

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

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

Date: July 23, 2014

To: Dennis Aguirre, Project Planner

From: Lisa Ketcham, MCC Chair

Subject: **PLN2014-00133 – 115 West Point Ave – CDP for addition of 2,085 total sq/ft to existing 1,888 sq/ft legal non-conforming residence in Waterfront Zoning District**

The Midcoast Community Council has the following comments on the June 16, 2014, permit application referral.

As a condition of this project, we would like to ensure that coastal armoring is never allowed for this house or for the contiguous lots under common ownership that serve as the yard on the shoreline (#047-032-280, 270, 260, 250).

We would like to ensure that development never has to be allowed on those shoreline parcels due to their 6 to 9 ft elevation on the shoreline. What is their legal status in light of the Witt and Abernathy¹ decisions? Are they indeed separate parcels from the two to be combined for the house (#047-132-160, 170)?

Public coastal views should not be blocked from West Point Ave across the yard toward Pillar Point and the marsh in the area seaward of the most-seaward tree. It is not clear whether the proposed solid wood fence will extend into that area and block the view.

Thank you for the opportunity to comment.

¹ California Court of Appeal, First Appellate District (*Witt Home Ranch Inc. v. County of Sonoma* and *Abernathy Valley, Inc. v. County of Solano*). The mere reference to a subdivision map filed in compliance with the 1908 subdivision map law “does not conclusively establish its legal separation from adjacent lands in common ownership.”