer obsessed society than ours.
5. If we can maintain grass on golf courses, why can't we maintain grass on soccer fields? It seems to me a matter of will.
6. We love that San Francisco prides itself on being a green city. If we destroy the open space at Beach Chalet, we take a step backwards.
7. According to my son's coach, we have more than enough fields in the city -- we just don't have access to them. The city could easily contract with public and private schools to allow recreational teams access to these fields when the schools are not using them. The coach also noted that the youth soccer lobby is powerful and well-funded.

We can do better by our children than to put artificial turf in Golden Gate Park. I urge you to reinstate the staff report and postpone the vote on the agenda item W15.5a Beach Chalet, so that the people most impacted by the project can weigh in on it. Thank you for your attention to this matter.

Sincerely,

Tehmina Khan

DIANE M. RIVERA

4133 A Judah St.
San Francisco, CA 94122
415-753-1443 - email: dianariver@aol.com

April 3, 2014

Request for Postponement/Continuance to May
2014 California Coastal Commissioners and Staff
April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020

Kevin Kahn, Coastal Program Analyst
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Attn: Beach Chalet Soccer Fields - request for postponement

Dear Kevin,

Please postpone to the May CCC meeting in Northern California because:

- Rec and Park (RPD) is proposing mitigations and impact monitoring programs to satisfy concerns of the residents. (See "Mitigations" document.) These mitigations should be discussed in a meeting held near where everyone lives who will be impacted by this project! Therefore, the topic should be discussed in Northern California.
- Last May most of the project opponents were denied the right to speak—at least this time, the proposed mitigations report should be discussed at a meeting in Northern California, so that those folks can have the right to speak to the issues.
- Rec and Park's own schedule shows the construction starting in late June—therefore, there is plenty of time for the CCC to hear the topics and issues in May and to issue the permits that RPD needs.

In addition, I am asking that the original Staff Reports be reinstated. Please see my concerns about this project.

I am a native Sunset District resident and a frequent user of Golden Gate Park and Ocean Beach. I am OPPOSED to the renovation of the Beach Chalet

Soccer Fields by the City and County of San Francisco as they have proposed which is resulting in this appeal.

I am opposed to the proposed installation of synthetic turf in the playing fields for at least 3 reasons:

1. The synthetic material will be ingested by persons of all ages, especially young people and disrupt their health.
2. The synthetic material will be absorbed into the ground water system and contaminate the water supply and harm all life forms.
3. The synthetic material will leach into the ocean waters getting into the natural food chain contaminating all wildlife, marine animals large and small and moving up the food chain.

I am opposed to the proposed installation of the 60 foot tall sets of field lighting that is planned for this project.

1. The proposed lighting will detract from the natural beauty of San Francisco's Ocean Beach.
2. The proposed lighting will take away the night sky and our ability to see the stars at night.
3. The proposed lighting will disorient the flight patterns of migrating birds.
4. The proposed lighting may have an effect on the fish that swim next to our shore line.

I am opposed to this project as it will result in the loss of 55 trees that will affect wildlife habitat for all species.

I am opposed to this project as it will increase traffic and create more pollution in this area.

I am opposed to this project as it will take away the natural link between the park and the beach.

I am opposed to this project as it will be a misuse of natural beauty of the Western End of Golden Gate Park.

I am opposed to this project as it will turn what should be a meadow available to all into a single-use area.

I am opposed to this project as it will create an area that is not equitable to everyone who likes to hiking, picnic, and enjoy nature.

I do not want the Ocean Beach area to be marred with this very urban soccer complex that will serve a selected few individuals.

Respectfully, I thank you for your consideration.

Diane M. Rivera
Native Sunset District Resident



SF Ocean Edge ❖

Where Golden Gate Park meets Ocean Beach . . .
www.sfoceanedge.org

April 2, 2014

Copies to: California Coastal Commissioners and Staff
April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020
Request for Postponement/Continuance to May 2014

Mr. Steve Kinsey, Chair
California Coastal Commission (CCC)
c/o County of Marin Board of Supervisors
3501 Civic Center Dr # 329
San Rafael, CA 94903-4193

Attn: REQUEST FOR POSTPONEMENT TO MAY: Beach Chalet Soccer Fields

Dear Mr. Kinsey,

As part of the revised findings on the Beach Chalet, the CCC is considering new policies regarding Park Improvement Status, Light Monitoring, and Avian Monitoring. These policies were first briefly discussed last year by the project proponents at the end of the hearing on this project; however, your current package is the first detailed presentation of these proposals that has been made available for the public.

In order to let the public fully participate in the decisions about these new, important policies, we request that the hearing on the Revised Findings and these Memorandums be postponed to the May 2014 California Coastal Commission hearing in Northern California.

The California Coastal Act states:

" . . .The Legislature further finds and declares that the *public has a right to fully participate in decisions affecting coastal planning, conservation, and development*; that achievement of sound coastal conservation and development is dependent upon public understanding and support; and that *the continuing planning and implementation of programs* for coastal conservation and development should include *the widest opportunity for public participation.*" (Section 30006, *italics added.*)

However, the process followed for the April 2014 CCC hearing has not allowed for the widest opportunity for public participation. In particular:

- Information about the hearing and staff support have not been made available in a timely manner to the public. Notices were mailed on Friday March 28th, arriving for some on a Saturday and for others not until the next week. The noticing period has overlapped with a state holiday, Cesar Chavez day, March 31st. Kevin Kahn, the staff person who is listed on the legal notice as handling this issue is apparently not in the San Francisco office. The public, when calling him - was told there was no one there of that name. At least a few of our supporters have let us know that they tried to contact your offices to find out more information on how to submit materials for this hearing. Here is what one person emailed to us:
 - " . . . I called both numbers on the hearing notice to no avail. The mailbox was full on one. The office of the Coastal Commission was closed [Monday, a state holiday] and I couldn't

34

even leave a message for Kevin Kahn. When I put in the first three letters of his first name as directed, I got a message that there was nobody there by that name. . . "

- The San Francisco Department of Recreation and Parks (RPD) has outlined to the CCC a program to conduct evaluations on potential neighborhood impacts of the project. However, despite having almost one year to reach out to the community, the RPD has not consulted the residents about what the residents would like to see happen as part of this monitoring program. Therefore, the local San Francisco residents are depending on the CCC giving the neighbors the opportunity to weigh in on these monitoring programs in person.
- The residents of the local neighborhoods should have the opportunity to hear this presentation and to comment on these proposals *in person*. Travelling down to Santa Barbara is not an option for many residents; it seems only fair that the hearing be held in Northern California, giving elderly and disabled residents the opportunity to participate in person.
- The RPD monitoring program does not even mention consulting the Sierra Club, the Audubon Society, SF Ocean Edge, GGNRA, Friends of Lands End, the Amateur Astronomers, the 48-member Coalition for San Francisco Neighborhoods, or the Golden Gate Park Preservation Alliance and the many others who appealed this project. These and other groups may wish to weigh in on the lighting and avian monitoring in person at a CCC hearing.
- This project is highly controversial even now in San Francisco and the Bay Area. You may recall that over 200 individuals appealed this project; opponents submitted over 6,000 hand-signed cards to the Commission at public hearings. In addition, hundreds of personal letters have been written about the damage that this project will do to the environment and to the beauty of Golden Gate Park. We are aware that you are not hearing this issue again; however, please understand that there are still many, many people who are concerned with this project. They need to be given the opportunity to weigh in on the monitoring programs in person.

