

May 14 Quarry posts on Nextdoor:

[David Mikkelsen](#) from [Vallemar](#)

Hi all, I attended half of yesterday's meeting at Nick's and have a few questions that did not get answered while I was there. Hopefully some of you can help me out....

- What kind of a hotel will they build - Four Seasons or Holliday Inn?
- What will be done in regards to the added traffic? - I only heard that they would put in a more moderne cross light system.
- Can our schools accommodate the addition of say a 100 kids? If not what will be done to mitigate that challenge?
- What kind of homes will be build in terms of quality and size?
- What will be developed first - the hotel & commercial part or the residential part?
- What is the overall timeframe if the project gets approved?

Thanks, David

Shared with [Vallemar](#) + 11 nearby neighborhoods in [General](#)  
Thank 7 Reply 19

- [Send private message](#)
- [Add bookmark](#)
- [Change category](#)
- [Flag](#)
- [Mute discussion](#)

19

[Charlene](#), [Steven](#), [Helen](#), and 4 others thanked [David](#)



[Hal Bohner](#) from [Vallemar](#) 1d ago

Hello, David, Unfortunately I do not believe that the developer has provided answers to any of your questions so

far. Regarding added traffic - - At a Planning Commission study session recently the Chair of the Commission asked the developer's representative what they would do about added traffic. The representative responded that they had no plan and that they had hired a traffic consultant to study the subject.

[Thank Flag](#)

[Dina](#), [Charlene](#), [Avril](#), and [1 other](#) thanked [Hal](#)



[Nancy Hall](#) from [Valleamar](#) 1d ago

Keep in mind that they want one thing. They want the vote over housing Negated by their own preemptive vote that removes any further ability to vote on housing or anything else on that property. If they Get their proposition of their own to pass, they could turn around and sell the property for a vast profit knowing that there was no longer any ability of the public to weigh in. There is no real project yet and all of their big talk And fancy footwork is about trying to fool us into voting for their prop and giving away our rights to have any further say about whatever might happen there. please understand this. This vote does one thing and that is to give them the right to move ahead with a project, or merely sell off the newly unfettered piece of property ... With our input or control having been removed by our own foolishness .

Edited 1d ago

[Thank Flag](#)

[John/Claren](#), [Todd](#), [Lynn](#), and [7 others](#) thanked [Nancy](#)



[Charlene Boysen](#) from [Valleamar](#) 1d ago

I refused to sign the other day because I haven't had time to investigate and I know that housing already requires a vote. Glad I didn't. Normally I am fine signing to put things to the vote. This is not something I want to change and I don't want to give them the opportunity. They have too much money and are already aggressively pursuing their goals. I feel that there is way too much to lose. We can't give up this right. Pacifica residents need to continue to have a say in the development of our town. That said, I am not vehemently opposed to all development. I just know we have something special and we can help shape a cohesive vision of our town.

Thank Flag

[Dina](#), [Avril](#), [stephanie](#), and [2 others](#) thanked [Charlene](#)



[John/Claren Palmer](#) from [Vallemar](#) 22h ago

FYI, they do not give one iota about you, your concerns, your neighbors or the future..they want to build their project, collect their money and leave the residents with the residual BS! Real simple, do not be fooled by their feel good BS!

Thank Flag

[Dina](#), [Aleksey](#), [Tony](#), and [6 others](#) thanked [John/Claren](#)



[Dorothy Bouly Bolton](#) from [Linda Mar North](#) 22h ago

I understand that the local tv channel will be broadcasting the whole meeting so you can then hear what you missed.

Thank Flag

[Dina](#) and [Erin](#) thanked [Dorothy](#)



[Laurie Goldberg](#) from [Vallemar](#) 19h ago

I was at the meeting and I think they are sly people. When I mentioned about them trying to rezone the quarry for residential, and we would have no say on that, they mentioned that the petition was poorly worded, They want us to vote on it, even though it isn't worded well. When I asked about the 200 houses they now say that they are only going to put in apartments . The developer wants housing because that is where they can make the money, or flip the property. Remember these people do not live here, never will live here, they will just make money while we are stuck with increased traffic, etc, I agree with Charlene 100 percent. We need to say Out of Area Developer you have to go, By the way we had a Florida developer, similar to this one, this one is a little sneakier, he wanted housing and was promising everyone that he was going to this and that, he didn't want us to give up our rights to rezone the quarry to residential, and not have to ever have a vote on that again like this developer is doing. Read the petition wording closely. The Florida Developer was voted down on the housing, and he never did anything with the property, I heard he had stopped making property tax payments, etc, and the bank took it over. YOU SHOULD SEE THE RED FLAGS WITH THIS MICHIGAN DEVELOPER, LIKE WHY Did he have all the petitioners trying to get signatures, without letting people read the petition. Why do these petitioners not live in Pacifica? Why are they paid by the developer. Why is the petition poorly written? Do your research and don't be fooled. Don't let people ruin our beautiful city.

[Thank Flag](#)

[Avril](#) and [Kirsten](#) thanked [Laurie](#)



[Laurie Goldberg](#) from [Vallemar](#) 19h ago

I also agree with John Claron,  
[Thank Flag](#)



[Todd Bray](#) from [Rockaway Beach](#) 15h ago

@ David, the petition is to approve housing for any future development. All the other stuff is chaff to appear like there is a plan. There isn't. If this petition leads to a vote in November it will be about approving housing, only. It's a zoning thing. The property is zoned C3X which requires a public vote to approve housing. If the developer wanted to just build commercial structures like a hotel of mixed use retail and commercial buildings they could do so without a vote. Unfortunately they want housing, hence the petition to hopefully qualify for a ballot measure in November. If you regret signing the petition you can contact city clerk, Kathy O'Connell to have your signature removed. Who knows, removing your signature may be the one that disqualifies the petition! Good luck.

