

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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F15a

A-2-DYC-21-0001 (OLYMPIC WAY GEOTECHNICAL INVESTIGATION)

MARCH 12, 2021

CORRESPONDENCE

Subject: Re: A humble and respectful request

Date: Tuesday, January 19, 2021 at 3:22:38 PM Pacific Standard Time

From: Arya Zarrinkelk

To: KoppmanNorton, Julia@Coastal

Thank you Julia for your transparency. I appreciate you.

On Jan 19, 2021, at 12:57 PM, KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov> wrote:

Hi Arya,

Thanks for your comments. I've saved them to the project file. Please note that at this point, the only permit that has been approved by the City for this private property is for temporary geotechnical exploration of the site. That permit has been appealed to us, and we will likely review the appeal contentions at our March hearing.

Best,
Julia

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

<image001.png>

From: Arya Zarrinkelk <arya.zarrinkelk@gmail.com>

Date: Tuesday, January 19, 2021 at 12:02 PM

To: "KoppmanNorton, Julia@Coastal" <julia.koppmannorton@coastal.ca.gov>,
"tbayudan@smcgov.org" <tbayudan@smcgov.org>

Subject: A humble and respectful request

Good afternoon Julia and Tony,

As a resident of the Bay Area and a visitor to Thornton Beach, I humbly and respectfully reject the development of Thornton Beach for the Olympic Way Retreat Center. The Olympic Club already has so many beautiful sites and this one should be kept open to the public.

Thank you for your consideration.

Sincerely,

Arya

Subject: Thornton Beach

Date: Friday, January 15, 2021 at 3:48:16 PM Pacific Standard Time

From: Mitchell Kazeminejad

To: KoppmanNorton, Julia@Coastal

Hello,

I am extremely disappointed to hear of your committee approval to test soil. Leave the Thornton beach alone!

Regards,
Mitchell K

Subject: Re: Follow Up - City Council Meeting CDP UPR-09-20-014692
Date: Thursday, January 14, 2021 at 4:00:14 PM Pacific Standard Time
From: Annie Ellicott
To: KoppmanNorton, Julia@Coastal
CC: Lisa Dunmeyer, Phillip Seitzer
Attachments: Olympic - Thornton Beach Compilation Council Feedback #2.pdf, Thornton Beach Bluff Council Feedback #3.pdf, Olympic Way-Thornton Beach 12-14 Council Feedback #1.pdf

Hi Julia,

Sorry to bombard you but attached are the rest of the emails (public comment) we received from Daly City sent in, in response to the 12-14-2020 CDP City Council hearing. There are some duplicate posts in these summaries but you might be interested in responses from these folks in particular:

Rachel Loui
Harry Kitchin
Michael Downey
Lynette Cook
Alex Handy
Elizabeth Edmonds
Jordan Batres

Thank you,

Annie Ellicott
President - Leapup Marketing Solutions
www.LeapUp.com - w: 415-563-6250 - c: 415-602-6250
[@Leapup](https://www.facebook.com/Leapup) - skype: AnnieEllicott - [Facebook](https://www.facebook.com/Leapup) - [Linked In](https://www.linkedin.com/company/Leapup)

On Tue, Jan 12, 2021 at 9:54 AM KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov> wrote:

Thanks, Annie, Lisa. Confirming receipt of both of your emails.

Best,

Julia

From: Annie Ellicott <annie@leapup.com>
Date: Tuesday, January 12, 2021 at 7:57 AM
To: Lisa Dunmeyer <lisadun@mindspring.com>
Cc: "KoppmanNorton, Julia@Coastal" <julia.koppmannorton@coastal.ca.gov>, Phillip Seitzer <phillipseitzer@gmail.com>, "NorthCentralCoast@Coastal" <NorthCentralCoast@coastal.ca.gov>
Subject: Re: Follow Up - City Council Meeting CDP UPR-09-20-014692

Hi Julia,

Adding on...attached is a summary of some of the public input received (registered comments only of 77 received) at the Council Meeting on 12-14 from members of the public. Thought you might want to see the various concerns of the public.

Thank you,

Annie Ellicott

President - Leapup Marketing Solutions

www.LeapUp.com - w: 415-563-6250 - c: 415-602-6250

[@Leapup](#) - skype: AnnieEllicott - [Facebook](#) - [Linked In](#)

On Mon, Jan 11, 2021 at 9:23 PM Lisa Dunmeyer <lisadun@mindspring.com> wrote:

Hi Julia,

I hope that this email finds you well. Thank you for confirming the appeal of the geotechnical permit. I want to share a letter that was just submitted as follow up to the permit appeal. The enclosed terrestrial LIDAR report is also included.

Thank you for your time in reviewing these materials.

Lisa Dunmeyer

415-819-6413

Begin forwarded message:

From: Lisa Dunmeyer <lisadun@mindspring.com>

Subject: Follow Up - City Council Meeting CDP UPR-09-20-014692

Date: January 11, 2021 at 7:44:25 PM PST

To: Carmelisa Morales <cmorales@dalycity.org>, tmothershead@dalycity.org, citycouncil@dalycity.org

Cc: Michael Van Lonkhuysen <mvanlonkhuysen@dalycity.org>

Honorable Mayor, Council Members and Daly City Planning,

I have included the attached letter as a follow up to questions asked on the December 14th city council meeting. I am in support of the permit appeal submitted by Phillip Seitzer. Geologic testing is disruptive and unnecessary. I hope that my letter inspires better discussions and better solutions. I would encourage a quasi-public land use partnership, leaving this parcel as open space while developing another area in Daly City for the hotel/retreat center. Further details attached.

Thank you for your time.

Lisa Dunmeyer

415-819-6413

lisadun@mindspring.com

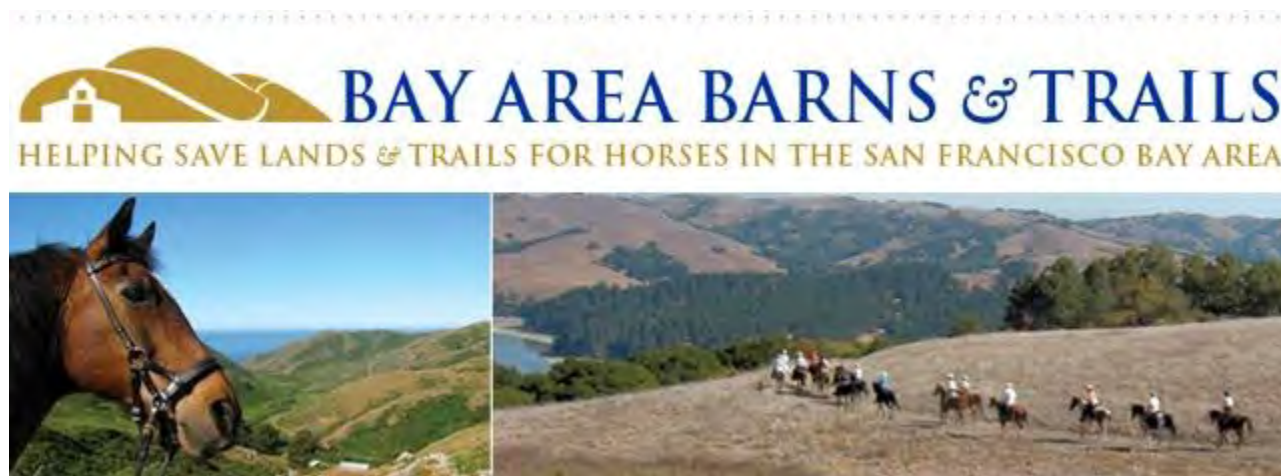
From: Karen Johnson <babt@sonic.net> **Sent:** Monday, December 14, 2020 1:00 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org **Subject:** Olympic Way Retreat Center Project

To the Honorable Daly City Council,

Bay Area Barns and Trails was founded in 2000 with the mission of helping preserve public open space and equestrian facilities. Our members include many horse organizations, stables and equestrians throughout the nine Bay Area Counties, including both San Mateo County Horsemen's Association and San Francisco Horsemen's Association.

We oppose the development of this land. Even as trails, it has historically been so unstable that the trails have been closed and moved. We are in favor of existing natural habitat remaining as natural habitat, and therefore oppose the development of the Olympic Way Retreat Center project. This land should remain as open space and not developed.

Sincerely, Lyndall Erb, PhD President Bay Area Barns & Trails www.BayAreaBarnsandTrails.com



From: Alex Handy <markoff.alex@gmail.com> **Sent:** Monday, December 14, 2020 1:38 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk cityclerk@dalycity.org **Subject:** Public comment

Hi. This is my petition to please do everything in your power to preserve the area surrounding the Thornton Beach Bluff Area as public domain - oppose any potential acquisition of the area by private parties.

Please!!!

This area is dear to me and many others whom I know. It's especially dear to me, as when I underwent cancer treatment at UCSF about two years ago I so often would come and walk and spend time in this area and it provided such therapeutic healing and restoration for me.

Whenever I have friends visiting from abroad this is one of the first areas I'll take them to, as to me it displays the natural beauty of the SF area like no other place I can think of.

Thank you for your time and attention and whatever decisions you can make or actions you can take to save the Thornton Beach Bluff area for the general public!

Alex Markoff

From: Annie Ellicott <annie@leapup.com> **Sent:** Monday, December 14, 2020 1:58 PM **To:** City Council <citycouncil@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org>; City Clerk cityclerk@dalycity.org **Subject:** Public Input: Olympic WayRetreat Center project and UPR 09-20-014692 – Coastal Development Permit

Please Read into the Open Record:

To the Honorable Daly City Council,

As a concerned citizen and member of [Thornton Beach Bluff Preserve](#) who regularly uses this area on the bluff, I want to express our opposition to the proposed Olympic Way Retreat Center project and UPR 09-20-014692 – Coastal Development Permit.

We strongly urge you to listen to public input about this project. There is strong and growing opposition to this project by Daly City residents, San Mateo County residents and other Bay Area and California residents.

Fundamentally, we believe this land is not suitable for development. The former Mayor of Daly City puts it well here:



Gonzalo Sal Torres

This decision could endanger lives. When I was Mayor, we had to condemn several homes along Westline Drive that were eroding into the Pacific Ocean. Subsequently, we had to close part of the parking lot of the Korean Church because it, like the homes on Westline was a victim of geological erosion. geological reports for the church reflected it would be "many years" before erosion affected the church but it only took about 3). That entire coastline is eroding and it is only a matter of time before more of it goes. I vowed never to allow construction along the coast for this reason. It endangers human life. Additionally, there are few natural habitats left in Daly City let alone the Bay Area. How are we proposing to remove open space (and a dog walking area) and replace it with a two story building?! This timorous decision by Daly City only illustrates how unimaginative it has become.

Like · Reply · 2h



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Building on sandy, eroding cliffs in an earthquake zone is dangerous and puts public safety at risk. The current zoning regulations do not support this type of development. But any development of this area is simply inadvisable given the evidence from decades of prior mistakes in this vein and the cost of those.

And, why would Daly City even consider this type of project? It is being “sponsored” by a nonprofit (evangelist-oriented) foundation. The city gets no property taxes, etc. and would be on the hook for moving utilities under Skyline Blvd to support electrical, internet, wastewater, sewer etc. Does the community need a “Christian religious retreat center”? No.

This area is used by hikers, trail runners, fishermen, dog walkers, horseback riders, paragliders, parasailers and together with Fort Funston has seen a significant increase in use by the public over the past 3 decades. This area should remain as open space. This project is not in any way compatible with the Local Coastal Plan for Daly City. We will appeal any CDP to the Coastal Commission.

Yes, some will say “this is just a CDP for testing”...but it is a slippery slope. Once the Council votes for that, the project technically moves to the next stage. Wouldn't it be more advisable to redirect Daly City resources (now even scarcer due to COVID) to other priorities?

Lastly, the developer's consultant admitted in the Planning Commission meeting on 11-17-2020 that they could not commit to a firm timeline for the testing. “At least 2 weeks” was what they responded with. Drilling of holes and trenches reduce access to the only trail available for both the public and for Daly City Fire Department for emergency assistance to Thornton Beach. In addition, the testing would interrupt the operations of and potentially cause loss of revenue to Mar Vista Stables with the load digging and drilling immediately adjacent to outside corral and stable housing 40+ horses.

Bottom line, there are precious few spaces like this remaining on the California Coast. Hundreds of local Daly City and San Mateo County residents, Bay Area, California and out of state visitors use this area every month. We are hopeful that the Daly City Council will choose to capitalize on the mecca this area has become for outdoor enthusiasts and actively promote and work with public sector and private sector community groups like Thornton Beach Bluff Preserve to create new programming and develop this land for recreational and educational purposes, for generations to come.

We also wish to inquire about the lack of ability to provide input at the Council meeting other than in writing. The recent ability of the public to speak in their own voices at the "defund the police" hearing for Daly City is a good example of best practices for remotely held/online Public Hearings.

Thank you,

Annie Ellicott

President - Leapup Marketing Solutions

www.LeanUp.com - w: 415-563-6250 - c: 415-602-6250

[@Leapup](#) - skype: AnnieEllicott - [Facebook](#) - [Linked In](#)

From: natalie markoff <markoff.natty@gmail.com> **Sent:** Monday, December 14, 2020 11:18 AM **To:** City Council <citycouncil@dalycity.org>; City Clerk <cityclerk@dalycity.org> **Subject:** Public comment
To Whom It May Concern,

I am writing to oppose the Olympic Way Retreat Center - this would take away from one of the last appeals to what makes Daly City so beautiful and why many people choose to visit, keep the city clean and respect it. We owe it to nature and to the many generations to come to preserve this site and keep it intact - as is - in all of its natural glory. Thank you!

--

Warm regards, Natalie Markoff.

"It is in little ways we treat each other - and how we repeatedly act - that make the overall BIG difference."

From: piaffe172003@yahoo.com <piaffe172003@yahoo.com> Sent: Monday, December 14, 2020 2:23 PM
To: City Clerk cityclerk@dalycity.org Subject: PUBLIC COMMENT - Olympic Way Retreat Center
December 14, 2020

Dear Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

Please do not take away this access to open space. Please do not deprive all the children, adult riders, visitors, hikers, and dog walkers of their beloved open space.
Also, Daly City businesses do receive monies consistently from these many activities.

I have ridden here a long time and I know the land changes and is not stable (excuse the pun).

The intent and nature of the proposed project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act.

This land should remain undeveloped as open space. Please take the long view.

Thank you for considering this and the expressed wishes of thousands of others.

SUSAN BERGESEN

From: markoffj@gmail.com <markoffj@gmail.com> Sent: Monday, December 14, 2020 2:40 PM
To: citycounsel@dalycity.org Cc: City Clerk cityclerk@dalycity.org Subject: PUBLIC COMMENT

I oppose the Olympic way retreat center.

Sincerely,

John Markoff

Sent from my iPhone

From: Baukunst-Mark Bucciarelli, AIA <baukunst2000@yahoo.com> **Sent:** Sunday, December 13, 2020 4:30 PM **To:** Michael Van Lonkhuisen <mvanlonkhuisen@dalycity.org>; Carmelisa Morales <cmorales@dalycity.org>; Brian Paland <bpaland@dalycity.org> **Subject:** olympic way retreat
just learned about this and the petition attempting to block it.
for the record, as a d.c. resident, i 100% support the proposed
project.

mb

BAUKUNST

Mark Bucciarelli, AIA (C 23159)

58 Fairlawn Avenue Daly City, CA 94015 USA T: 650.455.1207

E: baukunst2000@yahoo.com YouTube: baukunst2000

From: Elizabeth Bland <elizabethblands@gmail.com> **Sent:** Sunday, December 13, 2020 5:11 AM **To:** City Council <citycouncil@dalycity.org>; City Clerk <cityclerk@dalycity.org> **Subject:** Elizabeth Bland - Public Comment ..use permit upr-09-20-014692 Olympic Way Retreat Center

To whom this may concern at the city council in regards to a concern after listening the the Daly City Planning Commission vote to send the vote to you this week regarding the Thornton Beach on the Cliff next to Fort Funston.

This is what I observed during the planning commission meeting that had the contractor representative on the zoom call to answer any questions.

I would like to add in that whenever asked about being able to see the actual plans for their 35 foot tall and almost 50,000 sq ft "Retreat Center" that the planning commission in my opinion needs to see in detail was averted when the contractor who is representing the project flipped the script, if you notice in the recording, to not have to answer the question directly and focused on churches and none-profits..that have nothing to do with what they are trying to push through and not one person caught on to what he was selling them on. Embarrassing. The only plans shown were where they plan to bore and put piers for a foundation by the looks of the drawings and what happens if it isn't possible...how do they plan to "re stabilize" the area so the horses and stable don't slide down the bluff. The other thing I find confusing is why would you put a two-story building in one of the most predominant focal points on the peninsula...that makes no sense and it doesn't do Daly City any good... I also noticed how whoever was running this meeting downplayed that most of the visitors that come to the park and enjoy it are from San Francisco which is absolutely not true. Most of the 1000+ signatures I feel came from Daly city citizens that are concerned and don't want this to happen because it takes away more public access that is used by the public than will be utilized in a retreat center. A retreat center is not public and they plan on charging people to come in and use the space. Right now it's free for the public to use so I don't see how this is anything but wrong. The other puzzling part to me is they are all genuinely concerned about the time the testing is going to take and wanted to ensure that all pathways and trails are still going to be open for the public to be able to use and also to be able to ensure public safety with the trenches and everything else that they're going to be doing, but what happens if it does pass and they go through with construction? They will turn all the trails into a parking lot and it is going go be blocked off permanently...but nobody thinks about that.

Hope that the city council can at least keep the will of the public at heart as well as the habitat that will be saved by not allowing this project to proceed.

When the planning board mentioned that there were many people that did not want the building to go up..the contractor stooped to distraction mode and leveraged that they had built churches for other agencies before and blah blah...

Thank you for your time in reading this and I will be attending the meeting next Tuesday.

Respectful regards, Elizabeth Bland

From: Michelle Hayward <michellehayward1313@gmail.com> **Sent:** Sunday, December 13, 2020 12:54 PM **To:** City Council <citycouncil@dalycity.org> **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawna Maltbie <smaltbie@dalycity.org> **Subject:]** Objection to Olympic Way Retreat Center project

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are:

- (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public.
- (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources.
- (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act.
- (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial.
- (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration, Sincerely Michelle Hayward

From: Faye <faye@tails2u.com> **Sent:** Sunday, December 13, 2020 1:07 PM **To:** City Council <citycouncil@dalycity.org>
Cc: City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>;
Shawna Maltbie <smaltbie@dalycity.org> **Subject:** **Thornwood Beach Bluff Preserve**
To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

This is a beach that I often drive to, to ride and my reasons are:

- (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public.
- (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources
- (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act
- (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial.
- (5) This project is opposed by hundreds of Daly City residents (see This <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration,

From: Patricia Quartini <fashionistalopez@gmail.com> **Sent:** Sunday, December 13, 2020 1:56 PM **To:** City Council <citycouncil@dalycity.org>
Cc: City Clerk <cityclerk@dalycity.org>; ssolte@dalycity.org **Subject:** **Thornton State Beach**

I have signed a petition and am also writing you to urge you to stop the development project planned for Thornton State Beach. This area has been a place for many of us to go for walks and enjoy nature. Even more so during COVID. Please leave it the way it is. We need to stop building every where. There are animals that are also pushed more and more out in to residential neighborhoods because they have no place left to live. PLEASE STOP THIS!

From: Lisa Chmielewski <cat_dancer_6@yahoo.com> **Sent:** Sunday, December 13, 2020 2:53 PM
To: City Clerk cityclerk@dalycity.org **Subject:** Please do not sell Thornton!!!!???

Lisa Chmielewski
Daly City resident

From: Kate Thompson <katetrudi27@icloud.com> **Sent:** Sunday, December 13, 2020 3:40 PM
To: City Council <citycouncil@dalycity.org>**Cc:** City Clerk <cityclerk@dalycity.org>**Subject:** **Thornton beach**

Please please do not let the plans be passed to go ahead with a building of a Religious retreat at our beloved Thornton Bach.. Quite honestly it is already a sacred space and needs little improvement other Than people picking up their rubbish a little more carefully...

I urge you to keep the open , old fashioned parts of San Francisco as they are because there are so few of them left..

Every person I have brought to Thornton has been spell Bound by its beauty and Majesty..

Please don't take it away..

If you need to fund it's maintenance I would suggest having a fee box for day parking there..just to keep things clean and safe..

Anyway

Please consider above in your musings...and Keep Thornton undeveloped !

Kate Thompson

From: Katherine Girlich <katherine.girlich@gmail.com> **Sent:** Sunday, December 13, 2020 2:15 PM **To:** City Council <citycouncil@dalycity.org> **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org> **Subject:** I DO NOT support the Olympic Way Retreat Center project

Please read this into the open record

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space. My family and I regularly enjoy visiting the beach as a way to connect with nature and enjoy our beautiful land together. Please do not rob us of this special gift we have.

Thank you for your consideration,

Katherine N. Girlich

Granddaughter of the late Evelyn and Tony Girlich, long-time Westlake, Daly City Residents

P.S. We've just passed 6,541 signatures on our petition! Here's a link to share <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>--

"If more of us valued food and cheer and song above hoarded gold, it would be a merrier world." The Hobbit, J.R.R. Tolkien

From: Daniel Frankal <dfrankal@gmail.com> **Sent:** Sunday, December 13, 2020 4:45 PM **To:** City Council <citycouncil@dalycity.org> **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org> **Subject:** Thornton Beach Bluff Development

To the Honorable Daly City Council,

As a resident on North Mayfair Ave in Daly City for over 30 years, directly opposite the Mar Vista Stables, I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>) (6) I enjoy looking out from my window to see nature and the ocean and would not like to see a modern building in that space.

This land should remain undeveloped as open space for everyone to enjoy the natural beauty of the Daly City coastline.

Please read this into the open record.

Thank you for your consideration,

Daniel Frankal

From: Kristin Wiederholt <kristin@bkwpartners.com> **Sent:** Sunday, December 13, 2020 3:54 PM

To: City Clerk <cityclerk@dajcity.org>; Stephen Stolte <ssolte@dajcity.org>; Annette Hipona <ahipona@dajcity.org>;

Shawna Maltbie <smaltbie@dajcity.org> **Subject:** No on Olympic Way Retreat Center Project

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents

(see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration,

Kristin Wiederholt

Kristin Wiederholt Partner, BKW +1 415 637 7650

From: Barak Kassar <barak@bkwpartners.com> **Sent:** Sunday, December 13, 2020 4:10 PM **To:** City Clerk

<cityclerk@dajcity.org>; Stephen Stolte <ssolte@dajcity.org>; Annette Hipona <ahipona@dajcity.org>; Shawna Maltbie

<smaltbie@dajcity.org> **Subject:** No on Olympic Way Retreat Center Project

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration,

Barak Kassar

Barak Kassar Partner, BKW +1 415 225 7650 BKW blog: [A Very Human On-Hold Message](#)

From: fey Chun <shopgr8@yahoo.com> **Sent:** Sunday, December 13, 2020 5:28 PM **To:** City Council citycouncil@dalycity.org
Cc: City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; ahipoha@dalycity.org; Shawwna Maltbie smaltbie@dalycity.org **Subject:** Please read this into the open record

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents



Sign the Petition

Save Open Space for Outdoor Recreation at Thornton Beach Bluff in CA

This land should remain undeveloped as open space. Thank you for your consideration,

Audrey Chun Daly City resident

From: Rachel Whiteside whiteside.rachela@gmail.com **Sent:** Sunday, December 13, 2020 9:27 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org **Subject:** letter to oppose Olympic Way Retreat Center
To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and am very concerned about its potential development on Thorton Beach Bluff. I am a resident of Daly City, and live within walking distance of Thorton Beach. Thorton Beach is a place that my family and I frequently visit and consider one of our "special places" in the City. Walking along the bluffs, whether it be during sunset, in the morning fog, or on a sunny day, is a great joy for my family. It has been a personal source of pride that my city has such an amazing, easily accessible, natural space with unobstructed views of our beautiful coastline. Developing this land would not only create an eyesore out of this incredible space, but it would also pose a hazard to the public as a coastal development in an earthquake zone along a coastline that is vulnerable to landslides. Please do NOT approve this project and keep this land as an undeveloped open space.

Thank you for your consideration,

Rachel Whiteside

From: rmloui <rmloui@gmail.com> **Sent:** Sunday, December 13, 2020 7:47 PM **To:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org>
Subject: Fwd: Olympic Way Retreat Center - UPR 09-20-014692 – Coastal Development Permit
To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. Below is the letter that I sent to Daly City City Council address (citycouncil@dalycity.org) last Tuesday.

Sincerely and best regards, Rachel Loui. Mountain View, CA

From: rmloui <rmloui@gmail.com> **Date:** Tue, Dec 8, 2020 at 5:44 PM **Subject:** RE: Olympic Way Retreat Center - UPR 09-20-014692 – Coastal Development Permit **To:** <citycouncil@dalycity.org>

Dear Daly City City Council,

My name is Rachel Loui and I am a Bay Area native and resident, based in Mountain View but I often travel up the peninsula to enjoy the beautiful open spaces and beaches in the Daly City, Pacifica, and San Francisco area to hike and explore with my rescue dog. I learned of the Olympic Way Retreat Center project a month or two ago and am saddened to hear that this land is being proposed to be developed. I wholeheartedly feel that the land as it is now, is gorgeous and perfect the way it is at the moment and I vehemently object to its development.

