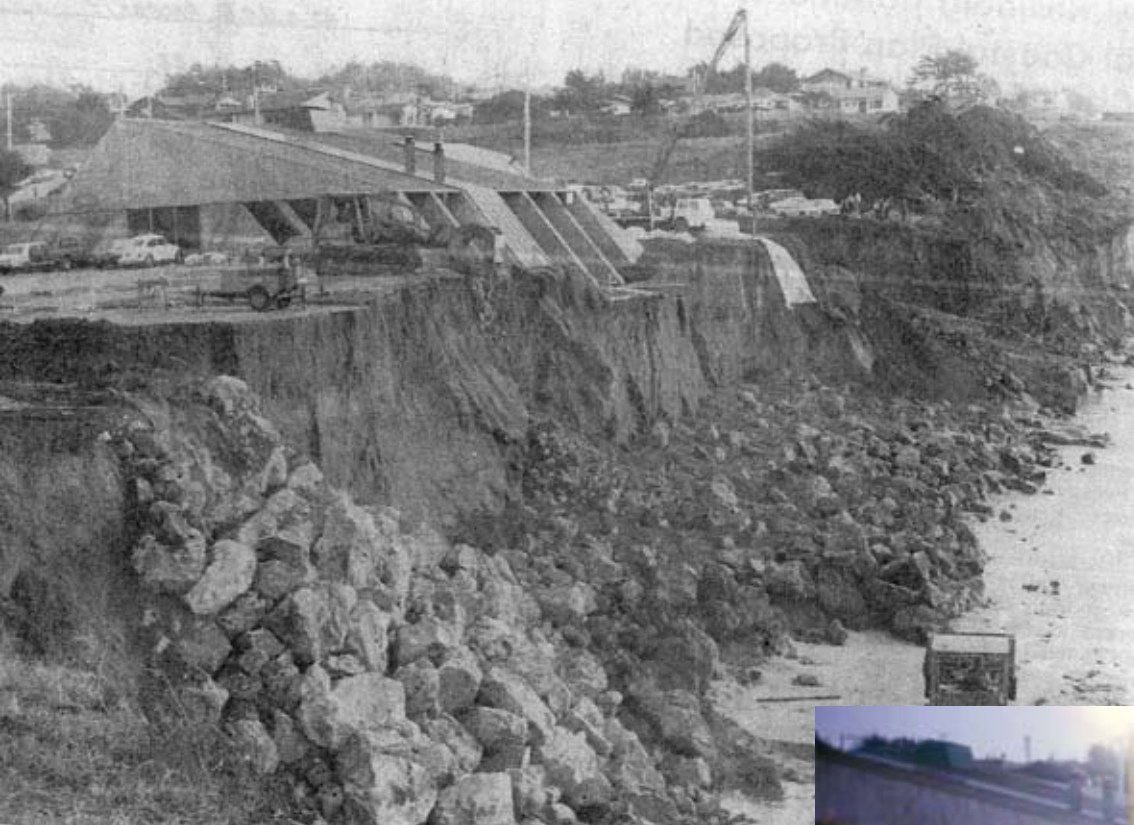


Montara State Beach Shoreline Armoring



History
Permitting
Aesthetics
Maintenance & use life
Restoring public coastal views

by Lisa Ketcham, 2022



History

1983 El Niño storms –
Emergency armoring installed on
the public beach to protect
the Chart House restaurant,
only 4 years after construction.



Early Permitting -- (CCC for the restaurant on appeal, County for the rip-rap)

Coastal Commission findings for the restaurant permit (P-77-579):

“Information from San Mateo County indicates the bluff is not subject to rapid erosion. Landscaping with native plants, improvement of a beach access path and proper channelization of drainage would adequately mitigate development impacts.”



1979: newly constructed Chart House restaurant
(built on footprint of former 50's motel/restaurant)



2004 CA Coastal Records Project

County CDP 83-67 was approved after-the-fact 2/17/84 to place riprap on 460 linear feet of ocean bluff, and reconstruct and install storm drainage in the parking lots at 8150 Cabrillo Highway.



