

STAFF REPORT - SAN MATEO COUNTY PLANNING COMMISSION - MEETING OF May 11, 1977

SUBJECT: VARELA, YOUNG, ANDREWS, and HEREIDA (The Charthouse, applicant) Use Permit UP 20-77.

REQUEST: To remodel 260-seat restaurant and eight-unit motel into a 189-seat capacity restaurant, within the H-1 zone.

LOCATION: Lot 2, Block 2 and all of Block 3, Farallone City Subdivision. At the intersection of First Street and Cabrillo Highway, Montara (APN 036-046-020 and 050).

DESCRIPTION: The applicant proposes to remodel the existing Torres Restaurant motel in Montara. The building is a two-story, flat-top stucco facility with covered parking along the southern edge.

The applicant proposes to use almost the identical perimeter of the existing facility. A pyramid-like silhouette is proposed to replace the rectangular proportions of the existing building. Sloped walls and roof are proposed to be finished with cedar shingles, leaving glass window areas exposed.

The representative of the Charthouse notes, "it is our strong feeling that the proposal to upgrade the existing restaurant with improved food preparation facilities, sanitary facilities, and improved seating comfort will contribute to the enhancement of enjoying the coastline area. Since this proposal is to upgrade and improve an existing facility, it could have only a positive and beneficial effect on the environmental quality." The applicant also notes, "the restaurant seating capacity will be reduced to 189 seats, and the area of the structure will be substantially reduced from 12,700 sq. ft. to 7,880 sq. ft. in an effort to reduce the bulk of the structure."

ENVIRONMENTAL EVALUATION: A Negative Declaration has been prepared for this project in accordance with CEQA and County Guidelines. The review period ended May 9. No comments have been received.

ANALYSIS: The restaurant proposed for remodeling is located on lands zoned H-1/S-3, Limited Highway Frontage District. To the north, across First Street (a paper street) are three lots presently used for parking. All three lots are zoned R-1, single family residential district. The center lot is under the same ownership as the restaurant and an application has been submitted for its rezoning to parking district. The lands to the north of the parking lot (across Kanoff Avenue) are zoned Resource Management and undeveloped. This acreage between the highway and the ocean is in public ownership. Lands to the east, west and south of the subject properties are zoned single family residential with scattered development.

County records show that a use permit was approved for the restaurant-motel on this site in 1950. The County Zoning Ordinance had no parking requirements or standards at that time. The applicant's remodeling proposal includes a reduction of seating capacity from 260 seats to 189 seats in the restaurant and the removal of eight motel units. Using the Zoning Ordinance parking criteria, the existing facility would need 87 parking spaces. The remodeled restaurant would require 63 parking spaces.

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Present parking for the restaurant and the nearby public beach is on the restaurant property, the rights-of-way of First Street, 2nd Street and Cabrillo Highway, on the two lots owned by the County and the single lot owned in conjunction with the restaurant. The restaurant properties cannot provide the parking spaces that the Zoning Ordinance presently requires. An Exception to Parking approval would be needed to provide less than 63 spaces. The reduced seating capacity and the removal of the motel units may indicate a reduction in private parking, allowing more space for public beach parking.

Other agencies have been queried regarding this proposed use permit. The County Engineering Department, Environmental Health, Building Department, Point Montara Fire Protection District, the City of Half Moon Bay (in whose sphere of influence the project is located) and the State Department of Parks and Recreation report no objection to this action. The Point Montara Fire Protection District has requested an extension of a water main, a hydrant and a building sprinkler system as conditions of approval.

The Master Plan for 1990 shows the property as "Open Space--Recreational Area. Predominantly for public, private, institutional and commercial recreation. Other compatible uses may also be included." The Parks and Open Space Element of the County General Plan (adopted in 1973) identifies the property as unincorporated urban land. The Montara-Moss Beach Community General Plan (adopted in 1965) identifies the property as extensive recreational and open space area. This Plan is presently being revised. The new plan shows the area as Commercial Recreation.

ALTERNATIVES: ALTERNATIVE #1 - The County and State may be committed to public beach acquisition and related parking facilities in this area. Encouraging a competitive private parking use may compete with this goal. The State, however, has no acquisition or long range development plans at this time.

ALTERNATIVE #2 - The County may desire to wait until the State develops a plan for the nearby beach and uplands area to determine public parking or additional land needs. This action may require a denial of the use permit.

ALTERNATIVE #3

A. The Planning Commission finds that the Negative Declaration is true and correct and has been prepared in accordance with CEQA.

B. Approve the use permit to remodel the restaurant subject to the following conditions:

1. Extension of a 6" water main (a distance of approximately 350') and the installation of one steamer type fire hydrant at the NW corner of 2nd Street and Cabrillo Highway.
2. Restaurant to be sprinklered (wet system) with fire department connection on the south side of the building.
3. The remodeling be accomplished as per submitted plans.
4. Issuance of the permit shall be subject to resolving to the Planning Director's satisfaction:

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and the district attorney's

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- a. The permanent parking configuration providing for a minimum of 53 parking spaces;
- b. Public access for parking to adjacent property if necessary and pedestrian access to the beach.

RECOMMENDATION:

Alternative #3

Public Access

SGD:ps

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