



January 8, 2024

California Coastal Commission  
North Central Coast District  
ATTN: Luke Henningsen  
455 Market Street, Suite #300  
San Francisco, CA 94105  
*via email to luke.henningsen@coastal.ca.gov*

**Re: San Francisco's Local Coastal Program Amendment (LCP-2-SNF-23-0061)  
California Coastal Commission 12/28/2023 Letter**

Dear Mr. Henningsen,

Thank you for your review of San Francisco's December 14, 2023, transmittal of a proposed amendment ("Transmittal") of the Implementation Program of our certified Local Coastal Program ("LCP"). We acknowledge receipt of your letter dated December 28, 2023 ("Completeness Letter"), in which you provide the findings of your completeness review of the Transmittal. We are especially appreciative of your speedy work during the busy holiday period.

We prepared the Transmittal in strict adherence to the Coastal Commission's LCP and LCPA Submittal Requirements document ("Submittal Requirements") that you emailed our office on December 4, 2023. The Coastal Commission's web page describing the "LCP Amendment Process" only includes a somewhat different document listing listed as "Potential Submittal Requirements," so here too we very much appreciate you having provided us with the official Submittal Requirements.

We recognize the length of our Transmittal and the amount of information contained therein. As you of course know, the Coastal Commission's submittal requirements are extensive. We can only assume that because of the volume of material and the limited review period, it was only natural that your office may not have been able to immediately locate specific items.

Your Completeness Letter requested that we submit additional materials before considering San Francisco's application complete. The purpose of this letter is to highlight the location within our Transmittal of those particular materials. Below, we provide your verbatim request followed by the City's remarks:

1. **Table of Contents.** For the table of contents on page 3 of the PDF submittal, please provide page numbers corresponding to each major component of the submittal.

As an analog to the tabs included in the hard copy of the Transmittal that was hand-delivered to your office on December 14, 2023, our office included digital bookmarks in the PDF file contained in the Transmittal. Each

section can be easily accessed by turning to the titled bookmark within both the physical and electronic versions of the Transmittal. Use of digital bookmarks is a generally accepted practice that is extraordinarily helpful because they enable the viewer to click on the subsection in question and immediately be shown that subsection. A paper-style, paginated table of contents in a digital document is often misleading because PDF page numbers almost always differ from actual document page numbers and because many of the required documents in the submittal contain their own page numbering which would be inconsistent with the overall Transmittal's page numbering. We also must note that no table of contents, much less a page-numbered table of contents, is required under either the Submittal Requirements or the list of "Potential Submittal Requirements for LCP Amendments" available on your website. Similarly, the Submittal Requirements do not require Bates numbering. However, if page numbering the PDF would aid in your review, we are happy to supplement our submittal by sending an updated PDF. Please let us know how you would like the pagination to run (e.g., each section paginated individually or page numbers that run continuously through the entire submittal).

2. **Clarification for the Implementation Plan (IP).** On page 2 of the PDF submittal, it states: "Please note no redline is available against the existing Implementation Program as this is all new proposed text." Can you please clarify if this is because the proposed LCPA would be a new chapter altogether?

We concur with your statement that this request seeks a clarification of submitted materials, rather than making a determination of completeness. Nonetheless, your conclusion is correct. Line 21 on Page 3 of that document states that "the Planning Code is hereby amended by adding Section 249.96." Use of the word "adding" signals an addition rather than a modification. Moreover, Lines 13 through 16 on page 1 of that document explain the use of legislative text and state that "single-underline italics Times New Roman font" represent "Additions to Codes" and that "Asterisks (\* \* \* \*) indicate the omission of unchanged Code subsections or parts of tables." All of the text in the LCPA, beginning on Line 24 of Page 3 of that document, appears in single-underline italics Times New Roman font.

3. **Impacts on Coastal Resources.** In accordance with Chapter 6 of the Coastal Act, please provide an analysis of the proposed amendment's potential for impacts on coastal resources and public access to the coast. Specifically relevant to this proposal is an analysis of the potential impacts regarding public access, visual resources and impacts to public views, and environmentally sensitive habitat areas.

In a letter dated October 30, 2023, (starting on page 1,043 in the electronic submittal) we provided an analysis of the proposed LCP Amendment's potential impacts in accordance with Chapter 6 of the Coastal Act.

Potential impacts to coastal access were discussed starting on the second page of the aforementioned letter, and included an analysis of the area's connectivity to the rest of the City and the availability of public transportation to the subject area. It also discussed the implementation of a Transportation Demand Management ("TDM") program that will encourage other means of transportation to the area and lessen the pressures on private vehicle transportation and parking demands on the area. In addition, references to a transportation study associated with the LCPA and associated project were also provided. For example, "As identified in the project specific transportation study, the proposed Project will generate an estimated 352 net new vehicle trips during the weekday p.m. peak hour, including 334 trips by vehicle and 18 trips by taxi or transportation network company. However, the project site is located in an area where existing vehicle miles traveled (VMT) is more than 15 percent below the existing Bay Area regional average VMT per capita (or employee). The proposed project would not cause substantial additional VMT nor create significant public transit delay impacts." A more detailed summary of the completed transportation study was also provided

within the City’s environmental review documents (starting on page 1,680 of the electronic submittal).

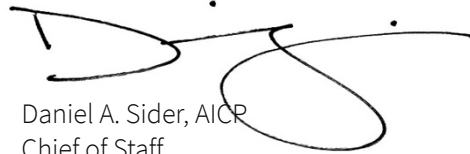
Similarly, the environmental review documents provided a summary of the potential impacts on any biological resources including sensitive habits starting (starting on page 1,715 of the electronic submittal). That summary is also relayed on the fourth page of the aforementioned letter when it states that “The proposed Ordinance and proposed Project will also not significantly impact the enjoyment of the adjacent recreation areas or parks nor impact any candidate, sensitive, or special-status species, wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations. The site does not contain any candidate, sensitive, or special-status species, wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations.”

Additionally, the third page of the letter states that “Located more than four blocks from the coast, the proposed Project [and Amendment] will not impact protected views to and along the ocean and scenic coastal areas.”

With the foregoing clarifications and additional guidance as to where requested materials are found within the Transmittal, we trust that you will conclude that the Transmittal was in fact complete on or before December 28.

We appreciate the assistance and collaboration that Coastal Commission staff has provided thus far during the LCP Amendment process and look forward to continuing our work with you. If you have any questions, please contact either myself or Gabriela Pantoja or myself at [gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org) or [dan.sider@sfgov.org](mailto:dan.sider@sfgov.org), respectively.

Sincerely,



Daniel A. Sider, AICP  
Chief of Staff  
San Francisco Planning Department