#### **MINUTES**

Joint City Council/Redevelopment Agency Meeting 2212 Beach Boulevard Pacifica, CA 94044 August 9, 2010

Agency Chair Digre called the meeting to order at 8:05 p.m.

#### Roll Call

Present: Members: DeJarnatt, Nihart and Digre. Excused: Members: Lancelle and Vreeland.

Staff Present: Stephen Rhodes, City Manager

Cecilia Quick, City Attorney

Ann Ritzma, Administrative Services Director

Jim Saunders, Police Chief

Rich Johnson, Deputy Fire Chief

Dave Groom, WWTP Dir.

Maria Aguilar, Assoc. Engineer Ray Donguines, Asst. Engineer

Lee Diaz, Assoc. Planner Kathy O'Connell, City Clerk

### CONSENT:

Approval of Minutes of the Joint City Council/Redevelopment Agency Meeting of July 26, 2010.

Agency Member Nihart moved approval of the minutes of Joint City Council/Redevelopment Agency Meeting of July 26, 2010; seconded by Agency Member DeJarnatt.

### **ROLL CALL VOTE:**

Aves: Members: DeJarnatt, Nihart and Digre.

Noes: Members: None.

Motion carried: 3-0.

## **CONSIDERATION:**

2. Economic Development Committee Resolution Regarding a Public-Private Partnership for Creating a Plan for the Quarry Property in the Rockaway Beach Redevelopment District.

City Manager Rhodes presented the staff report.

Dan Murphy, EDC representative, explained that the quarry was the community's best opportunity to stimulate economic development, then explained the Economic Development Committee's thinking on the partnership, concluding that it was an appropriate and effective way to proceed.

Agency Member Nihart referred to the City Manager having experience in working with public/private partnerships and getting community involvement with great outcomes, and asked him to comment on that.

City Manager Rhodes stated that it was parallel to community thinking that they would let the developer put it together. He sensed that no matter what happened in Pacifica, no one was ever happy with the decisions, and he worked with cities that took the lead to ensure that the community got what they wanted rather than the developer telling them what they were going to get.

Agency Member Nihart asked if he was talking about Tualaton.

City Manager Rhodes responded that he was, specifically the Tualaton Commons project. He stated that they even went further and acted as the developer, but he would not recommend that we do it here.

Agency Chair Digre opened public comments.

B. J. Nathanson, Sharp Park, commented on the length of time the community had been talking about the quarry, and she thought one definition of insanity was to keep doing the same thing and expecting different results. She felt this was an opportunity to do something different and obtain a positive result. She appreciated the Economic Development Committee's work and acknowledged that the City Manager was very experienced at doing this kind of thing. She felt it was obvious that the problem was a developer coming in with his interest being to make as much money as he can. She felt this effort would give the community an opportunity to create a project that would succeed and we need something to succeed at the quarry, mentioning how little commercial area there was in town. She felt it would be protected by all the environmental agencies involved. She pointed out that there was very little area that can be developed, and she felt this was our best hope to do something different and creative and come up with something that will work for Pacifica.

Tod Schlesinger, Linda Mar, stated that he knew the quarry and the facts were that it had been redevelopment designated for 27 years with a "poison pill" which was why it hasn't succeeded. He thought it was ridiculous to think that this would succeed because the City was underfunded and understaffed. He stated that he didn't even see anyone from PSD and, if the opponents were going to support this, they should be at the meeting and they were not. He thought that any developer who buys the quarry was buying a lawsuit. He thought there was still a mandate between Bill Bottoms and the City regarding restoration of Calera Creek and it has never happened to this day. He felt there was no way the quarry was being developed until the poison pill was lifted or the City

became so desperate and bankrupt. He stated that he told Don Peebles that it cost him \$600 to find out what cost Mr. Peebles \$1.5 million.

Sam Casillas, Pacifica, felt that the Council did not get enough recognition for the hard work they do. He stated that he attends a lot of the meetings and was on quite a few committees, and he sees all the Councilmembers at the different committees. He expressed his heartfelt thanks for all they do. He stated that he was on the Economic Development Committee and they realized that there were a lot of environmental issues, as well as different views by different organizations. He thought this was a first great step to get them closer and he and many other members of the committee were very optimistic. He encouraged the public to come to their meetings every second Tuesday usually at the police station. He serves on several environmental committees in the City. in addition to the EDC, and he liked what they were doing in conjunction with all our other open land and Palmetto. He felt it was important that they recognize that there were a lot of issues. He didn't feel that there were opponents, but rather a lot of people they need to bring together and work together for the best solution. He felt the City Manager's plan of the City acting as a facilitator was a great idea and the EDC wants to run with it. He was optimistic about it and thanked the City Manager for bringing his expertise into it.

