

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Lisa Ketcham **Dave Olson** **Chris Johnson** **Laura Stein** **Erin Deinzer** **Dan Haggerty** **Joel Janoe**
Chair Vice-Chair Secretary Treasurer

Date: June 30, 2014

To: Ana Santiago, SMC Code Compliance
Cc: Nicholas Calderón
From: Lisa Ketcham, MCC Chair

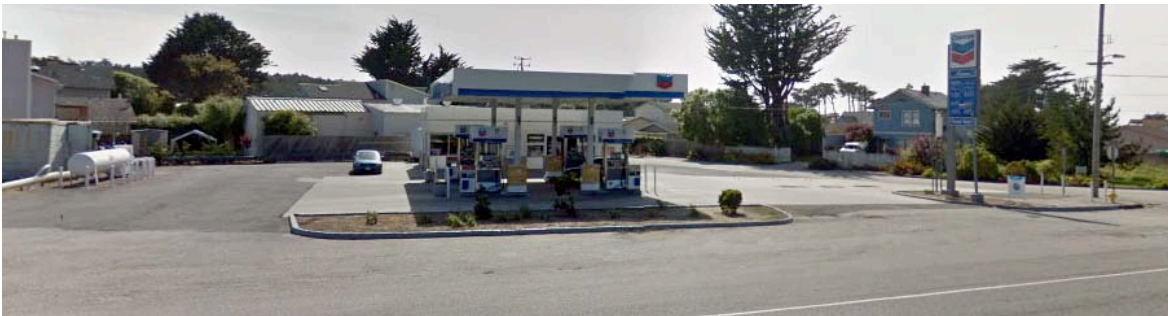
Subject: **Landscape buffer at Moss Beach Chevron, 9500 Cabrillo Hwy**

Attached Google photos from 2011 and 2013 show that curbs and street buffer landscaping at Moss Beach Chevron were removed and paved over in the interim. The entire highway frontage is open to unrestricted vehicle movements leaving a hazardous no-man's land for pedestrians.

There is no physical separation to reduce traffic hazards between pedestrians and vehicles on either street frontage, as required in County Zoning Regulations Section 6121. Virtually the entire site is impermeable surface, with no landscaping to reduce the visual impact of all that paved area.

Midcoast Community Council requests that the County require replacement of the landscape buffer along the street frontage of the Moss Beach Chevron.

2011:



2013:

