

## **CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
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WEB: WWW.COASTAL.CA.GOV



# **F10**

**2-21-0237-W (PACIFICA PIER CLOSURE AND REPAIR)**

**MAY 13, 2022**

**CORRESPONDENCE**



Scenic Pacifica  
Incorporated Nov. 22, 1957

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## CITY OF PACIFICA

540 Crespi Drive • Pacifica, California 94044-3422

[www.cityofpacifica.org](http://www.cityofpacifica.org)

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**MAYOR**  
Mary Bier

**MAYOR PRO TEM**  
Tygarjas Bigstycck

**COUNCIL**  
Mike O'Neill  
Sue Vaterlaus  
Sue Beckmeyer

May 9, 2022

Oceane Ringuette  
California Coastal Commission  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105

Subject : CDP Waiver 2-21-0237-W – Pier Handrail Repair Project

Dear Oceane,

It is the City's understanding that there have been objections to application of CDP 2-21-0237-W regarding repair and maintenance work on the Pacifica Municipal Pier (Pier). The opposition's comments that have been passed along to City staff mainly protest the full closure of the Pier for the repair work to occur. In response to these comments, the following narrative should shed light on why the project is proposed the way it is and why it is the best path forward for the City and all visitors of the pier.

Following the failure of the guardrail in the Winter of 2020-21, the City hired GHD, Inc. to produce a structural evaluation of the guardrails along the pier. The evaluation is readily available on the City's website and was submitted as part of the application. The report shows there was about 50% of the pier railing panels that needed replacement as soon as possible (0-2 years). The report also states that the remaining 50% would need to be replaced in the next 0-10 years with many in 0-5 year range.

From this report, the City developed engineered plans to fix necessary components of the pier; the damaged sections at the end of the Pier, replacement of the major and severely damaged panels, and spalling patches on other panels. Based on discussions with the project design engineers, it was determined that complete removal of the majority of the degraded panels and replacement of these with precast panels would streamline the process allowing for faster reopening of the pier and it would prevent future closures as the majority of the panels would be new and last for many years. Thus, replacement of these panels is in the best interest of public access and also the most cost effective, thereby saving taxpayers' dollars.

With regards to keeping the Pier open to the public during construction, it is the City's strong opinion that it is not viable or safe to have the pier open to the public while construction activity is occurring. There will be heavy construction equipment and heavy materials moving along the pier during construction and portions of the Pier will be open once panels are removed, making it unsafe for the public. The contractor would also not be able to construct the work in this tight environment and this would make it unsafe for the contractor's employees as well as the public. The City will make every effort to minimize the amount of time that the pier is closed and complete the project efficiently.

We appreciate this opportunity to respond to these concerns.

Best Regards,

A handwritten signature in blue ink that reads "Ryan Marquez". The signature is written in a cursive style with a blue color.

Ryan Marquez  
Associate Engineer

**From:** [diane.fenster](mailto:diane.fenster)  
**To:** [Rexing, Stephanie@Coastal](mailto:Rexing.Stephanie@Coastal); [Ringuette, Oceane@Coastal](mailto:Ringuette.Oceane@Coastal)  
**Subject:** Pacifica pier  
**Date:** Sunday, May 8, 2022 4:54:23 PM

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I am writing to oppose the closing of the Pacifica pier.

1. Many other piers are repaired with much more extensive repairs without having to shut down at all or just partially. .2 All railings don't all need replacing and there are plenty of things that do need it more like the bathrooms being redone. So when the engineers report done last year most of the railings did not need replacement, less than half needed them and less than a quarter of them were serious so fix those that needed them in and are serious and then take the rest of the money and do work that really needs to be done much more than replacing all the railings on the whole pier for no reason and closing it also for no reason. We need to set this for a public hearing and we need to insist that they not close the pier totally for any amount of time and do the repairs while allowing visitors 3. We don't really need the binoculars it's not that big of a "visitor-serving amenity," but bathrooms are.

Thank you,  
Diane Fenster  
Pacifica

**From:** [Bob](#)  
**To:** [KoppmanNorton, Julia@Coastal](#)  
**Cc:** [Ginsberg, Jo@Coastal](#); [Ringuette, Oceane@Coastal](#)  
**Subject:** What?  
**Date:** Monday, May 9, 2022 10:05:30 AM