We note that the City project construction schedule (attached) shows a start date in late June. Therefore, delaying this one permit until May should not have a negative impact on the construction of this project.

We thank you for your consideration.

Sincerely,

Katherine Howard, ASLA
Member, Steering Committee

cc: Kevin Kahn, CCC Staff
cc: California Commissioners

Attachment: RPD construction schedule

Coalition for San Francisco

Neighborhoods

www.csfn.net • PO Box 320098 • San Francisco CA 94132-0098 • 415.262.0440 • Est 1972

April 3, 2014

President

Judith Berkowitz 415.824.0617

1st Vice President

George Wooding

2nd Vice President

Rose Hillson

Recording Secretary

Penelope Clark

Treasurer/Corresponding

Secretary

Dick Millet

Members-at-Large

Charles Head

Jeanne Quock

Re: April 9, 2014 CCC Hearing, Item W15.5a

Permit Number: A-2-SNF-12-020

Request for Postponement/Continuance to May 2014

Copies to: California Coastal Commissioners and Staff

Steve Kinsey, Chair

California Coastal Commission

c/o County of Marin Board of Supervisors

3501 Civic Center Drive #329

San Rafael CA 94903-4193

Re: Request for postponement to May CCC meeting — Beach Chalet Soccer Fields

Dear Mr Kinsey,

The Coalition for San Francisco Neighborhoods represents over 48 neighborhood organizations citywide in San Francisco. Our membership has been deeply involved in trying to modify the impacts of the Beach Chalet Soccer Fields project since this project was introduced to the public almost 5 years ago. During that time we have had to fight for an Environmental Impact Report and to get the facts out to the public about the damage that this project will do to Golden Gate Park and Ocean Beach. Naturally, we were deeply disappointed that the California Coastal Commission did not value the environment or San Francisco's precious parkland in its decision of May 9th, 2013.

We are now dismayed to learn that the CCC hearing on the Memorandums regarding Park Improvement Status, Light Monitoring, and Avian Monitory for the Beach Chalet project is scheduled to be held in Southern California in April. **It would better serve the public if this hearing were postponed just one month later so that it could be heard in Northern California near the actual location of the project.**

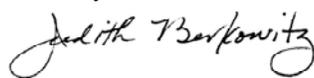
Golden Gate Park is important to ALL San Franciscans. Therefore, it is vital to public participation in the hearing process that San Franciscans, young and old, physically able or disabled have the opportunity to attend a local presentation and to comment on these proposals *in person*. This access will be denied to many of our residents if the hearing is held in Santa Barbara.

We would further like to point out that the San Francisco Department of Recreation and Parks has not consulted San Francisco residents about what the residents would like to see happen as part of this monitoring program. We are frankly shocked that CSFN is not even included in their list of organizations to contact during this monitoring program.

San Francisco and Bay Area residents are depending on the CCC giving the neighbors the opportunity to fully participate in the planning for our beach and park by being given the opportunity to weigh in on these monitoring programs as required in the California Coastal Commission legislation. This starts with moving the CCC hearing up to the Bay Area CCC meeting in May.

We hope that you will take these concerns into consideration and bring a motion to continue this item until the CCC May meeting

Sincerely,



President

cc: Chair Steve Kinsey, Vice Chair Jana Zimmer, California Coastal Commissioners Effie Turnbull-Sanders, Wendy Mitchell, Dayna Bochco, Mary K. Schallenger, Mark Vargas, Martha McClure, Carole Groom, Erik Howell, Dr Robert Garcia, Gregory Cox, John Laird, Secretary Janelle Beland, Jennifer Lucchesi, Cy Oggins, Brian P. Kelly, Secretary, Dale Jones, Belinda Faustinos, Terri Bowman, Steve Kram, Randy Pestor, Dr Paul Song, Sarah Glade Gurney, Mariciela Morales, Jeff Duclos, Olga Diaz, Executive Director Charles Lester
CCC Staff Kevin Kahn, Alison Dettmer, Bob Merrill, Dan Carl, Nancy Cave, Madeline Cavaliere, John Ainsworth, Steve Hudson, Teresa Henry, Sherilyn Sarb, Deborah Lee, Sarah Christie

Barbary Coast Neighborhood Assn
Buena Vista Neighborhood Assn
Cathedral Hill Neighbors Assn
Cayuga Improvement Assn
Cole Valley Improvement Assn
Cow Hollow Assn
Diamond Heights Community Assn
Dolores Heights Improvement Club
East Mission Improvement Assn
Ewing Terrace Neighborhood Assn
Excelsior District Improvement Assn
Fair Oaks Community Coalition
Forest Knolls Neighborhood Assn
Francisco Heights Civic Assn
Golden Gate Heights Neighborhood Assn
Greater West Portal Neighborhood Assn
Haight Ashbury Improvement Assn
Inner Sunset Park Neighbors
Inner Sunset Action Committee
Jordan Park Improvement Assn
Laurel Heights Improvement Assn
Liberty Hill Neighborhood Assn
Marina Civic Improvement & Property Owners Assn
Middle Polk Neighborhood Assn
Midtown Terrace Homeowners Assn
Miraloma Park Improvement Club
New Mission Terrace Improvement Assn
Nob Hill Neighbors
North Beach Neighbors
Oceanview, Merced Heights, Ingleside - Neighbors in Action
Outer Mission Merchants & Residents Assn
Pacific Heights Residents Assn
Panhandle Residents Organization/ Stanyan-Fulton
Parkmerced Action Coalition
Potrero Boosters Neighborhood Assn
Richmond Community Assn
Rincon Point Neighborhood Assn
Russian Hill Improvement Assn
Russian Hill Neighbors
Sunset Heights Assn of Responsible People
Sunset-Parkside Education & Action Committee
Telegraph Hill Dwellers
Twin Peaks Council & Open Space Conservancy
Twin Peaks Improvement Assn
University Terrace Neighborhood Assn

(Letter has been copied to staff)

SPEAK

SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE

1329 7th Avenue, San Francisco, CA 94122-2507 speaksanfrancisco@yahoo.com

Mr. Steve Kinsey, Chair

California Coastal Commission

Re: Request for change-of-venue and postponement

Beach Chalet Soccer Fields, San Francisco

RECEIVED

APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Dear Mr. Kinsey:

SPEAK requests a change of venue and postponement so that the hearing on Revised Findings and the proposed Monitoring Programs may be heard in a location closer to San Francisco. The location scheduled is Santa Barbara and it is unlikely that any of our members could attend. Since there is no urgency in the date because the Recreation and Park Department does not intend to begin construction until June, we request a postponement until next month when the hearing will be nearby.

