

Moss Beach Chevron
Highway access & landscape buffer
2011 - 2018

Midcoast Community Council
4/25/2018 presentation
by Lisa Ketcham

Highway 1 Access Policies & Recommendations

Highway 1 Safety & Mobility Improvement Study recommends:

- Limit highway access openings to improve safety and mobility.

Local Coastal Program (LCP) Policy 2.51.a:

- Limitations on new driveway connections to SR 1

Caltrans Project Development Procedures Manual, Chapter 27, Topic 104.2

- On expressways, access from private property is permitted, but the size and number of openings are held to a minimum.
- Parcels that have access to another public street are not allowed access to the expressway.
- Access openings to an expressway are limited to one opening per parcel.

Landscape Buffer & Impervious Surface Area County Zoning Regulations

Parking -- Landscaping -- Section 6121 (a)4

A planter or landscaped area of at least 4 feet wide shall be provided adjacent to all street rights-of-way. Live landscaping shall be provided and maintained within any planter or landscaped area required by this section. Not more than 30% of the landscaped area may be covered with hard surfaces such as gravel or impervious materials. Such landscaped area or planter shall create the visual and physical separation necessary to reduce the traffic hazards between pedestrians and vehicles.

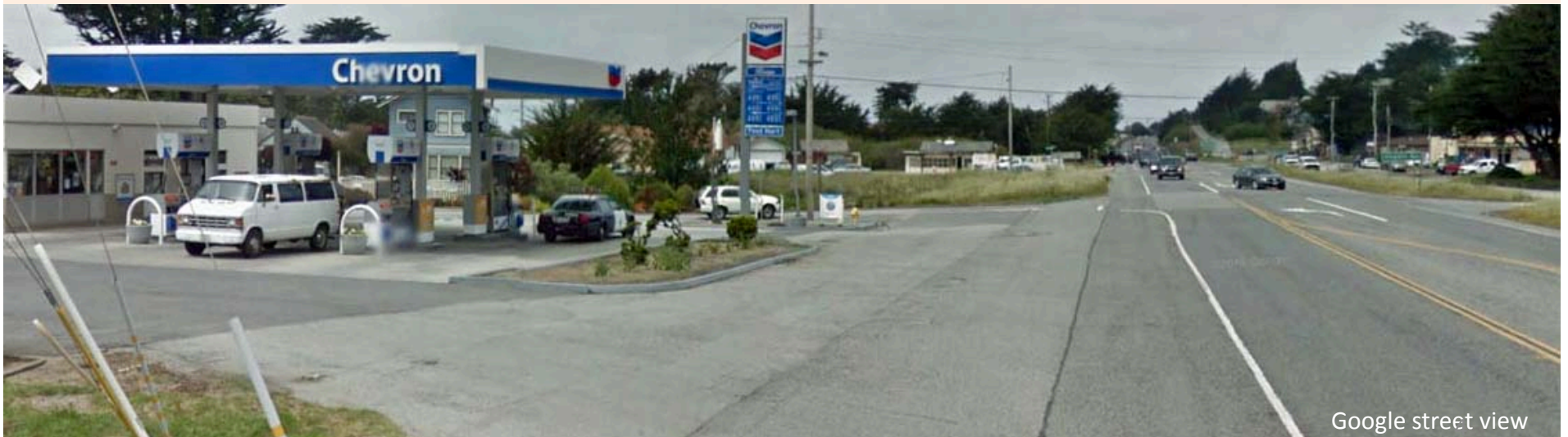
Midcoast Impervious Surface Area -- C-1 District, Section 6253

... the amount of parcel area covered by impervious structures less than 18 inches in height is limited to 10% parcel size... An exception to the limit may be granted ...upon finding that off-site project drainage will not exceed that amount equivalent to 10% parcel size... by directing runoff to on-site porous areas or through the use of detention basins.


Moss Beach Chevron at Highway 1 & Vermont 2011



Landscape island with curb, 63'x13' (removed & paved over June 2011)
Access openings: 2 on highway, 2 on Vermont



Moss Beach Chevron -- 2012

Unpermitted removal of highway frontage curb and landscaping resulted in 144-ft-wide unrestricted vehicle access 

-- a hazardous no-man's land.

Vehicles turn right or left, into and out of the gas station, anywhere between Vermont & Lancaster, disregarding pavement markings.

Vehicle movement is often sudden and quick during gaps in traffic on high-speed highway.

MCC requests:
Reduce highway access opening to 60 ft wide maximum.





