



CITY OF PACIFICA
OPEN SPACE & PARKLAND ADVISORY COMMITTEE
March 15, 2023, 6:00 – 7:30 P.M.
Auditorium, Pacifica Community Center, 540 Crespi Drive, Pacifica

CALL TO ORDER:

ADMINISTRATIVE BUSINESS: *(5 minutes)*

Roll Call

Approval of Order of Agenda

Approval of Minutes of February 15, 2023 (distributed to OSPAC with Agenda) PUBLIC

COMMUNICATIONS:

Public Comment - *This portion of the agenda is available to the public to address the Committee on any issue within the subject matter jurisdiction of the Committee that is not on the agenda (3 minutes per speaker).*

Committee Communications

INFORMATIONAL ITEMS: *(5 minutes)*

- 1. Update by GGNRA/GGNPC**
- 2. Update by City Council Liaison**

STAFF COMMUNICATIONS: *(5 minutes)*

- 3. Development project updates**

DISCUSSION ITEMS:

- 4. Review and vote to approve the 2023 Preservation Award Proclamation** *(10 minutes)*
- 5. Review of the 570 Crespi Dr. presentation** *(10 minutes)*
- 6. Announcement of City Council study session to start commission/committee work plan update process** *(15 minutes)*
- 7. Feedback on the Ahni Trail workday process** *(10 minutes)*

ADJOURNMENT

***Please note that timeframes were provided at the request of the Committee Chair and are meant to provide guidance and not limitations.*

THE CITY OF PACIFICA WILL PROVIDE SPECIAL ASSISTANCE FOR PERSONS WITH DISABILITIES UPON AT LEAST 24 HOUR ADVANCE NOTICE TO THE CITY MANAGER'S OFFICE (738-7301). IF YOU NEED SIGN LANGUAGE ASSISTANCE OR WRITTEN MATERIAL PRINTED IN A LARGER FONT OR TAPED, ADVANCED NOTICE IS NECESSARY. ALL MEETING ROOMS ARE ACCESSIBLE TO PERSONS WITH DISABILITIES.



CITY OF PACIFICA
OPEN SPACE & PARKLAND ADVISORY COMMITTEE
February 15, 2023, 6:00 – 7:30 P.M.
Portola Room, Pacifica Community Center, 540 Crespi Drive, Pacifica
Action Minutes

In attendance was Chair Patton, Vice Chair Arnos, McDermod, Goodmiller, Natesan, Read, and Skaggs. Cardona and Lancelle were absent. Council Liaison Bigstyck, Staff Liaison Lin, and Planning Director Murdock were also present.

CALL TO ORDER: *Chair Patton* called the meeting to order at 6:00 pm.

ADMINISTRATIVE BUSINESS:

Roll Call A quorum was confirmed.

Approval of Order of Agenda. Unanimously approved.

Approval of Minutes of February 15, 2023 Unanimously approved.

PUBLIC COMMUNICATIONS:

Oral Communications – None.

Committee Communications – None.

INFORMATIONAL ITEMS:

1. **Update by GGNRA/GGNPC** – – *Chair Patton* provided an update from Darren Brown (National Parks Service) and Sue Gardner (Golden Gate National Parks Conservancy) in place of their absence this evening. Updates include David Smith selected as the new GGNRA General Superintendent, storm damage across the parks, status from the Natural Resources team, the Mori Point parking pilot project. *Natesan* inquired on if it was a possibility for the GGNRA to present at the March meeting. *Patton* will follow up next week.
2. **Update by City Council Liaison** – *Council Liaison Bigstyck* provided updates about the Housing Element Update, Quarry Reclamation, and cap on Short Term Rental Program.

STAFF COMMUNICATIONS:

3. **Development project updates** – *Staff Liaison Lin* provided new updates on the Quarry Reclamation Plan (hearing continued to March 6, 2023), Hillside Meadows (CEQA consultant selected, kickoff meeting TBD), Harmony @ 1 Lot 5 (no appeals filed following approval, pending building permits), and 570 Crespi Dr (present for the presentation this evening.)