It is notable that the final Revised Findings are a 180-degree turn from the Staff Findings that were recommended to the Commission last May. We believe that the members of our coalition have a right to greater accessibility for their testimony that would bear on this great change.

We thank you for your consideration.

Sincerely,

Mary Anne Miller, President, SPEAK

Sunset-Parkside Education and Action Committee

cc: Kevin Kahn

RECEIVED

APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

California Coastal Commissioners and copy to Staff
April 9th, 2014 hearing
Item W15.5a
Permit Number: A-2-SNF-12-020
Harvey Milk Lesbian Gay Bisexual Transgender Democratic Club
Request for Postponement to May 2014
In opposition to project

To the California Coastal Commission:

The Harvey Milk LGBT Democratic Club has been involved in the debate concerning the Beach Chalet Soccer Field Project for over three years. We understand that the California Coastal Commission's April 9 meeting in Santa Barbara will include a vote on the Revised Findings for the Beach Chalet Soccer Fields as agenda item W15.5a Beach Chalet. Please postpone this item and hold a meeting in May in Northern California so that the issue can be decided with local residents present. This is only fair and just.

We ask for this because the April 9 agenda includes San Francisco Recreation and Parks Department's proposed mitigations and impact monitoring programs. We believe that these programs, prepared in response to the concerns of San Francisco residents, should be discussed by those residents. Many of us cannot make the journey to Santa Barbara but want to be part of this conversation.

Last May, opponents of the Beach Chalet Fields were not allowed to speak. Postponing this discussion and vote will allow those of us who have questions or reservations about the project to air them.

Finally, construction on the Beach Chalet Soccer Fields is not scheduled to begin until late June. Allowing us to be included by a postponement of this discussion until May will not affect the start time of construction and still preserve the democratic process.

The Harvey Milk Club stands behind the original findings of the Coastal Commission's Staff Report, and, ideally would like that report reinstated. However, most of all, we would like to see that this process maintain a focus on community concerns as San Franciscans will have to live with this sports complex.

Please postpone agenda item W15.5a Beach Chalet so that those of us who want to be involved in this decision can have our say.

Sincerely,

Harvey Milk Club

NANCY WUERFEL, 2516 23RD AVENUE, SAN FRANCISCO, CA 94116

RECEIVED

April 3, 2014

APR 08 2014

California Coastal Commission
Att: Kevin Kahn, Coastal Program Analyst
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

RE: April 9th meeting, Agenda item W 15.5a
Beach Chalet Athletic Fields, Golden Gate Park, San Francisco, CA

Dear Commissioners:

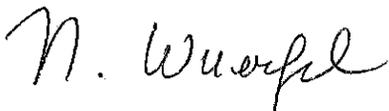
On behalf of the thousands of individuals who signed postcards protesting the approval of this project submitted to you last May, I am requesting that you postpone your consideration of revisions to the Staff report and mitigation approvals until your May meeting held in northern California. It would be unjust to deliberate on this controversial issue without allowing a proper hearing to be held at a meeting site that is geographically close to the project. This request can be accomplished by simply waiting till May to agendize this item.

To be clear, I am not suggesting that thousands of people would appear at your meeting in May if you agree to this request. I am interested in providing the Commission with the benefit of comments from speakers who were denied permission to speak last May. It is your job to consider all sides of an issue. People do wish to be heard on the remaining issues that are before the Commission. This can best be done at a meeting location closer to San Francisco.

My own personal objections on the proposed agenda item include the changes to the original staff report which should stand as first submitted (without political influence) and to the "impact monitoring programs" process that is highly flawed.

Thank you for considering my comments

Sincerely,



Nancy Wuerfel
2516 23rd Avenue
San Francisco, Ca 94116

RECEIVED

April 1, 2014

APR 03 2014

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
S. F. Ca. 94105-2219
California Coastal Commissioners

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

PERMIT # A-2-SNF-12-020
AGENDA ITEM W15.5a Beach Chalet Project

I am requesting that the above agenda item W15.5a Beach Chalet be postponed until the May 2014 CCC meeting in Northern California because:

- 1) The SFRPD is proposing to change the plans they already submitted to your group. The proposed mitigations and impact monitoring programs should be presented to the impacted community which is located in Northern California.
- 2) I think the SFRPD lowered their specifications to change from the already toxic Trivalent chromium to the more toxic Hexavalent chromium.
- 3) Has the PUC, whose plans to mix the aquifer water with our drinking water, been made aware of the changes?
- 4) Why has the SFRPD not wanted to adhere to the standards they already set?

In closing I want to stress to you the importance of keeping the fields and restoring them to their natural state, supporting your staff reports that "Wt. Sunset.....is an environmentally superior alternative" and listening to the over 50 people who were denied their civil rights to speech at your May 2013 hearing.

Your committee was appointed to keep politics out of very important matters protecting the most beautiful coast in the world remember why you were appointed.

POSTPONE THE APRIL MEETING UNTIL MAY 2014.

Shawna McGrew
1522-32n Ave
San Francisco, Ca. 94122

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
S. F. Ca. 94105-2219

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

April 1, 2014

Dear Commissioners

I am writing this letter to request that you change the hearing date of **agenda item W15.5a, Permit # A-2-SNF-12-020**. From April 9th to May 2014 in Northern California. I have been informed that the SFRPD has proposed mitigations to its existing plans and I want a chance to speak against what I consider intentionally lowering their first plans and using more toxic products.

A case that directly affects me and my children and our standard of living in a clean environment in San Francisco should be heard in the San Francisco/Bay area.

I also urge you to go back and review the recommendations that your staff strongly supported.

The 13,000 people who signed the petition to renovate the fields and keep them healthy and natural should not be sold out by a few politicians.

I should be given my right under the Constitution to speak to the Coastal Commission which I was not allowed to do in May 2013.

Lynne Whiteside
24 A Broderick St
S. F. Ca, 94115

DIANE M. RIVERA

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

4133 A Judah St.

San Francisco, CA 94122

415-753-1443 - email: dianariver@aol.com

April 3, 2014

Request for Postponement/Continuance to May
2014 California Coastal Commissioners and Staff
April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020

Kevin Kahn, Coastal Program Analyst
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Attn: Beach Chalet Soccer Fields - request for postponement

Dear Kevin,

Please postpone to the May CCC meeting in Northern California because:

- Rec and Park (RPD) is proposing mitigations and impact monitoring programs to satisfy concerns of the residents. These mitigations should be discussed in a meeting held near where everyone lives who will be impacted by this project! Therefore, the topic should be discussed in Northern California.
- Last May most of the project opponents were denied the right to speak—at least this time, the proposed mitigations report should be discussed at a meeting in Northern California, so that those folks can have the right to speak to the issues.
- Rec and Park's own schedule shows the construction starting in late June—therefore, there is plenty of time for the CCC to hear the topics and issues in May and to issue the permits that RPD needs.

