

From: "Eric Peterson" <peterson390@comcast.net>
To: <Planning-Commission@smcgov.org>
Date: 2/16/2015 5:55 PM
Subject: Montara 7th St fence

Regarding the Montara 7th St. fence issue, please:

PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus "fence" that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant's house.

Eric Peterson

PO Box 371209

420 Farallone Avenue

Montara, CA 94037

From: Avis <boutella@pacbell.net>
To: <Planning-Commission@smcgov.org>
Date: 2/17/2015 4:41 AM
Subject: 7th st.

Please open our coast to the public.

PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus “fence” that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant’s house.

Avis Boutell
Moss Beach

From: Fleur Byrdler <fleurbyrd@gmail.com>
To: <Planning-Commission@smcgov.org>
Date: 2/17/2015 10:43 AM
Subject: Montara 7th St fence

PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus “fence” that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant’s house.

From: "Dodd, Marylin" <Marylin.Dodd@ucsf.edu>
To: "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>
Date: 2/17/2015 10:55 AM
Subject: Permit and support for PN 2014-00302 and PLN2015-00020

Dear San Mateo County Planning Commission, Please remove entirely the fence on 7th street in Montara. It's been an eyesore for years!

And please locate the new fence proposed by the home owner who built the 6 foot fence in the first place, within the private parcel, not in the public right of way.

Sincerely yours,

Marylin Dodd and Anne Hughes

194 11th Street, Montara

From: George Deasy <georged335@aol.com>
To: <Planning-Commission@smcgov.org>
Date: 2/17/2015 11:02 AM
Subject: 7th Street Fence permit/MCC Meeting 2/22/2015

I am a Montara resident with a concern that this homeowner is trying to upgrade and use property that they are not entitled to use. The right of way is for all not just for the few. The resident is in violation and should be directed to comply with the right of way directive and remove the illegal fence.

Thank you for your attention to this,
George Deasy
377 8th street
Montara, CA 94037

PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus “fence” that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant’s house.

From: Simmin Taleghani <simmint@icloud.com>
To: "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>
Date: 2/17/2015 12:21 PM
Subject: 7th street fence

I strongly believe that the entire fence should. Be removed, since it is PUBLIC right of way and not private property. This has been going on too long, let's make it right and make it real public land no restriction.

Thank you
Simmin Taleghani

Sent from my iPad

From: sudi Taleghani <sudi@redpomegranate.net>
To: "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>
Date: 2/18/2015 8:44 AM
Subject: 7th St fence removal

For years I have thought that this was a legal fence, I am amazed that it has taken this long to bring this to the community attention. I will attend the meeting to hear what is going to be said and done about this. Please help to resolve this issue. Sudi Taleghani 552 Palma St El Granada, Ca
Sudi Taleghani
650 728-5614
www.redpomegranate.net

From: Diana Purucker <diana_purucker@yahoo.com>
To: <Planning-Commission@smcgov.org>
Date: 2/20/2015 11:44 AM
Subject: 7th St. Montara fence

Hello,

As a long time resident of Montara, I'd like to weigh in on this issue. Please consider the commons:

PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus "fence" that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant's house.

Thank you,
Diana Purucker

From: Lisa Ketcham <lisa.ketcham@comcast.net>
To: Planning Commission <planning-commission@smcgov.org>
CC: Heather Hardy <hhardy@smcgov.org>, Don Horsley <dhorsley@smcgov.org>
Date: 2/20/2015 4:17 PM
Subject: 7th Street Montara fence permits Feb 25
Attachments: MontCoast-petition-comments.pdf; 2015-01-28-MCC-PLN2014-00302.pdf;
2015-01-28-MCC-PLN2015-00020.pdf

Planning Commissioners,

PLN2014-00302 and PLN2015-00020 may seem like very small projects for fencing and guardrails, but they are very important to the MCC and many members of the community who have worked for years to open up the coastal end of 7th Street to the public. MCC comments to the planner are attached here. We will be sending you a followup PDF of images and comments this weekend in reply to the staff report.

MCC has an issues page on Montara Coastal Access & Views,
<http://www.midcoastcommunitycouncil.org/montara-coast/>
<<http://www.midcoastcommunitycouncil.org/montara-coast/>>

There is a community-based online petition to the Board of Supervisors with over 400 signatures,
<https://www.change.org/p/supervisor-don-horsley-restore-protect-public-coastal-access-via-montara-streets>
<<https://www.change.org/p/supervisor-don-horsley-restore-protect-public-coastal-access-via-montara-streets>>

Attached is a PDF of personal comments from many community members.

Thank you for your consideration,
Lisa Ketcham, Secretary
Midcoast Community Council

Recipient: Supervisor Don Horsley, Supervisor Carole Groom, Supervisor Dave Pine, Supervisor Warren Slocum, Supervisor Adrienne Tissier, and San Mateo County Board of Supervisors

Letter: Greetings,

Please uphold the Midcoast Local Coastal Program and put a higher priority on protecting coastal ends of county streets and rights-of-way for public benefit. Please act now to restore the picture-window shoreline view that should be the end of 7th Street by revoking the encroachment permit and removing the wall. Please enforce the right of non-motorized public access to blufftop views at the coastal end of 5th Street by requiring removal of unpermitted encroaching development and private property signage.