[Thank Flag](#)

[Avril](#) and [Kirsten](#) thanked [Todd](#)



[Peter Loeb](#) from [Rockaway Beach](#) 9h ago

- What kind of a hotel will they build - Four Seasons or Holliday Inn? No information. There is no guarantee that a hotel will ever be built.
- What will be done in regards to the added traffic? - I only heard that they would put in a more moderne cross light system. No information. There is no traffic plan. There is no commitment to do anything about added traffic.
- Can our schools accommodate the addition of say a 100 kids? If not what will be done to mitigate that

challenge? No information. The developer has not addressed this. • What kind of homes will be build in terms of quality and size? No information. If the initiative gets on the ballot and the majority vote yes, they will have approved 206 residential units in the quarry. There is no information beyond that. The ballot measure will not be about a project, it will just be about approving residential. • What will be developed first - the hotel & commercial part or the residential part? There are no guarantees that anything will be built. But it's reasonable to assume that if the ballot measure passes and the residential is approved, that is what would be built first because that's where the money is. It's also possible that the owner/developer could sell the property with the housing entitlement attached to another developer or speculator. There would be no requirement that a hotel or commercial would ever be built. • What is the overall timeframe if the project gets approved? There is no timeline. The project does not get approved by the ballot measure, only the housing. After that, anything can happen. See answer to previous question.

[Thank Flag](#)

[Virginia](#), [Erin](#), and [Avril](#) thanked [Peter](#)



[Erin Mac](#) from [Linda Mar](#) 7h ago

Very important point made by @Nancy Hall... they could absolutely be planning to rezone and flip the quarry for another property in an area that is more supportive of development. I am very concerned and suspicious that the traffic study is being conducted after the vote. The impact should have been evaluated in advance.

[Thank Flag](#)

[Avril](#) thanked [Erin](#)



[Steve Sinai](#) from [Sharp Park](#) 6h ago

The "flip-the-quarry" meme is reflexively tossed out whenever one of these measures comes up. It's groundless speculation.

Even if the quarry were to be flipped, why does it matter who actually does the development if they're held to the same constraints and conditions that voters approved?

[Thank Flag](#)

[Gary](#) and [Jeff](#) thanked [Steve](#)



[Toni Boykin](#) from [Linda Mar](#) 6h ago

The concern for me is that same as it's been with past proposals. They want approval with only vague plans with no requirement to hold to those plans. If I understand it correctly, the result of this vote would approve future housing in the quarry which is what requires a vote. If that passes and that restriction is lifted future developments which might include more housing will not be subject to a vote. Do I have it right?

[Thank Flag](#)

[Avril](#) thanked [Toni](#)



[Todd Bray](#) from [Rockaway Beach](#) 6h ago

Yes, Toni, you have it right. If approved for housing there is no limit to the number of units that can be applied for, underlined applied for.

[Thank Flag](#)

[Toni](#) and [Avril](#) thanked [Todd](#)



[Steve Sinai](#) from [Sharp Park](#) 6h ago

Toni, in this case, I agree that the proposal is still too vague. I signed the petition and sent it in, but as I've said before, if the vote was today, I'd vote no. Before November I need to see a lot more detail, and a signed agreement saying the hotel and commercial space will be built before or concurrently with the apartments, before I vote yes. Compared to the current proposal, Peebles' proposal was very detailed. He had all kinds of legally-binding requirements as to what would be built, and when. For example, the initiative said he had to build the hotel and commercial before any housing. Yet the NIMBYS still kept saying things like if the initiative passed he could do whatever he wanted, and that he planned to only build the housing without any intention of building the hotel and commercial space. Keep in mind that Peebles' main line of business was hotel development, so the idea that he wouldn't have built the hotel was ridiculous. Yet that's what the NIMBYS kept saying. They'll say anything, no matter how dishonest, to stop development in the quarry.

Edited 6h ago

[Thank Flag](#)



[Toni Boykin](#) from [Linda Mar](#) 6h ago

Yes, I understood applied for but not requiring a vote.

Thank Flag



[Steve Sinai](#) from [Sharp Park](#) 5h ago

I suppose the developer can apply for 1000 apartments or live/work units, but at the most only 206 can be built. Otherwise, a new vote is needed.

Thank Flag



[Toni Boykin](#) from [Linda Mar](#) 5h ago

Over generalization at best and as has been reported here, is something the developer has been guilty of. "They'll say anything, no matter how dishonest.

Thank Flag



[Charlene Ryan](#) from [Vallemar](#) 2h ago

Why not make good what is already here.

Thank Flag



[Dave Plumb](#) from [Roberts Rd](#) 1h ago

The article in the May 11 Pacifica tribune is pretty informative on the quarry proposal. Developer Paul Heule clearly says that if the voters approve the proposal with 206 housing units, that no further housing units could be built without another vote and City Council approval. This article shows four different plans that have been proposed for the quarry, including Paul Heule's, Peebles, Pacifica General Update and Rockaway Beach Specific Plan. The current Paule Heule proposal develops the least amount of land and leaves the greatest amount for open space..

[Thank Flag](#)

[Jeff](#) thanked [Dave](#)