



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@smcgov.org

www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Page 1 of 2

Date: August 14, 2015

TO:

- Building Department
- California Coastal Commission
- Department of Public Works
- Environmental Health
- Fire Department COASTSIDE FIRE PROTECTION DISTRICT
- Midcoast Community Council

FROM: Erica Adams, Project Planner
EAdams@smcgov.org
650 363-1828

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 08/28/2015 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

<u>Planning Case Number</u>	<u>Property Owner</u>	<u>Project Applicant</u>
PLN2015-00297	A & G LLC 6502162317	HAMID RAFIEI 6502162317

Assessor's Parcel Number

036046050

PROJECT LOCATION: 8150 CABRILLO HWY, MONTARA, CA 94037

PROJECT DESCRIPTION:

After-the-fact Use Permit Amendment (UP20-77) & Design Review Permit for following changes to La Costanera (restaurant): use of 2 outdoor patios (600 sf & 1250 sf), patio improvements including tiling, railing, & windscreens, while maintaining the same number of seats at the restaurant (189 seats). CDP under the permit authority of the CA Coastal Commission. Negative Declaration prepared under PLN2006-00494.

Planning and Building Department

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2015-00297

BLD:

Applicant/Owner Information

Applicant: Hamid Rafiei

Mailing Address: 370 Convention Way

Redwood City, CA

Zip: 94063

Phone, W: 6502162317

H:

E-mail Address: hamid@amidigroup.com

FAX:

Name of Owner (1): A&G LLC

Mailing Address: 370 Convention Way

Redwood City, CA

Zip: 94063

Phone, W: 6502162317

H:

E-mail Address: hamid@amidigroup.com

Name of Owner (2):

Mailing Address:

Zip:

Phone, W:

H:

E-mail Address:

Project Information

Project Location (address): La Costanera

8150 Cabrillo Hwy

Montara, CA 94037

Zoning:

Assessor's Parcel Numbers: 036-046-050

036-046-380 • 036-046-400

036-046-370

Parcel/lot size:

SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Amend the existing permit for the use of the outdoor patios which include a 600 sq. ft. stone tiled patio on the southwest corner of the building on the main dining level; and a 1250 sq. ft. paver surfaced patio on the west side (ocean facing) of the building adjacent to the bar including two stone constructed, gas fire pits. Patio seating is within the permit approved 189 seats.

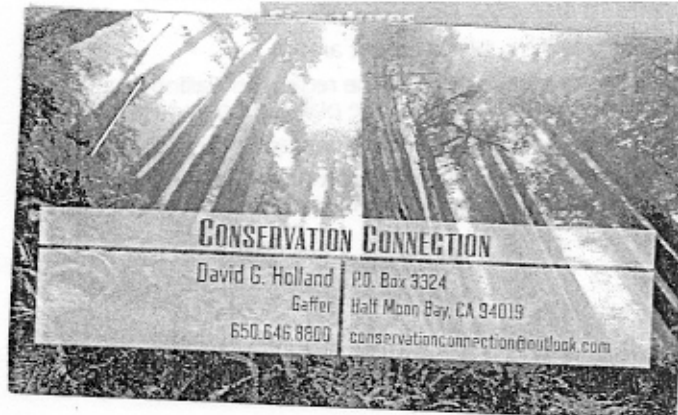
Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Patios are existing and attached to the building. Patios may provide outdoor dining and/or bar service within the existing permit approved seating of 189.

Describe Existing Structures and/or Development:

No new development planned. Existing structures as described above (construction and seating plans attached.)

I hereby certify that the information provided on this form and on forms, plans and other materials submitted herewith in support of this application is true and correct to the best of my knowledge. It is our responsibility to inform the County of San Mateo of any changes to information represented in these submittals.



RECEIVED

JUL 28 2015

San Mateo County
Planning and Building Department

A&G, LLC/Amidi Group
370 Convention Way
Redwood City, CA 94063
Tel: (650) 216-2317
Email: hamid@amidigroup.com

July 22, 2015

Camille Leung
San Mateo County Planning Department
455 County Center
Redwood City, CA 94063

Re: 8150 Cabrillo Hwy. Montara, California
La Costanera Restaurant (APN 036 - 46 - 050 380, 390, and 400)
San Mateo County Planning letter dated July 10, 2015
California Coastal Commission letter dated July 13, 2015

Dear Ms. Leung

Please consider this letter our response to your July 10 letter, and as response to the California Coastal Commission letter of July 13, 2015.

