

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

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Date: December 11, 2019

To: Kanoa Kelley <kkelley@smcgov.org>

Cc: Erik Martinez erikmartinez@coastal.ca.gov

Subject: **PLN2019-00299 - 8322 Cabrillo Highway, Montara**

Thank you for sending this referral to the Midcoast Community Council for PLN2019-00299 regarding a bluff top single family residence at 8322 Cabrillo Highway in Montara, which will replace an existing house. Our understanding is that this project will involve reviews and permits regarding grading, a CDP application, CDRC review, and possibly an EIR.

The MCC has several concerns about this proposed project.

This site is subject to significant erosion. Geotechnical studies should be required to ensure that the building's location is consistent with 50-year erosion projections.

A provision forbidding future shoreline armoring should be added to the deed restrictions.

Current County and California Coastal Commission practice is to prohibit the installation of shoreline armoring, which contributes to long-term land loss, and to require that debris related to the failure of the land to support the building will be removed by the landowner.

In addition, erosion potential should be minimized by a careful review of drainage plans.

A substantial area of paved surfaces is involved in this project and non-permeable surfaces should be minimized. Construction processes should be carefully planned to avoid any practices that could contribute to subterranean drainage, which may accelerate erosion in this type of bluff. This also applies to drainage plans related to the finished project. Native landscaping should be used as a tool to stabilize the land.

Views from the scenic highway should not be obstructed beyond their current level. The row of trees between the Highway and the house blocks views and prevents safe bicycle and pedestrian use of the Highway One Right of Way. These trees should be thinned and cut back from the Highway.

There is presently an unpermitted masonry wall on the property. This wall extends beyond the property line and into the property of the California State Parks. Measures should be taken to ensure that all structures have permits and that none encroach on neighboring property.

In addition, this property has been regularly used commercially for events. A deed restriction should require that the property is used for purposes consistent with its residential setting.

We appreciate your consideration of our concerns for proper development of this site.

MIDCOAST COMMUNITY COUNCIL

s/Claire Toutant, Chair