



January 22, 2024

Lisa Ketcham, Chair and Members of the
San Mateo County Planning Commission
455 County Center, Second Floor
Redwood City, CA 94063

Re: Item 3 on the January 24, 2024 Agenda: PLN2091-00299 Coastal Development Permit, Design Review Permit and Grading Permit: Construction of a 5,535 sq. ft. 2-story single family residence, and attached 644 sq. ft. garage on a 26, 571 sq. ft. blufftop lot at 8322 Cabrillo Highway, Montara. APN No. 036-046-420.

Dear Chair Ketcham and Planning Commissioners,

On behalf of Green Foothills, I write in support of the Staff Recommendation for conditional approval of the above-referenced project.

We note that this site is already developed with numerous structures, paving, and fencing. The Project Description states that 3,000 sq. ft. of the existing home will be demolished; but does not indicate whether any of the numerous existing sheds/other outbuildings will also be demolished/removed, as required by LCP Policy 1.2 Definition of Development which includes (in relevant part): "...demolition, or alteration of the size of any structure..."

We appreciate the additional Conditions of Approval 4.c. and d. recommended by the Coastside Design Review Committee that require "exterior lighting shall be night sky compliant" and "all windows shall be bird-sensitive glazing".

Regarding night sky compliance, it is particularly important for any development located along the shoreline and/or coastal bluffs such as the proposed project, to ensure that rays from artificial night lighting do not stray beyond the subject property, as studies have found that marine light pollution causes shifts in hormonal cycles, interspecies behavior and reproduction of marine organisms.

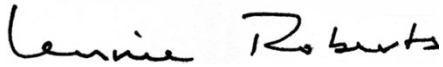
Regarding the requirement for "bird-sensitive glazing", according to Wikipedia, "Birds strike glass because reflective or transparent glass is often invisible to them. It is estimated that between 100 million and 1 billion birds are killed by collisions in the United States alone each year." For a variety of bird-friendly solutions, see: <https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide-2015.pdf>

We also strongly support the inclusion of Conditions of Approval 25 (Assumption of Risks) and 26 (Disclosure) of potential coastal hazards, as recommended by the Coastal Commission.



Thank you for consideration of our comments, and please send us a copy of the Letter of Decision for this project.

Sincerely,



Lennie Roberts, Legislative Advocate, Green Foothills

Email: Lennie Roberts lennie@greenfoothills.org

cc: Alice Kaufman, Policy and Advocacy Director, Green Foothills
Kanoa Kelly, Project Planner

