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Harmony @ 1  
Roberts Road Subdivision  
Final Environmental Impact Report

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October 2007

Prepared by:  
TRA Environmental Sciences, Inc.

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Roberts Road Subdivision  
Final Environmental Impact Report

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October 2007

Prepared for:  
City of Pacifica  
170 Santa Maria Avenue  
Pacifica, CA 94044

Prepared by:  
TRA Environmental Sciences, Inc.  
545 Middlefield Road, Suite 200  
Menlo Park, CA 94025  
(650) 327-0429  
(650) 327-4024 *fax*  
[www.traenviro.com](http://www.traenviro.com)

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## INTRODUCTION

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This document is prepared as an informational document for City action on the Planned Development of 13 single family homes on 65 acres and development of one single family home with a second unit on an adjoining 2-acre parcel. The document has five sections:

- 1. Public Comments on Draft EIR.** This section contains facsimiles of the comment letters received on the Draft EIR (published and circulated in June 2007) as well as a summary statement of the oral comments made during the City of Pacifica Planning Commission public hearing on July 2, 2007. The comment letters have been individually numbered. A list of the commenters is provided at the front of the section.
- 2. Responses to Comments.** This section provides a written response to each substantive comment raising an environmental issue submitted on the Draft EIR.
- 3. Text Amendments to the Draft EIR.** In response to comments, some changes have been made to the EIR text. The changes correct inaccuracies and clarify the analysis in the Draft EIR. Where text in the Draft EIR has been deleted, the text is marked with ~~strike-out~~. Underlined text represents new text that is added to the Draft EIR.
- 4. Mitigation Monitoring and Reporting Program.** The California Environmental Quality Act (CEQA) requires that the City of Pacifica adopt a reporting or monitoring program for the measures which mitigate or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program (“MMRP”) specifies monitoring and reporting requirements for all mitigation measures identified in the EIR which mitigate potentially significant impacts.
- 5. Attachments.** A Mission blue butterfly survey was completed July 2007 and is presented in Attachment A. Photo simulations prepared by the project applicant are presented in Attachment B. Project Alternative concept plans are presented in Attachment C. Additional commitments to project design made by the applicant is presented in Attachment D. A revised development plan for the 2-acre agricultural lot is presented in Attachment E. Inclusionary housing land dedication is shown in Attachment F.

This document, together with the Draft EIR, comprises the Final EIR for the project.

## **1.0 PUBLIC COMMENTS ON DRAFT EIR**

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### **COMMENT LETTERS**

**(Received during public review period from June 20 to August 6, 2007)**

#### Public Agencies

1. California Department of Transportation
2. City of Pacifica Open Space Committee
3. City of Pacifica Planning Commission, Commissioner William Leon

#### Organizations

4. Pacificans for Sustainable Development

#### Individuals

5. Todd Bray
6. Bill Moore
7. Jim Wagner
8. Timothy Duff
9. Karen Rosenstein
10. Graham Brew

### **ORAL COMMENTS**

**(Received at Planning Commission Public Hearing on July 2, 2007)**

11. Nancy Hall
12. Karen Rosenstein
13. John Curtis
14. City of Pacifica Planning Commission, Commissioner Leon
15. City of Pacifica Planning Commission, Commissioner Cicerone
16. City of Pacifica Planning Commission, Commissioner Nathanson
17. City of Pacifica Planning Commission, Commissioner Campbell
18. City of Pacifica Planning Commission, Commissioner Maykel
19. City of Pacifica Planning Commission, Commissioner Ranken



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

July 27, 2007

RECEIVED

Lee Diaz  
City of Pacifica  
170 Santa Maria Avenue  
Pacifica, CA 94044

JUL 30 2007

GOVERNOR'S OFFICE

Subject: Roberts Road Subdivision/Harmony @ 1  
SCH#: 2006112072

Dear Lee Diaz:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 26, 2007, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2006112072  
**Project Title** Roberts Road Subdivision/Harmony @ 1  
**Lead Agency** Pacifica, City of

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**Type** EIR Draft EIR  
**Description** Planned Development on 65 acres with 13 residential lots and 39 acres of natural open space and development of an adjoining 2-acre agricultural parcel with a single family residence and second residential unit. Sustainable subdivision integrates green building strategies and includes solar power, grey water recovery, rainwater collection, use of drought tolerant native plants, and earth-friendly construction materials.

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**Lead Agency Contact**

**Name** Lee Diaz  
**Agency** City of Pacifica  
**Phone** (650) 738-7341 **Fax**  
**email**  
**Address** 170 Santa Maria Avenue  
**City** Pacifica **State** CA **Zip** 94044

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**Project Location**

**County** San Mateo  
**City** Pacifica  
**Region**  
**Cross Streets** Roberts Road / Fassler Avenue  
**Parcel No.**  
**Township**

**Range** **Section** **Base**

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Z: Planned Development, Commercial, Agriculture  
GP: Open Space Residential and Vory Low Density Residential

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**Project Issues** Aesthotic/Visual; Drainage/Absorption; Geologic/Soismic; Public Services; Recreation/Parks; Cumulative Effects; Landuse; Schools/Universities; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Wildlife

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Game, Region 3; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 4; State Water Resources Control Board, Cloan Water Program; Regional Water Quality Control Board, Region 2; Native American Haritage Commission

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**Date Received** 06/12/2007 **Start of Review** 06/12/2007 **End of Review** 07/26/2007

Sent By: CALTRANS TRANSPORTATION PLANNING; 510 286 5560;  
To: STATECLEARINGHOUSE At: 919163233018

Jul-24-07 11:21AM;

Page 1/1

Letter #1, Department of Transportation

STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

**DEPARTMENT OF TRANSPORTATION**  
111 GRAND AVENUE  
P. O. BOX 23660  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5505  
FAX (510) 286-5559  
TTY (800) 735-2929

2006112072



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**RECEIVED**  
JUL 24 2007  
STATE CLEARING HOUSE

clear  
7/26/07  
e

July 24, 2007

SM001347  
SM-1-41.28-42.01

Mr. Lee Diaz  
City of Pacifica  
Planning & Economic Development Department  
1800 Francisco Boulevard  
Pacifica, CA 94044

Dear Mr. Diaz:

**ROBERTS ROAD SUBDIVISION HARMONY @ 1 - DRAFT ENVIRONMENTAL IMPACT REPORT**

Thank you for including the California Department of Transportation (Department) in the environmental review process for the Roberts Road Subdivision Harmony @ 1 project. The following comment is based on the Draft Environmental Impact Report (DEIR).

**Design**

All intersections and driveways connecting to state highway system must conform to the standards in the Highway Design Manual. The project turn lanes may require mitigation to compensate for stopping sight distance (SSD) shortfalls. Please send a copy of the project's geometric plans.

#1-1

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or [sandra\\_finegan@dot.ca.gov](mailto:sandra_finegan@dot.ca.gov) with any questions regarding this letter.

Sincerely,

TIMOTHY C. SABLE  
District Branch Chief  
IGR/CEQA

c: Ms. Terry Roberts, State Clearinghouse

Letter #2, Open Space Committee

From: Crabtree, Michael  
Sent: Monday, July 23, 2007 11:39 AM  
To: Diaz, Lee  
Subject: July 18 OSC Motion re Harmony @1

At its meeting of July 18, 2007, the Open Space Committee adopted the following motion:

"The Open Space Committee commends the applicants regarding the open space aspects of the "Harmony @ 1" project, yet the Committee has concerns regarding the visual impact of the project on prominent ridgelines and recommends that the applicant work on further minimizing the visual impacts of the project by methods including, but not limited to, possible reduction in house sizes or change in the location of houses."

#2-1

Passed 5 in favor and 1 abstention.



July 30, 2007

Lee Diaz  
City of Pacifica  
Planning Department  
1800 Francisco Blvd  
Pacifica, Ca 94044

**RE: Draft Environmental Impact Report (DEIR) – Submission of Questions and Concerns – The Harmony @1 Roberts Road Subdivision – State Clearinghouse number was not listed**

In regards to the impacts from various elements of the proposed project, I am requesting the following information to help me resolve questions and concerns.

- I. A. In regards to Grading and Paving, According to the DEIR there will be of 27,918 cubic yards of onsite grading, 4,573 cubic yards will be used for fill which is to remain on site. Identify the following:
- 1) Identify the location of each area where excavation is proposed on all properties
  - 2) Identify the location of all areas receiving fill on all properties
  - 3) State the estimated height, length and width in feet at each area proposed to be cut
  - 4) State the dimensions in feet of each area receiving cut or imported fill material.
  - 3) How many truck trips in/out per day will be required? how many truck days are planned?
  - 4) What will the route of travel be for the trucks?
  - 5) What hours are the trucks scheduled for trips in and out?
- B. What is the physical dimension in feet of the depth, width and length estimated for each excavation proposed to accommodate the following components of the project:
- 1) Roads
  - 2) Sight Triangle for new street at Roberts Rd (see Figure 9. page 19 appendix G)
  - 3) Foundations and excavations for each housing unit
  - 4) Storm water drains connecting to City storm water systems
  - 5) Sanitary Sewer system
  - 6) Underground Utilities
  - 7) Retention Ponds
  - 8) Retaining walls
  - 9) Other below grade excavations and/or cuts
- C. What is the estimated amount in cubic yards of excavation(cut) of soil and rock necessary to accommodate each of the following proposed components of the project:
- 1) Roads
  - 2) Sight Triangle for new street at Roberts Rd (see Figure 9. page 19 appendix G)
  - 3) Foundations and excavations for each housing unit
  - 4) Storm water drains connecting to City storm water systems
  - 5) Sanitary Sewer system
  - 6) Underground Utilities
  - 7) Retention ponds
  - 8) Retaining walls
  - 9) Other below grade excavations and/or cuts
  - 10) Total amount of cubic yards of soil and/or rock from all excavations

#3-1

**RE: Draft Environmental Impact Report (DEIR) – Submission of Questions and Concerns –  
The Harmony @1 Roberts Road Subdivision – State Clearinghouse number was not listed**

- II. A. In regards to the Project Characteristics section of the DEIR , there is insufficient information to evaluate the level of impacts at the building site that involve runoff water flows due to the proposed increase of the impervious cover. Therefore, I am requesting the following information:
- B. Identify the following areas:
- 1) Each area that will be covered with impervious material
  - 2) The sq. ft. of each area to be covered with impervious material
  - 3)The total amount of new impervious surface to be added by the project
  - 4) Also, show all areas that will be covered with pervious material
- C. In regards to the water storage capacity and/or the water flow capacity, what are the dimensions in feet of the depth, width and length estimated for each component required to move the captured runoff.
- 1) Retention ponds
  - 2) Any other water retention features i.e. cistern, holding tanks
- D. In regards to the water storage capacity and/or the water flow capacity how many gallons of water will be stored in each component and/or how many gallons will flow from or through each component per minute/hr. for the following components:
- 1) Retention ponds
  - 2) Any other water retention features i.e. cistern, holding tanks
- III. In regards to concerns of the impact of the proposed project on Scenic Vistas and Scenic Roadways. Pacific's HPD ordinances include language that calls for the preservation and enhancement of the landscape including vistas. The property contains prominent ridgelines and is a significant hillside landform.
- 1) The project does not include the same requirements for all the lots being considered. The 2 lots on Fassler Ave. and the Agricultural parcel need to be included in all the same considerations such as, but not limited to, the visual impacts as all the other parcels
- A. Although reviews for the initial homes and structures will under go an approval process. There needs to be discussion in the DEIR of a review process for planning the following issues that governs all the properties:
- 1) Designation of the location of any future accessory buildings and structures on each lot
  - 2) Height and size limits for any future accessory buildings and structures
  - 3) City review of the visual impacts of any proposed future accessory building and or structure
- B. In order to better understand and evaluate potential impacts, it would be helpful to see simulated photographs of the following views from various vantage points along and across highway 1, including Mori Point, the Quarry, Rockaway Beach and Linda Mar Beach:
- 1) Project related elevations and simulation of the current project as proposed
  - 2) Elevations depicting a simulation of the reduced lots alternative
  - 3) Elevations depicting a simulation of the 2 buildings proposed on the agricultural lot
  - 4) Night time photos depicting the potential impacts of light coming from all houses. As currently proposed and from the reduced lots alternative
  - 5) Night Photos of the agricultural parcel buildings and the 2 Fassler Ave. buildings
  - 6) include simulated night time street light and new road way vehicle light from all the project streets, the agricultural parcel and the 2 lots on Fassler Ave.

