



CITY OF PACIFICA
OPEN SPACE & PARKLAND ADVISORY COMMITTEE
August 16, 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 July 19, 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: (10 minutes)

- 1. Update by GGNRA/GGNPC – Introduction of GGNRA Superintendent David Smith.**
- 2. Update by City Council -**

STAFF COMMUNICATIONS: (5 minutes)

- 3. Development project updates**

DISCUSSION ITEMS:

- 4. Presentation of the Open Space Proposal of the Linda Mar Woods Project South of Higgins Way (Project File 2020-010) (APN 023-291-040 & 023-350-040) (40 minutes)**
- 5. Consideration of a proposed revised OSPAC Charter resolution for recommendation to City Council. (15 minutes)**
- 6. Review of the August 12th Ahni Trail workday. Announce September 9th workday. (15 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
July 19, 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, Goodmiller, Cardona, Skaggs, McDermod, Natesan, and Read. Lancelle was absent. Councilmember/Staff Liaison Beckmeyer, City Clerk Sarah Coffey, and Staff Liaison Lin were also present.

CALL TO ORDER: *Chair Patton* called the meeting to order at 6:05 pm.

ADMINISTRATIVE BUSINESS:

Roll Call A quorum was confirmed.

Approval of Order of Agenda. Unanimously approved.

Approval of Minutes of June 21, 2023

Staff Liaison Lin to remove the duplication error, and to correct the title for former Assistant City Manager/Planning Director Tina Wehrmeister.

Unanimously approved.

PUBLIC COMMUNICATIONS:

Oral Communications –

Patton announced that GGNRA Superintendent David Smith would not be in attendance this evening.

Patton reported that Darren Brown (GGNRA) provided updates regarding the Mori Point parking concerns. Discussions are in place to create angled parking spots at Mori Point Road.

Patton conducted a site visit to Fairway Drive on Saturday, approximately 2:00 PM, and observed that there were approximately a dozen cars, with potentially half of the vehicles belonging to the residents. *Patton* also identified that there were poison hemlock plants surrounding the entrance area ranging from 5-6 feet tall.

Arnos announced that the previously addressed MTC concerns with Google showing the Mori Point trailhead entrance at Fairway Drive had resurfaced again. Darren Brown is working with MTC to correct the issue again.

Committee Communications –

Council Liaison Beckmeyer shared that the appointments were made for the Climate Action and Adaptation Plan (CAAP) task force, who will work with Management Analyst Elizabeth Brooks. Lastly, the next City Council meeting has been cancelled as a summer recess.

Council Liaison Beckmeyer shared that the City was nearing completion with discussion of the MOU (Memorandum of Understanding) with the labor group, with one group still working on the specifics.

Arnos asked if the tentative OSPAC Study Session is still on.

Council Liaison Beckmeyer confirmed that it was.

City Clerk Coffey announced that there is a page on the city website for the CAAP, but the roster has not yet been uploaded.

- 1. Update by GGNRA/GGNPC** – *Darren Brown* gave a presentation on the Mori Point Parking Concerns. Addressed ongoing work with MTC to resolve community concerns regarding online directions and with Parks and Recreation Department with San Francisco to put wayfinding signs to direct visitors to the trailhead instead of Fairway Drive.

Patton asked if GGNRA has any updates regarding parking negotiation with Moose Lodge.

Darren Brown responded that a meeting to be determined will be set with the City to discussion.

Goodmiller made a comment about being familiar with Google's directions for the trailhead.

Laurie Gaggero (Pacifica) made a public comment about Google directing the trailhead to the Fairway Drive residences.

Darren Brown addressed that there was discussion on Pollywog trail and its status.

Patton asked about the status and if GGNRA has brought up any considerations regarding the Pollywog trail.

Darren Brown responded that GGNRA wants to be on the same page with the City and the community on the issue, and commented on its history and assessment done prior to the age of social media and how it could drive visitors to the site.

Sue Gardner (GGPNC) said that there were a lot of discussion back in the day on having an accessible trail, and reminded that within the National Parks Service, you can't have a private trail.

