

Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

November 25, 2004

TO: China Osborn

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1850 - FAX: 650.363.4849

RE: PLN2003-00386 & 388: Miramar Beach Restaurant for (PLN2003-00386) Re-Zoning, General plan Amendment and CDP to rezone parcels from R-1/S-94 to CCR and P-1 to allow additional restaurant and beach parking and (PLN2003-00388) Use Permit Amendment, CDP and CDR to allow an addition to existing restaurant for a 2,575 s/f outdoor seating area and a 115 s/f storage room, and off-street exception to allow tandem valet parking for restaurant parking at 131 Mirada Road in Miramar. APN(s) 048-013-110, 120,150, 750, 760 & 770.

Dear China:

The Planning & Zoning Committee of the MidCoast Community Council reviewed the above-referenced project at our regular meeting on November 17, 2004. The applicant and owner were present. Our comments are as follows:

First the applicant said he will be providing the following outdoor conditions and we strongly recommend that these conditions be fulfilled:

- Provide continuance of current hedge to block parking lot from view, and vines will be grown on redwood lattice for outside patio dining screening.
- Include some onsite parking for employees.
- Outdoor lighting for the perimeter of outdoor patio will be downward lights only, using Halo downlight H2351.
- Outdoor lighting for the new parking lot will be two feet above ground and will be below the hedge. Lighting will be spaced every 20 feet and will use BS/BRBollard with 50 watt bulbs.
- Paving of new parking lot: driveway piece will be paved but the remainder will be base rock gravel.
- The driveway into the parking lot for the restaurant will have a one way entrance only on Mirada and a one way exit only on Coronado.

Second, the Committee has the following additional comments and recommendations:

- Despite the fact that the application says the zoning change is from S-94 to CCR, the applicant says that the parking lot area (APN 048-013-160) is going to be changed to zone P, and the two other lots (APNs 048-013-770 and 048-013-150) are going to be changed to CCR. The Committee voted 4-1-1 in favor of these

zoning changes with one Committee member preferring that all three parcels be zoned P, and one Committee member abstaining.


- We request that after the zoning change, that all the parcels within CCR be merged.
- We acknowledge that changing the zoning will preserve the view corridor, but the trade off will be increased traffic in this area.
- In photos of project, there are two storage containers which are not specified on the plans. Applicant says these will be moved to a rear fenced area attached to the restaurant structure. We'd like these storage containers to be noted on plans and that it be specified as part of the permit that they will be moved to and enclosed in the fenced area attached to the restaurant.
- We recommend that there be two limits placed on the Use Permit for this project:
 - a. No outdoor amplified music after sunset and any music played must be played within the footprint of the outside dining area
 - b. For the P zone, the uses allowed in P zoning chapter, section 6231 (b) are **not** allowed here, for example, traveling shows, carnivals and exhibitions.
- We request a clarification about the tandem parking exemption. I thought that I was told that the tandem parking exemption would be temporary pending the finality of the new parking lot. Applicant says it is not temporary but rather is permanent. We would appreciate receiving clarification on this point.
- We recommend that a valet service be present at all times when this tandem parking is in use, and that this valet service must be required as a condition of allowing this tandem parking.

Third, the owner did send letters to the majority of neighbors that surround the property and they signed these letters stating that they approved the project. One neighbor, Mary Fitz, 111 Mirada Road, lives right next to restaurant on the northwest corner. She was present at the meeting, and she has no issues with the project.

Copies of cutsheets for lighting, hedges, fence line and signs are included with the mailed copy of this letter. Copies of maps showing the parcels involved with this project and their zoning are also enclosed with the mailed copy of this letter.

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 and Zoning Committee

Enclosures with the mailed copy of this letter.

PLN 2003-00386 F 388

November 19, 2004

To: Mid-Coast Community Council
From: Mark Jamplis, Miramar Beach Restaurant

Dear Mid-Coast Community Council members,

I am writing to thank you for your direction, consideration, comments, and input concerning the Miramar's proposal to add additional parking as well as the construction of our outdoor patio.

I feel that we will be able to comply with and integrate into our plan all of the suggestions, comments and concerns made by the Council members at our meeting last Wednesday November 17th.

I would also like to thank Karen Wilson, who was chairing the meeting Wednesday evening, for her overall understanding of our proposal and her leadership in guiding everyone through the issues in an orderly and organized fashion. I believe her ability to direct the discussion to the pertinent points of the project left everyone present that night with a complete understanding of the issues.

Again thank you all for your input and support.

Sincerely yours,



Mark Jamplis
Miramar Beach Restaurant