

199 Arbor Lane, Moss Beach
PLN2016-00444
proposed new 3,542 s/f, 2-story
single family residence
on coastal bluff



Midcoast Community Council
Nov 9, 2016



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

Note: The scenic easement parcel is signed “private” as part of the Arbor Lane subdivision.



Dec 2013

Cliff erosion

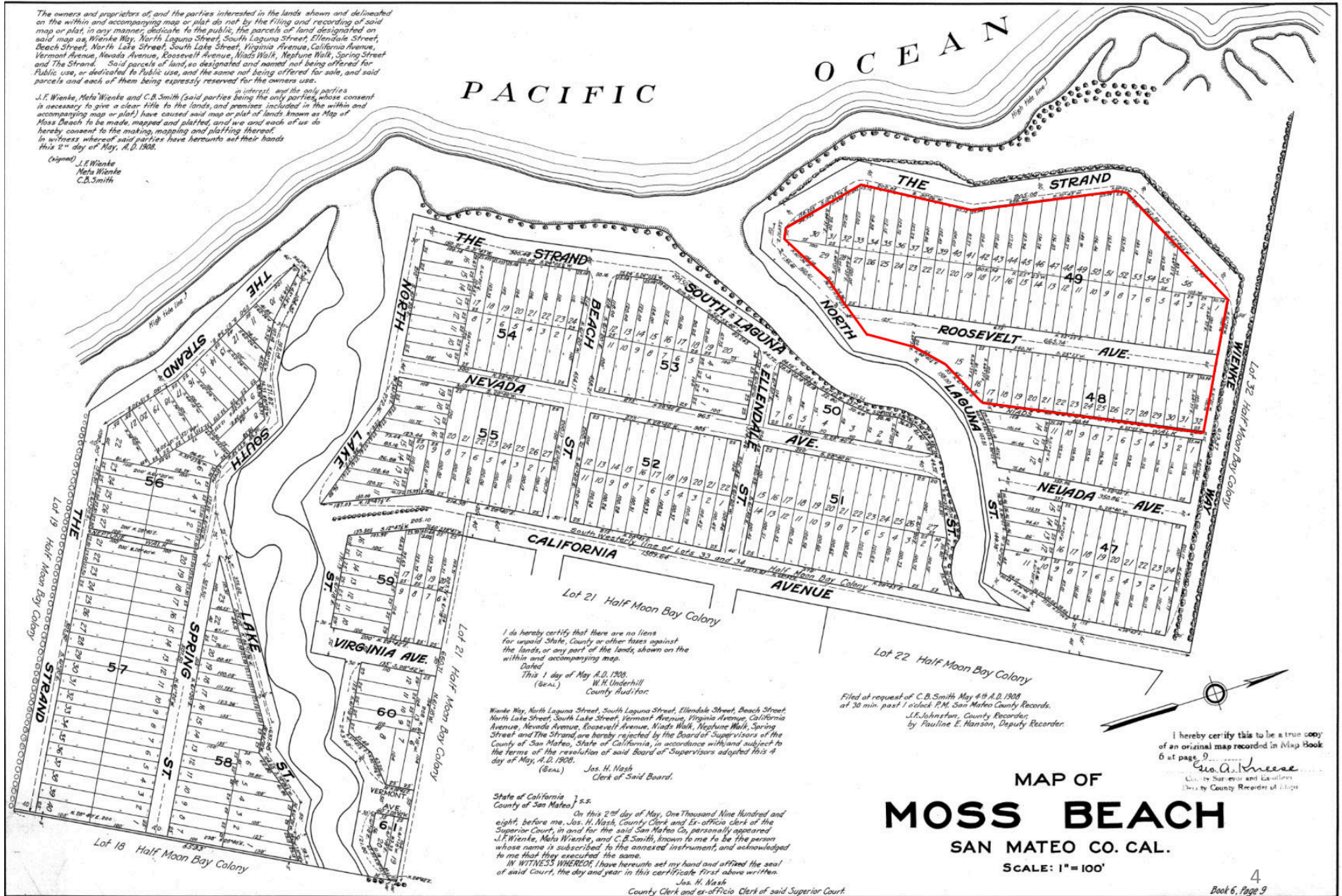
199 Arbor Lane

Blufftop is 49 feet above sea level.
No coastal erosion study has been submitted for the project.