Kirsten Holder (GGNRA) noted that it would be a collaborative discussion and stated uncertainty regarding environmental compliance, and that to provide an answer would require other Parks Staff as well as the community.

Arnos thanked GGNPC and GGNRA staff for their clarifications.

Council Liaison/Mayor Bigstyk appreciated the progress that is being done with MTC as well as getting wayfinding signs as an interim solution. Also commented on the beginning of what might be a bigger study session in the future once certain things are in focus. Expressed gratitude for their work prior to the community feedback.

Petra Kretchmer (Pacifica) made a public comment and shared her frustration with the situation in the last three years. She stated she had made multiple attempts to communicate to respective individuals and had no success with contact.

Lauren Gaggero (Pacifica) made a public comment and shared her frustration as a resident having to deal with disturbances with all of the visitor traffic, parking, and asked that the Pollywog trail be closed while allowing resident access. She also asked for resident only signs, updates to direction for Mori Point, and need for a parking lot.

Petra Kretchmer (Pacifica) asked what the option would be if the trail can't be closed.

Darren Brown (GGNRA) responded that wayfinding signs are in progress.

- 2. Update by City Council Liaison/Mayor Bigstyk** – *Council Liaison/Mayor Bigstyk* provided updates to the Quarry Reclamation Plan and the urged those who did not attend to watch the meeting. Addressed the budget is still being finalized, and in communication with the Ramaytush Ohlone Association about the Pedro Point Headlands custodianship, and a larger conversation with the Coastal Conservancy and Land Trust with the City and the County. Lastly, discussion with the County supervisor about funding for Measure K funds for signage at

STAFF COMMUNICATIONS:

3. Development project updates – *Staff Liaison Lin* provided no new updates since the June meeting.

Patton asked for status about the continuance status for the Quarry Reclamation Plan.

Staff Liaison Lin confirmed that the hearing date has yet to be determined.

Arnos asked for status on the Santa Cruz Terrace project.

Staff Liaison Lin confirmed that it was continued in the latest Planning Commission hearing.

DISCUSSION ITEMS:

4. OSPAC discussion of survey questions related to committee service. (15 minutes)

- Discussion of OSPAC Charter Update Process. (10 minutes)

What has OSPAC worked on that has been most valuable to the community?

Cardona shared that the Ahni Trail maintenance project has been valuable for OSPAC in terms of visibility, establishing new connections with the community.

Natesan shared that OSPAC facilitating communication between GGNRA and residents at Mori Point.

Arnos shared that OSPAC as a link to the community; mentioned highlights of having OSPAC meetings on Zoom was an instrument for the community to come to OSPAC with concerns.

Arnos shared that OSPAC bringing charter review questions to Council; Ahni Trail workdays; review of a few properties that had come before OSPAC; the Preservation Award; and agreed with *Arnos* and *Natesan* on comments regarding being a facilitator with the public, especially with Mori Point residents.

In your experience as a Committee, what open space and parkland advice does the City Council need that OSPAC should be providing, but isn't? How should OSPAC be providing this advice?

Natesan said that the City of Pacifica owns open space and does not have funding for maintenance and control. OSPAC would be well situated to assist with trying to find a permanent home, as well as trail maintenance efforts such as fuels reduction, eucalyptus removal, and other efforts preventing their eligibility for belonging to GGNRA/County Parks or other stewards of the land. Lastly, feels that City staff does not have time to research for grant funding and other items regarding disposition of land.

Arnos agreed with comment made by *Natesan*, and shared desire for City Council and OSPAC to have more fruitful and collaboration around these concerns.

Patton shared that it would be beneficial for OSPAC to be a conduit for the public as soon as application submitted for development of parcel in the Open Space Task Force Report (OSTF) or potentially the HPD (Hillside Preservation District). OSPAC would like to be involved at an earlier point in the process, not following a completion determination, where applicants are least likely to be open to adjustments following time and money spent towards comments and corrections. Lastly, for City staff to find better venue in addition to development applications on the website for applicants to see.

Natesan shared that it would be beneficial if OSPAC can develop and create an endorsement process for developers to approach OSPAC for feedback on consistency with the OSTF and that a voluntary endorsement could benefit the developer in their application process.