Comments

Name	Location	Date	Comment
merideth lamont	el granada, CA	2013-07-18	Ocean views and access should be protected. We are lucky enough to live near the sea so must be guardians for all citizens.
Laura Stein	El Granada, CA	2013-07-18	The California Coastal Act is specific regarding the protection of scenic views: the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. I view this petition as a request to County staff as well as Supervisors to partner with the MCC/Community to support and ensure the implementation of Coastal Act policies and our LCP.
Avis Boutell	Moss Beach, CA	2013-07-18	Our beautiful coast should be shared by all.
Gale Rhoades	Woodland, CA	2013-07-18	The coast should be available to everyone, not just an entitled few.
Barbara Kossy	Moss Beach, CA	2013-07-18	Coastal views are an important public asset and resource and must be aggressively protected.
Kenneth King	Half Moon Bay, CA	2013-07-18	It is environmentally friendly if I am able to walk and exercise near my home without driving great distances.
J.F. DeMouthe	san francisco, CA	2013-07-18	people in Montara and Moss Beach have been taking over public land, including dead-end streets and the Strand, for private use. This is unfair to everyone and may invoke liability for the County.
Bern Smith	San Francisco, CA	2013-07-18	I lived Coastside for almost 25 years, and worked to increase and defend public access to places like this. We can do better - but at the very least we must preserve the existing right of access that we collectively established decades ago.
JanFreya Didur	Moss Beach, CA	2013-07-18	public access should not be denied to public places; isn't that why we have them?
Robert Kline	El Granada, CA	2013-07-18	The Local Coastal Plan dictates that the coast side and it's view properties be available to everyone not just a few property owners who take advantage of the situation.
Peter Andriani	Dublin, CA	2013-07-18	I love picking the sour grass and enjoying it while sitting on the bench overlooking the coast. The view is amazing and it would be a shame to close this area to the public.
Mike Jones	Durban, South Africa	2013-07-18	Coastal access is a public right by law. It is shameful that individuals are being allowed to claim as their own something belongs to everyone.
Sam Stanwyck	Palo Alto, CA	2013-07-18	Coastal access is a RIGHT for all Californians
Kerri Kemp Gardner	El Granada, CA	2013-07-18	Beach access is a natural resource that needs to be available to all people, not just those that can buy it !! It is a slippery slope to allow anyone to prevent access to beaches especially those, such as thes, that have been open in the past. These beaches where accessible not so long go. .
Mary Larenas	Moss Beach, CA	2013-07-18	I support preservation of coastal access and coastal view protection.
Harriet Barbanell	San Francisco, CA	2013-07-18	the public should have access to this area. It is public land!
Patricia Stevenson	Moss Beach, CA	2013-07-18	It's important to keep all public access points open... if we let people seal them off as private, more and more will follow the same practice... the coast should be enjoyed by everyone. Especially when it's supposed to be public. Those homes were bought knowing that was not their property to block.
patrice morrissey	montara, CA	2013-07-18	It's not about me rather it's about an open corridor.public property and good for commerce.the public comes to the coast to enjoy our coastal views.they belong to all.not just a few

Name	Location	Date	Comment
Marlene Tavassoli	burlingame, CA	2013-07-18	This is a public access area and not intended for private individuals to take over and take away views and the right to access the shoreline. These are PUBLIC VIEWPOINTS not private property.
James Montalbano	Montara, CA	2013-07-18	The County of San Mateo needs to do its job, enforcing the laws and regulations that protect Coastal Access to all residents of our community.
Sheila Gill	Montara, CA	2013-07-18	public access to public land should be implemented
Chris Cee	Montara, CA	2013-07-18	Much more needs to be done to preserve the views. The condition of the foot of 7th St is unfortunately quite difficult over views, access per subdivision map and danger of undermining or sliding, even to the extent impermissible private remediation has been attempted on the coast itself outside the property line.
Louise Lazzari	Montara, CA	2013-07-18	I am a firm believer that all public access to our coastline should be kept open! "Public" means all of us, not just a privileged few homeowners.
Kathleen Sussman	Montara, CA	2013-07-19	The coast belongs to all people to enjoy!
Martin Stein	el granada, CA	2013-07-19	Coastal views are important for the local economy. Everyone should be able to experience the beauty of our environment. That people just annex public property for their own enjoyment, preventing public access is worse than stealing.
Diane Brosin	Moss Beach, CA	2013-07-19	The Coastal Commission proposition passed because the citizens wanted free access to the coastline. Access to the coast can't belong to the few who live near by. It belongs to all of us!
Carl May	Montara, CA	2013-07-19	One of the big motivations people had to vote for Prop. 20 (which mandated the creation of the Coastal Act) was to ensure public access to the coastline that state and local government was not protecting. Forty years later, we are still trying to get government to own up to its responsibilities on the coast. Denial of access to the viewsheds from the ends of the public street stubs in Montara is yet another example of county foot-dragging and malfeasance in the face of coastal statutes.
Michael Liang	Moss Beach, CA	2013-07-19	Because access is for everyone to enjoy!
R. F. Brown	Moss Beach, CA	2013-07-19	The privileged few cannot arbitrarily determine the rights of the common person.
kathryn slater-carter	Montara, CA	2013-07-19	Uphold the Local Coastal Program and Coastal Act
Ty Wood	Moss Beach, CA	2013-07-19	Access belongs to taxpayers and is not to subsidize one particular resident's property.
dana kimsey	half moon bay, CA	2013-07-19	The streets violate coastal view corridor rights, coastal access rights. This looks similar to the Marin's Beach debacle
James Benjamin	Half Moon Bay, CA	2013-07-19	Development in the Coastal Zone should comply with all LCP and Coastal Act policies, including the recognition of the value of viewshed as a form of Coastal Access.
sabrina Brennan	Moss Beach, CA	2013-07-19	Please provide coastal access.
Larry Giacomino	Montara, CA	2013-07-19	I have lived here for 60 years and have always been able to access the rocky shore through the Gowan's old residence.
Nancy Wilder	Montara, CA	2013-07-20	Access to coastal areas is not only for a privileged few.
Marcella Russell	Moss Beach, CA	2013-07-20	Having public views of the ocean is vital. This should not be blocked or taken by the private person. We need to see the ocean!
Deborah Olson	Sunnyvale, CA	2013-07-20	As a Calif. resident, I would like access to that beach.
James McGuinn	Brentwood, CA	2013-07-20	To at least have the opportunity to view the beautiful coastline if I wish to.
Matt Brown	Moss Beach, CA	2013-07-20	Coastal access is for all of us. We have to keep the access points open.

