

Highway 1 Access Openings West Moss Beach Business Frontage

MCC presentation, 6/25/14
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Highway 1 Safety & Mobility Improvement Study recommends:

- Limit highway access openings to improve safety and mobility.
- Reduce number of access openings on Moss Beach east side.

The Study is mute about access openings on Moss Beach west side where there are two block-long stretches of uncontrolled vehicle access.

In the past, community members have appealed to MCC to address this issue.

Current planning for highway crossings calls attention to lack of pedestrian facilities connecting to proposed crossings.

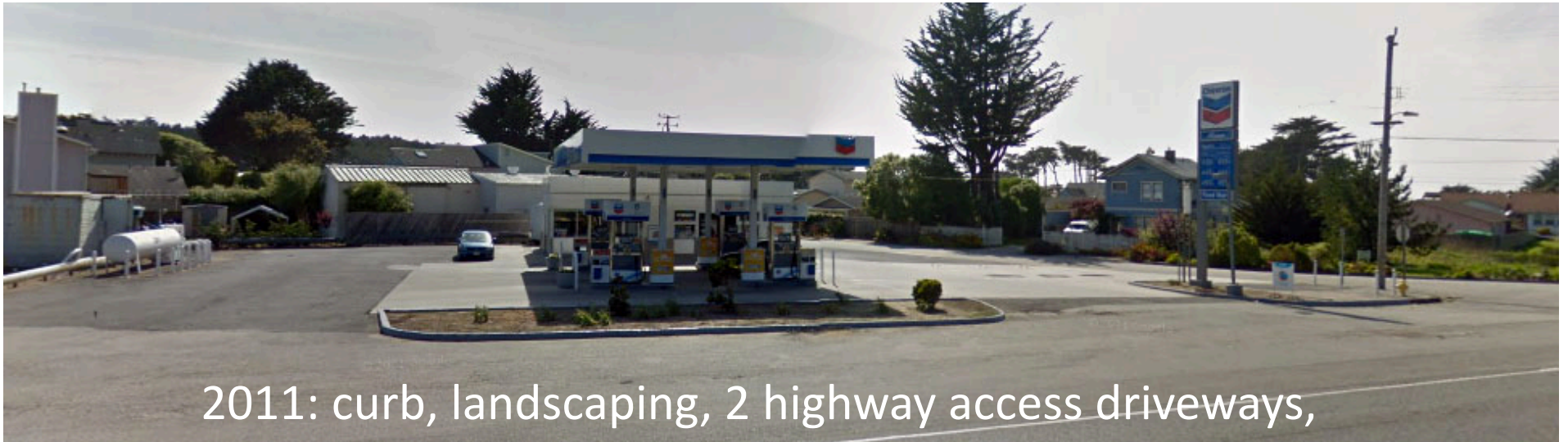
Caltrans Project Development Procedures Manual

Chapter 27, Topic 104.2

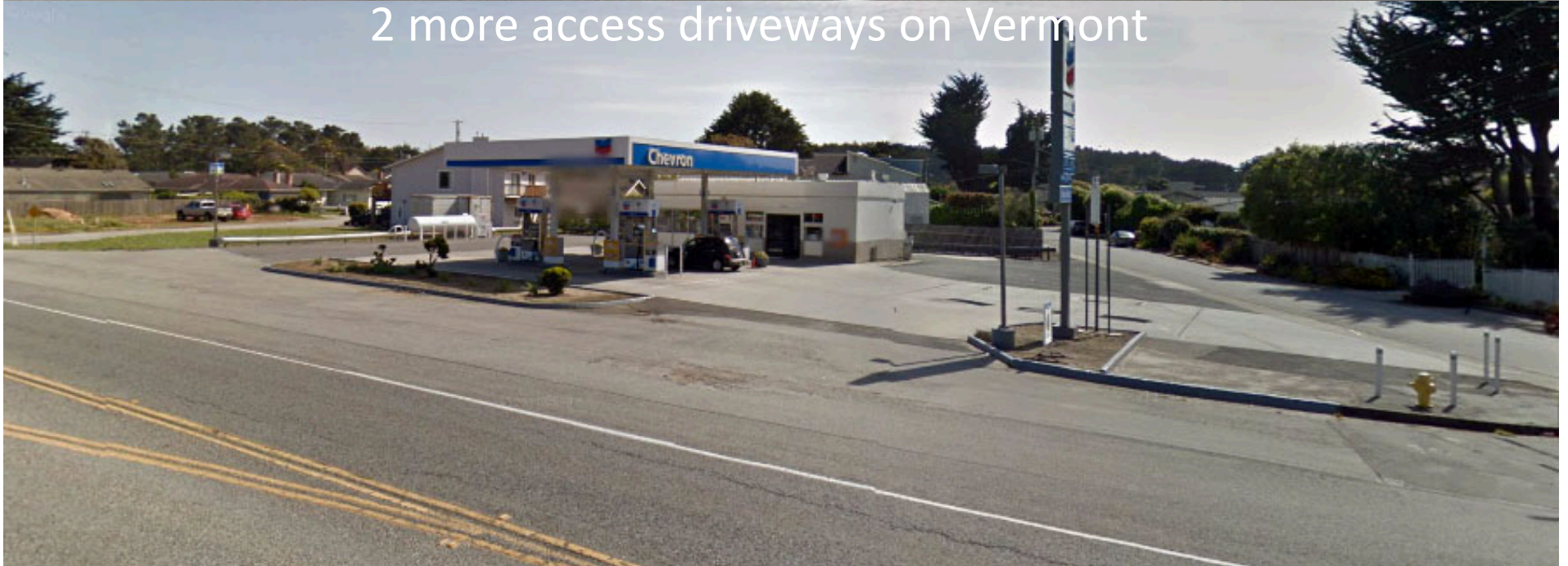
Access Openings

- 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.

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



2011: curb, landscaping, 2 highway access driveways,
2 more access driveways on Vermont



Moss Beach gas station -- 2013

Curb & frontage landscaping have been 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.



County Zoning Regulations

Section 6121 -- Parking

(a) 4. Landscaping:

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.

West side Highway 1 between California & Virginia (2014 Google)

Adequate restaurant parking with access on Virginia, but ...

Most customers park in front on gravel.

Unrestricted highway access along entire block.

No designated space for pedestrians in this area where highway crossings are proposed.



Suggested MCC Actions

Request Code Compliance action on unpermitted removal and paving of highway buffer landscaping at Moss Beach gas station.

Submit this presentation as part of MCC comment on highway crossing design.