

Proposed Vista Mar development at Monterey Road and Hickey Boulevard

Some of us who live nearby were notified earlier this year by the City of Pacifica Planning Department about the proposed eight-unit condominium project at 503-511 Monterey Road, just past the intersection with Hickey. My husband Bob and I are both architects, and we have serious concerns about the project as currently designed. New drawings and staff reports have just been posted on the city website at:

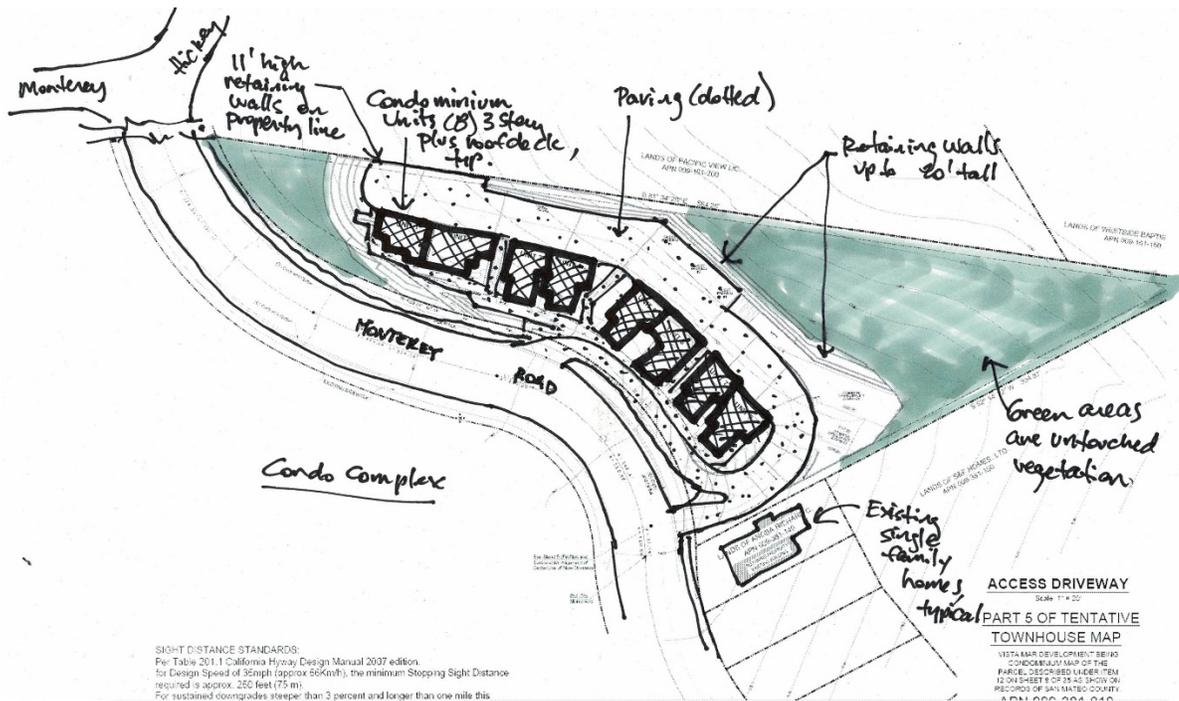
https://www.cityofpacificca.org/depts/planning/environmental_documents/default.asp

The Notice of Intent tab has the current drawings and latest staff report. The other link includes preliminary environmental information, soil reports, and other technical information.

The project basically includes bulldozing the site and removing more than 58 trees, seven of which are heritage trees; an enormous amount of excavation and grading, which will require hundreds of truckloads to off-haul soil; and tall retaining walls up to 20 feet high. Due to the size of the development area, there would be a large amount of water runoff directly into the street and into the already overwhelmed city drainage system between Monterey Road and Nelson Avenue. Below is a rendering of the project from the street view.



Below is a copy of the basic site plan that I colored and annotated to help explain the scale of the project.



We have many concerns, especially related to water runoff both directly into the street as well as into the city’s drainage system, which flows into our backyards between Monterey Road and Nelson Avenue as an open creek that has already experienced significant erosion harming two properties on Monterey Road.

We encourage anyone with concerns to email the commission:
publiccomment@ci.pacifica.ca.us

Email me at boles@beausoleil-architects.com if you’re interested in learning more about the project. I promise to keep your information confidential.

Christine Boles, Architect

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