Dinah Verby, Vallemar, stated that, although she was a member of Pacificans for Sustainable Development, she was speaking as an individual, adding that PSD has not taken a formal position on this proposal. As an individual, she had advocated that developers needed to look at the planning, geological and environmental constraints on the project before attempting to develop it and take it to a public vote. She was all for looking at whether there was a realistic idea of what was possible to do on the property. She specifically wanted to have the review and do an amended update of the Rockaway Quarry Specific Plan which was woefully out of date, having last been amended in 1992, and didn't reflect current realities, specifically the endangered species habitat, Rockaway Quarry steering committee report, the GGNRA's presence on Mori Point, GGNRA's boundary study encompassing the quarry, whether 2.1 million square feet of development was a realistic number which was why developers came in thinking they can build it out to the max and being appraised at that high number made it more difficult. She felt there were a lot of things to consider with open space being one component which would give value to a developer.

Jim Heldberg, Aspen Drive, stated that he was privileged to serve on the same committee as Dinah Verby years ago, and the quarry was an important part of Pacifica's future and more important today. He states that he runs his Segway tours through the quarry several times a week, and was familiar with its various changes. He stated that he has watched this opportunity sit there undeveloped, unused, etc., and he was embarrassed that the City Council had not taken the lead and gone after this gold mine for the City of Pacifica. He applauded the City Manager's suggestion to work with the committee, which was one of the best he has seen yet, and he recommended that the City Council accept that recommendation.

Agency Chair Digre closed public comments.

Agency Member Nihart thanked the committee, mentioning several members of the committee, stating that she wanted them all to get recognized. She had wanted the caliber of individuals who were involved in the committee and she was honored to be a part of it. She mentioned that they had challenges, referring to five regulatory agencies involved in that site, and she felt positive about the work that has been done. She supported that.

Agency Member DeJarnatt expressed his thanks to the Economic Development Committee for all their work. He mentioned that he had spent a lot of time on a quarry committee which evolved into an economic development committee, meeting for many years with nothing happening. He thought this was a great idea, and probably the best thing to do as a community to foster a project that we can agree on instead of being a bone of contention. He thought that would be good for the City. He supported this. He also agreed that it was a good idea to look at the Rockaway Quarry Specific Plan, adding that there were so many things wrong with it. He thought they were planning on doing that in conjunction with the General Plan, but he would like to take a look at it sooner.

Agency Member Nihart voiced a word of caution because of our economics now, wanting to be clear that the City was not taking on a financial burden. She stated that she spent a lot of time on the phone with people concerned about this and took it as a positive note that the meeting went differently than she anticipated. She referred to all the people who brought forward issues about finances, and stated that the City Manager was holding the line on those kinds of things. She was supportive of him in moving this forward, stating that it was a leadership role for the City Manager by utilizing the skills he has brought to the City.

Agency Chair Digre felt that everyone's opinions should be expressed, and she agreed that being proactive was important. She agreed that the Rockaway plan was important, as well as the Highway 1 issue. She felt the EDC was hard working and understood that we needed a progressive economy. She felt that it would not forfeit the discretion of the Council or the entire public becoming involved in the studies, etc. She was concerned that the present owner did not weigh in on this, although she didn't know if they wanted to be in a partnership or were going to allow some other agency to be involved. She understood being proactive, and she was concerned that this was an August meeting but she assumed that, by word of mouth, a good percentage of people were aware of what was happening. She was in favor of looking toward an aggressive economy, adding that our environment was not going to stay healthy and beautiful unless we have a progressive economy. She concluded that she was okay with this.

Agency Member Nihart moved to accept the recommendations and provide direction allowing the City Manager to go forward with facilitating a plan for the quarry property in the Rockaway Beach Redevelopment District; seconded by Agency Member DeJarnatt

# **ROLL CALL VOTE:**

Ayes: Members: DeJarnatt, Nihart and Digre.

Noes: Members: None.

Motion carried: 3-0.

Agency Chair Digre adjourned the Joint City Council/Redevelopment Agency meeting at 8:35 p.m.

Transcribed by Barbara Medina, Public Meeting Stenographer.

Respectfully submitted,

Kathy O'Connell, City Clerk

APPROVED:

3/9/11

3-0 Councilmember Vreeland absent

Sue Digre, Agency Chair