With the dwindling number of natural spaces left untouched by people, Thornton Beach bluff should remain as open space and preserved for recreational use by the community. I simply do not see the need to 'make this piece of land better' by digging up the plants, disrupting/destroying the homes of the native animals, and destabilizing the cliff with the Olympic Way Retreat Center. Why can't people be allowed to use the land as it is to "retreat" now?

Secondly, this land lies in between Thornton Vista and Fort Funston and includes a single trail for access to the beach. It is an area long used by the locals and Bay Area residents for dog walking, hiking, paragliding, fishing, horseback riding. With its beautiful views and native flora and fauna, it should remain unspoiled and undeveloped. To reiterate, the land should not be developed and folks should be able to enjoy the open space as is, without development, without construction and without man-made buildings, paved roads, and other non-naturally occurring objects.

Next, this land is contained in an earthquake zone adjacent to the San Andreas Fault and is on sandy bluffs that are known to be unstable, especially when the soil is oversaturated with rainwater or when it is fully dry in the summer. There have already been unfortunate deaths of persons getting too close to the eroding cliff edges and with the recent death in late February 2019 at Fort Funston, it simply makes zero sense to propose any development on this land when it will first destroy the natural beauty that exists now and then when the land beneath it later will surely crumble, that development will be all for waste.

Lastly, I am sure that there are PLENTY of vacant buildings that are already built that can be allocated for a religious center/hotel. One does not have to drive far in any direction to see numerous buildings in any city, Daly City and beyond, that are vacant due to the COVID pandemic from either companies that have canceled their plans to occupy the building or have their employees now working from home. The question being asked is, why destroy a pristine open space that is loved by many in order to house this "religious retreat center/hotel" when a perfectly usable building elsewhere can be utilized?

There are so many logical reasons that the Olympic Way Retreat Center project should be moved to another location and that the Thornton Beach bluff should not be developed. I sincerely hope that my letter means something to the decision makers considering the fate of Thornton Bluff. Please reconsider the project and leave Thornton Beach untouched.

Sincerely and best regards,
Rachel Loui Mountain View, CA

From: Susan Larsen susanannlarsen@gmail.com **Sent:** Sunday, December 13, 2020 8:20 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <ssstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org **Subject:** Olympic Way Retreat Center project

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the Coastal Development Permit being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space. As we deal with the COVID-19 pandemic, open spaces like Thornton Beach Bluff Preserve have become more important as people are using the outdoors more for safer recreational activities. I have been regularly visiting the Preserve and the adjacent area of Fort Funston for over 18 years. This development would strip away the ability for thousands of Bay Area residents like myself to access and enjoy the land. Please do not vote to move this project forward.

Please read this email into the open record.

Thank you for your consideration,

Susan Larsen San Francisco, CA

From: Lowell Morgan <lowellmorgan30@gmail.com> **Sent:** Sunday, December 13, 2020 6:21 AM
To: City Council <citycouncil@dalycity.org> **Subject:** Save our Beach

I absolutely would be opposed to an event center being placed on the bluff. What little bit of nature we have left needs to be preserved. I visit there multiples times a week to exercise and meditate and the peace and tranquility would be a huge loss.

I vote no!

Chris Morgan

From: Eileen David <eileendavid@sbcglobal.net> **Sent:** Saturday, December 12, 2020 2:10 PM
To: City Council <citycouncil@dalycity.org> **Subject:** [EXTERNAL] Public Comments

Members of the City Council,

I live across the highway from this area. I had no idea that there was a plan to build over there. So many people enjoy this open space. I am totally opposed to this egregious decision to even consider an event center in this area. This is heartbreaking and so disappointing that this is even being considered so close to our beautiful and valuable public coastline that so much of the public uses and counts on as being undisturbed. Please, in the name of caring about your residents in Daly City, do not let this go forward.

Thank you,

Eileen David
830 North Mayfair Ave
Daly City

From: Connie Ho Yim <connie.ho.yim@gmail.com> **Sent:** Sunday, December 13, 2020 10:24 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org **Subject:** Olympic Way Retreat Center UPR 09-20-014692 – Coastal Development Permit
To the Honorable Daly City Council,

Please consider not approving this permit to build the Olympic Way Retreat Center. This area should be kept as an open space for recreational use for people and pets. My family and I are avid hikers along with our two dogs, living in Daly City and we have taken many long hikes along Thornton State Beach Bluff and adjacent land, Fort Funstun. From what I have learned, Daly City (many years ago) was known as the farming area next to the more established city of San Francisco. We should keep a remembrance of things past. I would hate to see the horses leaving the area. Let's leave this particular area the way it is, with horses, a barn and a beautiful view.

Not only for the view, but most importantly an outdoor open space for both enjoyment and recreation for all to use. What we should all learn from this pandemic is that we will always need open free space in our neighborhood to spend quality time outdoor with nature.

Sincerely,

Connie Ho Yim

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

From: Miles Gordon Brooks <milesgbrooks@mac.com> **Sent:** Sunday, December 13, 2020 11:32 PM **To:** City Council <citycouncil@dalycity.org> **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org> **Subject:** Public Comment: Olympic Way Retreat Center and UPR 09-20-014692- Coastal Development Permit

Dear Honorable Daly City Council,

I oppose the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

I am a frequent visitor of Thorton Beach, and this place has critical ecological, physical, and social value to the Daly City community.

Ecologically speaking, there is a rich habitat of native plants in this area (including *Lupinus arboreus* and *Baccharis pilularis*). These plants provide habitat for native birds and pollinators (bees and butterflies), which are crucial to ecosystem health and function. I have also seen coyotes, rabbits, and mice in this area. This space provides a necessary wildlife highway between Golden Gate National Recreational Area and Ocean Beach in San Francisco to Montana Mountain in Pacifica, San Bruno Mountain, Sweeney Ridge, and the San Francisco Peninsula Watershed above the Crystal Springs Reservoir. These are incredibly important habitat for native species. Under development, these species and their pathway would disappear and therefore the ecosystem services they provide to the Bay Area and Daly City would diminish.

Physically, this space protects Daly City from threats of erosion, sea level rise, and storm surges. Without this natural buffer, Daly City property would be threatened by natural disaster and damages from the ocean. The landscape is constantly changing, and building on this property would make it incredibly susceptible to erosion damage. Studies have also found that development on steep slopes or unstable landscapes can increase erosion around it because development impedes the natural movement of matter, in this case sand. Development on this land lacks foresight that future climate change and a dynamic coast will wipe out this property in less than a decade.

Lastly, this space is incredibly valuable to the Daly City and surrounding communities. As one of the last open spaces in the city, this place is a respite for residents looking to escape the city. It provides mental and physical health for residents. During the pandemic, getting outside has been incredibly important for many people, and this is one of the closest and best places to do so in Daly City. If development is improved on this land, the quality of life for Daly City residents will decrease, and you will be responsible. Do not allow development to occur on this property so that the Daly City community can continue to admire and seek solace in this beautiful, natural open space.

his land should remain undeveloped as open space. I implore you to listen to your residents and neighbors. We rely on you to make decisions for our benefit, not against us.

Thank you,

Miles Brooks

From: Connie Yim <connie.ho.yim@gmail.com> **Sent:** Monday, December 14, 2020 12:43 AM **To:** City Council citycouncil@dalycity.org **Cc:** Annette Hipona <ahipona@dalycity.org>; City Clerk <cityclerk@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org>; Stephen Stolte <sstolte@dalycity.org> **Subject:** Public Comment-Olympic Way Retreat Center UPR 09-20-014692 – Coastal Development Permit

Public Comment-Olympic Way Retreat Center UPR 09-20-014692 – Coastal Development Permit

Please read this into the open record

To the Honorable Daly City Council,

Please consider not approving this permit to build the Olympic Way Retreat Center. This area should be kept as an open space for recreational use for people and pets. My family and I are avid hikers along with our two dogs, living in Daly City and we have taken many long hikes along Thornton State Beach Bluff and adjacent land, Fort Funston. From what I have learned, Daly City (many years ago) was known as the farming area next to the more established city of San Francisco. We should keep a remembrance of things past. I would hate to see the horses leaving the area. Let's leave this particular area the way it is, with horses, a barn, and a beautiful view. Not only for the view but most importantly an outdoor open space for both enjoyment and recreation for all to use. What we should all learn from this pandemic is that we will always need to have open free space in our neighborhood to spend quality time outdoors with nature.

Why have a two story building on an earthquake zone nearby a steep cliff to the ocean? Having a structure will only erode the land into Thornton Beach. Only a couple of miles away, homes had to be demolished due to land erosion. Due to current building codes the land needs to be stabilized in order to withstand an earthquake. It's not just building on top of the land but major drilling needs to be done for earthquake proofing and in addition to the plumbing and electricity. This will kill the land on and below the foundation, making it an unstable retreat for all. Please don't approve building a retreat center.

Thank you for your consideration,

Connie Ho Yim

From: Nichole Zuniga <nmzuniga94@gmail.com> **Sent:** Monday, December 14, 2020 7:44 AM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <ssstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org **Subject:** PUBLIC COMMENT 12-14
To the Honorable Daly City Council,

Please read this into the open record.

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and would be a drain on scarce city financial resources. (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act. (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space. Bluff should remain as open space for recreational use, to maintain views, "choose nature over development" for the California coast. I'm a newer resident of Daly City and fell in love with this beautifully preserved piece of nature. Preserve this land for the public please.

Thank you for your consideration, **Nichole Zuniga**

From: Harry Kitchin <mauiharry@gmail.com> **Sent:** Monday, December 14, 2020 8:43 AM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <ssstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org>; Harry Kitchin mauiharry@gmail.com **Subject:** The Olympic Way Retreat Center

Dear Council Members:

I have been a Daly City resident, taxpayer, and politically active voter for the last 35 years, which is why I am asking you to please not support or pass the resolution for the geotechnical testing for the Olympic Way Retreat Center UPR 09-20-014692.

I cannot believe the council would even consider building a religious retreat center/hotel in such a beautiful open space on a sandy bluff in an earthquake zone. No amount of engineering will make that development safe.

Skyline Highway and John Daly Boulevard cannot support the additional traffic this center/hotel would create. John Daly Boulevard is a virtual parking lot on the weekdays and weekends, and now you are proposing to add to the congestion.

Have you considered the environmental impact? The center/hotel will be a drain on our water supply, and it will strain the sewage system and generate more garbage for our landfill. Have you considered the carbon footprint of the center/hotel? Every event held there would require people to drive their cars, which means more carbon emissions damaging our fragile environment. Don't ever tell your constituents, the people who keep you in office, that you support climate change initiatives if you support this development.

I am surprised that the Coastal Commission has not weighed in on this plan. Have any of the national environmental groups such as the Environmental Defense Fund, the Nature Conservancy, The Natural Resources Defensive Council, the Trust for Public Lands, or the Sierra Club been informed of what the council intends to support? If not, I assure you they will be informed.

One nice thing about these groups is that they love filing lawsuits, partly to protect the environment, but also, win or lose, they are entitled to collect court costs and attorney fees. Can Daly City afford lengthy and costly legal battles?

Regardless of what the developer has promised you and the city, is this project worth expending your political capital on? If you support this project, it will only embolden your political opponents and be used against you at reelection time. Any support for this project will not be forgotten and, thanks to social media, will remain front and center in people's minds.

Please do the right thing for the Daly City residents who support you, and don't be dazzled by a developer who doesn't care about you, your career, or the people who live and work here. Vote against this development to keep this open land for everyone to enjoy. Regards, A Concerned Voter

From: Michael Downey <mikedowney415@gmail.com> **Sent:** Monday, December 14, 2020 10:03 AM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org **Subject:]** Opposition to the Olympic Way Retreat Center project
To the honorable Daly City Council,

I do not support the Olympic Way Retreat Center project being issued a permit for testing as way forward on this project.

The bluff is very unstable, which can be observed if you look a few yards away at the adjacent Thornton Beach overlook. All around the overlook are deep revienes and slides which have been getting progressively larger. Also, the neighborhood bordering Thornton Beach, on the Westlake cliffs, is now so eroded that one of the houses is in danger of being damaged or destroyed in the next minor erosion event.

Erosion does not happen at an even pace, El Nino years have a significant impact and accelerate erosion by an extreme measure. Any testing would need to account for a fully saturated bluff during the winter and spring of an El Nino year.

The Olympic Club extended their golf course on the other side of the stables before and during the last El Nino event only to have to abandon those new holes because of the damage done to the bluff during that El Nino event.

The added traffic on weekends to this area will be problematic. There is limited parking and the announced time when this new structure will be most active is during those peak times. This will have people parking in the adjacent neighborhoods and walking across a busy highway. There is no sidewalk on the north side of John Daly and the sidewalk on the south side ends at the freeway off ramp.

Thank you for hearing my concerns.

Michael Downey

From: Lynette Cook <lynette@lynetteinthestudio.com> **Sent:** Monday, December 14, 2020 10:33 AM
To: City Council <citycouncil@dalycity.org>; Carmelisa Morales <cmorales@dalycity.org>; City Clerk <cityclerk@dalycity.org>
Cc: Lynette Cook lynette@lynetteinthestudio.com **Subject:** Public Comment

DATE: December 14, 2020

TO: Daly City Council, 333 90th Street, Daly City, CA

RE: Olympic Way Retreat Center Project & UPR 09-20-014692 – Coastal Development Permit (CDP)

Dear Honorable Daly City Council,

I oppose the Olympic Way Retreat Center project and UPR 09-20-014692 – CDP regarding the testing of the land which moves this project forward. My reasons are as follows:

1) NEED FOR OPEN SPACE: The COVID-19 pandemic highlights more urgently than ever before the need for Daly City to preserve outdoor space for its residents - for exercise, for mental health, and for their own physical safety and wellbeing - especially when social distancing is required to prevent the viral spread. Thornton Beach Bluff already is experienced as a physical, mental, and spiritual retreat by the many Bay Area visitors and residents who go there to hike, walk their dogs, enjoy the view and the water, and ride horses.

2) ALIGNMENT WITH DALY CITY'S 2030 GENERAL PLAN: Daly City's 2030 General Plan clearly expresses the need for and commitment to ensuring open space, recreational opportunities, and the preservation of natural resources. As examples, the following two items are written in this Plan: 1) "Open space is one of the most precious and limited natural resources in Daly City." 2) "Due to a lack of an adequate mixture of facilities in the City, overall system deficiencies exist. The City should make every effort to protect and maintain existing parks, tot lots, and recreational open space areas as well as provide additional facilities in order to alleviate system-wide deficiencies."

3) THE LAND IS UNSTABLE AND UNSAFE: This property has an eroding bluff in an earthquake zone. The coastal bluff stretching from San Francisco to Pacifica has had numerous erosion events in recent years, resulting in the loss of homes, apartment buildings, and parking areas. On February 22, 2019 the cliff at Fort Funston, which lies just to the north of Thornton Beach, caved in on top of two women and a dog; one of these women died, as bystanders were unsuccessful at digging her out. Erosion is certain to continue.

4) WELFARE OF ANIMALS AND WILDLIFE/ENDANGERED SPECIES: The noise, vibration, and other disruption that digging and drilling during the period of geotechnical testing will cause to the horses at Mar Vista Stables and to the habitat of endangered species located on this property, such as the SF Garter Snake and CA Red Legged Frog, is unacceptable.

Additionally, I wish to address the Project's Program Description, which suggests that seasonal events such as an artists residency program and art exhibitions will be hosted at the Olympic Way Retreat Center, if built. As an exhibiting professional artist and a 22-year resident of Daly City, I will not wish to participate in any such programs, if invited, knowing that they come at the cost of developing the open space.

Please note that I welcome such a retreat center to Daly City if - and ONLY if - it is approved for a suitable location where the loss of open space and threat to animals and wildlife/native species are uncompromised.

Thank you for this opportunity to share my views with the Daly City Council.

Sincerely,
Lynette Cook

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Ms. Lynette Cook, Artist
www.lynetteinthestudio.com
415-699-6937

From: Susan Schroder <shelby421@mac.com> **Sent:** Monday, December 14, 2020 12:20 PM **To:** City Council <citycouncil@dalycity.org> **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org> **Subject:** audry Thornton Beach Bluff Preserve - Please read this into the open record

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. I am a San Mateo County resident and have walked here everyday for decades.

Many of us remember when the Olympic Club put the extra holes in for the US Open and what the first El Nino storm did to it. My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration,

Susan Schroder

From: rmloui <rmloui@gmail.com> **Sent:** Sunday, December 13, 2020 7:47 PM **To:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org>
Subject: [EXTERNAL] Fwd: Olympic Way Retreat Center - UPR 09-20-014692 – Coastal Development Permit

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. Below is the letter that I sent to Daly City City Council address (citycouncil@dalycity.org) last Tuesday.

Sincerely and best regards, Rachel Loui Mountain View, CA

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

From: rmloui <rmloui@gmail.com> **Date:** Tue, Dec 8, 2020 at 5:44 PM **Subject:** RE: Olympic Way Retreat Center - UPR 09-20-014692 – Coastal Development Permit **To:** <citycouncil@dalycity.org>

Dear Daly City City Council,

My name is Rachel Loui and I am a Bay Area native and resident, based in Mountain View but I often travel up the peninsula to enjoy the beautiful open spaces and beaches in the Daly City, Pacifica, and San Francisco area to hike and explore with my rescue dog. I learned of the Olympic Way Retreat Center project a month or two ago and am saddened to hear that this land is being proposed to be developed. I wholeheartedly feel that the land as it is now, is gorgeous and perfect the way it is at the moment and I vehemently object to its development.

With the dwindling number of natural spaces left untouched by people, Thornton Beach bluff should remain as open space and preserved for recreational use by the community. I simply do not see the need to 'make this piece of land better' by digging up the plants, disrupting/destroying the homes of the native animals, and destabilizing the cliff with the Olympic Way Retreat Center. Why can't people be allowed to use the land as it is to "retreat" now?

Secondly, this land lies in between Thornton Vista and Fort Funston and includes a single trail for access to the beach. It is an area long used by the locals and Bay Area residents for dog walking, hiking, paragliding, fishing, horseback riding. With its beautiful views and native flora and fauna, it should remain unspoiled and undeveloped. To reiterate, the land should not be developed and folks should be able to enjoy the open space as is, without development, without construction and without man-made buildings, paved roads, and other non-naturally occurring objects.

Next, this land is contained in an earthquake zone adjacent to the San Andreas Fault and is on sandy bluffs that are known to be unstable, especially when the soil is oversaturated with rainwater or when it is fully dry in the summer. There have already been unfortunate deaths of persons getting too close to the eroding cliff edges and with the recent death in late February 2019 at Fort Funston, it simply makes zero sense to propose any development on this land when it will first destroy the natural beauty that exists now and then when the land beneath it later will surely crumble, that development will be all for waste.

Lastly, I am sure that there are PLENTY of vacant buildings that are already built that can be allocated for a religious center/hotel. One does not have to drive far in any direction to see numerous buildings in any city, Daly City and beyond, that are vacant due to the COVID pandemic from either companies that have canceled their plans to occupy the building or have their employees now working from home. The question being asked is, why destroy a pristine open space that is loved by many in order to house this "religious retreat center/hotel" when a perfectly usable building elsewhere can be utilized?

There are so many logical reasons that the Olympic Way Retreat Center project should be moved to another location and that the Thornton Beach bluff should not be developed. I sincerely hope that my letter means something to the decision makers considering the fate of Thornton Bluff. Please reconsider the project and leave Thornton Beach untouched.

Sincerely and best regards, Rachel Loui Mountain View, CA

From: Barak Kassar <barak@bkwpartners.com> **Sent:** Sunday, December 13, 2020 4:10 PM **To:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org> **Subject:** No on Olympic Way Retreat Center Project

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration,

Barak Kassar Barak Kassar Partner, [BKW](#) +1 415 225 7650 **BKW blog:** [A Very Human On-Hold Message](#)

From: Kristin Wiederholt <kristin@bkwpartners.com> **Sent:** Sunday, December 13, 2020 3:54 PM
To: City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>;
Shawna Maltbie <smaltbie@dalycity.org> **Subject:** No on Olympic Way Retreat Center Project

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents
(see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped as open space.

Thank you for your consideration,

Kristin Wiederholt -- Kristin Wiederholt Partner, BKW +1 415 637 7650

From: Elizabeth Edmonds <receptionistmovement@riseup.net> Sent: Monday, December 14, 2020 5:38 PM
To: City Council citycouncil@dalycity.org Cc: City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawwna Maltbie smaltbie@dalycity.org Subject: **Opposition to development of Thornton Beach Bluff**
Dear DC City Council,

Thank you for reading this letter and I appreciate you taking time to listen to the community. The matter in which I am writing to you about is dear to me and I appreciate being able to communicate my thoughts about the proposal to build a Christian recreation center at Thornton Beach Bluff.

I want to express my strong opposition to the proposed geotechnical testing for the Olympic Way Retreat Center - UPR 09-20-014692 – Coastal Development Permit. The community is opposed to this project and there are many reasons why this project should not move forward including:

1) Franciscan sandstone is unsound land and not safe to build on 2) denying hundreds of people access to the space (especially during a pandemic and in the future) is hurtful to the community 3) a Christian retreat center is not inclusive of ALL of the community 4) it will be very disruptive to wildlife causing noise pollution and destruction of natural habitats. 5) it will subject the horses at the stable to stress and noise pollution from very loud construction. Horses are flight animals and very easily scared by loud noises.

If you have not visited this area, I invite you to do so and go and see it for yourself. This land is gorgeous and majestic. It is enjoyed by the community and a home for so much wildlife including owls and many species of birds. It is a refuge and should remain as it is, for the community to enjoy, undeveloped.

The land is Franciscan sandstone and is visibly unstable and not suitable for building. Prior projects have literally collapsed and crumbled and existing structures are on the verge of tumbling down the hill.

Building a religious Christian Retreat Center is not inclusive of ALL of the community. Our communities have been experiencing so much division and we are in the middle of a raging pandemic. Living and acting in accordance with Christian values, means being inclusive of all community. Sand Hill Property should not be allowed to test or build on this beautiful and sacred site. The community that uses this space is overwhelmingly opposed to this project, and I believe I can speak on behalf of the wildlife and say that they want their home to be left as it is, undisturbed.

Please listen to our voices and do not allow this project to move forward.

Sincerely, Elizabeth Edmonds

From: Yaco 9 <galosab9@yahoo.com> **Sent:** Monday, December 14, 2020 6:13 PM **To:** City Council citycouncil@dalycity.org **Cc:** Shawwna Maltbie <smaltbie@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; City Clerk cityclerk@dalycity.org **Subject:** **Olympic Way Retreat Center" and UPR 09-20-014692 – Coastal Development Permit**

As a lifelong resident of Daly City i am strongly opposed to any building construction in this area. The environment will be strongly negatively impacted and this construction idea will cause many problems in the future - including the destruction and pollution of the coastline. I strongly oppose and see no value in the construction. Please leave the area as it is, everyone in the Daly City Area opposes the construction proposal.

Thank you for your consideration.

Gabriel Galo

From: Jordan Batres <jordanbatres@gmail.com> Sent: Monday, December 14, 2020 6:28 PM To: City Clerk cityclerk@dalycity.org Subject: **Public Comment**
Hello,

I wanted to voice my concerns over the retreat center project at Thornton Beach Bluff. I walk at Thornton Beach around 2-3 times a week. It is a beautiful oasis in a suburb of housing and shopping. We have very few open spaces that aren't designated fields or play structures. It is one of Daly City's few spaces that is just untouched and displays the beauty of the Daly City coast. I often see dog walkers and parents with their kids walking in the bluff looking at the plants and playing around. All the other areas at Thornton beach are a walk down a steep hill so the upper bluff is the only space accessible for those with physical disabilities and trouble walking long distances. We should be preserving this space for everyone, not just a select few.

During the pandemic, I've noticed a huge uptick in visitors at Thornton beach. It's really awesome to see the community get out and be together during times like this. We should be encouraging our neighbors to get outside and enjoy this space instead of sell it off to be built upon. The building of this retreat center is not what Daly City needs. As a life long Daly City resident, I hope you all rethink allowing this retreat center to be built upon some of the most beautiful coast line.

Thanks, Jordan Batres

From: Marie Seitzer <galomarie@gmail.com> **Sent:** Monday, December 14, 2020 6:07 PM **To:** City Council <citycouncil@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawnna Maltbie <smaltbie@dalycity.org>; City Clerk cityclerk@dalycity.org **Subject:** **Olympic Way Retreat Center" and UPR 09-20-014692 – Coastal Development Permit**

To whom it may concern:

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward, and NOR SHOULD YOU.

This area is not suitable for a building, it is a rapidly eroding bluff and any construction would be destroyed and fall into the ocean in a short amount of time. Secondly, the cost and effort of moving utilities to this part of the city would pose a danger to ANYONE. Thirdly, the intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act and Sand Hill Properties KNOWS IT – they're just being shady. Fourthly, the project is incompatible with the current zoning ordinances as C-1 Light Industrial. Again SAND HILL PROPERTIES KNOWS IT – they would petition to CHANGE the zoning for this project. LASTLY AND MOST IMPORTANTLY – THIS PROJECT IS OPPOSED BY HUNDREDS OF DALY CITY RESIDENTS AND THOUSANDS OF BAY AREA RESIDENTS. Despite what Sand Hill Properties says, EVERY SINGLE PERSON I HAVE SPOKEN TO IS AGAINST THIS PROJECT. Don't turn a blind eye to your constituents, we elected you, it's now your turn to represent us.

