

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Chris Johnson **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Laura Stein** **Dave Olson** **Claire Toutant**
Chair Vice-Chair Secretary Treasurer

Date: June 8, 2016

To: Olivia Boo, Project Planner
Cc: Renée Ananda, CCC Coastal Program Analyst
From: Midcoast Community Council/ Chris Johnson, Chair

Subject: PLN2016-00061, After the fact CDP for fence, Nevada Ave, Moss Beach

The Midcoast Community Council requests that this after the fact CDP fence permit be modified to include conditions that the fence be lower and more open to restore the views of Fitzgerald from Nevada Ave (see attached photos).

The 6 foot high, 25 foot long fence built from solid planking is located between the ocean and the nearest road (Nevada Ave.). The fence blocks highly valued views of the Fitzgerald Reserve and the ocean. LCP Sections 8.5 and 8.13 appear to be applicable. These coastal views are highly valued by all who pass by in a neighborhood that draws many coastal visitors to the Fitzgerald Marine Reserve.

There are many visitors to this area due to the Reserve, and over the years, many have stopped to look at the views that this fence now blocks.

While normally, a fence set this far from the property line could be built to a height of 6 feet, the views that are blocked by this fence should not allow for a fence higher than 4 feet, and the fence should be substantially more open so that the views are not blocked.

As precedent, please see PLN2015-00445 where a fence permit was modified because it blocked views. The fence at 263 Nevada blocks views even more than the fence on Magellan Ave. (PLN2015-00445).

MIDCOAST COMMUNITY COUNCIL
s/Chris Johnson, Chair



View from the edge of Nevada Ave., looking across the fence



View of ocean from top of fence