





View looking west from Coronado Ave across the undeveloped parcel



Existing **Clear View Easement** (2006):
5 ft height restriction
across southern 60 ft of parcel.

neighbor's patio
enlarged from
above photo



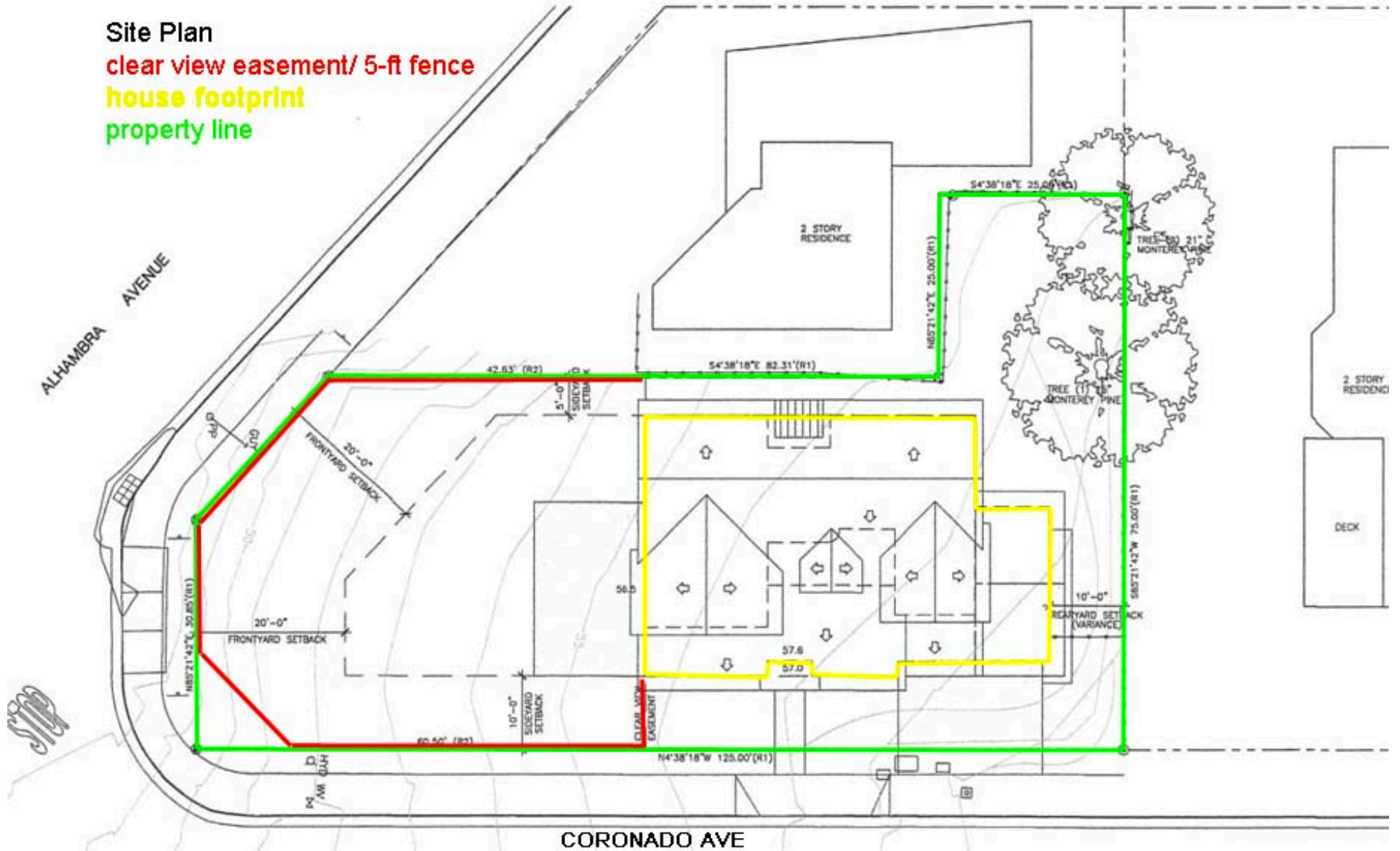
PLN2016-00141 - proposed house on Coronado at Alhambra

Site Plan

clear view easement/ 5-ft fence

house footprint

property line





Variance required for 10-ft "rear" setback at north end of parcel where 20 ft is required.

Scenic Resource Protection

Development includes landscaping.