MARIE SEITZER

From: Ethel Galo <hypsypylo@yahoo.com> **Sent:** Monday, December 14, 2020 6:26 PM **To:** City Council citycouncil@dalycity.org **Cc:** Shawnna Maltbie <smaltbie@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; City Clerk <cityclerk@dalycity.org> **Subject:** **Olympic Way Retreat Center" and UPR 09-20-014692 – Coastal Development Permit**

No, totally opposed to any construction in our beautiful Daly City Coastal area. Respect the environment, respect the people, respect the future generations. Do not allow this permit to ruin our california seaside coast.
Thank you for your consideration.

Ethel Galo

From: Bryant Galo <bgalo89@gmail.com> **Sent:** Monday, December 14, 2020 6:48 PM **To:** City Council citycouncil@dalycity.org **Cc:** Shawonna Maltbie <smaltbie@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; City Clerk <cityclerk@dalycity.org> **Subject:** Olympic Way Retreat Center" and UPR 09-20-014692 – Coastal Development Permit

As a native in San Francisco and having been raised in Daly City, i strongly oppose the construction of buildings and any sort of damage done to our seashore. Everyone is opposed to this permit because we know it will cause great damage and ruin this beautiful area in the future. It will immediately destroy wildlife, long term introduce pollution and waste, and overall ruin the environment next to the ocean. I am strongly opposed to this permit and believe we need to stop this great harm from being done to our homes - for all present and future citizens of Daly City.

Thank you for your consideration, Bryant Galo

From: Lynda Swanson <lyndaswanson@comcast.net> **Sent:** Monday, December 14, 2020 4:42 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk cityclerk@dalycity.org **Subject:** To all DC leaders and council re: thornton beach

34-yr resident of DC! Support all bond issues and budgets snd police and fire and libraries and schools etc. Do NOT support "developing" Thornton Beach for gods sake!!!!!!!!!!!!!!!!!!!!!! Never will-support any measures again if you do. Lynda Swanson 739-2 Pointe Pacific 94014. 650_245-0793

From: Kelley Zerga <kzerga19@gmail.com> **Sent:** Monday, December 14, 2020 7:05 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; Annette Hipona <ahipona@dalycity.org>; Shawonna Maltbie smaltbie@dalycity.org **Subject:** Please read this into the open record - Opposing Olympic Way Retreat Center

Dear Daly City Council,
I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project lies between Thornton Vista and Fort Funston and includes the main trail down to the beach that the public accesses. This is an area that has been long used by locals and bay area residents for dog walking, horseback riding, hiking, fishing, surfing, kiteboarding and paragliding. It has beautiful vast views and should remain as is, unspoiled and undeveloped for generations to enjoy. (2) The land is situated in an earthquake zone next to the San Andreas fault and with knowledge of a recent death due to the eroding sandy bluff this would not be an ideal location to build a huge facility. (3) This land homes fragmented habitats that exist in urban areas that provide a last refuge for many locally threatened plant and animal species otherwise absent from the surrounding urban matrix. These areas also improve connectivity between larger, more contiguous habitats in nearby parks and open space reserves. Preservation of these small patches is critical to the conservation of biodiversity in urban landscapes. (4) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act. (5) Is it really a religious retreat center? Do we need a retreat center at this location? Can't they find somewhere else to build? (6) This project has been opposed by thousands of local residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

This land should remain undeveloped.

Thank you for your time and consideration, Kelley Zerga

From: dustin vincent <doost2@hotmail.com> **Sent:** Monday, December 14, 2020 7:14 PM **To:** City Council citycouncil@dalycity.org **Cc:** City Clerk <cityclerk@dalycity.org> **Subject:** Public comment

I oppose the Olympic Way Retreat Center.

Thank you!

From: Sarah Harrison <sarah@ollieandbear.com> **Sent:** Monday, December 14, 2020 7:07 PM **To:** Annette Hipona <ahipona@dalycity.org>; City Clerk <cityclerk@dalycity.org>; Shawna Maltbie <smaltbie@dalycity.org>; Stephen Stolte <sstolte@dalycity.org> **Subject:** Thornton Bluffs

Dear Daly City Council,
Please read this into the open record.

I am writing to you today to urge you to vote against allowing developers to build a large, for-profit building on Thornton Beach bluff. I am a local neighboring resident who visits the bluff weekly; Thornton Beach bluff has connected me to other people who have formed my community.

In my business, I serve residents of Daly City and San Francisco by walking dogs at Thornton Beach bluff. I contract two additional people, and this is a main source of our livelihood. We depend on using this space. It is not only the three of us, but upwards of 100 others like me whose livelihoods depend on this space as well, including Mar Vista Stables which has been in business for 100+ years.

In addition, preserving natural spaces is one way we can impact the global climate crisis on a local level. Ten years of construction will deeply impact and permanently damage the wildlife ecosystem. The last two coyote families in the Bay Area, who keep the rat and vermin population under control, use this space for hunting and traveling. Ongoing construction will drive animals like nesting native birds and owls away with noise and disruption. So much has been taken away from the Bay Area wildlife. Let them keep this small habitat.

If this building is approved, it is not just animals, but also the people of Daly City who will be negatively impacted. Making this area private will rob Daly City citizens of a space that generations of have enjoyed. This is *everyone's* local park--not just a tourist destination.

Fishermen, paragliders, and horseback riders come here; moreover, families and people with pets come here to enjoy the open space. The neighborhood deserves Thornton Beach bluff to be public. I am friends with people who live here and come everyday, and this is a HUGE part of their lives and why they've chosen to live in this area.

A "retreat center" will only be for private use, a large building on unstable land. February of 2019 a woman named Kyra Scarlet was buried alive in a landslide less than a mile from the bluffs, it is a dangerous place to build. This "retreat center" will serve only a small percentage of people but will impact much more in comparison. Is taking people's livelihoods, hurting the climate and ecosystem, and robbing the neighborhood of a community space, worth it? It is a very high price to pay.

Let's preserve Thornton Beach bluff--it is in these small steps we can make a difference in helping reduce our carbon footprint.

Thank you or your consideration.

Sarah Harrison

Owner & Operator

www.ollieandbear.com

Direct: 310 927 0422

From: Elizabeth Bland <elizabethblands@gmail.com> **Sent:** Monday, December 14, 2020 7:12 PM **To:** City Council <citycouncil@dalcity.org>; City Clerk <cityclerk@dalcity.org> **Subject:** Fwd: Elizabeth Bland - Public Comment ..use permit upr-09-20-014692 Olympic Way Retreat Center

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

From: Elizabeth Bland <elizabethblands@gmail.com>

Date: Sun, Dec 13, 2020 at 5:11 AM

Subject: Elizabeth Bland - Public Comment ..use permit upr-09-20-014692 Olympic Way Retreat Center

To: <citycouncil@dalcity.org>, <cityclerk@dalcity.org>

To whom this may concern at the city council in regards to a concern after listening the the Daly City Planning Commission vote to send the vote to you this week regarding the Thornton Beach on the Cliff next to Fort Funston.

This is what I observed during the planning commission meeting that had the contractor representative on the zoom call to answer any questions.

I would like to add in that whenever asked about being able to see the actual plans for their 35 foot tall and almost 50,000 sq ft "Retreat Center" that the planning commission in my opinion needs to see in detail was averted when the contractor who is representing the project flipped the script, if you notice in the recording, to not have to answer the question directly and focused on churches and none-profits..that have nothing to do with what they are trying to push through and not one person caught on to what he was selling them on. Embarrassing. The only plans shown were where they plan to bore and put piers for a foundation by the looks of the drawings and what happens if it isn't possible...how do they plan to "re stabilize" the area so the horses and stable don't slide down the bluff. The other thing I find confusing is why would you put a two-story building in one of the most predominant focal points on the peninsula...that makes no sense and it doesn't do Daly City any good... I also noticed how whoever was running this meeting downplayed that most of the visitors that come to the park and enjoy it are from San Francisco which is absolutely not true. Most of the 1000+ signatures I feel came from Daly city citizens that are concerned and don't want this to happen because it takes away more public access that is used by the public than will be utilized in a retreat center. A retreat center is not public and they plan on charging people to come in and use the space. Right now it's free for the public to use so I don't see how this is anything but wrong. The other puzzling part to me is they are all genuinely concerned about the time the testing is going to take and wanted to ensure that all pathways and trails are still going to be open for the public to be able to use and also to be able to ensure public safety with the trenches and everything else that they're going to be doing, but what happens if it does pass and they go through with construction? They will turn all the trails into a parking lot and it is going to be blocked off permanently...but nobody thinks about that.

Hope that the city council can at least keep the will of the public at heart as well as the habitat that will be saved by not allowing this project to proceed.

When the planning board mentioned that there were many people that did not want the building to go up..the contractor stooped to distraction mode and leveraged that they had built churches for other agencies before and blah blah...

Thank you for your time in reading this and I will be attending the meeting next Tuesday.

Respectful regards, Elizabeth Bland

From: Maya Elgarico <mayalelgarico@gmail.com> **Sent:** Monday, December 14, 2020 7:31 PM **To:** City Clerk cityclerk@dalycity.org **Subject:** Public Comment

Hi City Council Members,

I urge you to rethink approving the SHP Foundation's plan to build a(n) religious retreat/event center on the Thornton Beach Bluff. This open space has created an environment that caters truly to the community that already resides here. There is a beautiful view that residents dog walk, bike/horse ride, hike, etc. It would be a shame to take that community experience away from us. This structure would also affect the 2 endangered species (SF Garter Snake and CA Red Legged Frog) that also rely on this land. Not to mention the danger of the instability of this building that lies on the San Andreas Fault Line and the constant erosion of the cliffs. Instead of trying to make more people come to this city, we should push this effort into reinvesting in our already existing communities because this is our "retreat center". Thank you for your time.

- Concerned Daly City Resident

From: Sarah Harrison <sarah@ollieandbear.com> **Sent:** Monday, December 14, 2020 7:43 PM **To:** Annette Hipona <ahipona@dalycity.org>; City Clerk <cityclerk@dalycity.org>; Shawwna Maltbie <smaltbie@dalycity.org>; Stephen Stolte <sstolte@dalycity.org>; City Council citycouncil@dalycity.org **Subject:** Use Permit JPR-09-20-014692 -- Coastal Development Permit -- Geotechnical Subsurface Investigation at 2152 Olympic Way

Dear Daly City Council, *(Annette Hipona, City Clerk - wrote: This may have been forwarded twice.)*
Please read this into the open record.

I am writing to you today to urge you to vote against allowing developers to build a large, for-profit building on Thornton Beach bluff. I am a local neighboring resident who visits the bluff weekly; Thornton Beach bluff has connected me to other people who have formed my community.

In my business, I serve residents of Daly City and San Francisco by walking dogs at Thornton Beach bluff. I contract two additional people, and this is a main source of our livelihood. We depend on using this space. It is not only the three of us, but upwards of 100 others like me whose livelihoods depend on this space as well, including Mar Vista Stables which has been in business for 100+ years.

In addition, preserving natural spaces is one way we can impact the global climate crisis on a local level. Ten years of construction will deeply impact and permanently damage the wildlife ecosystem. The last two coyote families in the Bay Area, who keep the rat and vermin population under control, use this space for hunting and traveling. Ongoing construction will drive animals like nesting native birds and owls away with noise and disruption. So much has been taken away from the Bay Area wildlife. Let them keep this small habitat.

If this building is approved, it is not just animals, but also the people of Daly City who will be negatively impacted. Making this area private will rob Daly City citizens of a space that generations of have enjoyed. This is *everyone's* local park--not just a tourist destination.

Fishermen, paragliders, and horseback riders come here; moreover, families and people with pets come here to enjoy the open space. The neighborhood deserves Thornton Beach bluff to be public. I am friends with people who live here and come everyday, and this is a HUGE part of their lives and why they've chosen to live in this area.

A "retreat center" will only be for private use, a large building on unstable land. February of 2019 a woman named Kyra Scarlet was buried alive in a landslide less than a mile from the bluffs, it is a dangerous place to build. This "retreat center" will serve only a small percentage of people but will impact much more in comparison. Is taking people's livelihoods, hurting the climate and ecosystem, and robbing the neighborhood of a community space, worth it? It is a very high price to pay.

Let's preserve Thornton Beach bluff--it is in these small steps we can make a difference in helping reduce our carbon footprint.

Thank you for your consideration. Sarah Harrison Owner & Operator www.ollieandbear.com
Direct: 310 927 0422

From: vivencio peralta <vivencio.peralta@gmail.com> **Sent:** Monday, December 14, 2020 5:19 PM **To:** City Council <citycouncil@dajcity.org>**Subject:** Save the Thornton Beach Bluff

Good evening,

I am writing in my opposition to build a 2-story, 49,650 square foot Christian religious retreat and event center. Daly city is lacking in open space and we have to preserve what we have left. I am resident of Daly City residing on Southgate Avenue.

Respectfully, Vivencio Peralta

From: Stephanie Yee <puppyeepawsx2@att.net> **Sent:** Monday, December 14, 2020 6:29 PM **To:** City Council <citycouncil@dajcity.org>**Subject:** Public Comment - Thornton Vista

Dear members,

> I am writing to you in my strong opposition to the proposed project of the Olympic Way Retreat Center on the land next to Thornton Vista. Our seashores are already over-developed. Is anything sacred anymore? Stop the development from proceeding. You need to also remember our natural resources are more valuable to us than another building.

Stephanie Yee

From: Erwin Bonilla <erwin.bonilla@gmail.com> **Sent:** Monday, December 14, 2020 6:36 PM **To:** City Council <citycouncil@dajcity.org> **Subject:** Save Thornton Beach Bluff Preserve

To the Honorable Daly City Council,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and a would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>)

My wife and I took our 2 daughters horseback riding recently. We rented horses from Mar Vista Stables. We had a great time! We appreciated the history surrounding the area and the natural beauty. For a moment, as you trek down from the bluff, you're free from the concrete jungle. It would be a huge loss for many if the stables are removed and replaced by an event center.

As a 30+ year resident of Daly City, I've observed the transformation of Daly City. This city has continually grown so much, developing every possible open space- whether it's the hilltop by Our Lady of Perpetual Help or adjacent to the lower shoulders of San Bruno mountain. We need to seriously take a moment to pause on how much more land we develop in Daly City. So much land has given way to development... and we find ourselves lacking green spaces for refuge from the concrete desert.

For the Thornton Beach Bluff Preserve... do we seriously want this land to be paved over, too? The land sits on shaky ground, along a major fault line.

We need to preserve this land now or we further erode our access to this awesome nature preserve. We need this sanctuary more than ever! We need to preserve the natural beauty that makes Daly City's coastline unique and special. We also need to protect the wildlife that rely on this nature preserve. This land should remain undeveloped as open space.

Thank you for your consideration,
Erwin

"Live passionately without attachment to the outcome"

-Allan Hardman

From: Minna Robles <minna.robles@gmail.com> **Sent:** Monday, December 14, 2020 7:02 PM **To:** City Council <citycouncil@dalycity.org> **Subject:** Public Comments

Dear City Council,

To reiterate my voice:

I am writing to you in my strong opposition to the proposed project of the Olympic Way Retreat Center on the land next to Thornton Vista.

I have been living on North Mayfair Avenue with a view of this land for 37 years. The land should continue to be accessible to the community in its current state and preserved for the environmentally sensitive wildlife that live on it. This project proposed by Sand Hill Properties is hypocritical to the definition of a supposed "Retreat" or goal in finding peace/rejuvenation as it involves the unneeded destruction of natural resources.

Please DO NOT approve the Olympic Way Retreat Center on the land next to Thornton Vista.

Sincerely, Minna Robles

From: ivanlopez@gmail.com <ivanlopez@gmail.com> **Sent:** Tuesday, December 15, 2020 3:02 PM **To:** City Council <citycouncil@dalycity.org> **Subject:** Thornton Beach protection
Hello city of Daly City,

Please don't build on our beach it's Daly's most special place and my two year old has learned to walk swim and play with the ocean please don't build here. It's beautiful the way it is. It just needs more flowers.

I ask that this proposal find a new location to build this space is special for many humans and animals Thank you
Iván

From: Wild Bill Peacock <wbpeacock@gmail.com> **Sent:** Tuesday, December 15, 2020 2:13 PM
To: City Council <citycouncil@dalycity.org> **Subject:** please don't develop Thornton beach!
it is loose sand on a faultline, I can't even believe there's a debate about this!

From: Michael Shanahan III <mws28@humboldt.edu> **Sent:** Tuesday, January 5, 2021 3:41 PM
To: City Council <citycouncil@dalycity.org> **Subject:** To Mayor: Glenn Sylvester

Hello Mayor Glenn Sylvester,

Please protect our open spaces left in Daly City. Please save Thornton Beach Bluff for future generations of people and other species.

Daly City has always been home for me. I grew up in the Westlake area and have had a great childhood in this city. I love the fog, what the park and recreation has to offer and the community that make up the "gateway to the peninsula".

However it saddened me to see the empty lots my friends and I would play in... vanish. The beautiful green houses.... Vanish. Both turned into large homes with small backyards.

Daly City started as farmland and it is sad to see that heritage lost on the corner of Annie and Washington Street. Will we continue to build until Daly City has reached all city boundaries without any open space or historical sites left? Will Thornton beach Bluff be the next open space heritage site to... Vanish?

I can understand the pressure to stimulate our local economy. However, it was a mistake to approve CDP for testing at the Thornton beach bluff. This space provides needed habitat as well as access to an incredible state park.

I understand that it is private property; however, there are places that are worth preserving, for future generations and Thornton beach bluff is one of those places.

During the pandemic what has been a saving grace is the ability to walk around the neighborhood. I feel very lucky to have Thornton beach, a rugged urban wildlife spot, within walking distance of home. As a child it is the location of summer horseback riding day camps through Daly City's park and recreation. As an adult, it is a place to bird watch, exercise and breathe in hope for a better tomorrow.

Please consider the equestrians, dog walkers, hikers, artists, and all of the other non-human creatures that call Daly City home. Thank you for your time
Mike Shanahan

Annette Hipona, City Clerk -wrote: AFTER THE MEETING:

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

From: Elizabeth Edmonds <receptionistmovement@riseup.net> Sent: Tuesday, December 15, 2020 10:36 AM To: City Council citycouncil@dalcycity.org Cc: City Clerk <cityclerk@dalcycity.org>; Stephen Stolte <sstolte@dalcycity.org>; Annette Hipona <ahipona@dalcycity.org>; Shawwna Maltbie smaltbie@dalcycity.org Subject: **Follow up to Opposition to development of Thornton Beach Bluff**

Dear DC City Council,

Last night's decision to move forward with Sand Hill's proposal was heartbreaking and disturbing. The public overwhelmingly opposes the first phase of excavation and digging and we used our voices to communicate this to you. You asked for public comment but it was not considered and you did not listen to the people that voted you into office. There is VALUE in open spaces. There is value in protecting the land. Caring about wildlife and the community is more important than allowing a developer to come in from a different county and destroy a sacred place. Steve Lynch and his experts talked about the invasive species that are on the property and how dangerous it is but that was a distraction and untrue. It is an incredibly special place and this is why he is doing everything he can to have it. He is another white man being allowed access to land, displacing wildlife and the community. It is heartbreaking and disturbing that you did not see through him and his "experts". It was a charade.

I want to thank the two city council members that opposed this project.

I could not see their names because the screen was too small but I want to thank them for caring about the land, wildlife, the horses and the community. The white male city council member who thought it was a good idea obviously does not see the value in things that are dear to the community. Why test this land when we already know it is not fit for building? It will never be the same. I sat through the hours of discussion and wrote emails and hand written letters. Your decision last night was a disgrace to the community that elected you. I am heartbroken over YOUR decision to allow Sand Hill Property to destroy a beautiful and loved space.

Sincerely,

Elizabeth Edmonds

From: Mitchell Kazeminejad <kaz@ucdavis.edu> Sent: Sunday, December 20, 2020 12:01 PM To: City Council citycouncil@dalcycity.org Subject: **Thornton Beach, Daily City**

Dear respective council member,

I hope this email finds you well and in good health. I'm emailing you to voice my opinion regarding Thornton Beach. I kindly ask that you simply do nothing. Allow Thornton Beach to remain as is. This undeveloped land may look appealing to develop, but I assure you that whatever economical gains you project will erode from westlake shopping center.

Leave Thornton Beach alone. Best regards, Mitchell K

From: Ami Hartley aguila1@pacbell.net **Sent:** Tuesday, December 22, 2020 2:51 PM **To:** City Clerk cityclerk@dalcycity.org
Subject: Re: **The Olympic Way Retreat Center**

To Whom it may concern,

I am completely against the building of the Olympic Way Retreat Center on land at Ft. Funston for a number of reasons. It will limit public access to the dunes and surrounding land and change the natural environment. It will also create traffic jams and cause degradation of land. It is wrong to change the natural landscape which should be left in it's current, beautiful state. Thank you for preserving it.

Sincerely,

Ami Hartley LMFT

From: Michael Shanahan III <mws28@humboldt.edu> **Sent:** Monday, January 11, 2021 4:27 PM **To:** City Council
<citycouncil@dalycity.org> **Subject:** **To Mayor: Glenn Sylvester**

Hello Mayor: Glenn Sylvester Habitat Loss, Where does the non-human species go?

A red tail hawk glistening in the sunlight after a rain Wednesday afternoon. The hawk circles high and low, then pauses in a juniper tree on Thornton Beach vista point. Then takes flight crossing private land of Thornton Beach Bluff to perch on a power line. Then flies to another juniper tree in Thornton Beach State park.

Why does it circle? Possibly hunting?

Then a group of Ravens start to vocalize an attack, the hawk crosses to the private land and park land.

The Red tail takes evasive patterns in mid air to avoid the attack. Meanwhile a small flock of sparrows bunch in the ice plant bouncing back and forth between Thornton Beach Bluff and Thornton Beach vista.

These species do not obey or understand the difference between protected habitat and private land. They are present because that space supports their livelihood.

Some people may have personal biases against certain bird species. They are common and can go somewhere else. Yet where will these birds go? What happens when a common bird species can no longer find food, shelter and water?
They will disappear, no longer becoming common.

Looking at Thornton Beach Bluff the argument could be made that it is a poor habitat. The invasive non-native ice plant has suppressed most all other plant species. However, is poor habitat that is being occupied better than none at all?

Instead of envisioning a grand event center could you envision a beautiful restored habitat? Where slowly but surely the ice plant is removed. Native plants take over. Resulting in even more life living on the bluff enriching the state park and vista lands.

Thank you for your time Mike Shanahan

Please protect our open spaces left in Daly City. Please save Thornton Beach Bluff for future generations of people and other species.

Subject: Re: Follow Up - City Council Meeting CDP UPR-09-20-014692
Date: Tuesday, January 12, 2021 at 7:57:36 AM Pacific Standard Time
From: Annie Ellicott
To: Lisa Dunmeyer
CC: KoppmanNorton, Julia@Coastal, Phillip Seitzer, NorthCentralCoast@Coastal
Attachments: 12-14-20 City Council Registered Online Public Comments.pdf

Hi Julia,

Adding on...attached is a summary of some of the public input received (registered comments only of 77 received) at the Council Meeting on 12-14 from members of the public. Thought you might want to see the various concerns of the public.

Thank you,

Annie Ellicott

President - Leapup Marketing Solutions

www.LeanUp.com - w: 415-563-6250 - c: 415-602-6250

[@Leapup](#) - skype: AnnieEllicott - [Facebook](#) - [Linked In](#)

On Mon, Jan 11, 2021 at 9:23 PM Lisa Dunmeyer <lisadun@mindspring.com> wrote:

Hi Julia,

I hope that this email finds you well. Thank you for confirming the appeal of the geotechnical permit. I want to share a letter that was just submitted as follow up to the permit appeal. The enclosed terrestrial LIDAR report is also included.

Thank you for your time in reviewing these materials.

Lisa Dunmeyer
415-819-6413

Begin forwarded message:

From: Lisa Dunmeyer <lisadun@mindspring.com>

Subject: Follow Up - City Council Meeting CDP UPR-09-20-014692

Date: January 11, 2021 at 7:44:25 PM PST

To: Carmelisa Morales <cmorales@dalycity.org>, tmothershead@dalycity.org,
citycouncil@dalycity.org

Cc: Michael Van Lonkhuysen <mvanlonkhuysen@dalycity.org>

Honorable Mayor, Council Members and Daly City Planning,

I have included the attached letter as a follow up to questions asked on the December 14th city council meeting. I am in support of the permit appeal submitted by Phillip Seitzer. Geologic testing is disruptive and unnecessary. I hope that my letter inspires better discussions and better solutions. I would encourage a quasi-public land use partnership, leaving this parcel as open space while developing another area in Daly City for the hotel/retreat center. Further details attached.

Thank you for your time.

Lisa Dunmeyer

12/14/20

Daly City Council Meeting Public Comments - Registered Responses Only (of a total of 77 received)

Council Member Pam DiGiovanni's reference to comments received prior to meeting:

- Public comment – ice plant. Responder has identified on the site, within an ice plant, an endangered plant.
- Secondly, Mar Vista Stables – animal sensitivity? Have you spoken to Mar Vista Stables and are they in favor of the project? No, the only conversation was with land owners of Mar Vista property.
- Thirdly, regarding the depth of the drilling. How do you know that the drilling won't destabilize the area? Once it's loosened, you can't repair it, right?