In addition, I am asking that the original Staff Reports be reinstated. Please see my concerns about this project.

I am a native Sunset District resident and a frequent user of Golden Gate Park and Ocean Beach. I am OPPOSED to the renovation of the Beach Chalet Soccer Fields by the City and County of San Francisco as they have proposed which is resulting in this appeal.

I am opposed to the proposed installation of synthetic turf in the playing fields for at least 3 reasons:

1. The synthetic material will be ingested by persons of all ages, especially young people and disrupt their health.
2. The synthetic material will be absorbed into the ground water system and contaminate the water supply and harm all life forms.
3. The synthetic material will leach into the ocean waters getting into the natural food chain contaminating all wildlife, marine animals large and small and moving up the food chain.

I am opposed to the proposed installation of the 60 foot tall sets of field lighting that is planned for this project.

1. The proposed lighting will detract from the natural beauty of San Francisco's Ocean Beach.
2. The proposed lighting will take away the night sky and our ability to see the stars at night.
3. The proposed lighting will disorient the flight patterns of migrating birds.
4. The proposed lighting may have an effect on the fish that swim next to our shore line.

I am opposed to this project as it will result in the loss of 55 trees that will affect wildlife habitat for all species.

I am opposed to this project as it will increase traffic and create more pollution in this area.

I am opposed to this project as it will take away the natural link between the park and the beach.

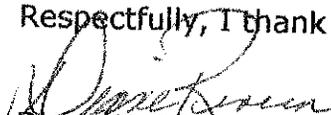
I am opposed to this project as it will be a misuse of natural beauty of the Western End of Golden Gate Park.

I am opposed to this project as it will turn what should be a meadow available to all into a single-use area.

I am opposed to this project as it will create an area that is not equitable to everyone who likes to hiking, picnic, and enjoy nature.

I do not want the Ocean Beach area to be marred with this very urban soccer complex that will serve a selected few individuals.

Respectfully, I thank you for your consideration.


Diane M. Rivera

Native Sunset District Resident

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St Suite 2000
S. F. Ca. 94105-2219

RECEIVED

APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

March 31, 2014

TO: Ca. Coastal Commission

Requesting that Project # A-2-SNF-12-020
Agenda item # W15.5a

Be postponed and moved to May 2014 to San Francisco/Bay Area/Northern California

WHY: 1) the plans submitted by the Rec/Park dept. of San Francisco "is proposing mitigation & impact monitoring" on the Beach Chalet project.

2) I was denied the right to speak at the CCC May 2013 hearing.

3) there is plenty of time to hear this project before June 2014

4) it will give the Commission more time to exam the more toxic chemicals they want to use and see the adverse effect on the aquifer

5) to reassess and reinstate the original Staff Report.

I have grandchildren that want to play soccer but not on toxic tire crumb.

POSTPONE & MOVE the April hearing in So. Cal to May in North California

Steve Kamena
1423 Plymouth
S. F. Ca. 94112

California Coastal Commissioners and Staff
April 9th, 2014 hearing
Item W15.5a
Permit Number: A-2-SNF-12-020
Tehmina Khan
Request for Postponement to May 2014
In opposition to project

RECEIVED

APR 08 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Kevin Kahn, Coastal Program Analyst
North Central Coast District Office
45 Fremont Street, Suite 2000 San Francisco, CA 94105-2219

Dear Coastal Commissioners and Staff,

I am writing to request that the vote that the agenda item W15.5a Beach Chalet be **postponed to the May CCC meeting in Northern California, so that local residents who will be most affected by the project may have a chance to attend the meeting.** The Rec and Park Department is proposing mitigations and impact monitoring programs to satisfy concerns of residents. These mitigations should be discussed in a meeting held near where everyone lives who will be impacted by this project! Furthermore, Last May most of the project opponents were denied the right to speak -- at least this time, the proposed mitigations report should be discussed at a meeting in Northern California, so that those previously denied can have the right to speak to the issues. Rec and Park's own schedule show the construction starting in late June -- therefore, there is plenty of time for the CCC to hear the topics and issues in May and to issue the permits that RPD needs.

In addition, I am asking that the original staff report on this project be reinstated, as I have serious concerns about the project. I am a San Francisco soccer mom who has watched several games at Beach Chalet. It is true that the grass is uneven and needs improvement, but turf is not the answer. As a parent watching a game, it is much more comfortable and enjoyable to sit on real grass rather than on plastic covered tire crumbs. I do not understand why soccer is now being equated with artificial turf. It seems to me that we have a failure of imagination when it comes to providing soccer fields for our children. I am urging you to support a win-win alternative, which would renovate the existing grass fields without adding lights. I have many reasons for this:

1. Although we are a soccer-obsessed family, we also love Golden Gate Park, especially the less developed western end. We love to look at the night sky at Ocean Beach, and the proposed lighting would ruin this experience. There are so few dark places in the city; this project would bring urban light pollution all the way to the ocean! Also, as a city family, we would be sad to lose seven acres of Golden Gate Park open space to an urbanized single-use development.
2. We are not big fans of artificial turf. After soccer practice and games, we come home with tire crumbs in our clothes and hair. It sometimes ends up in players' mouths and eyes and in the mouths of younger siblings. When the temperature exceeds a mere 70 degrees, the surface becomes too hot to touch and we can see the heat currents radiating off the surface. I have burned my feet running barefoot on artificial turf on an ordinary summer day. Some days the chemical smell is terrible and I worry about the kids breathing in these gases while exercising intensely. I also worry about bacteria, viruses, and fungi that become trapped in the plastic grass and cannot break down. The EPA has even reversed its earlier statement on artificial turf and no longer considers it a safe playing surface. Furthermore, old tires are considered too toxic to dispose of in landfill. Why then do we use them to create children's playing fields? Our favorite fields are the

Polo Fields in Golden Gate Park — decently maintained grass fields that lend themselves to multiple uses.

3. According to SFUSD, most of the city's children live in the southern and eastern parts of the city. Therefore, I feel it makes more sense to focus on renovating or creating new fields in the neighborhoods where most of the children are. Some seasons we have had to drive for an hour to get across town to soccer games. We have tried to recruit players who simply cannot make it to the fields to which we are assigned. Furthermore, many of our neighborhood fields are in terrible disrepair. My son practices at Franklin Square in the Mission District. The field is a tire crumb sand pit and is full of sinkholes when it rains; it poses a greater health and safety hazard than Beach Chalet. We would much prefer that some of the funds be used to repair existing turf fields rather than to create new ones.

4. Why do we believe that our playing surface should be perfectly even and manicured? In most of the world, children play on less than perfect grass and even bare dirt. My son's former teammate recently moved to France and sent back video of himself and his new team in Paris playing on dirt. In France! A much more soccer obsessed society than ours.

5. If we can maintain grass on golf courses, why can't we maintain grass on soccer fields? It seems to me a matter of will.

6. We love that San Francisco prides itself on being a green city. If we destroy the open space at Beach Chalet, we take a step backwards.

