

# 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](http://www.MidcoastCommunityCouncil.org)

**Dave Olson** . **Claire Toutant** . **Lisa Ketcham** . **Dan Haggerty** . **Chris Johnson** . **Brandon Kwan** . **Barbra Mathewson**  
Chair Vice-Chair Secretary Treasurer

Date: May 9, 2018

To: Dennis Aguirre, Project Planner

Cc: Diana Shu, DPW Road Operations Manager  
Patricia Maurice, Caltrans Intergovernmental Review

From: Midcoast Community Council/ Dave Olson, Chair

Subject: **PLN2018-00097 – Moss Beach mixed-use 2-story building on SW corner Virginia/Hwy 1 consisting of 2256 s/f commercial on ground floor, 3 residential units on 2<sup>nd</sup> floor, and 19 parking spaces**

Thank you for the early referral for this project, which we are pleased to note, is compatible with neighborhood character and scale. MCC has the following requests:

Regarding the Caltrans ROW:

- Provide pedestrian facilities (sidewalk or formal trail) along the highway frontage, connecting to the adjacent sidewalk on Virginia. Ideally, formalized pedestrian access should also connect to the next side street, Vermont.
- Plant a few trees along the highway frontage between the pedestrian facility and the highway. This is a prime opportunity for tree canopy due to the wide shoulder area and absence of power lines along this block.
- Request that Caltrans prevent highway access and parking in the ROW west of the paved shoulder in this block, such as by providing asphalt curb where necessary to discourage access. Wide-open highway access, as has occurred in the two adjacent blocks, is a safety hazard for all highway users in this busy village context.

General comments:

- Avoid sidewalk duplication on Virginia. Replace proposed additional sidewalk next to the building with landscape area.
- Consider re-aligning the existing sidewalk with the location at the parking cutout in order to provide adequate width for street parking. Note that parking is not prohibited in the narrower street sections resulting in parked vehicles extending well into the travel lane. This is a particular hazard near the highway intersection next to the project.
- Provide taller more robust plant material at stairway/trash enclosure area.
- Provide bicycle-parking facilities for business patrons.

Thank you for your consideration.