#3-2

#3-3

**RE: Draft Environmental Impact Report (DEIR) – Submission of Questions and Concerns – The Harmony @1 Roberts Road Subdivision – State Clearinghouse number was not listed**

- IV. A. Environmental Impact Analysis. The proposed project includes plans to capture runoff and route it through the retention ponds. The ponds may be used, visited by, and/or occupied by any endangered, protected or Special-Status Species identified in the DEIR. The SF garter snake, red legged frog, dusky footed wood rat, ETC. #3-4
- 1) There has been no discussion or analysis included in the DEIR of the potential impacts to wildlife from the creation of the retention ponds. What are the potential impacts to endangered and other listed species?
- 2) Special Status Amphibian and Reptile Species (pg IV.B-19). What mitigation should be considered in order to ensure that the retention ponds do not create a sink for the endangered or any other species likely to be attracted to the retention ponds?
- B. Specifically, what measures will be taken to address the following potential impacts to water quality from the runoff water at the project site that will empty into and be routed through to the ponds:
- 1) From parking garages, automobiles, structures, waste bins, etc.
- 2) From residents and others i.e. landscape gardeners who use fertilizers and/or pesticides
- 3) Spaying or other pest and/or rodent control efforts affecting water quality.
- 4) Sediments from areas that have been graded
- C. What specific measures will be taken to address the following potential impacts to safeguard the snakes and frogs and other creatures from the following:
- 1) water quality
- 2) harassment from curious or unknowing residents and our visitors
- 3) harassment from the domestic pets of residents and visitors
- 4) habitat alterations and water flow disruption
- D. There is no discussion or recommendation of what types of plants should be placed in the water retention pond area. I.E. plants that both protect and provide benefit to the protected species that are likely to visit or live on the site.
- V. Inclusionary Housing. There is no discussion of how the project will satisfy its requirement for below market rate housing. Please explain what the applicants' actual plan is. #3-5
- 1) Will the BMR units be located on site?
- VI. CC&R's Appendix D #3-6
- 1) Section 7.21 No further subdivision. Provides that lot 11 may be subdivided into 2 lots. The applicant stated during the public hearing that this was in error and the language would be changed to reflect no further subdivision. State the language proposed to ensure that no further subdivision of lots occurs.
- 2) Section 2.12 Partition of Common Area. The language states that 2/3 of the owners shall have the right to vacate or alter the map and order an equitable partition of the project. During the Public Hearing the applicant said that this was in error and that the open space would be protected. Specify the means and language proposed to ensure that the open space remains open.

**RE: Draft Environmental Impact Report (DEIR) – Submission of Questions and Concerns –  
The Harmony @1 Roberts Road Subdivision – State Clearinghouse number was not listed**

VII. Traffic flow and circulation.

- 1) What is the proposed route of travel of the residents traffic from the proposed project onto Fassler Avenue and Roberts Road during the AM and PM peak hours? #3-7
- 2) What is the proposed route of travel from Fassler Avenue and Roberts Road into the proposed project during the AM and PM peak hours?
- 3) What is the proposed route of travel for non peak hour travel in and out of the project?

Sincerely,

William “Leo” Leon  
Planning Commissioner  
City of Pacifica

Letter #4, Pacificans for Sustainable Development

**Comments of Pacificans for Sustainable Development regarding Harmony@1,  
Roberts Road Subdivision Draft Environmental Impact Report**

August 6<sup>th</sup> 2007  
1800 Francisco Blvd.  
Pacifica, CA 94044

**RECEIVED**

AUG 6 2007

Dear Chair Rankin and Commissioners,

Pacificans for Sustainable Development (PSD) appreciates this opportunity to submit written comments and observations about the HARMONY@1 DEIR.

There are five general topics we need to address before detailing specific responses to the DEIR subject by subject:

**1) OUR VIEWPOINT**

PSD are unanimous in our first choice being to keep all of the remaining undeveloped land along Fassler Avenue in permanent open space. The unfortunate reality is that there is currently no funding to acquire and protect these lands as open space. We are therefore in the far less desirable position of helping to shape reasonable proposals and accepting a project that minimizes impacts and preserves views and open space resources to the maximum extent possible.

There is no doubt that any development along the Fassler corridor, particularly on the ridgeline, diminishes one of Pacifica's most valuable visual assets, impacting open space and views, while adding traffic to the already challenged Hwy 1 intersection. To allow Harmony@1 developers to build along such a prominent ridgeline is a huge concession. If the project is approved for this site, we expect a lot from the applicant; specifically the implementation of environmental mitigations and design elements as discussed and agreed upon over several months of planning.

PSD and the developers come to agreement that these elements we have worked together to enumerate be requirements of project approval as well as participation in the project. The Harmony@1 designers believe that they have closely followed the rules of the HPD and Open Space Residential designations for their site, and in addition have satisfied the very specific requirements of the local fire marshal in regard to placement of the homes in proximity to the road. However, we hope to go much further in following not only the letter of the law, but the spirit of such that was meant to keep our hillsides and ridgelines as a visual asset even when building occurs.

**2) THE PLANNING PROCESS**

HARMONY@1 has chosen to include PSD and other organizations concerned with land use issues into their process, and we commend the inclusiveness of this approach. In our consulting with the developers and designers of HARMONY@1, we have made very clear our need for the Conditions of Approval for this project to include comprehensive visual impact mitigations and specific, sustainable green building practices, to a point where we agree that **if these measures are implemented fully**, they may result in the best over-all environmentally sound project for the site.

From the start, Mr. Newton and Mr. Cowan have actively sought out opinions, criticisms, solutions, suggestions and recommendations re: the HARMONY@1 project from a broad cross section of Pacificans. The project applicants are making sincere efforts to address the public's significant concerns and make appropriate changes to their proposal.

#4-1

#4-2

Our challenge going forward will be to compare the resulting project based on the improvements to the proposal since this DEIR was submitted to possible alternatives in terms of net environmental and visual gain. Just as crucial will be vigilance in making sure all agreements between the applicant and the community, as well as subsequent directives from the Planning Commission and Council, find their way into the FEIR and Conditions of Approval for this project without caveats and negating language.

### **3) THE DEIR AND CHANGES IN THE PLAN**

Of necessity, we are addressing the DEIR as distributed for comments. We understand that changes are being made to the DEIR with respect to numerous topics, including significant changes to the project and to the CC&Rs. These changes include but are not limited to:

#4-3

- Reduction of home size cap by 1,200 sq ft (from 5,500 to 4,300)
- Reduction of height limit from 35 to 29 feet above grade
- Removal of right to build second residential units (currently excluding the Royce and Husson lots)
- Two more units of affordable housing than required by the Inclusionary Housing Ordinance.
- No subsequent subdivisions of lots
- No fencing of lot perimeters; instead use of berming and living fences for small, personal outdoor spaces
- Adoption in Conditions of Approval of agreed upon green building elements and open space easements

We have attempted to be comprehensive in our development of CC&Rs and conditions of approval, and asked that the developers submit documents detailing these design elements. We hope that these documents will serve not only as points of reference in the Commission's deliberations, but provide language that could be adopted.

### **4) THE GREEN ELEMENTS OF THIS PROPOSAL**

Harmony@1 has been presented as a "green" and "sustainable" project — in fact, as a potentially "model" green project. However, the green building elements as spelled out in the DEIR are not nearly extensive or specific enough. The developers' documents allude to what they would like to do, but the details are not included throughout and are not nailed down.

#4-4

For several months PSD has been negotiating with Harmony@1 over inclusion of green building elements and sustainable design solutions that are important to our coastal community (see attachment that contains the most current list of what the developers have agreed to, although many concerns remain unaddressed or unresolved in enough detail). So far, roughly half of our concerns have been addressed in writing by the developers, and others are still in play. This is a good start, but the level of specificity needs to be significantly increased before they find their way into the conditions of approval.

Subsequent to PSD's own negotiations, the developers have additionally agreed to consult with a local green building expert and incorporate to the maximum extent possible the consultant's recommendations integrated with our own. The developer has agreed that those green design details must be formalized in the Conditions of Approval subject to enforcement by the City, not just left to the design review process by their own homeowners association.

There will need to be a thorough analysis of the proposed green building elements and a commitment on the part of the applicants to meet our own site-specific agreements as well as LEED standards as nearly as possible.

### 5) Hillside Preservation District variances

The applicants are not asking for HPD coverage variances in their proposal. When it comes to variances for coverage in HPD, there can be both desirable and undesirable outcomes. An undesirable variance would result in more units on a parcel. Desirable variances may allow improvements on a site that would count as coverage, but result in an environmental gain. These can include appropriate landscaping, repair of landslides and gullies and erosion control using fill from cuts made on-site.

#4-5

What matters most are two considerations;

- 1) How big is the variance, and 2) for what purpose

There is tremendous pressure for applicants to design a project that requires no variance of HPD coverage whatever. In most situations we support enforcement. However, the City should very carefully consider granting variances where they result in the ability to mitigate environmental degradation on a site. With those introductory comments and observation provided, PSD additionally offers the following specific comments on the DEIR;

### AGRICULTURE PARCEL/ROYCE PROPERTIES

Development of the two-acre agricultural (Ag) parcel as well as the two homes on the Royce property should be subject to the same design review and development restrictions as the entire Harmony@1 project.

#4-6

Regarding the **Section 2.3.2 Ag parcel**, the DEIR states that "Site development of this lot include 10,425 sq ft for the main house and driveway/parking area" and another 7,075 sq ft for a second residential unit." Why are these footprints so large? How many sq ft is the main house? **City codes restrict second residential units to 750 sq ft.** In many ways the two acre parcel at the highest elevation on the site, is the most visible location from off site. This needs to be brought into the goals of the over-all project.

### OPEN SPACE

**Section 2.3.3** states that " Approximately 28.4 acres ( Lot A on APN 022-150-420 ) on the central and southern portion of the site are proposed as a common open space for project residents." This open space must be protected by a dedicated permanent open space or conservation easement, preserving it as such in perpetuity. No fences should be allowed within the easement. Additionally, all remaining land along Fassler Avenue that is not part of the home sites should be protected permanently in this easement, in order to prevent subsequent applications to allow for additional residences along Fassler.

#4-7

Lot 11, off of Roberts Road, is way too big. The Developers have informed us that they need roughly 1 acre sites for homes and private open space in order to successfully market the lots. Yet, according to the DEIR, the residential lots vary from 1.8 acres to 8.7 acres. Some of the lots seem unnecessarily large. Why? Can we bring this into the fold?

The Permanent Open Space or Conservation Easement should include all acreage beyond the roughly 1 acre housing sites. The land between the housing sites should be in the easement to provide and protect wildlife corridors, connecting the southern hillside to the lands on the north side of Fassler.

The developed areas should be enveloped in a permanent open space or conservation easement, including the entire Fassler Ave. frontage.

## **VISUAL IMPACTS-STRUCTURES**

Mitigation Measure **AES-1 (pg S-1)** lists measures designed to mitigate visual impact. These measures should be required and included in the CC&Rs and in the Conditions of Approval. It should not only be left to the CC&Rs to "describe appropriate exterior materials and color palette to ensure compatibility of the house with the surrounding area." There should be formal design review by the City for all development within the project area and adoption of all visual mitigation agreements in the attached documents.

#4-8

Subsequent to the DEIR the developers have verbally agreed to limit the useable living floor area for each home to 4,300 sq ft as well as reduce the height limit to twenty-nine feet. The City should include these limitations in the Conditions of Approval of each unit. The Attachment includes detailed descriptions of what we expect to be included in visual mitigations.

The overarching concerns about this project relate to the visual impact of a linear arrangement on a ridgeline of large estate-sized homes. Therefore, the City should insist on implementation of mitigation measures to minimize the visual impacts for the lifetime of the project.

All accessory buildings or structures, whether attached to the main structure or not, should be included in the 4,300 sq ft size limitation including but not limited to covered decks, decks that rather than being cantilevered off the main structure, have their own foundation footprint, (of particular concern, no decks should be allowed that have a highly visible understructure) porches, lanais, loggias, gazebos, clubhouses, pool houses, spa structures, conservatories, greenhouses, guest structures, play houses, studios and offices, petting zoos and landing strips ( just making sure you're still reading! ). In order to minimize visual impact we believe that any of these accessory uses should be designed into the main house within the size cap. All accessory buildings should be attached to the house where possible, and/or designed with the same visual impact mitigation measures applied to the main structures. Additional building of any kind beyond the main homes, in other words, should be kept to a bare minimum and carefully reviewed. The only exception could be a small tool or storage shed attached to the house behind the bermed side of the home so as to be invisible from all views.

**All interior spaces including hallways, closets and utility rooms should be included in the 4,300 sq ft home size limitation.** Any swimming pools/hot tubs/water features should be modest in size, in-ground to minimize visual impact and employ non-chemical sanitation tech. such as ultra-violet light or other less impactful tech. Tennis courts, basketball courts are similar recreation facilities should not require retaining walls or non-porous surfaces.

It is critical that the City insist that designs for all structures be consistent with the overall design vocabulary, since this project will likely be constructed over a period of time.