Timeline 2011 - 2018

2011 Landscape area & curb removed & replaced with asphalt without permit.

2012 Apr: Email inquiry to Planning Dept re landscape requirement & limited highway access provisions. No reply

2014 June: MCC agenda & memo to Code Compliance.

2015 Feb: Former County Ombudsman recommended Code Compliance send notice to property owner re alleged work without County permits, based on emails with Caltrans Maintenance Div that landscaping ran up to but not into Caltrans ROW, thus under County jurisdiction.

2016 Feb: VIO2016-00054 case opened. CDP & Planning Commission hearing required.

2017 June: PLN2017-00199 CDP application submitted for reduced-size landscape strip.

2017 July: MCC agenda & comment on application referral.

2017 Aug: CalFire comment: “The Fire District would prefer that the planter box not be added as part of the landscaping as it may be a possible traffic hazard during ingress and egress of the gas station.”

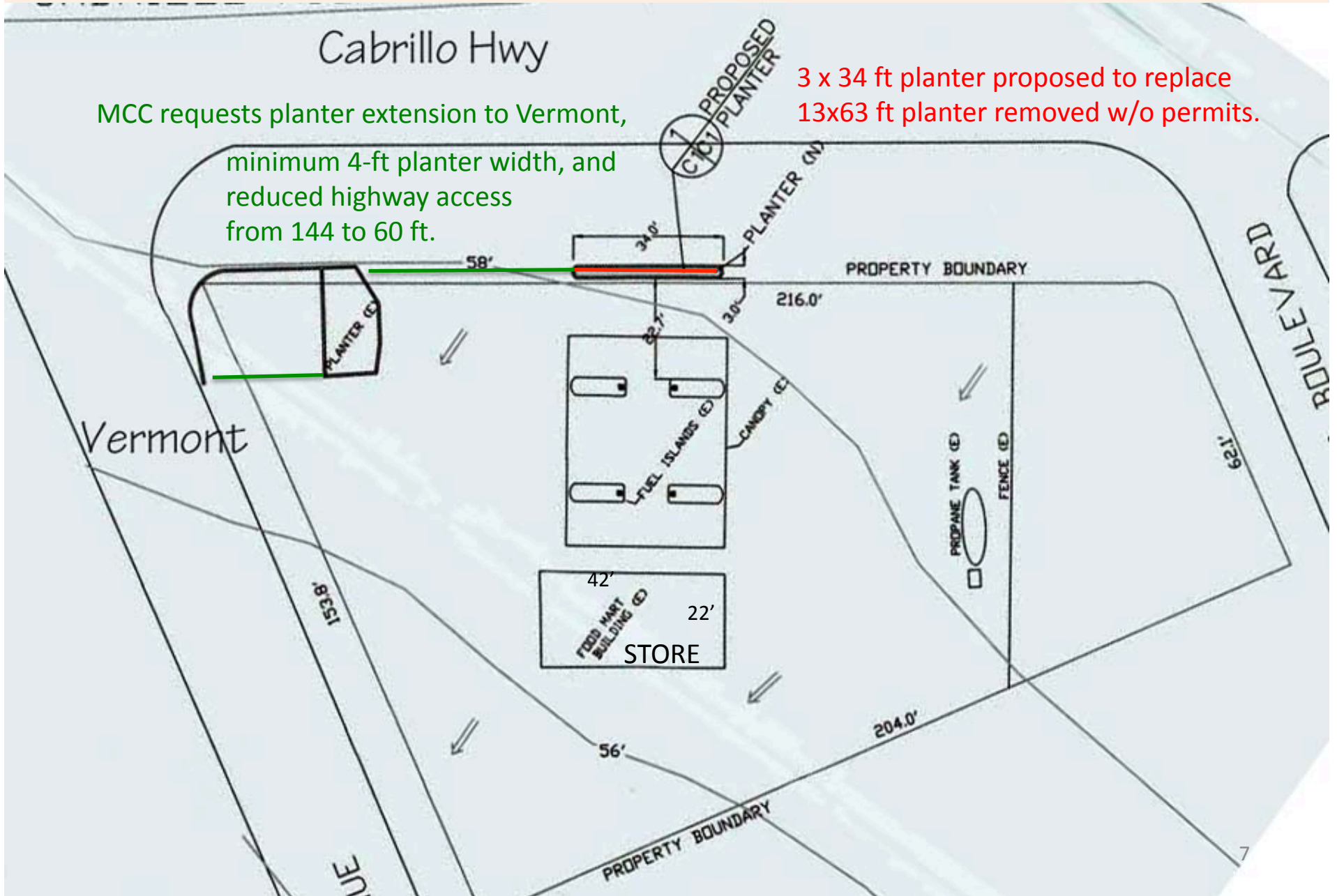
2018 Mar: No permit activity since Aug – MCC request update.