La Costanera Restaurant is an economically viable and aesthetically pleasing operation, highly valued by its patrons, employing dozens of workers, and is a true resource for the Coastside. As requested, we are addressing the issues you identified and have enclosed documentation to substantiate our progress toward zero violations. Our actions toward addressing the issues you identified are as follows:

1. **Lights (Patio and roof):** Per County directive, these lights were removed in June of 2013. Lights on roof at front of building are no being operated and will be remove of painted the color of the roof prior to August 10, 2015.
2. **Restaurant and bar use prior to 5:00 PM:** Per the 1977 coastal development permit restaurant and bar usage is limited to 5:00 PM until closing time. However, due to the restaurant's need to survive economically, it has, from time to time, engaged in special events, whereby food and drinks were served prior to 5:00 PM. We acknowledge these violations, and, as of February 2015, have ceased to contract future events prior to 5:00 PM. Listed below, as requested, are special events for the next few months with dates the contracts were signed prior to February 2015.

Sept. 7: Wedding, 100 persons, 12-4 pm
Sept. 12: Wedding, 100 persons, 12-4 pm
Oct. 3: Wedding, 45 persons, 12-4 pm
Oct. 10: Wedding, 120 persons, 12-4 pm
3. **Unpermitted construction of a patio and addition of patio seating:** We have submitted a an After-the-fact Use Permit Amendment (UP20-77) and Design Review Permit to allow the use of two outdoor patios on July 22, 2015 with County Planning. However, during the past

RECEIVED

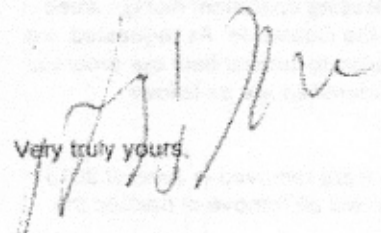
three years, the restaurant obtained all requisite permits for patio construction. The application that was submitted to the county has now been submitted to the coastal commission, following its assumption of jurisdiction on this matter. With respect to the number of seats, please note the following fact: the number of seats, 189, is exactly the number of the seats permitted by the Coastal commission under the 1977 permit. As with special events, patio seating is vital to the economic success of this and any similarly situated restaurant.

- 4. **Stormwater Discharges:** Existing drainage plans were approved with the original 1977 permit and should not require additional documentation. The restaurant has developed a manual to better instruct their employees on washdown procedures that will prevent washing waters to discharge to the stormwater system. The restaurant has installed two washdown sinks that discharge water into the sanitary system. (Manual provided with Permit Amendment).
- 5. **Trim Paint (PLN 2015-00179):** The repainting of the building trim, gutters, skylight and roof lights will be done in a complimentary earthtone to be completed by August 10, 2015.
- 6. We are applying for an amendment to our liquor license to be permit to serve alcoholic beverages outside on the patios.

