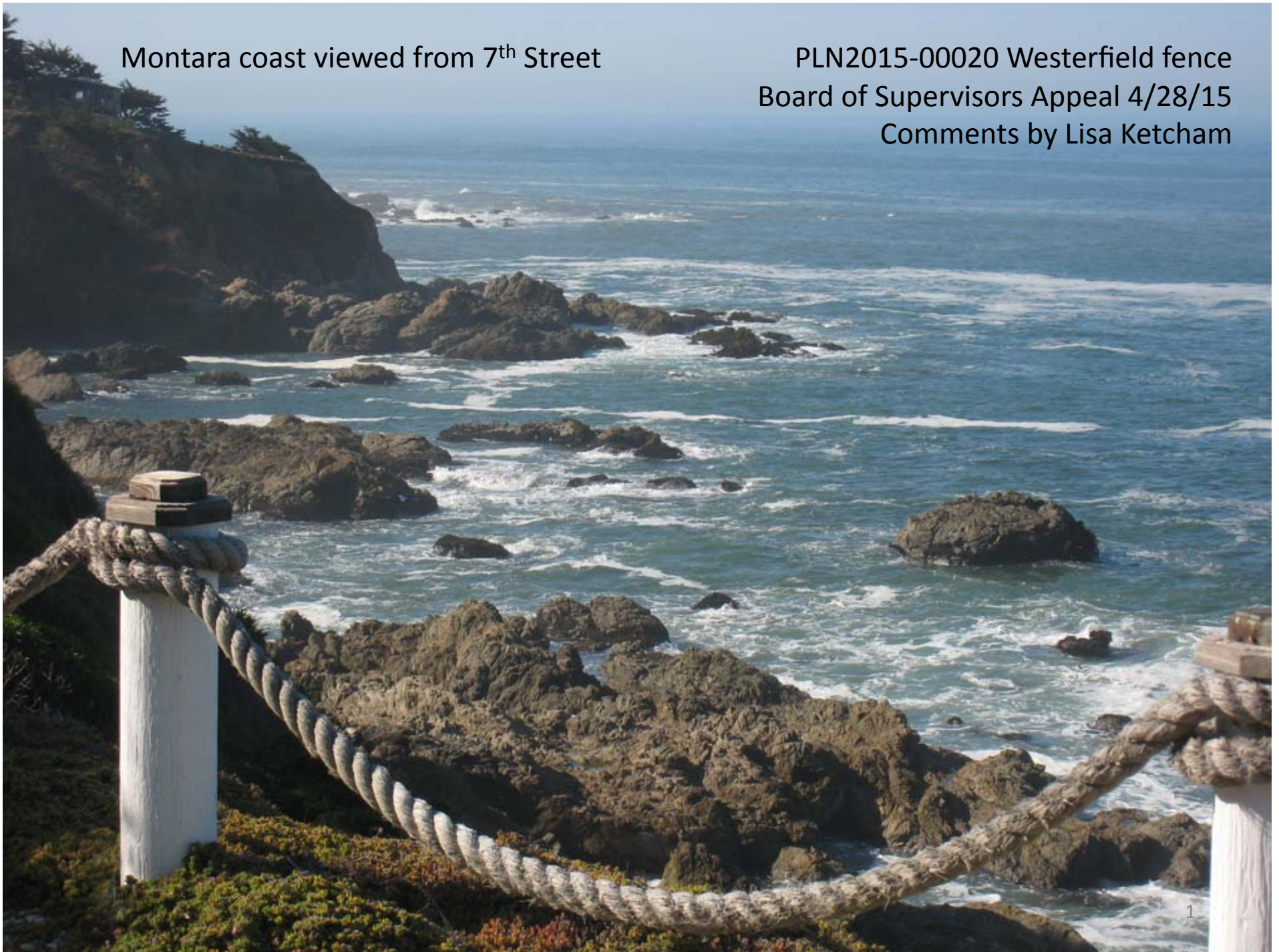