Arnos felt that having a direct way of communication on a project before it deemed complete would be beneficial.

Natesan agreed and reaffirmed that having OSPAC be involved prior to a complete application is beneficial

and would not impinging on the process and legality.

Patton hopes that the process with OSPAC would be mandatory if the subject site is in the OSTF or HPD.

Are there specific projects OSPAC should work on, such as updating the Open Space Task Force Report, expanding the open space workdays, or addressing Mori Point trailhead space issues?

Arnos shared that all of the listed are important.

Patton stated that the current document is thirty-five years old, and a lot of the information is obsolete. *Patton* also shared that property owners have an option to opt out, so that is something to be mindful of should the committee chooses to update this document.

Natesan questioned what would be gained by updating it?

Patton shared that the update would likely be a multi-year process, and there would be a lot of staff work involved.

Arnos suggested that instead of updating the OSTF, perhaps the committee can move forward with an addendum.

Patton stated that there are outdated zoning and incorrect parcel numbers in the existing document.

Patton asked the committee how they would feel about expanding the existing Ahni workday schedule.

Natesan shared that the workdays should continue its existing schedule.

McDermod and *Patton* agreed.

Cardona mentioned other existing workday groups (Friends of San Pedro Valley), and shared potential benefits of creating a niche with the Ahni Trail.

McDermod suggested exploring the idea of a youth corps group that comes out regularly in order to get volunteer hours.

Patton agreed and felt that the committee can do better on communication and outreach, and potentially have an independent mailing list.

Goodmiller suggested the idea to have a docent led or talk-walk to engage with a different part of the community that may not be interested in physical labor.

Patton shared the committee's current objective of trail repair and reduction of invasive species, but can branch out to other objectives also.

Patton moved the discussion to Mori Point Trailhead concerns.

Cardona inquired about potentially submitting a letter of support for the MTC Capital project for diagonal parking at Mori Point Road.

Natesan suggested that the committee leave the Mori Point issues on the rolling agenda, and have GGNRA representatives provide updates as needed.

Is OSPAC's membership size (9) appropriate and effective to accomplish its work, considering quorum and Brown Act requirements, subcommittee work, etc?

Natesan shared that there seems to be no issues with the current membership size.

Patton agreed.

Arnos commented that the membership size is tight sometimes to do all the work and within subcommittees, some of the same committee members belonging in multiple subcommittees.

Are there any specific qualifications OSPAC members should have to ensure they are effective as a member?

Patton felt that it would be important for incoming members to be familiar with the associated documents.

Arnos proposed the idea of having a buddy system, where a current member could “adopt” a new member to go over the OSPAC handbook and providing insights on operations.

Natesan commented that since the charter amendment is not yet finalized, it is hard to say what qualifications or expertise would be needed. Felt that enthusiasm goes a long way as a qualification.

What City Council strategic plan goals and strategies could OSPAC help support and how?

Patton read out the City Council’s strategic plan goals.

Arnos shared that it would be beneficial for OSPAC to be more proactive on the Housing Element.

Cardona commented that having a fruitful role on pursuing Climate adaptation and mitigation, along with the possibility of shaping OSPAC’s workplan to support further research and implementation of the Climate Action Plan.

Skaggs referred to item 5 on the strategic plan goals, and commented on having an open forum for developers to discuss the things they want to do.

Patton referred to item 2 and commented on improvements and stewardship of City infrastructure (streets and facilities.) Felt that City facilities includes trails and open space.

Natesan referred to item 1, fiscal sustainability, and commented that having open/green space is a critical part of the City’s economy that should not be overlooked. To find a way to manage open spaces appropriately and long-term stewardship so it is not a drain on city resources.

Skaggs agreed and comments that green space is what defines Pacifica’s character.

Arnos commented on the importance of the health and well-being of the community, and that green space is a big resource.

What changes to OSPAC’s charter do you think should be made, if any?

Patton referenced the submitted draft resolution and additional revisions to be made during the Study Session.

Natesan commented that the committee should revisit the resolution at the Study Session and incorporate today’s discussion as needed.

Arnos shared that the biggest change is to be more involved with communications with developers.

