



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

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

CALL TO ORDER: *Chair Patton* called the meeting to order at 6:09 PM.

ADMINISTRATIVE BUSINESS: *(5 minutes)*

Roll Call A quorum was confirmed.

Approval of Order of Agenda – *Unanimously approved.*

Approval of Minutes of July 19th, 2023 (distributed to OSPAC with Agenda)

Remove typos for comments under Item 1 and Item 2 it was misplaced/not relevant.

Under Item 4, for the second comments by Arnos, replace with Patton.

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).*

Public comment was given by Ron M. (Pacifica).

Committee Communications

Patton announced that she has been in communications with Sam Herzberg, planner with the San Mateo County Parks Department, and think it would be in the committee's interests to extend an invitation to the October meeting.

Arnos inquired to City Staff about having Zoom as an online meeting option in addition to the in-person meeting, feels that it is important for both the public and any attendees that cannot be physically present. *Arnos* also announced the possibility of an attendee for the October meeting for the site on Hickey.

INFORMATIONAL ITEMS: *(10 minutes)*

1. Update by GGNRA/GGNPC – Introduction of GGNRA Superintendent David Smith.

Superintendent David Smith introduced himself to the committee and the public.

Natesan thanked *Smith* for his introduction this evening and informed him of Cattle Hill, currently owned by the City of Pacifica, as another site to consider for acquisition.

Arnos thanked *Smith* for his attendance this evening, and informed *Smith* of the Quarry, specifically west of the creek that abuts Mori Point currently designated as an undefined trail.

2. Update by City Council -

City Council Liaison/Mayor Bigstycyk updated the committee and the public regarding appeal hearing for the North Coast County District, the Memorandum of Understanding (MOU) for City employee, the updated Roadway Safety Plan, and appointed the members of the CAAP (Climate Action and Adaptation Plan) taskforce.

Planning Director Murdock added that the first meeting for the CAAP will be at the Auditorium on September 21st, 2023.

STAFF COMMUNICATIONS: (5 minutes)

3. Development project updates

Staff Liaison Lin announced that there were no new updates since the July meeting.

Patton asked if the Quarry Reclamation Plan hearing date has yet to be determined.

Staff Liaison Lin confirmed that it has not yet been scheduled.

DISCUSSION ITEMS:

4. Presentation of the Open Space Element of Linda Mar Woods (Project File 2020-010) (APN 023-291-040 & 023-350-040) (40 minutes)

Applicant John Kontrabecki introduced *Nat Lopes*, Park Designer with Hilride, LLC to present this evening.

A presentation was given by *Lopes*.

Patton asked for clarification on the overlap regarding sections of the proposed trail and the existing Ohlone Portola heritage trail.

Arnos thanked *Lopes* for the presentation this evening and inquired about all of the conservation stakeholders involved for this proposal as well as more about the development aspect of the project.

Planning Director Murdock stated that the development aspect of the proposal may be found in the prepared staff report in the agenda packet.

Natesan thanked the applicant for the presentation and inquired about the length of the trail within the private property.

Lopes responded that it may be found in page 10 of the conceptual plan.

Cardona thanked the applicant for the presentation and inquired about discussion of potential wildfire risks associated with the development proposal.

Kontrabecki clarified that the presentation this evening was focused on the trail to demonstrate it is the most important public amenities that would help the community to improve an existing use. Regarding Linda Mar Woods housing development, a lot of technical studies has been and is currently being done, including potential wildfire risk. The report includes mitigation measures to mitigate wildfire risks.

Xavier M. (Pacifica) shared concerns and disagreed with statements made by the applicant team this evening.

Nick L. (Pacifica) shared that he is a resident on Higgins Way and president of “Protect San Pedro Mountain,” a non-profit organization started by residents in this area, with a mission to protect the San Pedro Mountains. *Nick L.* also commented that the applicant had failed to share any details regarding the

development proposal, to which the organization does not support. Encourages the audience to visit the site.

Deborah E. (Pacifica) stated that the presentation did not mention the housing development proposal, and only focused on the open space element.

Dianne H. (Pacifica) stated that she feels appreciative of Pacifica's nature and open space, and feels that a tradeoff is being proposed without mentioning any of the housing development proposal.

Aaron R. (Pacifica) stated as a Pacifica native, he has spent a lot of time in the hills both recreationally as well as providing trail maintenance work over many years. He feels that the open space/trail maintenance proposal made by the applicant tonight already exists and feels that it would not bring any additional benefit.

Ron M. (Pacifica) thanked the Planning Department, OSPAC Committee, and the developer for bringing this item to the public this evening. He pointed out concerns with the projects on Fassler and Harmony One to which developers started selling out the parcels following permit approval and worries that this project proposal would follow the same outcome.

Mark H. (Pacifica) shared concerns of the lack of wildlife conservation being mentioned with tonight's presentation.

Aaron C. (Pacifica) shared personal background that the open space has been beneficial to his personal life. He also disagreed with the housing development proposal and that it would remove a lot of open space recreational element such as trees.