REGISTERED PUBLIC COMMENTS:

1. John Wood

As a concerned citizen and an organizer of Thornton Beach Bluff Preserve, I oppose the proposed Olympic Way Retreat Center project and issuance of UPR 09-20-014692 – Coastal Development Permit. The City Council should listen to public input about this project. There is strong and growing opposition to it. Over 250 Daly City residents to date. This land is not suitable for development. Building on sandy, eroding cliffs in an earthquake zone is dangerous and puts public safety at risk. The current zoning regulations do not support this type of development. But any development of this area is simply inadvisable given the evidence from decades of prior mistakes in this vein and the cost of those. Why would Daly City even consider this type of project? It is being "sponsored" by a nonprofit foundation meaning the city gets no property taxes, etc. The City would be on the hook for moving utilities under Skyline Blvd to support electrical, internet, wastewater, sewer etc. Does the community need a "religious retreat center"? No. This project is not in any way compatible with the Local Coastal Plan for Daly City. We plan to appeal any CDP to the Coastal Commission. Yes, some will say "this is just a CDP for testing"...but it is a slippery slope. Once the Council votes for that, the project technically moves to the next stage. Wouldn't it be more advisable to redirect Daly City resources (now even scarcer due to COVID) to other priorities? This land should remain as open space. Thank you for your consideration.

2. Lisa Dunmeyer

I urge the Council Members to not issue the permit or grant support for this project. What gain to Daly City residents is there when they will be losing access, not gaining access to additional open space?

3. Lillian Montgomery

I am opposed to the proposed complex being built at the intersection of John Daly Blvd. and Skyline . I have been a resident of Daly City for 60 years, I often walk my dogs and enjoy the ocean nearby. Please vote no!! There are numerous other places to build your proposed building.

4. Bryant Galo

As a native in San Francisco and having been raised in Daly City, i strongly oppose the construction of buildings and any sort of damage done to our seashore. Everyone is opposed to this permit because we know it will cause great damage and ruin this beautiful area in the future. It will immediately destroy wildlife, long term introduce pollution and waste, and overall ruin environment next to the ocean. I am strongly opposed to this permit and believe we need to stop this great harm from being done to our homes - for all present and future citizens of Daly City.

5. Tatum King

Good Evening Distinguished City Council Mayor, Vice Mayor and Members; I have two concerns for you tonight. First, I think that we as community members should have the opportunity to provide oral comments direct to the City Council versus being added to a queue to be read aloud. The distinguished City Council already provided such an opportunity for a hearing earlier this year, so technology is available for this request to improve engagement with constituents during the pandemic. Second, I am concerned about the Daly City Planning Commission's approval of the Sand Hill Project at Thornton Beach (UPR-09-20-014692). I provided objection to this user permit and development to the Planning Commission ahead of their last meeting as I would assert that it is subject to CEQA (it will potentially damage sensitive habitat), the proposed project is not consistent with current zoning (essentially they are building a hotel), and it will limit public access to the bluffs/public beach area. As such, I request that a special session of the City Council be held on this user permit to provide Daly City community members the opportunity to provide input prior to any decisions being made by responsible elected officials. Thank you for consideration of these requests.

6. Martha E Pahnke

PLEASE READ THIS INTO THE OPEN RECORD December 2, 2020 Dear Members of the City Council: I am and have been a resident of Daly City for many years. I am writing this email to ask you to not approve the development of the Olympic Way Retreat Center at the Thornton Beach Bluff Preserve. As a youngster, I would access this area to ride horses at the Mar Vista Stable, and swim at Thornton State Beach before the beach was closed by a landslide in 1982.) I currently access the Thornton Beach Vista to enjoy the view, the local flora and occasional fauna. This area should be maintained as a recreation area open to the public where hiking, riding horses, and other activities can continue. The natural terrain should remain into perpetuity as it provides ocean vistas and open space for the residents of Daly City and the public at large. One other point (and probably the most important one) to consider, is that the Thornton Beach Bluff Preserve is prone to landslides caused by erosion and seismic activity, thus making it very unwise to develop the land in this area. Please put a stop to development of the retreat at the preserve. Your children and grandchildren will thank you for it. Sincerely, Martha Pahnke

7. Ethel Galo

No, totally opposed to any construction in our beautiful Daly City Coastal area. Respect the environment, respect the people, respect the future generations. Do not allow this permit to ruin our california seaside coast.

8. Gabriel Galo

As a lifelong resident of Daly City i am strongly opposed to any building construction in this area. The environment will be strongly negatively impacted and this construction idea will cause many

problems in the future - including the destruction and pollution of the coastline. I strongly oppose and see no value in the construction. Please leave the area as it is, everyone in the Daly City Area opposes the construction proposal.

9. Marie Seitzer

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward, and NOR SHOULD YOU. This area is not suitable for a building, it is a rapidly eroding bluff and any construction would be destroyed and fall into the ocean in a short amount of time. Secondly, the cost and effort of moving utilities to this part of the city would pose a danger to ANYONE. Thirdly, the intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act and Sand Hill Properties KNOWS IT – they're just being shady. Fourthly, the project is incompatible with the current zoning ordinances as C-1 Light Industrial. Again SAND HILL PROPERTIES KNOWS IT – they would petition to CHANGE the zoning for this project. LASTLY AND MOST IMPORTANTLY – THIS PROJECT IS OPPOSED BY HUNDREDS OF DALY CITY RESIDENTS AND THOUSANDS OF BAY AREA RESIDENTS. Despite what Sand Hill Properties says, EVERY SINGLE PERSON I HAVE SPOKEN TO IS AGAINST THIS PROJECT. Don't turn a blind eye to your constituents, we elected you, it's now your turn to represent us. MARIE SEITZER

10. Elizabeth Edmonds

Thank you for reading this letter and I appreciate you taking time to listen to the community. The matter in which I am writing to you about is dear to me and I appreciate being able to communicate my thoughts about the proposal to build a Christian recreation center at Thornton Beach Bluff. I want to express my strong opposition to the proposed geotechnical testing for the Olympic Way Retreat Center - UPR 09-20-014692 – Coastal Development Permit. The community is opposed to this project and there are many reasons why this project should not move forward including: 1) the land is Franciscan sandstone and unsound and not safe to build on 2) denying hundreds of people access to the space (especially during a pandemic and in the future) is hurtful to the community 3) a Christian retreat center is not inclusive of ALL of the community 4) it will be very disruptive to wildlife causing noise pollution and destruction of natural habitats 5) it will subject the horses at the stable to stress and noise pollution from very loud construction. Horses are flight animals and very easily scared by loud noises. If you have not visited this area, I invite you to do so and go and see it for yourself. This land is gorgeous and majestic. It is enjoyed by the community and a home for so much wildlife including owls and many species of birds. It is a refuge and should remain as it is, for the community to enjoy, undeveloped. The land is Franciscan sandstone and is visibly unstable and not suitable for building on. Prior projects have literally collapsed and crumbled and existing structures are on the verge of tumbling down the hill. Building a religious Christian Retreat Center is not inclusive of ALL of the community. Our communities have been experiencing so much division and we are in the middle of a raging pandemic. Living and acting in accordance with Christian values, means being inclusive of all community. Sand Hill Property should not be allowed to test or build on this beautiful and sacred site. The community that uses this space is overwhelmingly opposed to this project, and I believe I can speak on behalf of the wildlife and say that they want their home to be left as it is, undisturbed. Please listen to our voices and do not allow this project to move forward. Sincerely, Elizabeth Edmonds

11. Phillip Seitzer

Please read my comment into the record. This comment is intended to discuss the coastal development permit CDP UPR 09-20-014692. I believe it is in the public's best interest not to grant this permit, nor any subsequent construction permits, associated with developing the Thornton Beach Bluffs area. This space is currently used extensively by the public for outdoor recreation, and as this council may be aware, the public has expressed nearly universal disapproval of the project. Mr. Steven Lynch's assertion that the public was somehow OK with this project, as stated in the Nov. 17 city council meeting, is demonstrably false. Furthermore, I believe construction violates a number of local and state laws. For instance, the Bluff area is currently zoned as "light industrial". Construction of a two-story, 50,000 square foot structure is hardly "light", and would require a change to the local coastal plan zoning laws. These laws are as they are for good reason. I imagine that changing them over the objections of the public would set a dangerous precedent. I contend also that the motion to grant the testing permit was, in fact, already in violation of CEQA (the California Environmental Quality Act), owing to the proximity of the drill sites to the old barn. Construction on this site is very dangerous, because of extensive coastal erosion. I am also concerned about the taxpayer burden associated with the construction of new utility lines, which would be necessary to support the proposed structure. A burden, it must be mentioned again, the taxpayers overwhelmingly object to shouldering.

12. Christopher Gavidia

Dear Honorable Daly City Council, I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. I've been a resident of San Mateo County my entire life spanning 37 years. I currently live in the South San Francisco Westborough area and graduated from South San Francisco High School in 2001 and graduated from San Francisco State University in 2006 with a BA in Psychology. Like many other individuals in 2020 I have struggled with depression and anxiety during the Covid-19 public health crisis. Thornton Beach Bluff has helped my mental health by being an outdoor safe haven to visit and experience mother-nature to clear my mind. This bluff should remain open and accessible for all residents and visitors of San Mateo County. It should not be tarnished by construction and private development. Losing this beautiful open patch of nature would be a great loss for San Mateo County and all of its residents. Please read this into the open record.

13. Hannah Blair

My name is Hannah Blair, I live in Westlake and I'm asking you to vote NO on item #10! Daly City needs public open space, not a 50,000-square-foot event center built on unstable sand cliffs by an out-of-town developer. I walk to the beach almost every day, and I see joggers, dogwalkers and families out for much-needed fresh air. Everyone I've spoken to has been surprised and upset that this development is even being considered. Please do not allow it to go forward. Please vote no on item 10.

14. Lynette Cook

Dear Honorable Daly City Council, I oppose the Olympic Way Retreat Center project and CDP regarding testing of the land to move this project forward. My reasons are: 1) The need for open space, highlighted more urgently than ever before by COVID-19 for exercise, mental health, and physical safety and wellbeing. This property already is viewed as a physical, mental, and spiritual retreat by Daly City residents and Bay Area visitors. 2) Alignment with Daly City's 2030 General Plan, which states the need to ensure open space, recreational opportunities, and the

preservation of natural resources - and recognizes current system-wide deficiencies for these. 3) The land is unstable and unsafe. The coastal bluff from San Francisco to Pacifica regularly erodes, resulting in the loss of homes and apartment buildings. In 2019 the cliff at Fort Funston, just north of Thornton Beach, caved in on two women and a dog; one woman died. 4) Welfare of animals. The noise, vibration, and other disruption that digging and drilling during the period of geotechnical testing will cause to the horses at Mar Vista Stables and to the habitat of endangered species located on this property, such as the SF Garter Snake and CA Red Legged Frog, is unacceptable. As a 22-year resident of Daly City I welcome such a retreat center only if it is approved for a suitable location where the loss of open space and threat to animals and endangered species are uncompromised. I appreciate this opportunity to share my views with the Daly City Council. Sincerely, Lynette Cook

15. Nichole Zuniga

Please read this into the open record. I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and would be a drain on scarce city financial resources. (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act. (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>) This land should remain undeveloped as open space. Bluff should remain as open space for recreational use, to maintain views, "choose nature over development" for the California coast. I'm a newer resident of Daly City and fell in love with this beautifully preserved piece of nature. Preserve this land for the public please. Thank you for your consideration, Nichole Zuniga

16. Holly Prohaska

Daly City Council- I wish to formally register my opposition to the proposed project, use permit and Coastal Development Permit for geotechnical subsurface investigation by Sand Hill Properties and ENGEO (Agenda Item #10). I echo the concerns with other local residents that the project takes away public access, impedes open space, is a violation of the current Daly City plan, and will not bring money into Daly City (being a nonprofit venture that will not bring in any taxable income to the city). Regarding the CEQA CATEX form that was used to allow the geotechnical testing: An Initial Study should have been used to address the socioeconomic hardship the testing would bring to the adjacent stable preventing safe trail rides and essentially shutting that stable down for two weeks. The SPCA should also have been coordinated with as one of the drill holes is adjacent to a corral of 30 horses. I suggest that the City ask ENGEO to pay for an SPCA or Humane society representative to monitor the horses well being during the drilling and stop drilling if they show signs of stress and agitation. If no such monitor is required and the horses in the corral spook and run into the fences and injure or kill themselves: Would Sandhill properties, ENGEO, Daly City or all three be liable for the injury/death of livestock under CA state livestock regulations during the geotechnical investigation? Thank you for the opportunity to comment.

17. David Frankal

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents. This land should remain undeveloped as open space.

18. Kerry Schwarz

As 26 year residents of Westlake, our family opposes any development of the land next to the stables on Olympic way. The land should remain for recreational use and stay unspoiled. It is a beautiful part of our community and should not be ruined by a development. The development will bring extra traffic, noise and will be an eyesore to a quiet, beautiful neighborhood in wonderful Daly City. The land is naturally eroding and building on the cliff doesn't seem a wise idea. Please keep things the way they are. Don't take our few spots of nature and beauty away from us! Thank you for your time.

19. Cheryl Richard

I hope the Sand Hill plans for a wedding/convention center on the Thornton Beach bluffs doesn't get past the soils engineers. Park visitors prefer the open space free of traffic, it's peaceful and beautiful. Also, a convention center would bring too much traffic to the slopes, speeding up erosion. Not to mention the weight of the building and the underground infrastructure, like water pipes that can leak, causing sinkholes. The bluffs already seem to be eroding faster because of the dramatic increase in visitors, some of whom deepen and widen gullies by turning them into paths down to the beach, down the side of cliffs. I grew up in the area and I've seen the landslides that occur with big earthquakes. There are two old highways buried on lower terraces. There's a large fenced off gully in front of the circular parking lot, that used to be a trail back in 1995 before the big earthquake. You can get an idea how much land slides. I've also seen a number of houses, cliff hangers, that eventually go down the cliffs, to the left of that same parking lot. My dad used to drive along Westlake streets to see the latest victims of erosion where the entire backyard is gone and the house is perched on the cliff's edge. So many houses were lost. If some geologist gets a big bribe to approve the project, Sand Hill will make a profit selling the building or running the business. When the next big earthquake takes the building and the highway, Sand Hill will walk away with their profits and earthquake insurance proceeds. But our beautiful bluff and the protection for our highway and houses across the street, will be gone forever. Sand Hill probably never walked on the land, they probably have no idea how fragile those sand bluffs are. As to the community service of a beautiful wedding space, people can rent the beautiful new environmental sciences building at Skyline College. It has stunning views, ample parking, and it's a perfect events space surrounded by nature.

20. Daniel Franka

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and would be a drain on scarce city financial resources (3) The intent and nature of

this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents including myself. This land should remain undeveloped as open space.

21. Kelley Zerga

Dear Daly City Council, Regarding Agenda Item #10, I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. My reasons are: (1) the land proposed for this project lies between Thornton Vista and Fort Funston and includes the main trail down to the beach that the public accesses. This is an area that has been long used by locals and bay area residents for dog walking, horseback riding, hiking, fishing, surfing, kiteboarding and paragliding. It has beautiful vast views and should remain as is, unspoiled and undeveloped for generations to enjoy. (2) The land is situated in an earthquake zone next to the San Andreas fault and with knowledge of a recent death due to the eroding sandy bluff this would not be an ideal location to build a huge facility. (3) This land homes fragmented habitats that exist in urban areas that provide a last refuge for many locally threatened plant and animal species otherwise absent from the surrounding urban matrix. These areas also improve connectivity between larger, more contiguous habitats in nearby parks and open space reserves. Preservation of these small patches is critical to the conservation of biodiversity in urban landscapes. (4) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act. (5) Is it really a religious retreat center? Do we need a retreat center at this location? Can't they find somewhere else to build? (6) This project has been opposed by thousands of local residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>) This land should remain undeveloped. Thank you for your time and consideration, Kelley Zerga

22. Nicole Chen

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward. My reasons are: (1) the land proposed for this project is a sandy, rapidly eroding bluff in an earthquake zone and any building/development would pose a danger to the public. (2) The cost of moving utilities under Skyline Blvd is prohibitive and would be a drain on scarce city financial resources (3) The intent and nature of this project is not in line with the Local Coastal Plan for Daly City or the California Coastal Act (4) The project is incompatible with the current zoning ordinances as C-1 Light Industrial. (5) This project is opposed by hundreds of Daly City residents (see <https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>) This land should remain undeveloped as open space. Thank you for your consideration.

23. Sarah A Harrison

I am writing to you today to urge you to vote against allowing developers to build a large, for-profit building on Thornton Beach bluff. I am a local neighboring resident who visits the bluff weekly; Thornton Beach bluff has connected me to other people who have formed my community. In my business, I serve residents of Daly City and San Francisco by walking dogs at Thornton Beach bluff. I contract two additional people, and this is a main source of our livelihood. We depend on using this space. It is not only the three of us, but upwards of 100 others like me whose livelihoods depend on this space as well, including Mar Vista Stables which has been in business for 100+ years. In addition, preserving natural spaces is one way we can

impact the global climate crisis on a local level. Ten years of construction will deeply impact and permanently damage the wildlife ecosystem. The last two coyote families in the Bay Area, who keep the rat and vermin population under control, use this space for hunting and traveling. Ongoing construction will drive animals like nesting native birds and owls away with noise and disruption. So much has been taken away from the Bay Area wildlife. Let them keep this small habitat. If this building is approved, it is not just animals, but also the people of Daly City who will be negatively impacted. Making this area private will rob Daly City citizens of a space that generations of have enjoyed. This is everyone's local park--not just a tourist destination. Fishermen, paragliders, and horseback riders come here; moreover, families and people with pets come here to enjoy the open space. The neighborhood deserves Thornton Beach bluff to be public. I am friends with people who live here and come everyday, and this is a HUGE part of their lives and why they've chosen to live in this area. A "retreat center" will only be for private use, a large building on unstable land. February of 2019 a woman named Kyra Scarlet was buried alive in a landslide less than a mile from the bluffs, it is a dangerous place to build. This "retreat center" will serve only a small percentage of people but will impact much more in comparison. Is taking people's livelihoods, hurting the climate and ecosystem, and robbing the neighborhood of a community space, worth it? It is a very high price to pay. Let's preserve Thornton Beach bluff--it is in these small steps we can make a difference in helping reduce our carbon footprint. Thank you for your consideration.

Subject: Follow Up - City Council Meeting CDP UPR-09-20-014692
Date: Monday, January 11, 2021 at 9:23:29 PM Pacific Standard Time
From: Lisa Dunmeyer
To: KoppmanNorton, Julia@Coastal
CC: Phillip Seitzer, Annie Sailor, NorthCentralCoast@Coastal
Attachments: 1-11-21 DC Council Meeting Public Comment Re Use Permit - Lisa Dunmeyer.pdf

Hi Julia,

I hope that this email finds you well. Thank you for confirming the appeal of the geotechnical permit. I want to share a letter that was just submitted as follow up to the permit appeal. The enclosed terrestrial LIDAR report is also included.

Thank you for your time in reviewing these materials.

Lisa Dunmeyer
415-819-6413

Begin forwarded message:

From: Lisa Dunmeyer <lisadun@mindspring.com>
Subject: Follow Up - City Council Meeting CDP UPR-09-20-014692
Date: January 11, 2021 at 7:44:25 PM PST
To: Carmelisa Morales <cmorales@dalycity.org>, tmothershead@dalycity.org, citycouncil@dalycity.org
Cc: Michael Van Lonkhuysen <mvanlonkhuysen@dalycity.org>

Honorable Mayor, Council Members and Daly City Planning,

I have included the attached letter as a follow up to questions asked on the December 14th city council meeting. I am in support of the permit appeal submitted by Phillip Seitzer. Geologic testing is disruptive and unnecessary. I hope that my letter inspires better discussions and better solutions. I would encourage a quasi-public land use partnership, leaving this parcel as open space while developing another area in Daly City for the hotel/retreat center. Further details attached.

Thank you for your time.

Lisa Dunmeyer
415-819-6413
lisadun@mindspring.com

January 11, 2021

Lisa Dunmeyer
67 Brady St.
San Francisco, CA 94103

Daly City Council
Attn: Mayor Glenn Sylvester & Council Members
333 90th Street Daly City, CA 94015

Subject: Use Permit UPR-09-20-014692 to support a proposed retreat center project, GPA-9-19-14218, Olympic Way Retreat Center, located at 2152 Skyline Boulevard, APNs 002-011-060, -120, -130

Dear Honorable Mayor & Council Members,

As follow up to my comments submitted on December 14, 2020, I submit the following clarifications.

The question of whether Sand Hill Properties has been in contact with the owner of Mar Vista Stables, the answer is equivocally no. The land owner of that parcel (landlord to Mar Vista Stables) made it abundantly clear to their tenant that they should not get involved or speak to the issue. That is why they are conspicuously missing from the conversation. I appreciate that any land owner would like to see their land value increase as a result of nearby development. However, pressuring a tenant to not get involved is disappointing.

I share with you information gathered from the Thornton Beach Bluff Organizing Committee: The last earthquake (magnitude 3.3) was centered on the San Andreas fault near Muir Beach on 12-31-2020. The cycle time for breaks and earthquakes on the **San Andreas fault** is 130 years, so we are way overdue. There is a [21% probability of a Magnitude 6.7 or greater quake on the Bay Area San Andreas](#) by 2032. The northern San Mateo County section of the San Andreas is the most densely populated section of the entire 1400-kilometer long fault (Fradkin 1998, Sullivan, Mustart and Galehouse 1977).

Landslide just south of the vista in Daly City shows that **unstable land composition (sand/siltstone) in combination with periodic storm activity is the most important risk of development on the bluff** besides potential seismic slides (and obviously NOT seacoast erosion by water referenced by the ENGEO consultant). See [USGS report](#) (pp 3-4) citing the well known history of slides in Daly City with biggest landslide risk being storms. See this dramatic [Northridge slide video](#). <https://www.youtube.com/watch?v=UGqw1fe8S1w>

It is clear from historical precedent, previous geologic testing, failed projects (Korean Church, Mall, Torgan Group) that this parcel is not suitable for this type of project. It is clear that the Daly City Public and its fellow neighbors from other counties cherish this open space for recreational use. More testing is not needed to prove this.

For this reason, I recommend the City Council work with Sand Hill Properties, Daly City Planning and Mar Vista Stables on a better partnership that does not involve unnecessary and disruptive geologic testing. Perhaps Sand Hill Foundation purchases the land as a gift to Daly City Open Space in return for a 100 year lease on another parcel that is more suitable for development in another location? Mar Vista Stables would be open to leasing this open parcel and continuing its partnership with Daly City Fire Department, managing the trails, signage and quick emergency response coordination. My point is, there are more creative, safer solutions that should be discussed prior to any disruptive testing. Do not issue the permit for geologic testing.

Respectfully,
Lisa Dunmeyer (415) 819-6413
lisadun@mindspring.com



Western Coastal and Marine Geology

Terrestrial LIDAR Investigation of the December 2003 and January 2007 Activations of the Northridge Bluff Landslide, Daly City, California

Brian D. Collins¹, Robert Kayen¹, Thomas Reiss¹, and Nicholas Sitar²

Open File Report 2007–1079

2007

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Datum Information

Horizontal coordinate information is referenced to the North American Datum of 1983 (NAD 83) and projected to Universal Transverse Mercator, Zone 10N coordinates.

Vertical coordinate information is referenced to the North American Vertical Datum of 1988 (NAVD 88).

Elevation, as used in this report, refers to distance above the vertical datum.

Metadata for the products described in this report are available at: <http://walrus.wr.usgs.gov/infobank/l/l104ca/html/l-104-ca.meta.html> and <http://walrus.wr.usgs.gov/infobank/l/l107ca/html/l-107-ca.meta.html>

Terrestrial LIDAR Investigation of the December 2003 and January 2007 Activations of the Northridge Bluff Landslide, Daly City, California

By Brian D. Collins, Robert Kayen, Thomas Reiss, and Nicholas Sitar

Introduction

On December 20, 2003 and again on January 1, 2007, landslides occurred along the coastal bluff that forms the west boundary of Daly City, California sending debris as far as 290 meters downhill and 90 meters into the ocean. This area is known for large landslide events where 150-meter tall coastal bluffs extend southward along the west boundary of San Francisco and San Mateo Counties (Fig. 1). The 2003 and 2007 landslide events occurred west of Northridge Drive in Daly City and just south of Avalon Canyon, which bisects the bluffs in this area (Fig. 2). Residential development, utility lines and roads occupy the land immediately east of this location. As part of a comprehensive project to investigate the failure mechanisms of coastal bluff landslides in weakly lithified sediments along the west coast of the United States, members of the U.S. Geologic Survey (USGS) Coastal and Marine Geology (CMG) Program performed reconnaissance mapping of these landslide events including collection of high-resolution topographic data using CMG's terrestrial LIDAR laser scanning system.

This report provides a brief background on each landslide event and presents topographic datasets collected following each event. Downloadable contour data, images, and FGDC-compliant metadata of the surfaces generated from the LIDAR data are also provided. LIDAR data collection and processing techniques used to generate the datasets are outlined. Geometric and volumetric measurements are also presented along with high-resolution cross-sections through various areas of the slide masses and discussion concerning the slides present (2007) configuration is provided.