Cardona commented that the committee should ensure open space to remain and stewardship of these sites.

5. Review of the July 8th Ahni Trail workday. Announce August 12th workday. (10 minutes)

- **Review of Ahni Trail signage (10 minutes)**

Arnos provided a recap of the July 8th workday.

Aaron Reif (Pacifica) provided an update on the trail status, along with his efforts in community outreach.

Patton commended *Skaggs* for assisting *McDermod* with tool organization efforts during the workday.

Cardona moves to call a motion to adjourn.

Goodmiller second the motion.

All voted in Aye.

ADJOURNMENT *Patton* adjourned the meeting at 7:57 PM.



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA
Planning, Building, and Code Enforcement
540 Crespi Drive • Pacifica, California 94044-3422
(650) 738-7341 • www.cityofpacifica.org

MAYOR
Tygarjas Bigstyck

MAYOR PRO TEM
Sue Vaterlaus

COUNCIL
Sue Beckmeyer
Mary Bier
Christine Boles

Open Space and Parkland Advisory Committee
August 16, 2023

Agenda Item No. 4

Subject: Staff Summary of Planning Department File No. 2020-010 for the “Linda Mar Woods” Project (APN 023-291-040)
Parcel 43 Sanchez Fork Drainage in Open Space Task Force Report

Prepared by: James Lin, Associate Planner

Discussion

Introduction

On March 23, 2020, the City of Pacifica received applications for legislative entitlements and development permits to authorize a subdivision and construction of 56 dwelling units of various types on an approximately 22.2-acre undeveloped parcel (APN 023-291-040) within the P-D (Planned Development)/HPD (Hillside Preservation District) zoning districts. The subject site is identified as parcel number 43 in Volume II of the Pacifica Open Space Task Force (OSTF) Report. On June 30, 2021, additional application materials were received by the City of Pacifica that expanded the project into a second parcel of approximately 36.63 acres (APN 023-350-040) located in unincorporated San Mateo County, on which the applicant proposed a subdivision of an additional 70 lots on the additional parcel. The required project approvals now additionally include pre-zoning to P-D and annexation into the City of Pacifica of APN 023-350-40. The parcel in unincorporated San Mateo County is not included in the OSTF report.

City Council Resolution No. 44-2015 provides for an applicant to voluntarily present a development project to the Open Space and Parkland Advisory Committee (OSPAC) and that OSPAC may advise applicants on properties listed in the Open Space Task Force report and other open space issues. The recommendations of OSPAC will be solely advisory. The applicant, John Kontrabecki, has voluntarily agreed to present the project to the OSPAC to receive feedback on the project related to the OSTF Report.

In 1988 the OSTF prepared a report, later accepted by City Council, to inventory and describe significant parcels of land for the purpose of long-range open space planning. A second edition of the OSTF Report was prepared by the Open Space Committee and accepted by City Council in 2000. The objective of this OSTF Report was to identify priority open space based upon community desirability and resource value for protection. As stated in the preface of the second edition of OSTF Report “This report is not intended to declare the City’s intent or interest to acquire any of these parcels or to override the current land use regulations... Every property owner has the right to economically viable use of his or her property.

Although the report is referenced in Pacifica's General Plan and Zoning Ordinance, its value is to be used for informational purposes only."

The narrative provided for Parcel 43 in the OSTF Report is as follows:

On the southern boundary of the City of Pacifica is an area of approximately 66 acres adjacent to the Willow Brook Estates Subdivision. This tract of predominately wooded open space is roughly bisected by the Old Coast Highway, San Pedro Mountain Road. The property was part of the Pitto Ranch which included Willow Brook Estates and the 40 acres of school property (Parcel Number 44). The ranch was subdivided in the 1960's and this tract left in two distinct parts, an upper and lower area.

The upper part is covered with coastal scrub, poison oak, eucalyptus, scotch broom, manzanita, willow, hazelnut, and many varieties of fern, and wildlife. The lower area is primarily a narrow canyon supporting a eucalyptus forest on the higher slopes and willow marsh vegetation along the banks of Sanchez Fork of San Pedro Creek which flows through the property. The Sanchez Creek is a part of San Pedro Creek which is a known steelhead habitat.

