



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

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Dr. Kate Huckelbridge
Executive Director
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: Courtesy Notice Regarding Temporary Nighttime Restriction on Vehicular Access at the Linda Mar Beach Parking Lots

Dear Ms. Huckelbridge:

Due to persistent overnight conditions that endanger public health and safety and create barriers to coastal access, the City of Pacifica has implemented a temporary overnight restriction on vehicular parking in the Linda Mar Beach parking lots beginning November 20, 2025. Between 10 p.m. and 5 a.m., vehicles will not be permitted to park in the lots.

The City is acting under the authority of the Coastal Act, CDP No. 2-19-0586 (March 11, 2020), ("City CCC CDP"), and its 2021 Operations Agreement with the State of California to restore safe and functional access. Over the past ten months incidents of repeated vandalism, unsanitary waste, illegal dumping, improper parking and prolonged vehicle habitation have all occurred in the Linda Mar Beach parking lots creating significant health and safety risks to the public and discouraging many from using the space. These conditions have damaged infrastructure and undermined the City's ability to maintain the site in a manner that maximizes public use and enjoyment. The temporary operational adjustment is a narrow but necessary measure intended to stabilize conditions so the public may continue to use and enjoy the beach and its facilities.

The vast majority of incidents occur during the nighttime, when misuse of the parking lots, including vandalism, dumping, and the erection of temporary structures, etc., can be concealed in the darkness. Collectively, these incidents damage public facilities and create unsafe and unwelcoming environments for visitors and require substantial cleanup. Moreover, this misuse of the Linda Mar Beach parking lots is inconsistent with their intended function as coastal-access facilities as these public use areas are required to be maintained in a manner that maximizes public use and enjoyment.

I. Activity at the Linda Mar Parking Lots Which Disrupts, Degrades or Creates Barriers to Public Access is Prohibited by Coastal Development Permit No. 2-19-0586

Under the 2021 Operations Agreement with the State of California, Section 6 assigns the City responsibility for day-to-day operation and maintenance of the public access facilities at Linda Mar Beach, including the restrooms and parking lot. The City performs these functions with the intent that the facilities remain in safe and functional condition. The City operates the Pacifica State Beach Paid Parking Program under Coastal Development Permit No. 2-19-0586, including Special Condition 8, which provides:

Pacifica State Beach, the parking lots, and all other areas that are part of this Pacifica State Beach program shall remain open 24 hours per day (except for the restrooms, which may be closed during nighttime hours (i.e., from one hour after sunset to one hour before sunrise). Development and uses within these areas that disrupt and/or degrade public access, including areas set aside for private uses, barriers to public access (such as planters, temporary structures, private use signs, fences, barriers, ropes, etc.) shall be prohibited. These public use areas shall be maintained in a manner that maximizes public use and enjoyment.

As illustrated in the examples of recent incidents provided in Exhibit A – Conditions Degrading Public Access at the Linda Mar Beach Parking Lots attached to this correspondence (“Exhibit A”), overnight activity at the Linda Mar Beach lots constitute the very types of “development and uses” that Special Condition 8 prohibits: ongoing private occupation of public access areas, erection of temporary structures, and damage to public facilities. These conditions disrupt and degrade the public’s ability to safely and reasonably use the site and undermine the City’s ability to maintain public access facilities in a manner that maximizes public use and enjoyment.

The City’s temporary overnight restriction is consistent with its City CCC CDP and the Coastal Act’s mandate to provide maximum public access consistent with public safety, resource protection, and reasonable management. Consistent with Special Condition #8 in the City’s CCC CDP, the Coastal Commission has recognized that time-limited, targeted operational controls may be appropriate when misuse interferes with public access facilities, provided the coastal resources themselves remain open¹. The City’s operational adjustment to temporarily close the Linda Mar Beach parking lots between 10 p.m. and 5 a.m. follows this precedent: it is limited, justified by documented conditions, and consistent with both City’s CCC CDP, Special Condition 8 and the Coastal Act’s mandate to balance maximum access with public safety and reasonable management. Additionally, this operational adjustment allows the City to maintain the Linda Mar Beach parking lots in a manner consistent with the City’s obligations under the 2021 Operations Agreement with California State Parks.

