

From: CLAIRE TOUTANT
To: [Planning Commission](#)
Subject: Comments on PLN2019-00199
Date: Tuesday, March 24, 2020 10:48:57 AM

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Although I am a member of the Midcoast Community Council, I am writing only to give you a sense of my personal experiences with the access to the Chevron station on Highway One in Moss Beach.

There is extensive and poorly-delineated access to the station from the highway.

In addition, there is access from the adjoining side street.

Cars enter and exit the property at random. I have often seen near collisions between entering and exiting vehicles.

Even worse, I have seen vehicles making left turns onto the highway from the gas station at the same time as other vehicles are making right turns from other portions of the extensive "driveway," setting up a scenario for crashes on the highway itself.

This situation has persisted for a long time with no action. Policy should actively support limitations to Highway access in the interests of public safety and smooth traffic flow.

Thank you.

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Claire Toutant
Secretary, Midcoast Community Council
midcoastcommunitycouncil.org

From: Barbara Kossy
To: [Planning Commission](#)
Subject: March 25 Agenda Item #4
Date: Tuesday, March 24, 2020 9:08:20 AM

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Dear Commissioners,

I live in Moss Beach, not far from the Chevron in question.

Please expedite PLN2017-00199 to resolve this long-standing violation. I support the restoration of the landscaped buffer. It should be the requested 4 foot width, and deep enough to support a healthy planting. I'd like to see the restoration of the full 819 square feet landscaped area.

I've walked and cycled through that area, and also by gas there. As it exists, it's rather ugly, and it's a confusing area for motorists and others. And now with the crosswalk nearby, there could be even more confusion and potential for accidents.

A rebuilt landscape area, designed to restore the previous buffer would greatly improve safety and aesthetics.

Thanks for considering my comments.

Barbara Kossy
Moss Beach

bkossy@coastside.net
txt: 650-430-1094

From: Chris Johnson
To: [Planning Commission](#)
Subject: Public comment regarding agenda item #4 for March 25, 2020 San Mateo County Planning Commission meeting
Date: Monday, March 23, 2020 1:04:24 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good afternoon members of the San Mateo County Planning Commission,

I am writing to you about item number 4 on the Planning Commission agenda for the March 25, 2020, meeting. (KN Properties; Greg Ward; PLN2017-00199; 9400 Cabrillo Highway, Moss Beach; APN 037-171-860).

Please review closely the September 26, 2018, MCC letter to County officials as well as the April 25, 2018, MCC presentation on this issue.

I served as a member of the MCC from 2013 to 2018. Enforcement of County ordinances (or lack thereof) was a particular point of emphasis during my years on the MCC. Specifically, this property/business owner has been the subject of numerous MCC agenda items regarding unpermitted improvements and other code and ordinance violations. The unmitigated access to Highway 1 from the Chevron station in Moss Beach has been the subject of multiple MCC agenda items.

From lights, signage, and fencing that violated County ordinances to development and improvements to properties made without proper permits, it is incumbent for the County to enforce its own ordinances.

I want to strenuously object to the staff's recommendation of a much smaller replacement planter than that proposed by the MCC. The original barrier, which was illegally removed, was legally installed and permitted. Neither the applicant nor the County has demonstrated any legitimate reason why a smaller barrier should be installed to replace the illegally removed, legally permitted previous barrier.

In addition to the specific details, I want to stress the following points, which this particular agenda item brings to light:

- 1) The situation at the Chevron station in Moss Beach is dangerous. Cars come zooming in and out of the parking lot to and from Highway 1 across a length of more than 100 feet. According to Caltrans standards, there should be no direct access to Highway 1 at all, given that there is a more than adequate driveway on Virginia. I myself have almost been hit more than once by cars flying in and out of the station property from Highway 1 while riding my bicycle in the bike lane. There is no safe passage for pedestrians along this more than 100 feet of highway. It is not safe as is, which is why the original permit for the property included a significant concrete planter to separate the highway from the station. I call to your attention that this original, permitted barrier was illegally removed without permit or notification by the current property owner without any penalty or action by the County. See points 2 and 3 below.
- 2) County ordinances and codes should be enforced by County. If they are not, County loses credibility and cannot expect people to intuitively know which ordinances, codes, and laws the County will enforce and which ones can be ignored. Selective enforcement does not bode well for the rule of law.
- 3) The ordinances, codes, and laws must be applied equally to everybody. This business owner in particular has been given very close to free reign to do whatever he wants to on the Coastside. From illegally closing public bathrooms to violating permits with regard to landscaping to illegally removing the traffic barrier at the Chevron station in Moss Beach, the County has not held this person to the same standards to which it has held other, less well-connected, and less wealthy citizens. This is not right. Again, if the County is going to selectively enforce its laws, then it is going to lose credibility and people will decide that they have every right to selectively follow the laws — especially if the laws are not uniformly applied across all demographics. Justice is supposed to be blind.

The importance of your decision goes beyond the dangerous situation that currently exists at this specific location. It goes to your credibility, to the credibility of County ordinances and codes, and to the very heart of governance in this country: the rule of law.

Is this a county where rich people get to do whatever they want or is this a county in which the laws apply equally to everybody? That is for you to decide today on this issue.

Thank you for your time,

Chris Johnson
El Granada, CA