This area is part of the northern foothills of the San Pedro Mountains and forms part of the greenbelt that creates Pacifica's southern boundary. The Old Coast Highway forms a boundary of the lower parcel. A widely used trail traverses the property, although the owners have not granted access rights.

(Page 106 of OSTF Report Vol. 2)

Project Summary and Status

The project narrative (received April 20, 2020) provided by the applicant is as follows:

Higgins Way is a new residential subdivision located at the southern end of the East Linda Mar area of Pacifica. It consists of a 22.2-acre site situated within the hillside terrain at the northern end of the Santa Cruz Mountain Range known as Montara Mountain. The Applicant will improve the property with a road that connects Higgins Way at Adobe Drive and winds into the hills forming a looped street that circles the crest. Along this crest will be 56 residential lots.

The subject property is classified as "very low density" residential under the General Plan and is zoned Planned Development (P-D) with a Hillside Preservation District overlay. The General Plan allows for a density bonus of 25-50 percent for affordable "for sale" housing units. The Applicant is submitting this project under PMC Art. 22 for approval as a Planned Development and is conforming the project generally to residential zoning standards. This will allow the Applicant to build a variety of homes with different configurations, sizes, and prices to create an economically diverse community. The project will include 12 on-site affordable housing units for a density bonus of 25 percent.

The zoning of PD allows for the proposal of any kind of development consistent with the General Plan. The Hillside Preservation District restricts development based on the slope of the property. A well-designed subdivision and improvement plan that conforms to the General Plan is feasible provided the design takes into consideration the protection of the hillside. To this end, the Applicant is proposing a plan that concentrates the homes by clustering them on the flat terrain at the crest of the hill leaving the sloped portions of the hillside undisturbed. Consistent with this approach, the Applicant is dedicating a substantial portion of the property as conservation and open space easement. This will preserve and enhance the beauty of the natural

landscape by maximizing the retention of natural topographical features. The road to be constructed will follow the natural topography wherever possible, and imaginative and innovative building techniques will create buildings suited to natural hillside surroundings. Additionally, the recreational elements of the property will be renovated and enhanced for the use and enjoyment of the general public.

Presently the property consists of vacant forested terrain with eucalyptus trees and brush-covered hillsides. Within this property is a roughly paved road constructed over one-hundred years ago bounding the north, east, and south perimeter of the property that is used frequently by Pacifica residents as a trail for walking, jogging, and off-road biking. Also, within the property is a hiking trail that provides access to the interior of the property. These recreational elements are in rough condition, are not maintained, and in some locations may pose a safety hazard to those using them. The Applicant wants to renovate the recreational elements located within the property with an improved trail for walking, jogging, and biking and an improved hiking trail that is pleasant, safe, and open to the public to enjoy.

The Applicant will first construct all of the infrastructure needed to create the development, including all roads and utilities, and to renovate the recreational elements within the property. The road will run above the current rough path used for walking and biking and be shielded by existing vegetation and landscaping and be invisible from the track and nearby residences. The hillsides below the lots will be undisturbed and dedicated as open space. Tree removal will be minimized so as to retain a forest-like feeling within the development. From the surrounding area, the appearance of the hillsides will remain the same.

Then the Applicant plans to develop in phases a new kind of community in Pacifica that has a variety of homes of different sizes and prices to create an economically diverse neighborhood. Included within the subdivision will be single-family detached homes, two-flats, duplexes, clustered townhouses, and single-family homes with accessory dwelling units. This approach will maximize choice in the types of environment and housing available in Pacifica and particularly to create a variety in the development pattern of the hillsides. Initially, the Applicant will subdivide the property into 56 lots of varying sizes, which represents the maximum number of structures that are to be constructed in this project. Thereafter, the Applicant will present for approval in phases developments that will offer a mixture of the home types in an architecturally harmonious plan.

The inspiration for this approach comes from the older neighborhoods in San Francisco.

Within a single block, you can find a mixture of single-family, two-flats, duplexes, and townhomes all built at the same approximate time in complete architectural harmony to meet the needs of an economically diverse community.