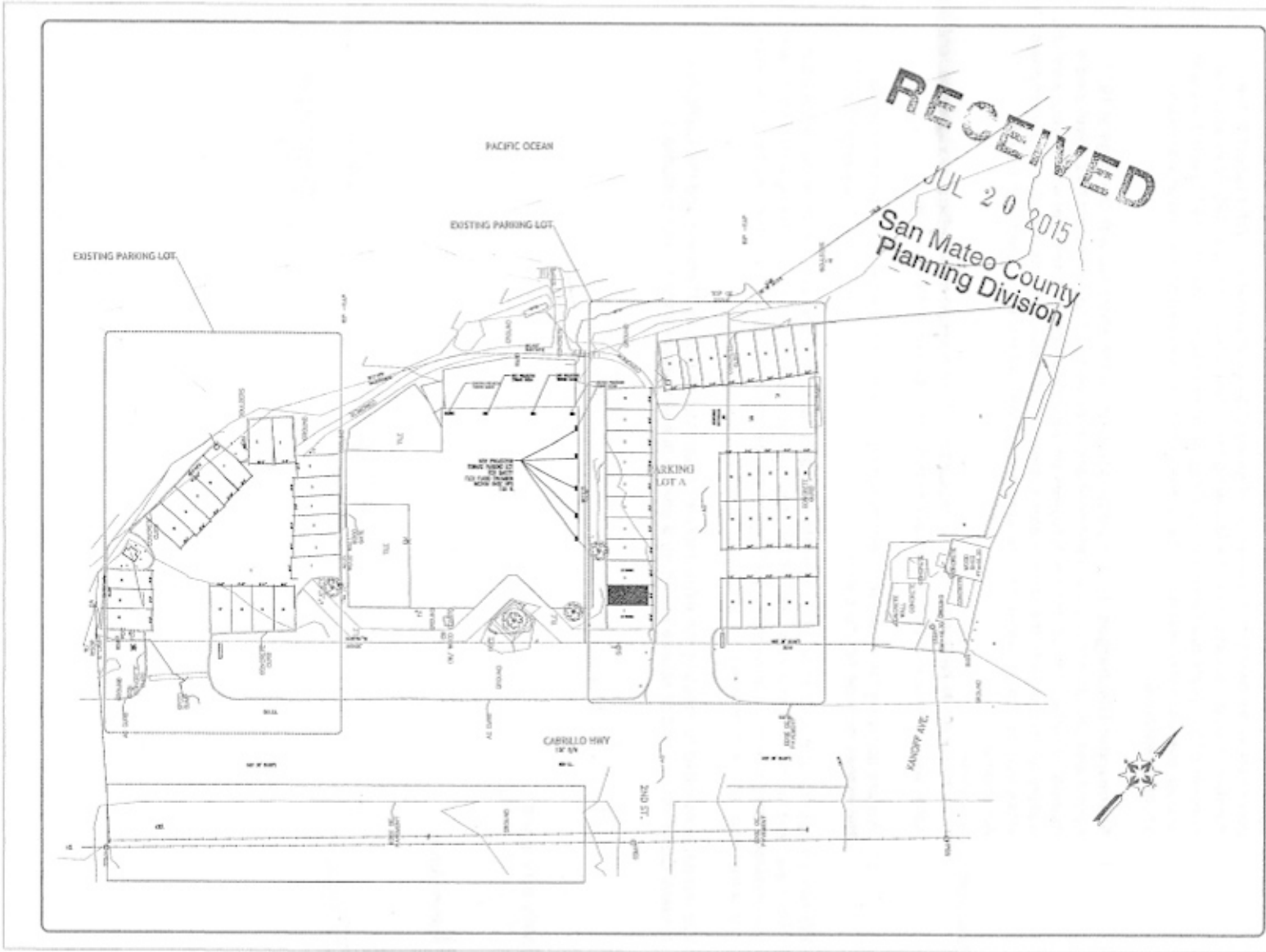
We remain hopeful that we can begin to operate the patios as part of the experience at our restaurant. Within the next six months to a year, we will resubmit our application to be open during lunch hours with the understanding that the undeveloped parking lot will be improved including enhanced beach access with a trail and restroom facilities.

We remain committed to meeting the expectations of San Mateo County Planning and the California Coastal Commission, and of course providing a unique culinary experience for our customers.

