

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
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November 20, 2015

Lorie Tinfow, City Manager  
City of Pacifica  
170 Santa Maria Ave.  
Pacifica, CA 94044

**Subject: Beach Boulevard Redevelopment Project, 2212 Beach Boulevard, Pacifica**

Dear Ms. Tinfow,

I understand that the City of Pacifica is pursuing plans to redevelop the property known as the Beach Boulevard Redevelopment Site, located at 2212 Beach Boulevard in an area bounded by Beach Boulevard, Montecito Avenue, Palmetto Avenue, and Birch Lane, to include a public library. The property is zoned Public Facilities, has previously supported the City's wastewater treatment plant and currently houses the City Council Chambers. Development of an essential public service use and facility on a portion of the site, such as a public library, would be consistent with the land use designation and zoning for the property and would provide a public service to the community consistent with the previous use of the land.

Although a public library is not typically considered a high-priority, resource-dependent use in the Local Coastal Program or Coastal Act, the proposed library would provide low cost amenities that will serve the public and visitors to the coast. A public library would also complement other visitor serving public access and recreational uses in the surrounding area and planned for the remainder of the redevelopment site. Therefore, I write today to express our support for inclusion of a public library as part of the Beach Boulevard Redevelopment Project. We look forward to working with the City to process a Local Coastal Program amendment which would allow for an appropriate mix of uses for the Beach Boulevard Redevelopment Site and address any potential project impacts to coastal resources and conformance with the Coastal Act.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Cave".

Nancy Cave  
District Manager  
North Central Coast District Office  
California Coastal Commission