For example, a planned phase at Higgins Way may include 10-housing structures on 10-lots. There might be six single-family detached homes and, interspersed among them, four more structures that may include two-flats (homes stacked horizontally), duplexes (homes stacked vertically), or a cluster of four townhomes. Architecturally, these structures will be similar in scale and design, but the individual homes will vary in size and price. By varying the size of each home, the project will achieve economic diversity within the community without significant variation in the scale and quality of each structure. It will be possible to create a community with affordable homes, mixed with homes sold at market prices. This is the primary design goal for Higgins Way.

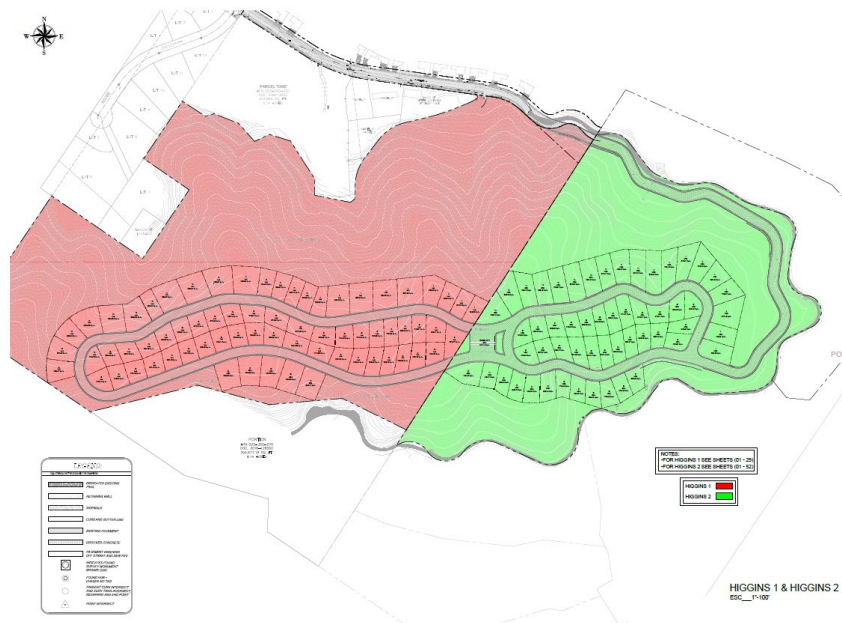
Figure 1. Vicinity Map and Aerial View



(Clip from Cover Sheet of 2020-010 Plan Set by J C Engineering)

The applicant has provided a biological report, arborist report, geological survey, geotechnical report, traffic study, and hydrologic study on the site. Application materials can be viewed at the following link: <https://cityofpacifica.egnyte.com/fl/OsNWsZ01tI#folder-link/> Figure 2 shows the approximate development site.

Figure 2. Approximate Development Site



(Clip from Drainage Plan Sheet of J C Engineering)