Very truly yours,



Rahim Amidi



RECEIVED

JUL 20 2015

San Mateo County
Planning Division

REVISION	BY

OWNER:
A&G LLC
8510 CABRILLO HWY
MONTARA, CA
94038

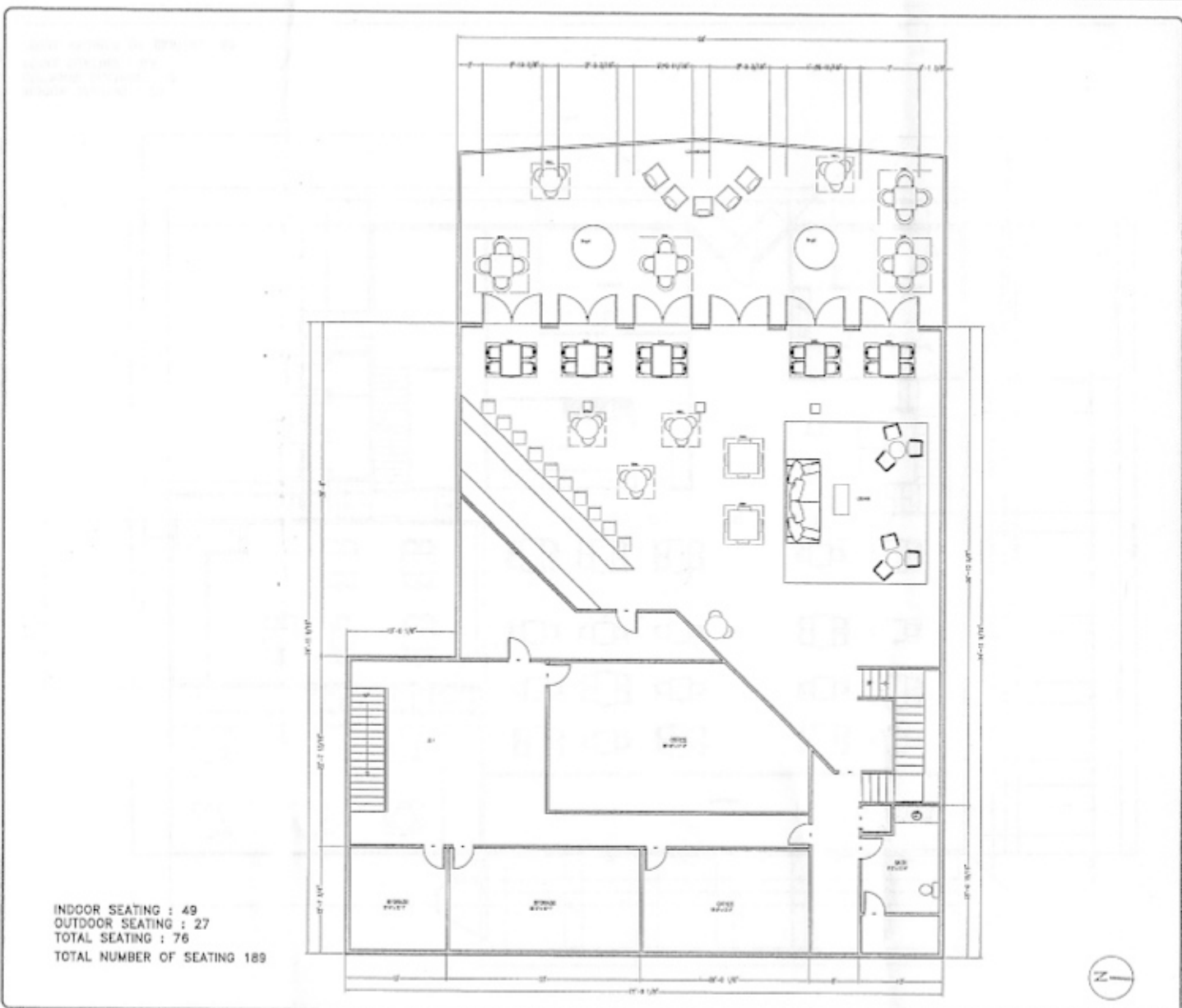
A&G LLC
8510 CABRILLO HWY
MONTARA, CALIFORNIA 94038

SHEET TITLE:
LIGHTING
PLAN

DRAWN BY:
DATE: OCT. 2011

SCALE:
1/8" = 1'-0"