Reply: Planner will ask CalFire if there is an alternative based on MCC requests.
MCC request site visit to better understand emergency access requirements.

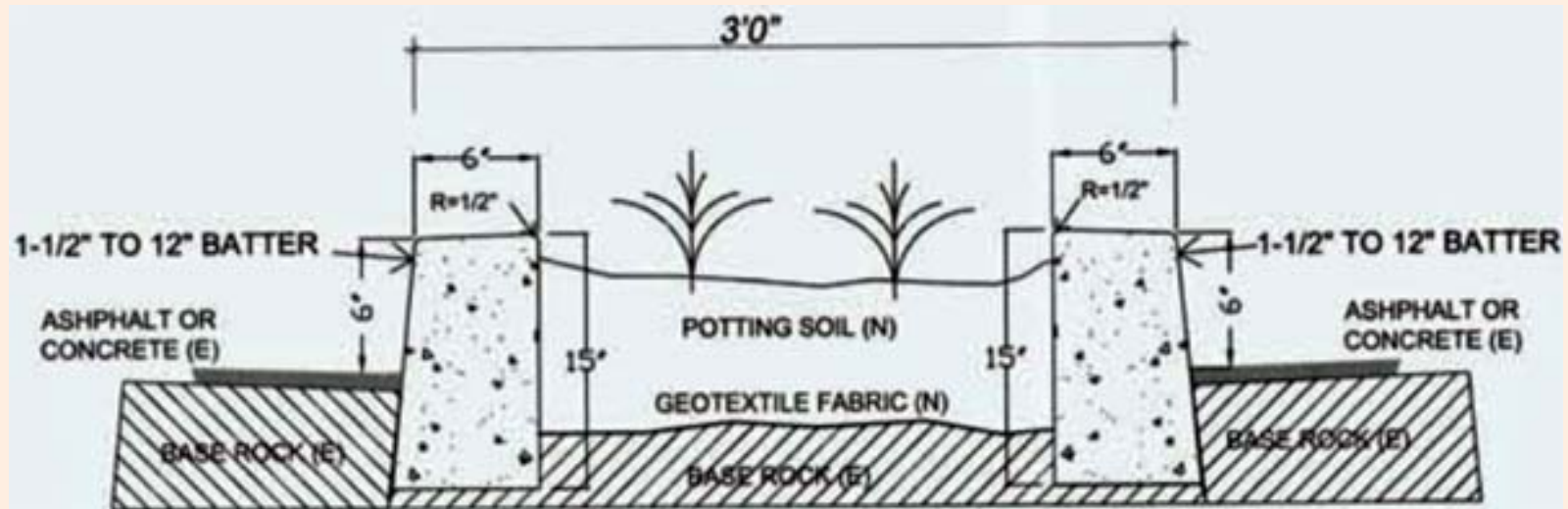
Moss Beach Chevron – 2017 site plan for planter construction

MCC requests planter extension to Vermont, minimum 4-ft planter width, and reduced highway access from 144 to 60 ft.

3 x 34 ft planter proposed to replace 13x63 ft planter removed w/o permits.



Proposed Curb Planter Detail Section 3 feet wide, 6 inches high



Curb (6" HxW) occupies one third of planter width.

Soil volume for plant growth:

- 2 ft wide, limited by concrete curb
- 1 ft deep, limited by geotextile fabric above base rock

No matter how drought tolerant, plant viability will be poor in this extremely limited soil volume.

Emergency vehicle access



Demonstrated fuel truck and trailer thru access via Vermont, and Hwy 1 near Lancaster. Additional thru access is available around back of convenience store. Fire hydrant is at Vermont/Hwy 1 corner. Wide paved highway shoulder could accommodate large trucks double-parked.



Summary MCC comments

4/25/2018

- Please expedite PLN2017-00199 to resolve this long-standing violation.
- Reduce highway access opening from existing 144 ft to maximum of 60 ft wide.
- Restore highway frontage landscape buffer with minimum 4 ft width, and adequate soil depth connecting directly to native soil.
- Extend proposed landscape buffer north to property corner at Vermont.
- Restore full 819 sq/ft of landscape area -- no net increase of impervious surface.