The most important visual mitigation that PSD has negotiated with the developer is the subterranean lower floors; the intent of this design feature was to strongly mitigate negative visual impact, with only the top floor appearing above the ridgeline. In addition, the use of berming to further hide structures from off site should be detailed in design guidelines and become a Condition of Approval.

Consistency of materials and design elements must be required in the Conditions of Approval, while allowing for some variety within the established design vocabulary; avoid homes looking exactly alike.

These are straight forward, high performing modern 21<sup>st</sup> century designs. There should be no jarring inconsistencies, such as federal-style, colonial style, Victorians or Tudor style, particularly if over time developers are under pressure to sell remaining lots and are tempted to abandon design guidelines.



## **ACCESS ROAD, RETAINING WALLS – VISUAL IMPACTS**

Relative to visual impacts of roads and project entries, the **DEIR (pg2-5)** states that "A retaining wall ranging in height from two to eleven feet would be constructed along the entire length of the access road on the south side, "as detailed in Fig 8. There would also be retaining walls along the north side of the access road and very large retaining walls at the entries to the project. We are extremely concerned about the visual impact of large retaining walls, even if they are "natural" concrete meant to look like natural materials. Low quality, gunite walls are not a desirable solution.

#4-9

The concrete retaining walls should be faced in a natural material such as full stones, quality faux stones or stone-like tile to visually blend in with the hillside, and they should be generously planted to soften their appearance. Also, the largest tall-retaining walls should be broken up and set back in terraced sections so as not to present a monumental surface. Terraces can be planted appropriately.

We are currently exploring creative ways to apply slate/tile to the entryway retaining walls to look as if they are a geological cross section of the earth, resulting in a public art component on Roberts Rd. Similar solutions might be applied to other concrete elements.

Views of the site from Fassler Ave are critical. The City should require a dense landscaping buffer of native trees and plants along Fassler Ave, not only to hide the homes and further soften the appearance of retaining walls, but to screen the project access road just south of and parallel to Fassler. Over time this planting will make this section of Fassler into a pleasing scenic corridor and act as a water retention element. The City should require this landscaping buffer even if it requires a variance from HPD coverage limitations. This is a good use of a variance, and the City should approve it.

The designs of the two Royce property houses fronting Fassler deserve special attention regarding visual mitigations and sensitive design, since they will be visually prominent to motorists on Fassler and from other on and off site northern locations.

The FEIR should include additional view simulations of the project from multiple vantage points to the south, west and north that include the road and retaining walls. **There need to be view simulations of an alternative clustered project positioned either at the west end of the site on Roberts Road or at the top of Fassler Ave. However, our concern regarding such is that a clustered development may not be positioned to employ the subterranean/berming visual impact mitigations nor height-restricted design features, thereby creating a more visually impactful project; all 35 feet of a structure would be visible above ground if fronted on Roberts Road, for example.**

## **BIOLOGICAL IMPACTS**

Mitigation measure **BIO-2 (pg Section 3 )** states instances in which trees may be removed. One of the instances is if "the location or condition would create a visual blight when viewed from the residence." This language sounds like a home owner could declare that a tree is a visual blight and have it removed just because he doesn't want it within his view, which is not a good enough reason and lacks definition of what constitutes "visual blight." The City should insist on far stricter criteria for tree removal.

#4-10

The mitigation measure states that "All trees specified for removal in Specific Plans for individual lots shall be replaced with a native species". Does that mean "replaced" precisely where the previous tree was located?

The City needs to require a detailed planting/maintenance plan where trees are concerned, the reason being that the goal is a flourishing long-term living landscaping that provides visual impact mitigations as well as habitat. Where large specimen trees replacing

removals may be desirable in some of the more prominent and/or protected areas, in a challenging environment such as this coastal hillside that is subject to strong, salt winds, large expensive specimens may not have as good a chance of survival as smaller saplings. A certified arborist with knowledge of coastal conditions should be consulted to assist with development of a detailed planting and maintenance plan designed for not just immediate visual impact, but long term success and longevity.

#4-10  
(cont.)

The protection of existing flora on the hillside is crucial in light of the agreements we are working toward with the developer that result in an over-all landscaping plan that is contiguous with existing native flora for a fully integrated habitat-friendly site. A statement of commitment (see attachment) from the developer reads that they will "provide a documented plan and management program for the protection of native species including [plant] guild colonies, trees and significant habitat." The plan and management program should cover all periods of construction and the lifetime of the project. The City should refer to model programs in the Cities of Davis and Palo Alto that have developed comprehensive protection protocol for living assets on construction sites. Plant guild colonies, where not directly under a structure site, must be fenced off during construction for protection and reviewed by a qualified botanist for the purpose of long term conservation.

In this sensitive habitat area it is crucial that invasive, non-native plant species (scotch broom, pampas grass, etc. ) be prohibited from personal landscaping areas, and removed from the site where they opportunistically arise on newly disturbed earth. Pesticides and herbicides should also be banned from use in favor of safe alternatives. Requirements and information to this effect should be outlined in a homeowner's handbook.

We support the developers' current concept to include planting of special habitat areas such as butterfly habitat. Planting of native flowering plants in personal garden spaces and construction restoration areas will also provide crucial habitat for stressed pollinators such as honey bees, while preventing intrusion by invasive non-natives.

## **GEOLOGY**

Mitigation measure **GEO-4(pg s8)** refers to the deep erosion gullies that could impact lots 9 and 10. This project requires cuts of a maximum of 12 feet and fills up to 7 feet. It is always desirable to balance cuts and fills on site with no net importation or exportation of fill material. In this case, there are 27,918 cubic yards of cut and 4,573 cubic yards of fill. Therefore, 23, 616 cubic yards need to be removed from the site ( see **Section 2.3.5, pg 2-5** ). That means a great many dump truck loads traveling through Pacifica on congested Fassler Avenue and Hwy 1.

#4-11

It may desirable to use that dirt to do compacted engineered fills, with drainage improvements, to repair the two deep gullies below lots 9 and 10. Those repairs may require an HPD coverage variance, but such a variance would result in a positive net gain environmentally for both the developer and the City. Of course it has to be determined whether there would be a significant loss of wetlands and wetland plant communities if these repairs are made and the gullies re-vegetated. We think this alternative is worth exploring.

## **HYDROLOGY**

PSD has attempted to address water management practices for this project by helping to develop a list of guidelines /requirements/recommendations.

#4-12

There are three aspects to environmental water management that apply in this development; grey water systems, rainwater harvesting and rainwater retention.

**Section 2.3.7.2 Grey Water Recovery ( pg 2-8)** discusses grey water. We support grey water recovery and use for all homes on this site. The program/implementation needs to be detailed; potential reuse of grey water has to be carefully monitored for substances like phosphates in detergents, etc. High performing grey water systems are currently available that address these issues, and we want to make sure they are properly used. Guidelines that we are currently helping the developer compose refer in detail to this grey water technology.

#4-12  
(cont.)

Rooftop rainwater harvesting systems are currently available and high performing application of such should be constructed for each of these homes. The rainwater collection system discussed in **Section 2.3.7.3 ( pg 2-8 )** is woefully inadequate and ill-defined. It states that " Rain water would be collected in 10-20 gallon barrels at the end of rain gutters." A 10 to 20 gallon barrel at the end of a down spout does not constitute a rainwater harvesting system of the type that should be employed for homes of this size and location.

Rainwater retention refers to maintaining permeable land and directing water through employment of berms, swales and other engineered hydrologic solutions to keep intact the natural relationship between rain water, the land and underground aquifers. As far as possible, land should not be entombed with non-porous surfaces, and rainwater should be allowed to soak into the land and remain on-site rather than directed to storm drains that lead to waste water infrastructure. Developments such as The Village in Davis, California have very successfully employed berming, swales and ponds that keep rainwater on site, supporting habitat for both local flora and fauna as well as the over-all environmental health of the site and the project's impact and interface with City infrastructure.

These three water management systems work together to provide a development such as Harmony@1 with one important layer of the green building, sustainable development that are central to their own stated objectives as well as those of the local community for a "model green project".

### **SUSTAINABLE DEVELOPMENT**

**Section 2.3.7.9 (pg2-7)** does not discuss many design features that should be included in a sustainable development, go into enough detail regarding the implementation of said elements, nor use strong enough language to ensure inclusion and enforcement of green building elements that have been discussed.

#4-13

As mentioned above, PSD has actively attempted to assist Harmony@1 in developing comprehensive design requirements, recommendations and guidelines in the form of a list that clearly identifies project objectives for implementing sustainable green building elements. We are encouraging the use of LEED standards as one possible mechanism.

We have been attempting to get in writing from the developer documents that can be submitted as Conditions of Approval. So far we have received from Harmony@1 an unsigned Letter of Commitment and a Harmony@1 Design and Development Guidelines Snapshot that include much of our input and jointly developed language. Our goal has been to try and nail down the green building/sustainable development aspects that have been agreed to verbally and in correspondence. We asked that design elements be broken down into what will be:

- 1) **Required** as conditions of approval
- 2) **Strongly Recommended** - as one of a choice of green solutions
- 3) **Rough Guidelines** that aim to encourage participation

and to put them in a form that will then be incorporated in the **Conditions Of Approval**.

The developers have expressed a strong desire for collaboration with the local environmental community, and we applaud these efforts. However, it is legendary in the world of green building that in the end sometimes the only green aspect of a development ends up being in the project's title. In other words, a green logo and a destructive project that promised to be green but ends up being anything but.

#14-13  
(cont.)

To their credit, the developers have expressed a strong desire not to follow that model, however until we (PSD, City Planning Commission, City Council, City Planning staff) have received and incorporated comprehensive, enforceable documentation of agreements made, we cannot rest assured. The developer has made strong strides in this direction, but the language needs to be crafted in clear, definitive, enforceable terms.

It needs to be said that we feel encouraged by the applicant's willingness to work with us and other local organizations to make positive changes and work toward the best possible outcome for use of this highly visible and sensitive site. We hope to find the hard work we have all done to this end incorporated in the Conditions of Approval for the project so that we are assured of their implementation and the long term net gain to the environment and economy of Pacifica.

Without firm commitments to these agreed upon elements, PSD cannot in good conscience lend support to the project.

### **TRAFFIC**

No one should pretend that rush hour traffic feeding into the Fassler Ave/HWY 1 intersection is not significant. Adding any additional traffic to the intersection only makes matters worse. The convoluted logic that the intersection is already hopelessly impacted so that a little more traffic won't hurt is a nonsensical approach to the problem.

#4-14

The project entry off of Fassler must be provided a physical barrier that permits only right turns in and right turns out of the property, to avoid commute traffic entering into the westbound traffic flow in the mornings. The traffic barriers should also keep other westbound traffic from pulling into the project in order to go around congestion on Fassler.

Furthermore, Fassler Avenue should be red-curbed on both sides of the street on this downhill section, so as not to interfere with traffic flow and to force all projects to have ample guest parking. For Harmony@1 this could be in the form of permeable, decomposed granite parking bays along their access road.

### **INCLUSIONARY AFFORDABLE HOUSING**

The applicants have proposed building four affordable units, when they are only required to build two. The developers state that they will use only the amount of HPD bonus coverage to complete the Inclusionary Housing and add additional appropriate landscaping throughout the project. They state, "we will relinquish the excess HPD coverage that is not needed by the project." Any excess density bonus beyond this specific use that could be used to increase building density on this site as a result of their participation in the Inclusionary Housing Requirement must be waived permanently.

#4-15

The best location for these units is at the base of the hill, near the Crespi Post Office, an area which is served by public transit and within easy walking distance to shopping and schools. Whether these units are for sale or for rent, the City needs a mechanism to make sure they remain affordable hopefully for the life of the project.

PSD would like to see these affordable units built to the same green building, design guidelines and exacting standards as the remainder of the project.

## **PROJECT ALTERNATIVES**

The project applicants have made it clear that if units are removed from the plan, they will not be able to go ahead with the project because they claim that their profit margin is so slim.

#4-16

The City needs to consider several things:

- 1) PSD has reservations about how a clustered alternative would be preferable. A clustered development of large sized family homes could be massive and a visual blot on the hillside whether located at the top of the hill or on Roberts Road. Any future applicant could develop 14 units plus two or more inclusionary units. If the primary units are detached, a future applicant could request an additional 14 second residential units, adding more than double the traffic at commute hours. A clustered alternative would likely go the maximum height and therefore be much more difficult to screen with landscaping. In addition, the green aspects would likely disappear.
- 2) The DEIR notes that the "Reduced Lot Alternative would moderately reduce the project's visual impacts and slightly reduce project impacts on Biology, Geology, Hydrology, Public Services and transportation" (see pg 10-8). This alternative might kill the project. It seems likely that increased costs due to reduction of lots would eliminate incentives for investment in green building including the visual mitigation elements, including size and height limitations, berming and innovative, site-specific design elements.
- 3) One of the most important visual mitigations that PSD has negotiated with the developer, **the subterranean lower floors that strongly mitigate negative visual impacts by allowing only the top floor to appear above the ridgeline**, could not be employed in the clustering alternative.
- 4) It is not clear and definite that any of the alternatives would result in a significant reduction of impacts except for the "No Project" alternative. It should be noted that the proposed homes are approximately 50 feet apart, which is certainly a big improvement on the single and multiple development patterns further up Fassler Avenue.

