

Midcoast Community Council

A Municipal Advisory Council to the
San Mateo County Board of Supervisors
Post Office Box 64
Moss Beach, CA 94038

8 January 1996

Mr. Paul Koenig
Building and Planning Department
County of San Mateo
County Government Center
Redwood City, CA 94063

re: Proposed Development at 2009 Vallemar, Moss Beach

Dear Mr. Koenig:

The Midcoast Community Council has considered the recommendations of its Planning and Zoning Committee regarding a proposed home at 2009 Vallemar, which proposes using a portion of The Strand for permanent vehicle access. The Council also reviewed photographs and building plans for this site, and several members have visited the site personally.

At our 27 December 1995 meeting the Council unanimously voted to forward the attached recommendations of our Planning and Zoning Committee. The Council is concerned that vehicle traffic along the blufftop will contribute to erosion and slope failure. The County recently abandoned a portion of Ocean Boulevard in Moss Beach because the road could not be maintained. We are also concerned about potential future taxpayer liability, if this proposal is permitted as requested, to artificially shore up the cliff face or to compensate the property owners if their dwelling is damaged by cliff-top retreat. In addition, the Montara Sanitary District maintains a sanitary sewer line serving Moss Beach that runs along this cliff-top and would be destroyed by erosion or cliff failure. The proposed building apparently violates cliff-top set-back requirements and current zoning ordinances for side yard set-backs.

The property is in common ownership with an adjacent parcel providing direct access to Vallemar, on the other side of the parcel from the eroding cliff-top. We strongly urge you to require access and an easement across that parcel. The Chair of our Planning and Zoning Committee is Elisabeth Vespremi, who can be reached at the Council's mailing address or at (415) 728-9260.

Sincerely,



Jim Marsh, Chair

Paul Perkovic, Councilmember

enc.

cc: Property owner of 2009 Vallemar

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