

TOM CLIFFORD
1122 Sheila Lane
Pacifica, California 94044
(650) 359-4986

11/2/15
City of Pacifica
Planning Department
Kathryn Farbstein
Pacifica, CA 94044

Dear: Kathryn

Here are my initial comments on the Fassler Residential Project.

1. Since this is a new project do any of the entitlements given to the Prospects still hold?
2. Specifically the movement of housing density from the upper portion of the property to the lower portion.
3. The Prospect was 29 single family homes one story high and this project is made up of 12 two story high buildings. Since the grading for each project is different is the height comparison valid?
4. The height of the proposed buildings exceeds the City's height limit by up to 9 ft. and will have a negative Aesthetical impact for much of Pacifica's southern region.
5. Roadways, sidewalks and retaining walls should blend into the surrounding hillside by using color, texture and finishing techniques to ensure they blend in.
6. The color palette of the building should be designed fit into the hillside not stand out and should a part of the CC&R's
7. Since this site is about 1/8 mile from the Pacific Ocean it should not use any materials known or suspected to be adversely effected by salt air or salt laden fog. There is no point to building future blight.
8. The biological resources of the site have been greatly stress by four+ years of drought are the conclusions of the original F.E.I.R. still valid in regards to the impacts of building on this site?
9. Are there wildlife corridors on this site that need protecting?
10. The Prospect had a cistern to store water run off so that it could be reused to for landscape watering during dry periods. This project needs to set up a recycling system for both water runoff and grey water. The building should have water harvesting as part of their design. The future is long periods of drought punctuated with intense storms and any new buildings need to plan for it.

11. All hardscape should be pervious.
12. Solar panels should be part of any new development so as to reduce the projects carbon footprint. Electric car plug ins should be in every garage and one per each cluster of street parking.
13. All units should be built to LEED Gold standards to reduce environmental impacts both on and off site.
14. Since there are no playgrounds in the immediate area one should be provided for the developments children.

Traffic impacts/public safety

1. A new traffic study is need it should include the cumulative impact of having two different projects driveways opposite each other on a road that is both heavily used and traveled at high rates of speed.
2. Restriping of Fassler is problematic as a solution for ingress/egress it tries to make a heavily traveled road do too much with too little space.
3. Although the speed limit is 35 mph at that point on Fassler the East to West traffic routinely exceeds that by 10-15 mph and the West to East traffic is 5-10 miles faster than the posted limit. This fact makes me think that the road should be widening if this development is approved. Public safety should be the deciding factor when planning the entrance/exit for this project.
4. The Prospect included a shuttle van as a way to reduce traffic impacts caused by its Project and I would like to see at least one large capacity hi-bred vehicle provided by the developer and maintained & replaced when need by the condo association. (CC&R)
5. All on site paving should be colored to blend into the hillside and be pervious.
6. A yellow blinking light should be installed to warn of the exit/entrance to this project
7. Light controlled crosswalks should be installed to allow pedestrians to move safely from the sidewalks on the north and south sides of Fassler.