Name	Location	Date	Comment
Leonard Woren	El Granada, CA	2013-07-22	The Coastal Initiative and the Coastal Act declared that the public has substantial rights to the coast and that there are limits on what private property owners are allowed to do. Why do so few people in positions of authority in San Mateo County care about proper enforcement of the Coastal Act?
Bill Kehoe	Moss Beach, CA	2013-07-22	As you well know, in 1972, the citizens of California through the initiative process, overwhelmingly voted for Proposition 20 to protect coastal access. And in 1976, the California Legislature passed the Coastal Act which extended coastal protections. It is the San Mateo County's duty to enforce the Local Coastal Program and ensure that our coastal access remains unimpeded. Save our views and protect our legacy.
Joanna Vernarecci	Carson City, NV	2013-07-22	I am an native San Franciscan and have spent many years on enjoying the Montara coast. To shut off this bluff for the benefit of one individual is both illegal and unfair to everyone else that has the right to enjoy it.
Lee-Ann Ticktin	Bethesda, MD	2013-07-22	As a former resident of the area, I think having access is very important, especially for local residents. It belongs to everyone. Thank you.
Ric Lohman	Half Moon BAY, CA	2013-07-22	Let's be fair to everyone. Coastal resources are for everyone, not just a few
Mike Sims	Moss Beach, CA	2013-07-22	Coastal access is for everyone and should be kept open.
Beihua Kehoe	Moss Beach, CA	2013-07-22	The local community and visitors deserve the access to ocean views and beaches.
Mark Center	Murrieta, CA	2013-07-22	Isn't this obvious.
Fayden Holmboe	Half Moon Bay, CA	2013-07-22	The coastal view corridor and a trail access is being cut off to many of our residences Hopefully this will be a statute to help more of us
Paul Bowman	Moss Beach, CA	2013-07-22	Public right of way
Lori Hofmann	Montara, CA	2013-07-22	Public access is important to everyone including future generations. I am 4th generation HMB. I have witnessed too many situation of misuse of power and a sense of entitlement instead of what is best for all the people. Nature is not a museum. It is ours to honor and have stewardship of care.
Mildred Oberkotter	Moss Beach, CA	2013-07-22	Openness to Nature areas such as beaches, parks, etc.
Mike Burlison	Roseville, CA	2013-07-23	I grew up on the coast and still visit frequently.
William Klingenberg	Vian, OK	2013-07-23	I was raised in Moss Beach and Montara. I am the 3rd generation do have done so. We always had access for fishing and enjoying the access points in both communities. The thought of my access when I travel back home outrages me that a private homeowner can block me from accessing beaches that have always been open to the public. San Mateo needs to enforce Public law and remove any partitions that impede public access. If the county board cannot follow public law maybe a class action law suit should be filed against the county and the home owners who have illegally blocked access.
Del Harvey	Chicago, IL	2013-07-23	I always think of Half Moon Bay as home. It's a place that I think of as being unspoiled by houses lined up along the cliffs, blocking access to ocean or mountains. It's important because we all need these "wild" places so that we can clear our heads and be free of civilization for a little while, if only from time to time. Go build and sell houses somewhere else. Leave one thing unspoiled, please.

Name	Location	Date	Comment
Rob Tillitz	Fair Oaks, CA	2013-07-23	Though I live in the Sacramento area, it is only because of work. I grew up on the Coastside, first in Pescadero then Montara. I also commercial fished out of Princeton for many years. Before fishing commercially, I spent most of my free time diving and fishing the coast mainly around Montara and Moss Beach. I still go to visit the coast every chance I get and am frustrated by the continued strangling of access. It's impossible to plan anymore because every time I want to fish or beachcombe or take photos of tide-pools, I have a hard time finding access. AND NOW YOU WANT TO TAKE MORE....WHO IN THE HELL ARE YOU TO TAKE AWAY OUR INHERENT RIGHTS TO VISIT THESE PUBLIC AREAS? Teddy Roosevelt did so much to make America the Beautiful a place that all could enjoy in perpetuity.....you need to take a lesson from his work, because what you are doing is the opposite. You are throwing the baby out with the bath water. Here's what I say: If you shut off all access to these areas, then we need to shut off your paychecks cause you've got nothing more to do, nothing to regulate.
Donna Marie Dias	Citrus Heights, CA	2013-07-23	I grew up on the coast and it was my home for close to 45 years. We were responsible and free to access OUR BEACHES.
Kerry Cochran	St. David, AZ	2013-07-23	As a child growing up on the coastside, we all benefited from open space and the ability to access the ocean. However, time & development are encroaching and it is time to protect this unique environment for all to enjoy.
Renee Cunha	Reno, NV	2013-07-23	These beaches need to be left open to the public.
Christopher Lyman	Eureka, CA	2013-07-23	Private landowners in this case have no right to deny public access. The public has the right to demand access in this circumstance.
Dave Olson	Montara, CA	2013-07-23	The views here are stunning, particularly the unusual granite reefs. They should be visible to everybody, without having to go through tall fences, or risking the anger of adjacent property owners when using public rights of way.
Candace Wegner	San Carlos, CA	2013-07-23	The California coast needs to be for all to enjoy...not for the few like the east coast.
Fran Pollard	El Granada, CA	2013-07-23	This is important because the Coast, ocean and beaches belong to everyone.
Lisa Ketcham	Moss Beach, CA	2013-07-23	To fully understand, you have to go there, to the ends of 5th and 7th Streets on the Montara bluffs. Stand there and take it all in, sight, scent and sound, high above the waves and jagged shoreline. What a treasure this coastline is. What a shame the public is shut out, that the County won't protect this access that was dedicated to the public in 1907.
Merrill Bobele	El Granada, CA	2013-07-23	Sent from Australia. This may be a duplicate: This has clearly been a violation of the Coastal Act for many years and should have been corrected by the Board of Supervisors because access to our San Mateo Coast should be available to our residents as well as visitors! Please take the necessary action to correct the situation in Montara. Thank you.
Pamela Cattich	El Granada, CA	2013-07-23	The street shouldn't block coastal access.