Figure 1. Location map of Northridge Bluff Landslide, Daly City, California (Photo courtesy Cotton, Shires, and Associates)



Figure 2. Site map of Northridge Bluff Landslide, Daly City, California showing key features

Geologic and Regional Background

The Northridge Bluff Landslide is located on the Pacific Ocean coastline in Daly City, just south of the city and county border with San Francisco, California (Fig. 1). The landslide is located in an area of steep bluffs that extend from sea level up to approximately 150 meters in elevation. The bluffs are composed of weakly consolidated sediments of the Merced Formation (approximately 0.5 to 3.0 ma), consisting of steeply dipping ($\sim 65^\circ$) sandstones and siltstones (Clifton and Hunter, 1999). A comparatively thin layer of artificial fill about 5 meters thick overlies the Merced Formation units at the top of the landslide area (GEI, 1998).

The landslide is located in the vicinity of type section “B” of the Merced Formation, as mapped by Clifton and Hunter (1987, 1999); the Merced is composed of sediments deposited over a full transgressive-regressive sea-level sequence. Units composed of silt are indicative of marine deposition, while those composed of sands and gravelly units are indicative of terrestrial deposition. Sediment mineralogical provenance dating by Hall (1965) and tephrochronologic dating by Sarna-Wojcicki and others (1985) show that the type B sequence was deposited at least 650 ka from locally derived sediments of the nearby Coast Ranges, prior to outflow of Sierra Nevada-born sediments through the Golden Gate to the north (Clifton and Hunter, 1999; Anderson and others, 2001).

Following deposition, Merced Formation units were tilted and uplifted, although folding seems to predate any tectonic movement caused by the nearby San Andreas Fault system (Clifton and Hunter, 1999). The strike of stratification consistently trends northwest (N 60 to 65 W) with a northward dip of 60 to 85 degrees (Cotton, Shires, and Associates, 2004b). The bedding orientation thus faces in-slope to the trend of the bluff face and coastline (N5W) in this area. Tectonic forces have further led to the creation of extensive fracture networks within the bedrock. These fracture networks have been linked directly to the instability of the Northridge Bluff Landslide (Cotton, Shires, and Associates, 2004b).

Landsliding has been documented in this area for over 100 years. In the early 1900's the Ocean Shore Railway ran along an alignment still visible at the mid-height of these bluffs. The Railway experienced severe damage from landsliding, in particular as a result of the 1906 San Francisco earthquake. The California Department of Highways assumed responsibility of the grade in the 1930's for the location of California State Highway 1 but also responded to constant landsliding of the road bed until the Department abandoned the right of way following major failures in the 1957 Daly City earthquake (Sloan, 2005). These earthquake-induced landslides are described in Lawson (1908) and Bonilla (1959). Landslides on the Daly City bluffs also occurred during the 1989 Loma Prieta earthquake (Plant and Griggs, 1990; Sitar, 1990). However, whereas these earthquakes caused severe landsliding of these bluffs, winter storm events are the most frequent cause of failures, with reports made regularly in most years and especially during the past two large El Niño events to affect northern California in 1982-83 (Lajoie and Mathieson, 1998) and in 1997-87 (Jayko and others, 1999). The 2003 and 2007 Northridge Bluff Landslide events carry on the trend of storm-induced failures in the area.

Landslide History

Landsliding in the Northridge Bluff area extends some 10 years to the 1997/1998 winter season. Engineering consultant reports (Cotton, Shires, and Associates, 2004a,b; GEI Consultants, 1998), government investigations (Jayko and others, 1999), and news media reports (Pimentel and others, 1998) provide descriptions of various events during this time period, and along with site specific observations made since 2003, were used to reconstruct the landslide history of the area.

On December 20, 2003, part of a steep coastal bluff failed as a complex landslide mass along the cliffs that form the west boundary of Daly City, California (Fig. 3). The main slide mass measured approximately 290 meters in length, 120 meters in width, and 12 meters in depth; the volume of landslide material was estimated to be between 305,800 and 382,300 cubic meters. The failure spanned



Figure 3. The December 20, 2003 Northridge Bluff Landslide Event (Photo from Cotton, Shires, and Associates, 2004b)

the full 140 meter height of the bluff and deposited debris as far as 90 meters into the ocean (Fig. 4). Wave action rapidly removed the toe debris following failure and steepened the overall slope profile. Part of the slope within the initial slide mass then failed on February 21, 2005; however, this failure was minor compared to the volume of the initial event. On January 1, 2007, the slope failed again, mobilizing a minimum estimate of 120,800 cubic meters of material from the existing landslide area (Fig. 5). This landslide measured roughly 260 meters in length, 80 meters in width, and a minimum 8 meters in depth. Debris was deposited 40 meters into the surf zone and was eroded by wave action within a few weeks of the event.

Oblique aerial photographs from 1972, 1979, and 1987 (California Coastal Records Project, 2007) indicate that even though this area showed signs of general landslide complexes no signs of a

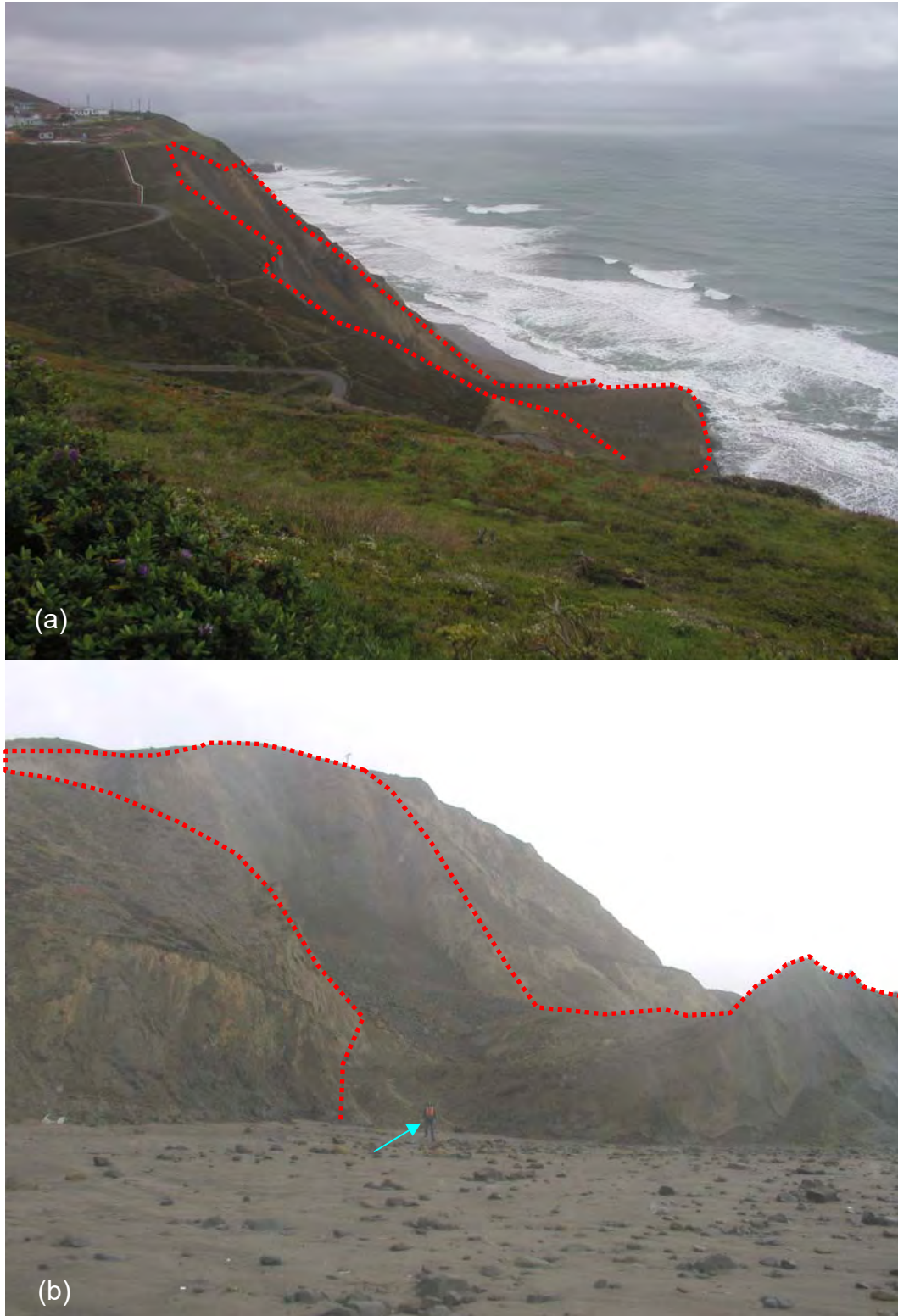


Figure 4. Lateral (a) and beach (b) views and lateral extents of the December 20, 2003 Northridge Bluff Landslide Event. Arrow points to field assistant on beach for scale.



Figure 5. The January 1, 2007 Northridge Bluff Landslide Event. Bluff height is about 140 meters.

critically unstable condition, including a lack of any defined head scarp or toe movement, existed during this time. Landsliding in the Northridge Bluff area was first reported in April 1998 during field reconnaissance efforts for repair to a failed storm drain located immediately to the north along the axis of Avalon Canyon (Fig. 2). The storm drain failed in February 1998 and caused severe landsliding in and along the east and south walls of the canyon. Reports note that landslide initiation and movement in the nearby Northridge Bluff Landslide area was occurring due to toe erosion from wave attack at this time and that head scarp advancement threatened the western property boundary of a church located at the top of the slope (Fig. 2). In early May 1998, several weeks later, tension crack formation in the parking lot adjoining the church was observed. Repairs associated with the failed storm drain in Avalon Canyon involved the removal of the church structure along with 306,000 cubic meters of earth materials from the top of the slope as a source for construction fill and to potentially assist with stabilization of the now formed Northridge Bluff Landslide.

The landslide area continued to evolve and according to aerial photo analysis of the area the boundaries of the main landslide scarp, lateral limits, and presence of toe debris were all fully formed by August 2000. Oblique aerial photo analysis performed as a part of this report shows that wave action caused continuous changes to the landslide toe area until the massive failure on December 20, 2003.

Construction of a new church building at the top of slope, first initiated in 2000, was only minimally interrupted following the landslide at that time.

The December 2003 landslide occurred primarily along the existing scarp boundaries, present at least as far back as 2002. However, during the 2003 landslide, the head scarp also propagated approximately 40 meters upslope. Within a few weeks of the failure, wave action rapidly cut the slope toe back in line with neighboring bluff areas to the north and south. Additional erosion of the head scarp area and toe debris continued through the 2004-05 winter including a reactivation of the landslide on February 21, 2005. On January 1, 2007, failure occurred again, mobilizing material along the entire length of the existing landslide scar and widening and deepening the head scarp area.

Methodology – Terrestrial LIDAR Laser Scanning

The terrestrial LIDAR technique (3D laser scanning) consists of sending and receiving laser pulses to build a point file of three-dimensional coordinates of virtually any surface. The time of travel for a single pulse reflection is measured along a known trajectory such that the distance from the laser, and consequently the exact location of a point of interest, is computed. Using this methodology, data collection commonly occurs at rates up to 12,000 points per second generating a “point cloud” of three-dimensional coordinates. Acquisition of sufficiently dense point clouds can fully describe site topography. The point files generated from data collection are typically transformed into three-dimensional surfaces for cross-section and volumetric analyses. This technology has been used to study the evolution of coastal bluffs in Pacifica, California, located just south of Daly City, since 2002 (Collins and Sitar, 2002, 2004, 2005).

In this study, the CMG’s Riegl Z210 laser scanner (Riegl, 2007) was utilized as a tripod mounted survey instrument (Fig. 6) and transported by backpack to each scanning location. Multiple scans were collected during each survey to fill in “shadow zones” of locations not directly in the line of



Figure 6. The USGS Coastal and Marine Geology program's terrestrial LIDAR unit at the Northridge Bluff Landslide. Close-up shows laser and GPS antenna used for georeferencing instrument location.

sight of the laser and to expand the range and density of the point data. Data were collected at a rate of 8000 points per second, scanning a range of 336 degrees in the horizontal direction and plus and minus 40 degrees from the horizontal in the vertical direction. Georeferenced coordinates of the scan locations were determined by either locating the instrument over known survey benchmarks or by collecting GPS data via an antenna mounted directly to the laser.

Processing of the data was performed using I-SiTE software (I-SiTE, 2007) specifically designed to handle laser scan data. Details of the processing procedures used for each landslide event are provided in the following sections of this report. Metadata for the data collection effort and data products are available at <http://walrus.wr.usgs.gov/infobank/l/ld104ca/html/l-d1-04-ca.meta.html> and <http://walrus.wr.usgs.gov/infobank/l/l107ca/html/l-1-07-ca.meta.html> (U.S Geological Survey, 2007).

Data Collection

LIDAR data collection of the December 20, 2003 landslide event took place on January 6, 2004, about two weeks after the failure. Five scans were collected of the slide area: one from a vantage point on the immediate north side of the slide, and four from locations along the beach and toe area of the

slide debris (Fig. 7). Two scans were performed at a higher point density (approximately 1.1 million points each) to capture features of the landslide scarp, whereas three scans were performed at a lower point density (approximately 0.4 million points each) to capture peripheral details, including the landslide debris run-out zone. One scan (AC01-2004) was located over a survey control point (STA-B) and backsighted to an additional survey control point (STA-C) previously installed by Daly City's consultants. These points were utilized for georeferencing purposes.

Data collection of the January 1, 2007 event took place on January 9, 2007, about one week after the failure. Six scans were collected of the landslide: two from vantage points at the top and north mid-section of the slide, and four from locations along the beach and toe area of the slide debris (Fig. 8). All points were collected at a high point density (approximately 1.2 million points each). Survey control for each scan was obtained by utilizing a pair of continuously operating Ashtech, Z-Xtreme, geodetic-quality, dual-frequency (L1/L2) GPS receivers (Ashtech, 2007). One receiver was mounted to the scanner while the second acted as a fixed, temporary base station located within 300m of each scanner position. Data collected by the base receiver was post-processed by the National Geodetic Survey's OPUS (Online Positioning User Service) to obtain a geodetic position (NGS, 2007a). Data collected by the "roving" receiver attached to the scanner was processed differentially against the base station data using Ashtech's proprietary software in a Stop-and-Go methodology.

Data Filtering

Point data from each set of scans was subjected to a series of filters to remove non-ground surface and extraneous laser returns from the point clouds. Due to the close proximity of the scan location to the near-shore zone, a considerable amount of data was obtained of water and wave surfaces.

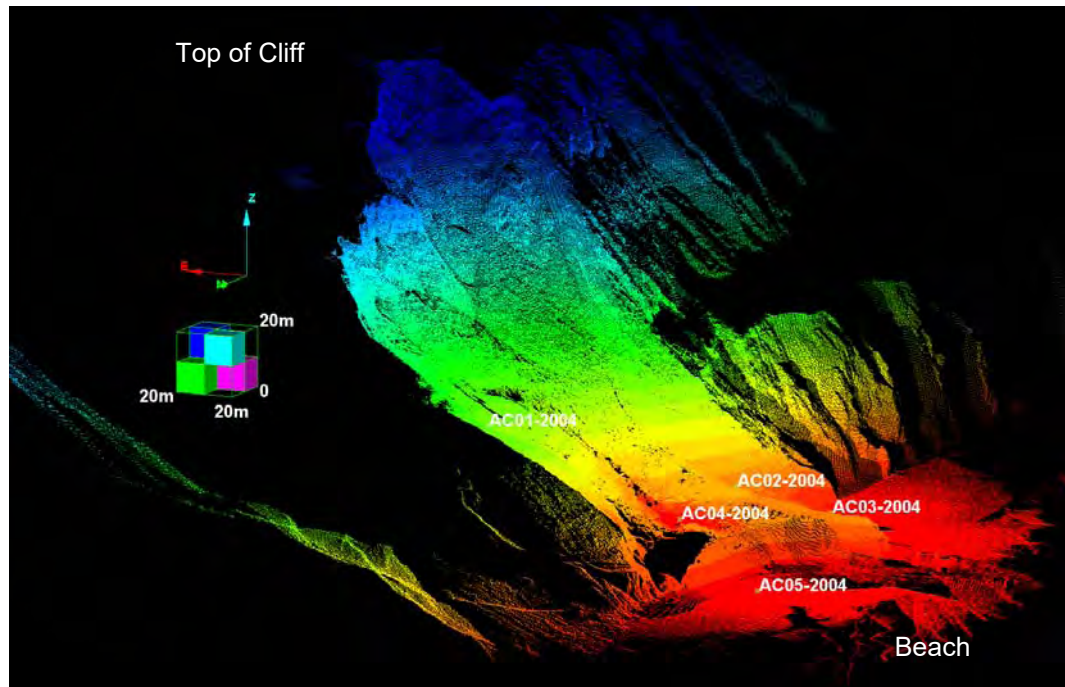


Figure 7. LIDAR setup locations and data coverage for the 2003 landslide event. Color intensity scale is used only to show relative elevation.

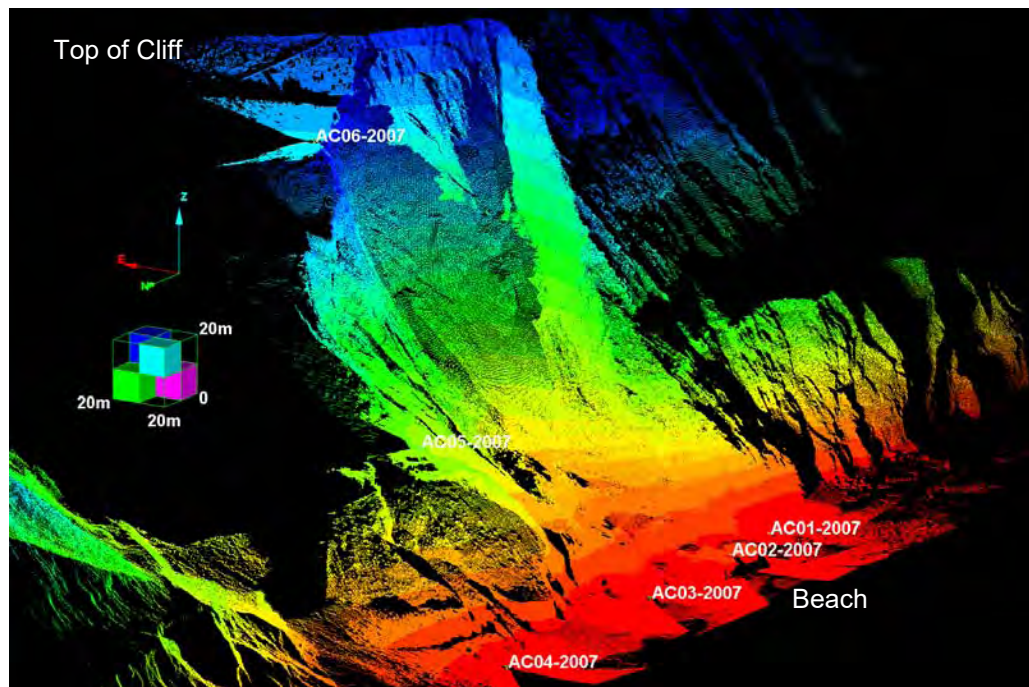


Figure 8. LIDAR setup locations and data coverage for the 2007 landslide event. Color intensity scale is used only to show relative elevation.

Points reflected from the ocean surface were therefore cropped from each of the point clouds. Next, an isolated point filter was used to remove single point instances occurring above the land surface. These isolated points are usually a result of reflections from moisture in the atmosphere. Topographic filters that select the lowest point in the point clouds, typically used to remove vegetation from point clouds, were not utilized for this data set because the majority of the point data represented the surfaces of interest, e.g. the landslide scarp and debris surfaces. Finally, for generating topographic surfaces of the landslide areas, a 20 centimeter minimum separation filter was applied to construct a data set with a less dense network of points. This provided a point data set that enabled more rapid surface rendering.

Data Registration and Georeferencing

The bulk of LIDAR data processing occurs when the individual scan data sets are merged to form a single model of the area of interest, termed the registration process. Georeferencing is performed when the scans are assigned geographic coordinates consistent with a pre-selected datum and projection. If the geographic locations of one or more of the scan origins are known, these steps can be performed concurrently. In the December 2003 event data set, geographic coordinates for a single scan (AC01-2004) were known. All other scans were sequentially registered to this single scan using direct translation and rotation of the data to form a best fit with their neighboring scans. In the January 2007 event data set, geographic coordinates for all scanner locations were known via GPS surveying. All scans were registered by rotating each additional scan about its origin to obtain a best fit of the data to neighboring scans. Because the origin of each scan position was known and considered fixed, translation of scans was not allowed.

The registration process of the raw point data was performed by a surface registration algorithm using a best fit between the topography defined by points in neighboring scans. Because the surface registration technique relies on “rough” topography (defined as jagged, non-flat edges and objects), all available data points were used from each scan file. Typical registration error using this method was 25

to 30 cm, that is, each point is within this range of a point describing similar features in a neighboring scan. In some cases, the registration fit was increased by modeling each scan as a surface. Registration between scans was recalculated using the best fit between each scan and the surface triangulation of its neighboring scan resulting in a decreased average registration error of 10 cm.

Surface Generation

The final product of LIDAR data processing is the generation of three-dimensional surface models. Here, these models represent the topographic surface of each landslide area following each event and were created through a series of steps. After filtering (see above), a surface was generated from each scan file using a spherical surface algorithm (I-SiTE, 2007). Because spherical triangles typically model near-vertical to vertical point data better than linear triangles, this algorithm is better suited for the steep topography present in the Northridge Bluff Landslide datasets when compared to typical topographic triangulation algorithms. A best fit of all spherical surfaces was generated by resampling each spherical surface on a 0.3 meter grid to create the final topographic surface for each data set. To create a more realistic estimate of the pre-2007 event geometry, the December 2003 event surface was modified at the toe area to account for the extensive toe erosion that occurred between December 2003 and January 2007 (Fig. 9). The debris that extended onto the beach was manually removed from the surface and a steep slope was constructed to join the flat beach surface with the 2003 landslide surface. While this reconstruction was one of many possible modifications that could have been performed to achieve a more realistic pre-2007 event surface, this change was the most well constrained by field observations and photo interpretations. Other changes, such as modifications from surface water erosion and gulying of the landslide debris

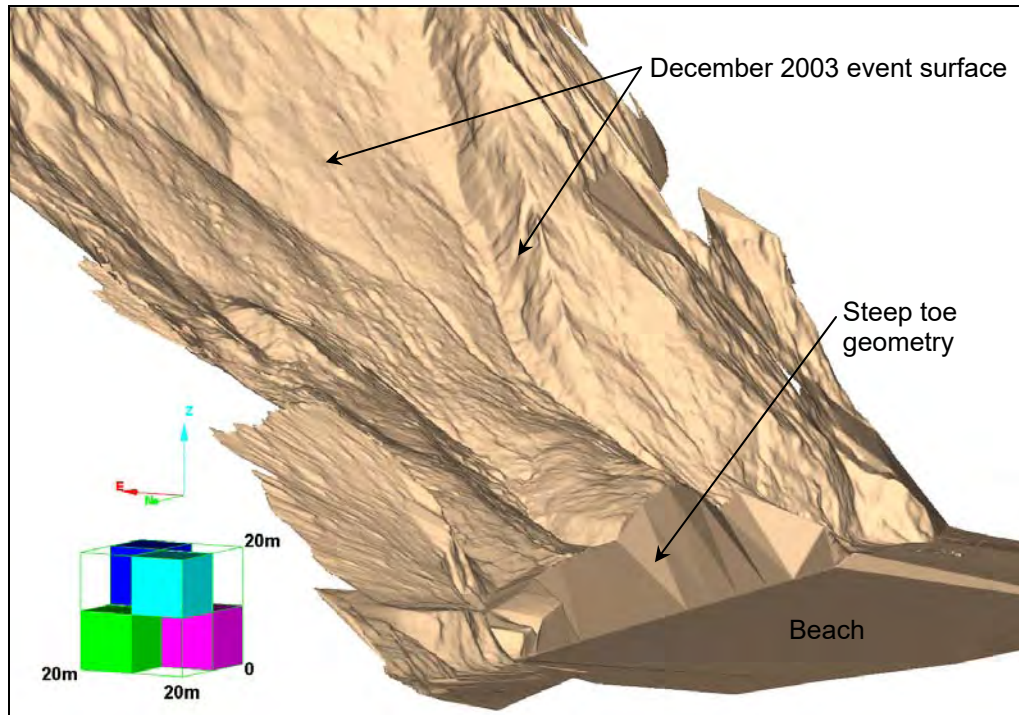


Figure 9. Topographic surface showing construction of pre-2007 landslide event toe geometry.

were not known to sufficient detail to recreate their geometry. Each of these completed surfaces was used to perform geomorphologic cross-sections analysis and volumetric change calculations.

Results

Results from the two terrestrial LIDAR surveys of the Northridge Bluff Landslide consist of survey control data, raw and processed point data, and final surface models, cross-sections, and volumetric measurements.

Survey Control

Control and backsight survey points collected by total station survey and used for registration of the December 2003 event data set were initially provided in California State Plane coordinates, referenced to the North American Datum of 1983 (NAD83) and the National Geodetic Vertical Datum of 1929 (NGVD29). Coordinates were transformed to Universal Transverse Mercator projection

coordinates, referenced to NAD83 and the North American Vertical Datum of 1988 (NAVD88) through a series of coordinate transformations using the National Geodetic Survey's Geodetic Toolkit (NGS, 2007b). Coordinates for the single known control point (STA-B) and the associated back-sight point (STA-C) for both projections are provided in Table 1. Control point error for these coordinates are estimated to be less than 2 cm based on typical maximum errors associated with total station surveys.