## **PROJECT CC&Rs**

All of the design features, including green building aspects, need to be nailed down definitively in the CC&Rs and the Conditions of Approval. Discussions of the applicant's good intentions are not the same thing as enforceable requirements.

#4-17

**Section 6.12, "Variances"**; this section must be eliminated since it allows for exceptions to height, size, floor area and other design elements. There should be **no negating language** in the CC&Rs or remaining anywhere in the FEIR in reference to the applicant's stated intentions for their project. Language that effectively nullifies agreements outlined in CC&Rs, Requirements, Recommendations and Guidelines must be omitted.

The CC&Rs should specifically disallow the use of any of these homes for large conferences and meeting facilities, which could add to parking and rush hour traffic problems and could constitute a commercial use of the property.

"For Exchange" signs should be removed from **section 7.6. of the CC&Rs**.

"Exhibit A" referred to on pg 32 of the CC&Rs is not included in the DEIR.

**Section 7.21 of the CC&Rs** must be changed to disallow subdivision of Lot 11 for further homes or eliminate this section.

The size of lot 11 should be reduced, and the location of the inclusionary affordable units should be shown on the plans.

Section 2.12 must be clarified to eliminate the language which indicates two thirds of the owners should have the right to vacate or partition the Common Area. There should never be any fences dividing the common area into pieces. This has been agreed upon by PSD and the applicant.

Pacificans for Sustainable Development hopes that our comments will be useful in the City's deliberations regarding Harmony @1. If we have any additional comments, they will be submitted in time for the projects hearings, including certification of the FEIR.

Sincerely,



Andrew Leone



Pete Shoemaker

CO-CHAIRS

PACIFICANS FOR SUSTAINABLE DEVELOPMENT

ATTACHMENTS : PSD Harmony@1 DEIR comments

RECEIVED

## Letter of Commitment

AUG 6 2007

Based on all the feedback from the neighbors, community members, activists, planning commissioners, planning department, business leaders and a host of other concerned citizens, we wanted to make clear our intent on key aspects of the project. This letter sets forth the terms that will be memorialized in the CC&Rs and Design Guidelines for Harmony at 1. We are open to making these conditions of approval for our project based on the wishes of the commission and council.

1. Reduce the square footage of the homes from the proposed 5,500 square feet to less than 4,300 square feet for all homeowners. We will also cap the height of the homes at an average height of 29 feet above grade with the exception of Lot 11.
2. Eliminate the second residential unit for all 11 home sites on the 53 acres owned by Cowan Newton. The two acre parcel owned by the Husson family reserves the right to have a second residential unit and the Royce family reserves their right to have a second residential unit. They must follow the approval process for the City of Pacifica.
3. Require only living or natural fencing to be allowed near the homes as a pet or child enclosure and no fencing of the overall property line will be permitted.
4. Create more than 31 acres of permanent open space and a total of 60 acres will remain in its natural state. The open space will be placed into a conservation easement or deed restricted in perpetuity and the homeowner's association does not and will not have the ability to change it.
5. Provide inclusionary housing in compliance with the regulation set forth by the City of Pacifica. According to the ordinance, based on 14 homes and 286,000 square feet of HPD coverage, the city may allow a density bonus of 15% more units or 2 units (14 units x 15% = 2.1 units) and may allow up to an additional 20% bonus in HPD coverage or 57,200 square feet. We are proposing to design and construct 4 units of affordable housing instead of just two units. We will only use the coverage we need to complete the inclusionary housing and add additional landscaping throughout the project. We will relinquish the excess HPD coverage that is not needed by the project.
6. Require the implementation of all Mitigation Measures noted in our Draft EIR.
7. We are strategically locating each home and building envelope to minimize visual impact of the structure. We are utilizing an innovative combination of siting, excavation, berming, design and landscaping to better conceal the homes for those living in Linda Mar and Rockaway Beach and hikers from Mori Point.
8. We have engineered bends in the roadway and have committed to planting more than 100 trees along the roadway to minimize the visual impact of the road and to conceal parts of the homes.
9. Eliminate the ability of homeowners to subdivide their lots.
10. Replace all Heritage trees that have to be removed with large specimen trees as recommended by our arborist.

11. The CC&R's and Design guidelines will control design, styles, size, materials, fencing, colors, design of private outdoor space and use of native landscaping.
12. Minimize retaining walls, grading and paving, as well as use color and techniques to ensure it blends in.
13. Plant-guild colonies, where not directly under a structure, will be fenced off during construction for protection of flora and fauna, and reviewed by a qualified botanist for the purpose of long term conservation.
14. Create a safe sanctuary for the butterflies to reproduce, creating one of the largest natural butterfly sanctuaries in the state.
15. Create standards and a maintenance program for private road street lighting, paths, common areas and any other street furniture.
16. Regulate through the CC&Rs, that the color palettes of all materials shall be controlled for the lifetime of the project and designed to blend in with native tones.
17. Require all construction equipment and materials shall be kept on each individual building site and only on the street for short periods of time and never in the designated open space areas.
18. Provide a documented plan and management program for the protection of native species including guild-colonies, trees and significant habitat.
19. Require all homeowners to integrate our concept for "Coastal Green Architecture". The building form is derived primarily from our desire to minimize visual impact and the relationship of these man-made structures with the surrounding ecology. Site integration, building geometry, orientation, material palette and sustainable design are the main elements which together impart a sense of a community of houses which belong to this portion of coastal hills.
20. Require all potential homeowners to abide by very strict CC&Rs and Design Guidelines. All homeowners will have to integrate green technologies, (such as but not limited to: Solar power, Star Appliances, high insulation value, electric car plug in, gray water recapture, water harvesting, earth-friendly construction materials and methods, landscaping with drought-tolerant native plants, etc.) comply with the architectural language of the project, comply with HPD, and comply with more than 40 guidelines set forth by the local activists and the San Mateo Countywide Sustainable Buildings Checklist. Minimum standards will be required based on additional research to determine the specific technologies, sizes and output to accomplish the environmental goals of the project.
21. Create an architectural committee that Stuart Newton and Taiten Cowan will be members of until all homes are designed and built to meet the strict standards set forth in our design guidelines.
22. Require additional landscaping to be native trees and plants and to be botanically contiguous with existing plant guild colonies.



23. Provide the required amount parking for the project and we are reviewing permeable sidewalks as an alternative to required sidewalks.
24. Minimize pollution from man-made lighting by using low pollution light poles as well as requiring homeowners to take measures to minimize light pollution from outdoor lights and indoor lights through, placement, window tinting and other strategies recommended by our architect.
25. Create a buyers' club for our environmental products and services. Anyone in Pacifica wishing to aggregate their purchasing power, can group their purchases reducing the overall cost for items such as gray water systems, water harvesting, solar, wind, plants, etc.
26. Additional items that will be included in the CC&Rs are the prohibition of leaf blowers, required participation in the city-run recycling program and the integration of LEEDS standards into the project based on professional advice from a LEEDS certified expert. Both Tait and Stuart's homes will have living roofs and we are strongly recommending it for all homeowners.
27. We will implement the following programs for the benefit of the earth and the community:
  - a. **Cowan Spiegl Teaching Garden** – Proposal to work with the school district, students and/or individual schools to create a garden project.
  - b. **Mission Blue Habitat Expansion** – Support the creation and expansion for the Mission Blue Butterfly. We are investing more than \$15,000 in creating one of the largest butterfly sanctuaries on the coast.
  - c. **Native Wildflower Project** – Purchase seeds and bulbs and work with students and volunteers to help spread them throughout the property.
  - d. **Native Tree Initiative** – Partner with local arborists and Go Native Nursery to plant native trees that will provide protection from the wind, minimize visual impact of man-made structures and be around for decades to come.
  - e. **Bird Sanctuary** – Actively work with experts to create safe places for birds to breed and live.
  - f. **Habitat Model** – Designate a large portion of the project to creating habitat for animals and plants to have a protected area to thrive.

All of these items will be memorialized in the CC&Rs and Design Guidelines for Harmony at 1. Our attorneys are working on legal language to hold the project accountable for implementation of all these requirements.

Attachments: PSD Harmony@1 DEIR Comments

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

### Harmony at 1 Design and Development Guidelines Snapshot

We want to make sure that everyone understands what we are committing to in this project. We have designed multiple documents detailing our promises and commitments and this is a summary of what Harmony at 1 is requiring and recommending for all homeowners. This will become part of the design guidelines for the project and each prospective homeowner must sign off that they clearly understand that all the requirements must be met for their home to be approved by the Harmony at 1 Architectural committee as well as approved by the Planning Commission for their Specific Plan application.

This will be the basis for a legal document and will be enforced by us, the Planning Department and the Planning Commission.

#### PROJECT OBJECTIVES

Harmony @ 1 is a wonderful place to live. You are surrounded by other like-minded people that all are humbled by this landscape and who share a passion for the earth, the environment and the community. We are blessed to be able to call this home. From the outset, we created project objectives that have guided our actions. The objectives identified by the Project Applicant include:

- Create a high-performing, environmentally-sound development that is in harmony with the earth and the local community.
- Using LEEDS and other environmental standards to integrate energy efficiency, passive and active solar, wind power and other green building technologies that will help establish Pacifica as a leader in applying green solutions.
- Balance our presence on a sensitive site by establishing special habitat areas, bird and butterfly sanctuaries, as well as protecting and preserving existing native plants and wildflowers throughout the property.
- Promote a new concept called coastal green architecture that integrates the homes into the surrounding hillside demonstrating an aesthetic of harmony – we are *part of nature* and not *apart from nature*.
- Continue to work closely with Pacifica's community groups, leaders and individuals to integrate their valued perspectives and creative solutions into the project.

#### Community Planning - REVIEW

The master planning will include:

- Maximizing choice in types of environment available in the city and particularly to encourage variety in the development pattern of the hillsides
- Implementing good civic design, landscape architecture, architecture, and civil engineering to preserve, enhance and promote the existing and future appearance and resources of hillside areas
- Encouraging the planning, design, and development of building sites in such a fashion as to provide the maximum in safety and human enjoyment while adapting to development to, and taking advantage, the best use of natural terrain
- Providing safe means of ingress and egress for vehicular and pedestrian traffic
- Minimizing the padding and terracing of building sites in the hillside areas
- Install utility wires and television lines underground

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

- Roads should follow natural topography wherever possible to minimize cutting and grading
- Using imaginative and innovative building techniques to create buildings suited to natural hillside surroundings
- Creating and implementing a detailed preservation, maintenance plan and control for open space and recreational lands
- No variances to be requested from the community or the City of Pacifica
- Development of some of the ridgelines in compliance with the HPD ordinance which states...” where a parcel has ridgelines that are the only buildable portion of the property, or where it can be demonstrated that the sensitive development of other portions of such a parcel would significantly frustrate the other purposes of this article, then some development of such ridgelines may be permitted provided most of the ridgeline remains undisturbed, and any such ridgeline development is of low profile, has minimal visual impact and utilizes a minimum of grading.

### LANDSCAPING AND PLANT MATERIALS

Objective: Use non invasive, native plants that will thrive on the hill, minimize visual impact of homes and that are drought tolerant.

- Design and landscape to create comfortable micro-climates and reduce heat island effects
- Optimize building orientation for heat gain, shading, day lighting, and natural ventilation
- Limit site impacts, balance cut and fill, preserve existing vegetation and protect soil during construction
- Use native plants that are drought-resistant, create habitat for indigenous species, and do not require pesticides for maintenance
- Maximize onsite storm water management through landscaping and/or permeable pavement
- Use rainwater harvesting
- Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones
- Use living and/or natural fencing
- No home may be greater than 4,300 square feet of living space
- We will require use of native plant materials and tree groupings to minimize visual impact of man-made structures.
- No invasive, non-native species (such as pampas grass, scotch broom, etc...) of plants may be introduced to the hillside. A complete list of acceptable plants is included in the design guidelines.
- Each home site will be oriented for heat gain, shading, day lighting, and natural ventilation.
- Homeowners are required to limit site impacts, balance cut and fill, when possible, and always take recommended measures to preserve existing vegetation and protect soil during construction.
- Use non-invasive native plants that are drought-resistant, create habitat for indigenous species, and do not require the use of toxic pesticides for maintenance, which are strongly discouraged from use on the Harmony@1 site.
- Prohibit use of leaf-blowers as they create serious noise pollution and disturb the early morning calls of native birds, many of which live in the Harmony@1 site.
- Whenever possible, use recycled rubble for backfill drain rock.

