

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
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# F11a

**A-2-SMC-22-0003 (Suncal Properties SFD)**

**March 11, 2022**

**CORRESPONDENCE**



March 6, 2022

Chair Donne Brownsey and Members  
California Coastal Commission  
465 Market Street, Suite 228  
San Francisco, CA 94105

**Re: Item F11a on the March 11, 2022 Agenda: Substantial Issue Determination: Appeal A-2-SMC-22-0003, Applicant: Suncal Properties & Investments Partnership LLC; Appellant: Green Foothills**

Dear Chair Brownsey and Commissioners

I write on behalf of Green Foothills, the Appellant of the San Mateo County Planning Commission's approval of a 1,964 sq. ft. single family residence with an attached 423 sq. ft. two-car garage, that requires a reduced front setback (14 feet, 8 inches where at least 20 feet is required), increased allowable site coverage (32% where at most 25% is allowed) on a substandard 4,7761 sq. ft. parcel, and a sewer main extension. The project location is at 989 Ocean Boulevard in the Seal Cove area of Moss Beach. This area has a special Geologic Hazards District overlay due to faulting and landsliding associated with the Seal Cove Fault.

Green Foothills appreciates the time and attention that staff has devoted to our Appeal. We agree with staff that the County's coastal hazard analysis was not as robust as it should have been, and we remain concerned that the bluff/cliff erosion in this designated area of special geologic hazards may well be more extensive and/or occur sooner than predicted.

Staff has pointed out that the County Planning Commission's decision included some of the Commission's standard conditions including prohibition of armoring, requirement that the approved development must be relocated/removed if/when threatened, assumption of hazard risk, real estate disclosure of such risk, and requirements for a deed restriction to be recorded against the property to provide additional notice to future property owners about coastal hazard risks and Coastal Development Permit requirements. We remain concerned that the County's conditions make reference to the "Executive Director" rather than the "Community Development Director". To correct this, we are requesting that the County Community Development Director make the appropriate changes to the County's Conditions of Approval.

In conclusion, we do not object to the Commission's Finding of No Substantial Issue,

Thanks again to staff for the attention and care given to the issues raised by our Appeal.



Sincerely,

*Lennie Roberts*

Lennie Roberts, Legislative Advocate

cc: Steve Monowitz, Community Development Director  
Kanoa Kelley, Project Planner