7. According to my son's coach, we have more than enough fields in the city -- we just don't have access to them. The city could easily contract with public and private schools to allow recreational teams access to these fields when the schools are not using them. The coach also noted that the youth soccer lobby is powerful and well-funded.

We can do better by our children than to put artificial turf in Golden Gate Park. I urge you to reinstate the staff report and postpone the vote on the agenda item W15.5a Beach Chalet, so that the people most impacted by the project can weigh in on it. Thank you for your attention to this matter.

Sincerely,

Tehmina Khan

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
S. F. Ca., 94105-2219

April 2, 2014

CALIFORNIA COASTAL COMMISSION

A-2-SNF-12-020
AGENDA # W15.5a
BEACH CHALET PROJECT

The SFRPD is proposing mitigations to their plans that were submitted to you at your May 2013 to be heard in Southern California. I must ask WHY in So Cal when it is a Northern California issue that greatly effects where I live.

I am asking, since the project will not start until summer 2014, that you postpone and move this topic to your May hearing in Northern California.

At your May 2013 meeting I was on the Sierra Club bus, with 30 other people, to speak against this horrible environmental disaster but was denied my right to speak. Please let me speak now.

I understand that some of the products that are being introduced now are more toxic then before.

Please revisit your own staff recommendations that there are better places for this project.

Carli Fullerton
2690-45th Ave
San Francisco, Ca. 94116

RECEIVED

APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
S. F., Ca. 94105-2219

RECEIVED

APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

4/1/2014

Commissioners Ca. Coastal

The San Francisco Rec. & Park Dept. has changed its plans to put in a higher toxic product that will drain right into my aquifer which the City wants to mix with the Hetch Hetchy water for me to drink.

I as a tax payer I feel that these changes necessitate a hearing that I can attend. Since I live and work in San Francisco, where the project is I request a change of venue and date to May 2013 in Northern California.

Please review your support for this horrible plan and listen to the excellent Staff Report and change the date and place to May 2014 in Northern California.

Erin Lee
1522-32n Ave.
S. F. Ca, 94122

RECEIVED

APR 03 2014

JEAN B BARISH, Esq., MS
5758 Geary Boulevard, #341
San Francisco, CA 94121

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

LETTER HAS BEEN COPIED TO STAFF

April 3, 2014

California Coastal Commissioners and Staff
North Central Coast District Office
45 Fremont Street, suite 2000
San Francisco, CA 94105-2219

Re: April 9th, 2014 Hearing, Item W15.5a, Beach Chalet Soccer Fields
Permit Number: A-2-SNF-12-020

Dear Commissioners and Staff:

I am writing to urge you to postpone the above hearing regarding the Beach Chalet Soccer Fields Project, currently scheduled for April 9, 2014, in Santa Barbara until May 16, 2014, when the Commission will be meeting in Northern California. It is important that you reschedule this meeting for the following reasons:

- 1) The project under consideration is in San Francisco. Therefore, a meeting to discuss a project impacting San Francisco should be held as close to the project site as possible. This is especially important since many residents have expressed concerns about the project, and they should be given an opportunity to attend this important meeting. Travelling to a meeting in Santa Barbara nearly impossible for most of these people.
- 2) The San Francisco Department of Recreation and Parks has proposed numerous project mitigations. It is important that residents who will be directly impacted by this project have an opportunity to comment on these proposed mitigations. Again, travelling to Santa Barbara makes it nearly impossible for these stakeholders to have a voice in the process.
- 3) Last May most of the project opponents were denied the right to speak at the Commission hearing when the permit for this project was considered. The proposed mitigations should be considered and discussed at a meeting in Northern California, not Santa Barbara, so that stakeholders will have the opportunity to participate in a discussion about them.
- 4) According to the San Francisco Recreation and Park Department, construction will not start until June. Therefore, postponing this agenda item until May will not delay the start of construction.

The Beach Chalet Soccer Fields Project poses significant environmental risks to delicate coastal ecosystems. I urge the Commission to reinstate the original Staff Report that detailed the significant Local Coastal Plan conformance issues this project raises. This project will permanently alter this area of the Coastal Zone, affecting its historical nature, the local wildlife, and the night sky. These and other nonconformance issues warrant the Commission's approval of the Staff's original recommendations and reconsideration of the grant of the coastal permit.

California Coastal Commission
April 3, 2014
Page 2

Thousands of residents and other concerned citizens from around the world have signed petitions, written letters and spoken out against this misguided project. Your own Staff has stated the appeals raise substantial LCP conformance issues and recommended that the Commission approve a CDP for a modified renovation project to address LCP requirements for the site.

The purpose of Golden Gate Park is to serve as an open space preserve in the midst of urban San Francisco. Destroying a grass field in a treasured natural park and replacing it with synthetic turf is both short-sighted and wrong. Our children deserve to have Golden Gate Park protected for their enjoyment and their children's enjoyment.

Please keep San Francisco green by protecting birds and wildlife habitat, the trees that form a windbreak around the existing meadow, and the natural beauty of Golden Gate Park.

For the foregoing reasons I repeat my request that you reschedule this agenda item for the May meeting in Northern California. Thank you very much for your consideration.

Sincerely,

Jean B Barish, Esq., MS

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Agenda Item W15.5a
Permit Number A-2-SNF-12-020
Cira Marie Curri
Request for Postponement to May 2014
In Opposition to Project

4434 Fulton St., Apt 8
San Francisco, CA 94121
April 1, 2014

CALIFORNIA COSTAL COMMISSIONERS AND STAFF
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Dear Members of the Commission and Staff,

I respectfully request that Agenda Item W15.5a Beach Chalet be postponed to the May 2014 Northern California meeting for the convenience of San Francisco residents to attend and respond to the mitigation measures proposed by the S.F. Recreation and Parks Department. Having just received the Public Hearing Notice on Saturday, I have not had adequate time to draft a comprehensive response to this issue but offer the following remarks.

Last May I was perplexed and disappointed when the Coastal Commission rejected a recommendation from its own staff that the Athletic Fields Renovations be rejected given the comprehensiveness and persuasiveness of the staff's objections. I agree with many points in the Historic Resources Evaluation Report (ESA/D210585 dated July 2011) but rather than reiterate them point by point, I will address three of my major concerns: stadium seating for 1000, artificial lighting consisting of ten 60-ft. tall steel lamp poles, and the replacement of natural grass for artificial turf.

Golden Gate Park was listed on the National Register as a historic district in 2004. Under the Secretary of Interior's Standard with Guidelines for Treatment of Historic Landscapes (NPS, 1996) the stadium seating and light poles would not be recommended since they add new features that detract from or alter spatial organization and land patterns. Further the artificial turf would replace existing historic vegetation when rejuvenation is recommended. The site lies in the less developed Western part of the park, envisioned as a place for recreational activities that include walking in a natural wooded area. This bucolic setting has been serving the public since the 1930's. It would be destroyed by an influx of cars, hundreds of people, stadium lighting, and the bulk of this renovation.