DISCUSSION ITEMS:

4. **Presentation by the applicant for a new proposed mixed-use development project on 570 Crespi Drive.**

Staff Liaison Lin provided a short project introduction.

Applicant Eamon Murphy presented to the committee and the public.

Natesan inquired about the number of below market rate, if studies had been done for the open space wetlands, and conservation easements over the wetland area in the long term.

Applicant E. Murphy addressed the below market rate units as San Mateo County requirement and responded to flooding and environmental concerns with the existing conditions and proposed development.

Patton inquired about how wetland ownership would look like after each individual unit are sold.

Applicant E. Murphy addressed that the project is still going through the tentative map phase, and once there is more headway, it would answer the questions. However, residents would not have access to the wetlands.

Public comment was given by *Resident Mark R. (Park Pacifica)*.

Public comment was given by *Resident Margaret Goodale*.

Public comment was given by *Resident Davis*.

Public comment was given by *Resident Charie Chan*.

Public comment was given by *Resident Summer Lee*.

Public comment was given by *Resident Cliff Lawrence*.

Public comment was given by *Resident Jim Cramer (Sharp Park)*.

Planning Director Murdock addressed questions raised by the residents about the Surplus Land Act and the environmental review process.

Applicant E. Murphy and B. Murphy has no further comments.

Natesan clarified her previous comments on conservation easements along with the environmental and financial benefits.

5. Present submitted nominations for the 2023 Preservation Award and conduct a vote by OSPAC Committee Members.

Chair Patton introduced this year's Preservation Award nominees: Peter Loeb and Jim Sullivan.

Resident Aaron Reif (Rockaway/Terra Nova) endorsed Jim Sullivan.

Resident Sue Digre endorsed Peter Loeb.

Resident Summer Lee endorsed Peter Loeb.

Resident Charie Chan endorsed Peter Loeb.

Resident Mark R. (Park Pacifica) endorsed Peter Loeb.

A secret ballot was conducted. *Staff Liaison Lin* announced that Jim Sullivan is the winner of this year's Preservation Award (4-3).

6. Updates and discussion following first Ahni Trail (Cattle Hill) workday, vote to determine if OSPAC should continue organizing.

Chair Patton recalled the Ahni Trail workday as a great success, and highlighted successes and challenges throughout the morning.

Vice Chair Arnos shared the public feedback on the event and highlighted that publicizing the event at an earlier time would give the volunteers more time for exposure. Provided suggestions on using social media sites like MeetUp to broadcast to potential volunteers outside of the region.

Goodmiller shared her highlights and thanked Steve Deirs for his efforts.

Skaggs recommended implementing more time efficient methods and instructions for the future.

Read shared mapping and other pin-pointing applications for trail work efforts.

Council Liaison Bigstyc expressed gratitude for these efforts and bringing the community together.

Resident Aaron Reif appreciated the turnout and the committee for their efforts. Suggested that he could train smaller groups of volunteers for trail maintenance work.

Natesan recommended a window of time where trail conditions are most suitable and concentrate the workdays in the winter.

Natesan asks for clarification on limitations of workdays.

Planning Director Murdock clarifies that each workday would have to be first authorized by the City Manager.

Natesan moves to motion a regularly programmed workday on the Ahni Trail.

Skaggs second the motion.

All voted in Aye.

ADJOURNMENT *Patton* adjourned the meeting at 7:54 pm.