SHEET:
A-0



INDOOR SEATING : 49
 OUTDOOR SEATING : 27
 TOTAL SEATING : 76
 TOTAL NUMBER OF SEATING 189

REVISION	BY

OWNER:
 A&G LLC

LA COSTANERA RESTAURANT
 8150 CABRILLO HWY
 MONTARA, CALIFORNIA 94037

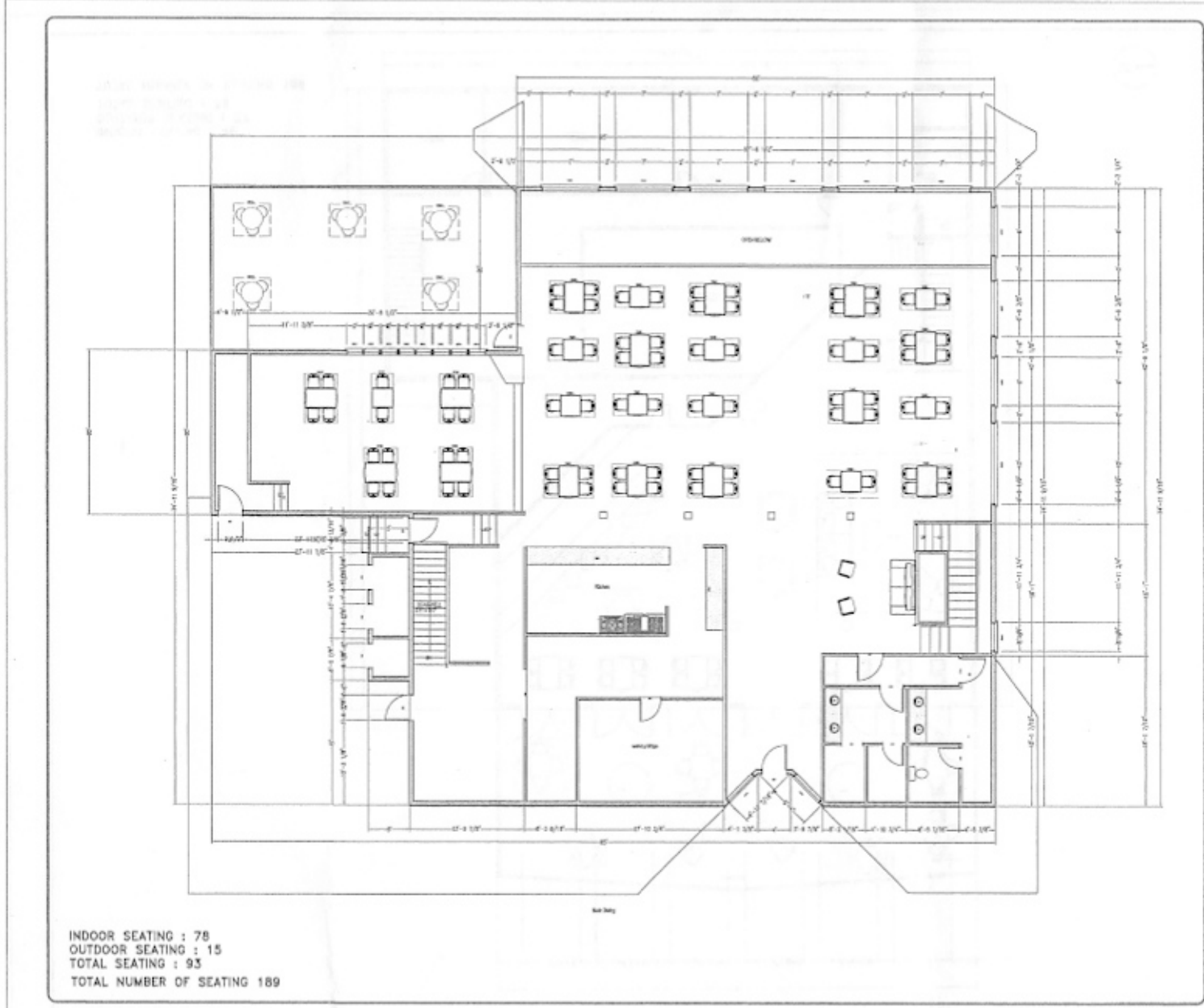
SHEET TITLE :
 PROPOSED
 LOWER FLOOR
 SEATING
 CONFIGURATION

DRAWN (AND DATE)
 DATE JULY - 2010

SCALE:
 1/8" = 1'-0"
 JOB NO.

