

Dear Decision Makers:

Item 29. Feb. 4, 2020 Council Agenda

Citizens About Responsible Planning urge you to vote no on **Item 29. Entitlements and Recommendation** The redesigned BBAC requires six entitlements at the local level, in addition to the EIR Addendum required for the project's California Environmental Quality Act (CEQA) compliance.

General Plan Amendment:

Zoning Code Amendment: The Belmont Pier Planned Development District (PD-2) will be amended to create a new subarea (Subarea 5) encompassing the entire project site, which is currently split-zoned between PD-2 and the P (Park) zoning district. **CARP objects to the 60 feet height limit as the Coastal Act requires 36 feet on the coast.**

- **Zone Change:** A Zone Change is necessary to apply the above Zoning Code Amendment to the zoning map, since the area of PD-2 will be expanded and will replace the P (Park) zoning on a portion of the project site. **Losing this passive park with mature nesting trees and new ADA sidewalks will affect the lives of the public.**
- **Local Coastal Program Amendment:** Amending PD-2, which is an implementing ordinance of the certified Local Coastal Program, necessitates an LCP Amendment. **We disagree that the project furthers the goals of the LCP and the Coastal Act.**
- **Modification to Site Plan Review:** This entitlement modifies the Site Plan Review approved under Application No. 1405-01. The design is **not** harmonious, consistent, and complete within itself and compatible in design, character and scale, with neighboring structures and the community in which it is located. **The open pools will create noise and light pollution; use much more energy to heat; blowing sand and trash will be constant problems.**
- **Local Coastal Development Permit:** For the portion of the project area that is within the City's Appealable Area Coastal Zone jurisdiction, a Local Coastal Development Permit is required to find that all entitlements and the proposed development conforms to the certified

LCP, and that the proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. For the portion of the project that is in the CCC's original permit jurisdiction, a CDP from the CCC will be required following City approval.

On Jan. 30, 2020, I sent the following to the council, mayor, city clerk, planning, public works and city attorney with no reply.

To Whom It May Concern:

The staff reports for Items 29 and 30 for the Feb. 4 Council Agenda state: The Planning Commission and Planning staff have recommended that the City Council approve all of the above entitlements, subject to conditions of approval. The analyses and conditions of approval are presented in further detail in the findings for the project entitlements (Attachment E and Attachment F).

I am unable to find Attachment E and F or any attachments contain this information. Please advise as to its location.

I am still unable to find these Attachments. If you have not read this information, you should not vote to approve these Entitlements. Please reconsider your previous vote and get the answers to all of the many questions about this project before sending it to the CA Coastal Commission.

Sincerely,
Ann Cantrell for Citizens About Responsible Planning