

From: [Ping Chow](#)
To: [Planning Commission](#)
Cc: [Sonal Aggarwal](#)
Subject: Comment on File Number PLN2025-00216; San Lucas Avenue, Moss Beach CDP, upcoming public meeting
Date: Tuesday, May 26, 2026 3:28:39 PM

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To Whom It May Concern,

We wish to support Jim and Maria Aguirre in the after the fact legalization of their fence and gates on the border of their property along Ocean Blvd in Moss Beach. The structure as it stands currently does not impact the environment negatively, still affording the neighborhood and passersby a view of the bluff and ocean from the road.

By having constructed these structures in the manner in which it was done, they have prevented the daily trespassing of this private property (APN 037-271-040). Prior to the placing of the fence/gates, the bluff, on which this property sits, was frequented daily by passersby and illegal day/night campers. These illegal trespassers made a lot of garbage on the property, and trampled on the existing flora and soil on the bluff. More concerning to the neighborhood is that people were using the bluff as a public, open toilet and garbage dump. In terms of safety, one such trespasser had fallen over the edge of the bluff, which necessitated the fire department to rescue him. There is a broken concrete foundation sitting on the edge of the bluff, having once held a house that had long ago collapsed down the bluff and into the ocean below. Trespassers would stand on this unstable structure, risking falling over the bluff. Clearly, leaving this private bluff open without any obvious enclosures is a safety hazard to both trespassers and neighborhood alike. Without any obvious signs or enclosure to deter the public from accessing this private bluff, the County/owner may be open to litigation should a fatal accident occur in future.

Since erecting the fence/gates, Mr. and Mrs. Aguirre have prevented/significantly reduced the illegal trespassing of their bluff property.

Therefore, we support the after the fact legalization of the fence/gates as they currently exist on the property.

Thank you.

Signed,
Ping Chow, Martin Holland
Moss Beach, CA
May 26, 2006

From: [Lauryn Agnew](#)
To: [Planning Commission](#)
Subject: May 27 Agenda #2: Aguirre Moss Beach project
Date: Tuesday, May 26, 2026 4:36:25 PM

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On the agenda for the Planning Commission is Item #2: Jim and Maria Aguirre are seeking 2 approvals:

- 1: After the Fact landscape improvement
2. Exemption from SEQA re accessory structures

This is a vacant lot, currently shrinking as it falls into the ocean. 40 years ago there was a house with a back yard; now there is a cement base of a house, and no backyard.

It is a lot directly over the Fitzgerald Marine Reserve. The Aguirre family has improved the lot with a fence and gate which is attractive. But I am concerned that they request that there be no oversight on this property for any additional structures they desire. There is already an outhouse disguised by trees and a camo print covering. (See the horizontal roof of the outhouse behind the bushes, below.)

Any construction or digging on the cliff here would be detrimental to the sanctuary beach below (the Fitzgerald Marine Reserve) and/or to the street, which is failing and closed at the north end of the property, due to water and sewer leaks and road slippage. This is Seal Cove and we need to be very careful as to what is happening without oversight or permits.

I request that the Planning Commission approve the AFTER-the-FACT landscaping, but that it does not approve any exemption on additional accessory structures in this very sensitive area.

Thank you,

Lauryn Agnew
901 Ocean Blvd. (at Madrone)
Moss Beach, CA 94038

