

## MidCoast Community Council

P. O. Box 64, Moss Beach, CA 94038

December 14, 1994

Susan Heiser, Project Planner  
San Mateo County Planning and Building Division  
590 Hamilton Street  
Redwood City, CA 94063

RE: #USE 90-9, #CDP 90-45

Dear Ms. Heiser:

Thank you for your November 9, 1994 presentation to the Midcoast Community Council regarding Mr. Michael Murphy's application for a Use Permit for a bed-and-breakfast facility on his property in Miramar.

As you may recall, a number of owners of neighboring homes expressed concern about the location of the project on Medio Creek, fearing that it will eventually necessitate the construction of rip-rap or comparable system to prevent soil erosion. The homeowners felt that such construction would be environmentally and visually detrimental.

After considerable discussion, the Council recommended that it be specifically stated in the findings of the Planning Commission, if the project is approved, that the owner will not be guaranteed future approval of rip-rap construction, and that the risk of loss by erosion will be assumed by the owner. The Council further recommended that a deed restriction to this effect be recorded against the property, and that in the event the owners apply for a permit for rip-rap construction in the future, the MidCoast Community Council should become the lead agency in soliciting community input for the Environmental Impact Report information gathering session. This recommendation was approved by a 5 - 0 vote of the Council members, with one member abstaining.

Again, we thank you and your agency for your willingness to work with us on matters of interest to our community.

Sincerely,

James Marsh, Council Chair

Copies: MCC  
Michael Murphy