II. Overnight Misuse of the Linda Mar Beach Parking Lots Disrupts, Degrades, and Creates Barriers to Public Access.

As reflected in the examples included in the attached Exhibit A, nighttime activity at the Linda Mar Beach parking lots increasingly mirrors the prohibited “development and uses that disrupt

¹ In A-3-STC-24-0012 and A-3-STC-22-0018 (City of Santa Cruz, Oversized Vehicle Parking Restrictions), the Commission found that nighttime parking prohibitions between midnight and 5 a.m. were consistent with the Coastal Act because access during those hours was “extremely limited” and the restrictions were narrowly tailored to address trash, waste, and safety issues degrading access.

and/or degrade public access” described in Special Condition 8 of City’s CCC CDP. Over the past ten months, the City’s Department of Public Works (DPW) and the Pacifica Police Department (PPD) have observed an increasing number of vehicles, campers, and other overnight occupants using the Linda Mar Beach parking lots for extended stays. Field observations confirm that the parking lots have been routinely occupied overnight by recreational vehicles (RVs), vans, and passenger cars, converting sections of the lots into private space by placing temporary structures such as tents and chairs in empty parking spaces or other parts of the parking lot, which effectively prevent general public use and restrict coastal access by limiting parking for other recreational users. Between August and November of 2025, PPD recorded an average of 43 vehicles between 2 a.m. and 6 a.m. on weekdays and 51 on weekends. Some vehicles have been parked in the Linda Mar Beach parking lots for over 120 days.

Coinciding with this increasing pattern of overnight occupation, City Staff have observed repeated incidents of vandalism to restroom buildings (which are closed from one-hour after sunset to one-hour before sunrise), seawalls, benches, and walkways; multiple instances of restroom doors being forced open and fixtures damaged or burned; removal of protective fencing for western snowy plover habitat; and recurrent sanitation hazards, including the presence of human waste both outside and inside restrooms unlawfully accessed at night. Many of the nighttime activities described in Exhibit A also constitute criminal violations, including defacing public property with graffiti and other acts of vandalism², discharging waste in a public area³, and illegal dumping.⁴

The City has routinely responded to complaints and visible evidence of public safety hazards and property damage. Fire-related hazards also persist with nighttime visitors using open fires on the beach. Since January 2025, PPD has responded to several illegal bonfires, and a two-year-old child suffered burns from a makeshift fire pit left on the beach overnight. PPD also reports incidents in which officers had to extricate vehicles that became stuck on the shoreline, in what they believe was the result of vehicles entering the beach area during overnight hours from the parking lots. DPW has also removed discarded vehicle parts, mattresses, clothing, shopping carts containing personal belongings, household debris, and other waste associated with nighttime dumping within and around the Linda Mar Beach parking lots. During the first week of November 2025 alone, staff encountered an office chair abandoned beside the refuse enclosure in the north lot, the illegal dumping of a refrigerator in the south lot, and vandalism to a restroom.

These conditions cannot be remedied through routine enforcement or maintenance alone. A temporary restriction on nighttime vehicular use of the parking lots is therefore the most direct and effective operational measure available to interrupt this ongoing cycle of vandalism, dumping, extended occupancy, and safety hazards, while re-establishing the regular turnover essential to preserving coastal public access and maintaining the Linda Mar Beach parking lots in a manner that maximizes public use and enjoyment.

² See California Penal Code § 594(a)(1);

³ Health and Safety Code § 5411 and Penal Code § 370-372,

⁴ California Penal Code § 374.3

III. Conclusion

The temporary nighttime restriction on vehicular use of the Linda Mar Beach parking lots is a limited and necessary measure which remediates the overnight conditions that have degraded public access, damaged facilities, and created health and safety hazards. This temporary measure preserves the Linda Mar Beach parking lots' intended function as short-term coastal access facilities and is fully consistent with City's CCC CDP, Special Condition 8. The City will continue to coordinate with Commission staff and to monitor site conditions to determine whether and for how long the temporary measure should remain in effect.

