

# 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](http://www.MidcoastCommunityCouncil.org)

**Gregg Dieguez**    **Claire Toutant**    **Dan Haggerty**    **Scott Bollinger**    **Gus Matammal**  
Chair                      Vice-Chair                      Treasurer                      Secretary

Date:    March 22, 2023  
To:        Kanoa Kelley, Planner, San Mateo County  
Cc:        Erik Martinez, California Coastal Commission  
            Linda Hitchcock, California State Parks  
Subject: MCC Comments on PLN2019-00299, 8322 Cabrillo, Montara

The Midcoast Community Council has received your recent referral for a new dwelling on the blufftop in Montara. The current plans replace ones filed in 2019, on which we commented, and are for a house to replace one currently on the property.

We are pleased to note that the amount of grading and non-permeable space have been reduced, perhaps partly due to the removal of plans for a pool. The size of the house is still quite large, but the lot is also proportionally large.

We continue to have concerns.

As stated before, a prohibition against armoring of the shoreline should be attached to the deed, along with a provision for the owner to be responsible for any erosion-related debris.

There are other major concerns related to erosion and drainage. We recently had the opportunity to review geotechnical and drainage studies and, although the site does have some granite underlay, there is clearly a risk of loss of land from surface and subterranean run-off as well as ultimate wave action. Much of this is evident on photographs over the years. In addition, there has been some land-sliding on the property, some of which might be prevented in the future by specific drainage improvements noted in the study.

We note in our review that “portions of the damaged cliff could enlarge and eventually damage the western portion of the property.” A mitigating suggestion is the use of “a below-grade tangent-pier retaining wall along the western portion of the property.” This appears to us to be in contradiction to the no-armoring provisions as they were interpreted in the project at Arbor Lane, Moss Beach.

The CCC recommends a 100-year time frame for residential development when evaluating coastal hazards including the effects of sea level rise. We don’t see any such plan and the western parts of the building are very close to the bluff-top property line. We are especially concerned about the effects of construction there. If drainage from construction and from the building itself are not well-managed, the western-sloping of the lot will impact the stability of the bluff-top and the unstable bluff-top will impact the building. The lot is large and there should be a way to build without coming so close to the edge of the bluff.

We have other issues as well.

First, this property is in a scenic corridor and views from the highway and from inland are blocked by high dense trees. They should be thinned and topped to allow some view.

Also, we ask that the portion of the existing concrete wall along the 5th Street ROW extending onto State Parks property be removed.

Finally, this property is identified online as an event venue and weddings and filming movies and music videos are highlighted uses. These uses are inconsistent with the residential zoning and require a use permit. This, along with regulations regarding short-term rentals, must be enforced and written into the deed so that present and future owners are aware of it.

Thank you for your attention to our concerns. We may have further comments as the project progresses.

s/ Gregg Dieguez, Chair