

Pacifica City Council

170 Santa Maria

Pacifica, CA 94044

In reference to: Agenda item 10: Adoption of City of Pacifica Economic Development Plan.

We cannot appear at the Council meeting calendared for September 23, 2013. Therefore, we are remitting this brief letter via email as our very limited comment(s), vis a vis, agenda item ten (#10): the adoption of the Economic Development Plan.

We note that the consultant's recommendation to the Council is only his recommendation. It hasn't been reviewed by the Planning Commission and the cursory review by the Economic Development Committee was ignored. In spite of the failure of either of those two bodies/groups to properly review and advise Council we find language that reads: *"Acceptance of the plan with a direction to staff that it be considered during future land use decisions."*

The document (Wahlstrom report) has been advanced as land use policy in spite of numerous conceptual errors that include misleading analyses and recommendations that haven't been subject to review or revision via the public hearing process. We find that the agenda memo language reads: *"Before Council for consideration tonight is the final draft of the Economic Development Plan, designed to offer guidance to the community towards future development."* Following that language we find the assertion: *"The Plan was reviewed by the Economic Development Committee, which unanimously recommends its acceptance by the Council."* We have reason to believe that this statement is incorrect. We have reason to believe that the Economic Development Committee's review pointed to several specific changes to the document, but the Committee was directed to submit the report to the Council without revisions because it represents the consultant's report and recommendations, not the recommendations of the Committee. It's our viewpoint that because the Committee's recommendations to revise the report were rejected it should not be adopted as Pacifica city policy as an Economic Development Plan. The proper policy course in this instance is to calendar date(s) for public hearings by the Planning Commission for their review, revisions, and recommendations. After that Council can hold a public hearing to approve or reject the plan.

The Wahlstrom Economic Development Plan is proposed to be integrated into the Pacifica General Plan, and used as an important document/guide in determining land use policy here in Pacifica. To adopt it without the validation of glaring errors and misinformation in the absence of a public hearing ill serves the broad public interest.

Robert L. Pilgrim

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