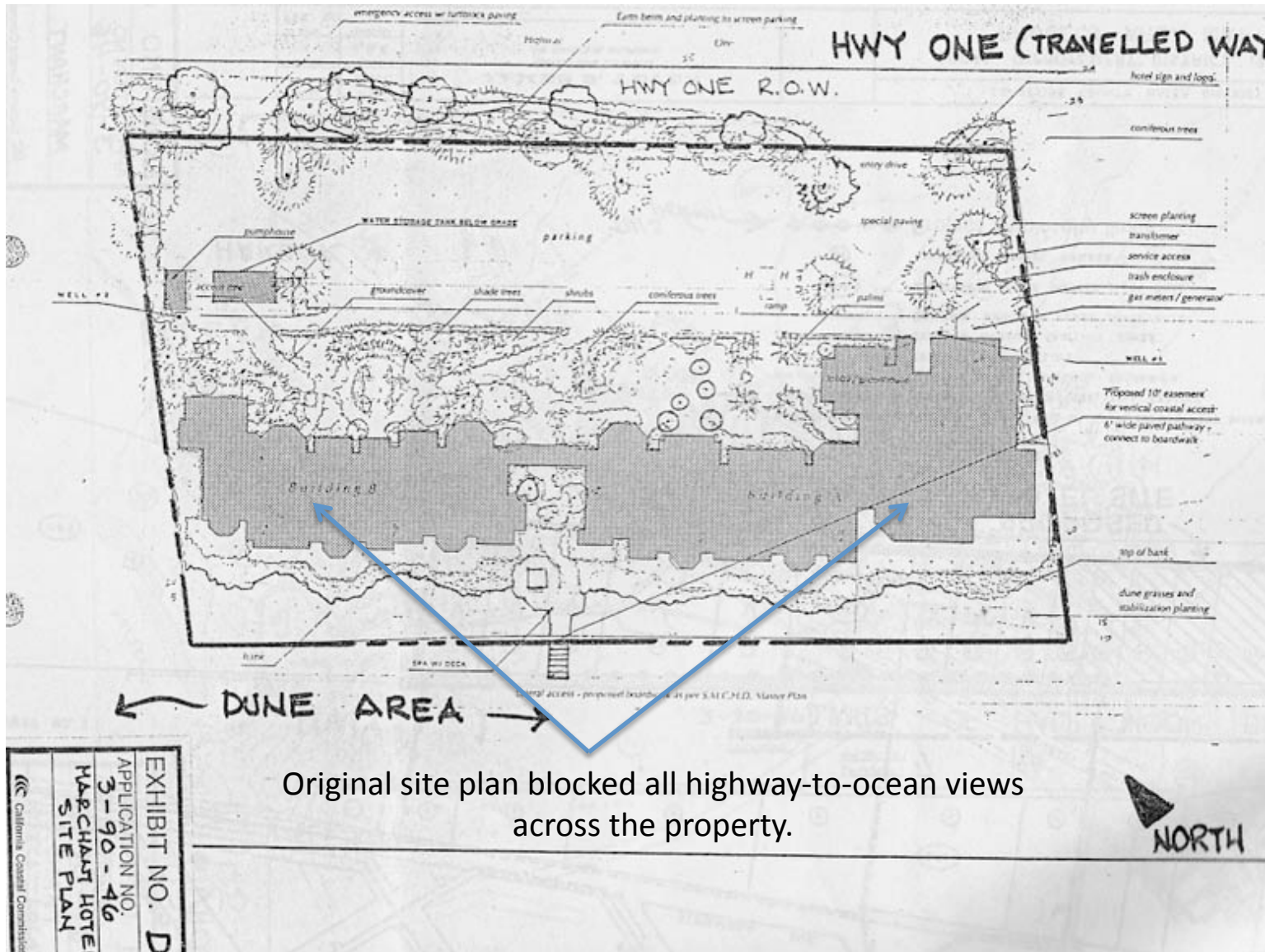
LCP Policy 8.12.b – Locate and design new development ***and landscaping*** so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.

Poor landscaping choices can sabotage building design efforts to preserve views, as was the case with the Beach House Hotel (next 3 slides).

Beach House Hotel (Marchant Enterprises)

Half Moon Bay approved 3-story, 54-unit hotel in 1989.

Project appealed to Coastal Commission in 1990.

