

From: cid4houses@gmail.com
To: [Planning Commission](#)
Subject: RE: agenda Item 2 999 Ocean Blvd. Moss Beach PLN 2024-00124
Date: Monday, March 24, 2025 5:43:11 PM

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Dear Commissioners and Mr. Schaler.

I'm writing correct the agenda item. This property is located in Seal Cove, Not in the Moss Beach Highlands.

I am

In full support of the public park graciously donated by Louise Cohoon.

Sincerely,

"Cid"

Carlyle Ann Young
180 San Lucas Avenue
Miss Beach, CA 94038

From: [Marsha Moutrie](#)
To: [Planning Commission](#)
Cc: [Angela Montes](#); msch@smcogv.org
Subject: Comments on 3/26/25 Agenda Item 2: Coastal Development Permit to Vacant Residential Parcel Into a Parklet
Date: Saturday, March 22, 2025 3:18:55 PM

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Planning Commissioners, Ms. Montes, and Mr. Schaller;

I write to comment on Regular Agenda Item 2 of your 3/26/25 meeting regarding issuance of a Coastal Development permit to convert a vacant residential parcel into a parklet.

My husband and I live at 30 Bernal Ave., across Bernal Ave. and one lot landward from the subject property, which is located on the corner of Bernal and Ocean Avenues in Moss Beach. We were among Ms. Cohoon's neighbors from the time that we moved to Moss Beach and until she moved. We want to publicly express our gratitude for her very generous act of donating her property for public use. We support creation of a public parklet; however we think it should be designed for passive use.

As you know, the parcel is unique because of its sweeping and unimpeded, blufftop view of the ocean and its close proximity to the seaward trailhead leading into the blufftop open space. The parklet will be almost directly across Bernal Ave. from that trailhead entrance.

Therefore, though the notice of your hearing describes the subject as permitting the development of a neighborhood parklet, the majority of parklet users may well be the many visitors who drive into the neighborhood to walk the blufftop trails. We don't begrudge the visitors. We support the purposes of the Coastal Act; we believe that the views and the blufftop open space are everyone's to enjoy.

Our main concern is the safety of the site for anything other than passive use. There is no barrier between the proposed parklet site and the edge of the cliff. The cliff is high, extremely steep and constantly eroding. The edge of the cliff is separated from Ocean Avenue only by a strip of land, running along the cliff top which is vacant but covered with low growing, wild vegetation. Our impression is that at least some of that strip of land remains in private ownership. In the past, there were homes on the strip of land. However, the houses that were seaward of Ocean Ave. have either been relocated landward of the street (as Ms. Cohoon's apparently was), or they have slid down the cliff, with only their slabs remaining on the clifftop. Today, the strip of land is covered with wild vegetation. However, in recent years, pathways have been trodden through the vegetation, across the property between Ocean Ave. and the cliff's edge. One of the pathways is opposite the site of the proposed parklet. In view of these realities and resulting risks, we think that the parklet should not be designed to attract children.

Our request is that you consider planning a passive use parklet where hikers and other visitors can relax and enjoy the ocean views. This approach would be consistent with current uses of the blufftop open space. Its trailways feature a few benches facing the sea and the coastal mountains, as well as signage describing the wildlife, bluff top ecology, and Native history and culture of the area. The benches are frequently used. Plans for the parklet should include more seating, trash facilities, and educational signage. You might also consider adding

bicycle parking, as many visitors bike into the neighborhood on weekends.

Finally, I assume you will consider parking needs. So, I want to note that Ms. Cohoon's gift to the public and the county's work to date have already enhanced vehicular access to the blufftop trails by creating two new parking spaces from the former driveway entrance.

Thank you for considering these comments and for your service.

Respectfully,

Marsha Moutrie

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