***PACIFICA OPEN SPACE AND PARKLAND ADVISORY COMMITTEE
PRESERVATION AWARD 2023***

WHEREAS, Jim Sullivan has been a leader in Pacifica advocating for the continued preservation of open space, stewardship of natural areas, maintenance of trails, and promotion of improved access for all;

WHEREAS, during Jim Sullivan's term of 8 years on the Open Space and Parkland Advisory Committee as well as while being a member of other local committees and groups, he has been a dynamic ambassador for Pacifica's open spaces and trail systems, with active outreach efforts that included bringing Pacifica City Council members, San Mateo County supervisors, and federal congressional representatives to local natural areas, effectively communicating the value of these public resources and advocating for continued investment;

WHEREAS, Jim Sullivan played a key role in promotion and protection of Pacifica's Cattle Hill property including coordinating with GGNRA on planning and implementation of the Ohlone-Portola Heritage Day 250th Commemoration; recruiting local private investment to restore the trails and manage erosion; and working with Ramaytush Ohlone Tribe to name the Ahni Trail;

WHEREAS, Jim Sullivan has continued to maintain and promote regional trails in Pacifica including the Bay Area Ridge Trail, California Coastal Trail, and the Ohlone-Portola Heritage Trail, and to generate support for the creation of the Green Valley Trail between Devil's Slide and Grey Whale Cove;

WHEREAS, Jim Sullivan has been a role model and ground-breaking leader for the mountain bicycle community from the time when mountain biking was first invented in the late 1970s, a devoted dog owner and champion for canine companions throughout the region, and a beloved member of the environmental community;

WHEREAS, Jim Sullivan has successfully brought together diverse groups and created an inclusive trail community, and has also developed a Facebook page to support that community which currently has over 2500 followers and which includes content such as up to date trail information, trail etiquette guidelines, photographs of trails and wildlife, and other useful information about Pacifica's trails and open space;

WHEREAS, Jim Sullivan has personally picked up hundreds of pounds of trash and inspired others to pick up thousands of pounds of trash from trails and open spaces around Pacifica, preventing harmful waste from entering Pacifica's waterways and the ocean;

NOW, THEREFORE, LET IT BE PROCLAIMED, that we, the Open Space and Parkland Advisory Committee of the City of Pacifica, do hereby declare Jim Sullivan to be the recipient of the 2023 Pacifica Open Space Preservation Award.

RESOLUTION NO. 44-2015
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA
CREATING AN OPEN SPACE AND PARKLAND ADVISORY COMMITTEE AND
RESCINDING RESOLUTION NO. 31-2013

WHEREAS, a subcommittee of the Council reviewed the function of City Commissions and Committees and held a Study Session on March 20, 2013; and

WHEREAS, natural areas and parks surround the City of Pacifica, contribute to its beauty and character, and remain a valued asset for our community; and

WHEREAS, there was an Open Space Advisory Committee without an authorizing resolution and a Golden Gate National Recreation Area Advisory Committee with an expired authorizing resolution; and

WHEREAS, the Council determined that it would be beneficial to combine the functions of the two committees into one committee called the Open Space and Parkland Advisory Committee that would consider issues related to natural areas that are proposed to be dedicated to the Golden Gate National Recreation Area ("GGNRA"), lands that are proposed to be dedicated open space, parklands that are under the jurisdiction of the GGNRA and areas operated by San Mateo County Parks Department; and

WHEREAS, the committee shall also advise the City Council on other pertinent open space issues, the current priority objectives of the committee shall be to make recommendations to the City Council on: (1) The Policy and Procedures of the National Park Service ("NPS") as they relate to areas of the GGNRA within the City of Pacifica and adjacent communities; (2) Issues surrounding the transfer of ownership of Cattle Hill and the Pedro Point Headlands to the NPS; (3) Access and operation of the San Mateo County Parks in the City of Pacifica including the San Pedro Valley County Park and the Devil's Slide Trail County Park; and (4) Ways in which these areas can contribute to the economy of the City; and

WHEREAS, the committee may also advise applicants on properties listed in the Open Space Task Force report and on other open space issues. Recommendations of the committee will be solely advisory; and

WHEREAS, while some of the recommended actions of the Open Space Task Force Report have been completed, the report should remain the basic reference for the Open Space and Parkland Advisory Committee; and

RESOLUTION NO. 31 - 2013 .
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA
CREATING AN OPEN SPACE AND PARKLAND ADVISORY COMMITTEE