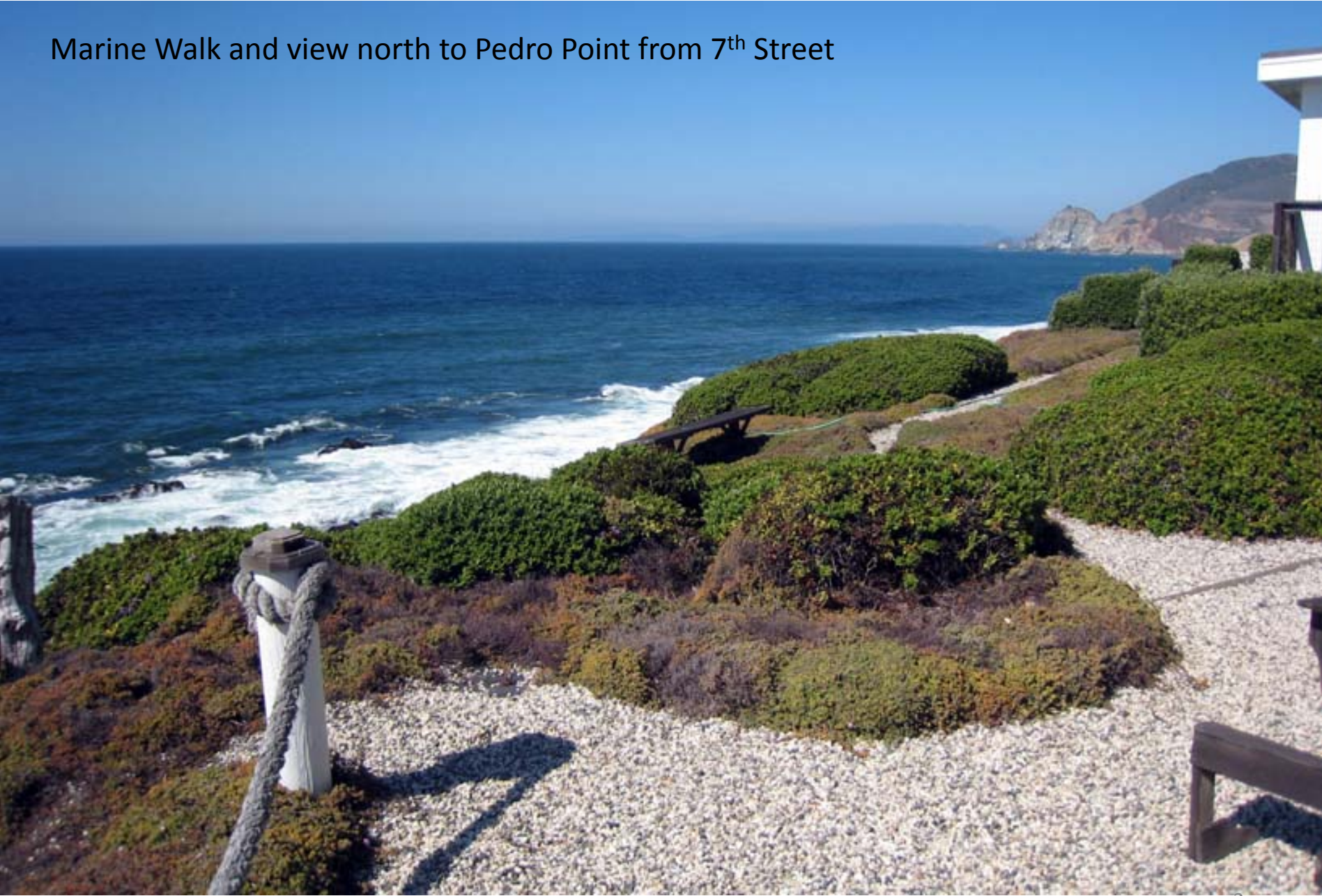