Mar 2016



1908 subdivision -- Area outlined in red was re-subdivided in 1972



The owners and proprietors of, and the parties interested in the lands shown and delineated on the within and accompanying map or plat do not by the filing and recording of said map or plat, in any manner, dedicate to the public, the parcels of land designated on said map as Wienke Way, North Laguna Street, South Laguna Street, Ellendale Street, Beach Street, North Lake Street, South Lake Street, Virginia Avenue, California Avenue, Vermont Avenue, Nevada Avenue, Roosevelt Avenue, Niads Walk, Neptune Walk, Spring Street and The Strand. Said parcels of land, so designated and named not being offered for Public use, or dedicated to Public use, and the same not being offered for sale, and said parcels and each of them being expressly reserved for the owners use.

J.F. Wienke, Meta Wienke and C.B. Smith (said parties being the only parties, whose consent is necessary to give a clear title to the lands, and premises, included in the within and accompanying map or plat) have caused said map or plat of lands, known as Map of Moss Beach to be made, mapped and platted, and we each of us do hereby consent to the making, mapping and plating thereof. In witness whereof, said parties have hereunto set their hands this 2nd day of May, A.D. 1908.

(Signed) J.F. Wienke
Meta Wienke
C.B. Smith

I do hereby certify that there are no liens for unpaid State, County or other taxes against the lands, or any part of the lands, shown on the within and accompanying map.
 Dated: This 1 day of May A.D. 1908.
 W.H. Underhill
 County Auditor.

Wienke Way, North Laguna Street, South Laguna Street, Ellendale Street, Beach Street, North Lake Street, South Lake Street, Vermont Avenue, Virginia Avenue, California Avenue, Nevada Avenue, Roosevelt Avenue, Niads Walk, Neptune Walk, Spring Street and The Strand, are hereby rejected by the Board of Supervisors of the County of San Mateo, State of California, in accordance with and subject to the terms of the resolution of said Board of Supervisors adopted this 4 day of May, A.D. 1908.
 (Seal) Jos. H. Nash
 Clerk of Said Board.

State of California) s.s.
 County of San Mateo)
 On this 2nd day of May, One Thousand Nine Hundred and eight, before me, Jos. H. Nash, County Clerk and Ex-officio clerk of the Superior Court, in and for the said San Mateo Co, personally appeared J.F. Wienke, Meta Wienke, and C.B. Smith, known to me to be the person whose name is subscribed to the annexed instrument, and acknowledged to me that they executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, the day and year in this certificate first above written.
 Jos. H. Nash
 County Clerk and ex-officio Clerk of said Superior Court.

Filed at request of C.B. Smith May 4th A.D. 1908 at 30 min. past 1 o'clock P.M. San Mateo County Records.
 J.K. Johnston, County Recorder
 by Pauline E. Hanson, Deputy Recorder.

I hereby certify this to be a true copy of an original map recorded in Map Book 6 at page 9.
 Pauline E. Hanson
 County Recorder of Maps