Name	Location	Date	Comment
mike warner	El Sobrante, CA	2013-07-23	Kids know how to get around fences so I don't worry about them finding access. But most adults tend to shy away from from what they think is trespassing or invasion of private space. The stucco fence is a symbol of a private lair and is an invasion upon public egress. Imagine all the inspiration this viewpoint could give residents and visitors? Imagine the real human experiences that never happen. County Supervisors, please re-open this viewpoint.
Gale McIntosh	Montara, CA	2013-07-23	The views of our coastline are precious and should remain open and accessible as they belong to everyone.
Steven Ortez	St George, UT	2013-07-23	I was born in Moss Beach Grad. from HMB H.S. the views that are HERE are a joy to everyone that comes. I am so sad that it's gotten to this point! the views are magnificent! keep them for all to enjoy!
Barbara Stearns	San Rafael, CA	2013-07-23	Blocking the coastline view behind 7th Street is unfair and unnecessary. Tear down that fence!
Jim Crotty	Aguada, PR	2013-07-24	As a former Coastsider who visits the area periodically I support increased public access to the coast.
Kimberly Albanese	San Francisco, CA	2013-07-24	It is important to keep PUBLIC ACCESS to ou PUBLIC BEACHES even if it is just a view. Our beaches are for everyone, they are not private property
Kathy Dennis	Eugene, OR	2013-07-24	I grew up on the Coastside, along with my siblings and friends we always enjoyed the ability to have access to the beaches up and down the whole area. I have read where many of these public accesses are now blocked to the public. This ruins the beauty of the Coastside and prevents the current generation from enjoying what is rightfully public access.
Dan Haggerty	El Granada, CA	2013-07-24	The costal views are precious to all and should not be blocked illegally. Enough said?
Linda McMaster	Montara, CA	2013-07-24	The view corridors should be for everyone to enjoy, that is why people live here and why people visit.
Gerry Kane	MOSS BEACH, CA	2013-07-24	I lived at the intersection of 7th St and Hwy 1 in Montara for 2 years and was more than once yelled at for trying to get past these private barriers to the beach. They need to be open to all.
Deborah Lardie	montara, CA	2013-07-25	Please support the LCP and give residents the coastal access that is rightfully ours...
Neil Merrilee	Half Moon Bay, CA	2013-07-26	Public access to the coastline, and coastal views are important.
Andrew J Geiser	Montara, CA	2013-07-26	We should have access to the beautiful bluffs. Throughout Montara, people have encroached on the public right of way to the point we have many one lane streets.
Robert McLaughlin	Moss Beach, CA	2013-07-26	It is important that land owners not be allowed to encroach onto public lands and alter these lands for their own personal interests. Blocking public access addressed by this petition is one element of an issue that includes other issues such as rip-rapping cliffs and natural exposures in county and state park lands, etc.
Judy Hensley	San Francisco, CA	2013-07-27	Access to the coast needs to be a high priority for the County. The view of the coast also needs to be open to the public.
Margaret Snively	Citrus Heights, CA	2013-07-27	California's coast is in the public domain. Eliminating access by having the wealthy close the access goes against the coastal commission mandates.
Nico Martin	South San Francisco, CA	2013-07-29	Coastal views must be protected for the enjoyment of the public, especially if it's public land

Name	Location	Date	Comment
Amy Boyette	San Francisco, CA	2013-07-29	I lived for 12 years in HMB and now I live in SF... The coast is a beautiful place but it will be destroyed if we don't take care of it. Also, I detest people that put their own greed before that needs of others and the planet. Stop the flagrant abuse or others will follow suit and we will lose the coast to those that only see to their own needs.
Toni Corelli	Half Moon Bay, CA	2013-07-29	Access to public land
Matsumoto Soichiro	Japan	2013-07-30	A dear friend of mine wants me to do this if I agree with the reason for the petition, and I do.
Claudia Reinhart	Pacifica, CA	2013-07-31	We all should have access to the coast
Jennifer Harden	Half moon bay, CA	2013-07-31	We voted for this. Help represent our wishes.
Scott Lueck	Montara, CA	2013-08-01	Montara is my community and its public resources should be open to anyone
Chris Johnson	El Granada, CA	2013-08-02	It is important to protect public coastal access and to hold everybody accountable to the same set of rules. Selective enforcement of certain rules, especially when that selective enforcement seems to favor the special interests of a privileged few, diminishes the credibility of enforcing entities and weakens the overall integrity of a society based on a system of laws.
Tom Ballantyne	Montara, CA	2013-08-02	We must not allow coastal access to be obstructed by scofflaws. The county should be vigilant against the theft of public property.
martin sussman	Montara, CA	2013-08-03	the public right to share and care for the beauty and integrity of public spaces
Daniel Whelan	San Francisco, CA	2013-08-04	I believe in coastal access to the public. I've seen the wealthy in New England exclude access to the public and it is a shame.
Chris Vance	Montara, CA	2013-08-08	The public has long had access to coastal lands. To block this access is wrong.
jack macdonald	montara, CA	2013-08-09	Montara residents would like to have access to our beautiful coastal views at 5th and 7th Streets. Thanks to all of you for helping to make this possible.
Dan Livak	El Granada, CA	2013-08-10	public access means public access
Steve Terry	El Granada, CA	2013-08-10	Preservation of access to beach views and beaches generally.
James Giacomino	Montara, CA	2013-08-11	My family has been here since 1953, and over the years, owners on those beach front properties have been trying to block people from access. The coastal views are for all of us to enjoy and use. Not just for the few with allot of money. Would love to see the County make them take all fences, signs, and other blockage down, once and for all.
chris faulkner	Australia	2013-08-11	because it is the thin end of the wedge, public access means exactly that. Think it through.
Constance Mitchell	Cristo Rey Drive, CA	2013-08-11	As the owner of a house at 605 Main Street Montara I am continually aware of the difficulty of maintaining the standards needed to protect ALL of us in the community from adverse uses of property by selfish individuals. Beach access and viewability needs to be restored where it has been violated
char laughon	montara, CA	2013-08-12	If we don't stand up to illegal seizure of public property. The ocean and coast is all of ours.
Sandra Barocio	Moss Beach, CA	2013-08-13	I want to enjoy our beautiful views and love to do gentle hikes in our own "back yards".
Maureen Beresini	Moss Beach, CA	2013-08-13	maintaining coastal access for all
Ellen Pettersen	Moss Beach, CA	2013-08-14	We have a right to the use of our public lands. Private proptery owners may NOT encroach or prevent access.
David Haase	Moss Beach, CA	2013-08-14	I believe the beach/ocean access should be open to all
Renate Bingham	Montara, CA	2013-08-18	Because

