



January 31, 2023

To: Kanoa Kelley, Project Planner, Glen Jia, Design Review Officer, and Camille Leung, Senior Planner
From: Lennie Roberts, Legislative Advocate, Green Foothills.
Re: Item 1 on the February 9, 2023 CDRC Agenda:

Owner: Applicant: Bicycle Holdings/ Ross Hummel, Lineoffice Architecture, Inc.

File No. PLN2022-00243

Location: 97 Beach Street, Moss Beach

Assessor's Parcel No.: 037-135-200

MOSS BEACH 1:00 p.m.

Consideration of a Design Review Permit for the renovation of an existing, 1,851 sq. ft., single-story single-family residence with a 497 sq. ft. detached garage, including construction of a 175 sq. sf. addition, change of exterior materials and windows, on a 11,106 sq. ft. legal parcel. The project involves only minor grading and no tree removal. No Coastal Development Permit is required; project is not appealable to the Coastal Commission. Application deemed complete: December 12, 2022. Project Planner: Kanoa Kelley (kkelley@smcgov.org)

Dear Kanoa, Glen, and Camille,

On behalf of Green Foothills, I am writing to let you know that it appears that the Agenda listing for the above referenced item has two errors. Specifically, a Coastal Development Permit is required as the project does not qualify for a Categorical Exclusion due to its location between the first through public road and the sea. The CDP is also appealable to the CCC.

Please refer to the Coastal Commission's Categorical Exclusion Order E-81-1. This document is readily available as Exhibit 3 of the Coastal Commission's Staff Report for the Dispute Resolution Item 2-19-1004-EDD (Ralston Single Family Residence). <https://documents.coastal.ca.gov/reports/2019/11/W27a/W27a-11-2019-exhibits.pdf>

Per Order E-81-1 for Single Family Residences, Item 4, a project's location must comply with: "Area is not between the first through road and the sea." This applies to: "construction, reconstruction, demolition, repair, maintenance, alteration or addition...". (emphasis added)

For PLN2022-00243, the subject parcel is at 97 Beach Street, on the edge of the bluff between Nevada Avenue (first through road) and the sea.

Thanks for your attention on this and please let me know if you disagree.

Lennie Roberts, Legislative Advocate, Green Foothills