

STAFF REPORT - SAN MATEO COUNTY PLANNING COMMISSION - Meeting of May 11, 1977

APPLICANT: CHE Inc., dba The Chart House - File No. Exception 1-77

REQUEST: An exception to off-street parking 53 parking spaces where 63 are required in conjunction with remodeling of a 189 seat restaurant.

LOCATION: First Street at Cabrillo Highway, west side - APN 036-046-020, and 050 and portion of First Street.

ENVIRONMENTAL EVALUATION: A Negative Declaration has been prepared in accordance with the CEQA. The review period is from April 25 to May 9, 1977.

DESCRIPTION: The subject property upon which the parking areas are proposed to be located is presently zoned H-1, (limited highway commercial frontage) R-1, (Single Family Residence), and public right-of-way, portion of First Avenue.

The applicant proposes to remodel the existing Torres Restaurant/Motel with a reduction in square footage and seating capacity. The existing building is a two-story, flat-top stucco and concrete facility. It is identified by a lifeboat located in the parking area adjacent to Cabrillo Highway.

ANALYSIS: County records show that this area was first zoned for single-family residential use in 1940. The parcel upon which the restaurant is located was rezoned in 1950 to accommodate the restaurant-motel. Although both the restaurant-motel lot and the parcel used for parking were under the same ownership at that time, the County did not require rezoning for parking use.

The applicant's remodeling proposal includes a decrease of seating capacity from 260 seats and the removal of eight motel units. Based on the Zoning Ordinance parking formula, the existing facility accommodating 260 seats and 8 motel units would require 87 parking spaces. The remodeled restaurant would require 63 parking spaces. Eleven of these spaces would be provided on the parcel proposed for rezoning from R-1 to P, and nineteen spaces are proposed on First Avenue within the public right-of-way. The remaining 23 are on the H-1 zoned lot along with the restaurant.

The R-1 zoned lot is located between two county-owned lots. These County lots are proposed to be transferred to the State for its public beach acquisition program. Air photos dating from the 1950's show the R-1 lot, the paper street (First Street) and the two adjacent County-owned lots used for parking purposes since that time. Title reports and County records do not indicate that the portion of First Street proposed as part of the parking lot was ever abandoned, nor that the County ever entered into an agreement with the restaurant operator for the present parking use of the two County owned lots.

*2. Parking Exception  
(1 of 2)*

ALTERNATIVES:

The Planning Commission wishes to consider the following alternatives:

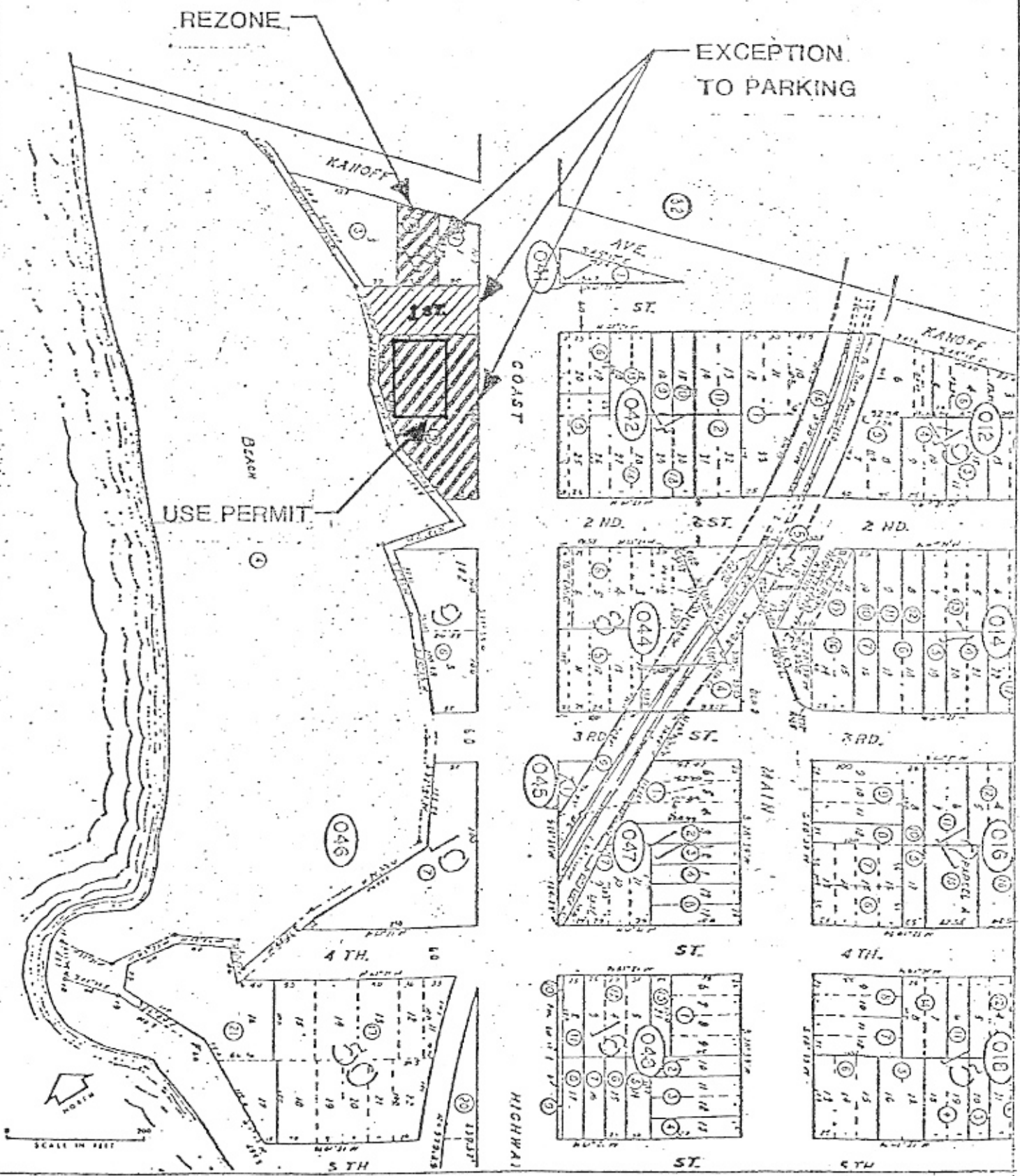
1. Deny the application because the requested reduction in parking will have an adverse affect on the surrounding area.
2. Continue the application until such time as the permanent parking configuration has been resolved.
3. Approve the application for 53 parking spaces where 63 are required subject to the permanent parking configuration being resolved to the satisfaction of the Planning Director & the district attorney.

RECOMMENDATION:

Alternative No. 3.

bap

2. Parking Exception  
(2 of 2)



APPLICANT: \_\_\_\_\_ REQUEST: \_\_\_\_\_ NO. \_\_\_\_\_  
 LOCATION: \_\_\_\_\_ PRESENT ZONE: 3. Map - Rezoned Areas  
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF \_\_\_\_\_ 19 \_\_\_\_\_