



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

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*MEA Planner:* Jessica Range  
*Project Address:* **Significant Natural Resource Areas Management Plan:  
 Sharp Park Golf Course, Pacifica**  
*Block/Lot:* N/A  
*Case No.:* 2005.1912E  
*Date of Review:* February 8, 2011  
*Planning Dept. Reviewer:* Shelley Caltagirone  
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**PROPOSED PROJECT**       Demolition       Alteration

### PROJECT DESCRIPTION

The project is the implementation of the San Francisco Recreation and Parks Department’s Significant Natural Resource Areas Management Plan. The plan establishes goals and objectives for 32 Natural Areas, including Sharp Park Golf Course located in Pacifica. The specific goals and objectives are listed fully in Chapters 2 and 3 of the Sharp Park Golf Course Historical Resources Evaluation (HRE) report. In summary, the proposed project would convert about 19 acres of the golf course to Natural Area to facilitate restoration of the Laguna Salada and wildlife habitats associated with the property. Both the lagoon and pond would be excavated extensively and the dredge spoils would be used to raise Holes 10, 14, 15, and 18, creating upland habitat on the east edge of Laguna Salada. Thirteen acres of the golf course would be converted to upland habitat along the east side of the lagoon and would require that Holes 10 and 13 are slightly shortened or narrowed. A dispersal corridor between the lagoon and the pond would be constructed with upland features and would necessitate closing Hole 12 of the golf course. A post and rail fence would also be installed along the seawall to the west of the lagoon, with additional fencing around the wetland complex to discourage human and pet intrusion.

### PRE-EXISTING HISTORIC RATING / SURVEY

The golf course and the clubhouse were separately designated as historic landmarks for the City of Pacifica in 2009. The property is not listed on the state or national registries. The property is considered a “Category A” (Known Historic Resource) property for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 411-acre golf course is located in the town of Pacifica in San Mateo County. It borders the Pacific Ocean and is bisected by Highway 1. Thirteen fairways, the clubhouse, and Laguna Salada are located to the west of the highway, and the four remaining fairways are located to the east of the highway.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

**Event:** or  Yes  No  Unable to determine  
**Persons:** or  Yes  No  Unable to determine  
**Architecture:** or  Yes  No  Unable to determine  
**Information Potential:**  Further investigation recommended.  
**District or Context:**  Yes, may contribute to a potential district or significant context.  
If yes, period of significance: 1929-1932

The Planning Department concurs with Tetra Tech's determination that the subject property appears to be eligible for listing on the California Register for its significance under Criteria 1 (Events) and 3 (Architecture). The golf course's development is associated with the broader event of the golden age of golf in the US and in California. The course is also an important example of a seaside golf course designed by a master landscape architect, Alister Mackenzie. Please refer to Section 5.2 of the HRE report for a full analysis of the resource's historical significance.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

**Location:**  Retains  Lacks      **Setting:**  Retains  Lacks  
**Association:**  Retains  Lacks      **Feeling:**  Retains  Lacks  
**Design:**  Retains  Lacks      **Materials:**  Retains  Lacks  
**Workmanship:**  Retains  Lacks

The resource retains sufficient integrity in all aspects of its character to convey its historical significance. Please refer to Section 5.3 of the HRE report for a full analysis of property's integrity.

3. **Determination** of whether the property is an "historical resource" for purposes of CEQA.  
 No Resource Present (*Go to 6 below.*)       Historical Resource Present (*Continue to 4.*)

4. **If the property appears to be an historical resource**, would the proposed project materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs)?

- The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The Planning Department fully concurs with the impacts analysis provided by Tetra Tech in Section 5.4 of the HRE report. In summary:

**Project Impacts:**

- Raising Holes 10, 14, 15, and 18 *would not cause a significant impact* on the character-defining features of the golf course and the holes would remain in their original locations and the visual character of their fairways would only be minimally affected.
- The closure of Hole 12 *would cause a significant impact* to the historic resource as the work would eliminate an original hole and fairway on the west side of the course. Its removal would significantly alter the original golf course design and boundaries.
- The proposed fencing would add a modern element to the golf course but would not harm the character or setting of the resource. This addition to the landscape *would not cause a significant impact* to the historic resource.
- Modifying approximately 13 acres of the golf course to create upland habitat along the east side of the lagoon would require slightly shortening or narrowing Holes 10 and 13. This alteration would significantly alter the character of these original fairways. Therefore, the work *would cause a significant impact* to the historic resource.

**Alternative Project Impacts:**

- The recreation analysis of the SNRAMP EIR proposes a mitigation measure (Option 1) that would create a new hole on the east side of Highway 1 as a replacement for Hole 12. This would result in a total of 13 holes on the west side of the highway and five holes on the east side. This arrangement would not maintain the historic balance of holes on either side of the highway and would change the historic boundaries of the course. This *would cause a significant impact* to the original design of the historic resource.
- The recreation analysis of the SNRAMP EIR proposes a mitigation measure (Option 2) that would create a new hole on the west side of Highway 1 as a replacement for Hole 12. While the mitigation measure would change the layout of the holes, this alternative mitigation measure would restore some of the elements that Mackenzie had implemented in his original design by placing the new holes in areas of the course where holes were historically placed. The proposed holes would also be in keeping with the historic boundaries of the golf course. Because of the restorative aspect of the work, this mitigation *would cause a less than significant impact* to the resource.

The project would result in significant impacts to several character-defining features of the golf course, including Holes 10, 12, and 13.