Table 1. Survey Control for Northridge Bluff Landslide – December 2003

California State Plane Coordinates (NAD83, CA SP Zone0403, US Survey Feet, NGVD29, Feet)					
Control Point	Northing (ft)	Easting (ft)	Ground Elev. (ft)	Instrument Height (ft)	Instrument Elev. (ft)
STA-B (AC01-2004)	2077005.8930	633072.6623	156.504	2.998	159.502
STA-C	2077011.2367	5984242.1784	N/A	N/A	N/A
Universal Transverse Mercator Coordinates (NAD83, UTM Zone10N, Metric, NAVD88, Metric)					
Control Point	Northing (m)	Easting (m)	Ground Elev. (m)	Instrument Height (m)	Instrument Elev. (m)
STA-B (AC01-2004)	4170670.359	544502.251	48.544	0.914	49.458
STA-C	4170671.467	544482.783	N/A	N/A	N/A

Table 2. Survey Control for Northridge Bluff Landslide – January 2007

Universal Transverse Mercator Coordinates (NAD83, UTM Zone10N, Metric, NAVD88, Metric)					
Control Point	Northing (m)	Easting (m)	Ground Elev. (m)	Instrument Height (m)	Instrument Elev. (m)
AC01-2007	4170565.103	544433.748	4.225	1.610	5.835
AC02-2007	4170605.648	544423.311	7.678	1.716	9.394
AC03-2007	4170655.558	544423.118	4.570	1.650	6.220
AC04-2007	4170753.436	544417.118	4.447	1.676	6.123
AC05-2007	4170672.316	544501.441	48.290	1.562	49.852
AC06-2007	4170577.924	544601.503	116.186	1.830	118.016

Control points used for registration of the January 2007 data set were collected in NAD83 (CORS96) and NAVD88 geodetic positions and projected directly to UTM coordinates. Processed

survey coordinates for each scanner location of this survey are provided in Table 2. Combined horizontal and vertical control point error for these coordinates averages 3 cm.

Point and Surface Data

The LIDAR data for each landslide event consists of several million points, each describing a three-dimensional coordinate of a point on the ground surface. The full data point cloud for the 2003 event and 2007 event are shown in Figures 7 and 8. A detailed view of a single point cloud (Fig. 10) shows the complexity of the point data, including plainly visible features such as the head scarp and beach area. The non-laser points (termed “sky-points”), collected by the laser’s integrated color sensor, may be used to view the topographic data in relation to its setting for a more realistic perspective (Fig. 11).

Three surfaces were constructed from the two landslide data sets: a December 2003 post-event surface, a post-December 2003 but pre-2007 event surface with an assumed steep toe geometry and a January 2007 post-event surface. As discussed, the pre-2007 event surface was constructed to account for several years of wave action that removed landslide debris, located at the toe and beach, previously deposited from the 2003 event. The surface consists of the 2003 post-event surface fused with a toe geometry that blends in with existing cliff profiles immediately north and south of the landslide area.

The final surface for the December 2003 event consists of 712,000 points modeled by 1.4 million triangular facets describing an area $54,600 \text{ m}^2$ in size (Fig. 12). The final surface for the pre-2007 event consists of 682,000 points modeled by 1.4 million triangular facets describing an area $51,300 \text{ m}^2$ in size (Fig. 13). The final surface for the January 2007 event consists of 778,000 points modeled by 1.5 million triangular facets describing an area $57,900 \text{ m}^2$ in size (Fig. 14). Each of these

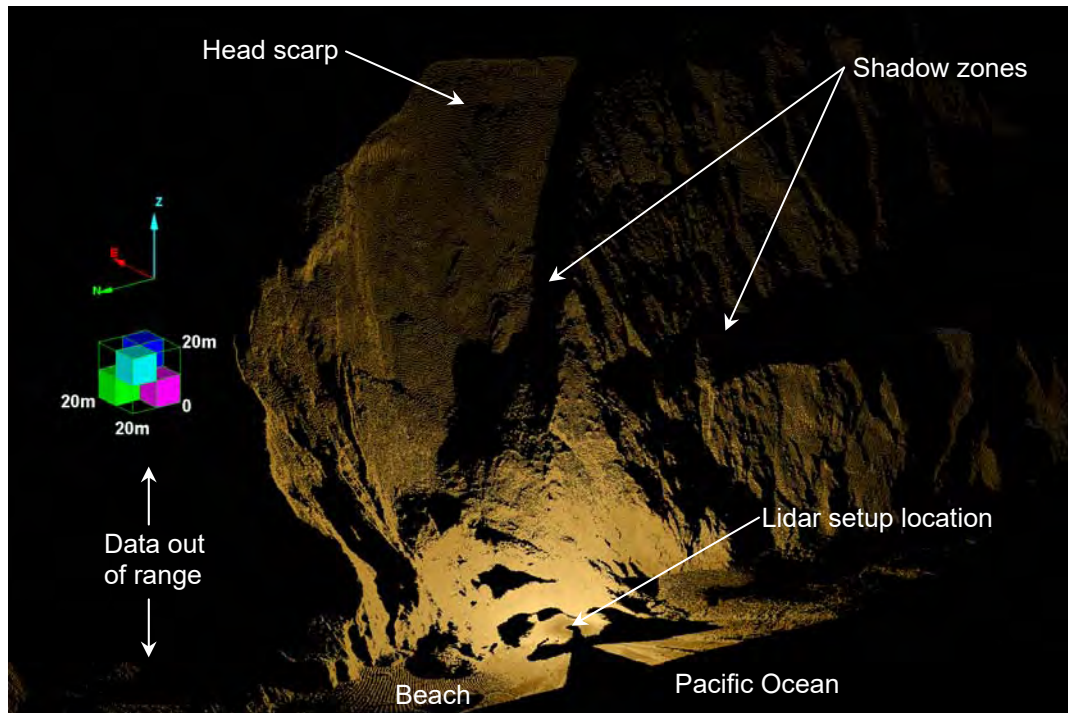


Figure 10. Typical point cloud data from a single scan of the Northridge Bluff Landslide following the January 1, 2007 event. Black areas indicates shadow zones, filtered data (ocean) and areas where no data were collected beyond the range of the laser.

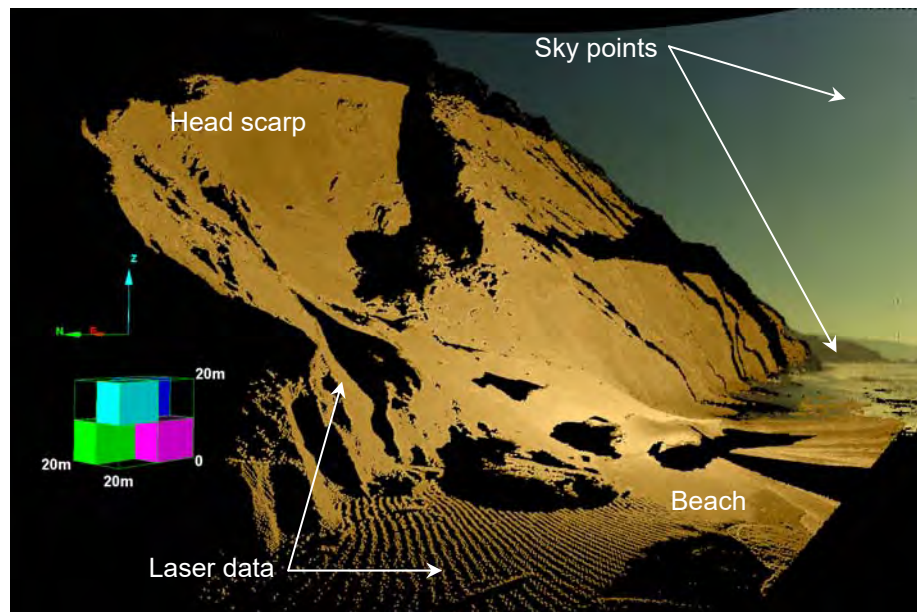


Figure 11. Point cloud showing laser data and "sky points" of background (non-laser) data collected via laser-integrated color sensor.

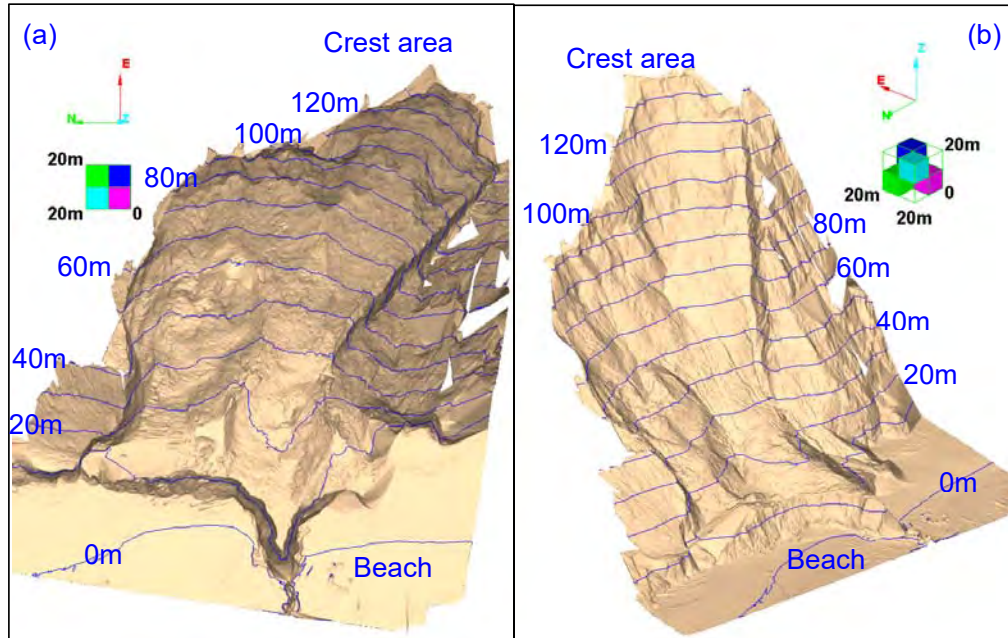


Figure 12. Plan (a) and oblique (b) surface views of the December 2003 event with 10-meter contour intervals. Holes (white areas) represent areas where no data were collected.

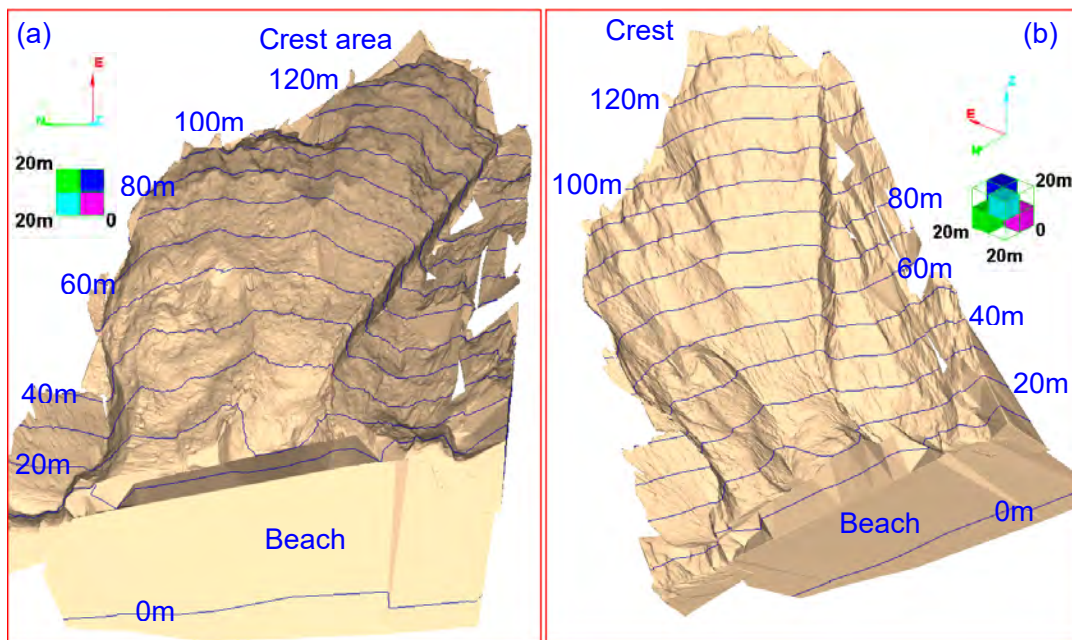


Figure 13. Plan (a) and oblique (b) surface views of the post-December 2003 event but pre-2007 event constructed surface with 10-meter contour intervals. Holes (white areas) represent areas where no data were collected.

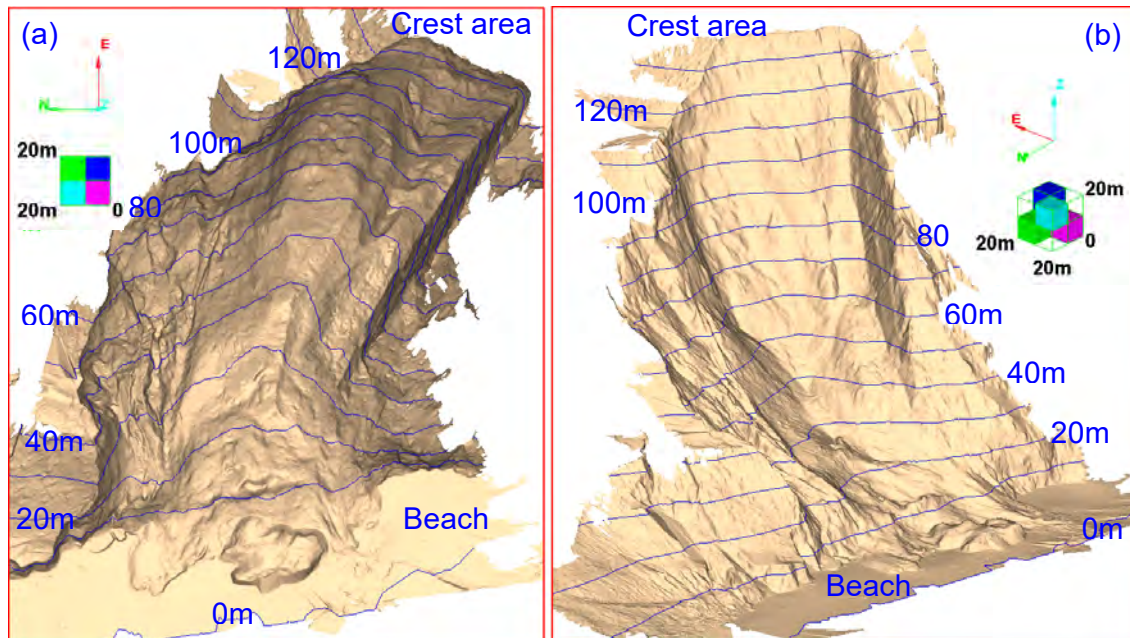


Figure 14. Plan (a) and oblique (b) surface views of the January 2007 event with 10-meter contour intervals. Holes (white areas) represent areas where no data were collected.

surfaces represent the estimated topography (horizontal and vertical coordinates) to within 15 cm of the true surface at the referenced point in time, with the exception of the toe area for the pre-2007 surface, which represents an assumed toe profile and thus less exact geometry.

Data coverages, available as topographic maps with 1-meter contour intervals (Fig. 15), are accessible through digital download for each surface. Contour data in XYZ format (.txt), AutoCAD Drawing Interchange format (.dxf), and associated FGDC-compliant metadata for each file are available through the links provided in Table 3. Data files are compressed using WinZip 9.0 (WinZip, 2007). Data in XYZ format consists of an x, y, z point file with the easting, northing, and elevation of each point describing a contour line. Data in dxf format consists of data lines describing each contour line and can be viewed through a number of GIS spatial data processing software platforms. Metadata files are available in four formats: FAQ (Frequently Anticipated Questions), HTML, text, and XML.

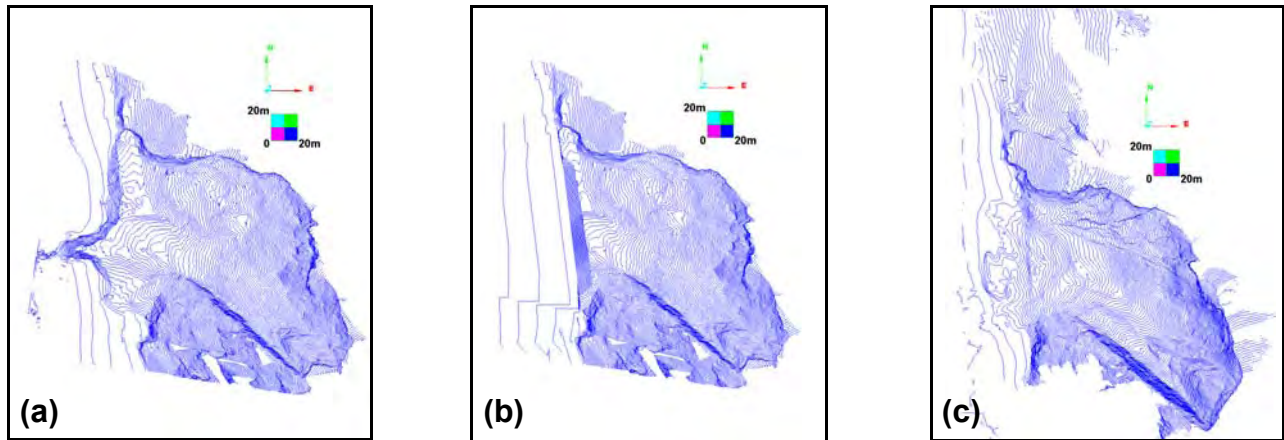


Figure 15. Graphics of 1-meter interval contour data available for the Northridge Bluff Landslide LIDAR surfaces (a) December 2003 event, (b) Pre-2007 event, and (c) January 2007 event.

Several sources of error are present in this data and must be considered when using either the points or their associated surfaces for sources of linear and volumetric measurements. These errors include those from the laser instrument (1.5 cm), those from survey control (2 to 3 cm), and those from the registration process (10 cm). Overall point accuracy relative to its true position is the sum total of these errors and estimated to be approximately 15 cm. Linear measurements between any two points of each data set therefore could contain twice this magnitude error (30 cm). However, linear measurements between any two points within a single point cloud from a single scanner location only contain twice the laser instrument error, or 3 cm total.

Table 3. Topographic 1-meter Interval Contour Data for Northridge Bluff Landslide Surfaces

Universal Transverse Mercator Coordinates (NAD83, UTM Zone10N, Metric, NAVD88, Metric)				
Landslide Event Surface	Image	XYZ Format (.txt)	Drawing Interchange Format (.dxf)	Metadata Files
December 2003 Event Surface	Dec2003 Contour Map.jpg	NBL – 1m contours Dec2003event XYZ.zip (2.5 Mb compressed, 8.7 Mb uncompressed)	NBL – 1m contours Dec2003event DXF.zip (4.2 Mb compressed, 61.6 Mb uncompressed)	NRidgeBluffDec2003.faq.html NRidgeBluffDec2003.html NRidgeBluffDec2003.txt NRidgeBluffDec2003.xml
Pre-2007 Event Surface	Pre2007 Contour Map.jpg	NBL – 1m contours Pre2007event XYZ.zip (2.2 Mb compressed, 7.6 Mb uncompressed)	NBL – 1m contours Pre2007event DXF.zip (3.7 Mb compressed, 54.9 Mb uncompressed)	NRidgeBluffJan2007.faq.html NRidgeBluffJan2007.html NRidgeBluffJan2007.txt NRidgeBluffJan2007.xml
January 2007 Event Surface	Jan2007 Contour Map.jpg	NBL – 1m contours Jan2007event XYZ.zip (2.6 Mb compressed, 9.1 Mb uncompressed)	NBL – 1m contours Jan2007event DXF.zip (4.5 Mb compressed, 65.0 Mb uncompressed)	NRidgeBluffPre2007.faq.html NRidgeBluffPre2007.html NRidgeBluffPre2007.txt NRidgeBluffPre2007.xml

Cross-sections and Volumes

Three cross-sections developed from the processed LIDAR surfaces show the geomorphology of each landslide event and indicate the magnitude of changes within the landslide mass. Two of the cross-sections (A-A' and B-B') are aligned to coincide with cross-sections analyzed in previous investigations (Cotton, Shires, and Associates, 2004b) and run southeast-northwest and east-west respectively (Fig. 16, 17, 18). The third section (C-C') runs slightly askew to section A'A' and captures the morphology of the northern portion of the head scarp where maximum crest retreat occurred in the 2007 event (Fig. 16, 19).

The cross-sections show that the 2007 event removed a large amount of the debris left within the landslide area following the 2003 landslide. Average change between the two post-event debris surfaces was 8 meters (measured vertically) with localized areas reaching 14 meters depth. The maximum mobilized landslide mass is estimated to be about 12 meters thick (measured slope-perpendicular); however, because the location of the 2007 event failure plane is not known, this is a minimum estimate. Although the 2007 event occurred almost entirely within the footprint of the 2003 landslide area, additional crest retreat did occur on the northern and southern head scarps (~1.5 meters) and to a much larger extent within the central head scarp (~9.3 meters). The maximum change was detected within this central area (Section C'C'). Average slope inclinations of the post-event profiles decreased only slightly from 40° to 38°; however, inclinations of the upper head scarp area increased by 5° to approximately 50° and locally to 90° (vertical).

Changes in volume between the post-failure debris surfaces were computed by direct comparison of the LIDAR-derived model surfaces using a prismatic volume computation algorithm (I-SiTE, 2007). This algorithm calculates the prismatic volume between each contributing triangular facet for each surface and is considered more exact and robust compared with gridding techniques. The volume computed between the post-December 2003 event but pre-2007 surface and the post-January

2007 event surface was 120,800 cubic meters. Because the location of the 2007 event failure plane is not known, this volume represents a minimum estimate of the 2007 landslide volume. Calculations also show that 20,700 cubic meters of debris were deposited on the beach at the toe of the landslide from the 2007 event.

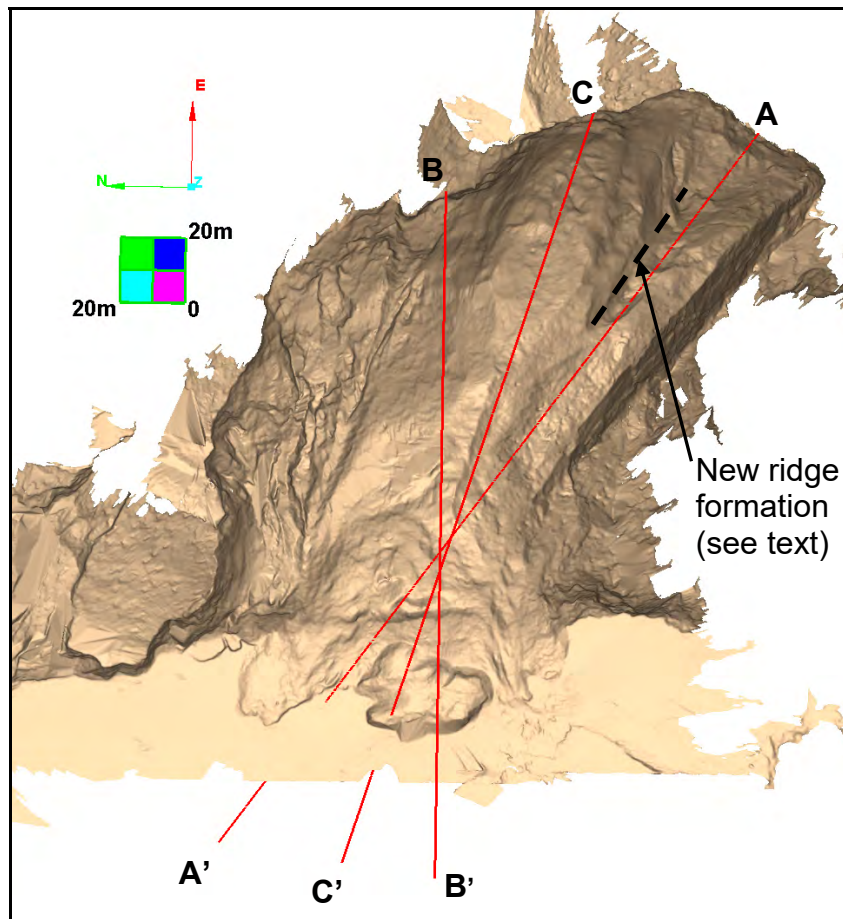


Figure 16. Location of cross sections of the Northridge Bluff Landslide. Base map is the 2007 event surface.

