

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: WWW.COASTAL.CA.GOV



June 18, 2016

Olivia Boo  
San Mateo County  
Planning and Building Department  
455 County Center  
Redwood City, CA 94063

**RE: Project Referral PLN2016-00061 (Crisp) –263 Nevada Avenue, Moss Beach San Mateo County**

Dear Ms. Boo,

Thank you for forwarding the project referral (we received on 5/27/2016) and the requested additional project information (received on 6/8/2016) for County Planning File PLN2016-00061. The applicant is seeking a Coastal Development Permit and After-the-Fact authorization of an existing 6-ft. tall, 25-ft. long redwood fence that extends along the front yard of property (APN 037-112-140) located adjacent to 263 Nevada Avenue in Moss Beach. The project also includes the merger of two parcels (APNs 037-112-130 and -140) that are owned by the applicant.

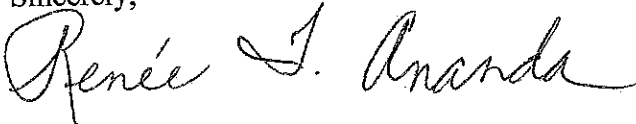
The Local Coastal Program (LCP) provides for the protection of visual resources within the Coastal Zone. The proposed project must be evaluated for consistency with LCP Policies 8.12 and 8.13, as the proposed project site is located within the coastal zone (specifically between the first public road and the sea). LCP Policy 8.13(a)(5) outlines special design guidelines for coastal communities, which includes Moss Beach, and requires that development, to the extent feasible, be designed to minimize the blocking of views to or along the ocean shoreline from coastal roads. Similarly, LCP Policy 8.12(b) requires new development be designed so that ocean views are not blocked from public roads. The sights from the public road at this location include a picturesque view of the ocean. We recommend the County evaluate potential impacts the fence may have on ocean views from public roads; and consider alternative fence designs which would provide for spacing on the upper portion of the fence or between the slats which would at least allow for partial view of the ocean from Nevada Avenue. The County must additionally review the fence's consistency with LCP Section 6565.20(F) that requires site fencing should complement and enhance the design of the home while harmonizing with the overall character of the neighborhood.

Should the merger of the two parcels (which would create one parcel over 20,000 square feet) not be approved, the fence shall comply with the height limits specified in LCP Section 6412(a), which restricts the height to four (4) feet.

Olivia Boo, San Mateo County  
PLN2016-00061 (Crisp)  
June 18, 2016

Please feel free to contact me regarding these comments. You can reach me by telephone at 415-904-5260; in writing at the address listed in the letter head; or via e-mail at [rananda@coastal.ca.gov](mailto:rananda@coastal.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Renée T. Ananda". The signature is written in black ink and is positioned above the printed name and title.

Renée T. Ananda  
Coastal Program Analyst