

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 . **Claire Toutant** . **Lisa Ketcham** . **Dan Haggerty** . **Chris Johnson** . **Brandon Kwan** . **Barbra Mathewson**
Chair Vice-Chair Secretary Treasurer

Date: May 9, 2018

To: Lisa Grote, Zoning Hearing Officer
Olivia Boo, Project Planner

Cc: Renée Ananda, CCC Coastal Program Analyst

From: Midcoast Community Council/ Dave Olson, Chair

Subject: **PLN2016-00514 -- Conversion of Maverick's Event Center in Princeton into restaurant, and legalize 4-ft tall solid wood fence**

Midcoast Community Council (MCC) review of this project occurred without up-to-date site plan and before release of the staff report, so please forgive any discrepancy or duplication of what may already have been addressed.

Maverick's Event Center encompasses three parcels, including APN-047-024-090 and -150, aka 380 Princeton Ave, used for parking and a shoreline wedding site. It appears there was no CDP for the tall-growing hedge planted across the back of the parking area that has blocked most of the street-to-ocean view across these parcels. See attached current view and 2012 photo of the newly installed hedge. There is no clearer example of landscaping as development than when it is used to screen off the coastal view between the nearest road and the sea. Please require a 3-ft height limit for these plantings.

To mitigate for the reduced street-to-ocean views due to the new solid wood fence, MCC requests conditions of approval regarding landscaping to restore and maintain ocean views (photos attached). Landscaping between Princeton Ave and shoreline, across all three related parcels, shall be located and selected for mature size that will not block public street-to-water views.

From the public viewpoint at end of Broadway, maintain vegetation for clear view of harbor from the viewing benches past the SE corner of the building. Overgrown shrubs at that location have blocked a portion of the view.

Thank you for consideration of our comments.