Natural cliff face at Montara State Beach



Aesthetics

Alien boulders and concrete slurry contrast harshly with the surrounding natural landscape and scar the view.

Maintenance & Useful Life

Steep wall of boulders
is 40 years old,
undermined and hazardous.



2010 report “Poor Drainage and Rip Rap Erosion” by BAGG Engineers for A&G, LLC
c/o La Costanera Restaurant states:

- The riprap was not keyed into the firm ground underlying the sand.
- The bottom 6 ft of the riprap has been grouted with cement.
- Both parking lots drain to outlet pipes that discharge behind the riprap, causing its undermining.
- The report includes recommendation for rerouting the drainage pipes and repairing the riprap sea wall.



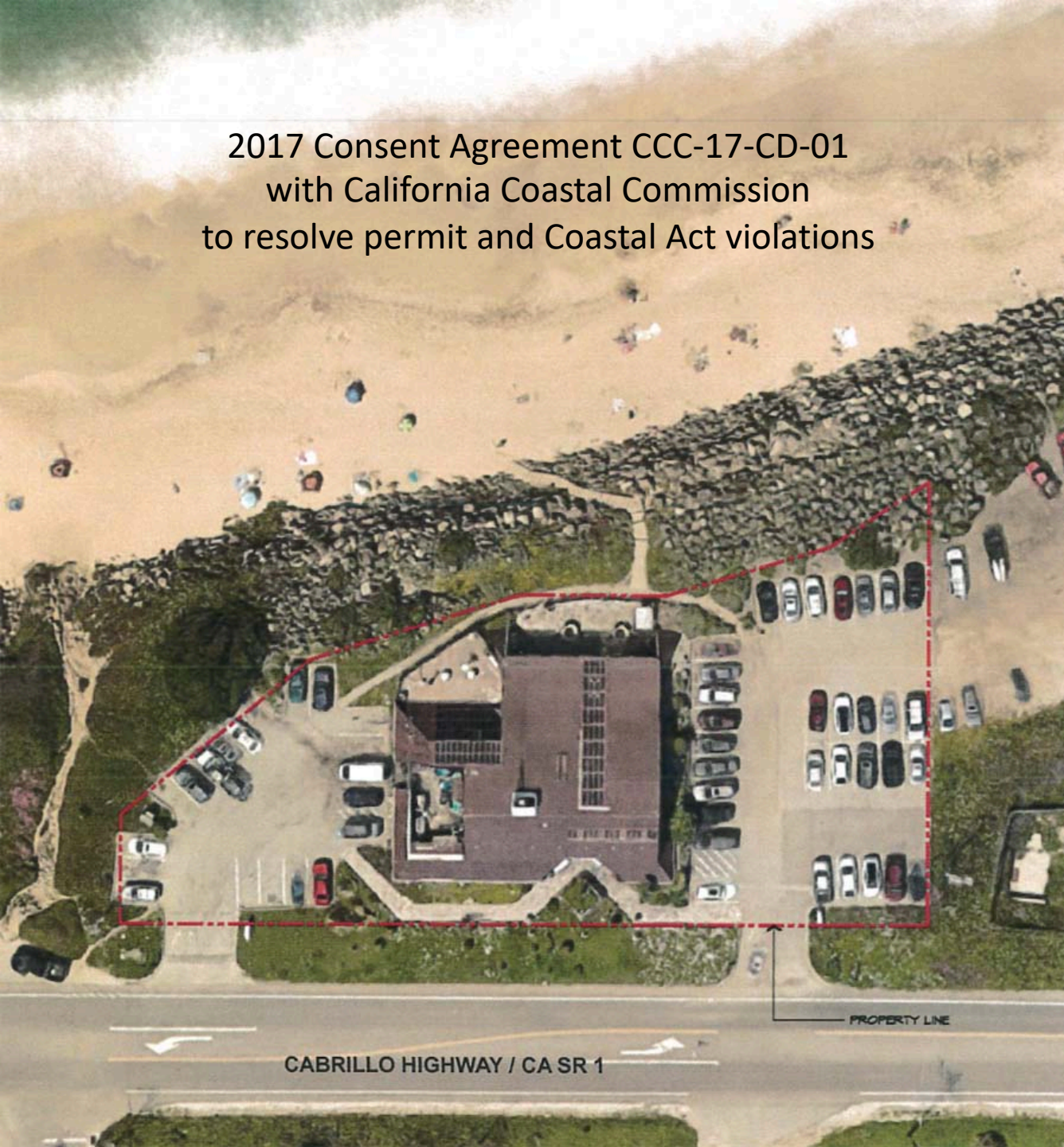
Undermined rip-rap boulders form a deep cave with overhanging rocks held together by concrete slurry, until they break away & fall onto the beach.

