

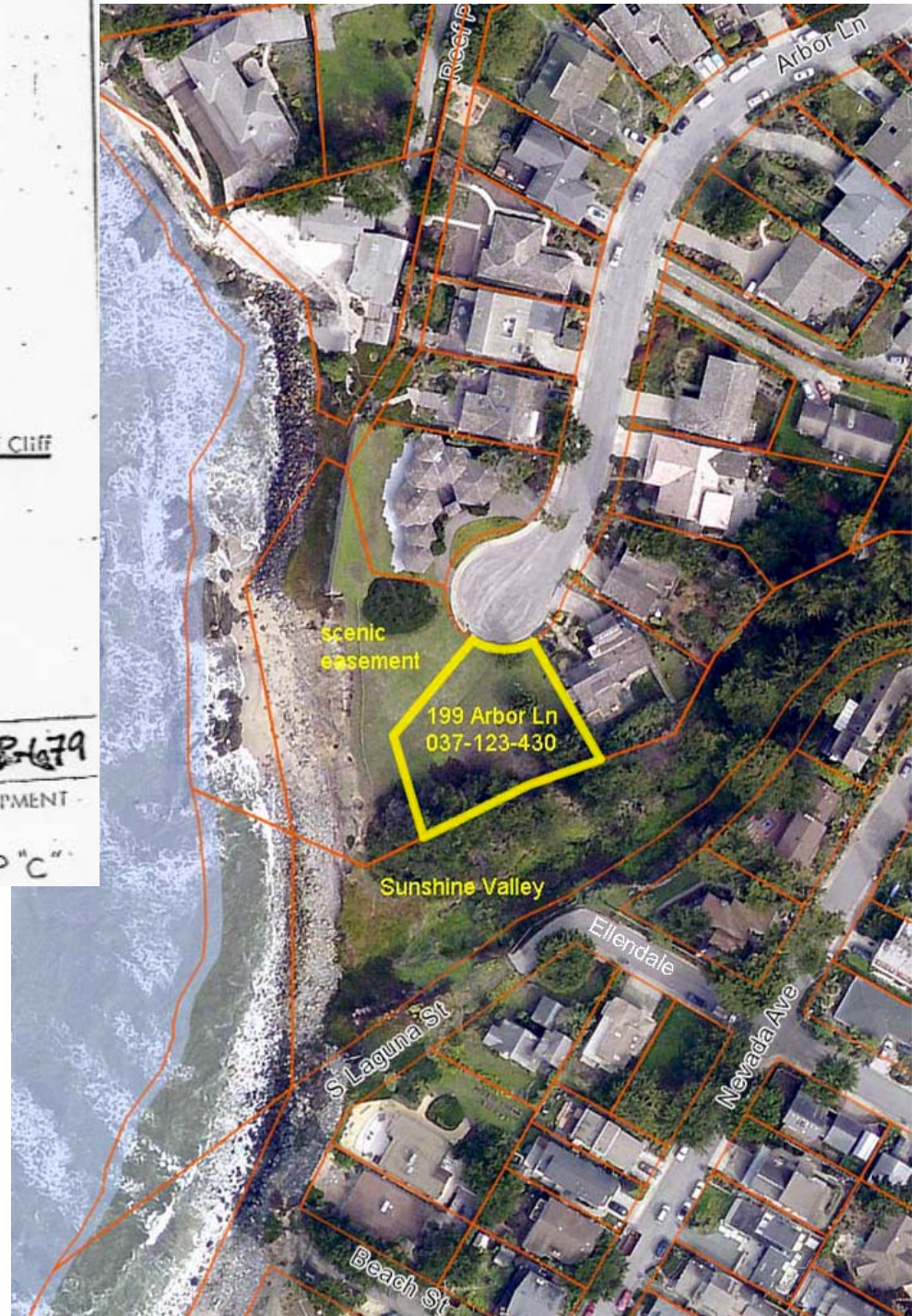
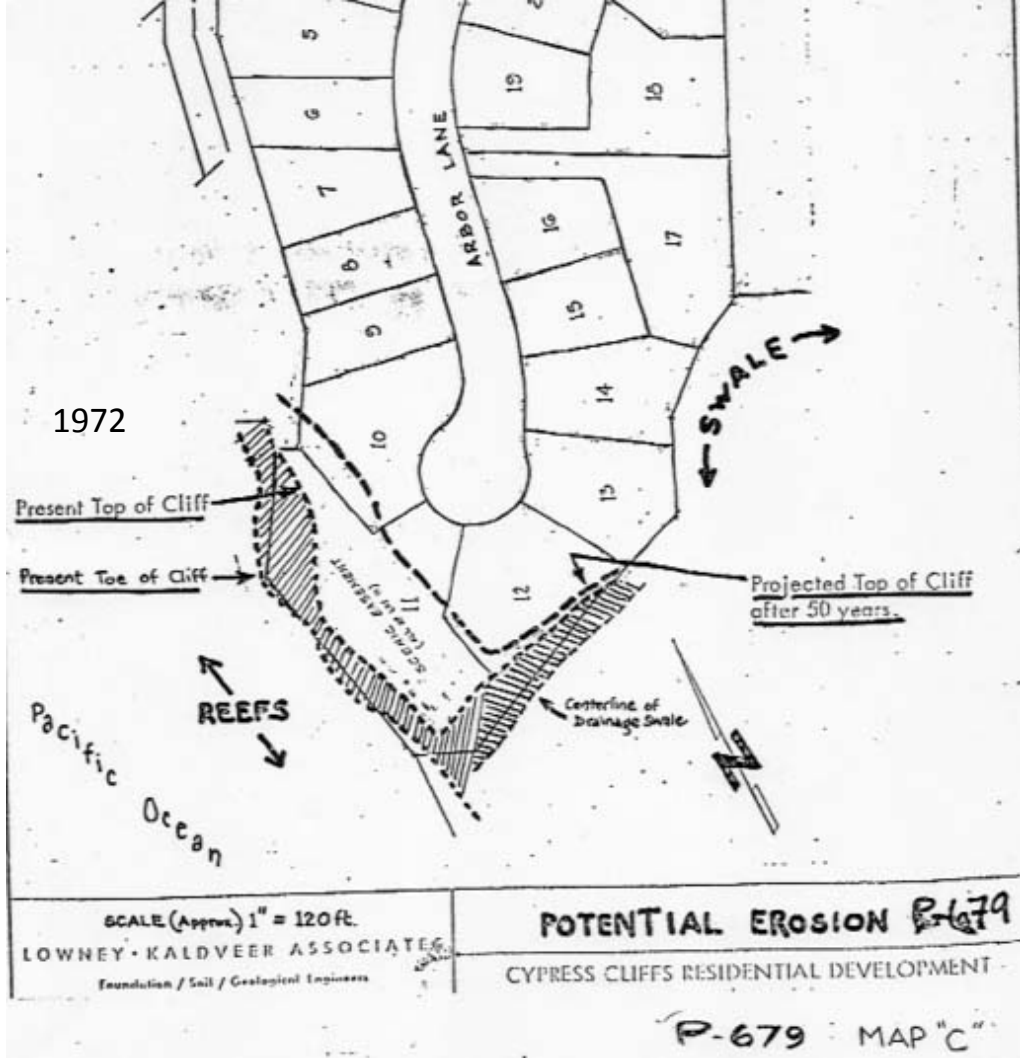


199 Arbor Lane, Moss Beach

PLN2016-00444: proposed new 3,542 s/f, 2-story house on coastal bluff.

LCP Policy 9.8(d) prohibits new structures that rely upon shoreline protection now or in the future.

Midcoast Community Council
August 23, 2017



Cliff erosion threatens 2 sides of parcel -- ocean and Sunshine Valley.



Cliff erosion

199 Arbor Lane

Dec 2013

Blufftop is 49 feet above sea level.

Mar 2016



Steep eroding bank of
Sunshine Valley
below 199 Arbor Lane.



Dean Creek

Coastal hazard conditions of approval
consistent with Coastal Commission requirements
for other shoreline development, particularly in light of Sea Level Rise.

- Prohibit future shoreline armoring.
- Require removal of development if it becomes unsafe to occupy due to threat of coastal hazards.
- Require removal of debris that falls from blufftop onto beach.
- Require assumption of all risks of coastal hazards, waiver of liability, and indemnification agreement.
- Require recordation of deed restriction imposing coastal hazard conditions as covenants, conditions and restrictions on the use and enjoyment of the property.