Beyond historical grounds, I have environmental concerns. Golden Gate Park is home to 70 species of birds. How will the birds and other creatures that live in this area fare when this project is complete. I understand that the S.F. Recreation & Parks Department has proposed a study to be made three months after the renovated fields reopen to measure avian and other impacts. The biologist they propose to employ will only be measuring bird mortality, hardly a comprehensive indicator of the effect this project will have on birds. The study will also record residents' complaints. More to the point would be to poll San Francisco residents now whether they object to this project.

Finally, I would like to point out the health hazards of artificial turf. The proposed turf exceeds the safety thresholds for toxic chemicals set by the Bay Area Air Quality Management District (BAAQMD) by 200%. This poses a safety risk to the children who use these fields and the surrounding wildlife.

Given the environmental and safety risks associated with this project and the fact that it will destroy this pastoral, historic recreational setting, I ask you to respectfully reconsider your ruling. This project is flawed and should not be allowed to move forward.

Sincerely yours,

Cira Marie Curri

cc: Ocean Edge
Kevin Kahn, Program Analyst

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
San Francisco, Ca. 94105-2219

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

April 2, 2014

Attention Calif. Coastal Commissioners

**PLEASE POSTPONE and MOVE YOUR HEARING ON THE BEACH
CHALET TO THE BAY AREA**

PERMIT NUMBER A-2-SNF – 12-020

AGENDA ITEM W15.5a

The citizens of San Francisco deserve a chance to hear the drastic changes that the Recreation and Park Dept. has made to their original plans for the fields at the Beach Chalet.

Those of us that work can not just take off and get to Santa Barbara to speak and the last time this matter was heard in May of 2013 we were denied our right to speak.

**POSTPONE & RELOCATE YOUR APRIL MEETING TO MAY TO NO.
CALIFORNIA**

Brianna Calabrese
4443 Irving
San Francisco, Ca. 94122

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

California Coastal Commissioners and **COPY TO Staff**

April 9th, 2014 hearing

Item W15.5a

Permit Number: A-2-SNF-12-020

Susan Englander

Request for Postponement to May 2014

In opposition to project

To the California Coastal Commission:

I will be brief and to the point so that you will receive this letter in time. I understand that the California Coastal Commission's April 9 meeting in Santa Barbara will include a vote on the Revised Findings for the Beach Chalet Soccer Fields as agenda item W15.5a Beach Chalet. Please postpone this item and hold a meeting in May in Northern California so that the issue can be decided with local residents present.

I ask for this because this discussion will include San Francisco Recreation and Parks Department's proposed mitigations and impact monitoring programs. I believe that these programs, prepared in response to the concerns of San Francisco residents, should be discussed by those residents. Many of us cannot make the journey to Santa Barbara but want to be part of this conversation.

Last May, opponents of the Beach Chalet Fields were not allowed to speak. Postponing this discussion and vote will allow those of us who have questions or reservations about the project to air them.

Finally, construction on the Beach Chalet Soccer Fields is not scheduled to begin until late June. Allowing us to be included by a postponement of this discussion until May will not affect the start time of construction and still preserve the democratic process.

I stand behind the original findings of the Coastal Commission's Staff Report, and, ideally would like that report reinstated. However, most of all, I would like to see that this process maintain a focus on community concerns as San Franciscans will have to live with this sports complex.

Please postpone agenda item W15.5a Beach Chalet so that those of us who want to be involved in this decision can have our say.

Sincerely,

Susan Englander
3456 17th St.
San Francisco, CA 94110

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
San Francisco, Ca. 94105-2219

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

3/31/2014

Project A-2-SNF-12-020
Agenda Item W15.5a

The SFRPD is proposing mitigations and impact monitoring programs that the citizens of San Francisco, impacted by this project, again will have no say on this, since most of us will not be able to travel to Santa Barbara, Ca., to hear the change to the standards they already presented. Did the RPD intentionally lower their standards? And why?

In view of the above comments as a community resident who lives in the Sunset and will be greatly impacted by a huge sports venue I should have the right to listen & comment on this. So I am asking that you respect my request to postpone and move your April 9, 2014 hearing to May 2014 to Northern California.

I also ask WHY you did not accept your own staff reports and locate the project to West Sunset a much better place than the very fragile Golden Gate Park.

Jonathon Farrell
4443 Irving
San Francisco, Ca, 94122

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
No. Central Coast District
45 Fremont St. Suite 2000
S. F., Ca. 94105-2219

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

4/2/14

California Coastal Commission

REQUESTING THAT YOU CHANGE THE DATE OF THE
APRIL 9, 2014 RE: permit # A-2-SNF-12-020, agenda
item W15.5a

To

MAY 2014 in NORTHERN CALIFORNIA

I believe it is my right to speak at a hearing that will hurt me, wildlife, the
environment and to suggest you reevaluate the Staff Report of May 2013 stating
that West Sunset was the environmentally superior alternative.

Ms. J. Matechek
1176 Fernadnez Way
Pacifica, Ca. 94044

Charlotte Hennessy 1125 Hollywood Ave. Oakland, CA 94602

California Coastal Commission & Staff
April 9th, 2014 hearing
Item W15.5a
Permit NO. A-2 SNF-12-020
Charlotte Hennessy
Request for Postponement to May 2014
In opposition to project

RECEIVED

APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Cc: Kevin Kahn

I am asking that agenda item W15.5a Beach Chalet be postponed to the May California Coastal Commission meeting in Northern California because the residents of the area should have the right to address their concerns about the "proposed mitigations." Having the meeting so far away will not allow this as easily, forcing many voices to go unheard.

Since the Rec & Park's plans show a June construction for the project, May would not be too late for a hearing.

I am reiterating here (after writing to you about this previously), that going forward with the Beach Chalet project will cause major disruption to the wildlife (and human life) in the area. The night sky will be drastically disrupted, with lights burning for too many hours, for too many days. Please refer to other letters I've written about the other concerns I've had regarding the negative effects that the project will bring, but at least for now, please focus on postponing the hearing until May.

I am also requesting that the original staff report be reinstated.

Thank you,

Charlotte Hennessy

charlottehennessy@att.net

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St Suite 2000
S. F., Ca. 94105-2219

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

April 2, 2014

ATTENTION California Coastal Commission

Due to the Rec/Park proposing mitigations to what they already submitted. These mitigations report should be discussed at a meeting in Northern California where the surrounding community is greatly affected.

I was at the May 2013 hearing on the issue of the Beach Chalet and I was not allowed to speak but big politicians were.

"Let me be heard" move the April 9th meeting from Southern California to Northern California in May 2014.

So many things have changed since May 2013 the City is building 20 more fields for the school dept. but no more big green spaces.

Listen to your staff report dated April 26, 2013 they were so right on.