John L. (Pacifica) had questions for the developers regarding wildfire mitigation measures, specifically the scope of Eucalyptus tree removal. He shared concerns with the negative effects that the Eucalyptus tree has, and what the planting measures would include.

Zach B. (Pacifica) shared his personal background, and suggested to developers about any potential ways to contribute back to the City that the members of the public has mentioned tonight regarding conservation efforts.

Jim O. (Pacifica) shared as a resident on Higgins Way and disagreed with the development proposal due to existing conditions with traffic and parking. He feels that the development proposal is poorly planned.

Larry B. (Pacifica) stated that he has seen extensive wildlife (on Perez Drive) mountain lions, coyotes, foxes, deer, etc. He shared main concerns regarding potential wildfire risks that may come with the development proposal. He also shared additional traffic and erosion concerns that may arise should the development proposal go through.

Kontrabecki stated that he has planned additional outreach that will exclusively discuss the Housing Element, and that tonight's focus on the proposed trail system was deliberate so that it may be brought to the community. He also stated that vandalism on the subject site was apparent even before the project proposal was initiated, and by breaking the presentation into two, it will allow the community to understand the trail system, with the next meeting to discuss the project. Regarding Eucalyptus trees, he answered that there would be 1:1 replacement program, with a native species to be determined. Regarding the parking, a solution would be presented in the next meeting. Regarding wildlife, a renovation of existing trail is being proposed, with no new trails that would result in endangering wildlife. He also stated that the project would bring benefit to the community, and encourages the community to engage with him, and that the proposed housing is not luxury housing, and the concept is focused on availability to people on an affordable basis with different housing designs and prices by size.

5. Approval of the revised proposed OSPAC Charter resolution. (15 minutes)

Patton asked the committee to review the amended draft charter resolution for feedback.

Arnos encouraged the members to share their thoughts and ask questions about the draft charter resolution.

Skaggs asked for clarification regarding the Coastal Conservancy addition to the resolution.

Patton answered that it was meant to be included and added that the Conservancy are half-owners of Pedro Point Headlands, and the coastal trails runs through the City.

Arnos pointed out tonight's presentation is an example of the importance of the role of OSPAC that hasn't always been exercised in the past with other development proposals.

Natesan highlighted the addition of line 64 in the proposed charter resolution.

Planning Director Murdock provided a background of the Planning Department's development application process to the committee and members of the public.

Skaggs asked if the bare minimum has been done at the time of Completeness determination.

Planning Director Murdock answered that it would have sufficient materials for the City can understand the project.

Patton stated the under the current charter, the invitation is optional, whereas the proposed charter resolution would make it mandatory.

Cardona thanked the committee for their time in revising and putting together the proposed charter.

Patton asked for a motion.

Cardona motioned; *Skaggs* seconded.

Motioned carried unanimously.

6. Review of the August 12th Ahni Trail workday. Announce September 9th workday. (15 minutes)

Patton shared that she was unable to attend due to the death of a family member, and apologized for her absence. She also stated that the workdays provide a great public outreach and thanked those who continue to work hard at these workdays.

McDermod shared that nine people attended the workday including himself, as well as *Cardona*. He also stated that he worked on trail widening efforts while the rest of the volunteers continued to work farther up the trails. In addition to the work being done on the trail, it also feels that a lot of outreach is being done organically as the continued presence as a result of the ongoing workdays. He requested for administrative support on setting up an outreach program electronically for the future.

Arnos proposed for a picture of the notices, or other ways to further communicate to the interested community members of any future workday opportunities or more information. She agrees that a better implementation of outreach efforts should be done.

Cardona thanked *McDermod* for his efforts and her experience with the workday.

McDermod stated that one of the volunteers mentioned of a website that could be utilized to promote future workdays, or alternative methods such as QR codes to educate and inform the public.

Aaron R (Pacifica) agreed with *McDermod* and emphasize the importance of having a better outreach and communication efforts with the community, feels that there is a lack of administrative support. He also shared positive experiences with the workday.

Patton asked for volunteers to maintain the mailing list.

Skaggs asked *Staff Liaison Lin* on status of the development of the mailing list.

Planning Director Murdock shared the possibility of setting up a Constant Contact account for the public to sign up for a mailing list, which could potentially be done for OSPAC. He also said creating a QR code could be feasible, and that City staff can work on a template that would announce the workdays with the option to update the dates.

Patton asked if it would be possible to have it by the September meeting.

Arnos asked about the protocol with other committees.

Planning Director Murdock answered that he does not know the protocol of other committees, and that he would have to inquire and follow up.

Patton asked if the September 9th workday will work for the committee and announced that she may not be available for this one.

Aaron R (Pacifica) stated that there may be some rain but is comfortable with it if the committee wants to proceed.

Natesan stated that she may only be available for a portion of the workday.

Patton asked for a motion to approve the September 9th workday.

Skaggs motioned; *Natesan* seconded.

Motion carried unanimously.

ADJOURNMENT. *Patton* adjourned at 8:58 PM.

***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.