

## REGIONAL COASTAL ZONE CONSERVATION COMMISSION

1000 J STREET, ROOM 310  
SAN DIEGO, CALIFORNIA 92161  
(408) 426-7390

**PERMIT DENIAL**

181 C

Charthouse, Inc.  
c/o Patrick Goddard  
836 Prospect Avenue  
La Jolla, CA.

May 11, 1981

Dear Applicant:

Re: Regional Coastal Commission  
Permit Application No. P-77-579

Please be advised that the Regional Coastal Commission has denied your application to perform the work described in the above number application in accordance with Resolution No. 81-77, passed on May 11, 1981.

A copy of the resolution is attached hereto. You may appeal this determination to the State Coastal Commission within 10 working days of the Regional Commission vote.

Very truly yours,

Edward Y. Brown  
Executive Director

Attachment

ADOPTED

PERMIT GRANTED: 7/11/77  
HEARING DATE: 5/4/81  
PREPARED ON: 4/29/81  
BY: JS/cw

*1981 4/29/81*

EXECUTIVE DIRECTOR'S PRELIMINARY RECOMMENDATION

P-77-579 THE CHART HOUSE: Amendment to allow day use, on Sundays, of the Chart House restaurant, Highway 1, Montara, San Mateo County.

RECOMMENDATION

We recommend adoption of the following findings and denial of the amended proposal.

FINDINGS

INCORPORATION  
FINDING

1. This recommendation incorporates all the information contained in the staff report and recommendation (6/16/77) and amendment information (4/29/81).

DEVELOPMENT  
30252

2. The amended application is to provide day-use of a restaurant previously approved for evening use only. Evening use only mitigates the impacts of limited parking. Overflow restaurant parking utilizes the Montara State Beach parking area. Overflow beach parking utilizes the restaurant parking area. Day use of the restaurant would reduce the parking available to the public for beach access and directly conflicts with the original parking agreement with the County. Therefore, the amendment is inconsistent with Section 30252 of the Coastal Act which requires maintenance of public access to the coast by providing adequate parking facilities and Section 30210 which requires that development not interfere with the public's right of access to the sea.

ACCESS  
30210

LCP  
30604

3. The San Mateo County LCP has been certified. The LCP notes that existing parking spaces in this area are inadequate to meet the recreational demand, and states that existing parking facilities for shoreline access should be maintained at the existing levels. The amendment proposal would reduce available public parking for beach access. Therefore, the amended project is inconsistent with Section 30604 of the Coastal Act.

ADOPTED

PERMIT GRANTED: 7/11/77  
HEARING DATE: 5/4/81  
PREPARED ON: 4/29/81  
BY: JS/cw

*202  
EGB  
4/30/81*

AMENDMENT TO PERMIT

P-77-579 THE CHART HOUSE: Amendment to allow day use, on Sundays, of the Chart House restaurant, Highway 1 between Second and Kanoff Streets, Montara, San Mateo County.

In July, 1977, the Commission granted a permit for the remodeling of an existing restaurant/motel to a 189-seat restaurant with 53 parking spaces. The parking required, 53 spaces, was less than the County requirement of 63 spaces and Commission requirement of 75 spaces (1 parking space per 2.5 seats).

Prior to the review of this project by the Commission, it was subject of a public hearing before the San Mateo County Planning Commission (staff reports attached). A concern regarding the supply of adequate on-site parking was registered at that time. In order to provide the maximum number of parking spaces and allow for a safe circulation pattern, County staff suggested that a re-alignment of property lines be allowed to consolidate the Chart House parcels which were at that time separated by an unimproved road right-of-way (First Street, 60' wide right-of-way). (See attached map.) An agreement was made between the County and the property owner to 1) abandon First Street and allow the right-of-way to be consolidated with the Chart House property directly south; 2) adjust the property line of the northerly Chart House parcel and rezone it for parking; 3) construction and landscaping of a 53-car parking lot; and 4) enter into an agreement for reciprocal use of the new parking lot (during the day, when use is highest the lot would be for public beach parking, at night it would be used for restaurant parking). Coastal Commission approval authorized a dinner house and restricted restaurant operation hours from 5 p.m. to normal closing hours (see attached staff report) to allow for adequate public parking for beach access.

The amendment request is to allow day use of the restaurant on Sundays, commencing at 10:00 a.m. Allowing day use would limit the amount of parking available for beach access and would directly conflict with the original parking agreement with the County. Day use is also inconsistent with Section 30252 of the Coastal Act which requires maintenance of public access to the shoreline by providing adequate parking, and with the findings set forth in the approval of the coastal permit for the project.

The San Mateo County Local Coastal Program has been certified and the County has resumed permit authority. The public access component of the LCP states that Montara State Beach is highly used because of its location near populated centers and that the number of existing parking spaces is inadequate to meet recreational demand.

The LCP designates the site as Coastside Commercial Recreation (CCR). LCP policies do not include recommendations for existing parking situations. For new development, the LCP states that a minimum of 20% of the parking spaces shall be available for shoreline access parking between 10 a.m. and 4 p.m. and that signs shall be posted to that effect. The LCP also emphasizes the continued use of existing off-street parking facilities in order to maintain existing parking availability and to confine the negative impacts to areas already disturbed. The LCP policies relate to new development and do not take into account the original parking agreement between the County and the applicant which was the basis for allowing the restaurant remodel project.

The San Mateo Coast area General Plan, April 1979, prepared by the State Department of Parks and Recreation, notes that the State is planning to acquire the McNee Ranch and develop a 60-car parking lot and comfort station just north of the Chart House restaurant site. Staff contacted Mike Brown of the Parks Department to inquire about the timing of the proposal. The proposal for funding of acquisition areas is now before the Legislature. After the funds are approved, the proposal is incorporated into the State Parks acquisition program for the next five-year period. All accessways, including the McNee Ranch, are scheduled for acquisition within the next five years. When the property is acquired and parking lot improvements are completed, the demand for beach parking on the Chart House restaurant site may be reduced. It would be appropriate to re-evaluate this proposal at that time.

#### ATTACHMENTS

1. County Staff Report for the Use Permit (p. 1-3)
2. County Staff Report for the Parking Exception (p. 1-2)
3. Map Indicating Rezoned Areas
4. Commission Recommendation and Staff Report (p. 1-7)