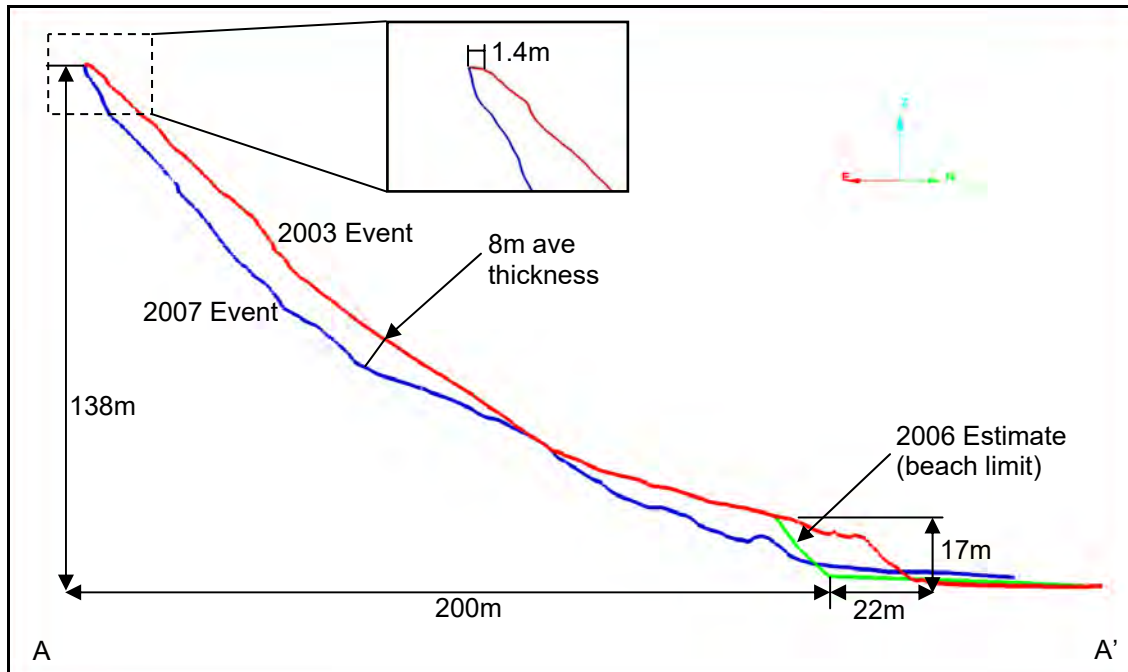


Figure 17. Cross-section A-A' (southeast-northwest) showing post-2003 event (red), post-2007 event (blue), and assumed pre-2007 event toe geometry (green).

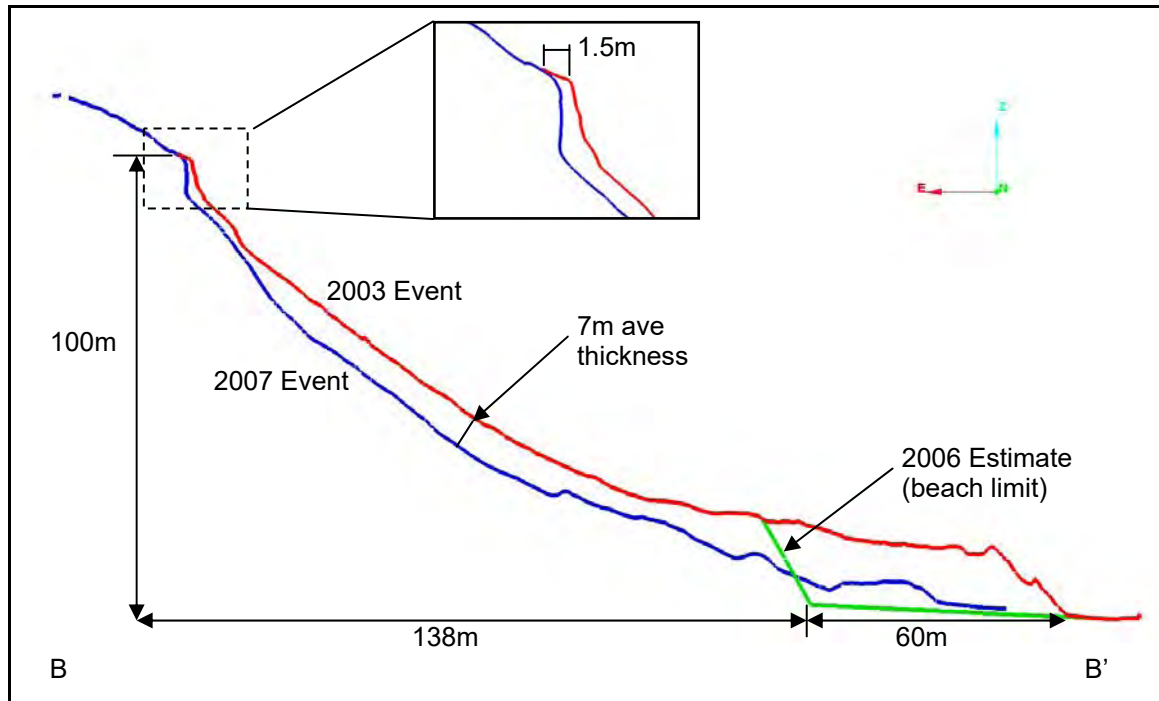


Figure 18. Cross-section B-B' (east-west) showing post-2003 event (red), post-2007 event (blue), and assumed pre-2007 event toe geometry (green).

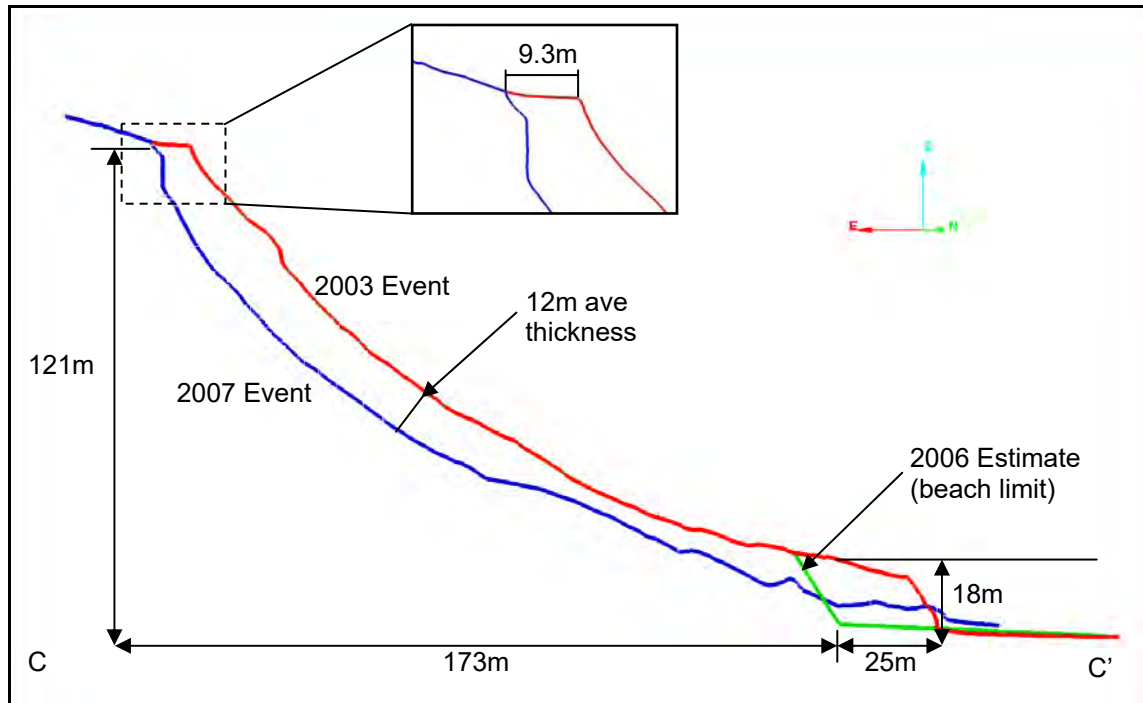


Figure 19. Cross-section C-C' (west northwest – east southeast) showing post-2003 event (red), post-2007 event (blue), and assumed pre-2007 event toe geometry (green).

Discussion

The results of the terrestrial LIDAR investigation on the Northridge Bluff Landslide show that the 2007 event was a reactivation of the 2003 landslide, of smaller magnitude and almost entirely contained within the footprint of the existing 2003 landslide scarp. Prior estimates of the original January 2003 event indicate that between 305,800 and 382,300 cubic meters of material was mobilized (Cotton, Shires, and Associates, 2004a,b). The 2007 event mobilized a minimum estimate of 120,800 cubic meters, or approximately 35% of the 2003 volume; most of this material was likely remaining debris of the initial 2003 landslide. However, new earth material was mobilized in the 2007 event, especially in the central head scarp area, where over 9 meters of crest retreat occurred and where development of a deepened post-failure surface now exists. Both of these events contributed a large volume of sediment to the beach and littoral zone, representing an important local source of sediment input. The 2003 event

contributed at least 20,700 cubic meters (measured post-mobilization) to near shore deposition alone. Of importance to interpreting these dimensions and volumes is that the results do not account for minor erosion and other surface change that occurred between the dates in which LIDAR data was collected. In reality, direct observations, along with oblique photos, show that some surface change did occur following the 2003 event and prior to the 2007 event (Fig. 20). Head scarp erosion in the northeast corner, along with movement of debris towards the toe of the slide can be identified. However, our analyses show that these changes were minor to the overall geomorphology of the data presented here.

A surface change map (Fig. 21), contoured according to the change in elevation between the 2003 and 2007 event surfaces, shows the relative change in elevation from landsliding throughout the area. The data shows that the main failure mass initiated from the upper two-thirds of the slope with an average elevation decrease between the 2003 and 2007 events of about 8 meters. This represents a minimum depth of landsliding due to the unknown location of the failure plane (i.e. if the failure plane

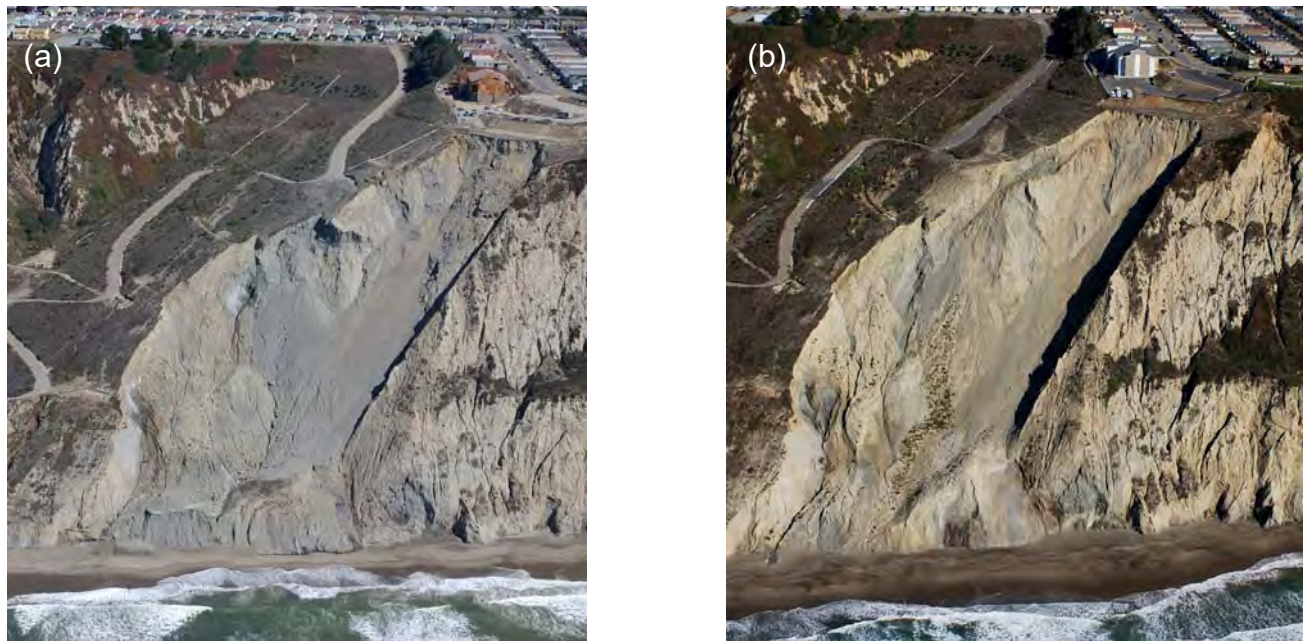


Figure 20. Oblique photos showing overall change in surface morphology between (a) September 2004, and (b) October 2005. Movement of debris from upper to lower portions of the slope are visible.

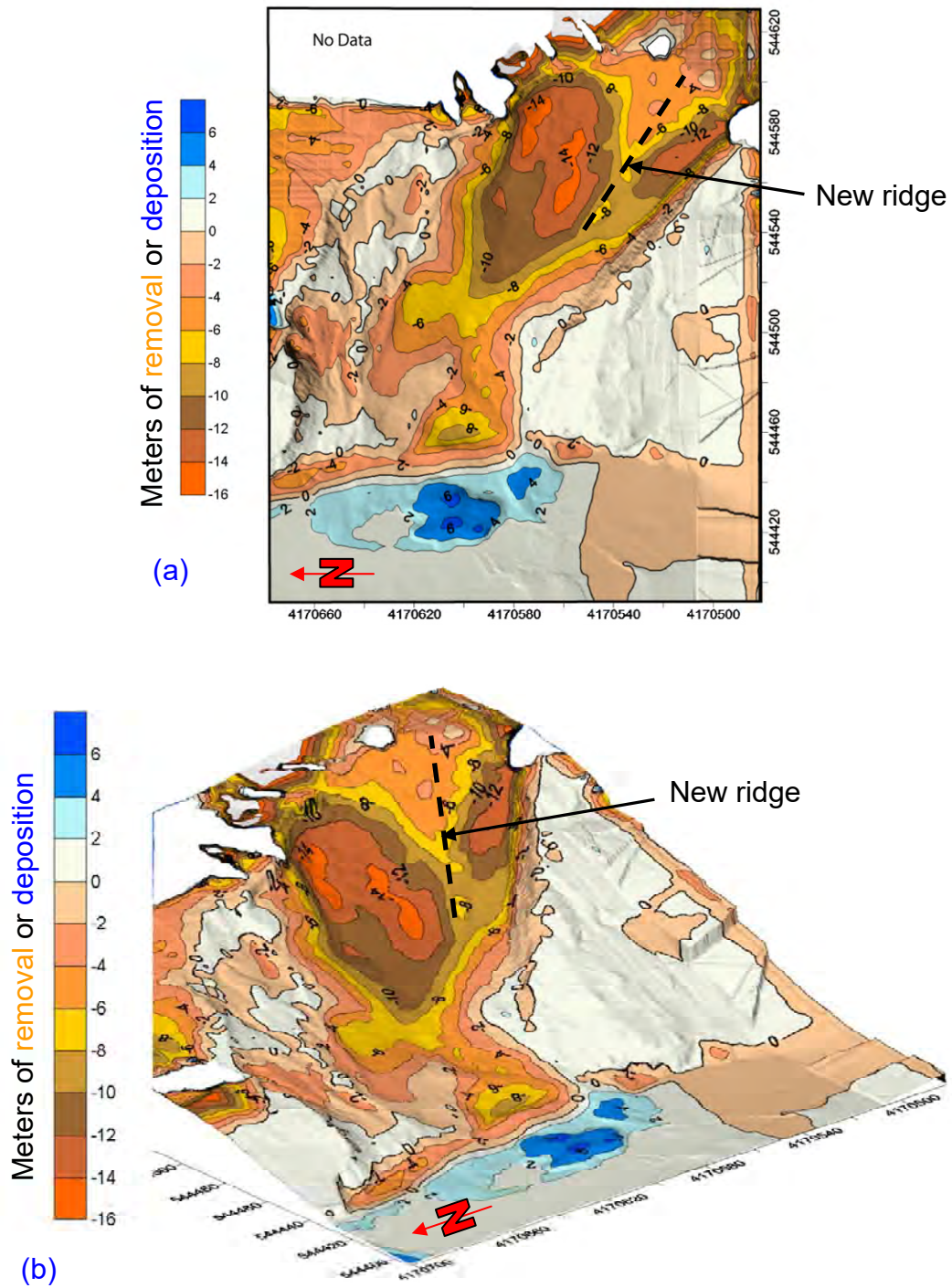


Figure 21. Change in ground surface (measured vertically, in meters) caused by the January 1, 2007 landslide event: (a) plan view, (b) oblique view - orientation is similar to Figure 14(b). Negative values (orange) indicate material removed by landslide; positive values (blue) indicate landslide deposition at the toe, or lack of data for at least one surface in regions near the crest.

is deeper than the 2007 post-event surface, the failure volume will increase to include this material). Assuming only minor surface change following the 2003 event and prior to the 2007 event, the maximum change in elevation from landsliding in 2007 was a decrease in excess of 14 meters, measured in the north head scarp area. The prominent ridge forming the south boundary of the slide was largely unchanged in the 2007 event, although the scarp did become deeper on the ridge's flank.

Of particular note is the development of a two-tongued area within the head scarp showing the development of a ridge separating the northern head scarp from the resistant bedrock ridge to the south (Fig 16 and 21). This ridge is likely composed of a stronger bed within the Merced Formation, similar to the pronounced and exposed ridge that forms the south edge of the landslide area. Depending on the lithology of the new separating ridge, this ridge could either become more pronounced over time (if the lithology is strong) or be a potential site for future mass movement (if the lithology is weak or similar to neighboring geologic units).

Analysis of the terrestrial LIDAR-derived cross-sections indicate that localized oversteepening of head scarp areas visible following the 2003 event, reformed in the 2007 event. Whereas the cross-sections show that the lower two-thirds of the landslide area is at least temporarily stable (slope inclination averaging 25°) with respect to the angle of repose of typical loose silty sand materials (27° to 30°) (Craig, 1992), the landslide mass is likely to continue to evolve under the effects of wave action at the toe and establishment of stress equilibrium at the crest.

Conclusions

As part of a comprehensive investigation of landslides occurring in weakly lithified sediments along the west coast of the United States, we conducted terrestrial LIDAR investigations of two landslide events encompassing the 2003 Northridge Bluff Landslide and its reactivation in 2007 to make volumetric measurements and analyze geomorphologic change of a large coastal landslide affecting the

west boundary of Daly City, California. Results indicate that the 2007 event was at least a third the size of the 2003 event, mobilized both existing debris and intact materials, and led to over 9 meters of crest retreat in select areas of the head scarp. In addition, volumetric measurements show that the landslide events deposited a significant volume of material to the coastal zone. The cross-section data show that as of early 2007, slope angles in the lower two-thirds of the landslide average 25° while slopes in the upper third of the bluff reach upwards of 50° and to locally 90° (vertical).

The results of this investigation show that the Northridge Bluff Landslide continues to evolve in response to both establishing overall equilibrium and to continued toe erosion from wave action. While the 2007 event is interpreted to be a reactivation of the 2003 event and a move towards equilibrium of the bluff, the magnitude of the changes are of sufficient order to anticipate further change. When weakly lithified sediments are tectonically warped, uplifted, and subject to a dynamic coastal environment, recurring landslides of this type can be expected.

Acknowledgments

Scott Schiele, I-SiTE Laser Mapping, Denver, Colorado provided project, field, and processing assistance for the 2003 data set. Joshua Logan and Gregory Gabel, USGS CMG Menlo Park, California provided field support for the 2007 data set. Thanks are due to William Cotton and Ted Sayre of Cotton, Shires and Associates Inc., Los Gatos, California for their assistance with base maps of the 2003 event and general background information. Thanks are also due to Mo Sharma and Robert Ovadia, Engineering Office of Daly City, California for site and document access. Technical reviews by Mark Reid and Gregory Gabel, and assistance with metadata processing by Carolyn Degnan from the USGS are gratefully acknowledged.

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Subject: Olympic Way Retreat Center (Daly City, CA) Project Update
Date: Thursday, January 7, 2021 at 9:49:27 AM Pacific Standard Time
From: Annie Ellicott
To: KoppmanNorton, Julia@Coastal
CC: Phillip Seitzer, Marie Seitzer, Lisa Dunmeyer

Hi Julia,
Hope you are well and staying safe (and sane) in these interesting times. :))

I wanted to follow up with you after your meeting with Phillip and Marie Seitzer in late December with some additional information regarding the Olympic Way Retreat Center project in Daly City.

We were deeply disappointed in the decision on December 14th by Daly City Council to approve the Coastal Development Permit for testing.

Despite 77 emails from the public all in opposition to the project (with only one in support) received by the Council prior to and during their meeting on 12-14-2020, the Daly City Council voted 3-to-2 in favor of granting the Coastal Development Permit for geotechnical testing of the land at Thornton Beach Bluff.

The [Thornton Beach Bluff Preserve](#) community group remains fully committed to opposing this project indefinitely. To date, we have over 8,400 signatures [on our petition](#) (the vast majority of which are from California residents) including hundreds of residents of Daly City.

So that you have a clear picture of the specific objections of the community, I am attaching links below to the video proceedings at which the City Manager reads out some of these:

MEETING PROCEEDING VIDEOS WITH PUBLIC COMMENTS

[Daly City Planning Commission meeting 11-17-2020](#) (begins at 31:00 and public comments at 1:06:28)

[Daly City Council Meeting 12-14-2020](#) (begins at 4:47:49 and public comments at 5:18:18)

I believe you also asked for the prior geological reports (commissioned by Harbinger Development) in Spring 2020 to evaluate the Mar Vista parcel next door to the Olympic Retreat parcels in Daly City.

DOCUMENTS:

[ENGEO Geological Report](#)

[Cotton Shires Geological Report](#)

Finally, I am sure you have read the Coastal Commission's previous response to the last project proposed for the Olympic Way parcel. For reference here:

[Coastal Commission's Letter to Torgon Group](#) Opposing Project with Rationale (August 2014)

Phillip and Marie have asked if the CDP for testing is appealable to the Coastal Commission. Can you let us know the Coastal Commission's position on that issue?

Thank you so much and Happy New Year,

Annie Ellicott

Organizing Committee - TBBP

w: 415-563-6250 - c: 415-602-6250

annie@leapup.com

Subject: OBJECTION TO THE OLYMPIC WAY RETREAT CENTER PROJECT

Date: Monday, December 14, 2020 at 3:29:57 PM Pacific Standard Time

From: Christopher Gavidia

To: KoppmanNorton, Julia@Coastal, tbayudan@smcgov.org

Dear Honorable Community Leaders,

I do not support the Olympic Way Retreat Center project and the CDP being issued for testing of the land which moves this project forward.

I've been a resident of San Mateo County my entire life spanning 37 years. I live in the South San Francisco Westborough area and graduated from South San Francisco High School in 2001 and graduated from San Francisco State University in 2006. My wife and I have been dedicated citizens San Mateo County our entire lives.

During the Covid-19 pandemic I have relied on the Thornton Bluff as a location to clear my mind and appreciate the beautiful Pacific Ocean. As someone that struggles with depression and anxiety the Thornton Beach Bluff has been a safe haven place for me to drive to after work for fresh air and to calm my anxiety.

I would be devastated if this location was closed off to be developed into a religious retreat. This bluff should remain open and accessible for all citizens of the Peninsula. It should remain open to nature and not tarnished by construction and private development. Please do not approve testing of the land for possible development. This would be a great loss for citizens of San Mateo County.

sincerely,
Chris Gavidia

Subject: Re: We Need Your Help to Protect Our Open Space
Date: Friday, December 11, 2020 at 1:51:14 PM Pacific Standard Time
From: KoppmanNorton, Julia@Coastal
To: Harry Kitchin
Attachments: CCC Letter Olympic Way Retreat Center 2019.10.09.pdf, CCC Comment Letter_Olympic Way_Resubmittal_2020.05.01.pdf

Hi Harry,

Thanks for reaching out. Please note that while the area has been used by residents as informal trails, the parcel is private property rather than a nature preserve. The property is within the City's Coastal Development Permit permitting jurisdiction, and as such at this time they have the authority to take action on the application. That said, we will continue to work with the City to provide guidance with regards to ensuring Local Coastal Program-consistency, including to review and analyze the information that is produced by the engineers that conduct the geotechnical exploration to determine where a building could be safely located given all of the constraints and to review and analyze the CEQA document, once completed. Please see the attached comment letters we have previously submitted to the City with regards to this project.

Please feel free to let me know if you have further questions.

Best,
Julia

From: Harry Kitchin <mauiharry@gmail.com>
Date: Friday, December 11, 2020 at 12:19 PM
To: "Carl, Dan@Coastal" <Dan.Carl@coastal.ca.gov>, "KoppmanNorton, Julia@Coastal" <julia.koppmannorton@coastal.ca.gov>
Cc: "Manna, Jeannine@Coastal" <Jeannine.Manna@coastal.ca.gov>, Harry Kitchin <mauiharry@gmail.com>
Subject: Re: We Need Your Help to Protect Our Open Space

Good Afternoon Dan,

Thank you for the quick reply. I appreciate your help.

Hello Julia-

Please let me know if you need any additional information. We are all very concerned about the proposed development.

Regards,
Harry

On Fri, Dec 11, 2020 at 12:12 PM Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov> wrote:

Hello Mr. Kitchin,

Thank you for reaching out. I have copied here Julia Koppman Norton of our staff who looks after the Daly City area, so that she is aware. As this moves forward, if you have questions or concerns, feel free to share

with Julia. I know from past experience with past development proposals in that area that it is pretty heavily constrained by the local coastal program. I would imagine that the same would apply to this project. Again, please check in with Julia as she is more directly involved with Commission oversight in that area. Hope that helps.