2017 Consent Agreement CCC-17-CD-01
with California Coastal Commission
to resolve permit and Coastal Act violations

Required public access improvements include:

- trail improvements,
- public viewing areas,
- native landscaping.

Red line indicates private property boundary with State Parks and Caltrans. Note all the riprap is on public land.



2017 County Use Permit Amendment PLN2015-00297:

- Legalize lower patio & demolish upper patio without change to restaurant capacity.

Rip-rap repairs (Condition of Approval #14):

- Property owner coordinate with State Parks and CCC;
submit plan within 1 year of final approval of this UP amendment.

Plan for county-mandated rip-rap repairs was due Oct 2018.

Rip-rap repairs should include removal of view-blocking boulders on the bluff top.

Rip-rap extends onto top of bluff, far beyond where needed for erosion protection, blocking public access and views. Plan cross-sections of the rip-rap are conceptual, showing an even, gentle slope, but in reality the slope is much steeper along the bottom, and more level along the top.



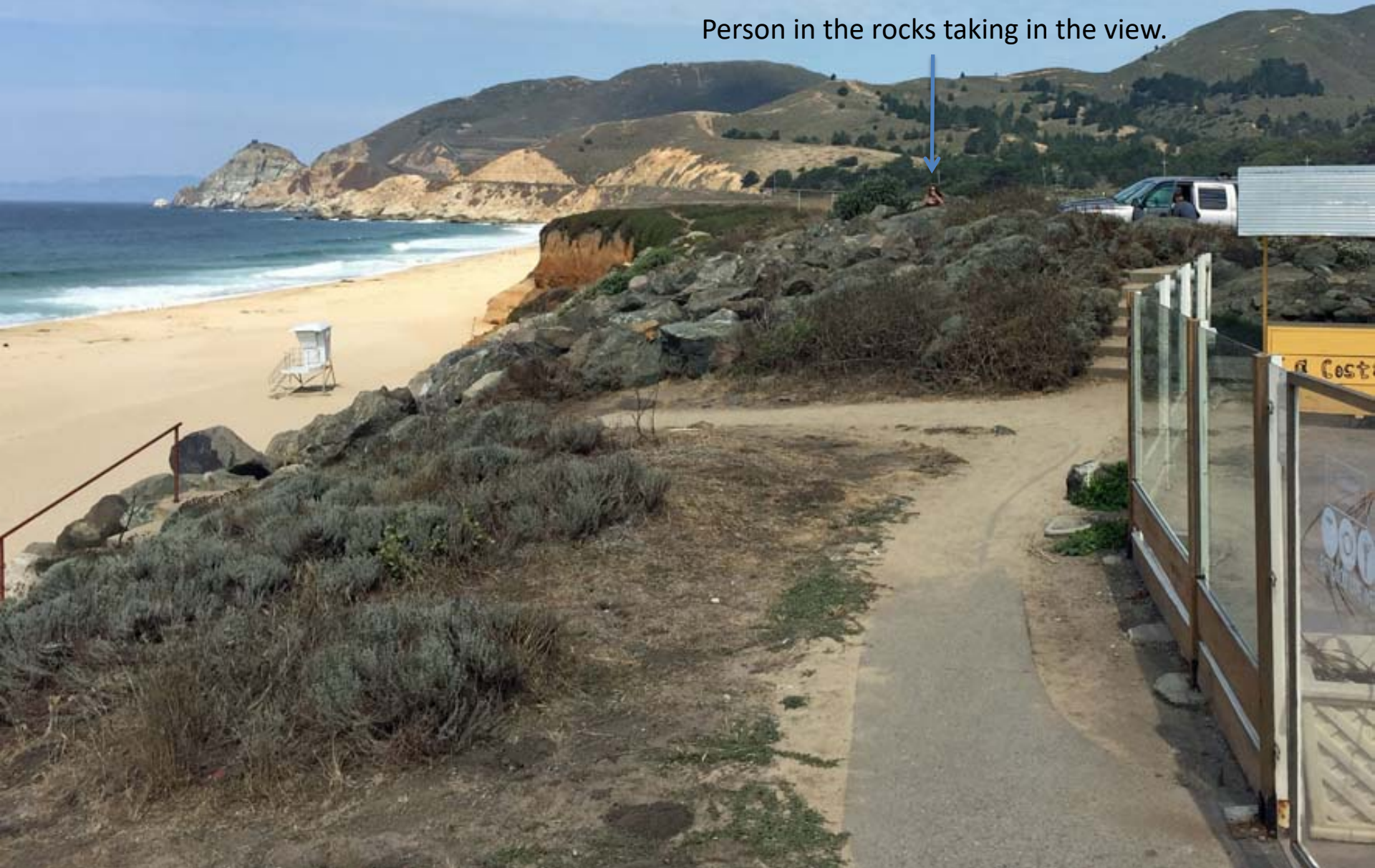
Red line marks the upper reach of rip-rap in front of the restaurant, and the dirt State Parks lot, which have no view obstruction.