WHEREAS, A subcommittee of the Council reviewed the function of City Commissions and Committees and held a Study Session on March 20, 2013; and

WHEREAS, natural areas and parks surround the City of Pacifica, contribute to its beauty and character, and remain a valued asset for our community; and

WHEREAS, there is currently an Open Space Advisory Committee without an authorizing resolution and a Golden Gate National Recreation Area Advisory Committee with an expired authorizing resolution; and

WHEREAS, the Council has determined that it would be beneficial to combine the functions of the two committees into one committee called the Open Space and Parkland Advisory Committee that would consider issues related to natural areas that are proposed to be dedicated to the Golden Gate National Recreation Area ("GGNRA"), lands that are proposed to be dedicated open space, parklands that are under the jurisdiction of the GGNRA and areas operated by San Mateo County Parks Department; and

WHEREAS, the current priority objectives of the committee shall be to make recommendations to the City Council on: (1) The Policy and Procedures of the National Park Service ("NPS") as they relate to areas of the GGNRA within the City of Pacifica and adjacent communities; (2) Issues surrounding the transfer of ownership of Cattle Hill and the Pedro Point Headlands to the NPS; (3) Access and operation of the San Mateo County Parks in the City of Pacifica including San Pedro Valley County Park and the Devil's Slide Trail County Park; and (4) Ways in which these areas can contribute to the economy of the City; and

WHEREAS, while some of the recommended actions of the Open Space Task Force Report have been completed, the report should remain the basic reference for the Open Space and Parkland Advisory Committee.

WHEREAS, The Open Space and Parkland Advisory Committee will be comprised of nine (9) members selected by the Council from the community at large.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City Council of the City of Pacifica does hereby dissolve the existing Open Space Advisory Committee and the Golden Gate National Recreation Area Advisory Committee; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pacifica does hereby authorize the creation of the Open Space and Parkland Advisory Committee to consist of 9 members appointed by the City Council with the goals and objectives as stated in this resolution.

* * *

Passed and adopted at a regular meeting of the City Council of the City of Pacifica on June 10, 2013, by the following vote of the members thereof:



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

Open Space and Parkland Advisory Committee

March 21, 2022

Dear Council Members:

The purpose of this communication is to bring to your attention OSPAC's request to revise its authorizing resolution.

As you know, Pacifica identifies itself by its Open Space and over the years has had many different types of Open Space Committees. Over time, the role the Committee has played has changed.

Attached are copies of the existing resolution as well as the proposed (Draft) amended OSPAC resolution.

OSPAC'S subcommittee for Amending OSPAC'S Authorizing Resolution worked hard to incorporate input from the greater committee and the public to update our role to better reflect community needs and expectations. OSPAC approved the draft resolution on 10/20/21. The objective of the proposed draft authorizing resolution for OSPAC is to achieve the following:

1. Build on the existing resolution from 2015.
2. Respond to the public's request for OSPAC to be more involved in the development process, especially with the Hillside Preservation District (HPD) but also for development proposals on lands adjacent to parklands and other open spaces. We want to make it clear that we are not trying to usurp the existing Planning Dept or Planning Commission process, but instead we are trying to provide a public platform early in the process for an applicant to describe their project and how it relates to the open spaces it's on or adjacent to. We are hopeful OSPAC's role will be to provide a tool that helps both Council and staff, and which helps to alleviate the misinformation that can happen when communities turn to social media for information instead of participating in formal public discourse.
3. Begin pursuing funding to support open space through bonds, grants, or other sources.
4. Become more engaged with other commissions and committees and groups and how we all interact with each other.