MAP OF MOSS BEACH

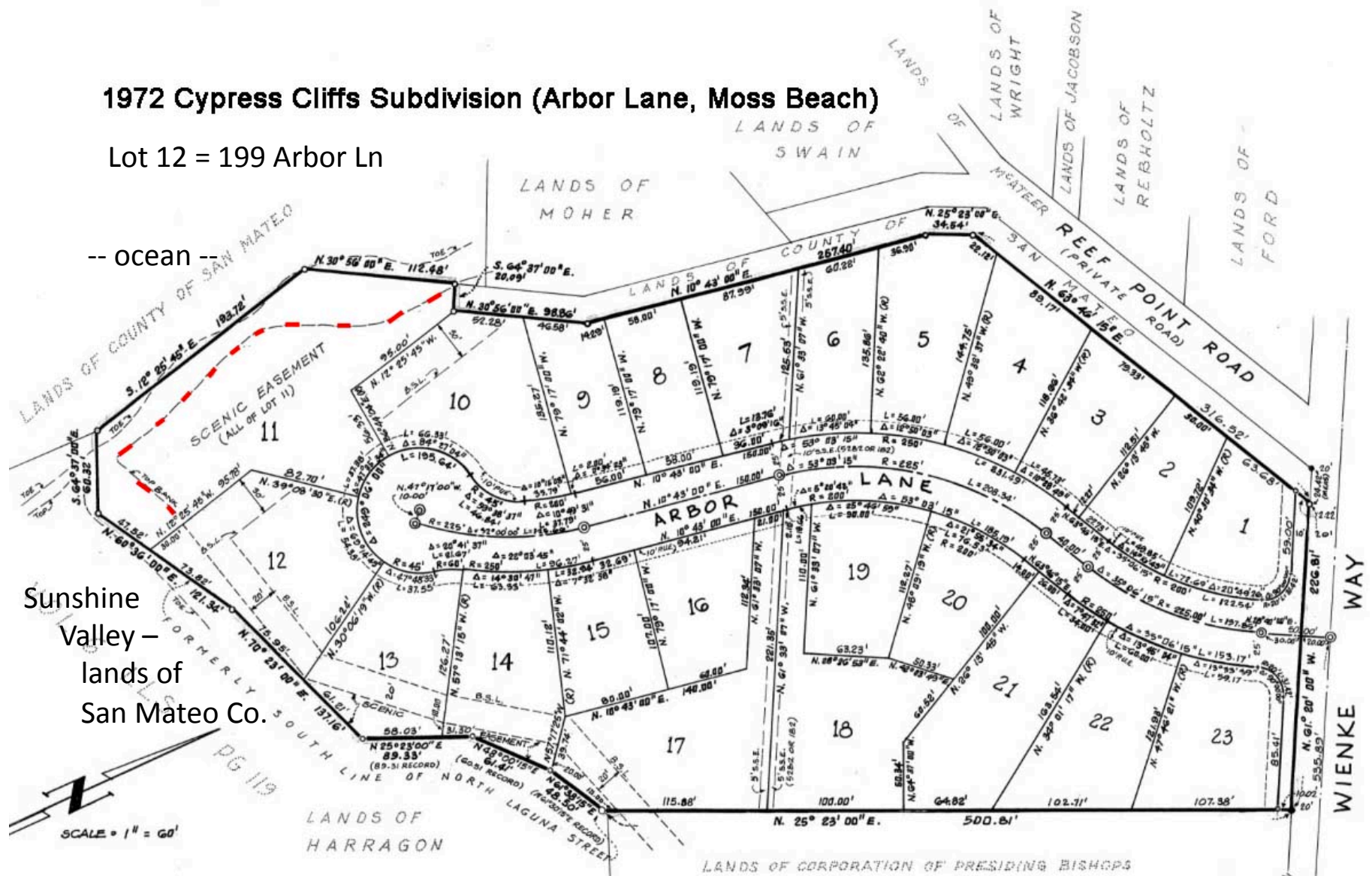
SAN MATEO CO. CAL.

SCALE: 1" = 100'

1972 Cypress Cliffs Subdivision (Arbor Lane, Moss Beach)

Lot 12 = 199 Arbor Ln

-- ocean --



Sunshine Valley – lands of San Mateo Co.

- LEGEND**
- FOUND 1/2" IRON PIPE UNLESS NOTED OTHERWISE
 - o SET 3/4" IRON PIPE UNLESS NOTED OTHERWISE
 - ⊙ SET STANDARD SAN MATEO COUNTY MONUMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT

--- top of bank

Public Coastal Access

County parcel connects Wienke Way to blufftop shoreline via former paper street, The Strand, but private encroachment and coastal armoring block public coastal access there.

Scenic easement parcel at end of Arbor Lane is signed “private”.

Public shoreline access and a hiking thread of the CA Coastal Trail could be provided via:

- Arbor Lane
- scenic easement
- Sunshine Valley via switchback trail through cypress trees
- Ellendale hillside trail