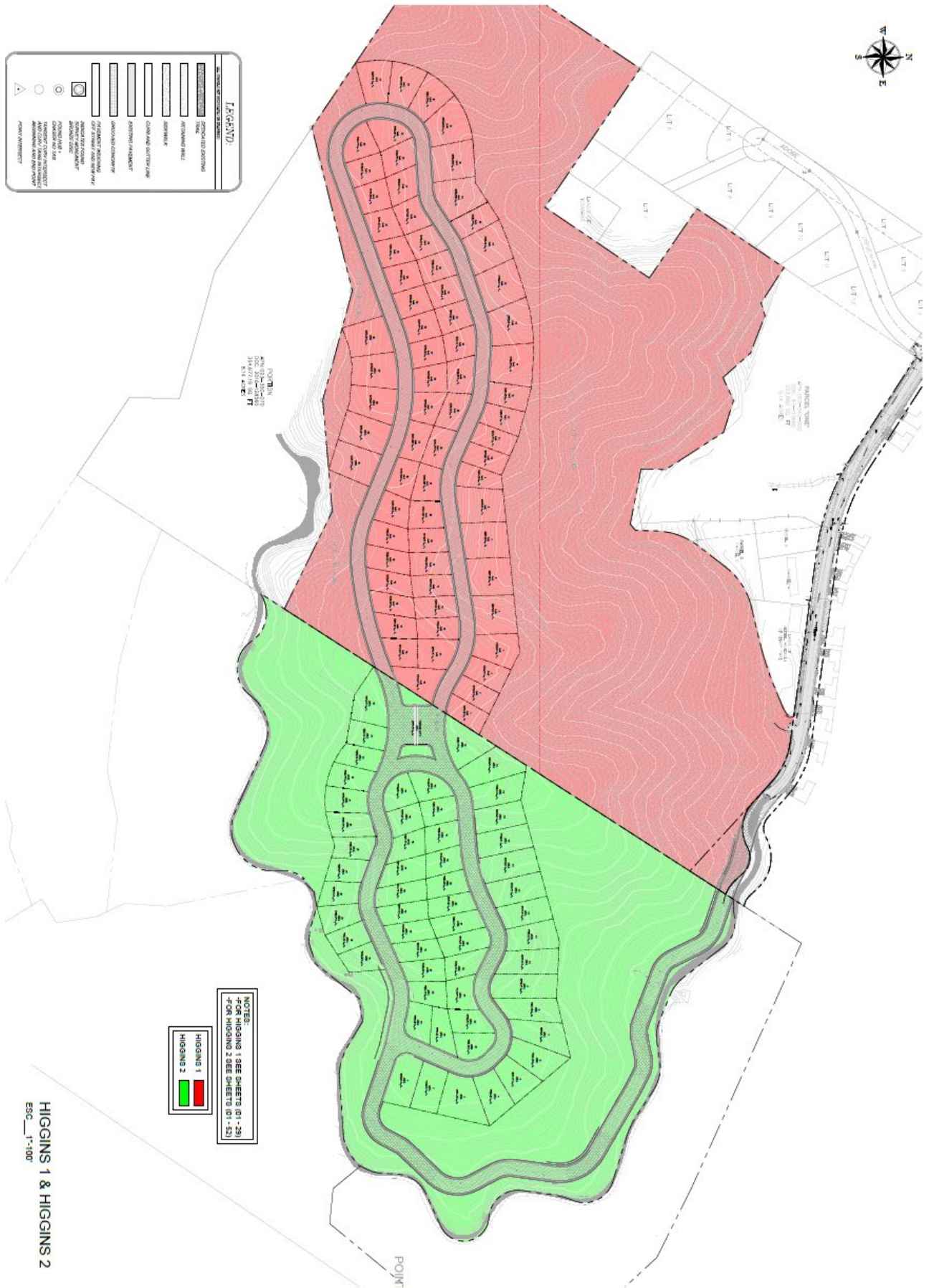
Staff is awaiting the applicant's response to a determination of incomplete application.

OSPAC Action

Provide the project applicant feedback on the proposed open space components of the development permit application for the Linda Mar Woods project (APN 023-291-040), Parcel 43 in relation to the OSTF Report.

Attachment:

Attachment A: Clip of *Drainage Plan Sheet of J C Engineering*



For OSPAC Discussion on 8/16/2023
DRAFT Authorizing Resolution suggested by OSPAC to replace Resolution 44-2015
(For discussion with Pacifica City Council at a Study Session – 8/28/2023)

1 WHEREAS, the Council reviewed the function of the Open Space and Parkland Advisory Committee
2 (OSPAC) and held a study session on _____, 2023; and
3

4 WHEREAS, the City of Pacifica has had a long history of open space committees with the latest being
5 OSPAC, a result of combining the Open Space Advisory Committee and the Golden Gate National
6 Recreation Area Advisory Committee via City Council Resolution 44-2015 on November 23, 2015; and
7

8 WHEREAS, Pacifica’s Open Spaces and Parklands and associated prominent hills, ridgelines, bluffs,
9 beaches, recreational opportunities, and viewsheds are fundamental to Pacifica’s essence. The beauty,
10 character, economy, history, and the quality of life for the citizens of Pacifica attracts residents and
11 visitors to Pacifica, and provides them with mental and physical health benefits; and
12