Name	Location	Date	Comment
Mike Mccall	Montara, CA	2013-08-18	The coast belongs to everyone!
janet kern	burlingame, CA	2013-08-19	public lands should be accessible to the public
Nomi Harper	California, CA	2013-08-19	Safety is always important.
Barb Swan	San Mateo, CA	2013-08-19	Montara is a lovely, small residential community that needs all the protection they deserve.
Bill Mahar	Montara, CA	2013-08-19	Public right of way should remain public right of way.
Bill Harper	Montara, CA	2013-08-23	Private encroachments into the public right-of-way are diminishing this coastal access. This needs to stop and be enforced.
Lauralee Gleeson	San Diego, CA	2013-08-23	The beauty of our CA coastline is a joy for all of us.
Kathie Muhler	Pacifica, CA	2013-08-25	I live nearby
Lawrence Baker	Moss Beach, CA	2013-08-30	California's coast is a precious public resource. Emphasis PUBLIC.
Jim Blanchard	El Granada, CA	2013-10-11	Montara's beautiful coastline should be enjoyed by everyone and everywhere possible.
margarita lagunas	San Francisco, CA	2013-10-20	Coast should be always public access here and any where in the world.
Heidi Tiura	Lewiston, CA	2013-10-20	Fair is fair, and you can fix this. Thank you!
Victoria Cruz	Brentwood, CA	2013-10-20	Everyone should be able to enjoy the coast not just those lucky enough to live on it.
Kelley O'gorman	Portland, OR	2013-10-21	I grew up there - please help
Connie Servative	Montara, CA	2013-10-24	I really like the fence. It's like Malibu when I was a kid, except I get to sit behind it. The door needs to go!
Karol Meginness	Modesto, CA	2013-11-16	The coast access before these homes were always open and should be. Montara/Moss Beach was home to my myself, my Father and his Father. Access and view should not be blocked for a few but open for many!
Robin Tierney	Half Moon Bay, CA	2013-12-02	Keeping coastal access from public streets is critically important and protected by law.
Laura Eichman	Montara, CA	2014-02-12	The beauty of our Coastside is for the many, not the few.
Kathy Kelsey	Mountain View, CA	2014-02-25	I often visit friends on this street, and would like to be able to enjoy the view.
Tong Tong	San Bruno, CA	2014-06-07	Oregon makes the coast public property, California privatizes them. Yet when the coastline erodes and landslides happen, the losses are born by the people. You privatize profits, and socialize losses. Why the discrimination? The coast belongs to the people!
Charles Baynie	Australia	2014-07-19	I am a regular visitor to Montara, CA...from Sydney, Australia. I traveled the world and have seen many coastlines..To me this is no doubt one of the most spectacular and dramatic coastline that has a special feel good factor, so please take care of it..so we can all appreciate it....!!!
Kirsten Jaeb	Half Moon Bay, CA	2014-08-04	Private persons should not be able to block public lands or views for their own private use.
Jim Mees	El Granada, CA	2014-08-06	I view it as a misappropriation of public property for personal use, which deprives the general public of the intended use.
Diane Concannon	Moss Beach, CA	2014-08-12	The use of public property by "ENTITLEMENT", as these accesses seem to be, should be stopped. The County should step up and follow the rules regarding this issue. Noone should have private access and gate the road so as not to be used as an open pathway.

Name	Location	Date	Comment
Janet Lusano	San Francisco, CA	2014-08-14	As it has been established that this is public access, it should be made available as such. To allow property owners to encroach upon this access is unfair and appears elitist.
Michelle Rodriguez	Hayward, CA	2014-08-15	Its important to the community and to the public
Sasha Kipervarg	Pacifica, CA	2014-10-08	Public access to 5th Street should be upheld. It is currently used as a private driveway.
Carol Kipervarg	Pacifica, CA	2014-10-28	Public access to our beautiful coast needs to be preserved. It is arrogant and selfish for a homeowner in such a great spot is trying to block our beaches for their own privacy.
simmin taleghani	el granda, CA	2015-01-05	Leaving open space is a legacy I leave from my daughter and grandson to use and enjoy,it should not be for the pleasure of one person.
Virginia McShane	Moss Beach, CA	2015-01-26	It is the right thing to do. The obstruction on 7th St. prevents the view corridor to the public. The fence needs to be removed.
Cari Barker	Paris, France	2015-02-16	Allowing people to break/change the laws is unlawful and unfair to those of us who have built a home in Montara and want to see the view just like everyone else. It's why we moved here to begin with. The view is for everyone.

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

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

Date: January 28, 2015
To: Mike Schaller, SMC Planning Dept.
From: Midcoast Community Council, Dave Olson, Chair
Cc: Supervisor Don Horsley
CCC staff Nancy Cave, Renee Ananda
Subject: **PLN2014-00302: CDP for guardrail installation and fence removal in the public right-of-way at the west end of 7th Street in Montara.**
Applicant: SMC Dept of Public Works

The Midcoast Community Council (MCC) supports the application with the following modifications:

1. **Removal of the entire portion of the solid wood 6-ft-plus “fence” that lies within the County right-of-way (ROW).** The fence is over the legal height limit, blocks coastal views, and takes public ROW and coastal bluff for private use. It impinges on already substandard off-street parking for 101 7th Street. The fence encroachment serves no legitimate ROW purpose. It plays no role in stormwater runoff management, a significant issue on this street. LCP Table 10.6 recommends keeping open the ends of residential streets in Montara and developing them as viewpoints.
2. **Removal of the view-blocking non-native shrubs at the guardrail cliff edge location.** This should be done without disturbing the soil, by cutting at ground level and painting the fresh cuts with glyphosate. *Myoporum laetum* is fast growing to 15-30 ft tall, and is listed by Cal-IPC as moderately invasive in coastal and riparian habitat. The former shrub area should be replanted or seeded with appropriate locally native plants that will naturally grow no taller than the guardrail.

Thank you for the opportunity to comment. Please keep us informed of any comments received, redesigns, hearings, approvals, or appeals concerning this project. Digital format is preferred (daveolsonmcc@gmail.com).

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

Date: January 28, 2015
To: Mike Schaller, SMC Planning Dept.
From: Midcoast Community Council, Dave Olson, Chair
Cc: Supervisor Don Horsley
CCC staff Nancy Cave, Renee Ananda
State Parks, San Mateo Coast Superintendent
Subject: **PLN2015-00020: CDP to construct a 4 ft tall wood frame & wire mesh fence within the public right-of-way at the west end of 7th Street in Montara.**
Fence will be approximately 5 ft into the ROW & will be parallel to the front property line of the parcel at 101 7th Street. Applicant: Westerfield

The Midcoast Community Council has the following comments/recommendations on this Project:

1. We appreciate the simplicity and open structure of the fence design.
2. **Locate the new fence within the private parcel, not in the public right-of-way (ROW).** No justification is given for the County to allow fencing off for private use 150 sq.ft. on the north side of 7th St. adjacent to the coastal bluff and State Parkland. The fence encroachment serves no legitimate ROW purpose. It would impede already limited driveway access. It plays no role in stormwater runoff management, a significant issue on this street. The accelerated bluff retreat on the south side of 7th St. has already narrowed the ROW and taken a section of the 10-ft-wide undeveloped bluff top Marine Walk with it. This pattern is predicted to continue.¹ A fence in this location will effectively block access to the Marine Walk along the bluff with its unusual views of the Coast. LCP Table 10.6 recommends keeping open the ends of residential streets in Montara and developing them as viewpoints.
3. **Remove invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parkland west of the applicant's house.** Cut at ground level and paint fresh cuts with glyphosate.