Montara coast viewed from 7th Street

PLN2015-00020 Westerfield fence
Board of Supervisors Appeal 4/28/15
Comments by Lisa Ketcham



Marine Walk and view north to Pedro Point from 7th Street



7th Street ROW is lined on both sides by pollution reduction swales, driveways, culverts, and private landscaping to prevent erosion on this steep street, all of which provide a useful public benefit, including the retaining wall to protect the root area of a significant cypress tree (a).

None of these encroachments fences off part of the public ROW for private use, except the existing & proposed fences fronting 101 7th Street on the coastal bluff.

The south half of the right-of-way west of the wall has eroded away.

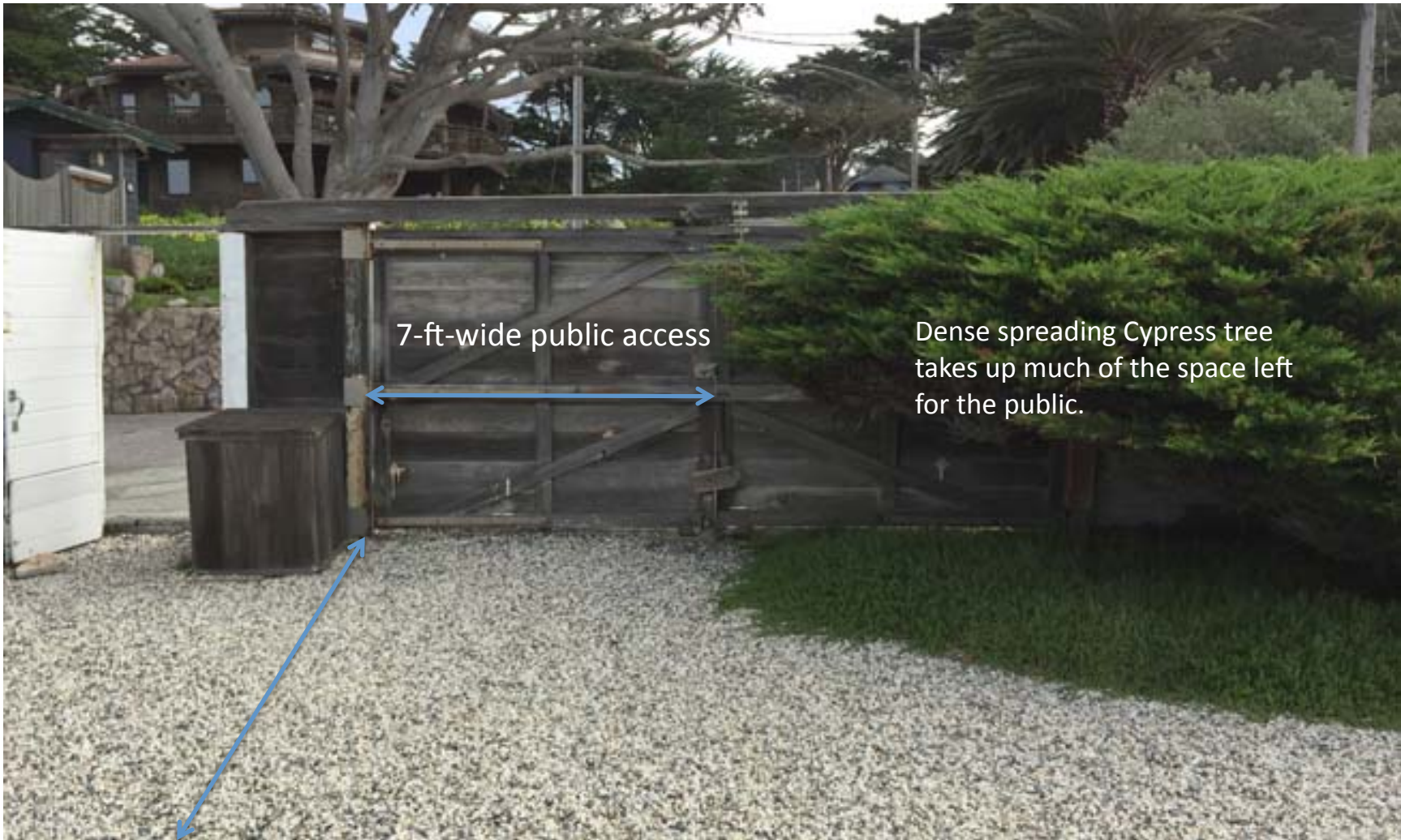




Applicant proposes new fence 10.5 ft into ROW here.

- 1 -- Former garage on right has 11.8-ft front setback; rest of house has 23-ft front setback. Large back yard.
- 2 -- Mature landscape shrubs encroach ~5 ft into ROW, giving privacy and front yard definition.
- 3 -- Access pathway leads through landscaping to front porch and door.
- 4 -- 6-ft-tall hedge from house to gate (16 ft) makes that fence section redundant.

Compromise: Locate new fence across front of existing landscaping which encroaches ~5 ft into ROW.
This provides 150 sq.ft. of extra buffer and avoids the awkward chopped-up look of the proposed fence line.



Proposed new fence cuts across public vista point cherished by local residents, closing off ~300 sq.ft. of coastal bluff in 7th Street ROW for private use.

Suggested Modification:
Locate new fence 5 ft left at hinge post of white gate which is also the edge of resident's encroaching hedge.

View from Marine Walk near 7th Street