Lea Dudam
24 a Broderick St
S. F. Ca 94115

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

California Coastal Commissioners and Staff
April 9th, 2014 hearing
Item W15.5a
Permit Number: A-2-SNF-12-020
Beatrice Wahlbeck
Request for Postponement to May 2014
In opposition to project

April 2, 2014

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Ref: Beach Chalet Soccer Fields

Dear Mr. Kahn:

Please postpone the hearing for the Beach Chalet project to May 2014 to be conducted in Northern California. This would ensure that opponents who were denied the right to speak last May would be able voicing their opinions.

Since the RRD's schedule shows that the construction starts in late June, there is sufficient time for the CCC to hear the various issues in May and to issue the required permits to RRD. Additionally, it would be appreciated if the original Staff Report is reinstated.

Yours truly,

Beatrice Wahlbeck

1801 California Street #304
San Francisco, CA 94109-4544
415-928-7913
B.Wahlbeck@msn.com

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District
45 Fremont St. Suite 2000
S. F. Ca. 94105-2219

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

April 2, 2014

TO: CALIFORNIA COASTAL COMMISSION
RE: A-2-SNF-12-020
ITEM # W15.5a Beach Chalet Project

Requesting that you postpone the above item until your meeting in May 2014 in Northern California.

Since the project is located in San Francisco, Ca. the citizens of the City should be able to weigh in on the proposed mitigations.

There is no need to rush to judgment in this case since the project is not expected to start until the summer.

I would also ask you to review your staff recommendations when they told you "The City found that the project would cause significant and unavoidable adverse impacts to the fields area in this respect...".

PLEASE give us a chance to attend a meeting with you. I am unable to take off work to attend a meeting in Southern California.

Angela Maestri
1423 Plymouth
S. F., Ca. 94112

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

STAFF HAS BEEN COPIED
CA Co Comm3/31/14

California Coastal Commission & Staff

April 9th, 2014 hearing

Item W/5.5a

Permit Number: A-2-SNF-12-020

Request For Postponement to 5/14

In Opposition to Project

Dan Richman
4229 21st St
San Francisco
CA 941124

Hello:

From what I can gather way up here in this remote northern City of San Francisco, is that residents in proximity to the proposed SF Beach Chalet have expressed sufficient anxiety and dismay about Rec and Park's plans for the Beach Chalet Soccer Fields, that you find it necessary to convene another Important Public Hearing.

The opponents to the scheme are not surprised at the extensive and continuous outrage. They've been telling officialdom for months and months that this proposed project is not just another park "improvement," but a radical and drastic transformation of an important piece of a universally beloved icon: Golden Gate Park. That it goes entirely against the Master Plan for the Park. That it stands to benefit a relatively small segment of the population, not to mention a private, profit-making corporation. In short, the whole deal strikes many as arbitrary and politically driven.

Be that as it may, doesn't it seem to you that if indeed this hearing concerns the objections of local San Francisco residents, that the meeting should take place in San Francisco? It is sincerely hoped that you will realize that holding this hearing in Santa Barbara in April only feeds suspicions, borders on insult, and most of all is unfair.

Please postpone the hearing until May so that it may take place where it ought to - here.

Respectfully,

Daniel Richman

Jason Jungreis
527 47th Ave
San Francisco, CA 94121
Tel: 415-750-0830; Fax: 415-592-1656
jasonjungreis@gmail.com

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APR 03 2014

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

April 3, 2014

→ Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020
Request for Postponement/Continuance to May 2014

Dear Mr. Kahn,

Coalition to Save Ocean Beach / Friends of Sutro Park requests that the hearing on the Revised Findings and Memorandums regarding Park Improvement Status, Light Monitoring, and Avian Monitory for the Beach Chalet project be postponed/continued to the May 2014 California Coastal Commission hearing.

The San Francisco Department of Recreation and Parks has outlined a program to conduct evaluations on potential neighborhood impacts of the project. The residents of those neighborhoods should have the opportunity to hear this presentation and to comment on these proposals in person. Travelling down to Santa Barbara is not an option for many residents; it seems only fair that the hearing be held in Northern California, giving elderly and disabled residents more of a chance to participate in person.

We note that the City project construction schedule shows a start date in late June. Therefore, delaying this one permit until May should not have a negative impact on the construction of this project.

We thank you for your consideration.

Sincerely,

Jason Jungreis

Jason Jungreis, Officer
Coalition to Save Ocean Beach / Friends of Sutro Park

April 3, 2014

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California Coastal Commissioners and Staff
April 9th, 2014 hearing
Item W15.5a
Permit Number: A-2-SNF-12-020
Susan Englander
Request for Postponement to May 2014
In opposition to project

APR 03 2014

CALIFORNIA
COASTAL COMMISSION

To the California Coastal Commission:

I will be brief and to the point so that you will receive this letter in time. I understand that the California Coastal Commission's April 9 meeting in Santa Barbara will include a vote on the Revised Findings for the Beach Chalet Soccer Fields as agenda item W15.5a Beach Chalet. Please postpone this item and hold a meeting in May in Northern California so that the issue can be decided with local residents present.

I ask for this because this discussion will include San Francisco Recreation and Parks Department's proposed mitigations and impact monitoring programs. I believe that these programs, prepared in response to the concerns of San Francisco residents, should be discussed by those residents. Many of us cannot make the journey to Santa Barbara but want to be part of this conversation.

Last May, opponents of the Beach Chalet Fields were not allowed to speak. Postponing this discussion and vote will allow those of us who have questions or reservations about the project to air them.

Finally, construction on the Beach Chalet Soccer Fields is not scheduled to begin until late June. Allowing us to be included by a postponement of this discussion until May will not affect the start time of construction and still preserve the democratic process.

I stand behind the original findings of the Coastal Commission's Staff Report, and, ideally would like that report reinstated. However, most of all, I would like to see that this process maintain a focus on community concerns as San Franciscans will have to live with this sports complex.

Please postpone agenda item W15.5a Beach Chalet so that those of us who want to be involved in this decision can have our say.

Sincerely,



Susan Englander
3456 17th St.
San Francisco, CA 94110

Amy Meyer
3627 Clement Street
San Francisco, CA 94121
415-221-8427 a7w2m@earthlink.net

April 3, 2014

Staff has been copied
California Coastal Commissioners and
Staff
April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020

Mr. Steve Kinsey, Chair
California Coastal Commission
c/o County of Marin Board of Supervisors
3501 Civic Center Dr # 329
San Rafael, CA 94903-4193

Attn: Beach Chalet Soccer Fields - request for postponement/continuance to May 2014

Dear Mr. Kinsey,

The Beach Chalet project is immediately adjacent to the Golden Gate National Recreation Area at Ocean Beach. The GGNRA keeps to a policy of "dark skies" along the western coast of San Francisco because of large numbers of birds who live in and fly through this area. The policy is supported by local residents, institutions, and businesses.

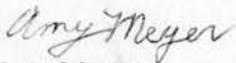
Because of this, I am hoping that the hearing on the Revised Findings and Memorandums regarding Park Improvement Status, Light Monitoring, and Avian Monitory for the Beach Chalet project would be postponed/continued to the May 2014 California Coastal Commission hearing.