Thank you for the opportunity to comment. Please keep us informed of any comments received, redesigns, hearings, approvals, or appeals concerning this project. Digital format is preferred (daveolsonmcc@gmail.com).

¹ 50-year erosion/drainage map, 6/13/2000,
<http://www.midcoastcommunitycouncil.org/storage/issues/montaracoast/2000-06-13-7thStErosion-map.pdf>

From: <ws.harper@comcast.net>
To: <Planning-Commission@smcgov.org>
CC: <ws.harper@comcast.net>
Date: 2/21/2015 10:43 AM
Subject: Montara 7th street Personal Fence must go !! its not their land.

Dear Planning Commission,

I live on 8th street, 411 is the address. Please do your job and remove this private fence.

I have lived here 20 years, it was not there when I moved in, so someone committed a crime and took county land and fenced it off. The following must be done. I have been down there on my Bike and Fence must go to allows access to the coast. This is county land not private.

PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus "fence" that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant's house.

Please do the right thing and follow the law.

Respectfully,

William Harper
411 8th Street, PO BOX 691
Montara, CA 94037

From: Lisa Ketcham <lisa.ketcham@comcast.net>
To: Planning Commission <planning-commission@smcgov.org>
CC: Don Horsley <dhorsley@smcgov.org>, Carole Groom <CGroom@smcgov.org>, John Nibbelin <JNibbelin@smcgov.org>, Steve Monowitz <smonowitz@smcgov.org>, Mike Schaller <mschaller@smcgov.org>, Jim Porter <jporter@smcgov.org>, Renee Ananda <Renee.Ananda@coastal.ca.gov>, Nancy Cave <ncave@coastal.ca.gov>, Jeannine Manna <Jeannine.Manna@coastal.ca.gov>, Dan Carl <dcarl@coastal.ca.gov>, Joanne Kerbavaz <jkerb@parks.ca.gov>, Heather Hardy <hhardy@smcgov.org>, Dave Olson <daveolsonmcc@gmail.com>
Date: 2/22/2015 10:56 AM
Subject: Re: 7th Street Montara fence permits Feb 25 Planning Commission
Attachments: 2015-02-25-MCC-7th-St-fence-images.pdf

Attached is PDF of images with additional comments from MCC in reply to the staff report. Also found here:
<http://www.midcoastcommunitycouncil.org/storage/issues/montaracoast/2015-02-25-MCC-7th-St-fence-images.pdf>
<<http://www.midcoastcommunitycouncil.org/storage/issues/montaracoast/2015-02-25-MCC-7th-St-fence-images.pdf>>
.

> On Feb 20, 2015, at 4:13 PM, Lisa Ketcham <lisa.ketcham@comcast.net> wrote:

>

> Planning Commissioners,

>

> PLN2014-00302 and PLN2015-00020 may seem like very small projects for fencing and guardrails, but they are very important to the MCC and many members of the community who have worked for years to open up the coastal end of 7th Street to the public. MCC comments to the planner are attached here. We will be sending you a followup PDF of images and comments this weekend in reply to the staff report.

>

> MCC has an issues page on Montara Coastal Access & Views, <http://www.midcoastcommunitycouncil.org/montara-coast/>

<<http://www.midcoastcommunitycouncil.org/montara-coast/>>

>

> There is a community-based online petition to the Board of Supervisors with over 400 signatures,

<https://www.change.org/p/supervisor-don-horsley-restore-protect-public-coastal-access-via-montara-streets>

<<https://www.change.org/p/supervisor-don-horsley-restore-protect-public-coastal-access-via-montara-streets>>

>

> Attached is a PDF of personal comments from many community members.

<http://www.midcoastcommunitycouncil.org/storage/issues/montaracoast/MontCoact-petition-comments.pdf>

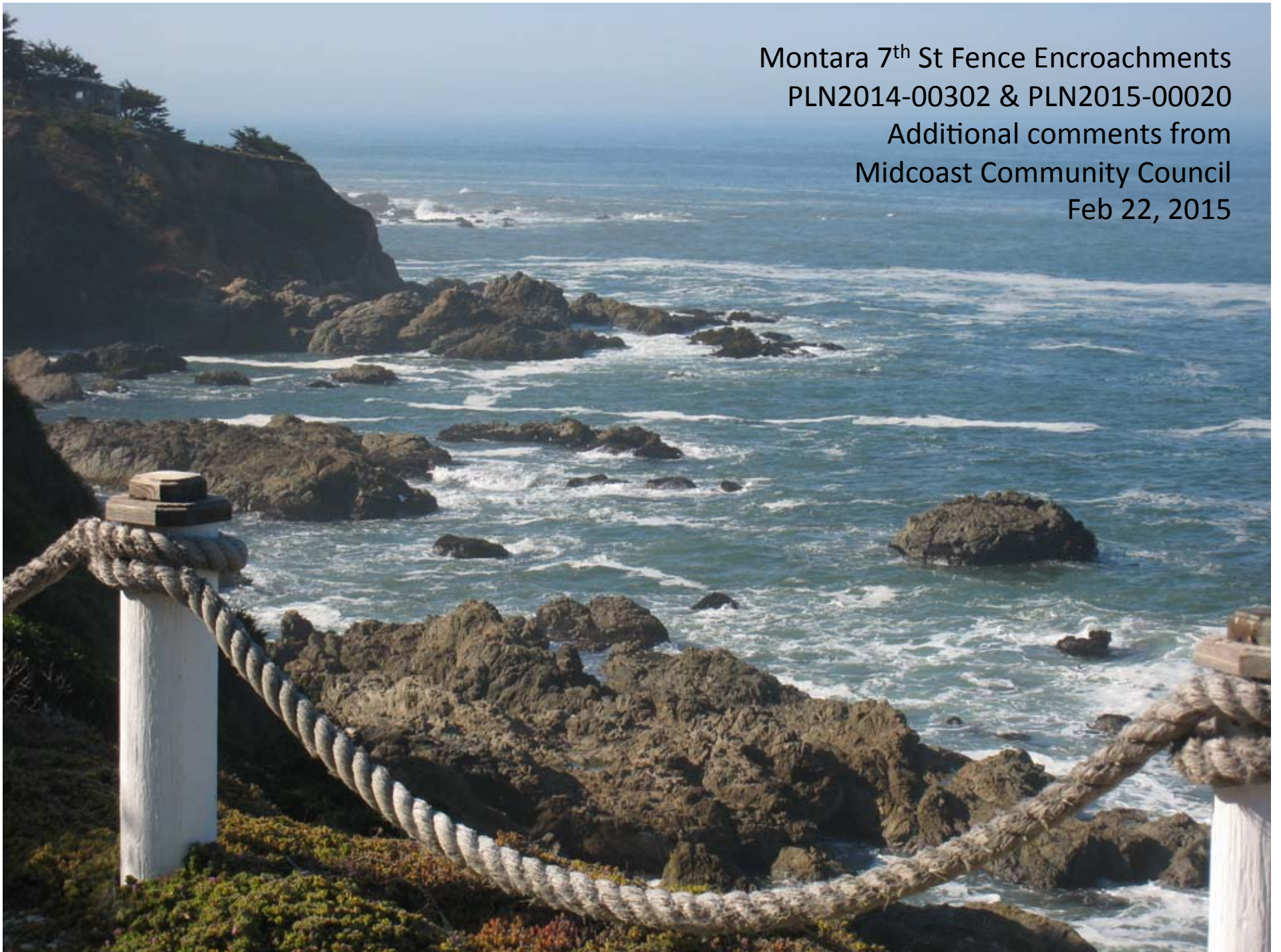
<<http://www.midcoastcommunitycouncil.org/storage/issues/montaracoast/MontCoact-petition-comments.pdf>>

