

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL DISTRICT OFFICE
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December 18, 2013

Farhad Mortazavi
1350 Fruitvale Road
Lincoln Ca, 95648

Subject: Coastal Development Permit (CDP) Amendment Application Number P-77-0579-A1 (La Costanera, Montara, San Mateo County)

Dear Mr. Mortazavi,

Thank you for the signage plan sheet dated August 12, 2011, which you submitted for the above-referenced CDP application that was received via e-mail on November 18, 2013. This letter serves to convey to you the filing status of CDP application No. P-77-0579-A1 and to inform you that I am the analyst recently assigned to handle this CDP application. We have reviewed the materials that you have submitted to date along with our August 14, 2013 letter to you in which staff requests additional information. We remain in need of additional information to adequately analyze the proposed project for Coastal Act conformance. Towards this end, we are unable to file this application as complete until the following is submitted:

1. **Permit Application Fee.** To date, you have submitted a \$1,000.00 application fee, which is commensurate with the Commission's requirements for immaterial amendments. A permit amendment can only be deemed immaterial if the proposed amendment will not result in adverse coastal resource impacts. We have determined that the proposed amendment does not qualify as an immaterial amendment because it is for after-the-fact development that has the potential for adverse impacts, either individually or cumulatively, on coastal resources or public access to and along the shoreline. Specifically, the unpermitted patio work was sited seaward of the authorized restaurant structure, between the edge of the bluff and the restaurant.

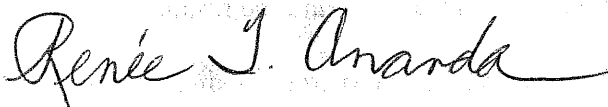
The materials you have submitted to date regarding the patio do not indicate the cost of the patio-specific development. Please provide the cost of the patio development as-built, along with more detailed as-built patio plans that depict materials used and the exact distance between the patio and edge of the bluff to the west. We need to better understand the development costs for all of the unpermitted and proposed improvements to assign an appropriate permit application fee that reflects 50% of the fee applicable to the underlying permit if it was submitted today. Additionally, please note that Section 13055 of the Commission Regulations (Title 14, Division 5.5) requires that fees for after-the-fact permit applications shall be five times the amount of the regular filing fees unless the Executive Director reduces the added increase under circumstances specified therein. The Regulations further require that in no case shall after-the-fact application fees be less than double the regular fee amount.

2. **Signage.** The signage plans you submitted on November 18, 2013 depict the location, size, scale and design of the "La Costanera" sign. However, we need you to submit plans demonstrating the location of all signs on the property, including public access signs. Please provide a set of plans demonstrating the location of all new public access signage and clearly depict the content of each sign.
3. **Lighting.** We understand you have removed the unpermitted lighting fixtures from the roof and at various locations around the restaurant structure. Please provide a photometric plan demonstrating the location of the proposed lighting and direction of the light fixtures. Please also provide plans showing proposed lighting or a statement in writing explaining that you no longer propose exterior lighting on the structure.
4. **Local Agency Approval.** Please submit a completed Appendix B (Local Agency Review Form – enclosed). Please note that Appendix B must be completed and signed by San Mateo County Planning Staff.

Please take the time necessary to compile all of the information requested above and submit it to this office at the same time. Staff will again review this application after we receive all of the above-listed materials. Please note that, depending upon the nature of the material you provide in response to this request, there may be additional information necessary for filing purposes, particularly with respect to the permit application fee. The application will be filed as complete only if all is in order (Government Code Section 65943(a)).

Please feel free to contact me at (415) 904-5260 or in writing at the address listed above in the letterhead, if you have questions regarding this CDP application.

Sincerely,



Renée Ananda

Coastal Program Analyst