

RESOLUTION NO. 74-270

Attachment E

On the motion of Commissioner Halsted
duly seconded by Commissioner Church
the following resolution was adopted:

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION
CENTRAL COAST REGION

RESOLUTION GRANTING PERMIT
FOR COASTAL DEVELOPMENT

(Upon a majority vote of total authorized
membership of the regional commission)

WHEREAS, on June 7, 1974, the application of ARBOR DEVELOPMENT COMPANY, c/o Mr. George Thenn, Jr., 361 Lytton Avenue, Palo Alto, California, application number P-819, was filed for a coastal development permit pursuant to section 27400 of the Public Resources Code; and

WHEREAS, the project as hereinafter approved consists of the construction of 6 one-story single family dwellings with garages, landscaping and connections to underground utilities, Lots 16 through 21, Cypress Cliffs subdivision, Arbor Lane between Wienke Way and the Pacific Ocean, Moss Beach, San Mateo County; and

WHEREAS, this Commission has given written public notice of the nature of the proposed development and of the time and place of the public hearing thereof and has held a public hearing in accordance with said notice and the California Coastal Zone Conservation Commission; and said public hearing commenced on July 1, 1974 and concluded on July 15, 1974; and

WHEREAS, this Commission finds the project as hereinafter approved will not have any substantial adverse environmental or ecological effect and is consistent with the findings and declarations set forth in Public Resources Code section 27001 and with the objectives set forth in Public Resources Code section 27302 in that:

1. The proposed development will further complete the build-out of an existing subdivision, with adequate community facilities available to the sites and to the residents.
2. As conditioned, the development will contribute to the coastal trail system and, at the same time, avoid additional impact on the sensitive Fitzgerald Marine Reserve below.
3. As conditioned below, no structure would substantially interfere or detract from the line of sight from Highway 1 to the sea.

WHEREAS, the project as herein approved does not involve any of the types of development referred to in Public Resources Code section 27401 and, accordingly, requires an affirmative vote of a majority of the total authorized membership of this Commission for approval thereof:

NOW, THEREFORE, BE IT RESOLVED that the Central Coast Regional Coastal Zone Conservation Commission hereby grants the permit, in accordance with the application submitted by the applicant, subject to the following terms and conditions:

1. Only three of the proposed structures (lots 17, 18, 21) are hereby approved. Structures on lots 16, 19, and 20 would have to be substantially re-designed to enable favorable action by the Commission, and would have to avoid intrusion into the 75-80 ft. wide scenic visual corridor along Arbor Lane.

2. The structure on lot 21 shall be set back from the curb of Arbor Lane at least 50 feet. If this requires a changed house plan, such plan will be submitted to the Executive Director for approval before construction can commence.

3. No part of any structure permitted herein shall rise over 20 feet above existing ground.

4. No access shall be constructed or provided from the bluff top in Cypress Cliffs to the Marine Reserve below.

5. No access shall be constructed or provided, nor alteration of vegetation be permitted, within the scenic easement area of lot 17 (comprising a drainage swale).

6. Applicant shall grant, as an irrevocable option, an easement for public access along the scenic easement (bluff top) parcel 11. The grant shall be made in writing prior to August 1, 1974, and said option shall be exercised by the appropriate federal, state or local agency only as part of a coastal trail system, or regional segment thereof. This right-of-way shall be at least 20 feet wide and will be activated only upon determination by the administering public agency that the segment of the coastal trail system in which it is included can be adequately and safely maintained and supervised.

7. No trespassing signs will be permanently removed or appropriately modified at such time as the trail system is activated.

8. All street trees, shall be 5-gallon or larger Monterey Cypress.

9. A final landscape plan shall be submitted and reviewed by staff within 90 days indicating placement of the trees and landscaping of the scenic easement parcel so as to preserve the scenic visual corridor along Arbor Lane from Highway 1 and Wienke Way.

10. The promotional sign at the subdivision entrance be permanently removed on or before November 2, 1974.

DATED: JUL 15 1974

CHARLES B. KRAMER, CHAIRMAN

ATTEST:

E. Y. Brown

EDWARD Y. BROWN, EXECUTIVE DIRECTOR

AFFIRMATIVE VOTE ON APPLICATION:

Ayes: 11 - Harry, Hughes, Lodato, McCarthy, Dolan, Walters, Wood, Anderson, Camacho, Church,

Nayes: 3 - Weinreb, Gibson, Halsted
Absent: 2 - Day, Rhodes