The public that uses Ocean Beach and the GGNRA should have the opportunity to hear this presentation and to comment on these proposals in person. Traveling down to Santa Barbara is not an option for many residents; it seems only fair that the hearing be held in Northern California.

The City project construction schedule shows a start date in late June. Therefore, delaying this one permit until May should not have a negative impact on the construction of this project.

Thank you for your consideration.

Sincerely,


Amy Meyer

cc: Kevin Kahn, CCC Staff



SIERRA
CLUB
FOUNDED 1892

San Francisco Bay Chapter

Alameda, Contra Costa, Marin and San Francisco Counties

April 2, 2014

California Coastal Commissioners and Staff
April 9th, 2014 hearing, Item W15.5a
Permit Number: A-2-SNF-12-020
Request for Postponement/Continuance to May 2014

Kevin Kahn, Coastal Program Analyst
Beach Chalet Soccer Fields
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Attn: Beach Chalet Soccer Fields - request for postponement

Dear Kevin,

The Sierra Club requests that the hearing on the Revised Findings and Memorandums regarding Park Improvement Status, Light Monitoring, and Avian Monitory for the Beach Chalet project be postponed/continued to the May 2014 California Coastal Commission hearing .

The San Francisco Department of Recreation and Parks has outlined a program to conduct evaluations on potential neighborhood impacts of the project. The residents of those neighborhoods should have the opportunity to hear this presentation and to comment on these proposals in person. Travelling down to Santa Barbara is not an option for many residents; it seems only fair that the hearing be held in Northern California, giving elderly and disabled residents more of a chance to participate in person.

We note that the City project construction schedule shows a start date in late June. Therefore, delaying this one permit until May should not have a negative impact on the construction of this project.

We thank you for your consideration.

Sincerely,

Michelle Myers
Chapter Director, Sierra Club San Francisco Bay Chapter

cc: Steve Kinsey, CCC Staff





April 3, 2014

California Coastal Commissioners and Staff

April 9th, 2014 hearing

Item W15.5a

Permit Number: A-2-SNF-12-020

Harvey Milk Lesbian Gay Bisexual Transgender Democratic Club

Request for Postponement to May 2014

In opposition to project

To the California Coastal Commission:

The Harvey Milk LGBT Democratic Club has been involved in the debate concerning the Beach Chalet Soccer Field Project for over three years. We understand that the California Coastal Commission's April 9 meeting in Santa Barbara will include a vote on the Revised Findings for the Beach Chalet Soccer Fields as agenda item W15.5a Beach Chalet. Please postpone this item and hold a meeting in May in Northern California so that the issue can be decided with local residents present. This is only fair and just.

We ask for this because the April 9 agenda includes San Francisco Recreation and Parks Department's proposed mitigations and impact monitoring programs. We believe that these programs, prepared in response to the concerns of San Francisco residents, should be discussed by those residents. Many of us cannot make the journey to Santa Barbara but want to be part of this conversation.

Last May, opponents of the Beach Chalet Fields were not allowed to speak. Postponing this discussion and vote will allow those of us who have questions or reservations about the project to air them.

Finally, construction on the Beach Chalet Soccer Fields is not scheduled to begin until late June. Allowing us to be included by a postponement of this discussion until May will not affect the start time of construction and still preserve the democratic process.

The Harvey Milk Club stands behind the original findings of the Coastal Commission's Staff Report, and, ideally would like that report reinstated. However, most of all, we would like to see that this process maintains a focus on community concerns as San Franciscans will have to live with this sports complex.

Please postpone agenda item W15.5a Beach Chalet so that those of us who want to be involved in this decision can have our say.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Temprano".

Tom Temprano

Charlotte Hennessy 1125 Hollywood Ave. Oakland, CA 94602

California Coastal Commission & Staff
April 9th, 2014 hearing
Item W15.5a
Permit NO. A-2 SNF-12-020
Charlotte Hennessy
Request for Postponement to May 2014
In opposition to project

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APR 07 2014

CALIFORNIA
COASTAL COMMISSION

Cc: Kevin Kahn

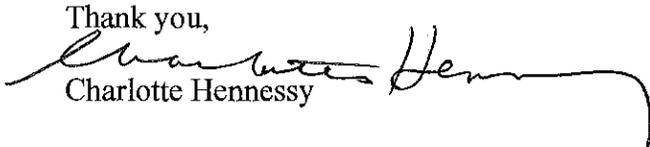
I am asking that agenda item W15.5a Beach Chalet be postponed to the May California Coastal Commission meeting in Northern California because the residents of the area should have the right to address their concerns about the "proposed mitigations." Having the meeting so far away will not allow this as easily, forcing many voices to go unheard.

Since the Rec & Park's plans show a June construction for the project, May would not be too late for a hearing.

I am reiterating here (after writing to you about this previously), that going forward with the Beach Chalet project will cause major disruption to the wildlife (and human life) in the area. The night sky will be drastically disrupted, with lights burning for too many hours, for too many days. Please refer to other letters I've written about the other concerns I've had regarding the negative effects that the project will bring, but at least for now, please focus on postponing the hearing until May.

I am also requesting that the original staff report be reinstated.

Thank you,


Charlotte Hennessy

april 1, 2014

charlottehennessy@att.net

3/31/14

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APR 04 2014
CALIFORNIA
COASTAL COMMISSION

California Coastal Commission & Staff

April 9th, 2014 hearing

Item W/5.5a

Permit Number: A-2-SNF-12-020

Daniel Richman

Request For Postponement to 5/14

In Opposition to Project

Dan Richman

4229 21st St

San Francisco, CA 941124

Mr Kevin Kahn, Coastal Program Analyst

North Central Coast District Office

45 Fremont Ave, Suite 2000

San Francisco, CA 94105-2219

ATTN: Beach Chalet Soccer Fields – request for postponement

Mr Kahn:

From what we can gather way up here in this remote northern City of San Francisco, is that residents in proximity to the proposed SF Beach Chalet have expressed sufficient anxiety and dismay about Rec and Park's plans for the Beach Chalet Soccer Fields, that you find it necessary to convene another Important Public Hearing.

The opponents to the scheme are not surprised at the extensive and continuous outrage. They've been telling officialdom for months and months that this proposed project is not just another park "improvement," but a radical and drastic transformation of an important piece of a universally beloved icon: Golden Gate Park. That it goes entirely against the Master Plan for the Park. That it stands to benefit a relatively small segment of the population, not to mention a private, profit-making corporation. In short, the whole deal strikes many as arbitrary and politically driven.

Be that as it may, doesn't it seem to you that if indeed this hearing concerns the objections of local San Francisco residents, that the meeting should take place in San Francisco? It is sincerely hoped that you will realize that holding this hearing in Santa Barbara in April only feeds suspicions, borders on insult, and most of all is unfair.

Please postpone the hearing until May so that it may take place where it ought to - here.

Respectfully,

A handwritten signature in black ink, appearing to be "John R. ...". The signature is fluid and cursive, with a long horizontal stroke at the end.