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

- Maximize onsite storm water management through landscaping and/or permeable pavement.
- Each homeowner is required to purchase and maintain a rainwater harvesting system for collection, retention and re-use of water for gardens and landscaping.
- Landscaping shall include drought tolerant and water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones.
- Living roofs are encouraged and must be properly maintained at all times.

### Waste Reduction and Management;

- Recycle construction & demolition waste
- Provide adequate space for storing and handling recyclables
- Use flyash in concrete
- Use prefabricated forms or save and reuse wood form boards

### Wood and Framing;

- Use sustainably harvested lumber (FSC certified) for wood framing

### Exterior Treatments, Siding and Roofing;

- Use durable roofing materials
- Use sustainable siding materials
- Utilize low profile, flat roof structures that minimize visual impact
- Create roof structures that can support passive and active solar solutions
- Exterior colors are to utilize more "organic" tones rather than bright, light reflective hues

### Windows and Doors;

- Plan windows and skylights, light shelves, and window treatments to provide daylight that improves indoor environments
- Choose window sizes, frame materials, and glass coatings to optimize energy performance
- Stop air leakage at doors and windows

### Plumbing;

- Use water-conserving plumbing fixtures
- Use water-saving appliances and equipment
- Insulate hot and cold water pipes
- Use heat recovery equipment, tankless water heaters and/or on-demand hot water circulation pumps
- Pre-plumb for future graywater use for toilet flushing and landscape irrigation

### Electricity;

- Design lighting levels for actual use, and use task lighting to reduce general lighting levels
- Use energy-efficient lamps and lighting fixtures
- Use lighting controls that save energy such as occupancy sensors
- Use ENERGY STAR® appliances
- Utilize natural gas since it is less pollution than burning fossil fuels in a power plant to generate electricity.

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

### Heating and Cooling:

- Use passive solar design, thermal mass, and insulation to reduce space heating needs
- Use natural ventilation and passive cooling whenever possible
- Use wall, floor, and ceiling insulation that exceeds minimum State requirements  
Use high-efficiency equipment including furnaces, boilers, fans, and pumps  
Place ductwork within conditioned space, seal joints properly, and clean before occupancy
- Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products
- Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality
- Use clean and efficient alternatives to wood-burning fireplaces

### Renewable Power and Solar Energy:

- Use solar hot-water systems for domestic use and swimming pools
- Use solar hot-water systems for space heating
- Pre-plumb for a solar hot-water system
- Use artistic wind columns to generate electricity for the light poles
- Use low light polluting street lights

### Interior Materials:

- Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives
- Use low- or no-VOC carpets, furniture, particleboard, and cabinetry
- Use natural materials such as wool and sisal for carpets and wallcoverings

### Other Green Alternatives:

Other sustainable methods or materials used. *Please describe:*

- Anything that is not house, road or an individual lot shall be in permanent open space through a conservation easement.
- We are meeting with Anne Edminster to work on a LEEDS compliance plan and should have a detailed outline for how we can integrate these requirements into the project by the end of August.
- solar hot waters in each home
- energy efficient appliances
- walls with high insulation value
- plug-in electric car ports where applicable
- landscaping that is botanically contiguous with existing plant guild colonies
- pervious hard-scapes to preserve natural rainwater infiltration
- storm water detention and retention
- grey water systems
- clean air and healthy indoor environment through materials and paints selection
- dramatically reduced demand for energy and natural resources ( water, petroleum, gas, coal, through renewable tie-in's, building designs that minimize footprint on sensitive habitat (earth!) – The goal is to create an energy footprint that is smaller than most 1,500 square foot homes.
- Maximize berming and living roofs – Every home will bermed to minimize visual impact and many of the homes will have living roofs. Lots 7,8,and 11 have already designed living roofs into their homes.

**DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1**

- Locate structures to minimize off-site views – Everyone home has been excavated lower to hide the home and many other specific strategies to minimize the visual impact.
- Be conscious of choices on not only local impacts but global impacts of all choices. We are requiring that many of the vendors and ongoing service providers to the project will be from Pacifica to minimize transportation pollution and traffic. Additionally, we are looking for vendors that not only sell environmentally-friendly products but have environmentally-friendly business practices.
- Conditions of approval and cc&r's should control design, styles, size, materials, fencing, design of private outdoor space and use of native landscaping.
- Retaining walls, grading paving, should be minimized and what there is shall be made to blend in.
- Plant-guild colonies, where not directly under a structure, should be fenced off during construction for protection of flora and fauna, and reviewed by a qualified botanist for the purpose of long term conservation.
- There shall be design review by the city including design criteria and standards for each dwelling.
- Where possible, parking bays shall be created along the length of the road to accommodate guests and other parking.
- No Rec. vehicles shall be parked on the street or driveway. None on the street but they may be placed in the driveways out of site from the street
- A continuous permeable pathway along the newly created roadway. We are doing this for the project. We are not sure how much and where but will know that by the end of August
- There shall be standards AND A MAINTAINANCE PROGRAM for private road street lighting, paths common areas and any other street furniture.
- The color palates of all materials shall be controlled for the lifetime of the project and designed to blend in with native tones, including permeable hard-scapes and porous concrete.
- Since all homes will not be built at once, all construction equipment and materials shall be kept on each individual building site and not on the street or in the open space areas. We will require this although some equipment will need to be on the road for short periods of time.
- There shall be a plan as part of project approval for protection of native species including guild-colonies, trees and significant habitat.

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

### GREEN DESIGN

**Objective:** Use green concepts, technologies and practices to create homes that are some of the most energy efficient homes on the coast.

The overarching tenet of Green Design is to use resources within their renewable limits. Incorporating Green concepts into building and landscape design provides the following benefits:

- Reduces need for using energy resources
- Reduces operating and utility costs
- Contributes to overall quality of life
- Enhances occupant comfort and health
- Improves air and water quality
- Reduces solid waste
- Conserves natural resources
- Enhances asset value and profits
- Optimizes life-cycle economic performance
- Minimizes strain on local infrastructure

### RENEWABLE ENERGY

**Objective:** Design, create and/or purchase solutions that maximize your ability to create your own energy, minimize the use of energy and reduce the need for electricity and power from municipalities and energy companies.

Incorporating renewable energy concepts into home designs is required to reduce energy consumption and costs and to increase personal comfort. The following are the energy efficient solutions that must be integrated into homes.

- **Incorporate Natural Cooling** – Any combination of natural cooling techniques can be used to reduce overheating in homes. Use deep window overhangs and/or trellises primarily on south and west facing glass to provide a balance between summer cooling and winter heating through solar gain. Natural cooling reduces the need for air conditioning, saves money on energy bills, and utilizes “fresh air” to make homes more comfortable.
- **Incorporate Passive Solar Heating** – Passive solar systems provide heat to the structure through south facing windows in conjunction with thermal mass. Passive solar design can reduce heating requirements by 30-50%.
- **Design Plumbing for Solar Water Heating** – Insulated pipes are pre-installed to a hot water closet or mechanical room for solar water heating installation.
- **Solar Water System** – Solar water heating systems use solar panels to collect heat from the sun. The hot water is stored for use at a later time. Water pre-heated by a solar system can also supplement use of a standard water heater. Use these systems for domestic use and heating of swimming pools. Consider use of solar hot water systems for space heating.
- **Demand or Tankless Water Heaters** - The National Renewable Energy Laboratory (NREL) found that even in high-water-use homes (e.g., about 86 gallons per day), demand or tankless heaters are at least 8-14 percent more efficient than storage tanks. For low-water-use homes (e.g., about 41 gallons per day and less), demand heaters were 24-34 percent more efficient than storage tanks.

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

- **Drain-water heat recovery** - Typically, 80-90 percent of the energy used to heat water in the home goes down the drain. Heat exchangers such as the GFX Technology system capture some of the heat in drain-water, allowing it to be reused by incoming water, saving 25-30 percent of total water-heating energy needed. This technology is compatible with all types of water heating systems, but it is especially suitable with on-demand water heaters and solar thermal systems.
- **Integrate Photovoltaic (PV) Systems** –All homes are required to have some form of solar power. All PV systems are to be integrally designed into the roof structure. A minimum of 65% of power should come from renewable sources with a goal of 80%.
- **Consider Renewable Energy Credits** – Consider purchasing electricity credits for power generated from renewable resources (wind, solar). They sell "Green Tags" for about \$15 a piece, each effectively offsetting 1,400 pounds of greenhouse gases.
- **Grey water systems.** All homes are required to have a graywater system such as ReWater captures, filters and reuses shower, tub, bathroom sink, and laundry water, which is about 50% of all water used inside a residence. From an average 3.2-person home, this annual flow is 46,000 gallons of water. That water is then used in an underground drip irrigation system, which is up to 60% more efficient than sprinklers. An automated process keeps half the house's wastewater from being turned into sewage, which saves treatment costs.
- **Water harvesting systems.** All homes are required to have rain catchment systems connected to roof edge guttering and also to driveway runoff channels. The tanks are fiberglass, and are partially buried beside each house. A small pump connects the rainwater catchment system to the greywater tank so that this water is all used for irrigation. [www.waterharvesting.org](#) offers some useful data on these systems.
- **The developers will install small, silent wind power turbines** on the streetlight poles on the main spine road. This will ensure that streetlights are at worst energy-neutral. Any additional power will be provided directly to homeowners if possible.
- **Use structural insulated panels to replace wood-framed walls.** These types of walls have a 55 R rating and are incredible energy efficient. We are standardizing on Thermasteel ([www.thermasteel.com](#))
- **Use natural building materials and techniques** – Homeowners are encouraged to use natural building materials and techniques that are environmentally-friendly, minimize waste and comes from sustainable sources.
- **Other sustainable methods or materials used.** We require active participation in the recycling program provided by the city of Pacifica.

### ENERGY STAR

The installation of Energy Star Certified Appliances is required. These appliances are significantly more efficient in their use of water and electricity. Most Energy Star appliances are available in stainless steel, black, white and cabinet integrated finishes. At a minimum, the following appliances are required to be Energy Star rated:

- **Dishwasher** – The most water-efficient dishwashers currently on the market use about 4 gallons of hot water per load, which is half as much as the least efficient ones. Dishwashers using half the amount of water as a standard dishwasher also require only half as much energy to heat the water.



## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

- **Refrigerator** – The refrigerator is the single biggest power consumer in most households. Energy Star labeled refrigerators incorporate a number of advanced features to save energy while keeping food fresh. They are readily available in side-by-side, freezer top or bottom models, and many even offer through door ice and water features.
- **Clothes Washer** – Horizontal axis washing machines (front-loaders) use 60% less energy due to much lower water consumption. Energy Star washers often spin-dry clothes better, resulting in energy conservation during the drying process as well.

Energy Star also certifies heating and cooling equipment such as air-conditioners, furnaces, boilers, heat-pumps and thermostats.

### NATURAL GAS

Burning natural gas in the home creates less pollution than burning fossil fuels in a power plant to generate electricity. **Natural gas models are required for the following appliances:**

- **Clothes Dryer** – The dryer is typically the second-biggest electricity-using appliance after the refrigerator. Compared to electric dryers, using a natural gas dryer can cut costs per load in half. Models with a moisture sensor may further reduce energy use by an additional 15%. Homeowners are required to search for dryers that can run on solar power.
- **Cooking Stove** – Gas with electric ignition stove tops and ovens are twice as efficient as electric or gas with pilot light models. Ovens with a self-cleaning function are up to 20% more energy-efficient due to the increased insulation required to withstand the higher temperatures sustained during the cleaning cycle.
- **Water Heater** – Natural gas-fired units typically cost about 40% as much to operate as electric units. A simple board of rigid insulation under the tank of an electric water heater prevents heat from leaking into the floor, saving 4 to 9% of water heating energy. Look for efficiency rating of 60% or greater.

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

**Strongly Recommended****Site and Landscape;**

- Reduce building footprint — smaller is better
- Use recycled rubble for backfill drain rock

**Waste Reduction and Management;**

- Use recycled aggregate in non-structural concrete

**Exterior Treatments, Siding and Roofing;**

- Use a green or living roof
- Use sustainable decking materials –Tait, Stu and James have all committed to having living roofs on a portion of their roofs.

**Wood and Framing;**

- Use spacings, sizes, and modular dimensions that minimize lumber use and optimize performance
- Use engineered lumber or metal stud framing to replace solid-sawn lumber
- Use reclaimed or salvaged lumber

**Windows and Doors;**

- Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees.

