

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

February 28, 2005

To: Sara Bortolussi
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2004-00218. Consideration of a CDP to allow a 10' x 20' seasonal fruit and vegetable stand on the west side of highway one in El Granada, just south of the north end of Capistrano and approximately across the highway from Coral Reef Ave. APN047-081-130.

Sara:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 16, 2005 with the applicant in attendance. Three community members from the Coral Reef neighborhood were present. One of them was representing two additional neighbors. They are all in opposition to this project being located on highway 1 across from the entrance to their neighborhood.

We initially reviewed this project on June 16th, but had been informed that it was not moving forward because of the need to involve Caltrans.

We do support the idea of this seasonal produce stand with the understanding that it is seasonal and the structure will be removed during the off-season. However, we do have some concerns regarding the location of this project.

First, we recommend that this produce stand be located on the edge of the property that borders Capistrano across from Meza Luna Restaurant and not on highway 1 because of safety issues:

- The proposed location for this produce stand is near the intersection of Coral Reef Ave and highway 1. This intersection provides egress and ingress for the Coral Reef development off of highway 1. It is already challenging to get in and out of this development when traffic is heavy and sometimes traffic backs up past this intersection from the light at Princeton.
- Adding this produce stand to this location will only make this intersection more dangerous. Drivers will be distracted by the produce stand and may slow down to look at or visit the produce stand. Drivers who do stop at the stand will then add to the number of cars competing to get on and off of highway 1 at this location. There is also a bus stop on the west side of the highway near this location which needs to be taken into consideration.

- As an alternative, the location on highway 1 may be used but only if Caltrans determines it to be safe taking into consideration the intersection, the bus stop, and traffic flows during the heavy traffic summer months when this produce stand will be operating. If it is determined that this produce stand can be on highway 1, then we request that it is set up as a condition of the Use Permit, that if it presents a health hazard or threat to safety, then the Use Permit can be re-evaluated. This will give neighborhood residents a recourse if this produce stand causes some problems.

Second, a community member brought up the issue of this access off of highway 1 not being allowed at all under the "California State Department of Transportation Project Development Procedures Manual (PDPM), Chapter 27 – New Public Roads Connections, Article 1 – General"

Access Control Policy...On freeways, direct access from private property is prohibited without exception, see HDM Index 104.1. ...On expressways (which require a controlled access highway agreement as opposed to a Freeway Agreement), access from private property is permitted (HDM Index 205.1), but the size and number of openings are held to a minimum. Parcels that have access to another public road or street, as well as frontage on the expressway, are not allowed access to the expressway, see HDM Index 104.2.

Moreover, Highway Design Manual Index 205.1 provides as follows:

205.1 Access Openings on Expressways Access openings are used only on expressways.

The term access opening applies to openings through the right of way line which serve abutting land ownerships whose remaining access rights have been acquired by the State.


(1) *Criteria for Location.* Access opening should not be spaced closer than 800 m to an adjacent public road intersection or to another private access opening that is wider than 10 m.

This raises an issue because both Coral Reef and Capistrano Road intersect highway 1 within 800 meters of this location.

Third, there was a question of whether there are any "non-prime soils" on this parcel of land. If there are any "non-prime soils," then according to section 6355.D.1 q & b of the Zoning Regulations, this produce stand would have to be located on the "non-prime soils."

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning & Zoning Committee

cc: Cameron McKesson
David Towe