SHEET
 A-2.0





INDOOR SEATING : 78
 OUTDOOR SEATING : 15
 TOTAL SEATING : 93
 TOTAL NUMBER OF SEATING 189

REVISION	BY

OWNER:
 A&G LLC

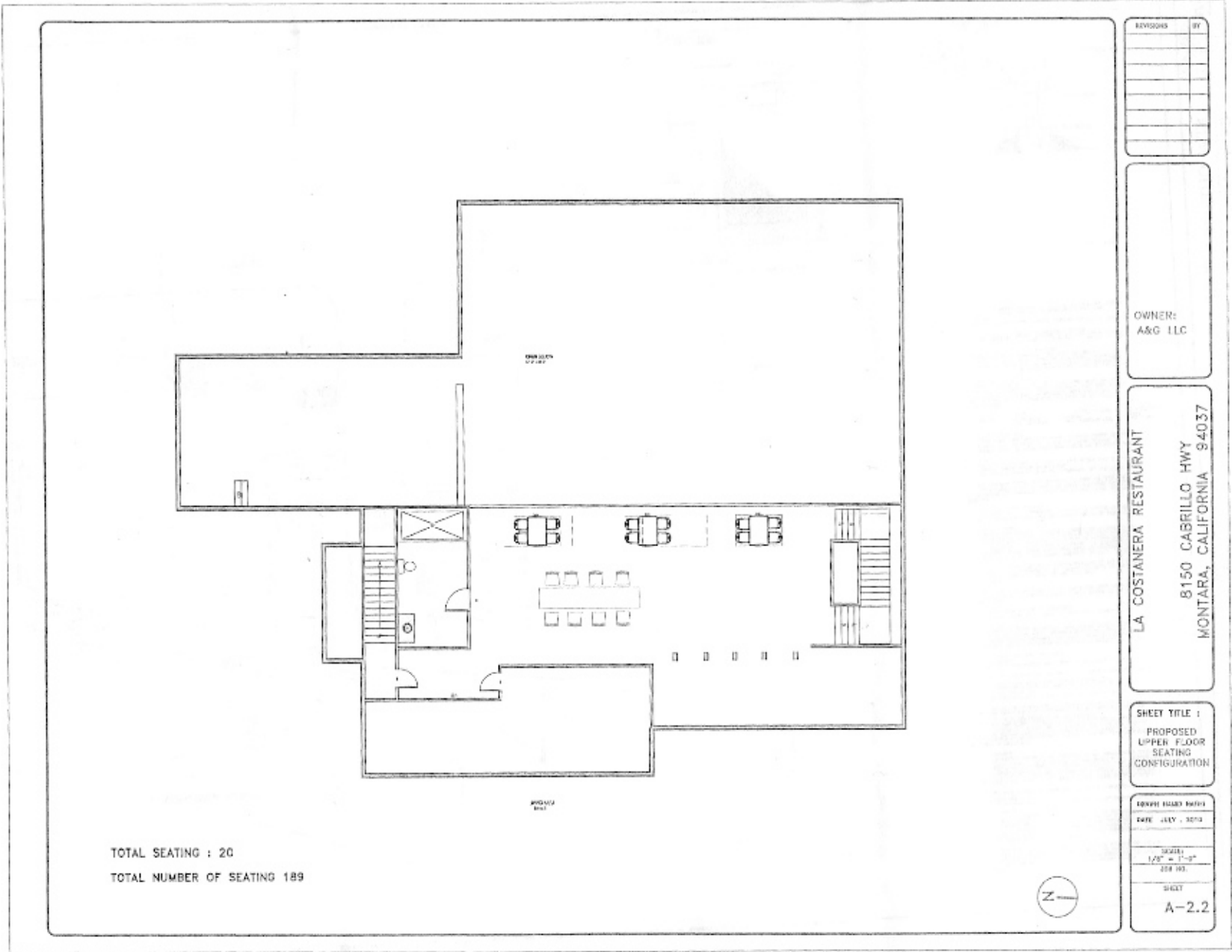
LA COSTANERA RESTAURANT
 8150 CABRILLO HWY
 MONTARA, CALIFORNIA 94037

SHEET TITLE :
 PROPOSED
 MAIN FLOOR
 SEATING
 CONFIGURATION
 FOR LUNCH
 HOURS

DRAWN (NAME) (DATE)
 DATE JUL . 2019

SCALE
 1/8" = 1'-0"
 JOB NO.

SHEET
 A-2.1



TOTAL SEATING : 20
 TOTAL NUMBER OF SEATING 189

REVISIONS	BY

OWNER:
 A&G LLC

LA COSTANERA RESTAURANT
 8150 CABRILLO HWY
 MONTARA, CALIFORNIA 94037

SHEET TITLE :
 PROPOSED
 UPPER FLOOR
 SEATING
 CONFIGURATION

OWNER: A&G LLC
 DATE: JULY, 2010

SCALE:
 1/8" = 1'-0"
 SEE 103

SHEET
 A-2.2