Respectfully,



Kevin Woodhouse
City Manager
City of Pacifica

Enclosure: Exhibit A - Conditions Degrading Public Access at the Linda Mar Beach Parking Lots

cc: City Council

EXHIBIT A

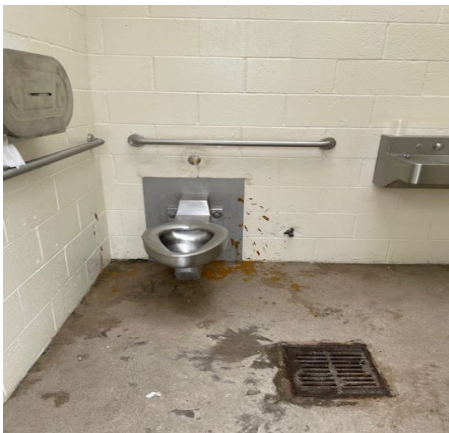
Conditions Degrading Public Access at the Linda Mar Beach Parking Lots

- 1. Vandalism: Defacing Public Property with Graffiti** (Penal Code § 594(a)(1)) Significant graffiti has repeatedly appeared on both the interior and exterior of public-facing structures, including restroom buildings, seawalls, benches, and walkways. Restroom interiors have been vandalized, and exterior surfaces have been defaced during late-night hours.



2. Public Nuisance: Dumping of Human Waste and Sanitation Hazards (Health & Safety Code § 5411; Penal Code §§ 370-372)

Sanitation hazards have increased significantly during overnight hours. Human waste has been discovered both near the restroom buildings and inside restrooms that individuals unlawfully accessed after hours. Staff have repeatedly encountered urine, feces, and related sanitation hazards in public areas. These conditions create health risks, deter daytime visitors, and impede the City's ability to maintain the facilities in a condition that maximizes public use and enjoyment.



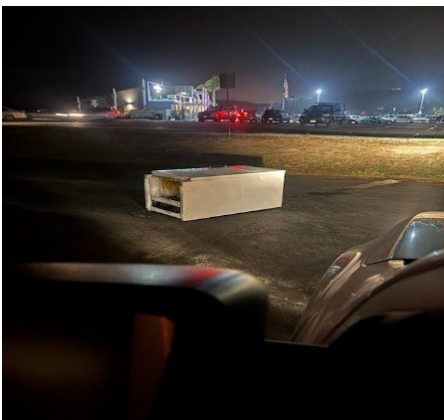
3. Vandalism – Damage to Public Facilities (Penal Code § 594)

Restroom doors in the parking lot have been repeatedly tampered with, including attempts to force them open during nighttime hours. Interior fixtures have been intentionally damaged or burned. Public art installations along the Coastal Trail have been defaced or structurally damaged, and protective fencing for the snowy plover's habitat on the beach has been torn/taken down . Parking spaces have also been illegally striped or painted. These acts cumulatively burden DPW staff, who must redirect time and resources toward repair.



4. Illegal Dumping and Littering (Penal Code § 374.3(a))

Illegal dumping has remained persistent and continues to escalate. Staff have removed car parts, motorcycle and mower components, mattresses, discarded clothing, shopping carts filled with personal belongings, and household debris. Homemade planes and gliders have appeared on the beach, and food waste and general trash are routinely scattered throughout the parking areas. The pattern remained active during the week of November 3–10, 2025, when staff encountered an abandoned office chair in the north lot and witnessed an individual dumping a full-sized refrigerator in the south lot. These incidents illustrate ongoing nighttime misuse that obstructs safe and equitable access.



5. Overnight camping

Overnight presence of RVs, vans, and passenger vehicles continues. Individuals erect tents, occupy the lots, and store personal property in public access areas.



5. Overnight camping (cont.)

Between August and November of 2025, the police department regularly documented the approximate number of vehicles parked overnight in the Linda Mar Beach Parking Lots A & B over several days of the week.

- Weekday (Thurs-Fri / Between 0200-0600am): Average of 43 vehicles
- Weekend (Sat-Sun / Between 0200-0600am): Average of 51 vehicles



6. Public Nuisance: Reckless Burning and Safety Risks (Penal Code § 452; Penal Code 370-372)

Illegal Bonfires: Since January of 2025, the police department has responded to approximately five reported incidents of illegal bonfires on the beach. Officers also located evidence of illegal alcohol consumption, empty beer cans, left on the beach.

On the morning of May 31, 2025, a two-year-old juvenile sustained severe burns to his feet after stepping on a makeshift fire pit on the beach. The fire pit had likely been used during the previous evening.



Fire pit and logs on the beach



Damage to wooden post



Shopping cart and bedding

7. Suspected Overnight Vehicle Access to the Shoreline Through Parking Lots