> Thank you for your consideration,

> Lisa Ketcham, Secretary

> Midcoast Community Council

Montara 7th St Fence Encroachments
PLN2014-00302 & PLN2015-00020
Additional comments from
Midcoast Community Council
Feb 22, 2015



View and Marine Walk from 7th Street



Coastal end of 7th Street, Montara

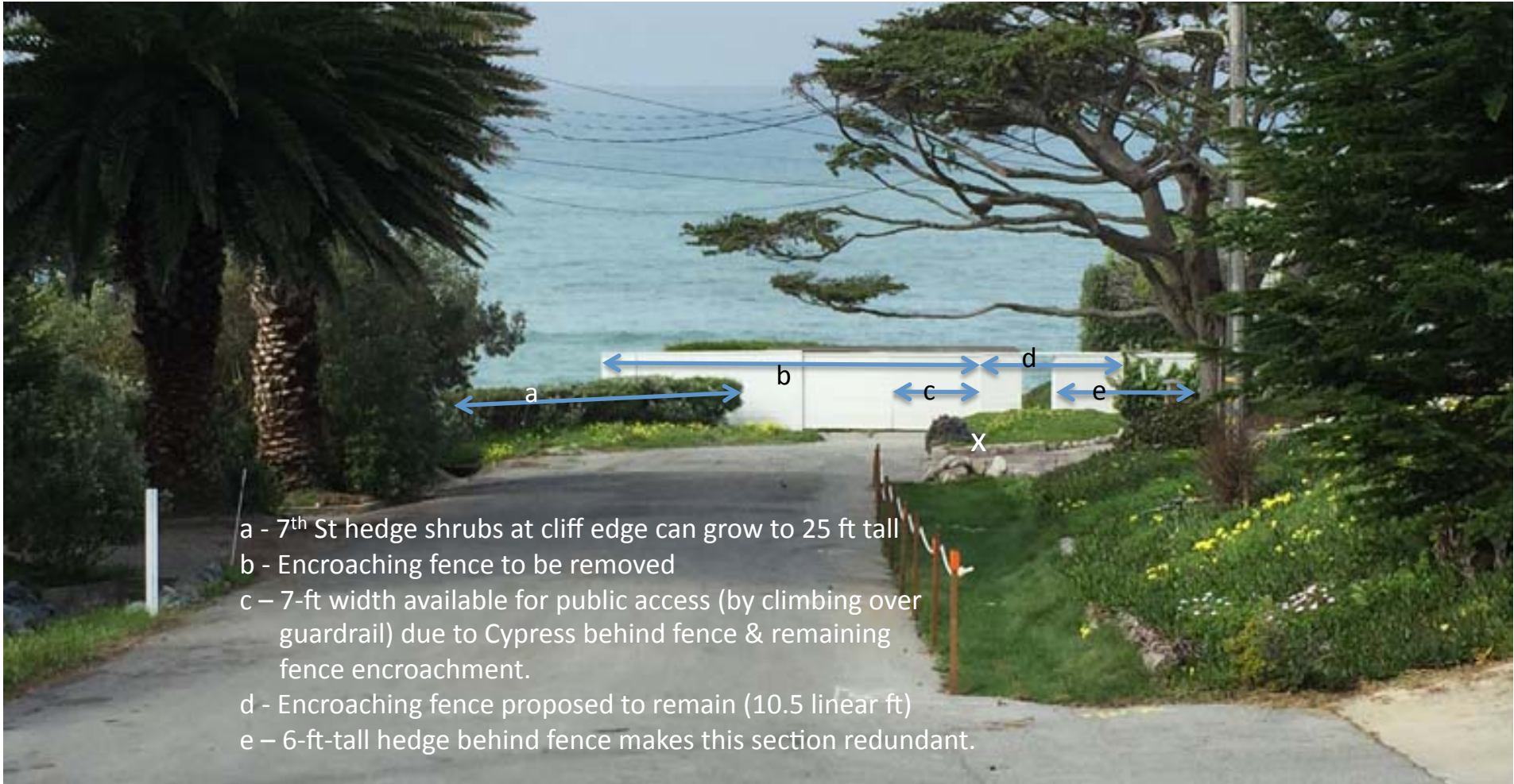


Proposed new fence would arbitrarily split the public viewing area, closing off ~300 sq.ft. of coastal bluff for private use.

About half the coastal end of 7th Street ROW has been lost to accelerated V-shaped shoreline erosion caused by neglected stormwater runoff 1940's – 1990's.

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 (x).

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.





South fence section and double gates proposed for removal have failed and are leaning against the Cypress behind.

Mid section, surrounding walk-through gate, occupies 10.5 linear ft of ROW but is inexplicably proposed to remain. It should be included for removal in PLN2014-00302.

Ivy-covered fence section is on private property. House addition CDP PLN2010-00112, on appeal at CCC, has condition #15 to remove/replace that section of fence with maximum 4-ft tall and move into alignment with house wall, to widen entry into tandem parking space.

Behind the fence, from house to walk-through gate, is 6-ft-high hedge making this section redundant.



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



Proposed new fence cuts across public vista point taking ~300 sq.ft. of coastal bluff in 7th Street ROW for private use. PLN2015-00020 Condition 5 (angling the western 10 ft of fence) does not address this.