**Plumbing;**

- Use sustainable materials for pipes

**Heating and Cooling;**

- Use ceiling fans and use a whole-building fan for night-time cooling

**Renewable Power and Solar Energy**

- Generate clean electricity onsite using wind turbines

**Interior Materials;**

- Use exposed concrete as a finished floor
- Use sustainable materials for flooring, trim, and interior surfaces
- Use recycled-content floor tile, carpets and pads, cabinets, and countertops
- Use reclaimed / salvaged, sustainably harvested (FSC certified), or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork

**Other Green Alternatives;**

- Use insulated concrete forms
- Use structural insulated panels to replace wood-framed walls
- Use natural building materials and techniques
- Use other sustainable methods or materials used
- Use ceiling fans and use a whole-building fan for night-time cooling
- Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees
- Installation of radiant heating systems

Attachments: PSD Harmony@1 DEIR comment

## DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1

These are early comments made by members of Pacifican's for Sustainable Development regarding Harmony@1 project on Fassler Avenue and Roberts Road

RECEIVED

HARMONY@1 has stated this philosophy::

AUG 6 2007

STATE OF CALIFORNIA

- We are a part of nature, not apart from nature
- We are in harmony with the earth and the community
- We give more than we take
- We create architecture that emanates from the land
- We are crafting a new model for coastal green communities

PSD says...

- Consider adding: We live simply so that others may simply live

**There is a strong need for setting the right example and keeping future generations in mind in terms of what will be sustainable in the future in regards to landuse/development; not just for privileged Americans, but globally. Each time we ask for and feel entitled to "more", there is a direct effect on people living in other places (or just in other socio-economic realities) who, due to geo-political maneuvering by developed counties, make-do with less in a more toxic/expensive environment. There is an undeniable and direct correlation. We must use less, model what using less looks like, and expect less but not in terms of quality of life, but in terms of the resources we expect to be able to consume. We assert that in becoming conscious and collaborative with the whole planet, we actually vastly improve our quality of life because the love we are not just imaging but practicing in our choices lifts us up. The dream is revised from the model of "living well is the best revenge" or "the world is my oyster" type of home as a measure of success to a dream of shared common gifts and a human-sized prosperity.**

So....on to specific responses to your document.

- 1) The use of the term "linear cluster" attempts to call something what it isn't. The accepted and recognized use of the term "cluster" in planning is to describe structures adjacent to each other in close proximity so as to minimize fracturing of open space. The design for Harmony project as it stands does not constitute any sort of clustering, and does fracture open space.
- 2) Anything that is not house, road or small developed personal outside space, shall be in permanent open space through a conservation easement.
- 3) Building design and function requirements are what will manage the entire site as a green development that meets your above listed goals/criteria/philosophy. **All recommended items** that refer to green building or other desired guidelines to construction **shall be requirements**, and shall be more rigorously detailed and defined.

**DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1**

"Recommendations", though used in some city and county green guidelines, are meaningless in this situation as they constitute no agreement on the part of builders. **All listed recommendations should be requirements, with additional requirements as listed below.**

4) Size cap. It has been widely agreed upon by all respondents that saying "green" and "4,900 sq ft" in the same sentence is self cancelling. When Open Space Residential and Hillside Preservation District were developed, the spirit and intent was to minimize coverage on coastal hillsides. To be **"In harmony with the earth and the community"**, it is necessary to be cautious, humble and conscious of your footprint on the planet not to mention your visible presence on this very prominent hillside that looks down on Pacifica's best recreational and common assets. The size cap for all harmony structures should be further discussed; however a starting place of 3,500 gross sq ft that includes all living space, garage, hallways, closets, laundry etc...is where we would like to begin. If this feels immediately restrictive or punitive, refer back to the suggestion above for added mission statement "living simply..."

5) Sustainable building materials as outlined in LEEDS standards should be required, and in fact a specific level of LEED compliance (see LEEDsilver, gold and platinum levels <http://www.usgbc.org> ) should be employed throughout to include (but not limited to):

**Specific required plans for photo voltaic electricity, passive solar design** through strategic positioning of roofs and structures, solar hot water, energy efficient appliances, walls with high insulation value, plug-in electric car ports where applicable, landscaping that is botanically contiguous with existing plant guild colonies, pervious hard-scapes to preserve natural rainwater infiltration, storm water detention and retention, grey water systems, clean air and healthy indoor environment through materials and paints selection, dramatically reduced demand for energy and natural resources ( water, petroleum, gas, coal, through renewable tie-in's, building designs that minimize footprint on sensitive habitat (earth!), maximize berming and living roofs, and locate structures to minimize off-site views, Be conscious of choices on not only local impacts but global impacts of all choices.

6) Conditions of approval and cc&r's should control design, styles, size, materials, fencing, design of private outdoor space and use of native landscaping.

7) Retaining walls, grading paving, should be minimized and what there is shall be made to blend in.

**DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1**

- 8) Plant-guild colonies, where not directly under a structure, should be fenced off during construction for protection of flora and fauna, and reviewed by a qualified botanist for the purpose of long term conservation.
- 9) There shall be design review by the city including design criteria and standards for each dwelling. No second residential units next to or attached due to traffic impacts, no guest houses and no accessory buildings, including shops, studios, storage sheds and offices.
- 10) Through the conditions of approval and CC&R's use of the residence for anything other than a primary home for the occupants shall be disallowed. None of the structures are to be conference or corporate rentals due to parking constraints and contributions to commute traffic. Where possible, parking bays shall be created along the length of the road to accommodate guests and other parking. No Rec. vehicles shall be parked on the street or driveway.
- 11) A continuous permeable pathway along the newly created roadway.
- 12) There shall be standards AND A MAINTAINANCE PROGRAM for private road street lighting, paths common areas and any other street furniture.
- 13) There shall be reviewed through the city of the specific plan and CC&Rs the colour palates of all materials shall be controlled for the lifetime of the project and designed to blend in with native tones, including permeable hard-scapes and poured concrete.
  - 14) Since all homes will not be built at once, all construction equipment and materials shall be kept on each individual building site and not on the street or in the open space areas.
- 15) There shall be a plan as part of project approval for protection of native species including guild-colonies, trees and significant habitat.
- 16) Light and glare from structures shall be minimized by use of glass filming, design sensitivity and reduction of sq footage of windows.
- 17) All references to subdivisions in the EIR must be deleted.

**DRAFT OF DESIGN AND DEVELOPMENT GUIDELINES – HARMONY @ 1**

18) As per most recent discussion, cap for house size is now at 4,300 sq.ft. Where we are encouraged by your willingness to consider smaller homes, we will always advocate for smaller still. However, we heard you say that this was already making difficulties in the financial area, and we are trying to understand that.

The position of sustainability is to think about generations coming after you, and how they will be living and how your plans fit into that future, a future with more people needing to share fewer resources.

**Responses to specific #'ed CC&R's:**

#12 recycling participation shall be required, Q- would there be a collective site for recycling or for each individual home?

#13 redundant, empty gesture as fly ash already always part of concrete composition.

#40-45 Q-required or recommended? Unclear...

#24 required for saving energy

#56-61 Q- Can this be radiant heating systems?

Q- will there be a specific plan for each house?

#39-40 change to "maximize natural venting and passive cooling with whole-building fans" and make this required.

#65 makes no sense...what does this mean?

**Referential comments:**

"per HPD intent and spirit, buildings should not be on the ridgeline."

"Low profile rooflines: in order to minimize visual impacts from off site, keep the overall height of the buildings 25 feet."

Letter #5, Todd Bray

From: todd bray [mailto:jazb@sbcglobal.net]  
Sent: Tuesday, July 31, 2007 8:46 AM  
To: Diaz, Lee  
Cc: christopher@ranken.com; cperrett@comcast.net; Crabtree, Michael;  
Farbstein, Kathryn; hcicerone@comcast.net; mellissa hippard; jillscott; leo;  
mayburrito@goofbuster.com; BJ Nathanson; Robert PELLEGRINI; Richard Campbell;  
ron; Karen Rosenstein; sieera club editor; stuart  
Subject: Spelling corrections to Harmony comments

Lee Diaz  
City Planner

RE: Comments on Harmony EIR.

Dear Lee,

I'd like to say up front that I would prefer to see this project clustered along Roberts Road so the ridgeline between Rockaway and Linda Mar can be preserved from the ribbon style development layout described in the Harmony EIR.

#5-1

I would encourage the planners/commissioners and council members who will be influencing this project to look very closely at how these 14 to 18 units will affect the visual harmony of the hillsides and ridgeline, as they now exists.

As conciliation to the applicant for modifying the subdivision from 14 lots that travel up the ridgeline a density bonus could be offered to encourage the development be clustered along Roberts Road.

This project has gone from 10 units to 14 to 18 units with little regard for its visual impacts. The architects' designs are pleasing but present very loud façades to the Linda Mar area of Pacifica. At the first study session the buildings were shown to be on the Fassler side of the ridgeline. Now the majority of structures are on the Linda Mar side of the ridgeline in an evenly spaced cadence reminiscent of Christmas tree lights which the structures will undoubtedly resemble during evening, night time and early morning hours.

#5-2

The facades described in the EIR show a virtual wall of glass thirty to thirty four feet high with rap around decks that will stare out at the ocean overlooking Linda Mar State Beach. I'm sure the views from the structures will be pleasing to the owners, but for the community at large to loose the tranquility of an undeveloped ridgeline is quite un-necessary when a clustering of the units along Roberts Road with a density bonus would facilitate the applicants development ambitions and preserve one of Pacifica's signature ridgelines.

#5-3

Todd M. Bray  
468 Donaldson  
Pacifica CA 94044  
(650) 355 6788

Letter 6, Bill Moore

From: WWillymary@aol.com [mailto:WWillymary@aol.com]  
Sent: Friday, August 03, 2007 7:37 AM  
To: Diaz, Lee  
Subject: Harmony Project

Please add this comment to the EIR for the Harmony Project proposed by Tait Cowen and Stuart Newton:

I feel the project is excellent the way it is proposed. They are zoned for 11 lots and all they are asking for is 11 lots. Based on the General Plan, the Hillside Preservation Act and the excellent design of the project, I strongly recommend the applicants be granted their proposed project

#6-1

Thank You

William Moore  
23 Spruce Ct.  
Pacifica, Ca. 94044

Thank You  
Bill Moore

Interstate Brands  
Cell: 510-774-6840  
Fax: 650-359-5098



Letter 7, Jim Wagner

From: jim wagner [mailto:wags903@msn.com]  
Sent: Friday, August 03, 2007 1:08 PM  
To: Diaz, Lee  
Subject: harmonyat1

Hi Lee,

I know it's comment phase for this EIR. I would like to put on the record that I think this is one of the finest projects to come our way in a long time. The homes seem to disappear into the hillside, lots are large, and there is a large swath of land being dedicated to open space and habitat. This is a green project and employs many of the tools that make less of an impact on our environment. Traffic is not an issue. I have lived here for 33 years. Fassler was new when I came here and it hasn't changed much in that time. I drive that road almost daily and I cannot imagine 13 homes creating any traffic, especially with the design of the access.

#7-1

All in all, I support this project and believe it will be a wonderful Compliment to our city.

Thanks

Jim Wagner  
904 Linda Mar Bl  
Pacifica  
738.4900

8/6/07

VIA EMAIL 650-359-5807

Mr. Lee Diaz  
Senior Planner, Planning Department  
City of Pacifica, CA

**Re: Harmony at One Project DEIR**

Dear Mr. Diaz:

Thank you for the opportunity to comment on the Harmony at One project (“project”) DEIR. As the lead agency under CEQA, the City of Pacifica (“City”) is required to provide the public with the opportunity to comment on the project’s identified potential adverse impacts to environment, and on the measures proposed to mitigate those impacts to reduce them to a less than significant level.

**Process**

Given the failure of the City to properly circulate all of the documents prepared for the DEIR as required under CEQA, the comment period must be extended so that the all of the additional documents not provided to the public for review, including the additional biological surveys prepared by the applicant between January and July 2007.

#8-1

**Biology**

Contrary to the findings of the biological assessment contained in the circulated DEIR, additional biological surveys not included in the DEIR and prepared by the applicant confirm the presence of habitat for listed species under the State and federal Endangered Species Act, including Mission blue butterfly host plants and eggs on these plants. In addition to this significant new survey information, there are apparently new mitigations proposed by the applicant to reduce project impacts to listed species. Unfortunately, the public has no way to comment on this new information as it was not provided as part of the circulated DEIR documents. Thus, the public has no way to review and comment on this significant new information (i.e. location of listed species habitat, proposed mitigations to reduce project impacts to species to a less than significant level) as part of the comment period on the DEIR. Please provide the applicant’s additional biological assessment data.