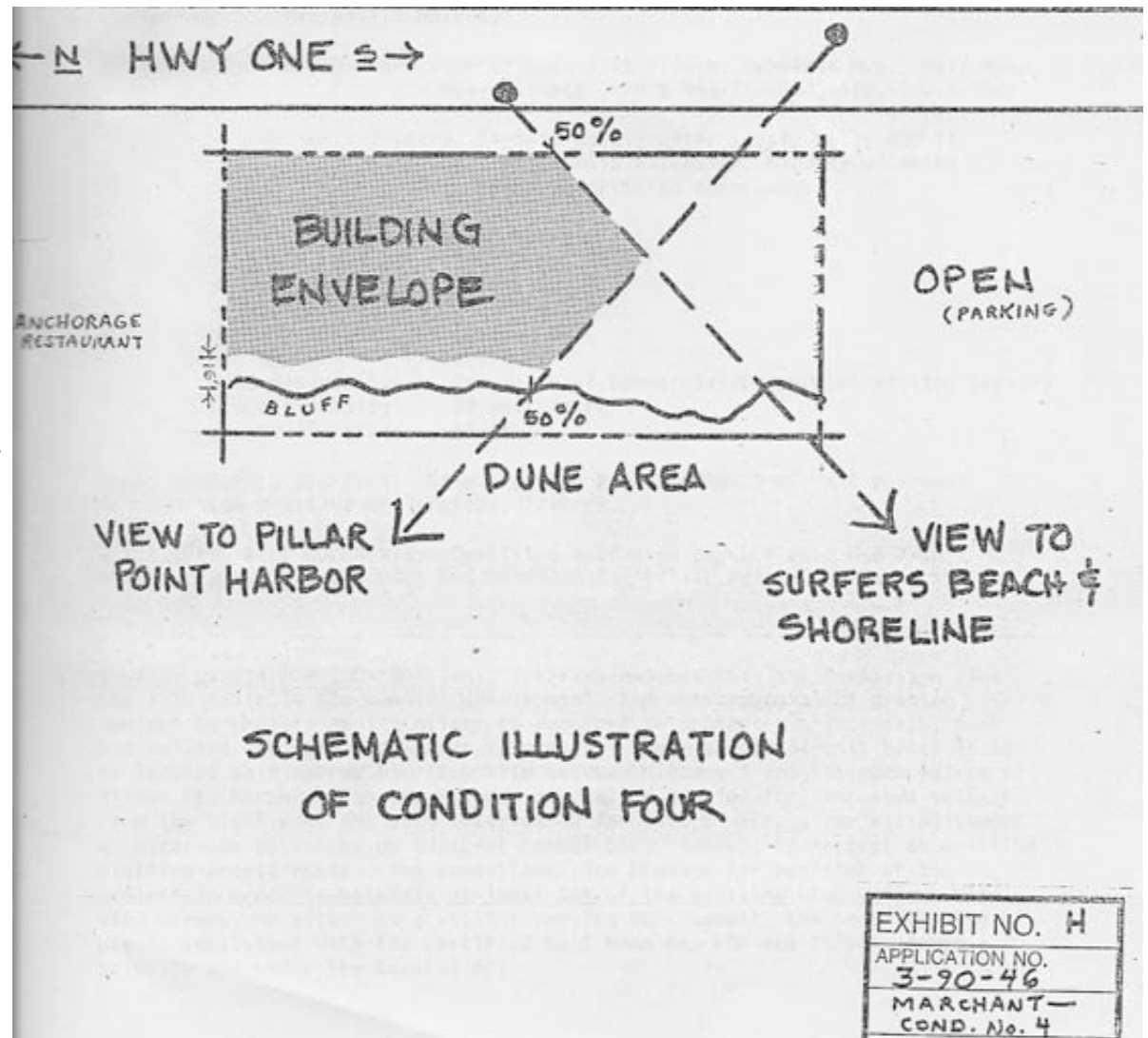


Original site plan blocked all highway-to-ocean views across the property.

CA Coastal Commission
1990 Conditions of Approval:
(Marchant Enterprises)

#4: Plan revision for scenic
resource protection:
Move building envelope
to retain unobstructed ocean view
from Highway 1 across southern
portion of the property.

#7a: ..deletion of plantings which
would block seaward views from
Highway 1.



Beach House Hotel:
Major redesign allowed for
view corridor, but
inappropriate landscaping
blocks public ocean views.