Redwood fence was never painted on west side – which is preferable to the white paint proposed in Condition 4.

Cypress tree is rooted near eroding cliff edge at south end of fence, but has been pruned low, extending along and holding up the 50-yr-old fence.

7th Street hedge



View behind the hedge

Heavily pruned hedge laced with barbed wire.



Remove invasive view-blocking shrubs at guard rail location across the end of 7th Street.

Non-native shrubs *Pittosporum crassifolium* and *Myoporum laetum* are invasive -- colonizing our coastal bluffs and FMR. They will naturally grow to 2-stories high, but have been regularly pruned despite this cliff-edge location. They can be removed without soil disturbance by cutting at ground level and painting fresh cuts with glyphosate. Broadcast seed mix of low-growing natives & cover with jute fabric and/or plant plugs in fabric.



Marine Walk

Remove invasive non-native view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant's house.

View of Pedro Pt. from 7th Street is quickly lost without frequent hard pruning of these 2 groupings of shrubs.



They can be removed without disturbing the soil by cutting at the base and painting fresh cuts with glyphosate.

View from Marine Walk near 7th Street



From: Ruth Muzzin <rmuzzin@friedmanspring.com>
To: "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>
Date: 2/23/2015 5:24 PM
Subject: Planning Commission 2/25/2014 meeting agenda item comments

Dear Commissioners:

I am writing to express my support for the position of the Midcoast Community Council concerning applications PLN2014-00302 and PLN2015-00020.

Regarding PLN2014-00302: Remove the entire portion of the solid wood 6-ft-plus "fence" that lies with the County right-of-way. Remove the view-blocking non-native shrubs at the guardrail cliff edge location.

Regarding PLN2015-00020: Locate the new fence within the private parcel, not in the public right-of-way. Require removal of invasive view-blocking Pittosporum shrubs planted on the cliff edge on State Parks land west of the applicant's house.

Thank you for considering my comments.

Sincerely,

Ruth Stoner Muzzin
PO Box 370761
Montara, CA 94037

Ruth Stoner Muzzin
O 415-834-3818
C 505-440-2656
H 650-563-9613

F. Bradford Westerfield

F. Bradford Westerfield Revocable Trust

PO Box 643277 • Vero Beach, FL 32964



Date: February 23, 2015

VIA EMAIL

Steve Dworetzky, Chair
Laurie Simonson, Member
Frederick Hansson, Member
Zoe Kersteen-Tucker, Member
Manuel Ramirez, Jr., Member
San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Applications Files Nos. PLN2014-00302 and PLN2015-00020
Regular Agenda Items Nos. 1 and 2
February 25, 2015

Dear Chair Dworetzky and Members of the Planning Commission:

As Trustee of the family trust, and member of the family that has for many years owned the home at 101 7th Street in Montara (Application PLN2015-00020, the “Westerfield Application”), and on behalf of our family, I am pleased to support both our Westerfield Application and the County Department of Public Works’ related Application (Application PLN2014-00302, the “County Application”), presented for your consideration at your next meeting, on February 25th. In doing so, my family and I extend our thanks to both the Department of Public Works and your Planning Staff, and in particular Senior Planner Michael Schaller, for their help and cooperation in formulating this project so that it that benefits the community and the public in general, while preserving the residential nature of 7th Street and its enjoyment by our family and our neighbors.

As Planning Staff has described in its Executive Summaries for these two interconnected Applications and the overall project, many years ago the County and our family’s predecessor in interest entered into a mutually-beneficial agreement for an encroachment permit for the legally-permitted fence that has existed for more than six decades in front of our home. We have relied on that agreement and permit as an incident of our ownership of our home, and thus we have faithfully maintained the County’s property (including drainage management in accordance with the written discussions in 1974 between our predecessor Mrs. Gowen and the County’s Engineering and Road Department) within the encroachment permit area as part of our responsibility as owners of the parcel to which the encroachment right is attached.

Over the years, however, it has become apparent that as currently constructed and located, our fence restricts coastal views from 7th Street. Because our family has long supported local initiatives to protect access to public amenities and to preserve the benefits of open space, as the community’s concerns arose we worked closely with County staff to arrive at the improvement envisioned by these two Applications. The project provided for in these two Applications will increase public access to amenities such as the viewscape; will restore control and maintenance of a significant portion of the encroachment permit area appurtenant to our property to the County’s control; and will at the same time confirm a sufficient portion of our encroachment right to preserve our privacy and family use in accordance with applicable provisions of the County’s Local Coastal Program, in a manner that will not physically or aesthetically detract from the public’s use of 7th Street.

In supporting both of these Applications, please be advised that we also support Planning Staff’s proposed “second alternative” in its Executive Summary for our Westerfield Application, i.e., the suggested change in the proposed reduced-fence line so that our new and less-intrusive fence will turn at a 45-degree angle to intersect with our parcel boundary, leaving the existing trail without restriction. We ask that you deem our Application to be modified to take this alternative into



account. In connection with this modification, it should be noted – as described by Planning Staff – that the restriction that might have resulted from the initially-proposed changes to our current, historic, fence were expressly proposed out of concern for public safety. We don't believe there is any dispute that the narrow trail, as it passes outside our parcel and along the cliff, is very dangerous, and meets the criteria in Section 10.9 of the Locational Criteria in the Local Coastal Program for being closed and having alternative access developed. As Planning Staff has explained, the land over which the trail passes is owned neither by the County nor by our family, but by the State of California, and in formulating this "second alternative," Planning Staff has recognized that these safety concerns, along with any future maintenance needs, are ultimately the State's responsibility, and in all likelihood can't be effectively addressed in the current application process.

In summary, while the project as proposed in the two Applications will reduce in simple square-footage terms our family's historic rights pursuant to our encroachment permit, in many other and more important ways the project will actually increase the benefits afforded to the County, to the public, to our neighbors, and to our family, by successfully addressing the community's interest in coastal access and views while at the same time maintaining the special residential nature of our neighborhood. Thank you for your consideration and approval of both the County Application and our Westerfield Application.

Sincerely,

F. Bradford Westerfield Revocable Trust
F. Bradford Westerfield, Trustee

- c Steve Monowitz, Acting Community Development Director
- Michael Schaller, Senior Planner
- Heather Hardy, Management Analyst
- Jim Porter, Director, Department of Public Works
- Dave Olson, Chair, Midcoast Community Council