Excess alien boulders strewn over the blufftop, blocking access and marring the mountain view.



The area seaward of the restaurant patio is clear of view-blocking boulders and tall shrubs. The same should be done for the entire site.

Person in the rocks taking in the view.

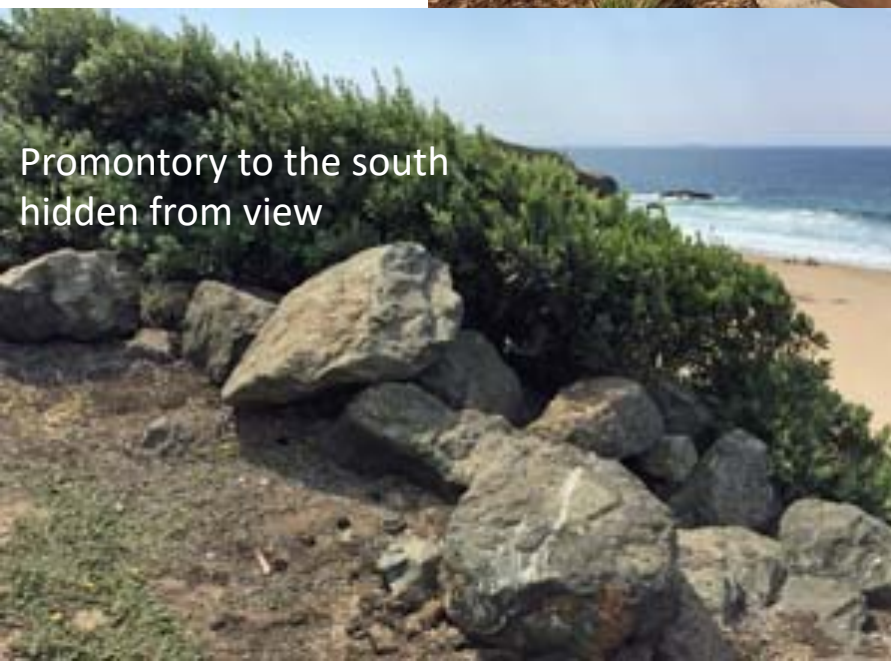




County did not require removal of excess boulders concurrent with CCC-mandated public access improvements (walkway extension and viewing benches).

View from bench --
Coastal Trail sign says
“Public Viewing Area”





Promontory to the south
hidden from view

Large non-native shrubs invade the rip-rap on State Parks land, blocking the view.

Control of invasive weeds should be included in rip-rap maintenance.