#8-2

In light of the presence or known occurrence of listed species under the State and federal Endangered Species Act (ESA) in and/or near the project area, including the Mission blue butterfly, San Francisco garter snake and California red-legged frog, the applicant must apply to the U.S. Fish and Wildlife Service (USFWS) for an incidental take permit under the federal ESA, and if needed have a Habitat Conservation Plan prepared in coordination with the City and other agencies. The applicant’s proposal to avoid a take of the listed snake and/or frog species by posting an exclusion fence is inadequate to ensure that no take occurs. The proposed 50-foot setbacks between the homesites and the documented host plants for the Mission blue butterfly are inadequate and should be extended to at least 2,000 feet. **In particular, the Lot 11 and driveway is too close to listed species habitat and should be eliminated, or relocated to the cluster of other sites on the upper ridge.**

The DEIR incorrectly states that the closest known presence of host plants for the Mission blue butterfly are over two miles away at Milagra Ridge; in fact Mission blue butterfly habitat is known to occur less than one mile away at Sweeney Ridge (National Park Service/GGNRA staff biologists communication, June 2007). The DEIR's proposed future preparation of a management plan to protect the Mission blue butterfly host plant is not adequate to ensure protection of listed species. Revised and additional mitigations are required, and must be included in a revised DEIR circulated for public review and comment. In addition, there is documented presence of the white-tailed kite, a fully protected species under the state ESA. Thus, the project must be revised to avoid this species entirely.

### **Aesthetics**

The project's viewshed impacts are significant and cannot be mitigated without reducing the total number of homesites and relocating a reduced number of sites to less visible locations on the site. In particular, the proposed **Lot 11 homesite is highly visible from state and federal parkland including Golden Gate National Recreation Area (GGNRA) park land at Mori Point and Sweeney Ridge, and from Linda Mar State Beach.** Given its isolation on a separate ridgeline and highly visible knoll located up to 2,000 feet away from all of the other homesites that are clustered on the project site's upper ridgeline, Lot 11 must be eliminated (or relocated to the cluster of other sites on the upper ridge). Because Lot 11 is so highly visible, no alternate site in the vicinity of Lot 11 exists that could serve to mitigate the site's high visibility and significant viewshed impacts. Additional mitigations are required to minimize viewshed impacts including a reduction in the number of total lots proposed, reduction in building heights and densities, and more effective design treatments such as sod roofs.

#8-3

### **General Plan/Land Use/Zoning**

The proposed homesite locations are inconsistent with the Pacifica Hillside Preservation District (HPD) overlay that requires clustering to avoid viewshed and other impacts. Lot 11 and its driveway must be eliminated or the site relocated to cluster it with other homes to comply with the HPD requirements.

#8-4

### **Alternatives**

The "reduced lot" alternative should be revised to include elimination of Lot 11 to reduce visibility of project. The "elimination of Lot 11" alternative by itself is not a viable one to reduce project impacts which can only be accomplished by eliminating Lot 11 together with one or more of lots 3-6 and 8. The "environmentally superior" alternative should be revised to combine the "reduced lot" and "elimination of Lot 11" alternatives.

#8-5

Thank you for your consideration of my comments.

Timothy Duff  
407 Roberts Road  
Pacifica, CA 94044

Cc Lucy Triffleman, UFWWS  
Chris Powell, National Park Service/GGNRA

Letter 9, Karen Rosenstein

From: Karen Rosenstein [mailto:karen@catsincharge.com]  
Sent: Monday, August 06, 2007 12:27 AM  
To: Farbstein, Kathryn; Stuart Newton  
Cc: Karen Rosenstein; Crabtree, Michael; Chris Ranken;  
thclifford@comcast.net; hciceronel@gacintl.com; turbocody@yahoo.com;  
Leo; rcampbell.azlaw@comcast.net; ron maykel;  
-melissa.hippard-sierraclu.org; John Maybury; jillscott; Bob Pilgrim;  
NancyHall; dinahv-earthlink.net  
Subject: My Questions and Concerns RE: Harmony

August 6, 2007

Kathryn Farbstein  
City Planner  
City of Pacifica  
1800 Francisco Blvd.  
Pacifica, CA 94044

Dear Kathryn,

Below are my concerns and questions regarding the Draft EIR for the proposed project called Harmony. Please include my e-mail as part of the project file and the questions to be answered file. Please email me back if you need a hard copy of my e-mail.

Thank you!

Sincerely,

Karen Rosenstein  
200 Troglia Terrace  
Pacifica, CA 94044  
650/738-9715

\*\*\*\*

My Concerns and Questions:

Building on a very visible ridge line in Pacifica

#9-1

The six acres being used for building are the most visible ones of the property

The proposed houses might be unique creations but isn't this project a subdivision?

#9-2

I believe the houses are still too big even being built into hillside	#9-3
Too much excavation without a definite grading plan in place	#9-4
Unstable soil which is requiring more excavation than normal per the Draft EIR	#9-5
Too much emphasis on fixing the visual impact from the Linda Mar and Pedro Point neighborhoods and not enough on the visual impact from the Quarry path, West and parts of East Rockaway, Fassler and from Mori Point ridge	#9-6
The proposed street underlines the housing envelopes making it hard to ignore or disguise	#9-7
Street lights at night in addition to house lighting reinforces the street underscoring the houses concern	#9-8
Will the ponds be accessible to non-residents?	#9-9
I find it fascinating to see in the Draft EIR the word "vacant" to describe this property. This property has vegetation that provides housing for many different animal species, just not the human variety. I would appreciate the Draft EIR to be amended to use the word "undeveloped" instead of vacant.	#9-10
Traffic section does not mention anything about:  the impact of a separate driveway for lot 11 on Roberts Rd and its sight line issues	#9-11
What will be needed for the Fassler right turn only lane? Traffic study implies it is okay to add miniscule amounts of more traffic even though Highway One/Fassler and Reina Del Mar intersections are already at LOS F and thus won't make much of a difference	#9-12
Why are the agricultural property owners benefiting from the roadwork for the 13 houses and yet aren't part of the HOA or the design standards?	#9-13
I am disappointed to read that the definition of Green Coastal Architecture has this contradiction of terms in the same sentence: "carving out suitable living space which bends to conform to the natural contours of the ground. How is cutting something out conform to the natural shaping of the land form? More importantly how does this make this architecture environmentally friendly?	#9-14
The low end elevation for Lot 11 varies from 36 feet above MSL to 40 feet to 50 feet as you progress through the Draft EIR. Which is it?	#9-15
I repeatedly hear from various sources that our police and fire resources are maxed out or that we are understaffed. Yet in this Draft EIR it says that we are perfectly fine. Which is it?	#9-16
Under the section, Impacts, it's stated that by building the project as	#9-17

proposed, it would prevent people from passively recreating on this property. I disagree. By building the paved street area it makes it easier for both four wheelers and walkers as well as motocross riders to access this area than is currently possible. Thus I disagree with the statement of that this project will have on police usage, I believe it will be more. I know that I will be including this on my list of places to walk in Pacifica once it is paved and graded and I doubt I will be the only one!

#9-14  
(cont.)

Section 9.1.1 Reads Fassler Ave is a four lane arterial thru the project study area. Wouldn't it be more accurate to say that it is adjacent to the project study area?

#9-15

Still in Section 9.1.1 The traffic studies consider the intersection of Fassler and Coast Lane which has no residents on it but is used as a "shortcut" to One. Yet there are two streets that are just below this intersection, Copeland and Ebken that are the exits for Rockaway residents on these streets, in addition to providing access to the church on Ebken and the American Legion hall. Why were these streets not considered as contributing to Fassler Ave traffic especially since there are more than 14 houses on these two streets?

#9-16

While much has been made that this project is adding only minimal increases to the traffic situation, I would like to remind people that minimal increases eventually add up to significant increases or we wouldn't have the traffic problems we do here in Pacifica.

#9-17

Under Measure Bio-2, it mentions that one of the tree removal conditions states that a tree can be removed if it creates a visual blight when viewed from a residence. Does this mean trees can be removed to improve a homeowners view even though it makes the house more visible from afar? Would this apply to a future homeowner who went ahead and despite the CC&Rs removed trees or other vegetation because they want a better view and don't believe the HOA will take them to court?

#9-18

Assuming the project is approved and built as proposed, how big will the replacement trees be that are being planted for the removed heritage trees? Who will be responsible for the maintenance of these newly planted trees? Where will the water source come from to water these trees for the first three years of being planted? If the trees are not taken care of, they will not be around to provide the screening that they were intended to provide for the project and thus will not be providing the mitigation for visual impact that was part of the approval for the project.

#9-19

The Draft EIR states that the HOA will be responsible for not only the maintenance of their immediate yards, private open space but for the entire acreage. Will the HOA be paying for a landscaping crew to come in and do the invasive plant removal or are they expecting help from an outside source to manage this? I know from personal experience that this will be very expensive to the HOA. I am concerned that this open space management will not be performed and I believe it needs to be made a condition of approval.

#9-20

While I greatly appreciate the time, effort and money, the Harmony development team has invested in this project, I cannot give it my support. Yes, there are many environmentally friendly aspects to this project, but to me the most

#9-21

important one, doing no harm to the land is being violated.

I do understand why someone would like to have a house on this land having been there on a clear day and seeing the beautiful view from this property. But so is the view from the rest of Pacifica of this ridge line and I believe that is the more important view for us Pacificans to have in our town.

From: Karen Rosenstein [mailto:karen@catsincharge.com]  
Sent: Monday, August 06, 2007 11:19 AM  
To: Farbstein, Kathryn; Crabtree, Michael  
Cc: Karen Rosenstein  
Subject: Addendum to my Harmony questions and concerns

Hi Kathryn and Michael!

I just wanted to add that I believe the strict design standards of the 13 houses should apply to the houses being built on the landlocked Agricultural parcel as well and that I believe they should be part of the HOA since they benefit enormously from the rest of the project.

#9-22

Thanks!

Karen

Letter 10, Graham Brew

From: Graham Brew <gecbrew@yahoo.com>

Date: August 17, 2007 8:54:42 AM PDT

To: leo-rollene@earthlink.net, christopher@ranken.com, hcicerone@comcast.net, TheMaykelFamily@sbcglobal.net, turbocody@hotmail.com, rcampbell.azlaw@comcast.net, cperrett@comcast.net

Subject: Public Comment re: Harmony@1 in southern Pacifica

Reply-To: Graham Brew <gecbrew@yahoo.com>

Dear Pacifica Planning Commissioners,

I live at 836 Corona Drive, Pacifica. And I would like to expression comment on the planned Harmony@1 development on the hills above Fassler.

As we all know, Pacifica State Beach and Rockaway Beach are two of the jewels of scenic Pacifica. With the Harmony@1 project as currently proposed, the visual impact on the beaches are surrounding open space areas in southern Pacifica will be hugely negative. The applicant suggests that the homes will be off this beautiful, undeveloped, ridgeline. But the EIR I have read hardly supports this position. In the plans I have seen, the homes are located almost exactly on the prominent ridgeline - no doubt to maximize the views and vistas for the potential residents.

#10-1

The developers have gone to some lengths to propose sustainable material, best building practices, and other mitigations - these moves are commendable. But regardless of their color, materials, or exact size, these huge homes will basically be an enormous eyesore for all of southern Pacifica. They will loom like a line of 13 large boxes surrounding the beaches and adjacent open space - acutely visible from hundreds of homes, and to countless thousands of visitors.

#10-2

In particular, the home planned off Roberts Road will be highly visually intrusive to anyone on or near the beach, Montara Mountain, or traveling Highway 1 in southern Pacifica. I am sure these creative developers can do a far better job at reducing the overall visual impact of this otherwise noteworthy development.

#10-3

I understand the the initial comments from the planning commission are in agreement with many of these sentiments concerning visual impact, and I applaud that position.

I wish you all the best in your efforts to make best use of Pacifica's precious nature resources.

Graham Brew



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- 3. SUB-213-07 DISCUSSION of DRAFT ENVIRONMENTAL IMPACT  
RZ-188-07 REPORT (DEIR) for the "harmony @ 1" project. The project  
DP-70-07 entails Subdivision of a 65-acre parcel into 13 lots and  
UP-978-07 development of an adjoining two-acre vacant lot with one-single  
PSD-763-07 family home with a second residential unit located at Fassler  
Avenue at Roberts Road (APNs 022-150-420, 022-150-310, and  
022-150-030).

Associate Planner Diaz presented the staff report.

Chair Ranken invited the applicant to speak.

Stuart Neyton, applicant, was present along with Tate Cowan, co-applicant. He mentioned that, from the outset of the project, the most important principle was to communicate effectively, listening, integrating feedback and addressing issues directly. He briefly gave the facts surrounding the project, specifically, not asking for any HPD variances, meeting General Plan requirement for density, energy efficient homes, placement of homes on ridge as designated, minimizing visual impact, and agreeing to implement recommended mitigation measures from the EIR, giving details. He mentioned that their chosen architect would be on the team or the lead architect on all homes built in the development so that they complied with all the CC&Rs and all the above. He mentioned that they were also creating a buyers' club for environmental products and services for everyone in Pacifica so that they can get better pricing for everyone. He mentioned that they were also creating butterfly and bird sanctuaries, etc.

