

Ruemel Panglao

From: catherine mullin <mullinsealcove@comcast.net>
Sent: Tuesday, March 9, 2021 2:32 PM
To: Ruemel Panglao
Subject: 3/11/21 Coastsde Design Review Committee agenda item #3 file # PLN2020-00043

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Dear Mr Panglao,

I am submitting my comments regarding my opposition to item #3 PLN2020-00043. I have resided at 66 Precita Ave, Moss Beach for the past 24 yr.

#1. From a design perspective, the home is too large for the undersized lot and dwarfs the two older homes that flank it.

#2. This parcel 037-278-090 is located in zone 2 (now possibly zone 1) of a Geotechnical Hazards Zoning District. The remnants of parcels

037 273 3120 (and 3130, 3110, 3070, 3050, 3060) are directly across the street and are either " ALL or a portion lies within a landslide zone "

as per recent CGA map. It should be noted that these parcel remnants now appear to be about 50 to 60 ft wide and show active erosion, step down

and fissuring in some areas. In the 2/14/18 Dotter PLN 2017-00294 submitted to San Mateo County, The PRA Group (Geotechnical engineering)

reported that the Seal Cove Community is subject to coastal bluff erosion and "most studies of coastal erosion in the site vicinity indicate a 1.5 ft/year

expected bluff retreat."

In my 24 years living in Seal Cove I have observed much bluff erosion and one area on Ocean Blvd between San Lucas and Madrone has lost

approximately 30 ft since I have lived here. To build a new home so close to the actively eroding bluffs is irresponsible and with all the construction

and street trenching for a water line certainly could accelerate the bluff erosion. There are other lots in Seal Cove where this home could be built.

Please note photos taken today of adjacent coastal bluff.

Sincerely,

Catherine Coughlin Mullin





