

Fairmont Neighborhood Update – December 2025

Hello neighbors! Here is a simple summary of the latest City Council meetings.

1. Major Development Project at 570 Crespi Drive

The City Council made decisions about a mixed-use project at 570 Crespi Drive and a nearby City-owned lot.

What was approved

- The project will have three buildings with 19 homes and 3,165 square feet of commercial space.
- Three homes will be sold at Below Market Rate (BMR) prices to make them more affordable.
- This development is one of the most significant housing projects Pacifica has approved in the past 10 years.

City land sale

- The City agreed to sell a 55-foot strip of City-owned land (part of Parcel 5).
- The sale price is \$750,000, based on an earlier appraisal.
- The developer needs this land to finish the project's design.

Environmental Review

The Environmental Impact Report (EIR) was approved. Two problems—extra driving and greenhouse gas emissions—were called “unavoidable.” However, the Council decided the benefits outweighed these issues, including:

- New housing (including affordable units)
- More commercial space and job opportunities
- Improvements to the Community Center
- Protection of open space and wetlands

Development Agreement Highlights

The developer is required to:

- Contribute \$272,000 toward affordable housing.
- Build 14 new parking spaces and a drop-off area at the Community Center.
- Pay a yearly fee to use the Community Center driveway.

The developer will have up to five years of guaranteed rights to move the project forward.

2. City Budget, Revenue Measures & Economic Development

Pacifica continues to face big financial challenges.

Citywide fiscal outlook

- The City expects a \$6.6 million budget deficit.
- The City also needs over \$371 million in the long term to fix things like seawalls, roads, fire stations, and more.

Possible revenue measures for November 2026

Council asked staff to study:

- A public safety parcel tax
- A road and infrastructure tax

Marketing City-owned land

The Council also supported promoting 2212 Beach Blvd to bring in more money for the City. The goal is to attract a hotel developer, which could help increase hotel tax revenue.

3. Employment & Service Contracts

Labor agreements (MOUs)

The Council approved new three-year contracts for:

- Fire Battalion Chiefs
- The Management Unit (Teamsters Local 350)

Fire Battalion Chiefs will get 4% raises in November 2025 and again in July 2026.

Tourism

The City approved a \$40,000 yearly contract (paid by hotel district fees, not general funds) to help manage the Pacifica Tourism Marketing District.

4. Public Works, Safety & Building Code Updates

Emergency declarations

Council continued two local emergencies:

- Ongoing cliff erosion and pier damage
- Corrosion in the Calera Creek sewer crossing needs urgent repair.

Building Code updates (EV readiness)

Updates included:

- New commercial projects with indoor bike parking must have outlets for at least 25% of their bike spaces.

- Staff will study how many Level 2 EV chargers should be required in new apartment buildings.

5. City Council Reorganization

On December 8, 2025, the Council finished its yearly leadership rotation.

New leadership

- **Mayor:** Christine Boles
- **Vice Mayor:** Greg Wright

They followed new Council rules adopted earlier this year, making the process more predictable and fair for all districts.

If you would like more details on any of these items, I am happy to share.

Mayra Espinosa

Pacifica City Council – District 1

Happy Holidays!