Chair Ranken opened the Public Hearing.

Nancy Hall, Vallemar, stated that the applicants had done a lot of things right, mentioning their willingness to work with members of the community. However, she was there to address the visual impacts of this project. She asked that the Commissioners reflect on the extremely sensitive location of the project, overlooking Linda Mar Beach and visible from nearly every important vantage point in Pacifica. She acknowledged that, while the energy efficiency of the homes was a great thing, it didn't mitigate the visual impacts. She stated that the size of the homes was the only thing that they hadn't agreed on fully, but felt that it was harder to mitigate the visual impacts of a really large home. She was concerned that this meeting was the only opportunity for public input. She stated that they were still in the process of studying the EIR and would be getting back with more details on conditions of approval and design guidelines.

#11-1

Chair Ranken clarified that this was the first of several opportunities for feedback, adding that this was only the comment gathering for the draft EIR, but the project would come up later.

Karen Rosenstein, 200 Troglia Terrace, stated that she appreciated the applicants' effort to hear the community, and she hoped the conditions of approval would reflect this input, especially in the areas of visual impact, house size, and house distribution across the property. She was still concerned about the addition of more cars to Fassler, Highway 1 and Reina del Mar. She also wished that the hearing was later in the comment hearing process and was concerned that they didn't have more people commenting on what was going to be a visually important project to the town and additionally she was concerned about lack of public input on the final EIR. She would be submitting further comments in writing.

#12-1

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John Curtis, 423 Belfast Avenue, echoed what was stated by previous speakers regarding how well the process had worked thus far. He stated that his concern was what was going to happen with this piece of land. He stated that, while he opposed the project on the opposite side of the street, this one had guarded support. He shared concerns about the need for a height limit, with a provision for no more second residential units, selection of materials to blend into the hillside and minimize visual impact. He questioned whether the conservation easement should be larger. He commented on the particulars of the CC&Rs, mentioning future subdivision of the Roberts Road lot which he felt should be denied, and the possibility of owners being able to go to court and eliminate the open space which would be granted to the individuals. He stated that he would be submitting more written comments.

#13-1

Chair Ranken closed the Public Hearing.

Tate Cowan, applicant, thanked them for the feedback. He commented that they were going to prevent fencing off an entire yard, allowing only a small bermed fence for children or pets. They felt they hit the mark on homes that followed the topography, allowing only ten earth tone colors for painting their homes to look like part of the hill. They stated that the architect was "creating the vocabulary" and each homeowner would be allowed to "design their own sentences" within that framework.

Commissioner Leon asked if the two-acre lot was part of the homeowners' association.

#14-1

Mr. Newton stated that it would not be part of the association, adding that the couple was present.

Commissioner Leon mentioned the site line cuts on Roberts Road, which he thought were varying between 220 and 330 feet in both directions, and asked if they would be approving a building envelope and lot with them coming back with specifics plans and grading information later.

#14-2

Mr. Newton stated that they weren't the developers, and they hoped to get it entitled, approved and then sell the lots to individuals who would come back. They were told that, if they had plans ready at the time of the review process, they could include the plans for approval at that time. He asked the Planning Director if the plans for the houses which were ready could be put together for approval.

Commissioner Leon stated that they were coming to the Commission for approval for a site and lot, and then asked if they were coming back with specific information on the dwellings and grading information, which was an entirely separate action to consider and deliberate.

Mr. Newton agreed that the process was approval for the project and any plans ready at that time would be included in the potential approval, and everyone who had a home would come before the Planning Commission to get the home approved.

Commissioner Leon clarified that the grading information was common to the entire project and would come later as well.

Mr. Newton thought that they had the grading information on the excavation of the roads but not the individual lots.

Ms. Warner responded that he was correct.

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Mr. Newton asked if he was asking about the individual lots.

Planning Director Crabtree stated that they could try to answer the questions raised by Commissioner Leon, but he wondered if the Commission was interested in a response to an issue raised by a speaker regarding the CC&Rs and possible future subdivision of one of the lots.

Mr. Cowan stated that there were no plans for future subdivision of his lot. He stated that they were looking for his house footprint to fall under Hillside Preservation and they weren't planning any future redevelopment. He stated that they would look into a way of putting that so that the Commission would be happy.

Commissioner Leon thanked the Planning Director for mentioning that. He referenced the CC&Rs section 7 which mentioned no further subdivision being permitted on any lot, but provided that Lot 11 may be subdivided into no more than two lots. He stated that, if he did not intend to have future subdivision on Lot 11, the section needed to be changed.

#14-3

Mr. Cowan agreed.

Commissioner Leon referenced page 7 of CC&Rs regarding partition of common area. He thought that two-thirds of the owners would have the right to petition a superior court and alter or vacate the map which governed the HOA and all land of project's open space would be divided into the lots as owners' joint tenancy.

Mr. Cowan stated that was not the intent.

Commissioner Leon stated that he shared this concern and, if there was language that the open space was protected, that section needed to be changed.

Mr. Cowan stated that this came up in the meeting with the Open Space Committee, and they needed to look into the legal terminology. He stated that they were open to deciding it to open space so it can never be touched.

Commissioner Leon stated that this wording existed and that was why he had brought this up.

Mr. Cowan stated that he apologized. The CC&Rs had been worked on for eight months. It was not their intent and it wouldn't be in there in the future.

Commissioner Cicerone stated that he would do his best to stay focused on the EIR without getting into the project. He thanked Commissioner Leon for his questions regarding the CC&Rs, because he thought those were going to be some extremely critical questions and they would need to look at that with a fine tooth comb. He complimented the applicants on their outreach, mentioning that he had been invited to many of the meetings held and he felt all the participation made for a much better project. Regarding the DEIR, he was not overly concerned about the traffic that this type of project would propose. He stated that what troubled him most was that there was some big stuff going on in the south end of town and, when that project was finished, he had a hunch that the flood gates were going to open up. He thought Pacifica needed to start addressing what was going to happen when the tunnel was finished. He felt that would be much more severe than any few cars from a project on Fassler. He was interested in seeing more about

#15-1

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how the inclusionary housing played out with this project, when the applicant approached that. He felt that was very important to him and he would be paying attention to it. He didn't have a lot to say about the HPD, but he was having trouble getting his arm around this one. While not commenting on the project but staying in the realm of the EIR, he was interested in exploring project alternatives, such as reduced lots or clustered development. He was concerned about 13 houses spread along the area. He acknowledged that he was consistent about liking bigger homes on bigger lots, but he questioned whether 13 on that site was the way to go and he would be interested in exploring some of the alternative proposals spelled out in the DEIR.

Commissioner Nathanson thanked the applicants for their efforts in contacting the community to do things right. However, she was concerned about putting things on a ridgeline, being one of the key issues of the HPD. She echoed Commissioner Cicerone's interest in knowing about the reduced lot and/or clustered alternatives. She was also concerned about the inclusionary housing issue because there was no housing being provided, and she was interested in what the applicant was proposing to do to comply with the ordinance. She felt the visual impact was critical, and although a higher authority might have decided that Highway 1 was not a scenic highway, she didn't agree, but she thought there were significant visual impacts from many places in town. In the future, she would like to see some visual mockups of what the project would look like in that site. She would like to know about the proposed access road not meeting minimum safety requirements. She would also like to get into the requirements regarding minimum tree size replacements. She mentioned, as information for the public, that there was quite a bit of process with public involvement to come.

#16-1

Commissioner Leon echoed some of the concerns mentioned by Commissioners Cicerone and Nathanson; specifically, details of inclusionary zoning, visual impacts, as well as light emission from the buildings projecting to Highway 1 and in all directions, circulation of Passler traffic, the effects of grading on Roberts Road, and agreed on the need for photo simulations for what was proposed and the alternatives because it was a scenic location.

#14-4

Commissioner Campbell appreciated the environmental design principles they were bringing into the project. He clarified that LEEDs and green buildings were different when you were talking about building on green fields versus brown field or redevelopment because it was not meant to be a tradeoff. He was concerned about the buildings on the ridgeline, and he was interested in the clustered and reduced lot alternatives, which were worth exploring on this project.

#17-1

Commissioner Maykel also echoed his appreciation for the applicants' efforts. He thanked Mr. Newton for inviting him for a walk on the property. He acknowledged it was a beautiful site. He also had an issue with the ridgeline because it was very prominent and this was one of the conflicts with nature. He was not interested in seeing the ridgeline developed in the way as shown in the photo simulation. He stated that he also mentioned at one of the study sessions that he had a concern about the way the street was. He would like a design which conformed to the shape of the whole property and he also would like to see the houses off the ridgeline. He mentioned the biological report which referred to the "species of concern," which can be threatened if we didn't address these concerns. He mentioned the issues of non-native invasive species and habitat loss, and asked that they take a close look at that. He also referred to a possible restoration of native grasslands. He asked if they intended to use pervious surfaces or asphalt on the roads. He reiterated that the ridgeline was the big issue.

#18-1

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Commissioner Campbell asked if it was possible to get a photo or aerial from the quarry redevelopment area.

#17-2

Commissioner Cicerone mentioned that the applicant was in there regarding HPD allowability, but he felt that was not all that it was. He stated that it was not only protecting the ridgeline, but also protecting the whole feeling to the mountain. He stated that they had public testimony because it wasn't automatic that a project would be approved at a staff level even if they met the requirements. He felt it would be important to have a good grasp of what alternatives might be available, because the proposed project could or could not be the right answer. He thanked John Curtis for his comment about the second residence and appreciated not being the lone wolf on this issue. He acknowledged that there were places where they were fine and others where they shouldn't be at all.

#15-2

Chair Ranken echoed Commissioner Cicerone's comments regarding the issue of large houses on large lots and was generally in favor of that, but in this case, there were other considerations such as the words and intent of HPD. He acknowledged that they had done their best to stay within the numbers, but he wasn't sure that was enough. He would be very unlikely to consider an HPD variance when something workable could be put in without a variance. He was normally leery of any subdivision, and that would come into play here. He agreed with Commissioner Campbell that in the future some of the green projects we think are so wonderful now will be the way things were. He wished they would come to that sooner to keep them from even having to consider that in a decision like this. He thought it was good if a developer volunteered, and he understood Commissioner Campbell's position, but he also felt it shouldn't be considered in this present situation, therefore, LEEDs certification would not be a consideration for him. He thought that, while most developers would be trying to maximize the views for the buyer, in Pacifica, that was not as important as what people driving by saw and thought. He stated that what might be best for the developers and prospective buyers might not be the most important consideration from a design perspective.

#19-1

Commissioner Leon asked if the agricultural parcel was included as part of the approval of the building envelope.

#14-5

Planning Director Crabtree stated that it was part of the development plan that would come to the Commission at a later date and was also a part of the analysis in the EIR.

Commissioner Leon stated that he asked because there had been no dialogue on the visual impacts from the agricultural parcel or any buildings constructed on it. He stated that he would be interested in what they would look like, where situated and the potential impacts on the view from the surrounding locations. He would favor one residential unit per lot on that two-acre parcel and the average density on the remainder at five acres or more per unit. He felt there was a distinction between the two applicants' project and the agricultural project, and they weren't the same project even though they had a relationship. He was interested in knowing what the other potential impacts were and what that structure might look like in any photo simulation presentation to better understand it.

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Chair Ranken stated that they would not be making any motions or decisions at this time.

Planning Director Crabtree stated that, because it had been brought up and the Commission had covered it, he felt compelled to mention that this was only the second step in a process. He apologized if people felt they had been given short notice, but he assured them that there was much more time to comment on the draft EIR, and there would be at least two or even more public hearings in this process with plenty of opportunity for the public to have input.

Chair Ranken mentioned that there was a deadline of August 6 for public comments on the draft EIR and, when the final EIR came out, they would have more public hearings after that.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 8:55 p.m.; Commissioner Nathanson seconded the motion. The meeting was adjourned in memory of Commissioner Clifford's father, Thomas Clifford, Jr., who passed away on Tuesday. He was 82, a veteran of World War II, had six sons and a daughter, and would be greatly missed.

Chair Ranken expressed the sympathies of the entire Commission.

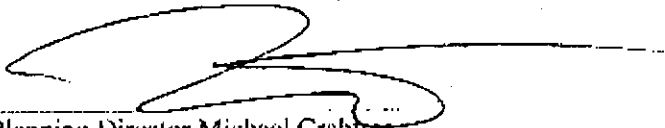
The motion carried 7-0.

Ayes: Commissioners Campbell, Maykel, Leon, Ciccone,  
Nathanson, Clifford, and Chair Ranken.  
Noes: None.

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:



Planning Director Michael Crabtree