We are fully aware that cities must comply with California law. With the passage of recent legislation at the State level, future local input on development may be more limited than it was historically. That said, we believe there is still a role to play at the local level, and

WHEREAS, the Council reviewed the function of the Open Space and Parkland Advisory Committee (OSPAC) and held a study session on _____, 2021; and

WHEREAS, the City of Pacifica has had a long history of open space committees with the latest being OSPAC, a result of combining the Open Space Advisory Committee and the Golden Gate National Recreation Area Advisory Committee via City Council Resolution 44-2015 on November 23, 2015; and

WHEREAS, Pacifica's Open Spaces and Parklands and associated prominent hills, ridgelines, bluffs, beaches, recreational opportunities, and viewsheds are fundamental to Pacifica's essence. The beauty, character, economy, history, and the quality of life for the citizens of Pacifica, attracts residents and visitors to Pacifica, and provides them with mental and physical health benefits; and

WHEREAS, the Opens Spaces and Parklands of Pacifica support a unique coastal flora and fauna that require intact and connected habitats to thrive, and this biodiversity is essential to ecosystem diversity and resilience which is critical to maintaining the community and public benefits derived from Open Spaces and Parklands; and

WHEREAS, significant Parklands and Open Spaces in and around Pacifica are owned and managed by the

- National Park Service as part of the Golden Gate National Recreational Area (GGNRA), such as Mori Point, Milagra Ridge, and Sweeney Ridge;
- San Mateo County through its Parks Department (SMCP), such as San Pedro Valley Park and Devil's Slide Trail
- the City of Pacifica, including Cattle Hill and lands on Pedro Point Headlands; and

WHEREAS, some of the recommended actions of the Open Space Task Force Report have been completed, the report will remain the fundamental reference for the Open Space and Parkland Advisory Committee; and

WHEREAS, equitable access to Parklands and Open Spaces is an important component of addressing systemic injustices and inequalities; and

WHEREAS, an Advisory Committee whose sole focus of consideration is Open Space and Parklands, including advisement on issues of equity, access, safety, connectivity, safety, economics, scenic beauty, and effects on adjacent neighborhoods. OSPAC is uniquely qualified to provide valuable recommendations on these topics including input in a community forum to safeguard the benefits of Open Spaces and Parklands for current and future generations; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pacifica does hereby reauthorize the creation of the Open Space and Parkland Advisory Committee (OSPAC) consisting of nine (9) members selected from the community at large and appointed by the City Council with goals and objectives as stated in this resolution; and

BE IT RESOLVED that the committee shall continue to advise the City Council on open space issues, making recommendations to the City Council on:

- (1) issues related to lands owned or managed by the GGNRA and SMCP within and adjacent to the City of Pacifica; and
- (2) issues related to Open Space owned by the City of Pacifica and associated considerations such as transfer of ownership to an appropriate long-term owner; and
- (3) opportunities for existing and potential future Open Space and Parklands to provide public benefit and continue to enrich the well-being of Pacifica's residents and visitors. Including consideration of Open Space and Parkland related issues of access, use, connectivity, safety, economics, scenic beauty, preservation and effects on adjacent neighborhoods; and

BE IT RESOLVED that OSPAC will engage and collaborate with other City Committees and Pacifica's Land Trust to protect Open Space lands described in the City's General and Coastal Plans; and

BE IT RESOLVED that planning project applicants shall be required to participate in a public study session during OSPAC's monthly meetings for properties listed in the Open Space Task Force report, vacant parcels in the Hillside Preservation District (HPD), vacant parcels adjacent to existing parklands, and vacant parcels with existing and proposed trails. The purpose of the study session is for the applicant to share their design and vision, to establish an opportunity for the public to have a voice, and for OSPAC to work with the applicant collaboratively in the early conceptual stage, as soon as practicable after the initial

application package is submitted, to bring stakeholders together to identify opportunities to bring value to the project and for open space preservation, natural resource protection, and public benefit. Recommendations from OSPAC would be incorporated into the Planning Department's staff report on the project proposal; and

BE IT RESOLVED, that Committee members may assist staff with identifying sources of funding for open space preservation, acquisition, enhancement, and maintenance. Funding sources could be as varied as grants, bond or parcel tax measures or community fund raising resources; and

Passed and adopted at a regular meeting of the City Council of the City of Pacifica on _____, 2021 by the follow vote of the members thereof

DRAFT