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Hello. Good morning. Nice to meet you Oceane. Ok.If any sentence repeats more than once that's Siri doing it with my dictation They've got to be joking. They give us 4 days to object and nobody was really notified. I want a hearing like I was promised. And no waiver of the CDP. THESE officials can't be trusted. You don't know OMG. . I've got them in superior Court right now on about 20 different COUNTS violating the brown act TAKING OUT AN ILLEGAL LOAN. EVADING A REQUIRED PUBLIC ELECTION every way you can think of aCan I lobby the commissioners? And everybody doesn't have email believe it or not or able to use it so is there some other form of communication they can use to let people know that use the pier they can object? After waiting a year and a half and watching them dragging their feet they get rewarded and everything they want? OK yes yes yes I want to object I object I strongly object ha ha OK number one objection the pier being closed at all. If larger more intensive pier construction projects can stay open this sure can. They should be able to do it with the pier open or partially open at the least. They like to do brain surgery with a machete. They love to just close it all for as long as they can wether they need to or not Which is what they were Doing when you told them to open it partially last March Julia they were trying to keep it closed permanently. And Woodhouse isn't big on mainrenence. Six months will turn into 2 years. #2 onbjection Very nice thought to replace all the railing walls but guess whatTHEY ALL DONT NEED IREPLACING! Sorry.for shouting that. But I have the report and more than half don't need it at all. But there're many other things that need attention much more like structural inspection maintenance and repairs or even the bathrooms. Have you seen the bathrooms? You want visitor serving amenities fix the bathrooms.

So is there a formal objection form or something how do I do this? Sorry I'm kind of mad about this whole thing though

Bob Hutchinson  
Reese Advertising  
Pacifica CA

On Apr 18, 2022, at 5:03 PM, KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov> wrote:

Hi Bob,

There isn't a separate "first" hearing – we will be bundling in the after-the-fact component. If you would like to be notified via mailing address as opposed to email, please feel free to share your address with us and we can send notice that way. You are free to testify at the hearing, and the Commissioners would hear your concerns and determine if they think additional steps need to be taken to address them, beyond what is in any staff recommendation.

Best,  
Julia

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**From:** Bob <hutch@coastside.net>  
**Sent:** Monday, April 18, 2022 4:34 PM  
**To:** KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>  
**Cc:** Ginsberg, Jo@Coastal <Jo.Ginsberg@coastal.ca.gov>; Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>  
**Subject:** Re: pier update

Ok Thanks Julia. What about the first CDP hearing? For the retroactive closure. Was it scheduled yet? Or did I miss something? Email isn't the best way to alert me of an important matter, just a FYI.

Just wondering wop9phat would it solve if I testify against them at a hearing anyway? AS far as I can tell it would only delay them fixing it. Is that correct?

**All The Best!**

**Bob Hutchinson**

[hutch@coastside.net](mailto:hutch@coastside.net)

On Apr 18, 2022, at 8:35 AM, KoppmanNorton, Julia@Coastal <[julia.koppmannorton@coastal.ca.gov](mailto:julia.koppmannorton@coastal.ca.gov)> wrote:

Hi Bob,

Yes, they have submitted a plan to replace the walls/railings, and we are getting that prepared with a goal of putting it on the May hearing agenda, which you will be noticed of closer to (but in advance of) the hearing date, if we are able to get it onto that agenda. As to grant funding, we do not have information on that and this question should be directed to the City.

Ok Thanks Julia. What about the first CDP hearing? Is it scheduled yet.

But what would it solve if I testify against them at a hearing anyway? AS far as I can tell it would only delay them fixing it. Is that correct?Best,  
Julia

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**From:** Bob <[hutch@coastside.net](mailto:hutch@coastside.net)>  
**Sent:** Sunday, April 17, 2022 10:59 AM  
**To:** KoppmanNorton, Julia@Coastal  
<[julia.koppmannorton@coastal.ca.gov](mailto:julia.koppmannorton@coastal.ca.gov)>  
**Cc:** Ginsberg, Jo@Coastal <[Jo.Ginsberg@coastal.ca.gov](mailto:Jo.Ginsberg@coastal.ca.gov)>  
**Subject:** pier update

yyfyhjhr

Hello Julia and Jo

, I hope all is well with you both. Happy Easter.

Can you please let me know the latest on Coastal development plan to begin repairs for the Pacifica pier? Have they submitted a plan(s) for repairs yet? Accepted? Any hearings scheduled yet? They really don't communicate much

So Mr Woodhouse stated at last weeks council meeting that they got this "extra" \$260k so they can replace all the walls on the pier. Do You know was this part of the original \$500k grant they got from the state last year and do you know if Woodhouse really means "replace all the walls" or all the walls which need replacement?

Also did they send you the list of nearby residents and interested persons with addressed envelopes? Because they darn well should know I'm a very interested person and I never got anything in the mail. And if I didn't make the list I'm sure other interested person not" didn't

Thank You,

But Hutchinson  
650-303-0502 voice or text

Begin forwarded messagmne

**From:** "Woodhouse, Kevin" <[woodhousek@ci.pacifica.ca.us](mailto:woodhousek@ci.pacifica.ca.us)>  
**Date:** March 16, 2021 at 5:44:59 PM PDT  
**To:** Bob <[hutch@coastside.net](mailto:hutch@coastside.net)>  
**Cc:** Mike O'Neill <[mikeworks4u@sbcglobal.net](mailto:mikeworks4u@sbcglobal.net)>  
**Subject:** RE: The pier update

This email documents Mr Woodhouse refusing to partially open the pier claiming he would need to see the engineers report. But (according to the chronology on the cities website). He infers here the engineers report showing no reason to keep the pier fully closed was already done (in mid February) and we know now he had seen it weeks before this email and he was editing it.