13 WHEREAS, the Opens Spaces and Parklands of Pacifica support a unique coastal flora and fauna that
14 require intact and connected habitats to thrive, and this biodiversity is essential to ecosystem diversity and
15 resilience which is critical to maintaining the community and public benefits derived from Open Spaces
16 and Parklands; and
17

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

- 19 • National Park Service as part of the Golden Gate National Recreational Area (GGNRA), such as Mori
20 Point, Milagra Ridge, and Sweeney Ridge;
- 21 • San Mateo County through its Parks Department (SMCP), such as San Pedro Valley Park and Devil’s
22 Slide Trail
- 23 • the City of Pacifica, including Cattle Hill and lands on Pedro Point Headlands
- 24 • **the California Coastal Conservancy such as lands on Pedro Point;** and
25

26 WHEREAS, some of the recommended actions of the Open Space Task Force Report have been
27 completed, the report will remain the fundamental reference for the Open Space and Parkland Advisory
28 Committee; and
29

30 WHEREAS, equitable access to Parklands and Open Spaces is an important component of addressing
31 systemic injustices and inequalities; and
32

33 WHEREAS, an Advisory Committee whose sole focus of consideration is Open Space and Parklands,
34 including advisement on issues of equity, access, safety, connectivity, ~~safety~~, economics, scenic beauty,
35 and effects on adjacent neighborhoods. OSPAC is uniquely qualified **to engage the public**, to provide
36 valuable recommendations on these topics, **and provide** ~~including~~ input in a community forum to
37 safeguard the benefits of Open Spaces and Parklands for current and future generations; and
38

39 NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pacifica does hereby reauthorize
40 the creation of the Open Space and Parkland Advisory Committee (OSPAC) consisting of nine (9)
41 members selected from the community at large and appointed by the City Council with goals and
42 objectives as stated in this resolution; and
43

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

- 46 (1) issues related to lands owned or managed, **or considered for ownership or management**, by
47 the GGNRA and SMCP within and adjacent to the City of Pacifica; and

For OSPAC Discussion on 8/16/2023
DRAFT Authorizing Resolution suggested by OSPAC to replace Resolution 44-2015
(For discussion with Pacifica City Council at a Study Session – 8/28/2023)

- 48 (2) issues related to Open Space owned by the City of Pacifica **and the Coastal Conservancy**
49 associated considerations such as transfer of ownership to an appropriate long-term owner; and
50 (3) opportunities for existing and potential future Open Space and Parklands to provide public
51 benefit and continue to enrich the well-being of Pacifica’s residents and visitors. Including
52 consideration of Open Space and Parkland related issues of access, use, connectivity, safety,
53 economics, scenic beauty, preservation and effects on adjacent neighborhoods; and
54

55 BE IT RESOLVED that OSPAC will engage and collaborate with other City Committees and Pacifica’s Land
56 Trust to protect Open Space lands described in the City’s General and Coastal Plans; and
57

58 BE IT RESOLVED that planning project applicants shall be required to participate in a public study session
59 during OSPAC’s monthly meetings for properties listed in the Open Space Task Force report, as well as
60 vacant parcels in the Hillside Preservation District (HPD), vacant adjacent to existing parklands, or
61 existing and proposed trails. The purpose of the study session is for the applicant to share their design
62 and vision, to establish an opportunity for the public to have a voice, and for OSPAC to work with the
63 applicant collaboratively in the early conceptual stage, as soon as practicable after the initial application
64 package is submitted **and as a condition of an application deemed “complete”**, to bring stakeholders
65 together to identify opportunities to bring value to the project and for open space preservation, natural
66 resource protection, and public benefit. Recommendations **and comments** from OSPAC would be
67 incorporated into the Planning Department’s staff report on the project proposal; and
68

69 BE IT RESOLVED, that Committee members may assist staff with identifying sources of funding for open
70 space preservation, acquisition, enhancement, and maintenance. Funding sources could be as varied as
71 grants, bond or parcel tax measures or community fund raising resources; and
72

73 Passed and adopted at a regular meeting of the City Council of the City of Pacifica on _____,
74 2023 by the follow vote of the members thereof
75
76