

City Council Meeting, March 26, 2018

We began with a **Special Presentation** by Caltrans on the construction of the new pedestrian overpass over Highway 1 from Eureka Square to Francisco Avenue at San Jose Avenue (June 2018 to February 2019), and on the repaving of Highway 1 throughout Pacifica (May 2018 to November 2018).

The **Consent Calendar** was next. The items on the consent calendar are thought to need no discussion and are all approved together, unless anyone has an objection or comment. There were public comments on items 3 and 5.

1. Approval of Disbursements for 2/16/17 through 2/28/17. Checks issued.

2. Approval of Minutes for March 12, 2018.

3. Resolution Opposing New Offshore Oil and Gas Drilling.

4. Task Order B of the Master Agreement for Consultant Services between the City of Pacifica and Group 4.

This is for conceptual design of a large branch library at the existing Sharp Park library location, and possible renovation/expansion of the existing Sanchez library as a small branch. The site for the new library at Sharp Park, and the intention to save Sanchez Library, were a council decision on January 22, 2018.

The amount is not to exceed \$256,522. Of the total funds of \$629,000 (\$500,000 from county Measure A funds plus \$129,000 of our money from excess ERAF), \$115,540 remains after this expenditure. Also, a \$50,000 contribution from the San Mateo County Library JPA is pending.

5. Agreement between the City of Pacifica & Pacifica Land Trust (PLT) for the Pedro Point Headlands.

This terminates one agreement and replaces it with a new agreement to access, maintain, and act as stewards of the Headlands, and now includes the Colt property (APN# 023-073-170) and the Tronoff property (APN# 023-740-0300). The PLT needs this new expanded agreement to carry out habitat restoration funded by the California Coastal Conservancy.

6. Increase the Human Resources Manager from 0.5 to 1.0 Full-Time Equivalent.

This will allow the city to be competitive in recruiting to fill the position. It will cost an additional \$86,000 annually.

7. Funding Agreement between City/County Association of Governments (C/CAG) and the City of Pacifica for the Safe Routes to School and Green Streets Infrastructure Pilot Program.

This is required by C/CAG to make a \$157,600 grant available for the Cabrillo School Pedestrian Crossing Improvement Project. The project includes stormwater capture curb extensions.

8. Funding Agreement between C/CAG and the City of Pacifica for the San Mateo County Energy Watch Municipal Energy Efficiency Program.

This is required for a \$20,000 grant from C/CAG for the audit and design of Council Chambers HVAC and lighting retrofit. When the audit and design are complete, funding for implementation will be sought through grants or rebate programs from PG&E.

Council voted 5-0 to approve the **Consent Calendar** minus items 3 and 5. And after public comment, council voted 5-0 to approve items 3 and 5.

Following Oral Communications, for members of the public to comment on items not on the agenda, Council Communications, and Staff Communications, we came to **Items for Consideration**.

9. Updating the Social Host Ordinance to Include Cannabis and Controlled Substances.

This extends the Social Host Ordinance, which imposes a civil fine of \$1,000 for loud or unruly parties at which there is underage drinking, to include cannabis and controlled substances.

Council voted 5-0 approving the amendment to the ordinance.

10. Approve Goals for the Draft Local Coastal Land Use Plan Update, Receive a Report on Expansion of the Community Engagement Plan, and Authorize \$41,000 from the Planning Department to Expand the Contract Scope.

This item clarified goals and approved funding for expanded community engagement around the sea-level rise portion of the Local Coastal Plan Update.

The item originated during the council's goal-setting session. Discussion of the public and council was about the statement "Consistent with the Coastal Act, the intent of the Adaptation Plan will be to protect existing development, and retreat strategies will not be considered for areas of existing development." This was

shortened to "Consistent with the Coastal Act, the intent of the Adaptation Plan will be to protect existing homes, businesses, and infrastructure."

Thus modified, the goals were passed 5-0.

On a separate vote, council approved 5-0 the funding for the expanded community engagement plan.

11. Reconsideration of a Council Decision Regarding the 2212 Beach Boulevard Development Site.

Regular readers of these summaries will notice that this is the third consecutive meeting that council tried to deal with development of the 2212 Beach Boulevard site.

This 3.5-acre city-owned site was formerly the wastewater treatment plant. It has been proposed that the city sell the land for a hotel development. The benefit to the city, in addition to the sale price, would be the 12% Transient Occupancy Tax (TOT) on the rooms, estimated to be about \$900,000 annually.

At the February 26 meeting, council was split on moving forward with the RFQ/RFP (requests for qualifications/proposals). One faction wanted more opportunity to evaluate the Pacifica Ocean Discovery Center (PODC), a nonprofit marine biology proposal. Another faction liked the RFQ/RFP as is, but recognized that the public had only just learned the past Wednesday that negotiations with the current developer had broken down and that we needed to restart the process. As a compromise, council voted 5-0 to revisit the issue in two weeks, when the public would have had the chance to weigh in on the new RFQ and RFP for the hotel development, and to hear a proposal for the PODC.

At the March 12 meeting, council voted 3-2 (Vaterlaus and Keener opposed) to put the RFQ/RFP process on hold for six months to allow the PODC to raise money, and make connections to raise even more money. Immediately after the meeting and for the next two weeks, the PODC made clear that this didn't meet its needs. Instead, it favored a proposal that I offered during the meeting that didn't attract any support. The proposal was that the RPQ/RFP would allow for a hotel development (plus restaurants and shops), or a hotel development plus the PODC, without favoring the PODC in the evaluation process.

At this meeting (March 26), we first passed a motion to reconsider the March 12 decision 5-0. Next, we approved a motion 5-0 that will allow the RFQ/RFP process for a hotel development to go forward immediately. It included the language above and that hotel proposals including the PODC will not be given extra weight or special consideration.

We adjourned at about 11:30 p.m.