I've put in several Ca Open Documents Act requests for the original unedited version of the Pier assessment report but Mr Woodhouse has ignored most and also refused stating that's a draft document exempt from CODA which is false because an original final report from an outside company can not be considered a "draft" under CODA regulations.

This email also shows Mr Woodhouse in reply to my asking him to partially open the pier now stating it won't be opened until some future council meeting TBD and council considers costs " **and a determination about next steps will be made once the assessment results and repair cost estimates are known. We can keep you informed as to when the City Council will be discussing this issue"**

and planning telling me they still have not found a company to even inspect the pier

Dear Mr. Hutchinson,

The Pier is closed while it is undergoing a structural assessment, necessary after the damage sustained during this winter's storms. The engineer's assessment report is almost complete, and a determination about next steps will be made once the assessment results and repair cost estimates are known. Sometimes structural damage is not readily apparent to the eye; I would not recommend opening even part



of the pier without an engineering assessment first. We can keep you informed as to when the City Council will be discussing this issue.

As for messages you left last year, my office or other departments responded to numerous complaints from you. I don't personally respond to every message received in the City Manager's office. I'm sorry if you feel like your complaints were not satisfactorily responded to.

Sincerely,

Kevin Woodhouse  
City Manager  
City of Pacifica  
[www.cityofpacifica.org](http://www.cityofpacifica.org)  
650.738.7409  
<image001.png>

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**From:** Bob <[hutch@coastside.net](mailto:hutch@coastside.net)>  
**Sent:** Tuesday, March 16, 2021 5:20 PM  
**To:** Mike O'Neill <[mikeworks4u@sbcglobal.net](mailto:mikeworks4u@sbcglobal.net)>;  
Woodhouse, Kevin <[woodhousek@ci.pacificaca.us](mailto:woodhousek@ci.pacificaca.us)>  
**Subject:** Re: The pier update

**[CAUTION: External Email]**

Update just spoke with planning again who said even though there is no sign of structural damage. No buckling or movement of the deck, no loose pilings. No sign of structural damage of piling or the deck beyond the fascia wall at the end and no other wall appears damaged. So and even though the walls aren't related to the deck as far as supporting the deck, because we don't know what will happen with 200-300 people on it, we want to err on the side of caution (with no reason or fact) and close the pier even though it could be months till it opens because we still

have not found someone to inspect it and don't know when we will.

Translation: closed for no real (concrete ha) reason other than the wall which will be repaired soon they say.

People need this recreation now more than ever. Even more important point is our retail needs the income and so in turn Pacifica needs the tax dollars. We have at least two shops closed because of this and many other businesses like gas, grocery, restaurant, convenience stores etc are losing money at a time when they need every dime, and they're losing money because the pier is not bringing the 500-1000+ people here per day.

I understand it was probably a shock to see that wall caved in but the city should reverse the decision to shut down the pier and open it up to the halfway point now and open all the way once wall is fixed limit the amount of people if that's a legitimate fear. But keep searching for an inspector if they still think it's required even Though there's no indication it is.

Thanks,

Bob Hutchinson  
Reese Advertising  
Voice or Text 650-303-0502

Sent from my iShoe

On Mar 16, 2021, at 4:03 PM, Bob <[hutch@coastside.net](mailto:hutch@coastside.net)> wrote:

Hey Mike I posted something about this on next-door last week so maybe you saw it already but what's up with the pier? I talked to engineering and they said they can't find somebody who inspect it and didn't say what the problem is. There's no information at all on their website as to what the problem is or

any specifics. And at the pier they've gone thru the trouble to have permanent signs custom made that just say closed until further notice and a link that states more info but which has none. I finally saw a picture of damage from a citizen and all that's damaged was the wall or barrier got pushed in from the waves on the end of the pier L section. So why can't they open the rest of the pier? Just block it off.

That's obviously not structural you don't have to be an engineer to see that it's just a wall part got pushed in from neglect and years of pounding. So close it off halfway or 3/4 of the way. That pier is a huge draw and our number one landmark.

There are some like the planned retreat dipwads who detest the pier and want to see it gone and it seems like some of them are behind this. The longer it sits unrepaired the more the damage will spread

PS Mr Woodhouse I've left you at least 3 phone messages over the past year and you've never returned any of them. Do you still work for pacifica?

Thanks,

Bob Hutchinson  
Reese Advertising  
Voice or Text 650-303-0502

Sent from my iShoe

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reply.