**SAMPLE LETTER**

**Application No. 5-18-0930 (Graham Property Management, LLC, San Clemente) – 217 Vista Marina**

Dear Commissioners:

I value the finite natural resources in San Clemente and cherish our coastal canyons that are under attack by over development and poor planning.

This 9,000SF footprint home in a protected San Clemente canyon would be unprecedented and would open the door to more illegal canyon development. Because of the City’s mismanagement, this was approved and sent to the Coastal Commission.

According to the Coastal Commission:

The applicant’s site is developmentally constrained, as the entire lot consists of a coastal canyon slope surrounded by Environmentally Sensitive Habitat Area (ESHA). As a result, it presents significant challenges to any development. Furthermore, the subject lot (partially underlain by landslide materials) does not meet the minimum factors of safety for geologic stability on the portions of the lot not underlain by landslide materials.

Please vote to DENY this project based on all of the reasons your staff has so clearly outlined in their staff report. Do not allow the City of San Clemente and these speculative developers to set a precedent for destruction of our canyons, starting with Trafalgar!

Thank you,

NAME

ADDRESS

CITY, STATE ZIP