

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

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Chair Vice-Chair Secretary Treasurer

Date: July 26, 2017

To: Olivia Boo, Project Planner

From: Midcoast Community Council/ Lisa Ketcham, Chair

Subject: **Moss Beach Chevron highway frontage landscape buffer, PLN2017-00199**

Thank you for the referral and opportunity to comment.

This site in its current condition is virtually 100% impermeable surface, with only a small planter under the sign near the northeast corner. Curb configuration at the corner seems to indicate there used to be a larger planter extending to the corner, which makes sense from an aesthetic design standpoint. Is the originally approved site plan available for this gas station? No net loss of landscaped area from the original approved plan should be allowed.

The current project results from removal of curb and landscape buffer along the highway frontage, as first reported by MCC in June 2014. Google maps and street view indicated the removal and paving occurred between 2011 and 2013. Online comments by DPW on this project indicate the original planter was 63x13 feet (819 sq.ft), which was 8 times larger than the proposed 34x3-foot replacement (102 sq.ft).

Landscaping to soften the appearance of this large paved area in such a prominent location would provide a great benefit to the community of Moss Beach and to those traveling the designated scenic highway. Restoration of permeable surfaces would benefit the environment.

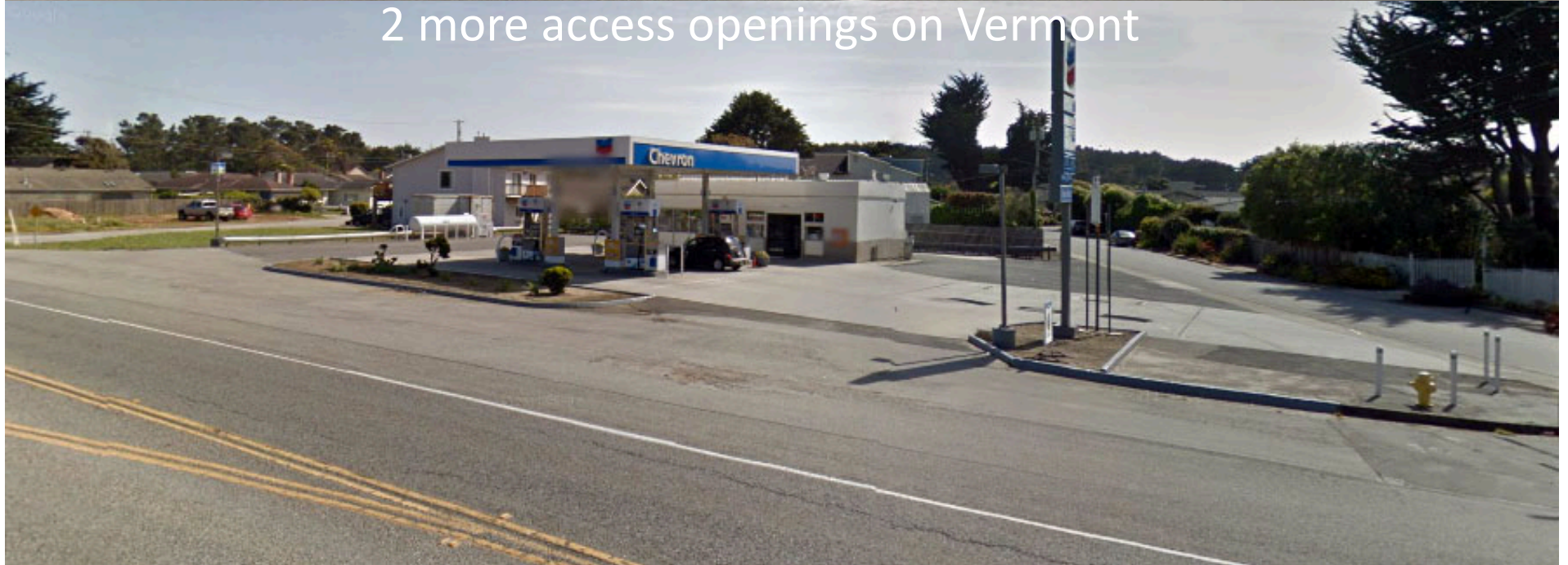
An extended landscape planter along the highway frontage would provide greatly increased safety for bikes and pedestrians wanting to pass through what is now a confusing paved no-man's land of sudden and unpredictable vehicle movements. Highway 1 Safety & Mobility Studies and the Comprehensive Transportation Management Plan recommend reducing and consolidating highway access, particularly in Moss Beach where there are so many cross streets in a relatively small stretch of highway. Yet here we have an entire block of paved vehicle access with no structure to it. Please utilize the landscape planter to reduce gas station highway frontage access points to one, thus encouraging highway access via Vermont St.

Images attached.

Moss Beach Chevron at Highway 1 & Vermont (2011 Google street view)



2011: curb, landscaping, 2 wide highway access openings,
2 more access openings on Vermont



Moss Beach Chevron -- 2013

Curb & frontage landscaping removed and paved over.

Unpermitted removal of curb and landscaping.

Unrestricted vehicle access across entire highway frontage.

No-man's-land for pedestrians between Vermont & Lancaster.



Moss Beach Chevron – 2017 planter construction site plan

Removed 819 sq.ft.
Replacement 102 sq.ft.
Suggested addition