Dan

From: Harry Kitchin <mauiharry@gmail.com>
Sent: Friday, December 11, 2020 10:40 AM
To: Carl, Dan@Coastal
Cc: Harry Kitchin
Subject: We Need Your Help to Protect Our Open Space

Dear Director Carl,

We need your help to prevent the development of a beautiful open space area on the sandy bluffs overlooking the Pacific ocean nestled between Thornton State Beach and the protected area of Fort Funston. For decades, people from all over have enjoyed this open area for walking, hiking, and dog walking. The trails leading down to the beach and ocean provide a peaceful and almost mystical retreat from the busy city above.

This area is now being considered for development by the Daly City Council as a project known as the Olympic Way Retreat Center UPR 09-20-014692. A developer wants to build a religious retreat center/hotel on top of the cliffs overlooking the ocean. This area is on the San Andreas Fault and the engineering effort to make the land stable enough for such construction would destroy this magnificent area forever.

And for what, to line the pockets of the Council Members and Planning Department officials? Skyline Highway and John Daly Boulevard cannot support the traffic loads. The Daly City water and sewage systems cannot support such a large project. The environmental damage and carbon footprint of such a development are not even being considered by the City officials. They are only seeing what this greedy, non-environmental supporting developer is offering. He'll damage the area, make his profit, and move onto a new area.

This is why we need your help to stop this environmental catastrophe. The City Council is hoping to approve this project with no one noticing. Will you please help us?

If the California Coastal Commission became involved that may be enough to stop the Council from moving forward. The City can't afford a costly and prolonged lawsuit and any wide attention brought to this project would hopefully create a public outcry.

Please let me know what else we need to do in order to enlist your help to protect this beautiful open space.

Best regards,
Harry Kitchin

Subject: Thornton Beach Bluff Reserve - CDP UPR 09-20-014692

Date: Thursday, December 10, 2020 at 11:42:48 PM Pacific Standard Time

From: Marie Seitzer

To: KoppmanNorton, Julia@Coastal

Hi Julia,
Hope you're doing well.

I was referred to you by Annie Ellicot, from Leapup Marketing solutions.

I am writing to you because of the Thornton Beach Bluff Reserve. My understanding is there is a developer looking to purchase this land and develop a large commercial property (50,000 sq ft) for religious retreats.

As a Daly City native, and current resident, when I found out about this, I was horrified. I have reached out to Annie to see what I can do, and she mentioned reaching out to you. I can't seem to wrap my head around the fact that we, as a community, could stand idly by while a for-profit development company destroys one of the last beautiful coastal nature preserves in Daly City, and in the Bay Area.

Additionally, I can't understand why the City Council, or the Coastal Commission, would approve this permit or allow for a building to be built here. Having grown up in Daly City, and less than a mile away, I have seen houses and properties fall off these cliffs. And with the amount of development this project would take (sewage lines, plumbing, etc), it would cause stress on the entire area, not to mention destroy this beautiful coastal land.

I'd love to meet with you and get a better understanding as to how we could oppose this permit, and what different actions we can take to fight for our city. If possible, let me know if you ever have calls with constituents, and if you'd be interested in chatting. Annie mentioned you were great and approachable, so I'm hoping we can connect.

Thanks
Marie

Subject: Citizen Concern regarding CDP UPR 09-20-014692

Date: Thursday, December 10, 2020 at 8:46:03 PM Pacific Standard Time

From: Phillip Seitzer

To: KoppmanNorton, Julia@Coastal

Good afternoon,

My name is Phillip Seitzer and I am a citizen of Daly City, CA.

Recently, a group has filed for a CDP permit UPR 09-20-014692 with plans to build a two story, 50,000 sq. ft structure on the bluffs surrounding the Thornton State Beach, located in Daly City, CA.

As a private citizen, I oppose this construction project. The proposed space is currently used by the community as a favorite natural spot, and is crowded with dog walkers, hikers, bikers, and other outdoor enthusiasts. I am but one member of a large community of residents who disapprove:

<https://www.change.org/p/california-coastal-commission-save-open-space-for-outdoor-recreation-at-thornton-beach-bluff-in-ca>

Aside from my personal objections, there are a number of concrete legal issues associated with the construction that suggest to me that a permit should not be authorized in this case:

(1) The Bluff is unfit for construction.

Historically, others have tried to develop this land, unsuccessfully. For instance, this famously happened to a golf course built on the property in the 1970s. Roughly 18 months after the course was finished, large parts of the course and road subsided into the ocean by way of coastal erosion. This section of the coast undergoes extensive erosion which has led to the loss of many houses, as the cliffs they are built on literally fall away into the sea.

It would only be a matter of time (likely a small number of years), before the structure collapsed into the ocean. This could lead to tremendous loss of life and injury.

In the 1990s, a hotel group extracted core samples from the bluffs to determine if the area was suitable for construction. Their conclusion was that it was not. I would contend that given this precedent, the burden of proof that building on this location is safe should be higher than usual.

(2) Scale of Construction.

The proposed structure may violate zoning laws. The proposed structure is enormous. The height of the structure is proposed to be two stories, but I am very seriously concerned that every effort will be made to stretch this definition to its legal limit, which will result in a height that exceeds a reasonable definition of two stories.

This construction will also require extension of public utilities to the site across a major highway (CA-35), and place a tremendous stress on the surrounding area.

(3) Limitation of access to Thornton State Beach.

The proposed structure would impede access to Thornton State Beach, removing the most well-traversed access point.

(4) Disruption of the California Ridge Trail.

The property lies on and comprises a part of the California Ridge Trail. This section of the California Ridge Trail would be permanently lost.

(5) Loss of critical habitat for endangered species.

The construction would remove key habitat for a number of endangered species, including the Red Legged Tree Frog

and San Francisco Garter Snake. Many other threatened and non-threatened species, who in recent years have seen dramatically reduced habitat, would also suffer additional losses to their natural range.

Thank you for hearing me out. I would be happy to provide any more information, answer any questions, or otherwise offer my assistance in any way.

Thank you,
Phillip Seitzer

Subject: Thornton Beach Bluff Preserve

Date: Tuesday, November 17, 2020 at 3:50:13 PM Pacific Standard Time

From: Meredith Coll Newsom

To: cmorales@dalycity.org

CC: KoppmanNorton, Julia@Coastal, tbayudan@smcgov.org

Ms. Morales,

I'm writing to the you and Daly City Planning Commission to please oppose building and/or drilling on the Thornton Beach Bluff Preserve. My husband and I, as well as our two dogs, have been daily visitors for the past seven years. We've been able to enjoy access to Thornton Beach as well as the Bluff which is home to a number of wild animals, a Great Blue Heron who feeds on the bluff, coyote and a pair of Great Horned Owls, and their owlets, who have called this area home for at least the last 4 years that we have seen. Building on this land will not only displace this wildlife, it will disrupt the horses next to the land. There are quite a number of regular walkers here with and without dogs who come to use this area to get away from the city and enjoy nature. It should be available to all who visit Thornton State Beach and the stables because it's the only safe way to access the State Beach below.

There are so many buildings and available spaces for rent, especially now due to Covid. Why try to build on a site that is enjoyed by so many and possibly dangerous? That entire area is made of sand and the cliffs are constantly shifting and collapsing in spots. I look at the church and houses close by on the same stretch of land south of Thornton and see the cliff crumbling around it. I'm sure it will be a case like in Pacifica where buildings and houses are eventually condemned due to unstable land.

Please take into consideration the wildlife, the horses, the stable itself since it is a small business that has already been hit hard by Covid, and all the people who have come to love the Bluff. There are a number of spaces available in the Bay Area. Why should this beautiful space be destroyed for a private business that could be so easily located elsewhere.

Thank you for your time and consideration,

Meredith and Chris Newsom
San Francisco

Subject: Use Permit UPR-09-20-014692 (Coastal Development Permit)
Date: Monday, November 16, 2020 at 9:58:56 PM Pacific Standard Time
From: Ed Seider
To: KoppmanNorton, Julia@Coastal

Dear Ms. Koppmannorton,

I am writing to let you know that as a Daly City resident, I am adamantly opposed to the proposed development by Sand Hill Property Company at 2152 Olympic Way in Daly City.

The site of the proposed project is one of great natural beauty which has been used and enjoyed by an untold number of people for generations. If the project were to proceed, more habitat will be lost to wildlife, hikers, dog walkers and equestrians. This is exactly what Daly City, the Bay Area, and California do not need right now: more coastal development that benefits a few wealthy individuals at the expense of everyone else.

I shudder to think at the toll a construction project and "retreat center" at that location would take on the peace and tranquility of our community. Please don't allow that to happen.

Other reasons for my opposition to the proposed project include:

1. The land is unsuitable for anything other than Open Space due to "steep slope, geotechnical hazard (Daly City is Seismic Category E), bluff retreat/erosion, soil composition (stiff sandy clay), land instability" (refer to Daly City Open Space Statutes and Coastal Element - Daly City General Plan).
2. There is an inconsistency between the intent of this project and the intent of the provisions and standards of the base C-1-RP District (zoning for the land). DCMC Section 17.27.050.C.2 (if a development is on a blufftop) "No grading or filling operations shall be permitted except for required drainage or erosion control and, if required, the same shall meet the standards and requirements of the state and city in connection with grading and filling operations."
3. The proposed project would interrupt access to the only trail available for the public and for Daly City Fire Department for emergency assistance on Thornton Beach.
4. In all likelihood, there would be disruption of existing storm water flows due to drilling/digging for testing during the winter season. This would create significant damage and hardship for neighboring property owners.

Sincerely,

Edward L. Seider

Subject: Thornton Beach and Olympic Way Retreat Center proposal
Date: Saturday, November 14, 2020 at 1:31:00 PM Pacific Standard Time
From: Carrie Johnen
To: cmorales@dalycity.org, tbayudan@smcgov.org, KoppmanNorton, Julia@Coastal

Please-

I have not YET had the pleasure of this ride, but it is on my bucket list. Please don't let it be taken before my (and others) chance to experience this, from what I hear, grand ride.

Carrie Johnen
Plymouth, CA

Subject: Thornton Beach bluff development

Date: Monday, November 16, 2020 at 10:34:19 PM Pacific Standard Time

From: cdelcorto

To: cmorales@dalycity.org

CC: KoppmanNorton, Julia@Coastal, tbayudan@smcgov.org

Dear Ms. Morales,

I'm writing to voice my opposition concerning the development of the bluff area above Thornton beach.

As you know there is very little undeveloped public open space in Daly City. This area provides important recreational access for many different user groups and should remain available as open space for the general public to enjoy.

Developing the coastal bluff area may increase erosion and general instability due to the geological/seismic make up of the land. The area has already suffered sloping and slide activity in the past.

The exploratory trenching and drilling activities being scheduled during the rainy season could destabilize the bluff area further.

Please reject the planned development.

Sincerely,
Cynthia Delcorto

Subject: Please save Thornton beach bluff preserve!

Date: Friday, November 13, 2020 at 10:58:14 AM Pacific Standard Time

From: Susanna Pao

To: KoppmanNorton, Julia@Coastal

Dear Koopman Norton,

Re: Project no. 8438.002.000

Site address: 2152 Olympic Way, Daly City

I am a desperate mom writing to oppose the proposed development along Thornton beach bluff preserve. This space is invaluable to my family as well as many of my neighbors. My kids enjoy the outdoor space, especially during this awful pandemic where parks and other indoor spaces are considered higher risk. This place is special, arguably sacred. Please save Thornton beach bluff preserve for not only my family but the entire community of nature lovers, hikers, dog walkers, fishermen, photographers, surfers, hang gliders, and parasailers.

Thank you for your time,

Susanna Pao
398 Northgate Ave
Daly City CA 94015
415-420-2194

Subject: Comment RE Olympic Way Retreat Center project

Date: Friday, November 13, 2020 at 12:05:49 PM Pacific Standard Time

From: rmloui

To: KoppmanNorton, Julia@Coastal, cmorales@dalycity.org, tbayudan@smcgov.org

To whom it may concern,

I am writing to voice my opinion on the proposed Olympic Way Retreat Center and the planned geotechnical land evaluation, including the drilling of holes and trenches.

The most immediate concern is that of the upcoming geotechnical evaluation, in which the developer plans to further destabilize the cliff by drilling and digging the land that is immediately next to a horse corral and a barn that is home to 40 horses. There are multiple reasons why this proposed upcoming destruction of the cliff should not be allowed to proceed.

1. There is public opposition to the OWRC project on land that is unsuitable for anything other than Open Space. Daly City is Seismic Category E and the land is steep and unstable as the city's LUP already describes.
2. There is inconsistency between the intent of the OWRC project and the intent of the provisions and standards of the base C-1-RP District. The proposed geotechnical land evaluation is most certainly not related to required drainage or erosion control of the land.
3. There will be interruption of access to the only trail available for both the public and the Daly City Fire Dept for emergency assistance on Thornton Beach. If this trail is closed and an unfortunate accident occurs on the beach, those persons will be left with no medical response and may risk death depending on the severity of the event. This is unacceptable.
4. This area will surely have exacerbated ground instability due to seasonal issues with the digging and drilling in the upcoming winter season on land that is known to have groundwater and underwater streams. It is sheer madness to think that the ground would not crumble and collapse with the proposed upcoming geotechnical testing.
5. This area is immediately adjacent to a Daly City business, Mar Vista Stables and an outside corral that is home to over 40 horses. First, the sound of geotechnical testing will be disruptive and harmful to the horses, and Second, the geo testing will prevent Mar Vista Stables to conduct their business, which is surely already difficult during this time of the pandemic and with so many other businesses in this country experiencing financial failure.
6. This area is heavily used by hikers, dog walkers, fishermen, photographers, surfers, hang gliders, parasailers and equestrians looking for a beautiful and peaceful place to find peace, solitude and appreciate the natural beauty that surrounds us, which we need now even more than before. To allow the progression of the geotechnical testing and take away this valuable resource from the people and damage the land would be shameful and inexcusable.

For all the above reasons and my love of all the wonderful parks, trails, and beaches that are located in the Daly City, SF, and Pacifica area that I explore and enjoy with my dog, I strongly oppose the Olympic Way Retreat Center project and the upcoming geotechnical testing of the land. Please reconsider the project and halt the upcoming geotechnical testing immediately.

Sincerely and best regards,

Rachel Loui
Mountain View, CA

Subject: Opposition to Olympic Way Retreat Center

Date: Friday, November 13, 2020 at 1:13:41 PM Pacific Standard Time

From: piaffe172003@yahoo.com

To: KoppmanNorton, Julia@Coastal

Opposition to Olympic Way Retreat Center Project on Thornton Beach Bluff:

Dear Madam:

I am writing to voice my STRONG opposition to developing a Retreat Center on Thornton Beach Bluff in Daly City.

I am a long-time horseback rider and I feel Thornton Beach Bluff and Thornton State Beach are the hearts and lungs of Daly City and San Francisco. We don't need a retreat center (or indeed any such development) and we desperately need to preserve our open space and open beach access. The land is unstable and this is just an all-around bad idea.

Much happiness is shown by the riders, the horses, the dogs being walked, hikers, and beachcombers having access to this land, the bluffs, and the beach; and I would like to keep it this way.

There are other places that can be developed and built up. THORNTON AREA is NOT that place.

Thank you for your consideration.

sincerely yours,
Susan Bergesen
119 Victoria Street
San Francisco, CA 94132

Subject: Olympic Way Retreat Center Project

Date: Saturday, November 7, 2020 at 9:27:34 PM Pacific Standard Time

From: fran feldstein

To: KoppmanNorton, Julia@Coastal, cmorales@dalycity.org, tbayudan@smcgov.org

To the officers of the California Coastal Commission, members of the Daly City governing body, and members of the San Mateo County governing bodies:

I am writing to object to the retreat center proposed project under consideration for the area adjacent to 2152 Olympic Way, Daly City, California.

There are so many reasons why this project should be stopped in its current state of investigation. First and foremost, the horses and people who love them at Mar Vista Stables will be profoundly negatively impacted if even the soil boring begins next to the stables. The heavy equipment and noise generated will make the horses anxious and that will affect their long-term health. The disruption will impact the ability of the horse owners to care for and exercise their precious animals. And the other regular users of the property and trails in this location will also be interrupted.

Mar Vista has been in operation since 1989 and I consider it one of the best kept secrets of the San Francisco bay area. It offers a safe horse riding experience for first time riders as well as the necessary buildings and supports for horse owners who board there. Riding on the beach is one of the finest experiences one can have in life, and Mar Vista has made this possible for many years for locals and tourists alike.

There are dozens of reasons to disqualify the project being proposed for this location. I offer my personal opinion in writing because my devices are not new enough for me to join the virtual hearing on Zoom scheduled soon. I rode at Mar Vista as long ago as 1989 and as recently as two months ago. I hope you will have the good sense to continue to support the operation and longevity of Mar Vista Stables rather than allowing a building project that has no loyalty to the locals and is only being proposed by developers to line their pockets.

Thank you for your consideration of my interest in this matter. I hope for government agency rejection of the proposed retreat center project adjacent to 2152 Olympic Way, Daly City. I would appreciate email notifications in future of all public communications relative to this issue.

Very truly yours,
Frانيا F. Feldstein
1746 Page Street Apt 5
San Francisco CA 94117-1933
415 431 9338
fran.feldstein@gmail.com

Subject: Thornton Beach

Date: Sunday, September 13, 2020 at 10:56:24 AM Pacific Daylight Time

From: Elizabeth Ross

To: KoppmanNorton, Julia@Coastal

Hello,

I hope this finds you well and healthy. I am writing to you to express my deepest concern about the possibility of Sand Hill developing Thornton Beach area for private use. This public space is sacred to all that use it everyday. I've been walking my dogs there for over 20 years. Please allow this space to stay undeveloped and available to the public. Thank you for your attention to this very important matter.

Sincerely,

Elizabeth Edmonds
Sent from my iPhone

Subject: Re: 2152 Olympic Way Permit Application
Date: Friday, August 28, 2020 at 9:22:31 AM Pacific Daylight Time
From: DAI Builders
To: KoppmanNorton, Julia@Coastal, Lisa Dunmeyer, Carmelisa Morales
CC: Annie Sailor, Van Lonkhuysen, Michael@CityofDalyCity, Zack Landry
Attachments: image001.png

Good Morning Camelisa,

I realize the work to be performed is needed to get a better picture of what can be done for a project on this site. I have a few concerns on this exploratory testing.

The trench that will be dug goes across both the Equestrian trail and the public/dog walker access to the paths down to the bluffs and beach. Since COVID-19 the public using this has increased by 150 percent. There are safety concerns for the public as well as health concerns for the horses in the adjacent coral. I would assume that the entire lot would be cordoned off to prevent anyone from wandering into the work zone and stepping into the pits/trench? If the lot is to be cordoned off where would the public/dog walkers and equine access the path to the bluffs/beach? The large machines may or may not put undue stress on the horses in the coral and this needs to be considered as well.

The heavy machines that will be doing the work will most certainly damage the naturally growing meadow which is a habitat to many wildlife and native plants intermixed in the iceplant that pervades the entire area. My understanding is that the work will be done in one day and all trenching/pits will be covered back up. Are the plants going to be moved to the side before trenching/digging?

Another concern is the address that is being associated with this property to the south of Mar Vista Stables. The actual address of the open lot appears to be 2154 Olympic Way. Mar Vista Stables address is 2152 Olympic Way and Palo Mar is 2150 Olympic Way. Please correct this typo as it would be important to workers arriving on site and city planners choosing the wrong address to approve building on.

I feel that the above information is important and may have been overlooked. We all would like what is best and safest for the area with the least amount of negative impact. If there is anything I can do to help with that please let me know.

David A. Ingram
650.400.2317

DAI Builders, lic# 808226
David Ingram, General Contractor
650.400.2317 cell
daibuilders@yahoo.com

On Wednesday, August 26, 2020, 01:53:35 PM PDT, Carmelisa Morales <cmorales@dalycity.org> wrote:

Hi Lisa,

Regarding environmental review, the Initial Study is still being prepared. As Julia mentioned, the geotechnical exploration work is required to prepare additional geotechnical analyses as recommended by the geotechnical consultant and required by City and Coastal staff. The findings will be discussed in the Initial Study.

Best,



Carmelisa Morales
Associate Planner, Daly City Planning Division
333 90th Street, Daly City, CA 94015

www.dalycity.org

From: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Sent: Wednesday, August 26, 2020 11:50 AM
To: Lisa Dunmeyer <lisadun@mindspring.com>
Cc: Annie Sailor <annie@leapup.com>; Carmelisa Morales <cmorales@dalycity.org>; Michael Van Lonkhuysen <mvanlonkhuysen@dalycity.org>; DAI Builders <daibuilders@yahoo.com>; Zack Landry <zacklandry@att.net>
Subject: Re: 2152 Olympic Way Permit Application

Hi Lisa,

You too. We do not have authorization to meet in-person/go on site visits at this time due to Covid. This CDP for test pits, borings, and the trench was submitted to us this week, and is in response to the applicant's geotechnical engineer recommendations as well as Coastal Commission staff recommendations per the attached letter. This information is intended to better understand the local geology and the potential for future landslides, in order to be able to make future recommendations as they relate to proposed development. I've attached the proposed site plan for these. Typically, this type of geotechnical exploration is conducted within one day and re-covered following gathering the necessary information, but as we received the application this week, I do not have information on that for this application at this point.

With regards to the environmental review, I assume you are asking about the EIR process as it relates to the

proposed development project, as opposed to this proposed geotechnical exploration, and that is a question for the City.

Please let me know if I can be of further assistance. Thanks!

Best,

Julia

From: Lisa Dunmeyer <lisadun@mindspring.com>

Date: Wednesday, August 26, 2020 at 11:33 AM

To: "KoppmanNorton, Julia@Coastal" <julia.koppmannorton@coastal.ca.gov>

Cc: Annie Sailor <annie@leapup.com>, Carmelisa Morales <cmorales@dalycity.org>, "Van Lonkhuysen, Michael@CityofDalyCity" <mvanlonkhuysen@dalycity.org>, DAI Builders <daibuilders@yahoo.com>, Zack Landry <zacklandry@att.net>

Subject: 2152 Olympic Way Permit Application

Hi Julia,

I hope this email finds you well. I am reaching out to inquire on the attached notice for permit that was posted at 2152 Olympic Way. Are you available to meet in person regarding the project?

We are not in favor of the proposed project and are very concerned about the impact of test pits and trenches will have on the horse stables. Where will these be located, if the permit is granted? What is the time frame and the equipment involved?

Lastly, can you provide a status the environmental review?

Thank you

Lisa Dunmeyer
415-819-6413

Subject: Re: Open space Thornton Bluff

Date: Friday, August 28, 2020 at 2:01:23 PM Pacific Daylight Time

From: Michelle Moore

To: KoppmanNorton, Julia@Coastal

Thank you for your response. They tried to build a the golf course It slid down bluffs. I've used that space for many years. 55 years. The horses are a wonderful way for people who can't walk down to beach or to bluff valley. Why do you want to allow it to be destroyed?? The top piece you are doing Geo testing on has already been tested. It's a stable piece of bedrock but not stable to hold development. The beauty of its natural state is what draws people from the urban cement. Leave it alone. Help keep the horses for less able bodies

Sent from my iPhone

> On Aug 28, 2020, at 10:31 AM, KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov> wrote:

>

> Hi Michelle,

>

> I tried to respond to this yesterday, and I'm unclear if that message went through - so my apologies if this is a duplicate. Thank you for your comments - I will save them to the project file for the record. Please note that there is a CDP for "structures" as you mention that has been submitted to the City of Daly City. This CDP is under the City's jurisdiction, so the Coastal Commission only serves in an advisory capacity while the CDP is going through the City's review process. There is also a CDP that has been submitted to the Coastal Commission for geotechnical exploration - not "structures" - which is intended to gather necessary geotechnical information to help supplement the proposal for the City's CDP.

>

> Best,

> Julia

>

> On 8/27/20, 8:56 AM, "Michelle Moore" <michellemoore53@yahoo.com> wrote:

>

> Why would you take away the wild space to replace with structures?? Everyone comes here for walking on bluffs and last place to ride horses for those who are disabled and can't walk down bluffs to beach. God created a beautiful wild vista and mans plans do not compare.

>

> Sent from my iPhone

>

Subject: Open space Thornton Bluff

Date: Thursday, August 27, 2020 at 8:56:33 AM Pacific Daylight Time

From: Michelle Moore

To: KoppmanNorton, Julia@Coastal

Why would you take away the wild space to replace with structures?? Everyone comes here for walking on bluffs and last place to ride horses for those who are disabled and can't walk down bluffs to beach. God created a beautiful wild vista and mans plans do not compare.

Sent from my iPhone

Subject: Olympic Way Retreat

Date: Thursday, August 27, 2020 at 2:30:28 PM Pacific Daylight Time

From: Cherie Foge

To: KoppmanNorton, Julia@Coastal

I oppose the granting of a permit for the building of a retreat at Thornton Beach Bluffs.

We need to maintain the open space so that everyone can enjoy the view and the opportunity to walk, hike or just sit and enjoy the view.

Please do not vote to allow the building of this retreat.

Thank you,
Cherie Foge
Broadmoor Village

Subject: Olympic Way Retreat Center

Date: Thursday, August 27, 2020 at 9:41:34 AM Pacific Daylight Time

From: Alyce Cardinale

To: KoppmanNorton, Julia@Coastal

I object to this project.

--

Regards,

Alyce Cardinale

Properties Unlimited
Broker #00944632
415-282-1970 Office
415-282-1994 Fax
415-760-4873 Cell

846 Kansas Street
San Francisco, CA 94107
weclosere@gmail.com