



County of San Mateo

## Planning & Building Department

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September 30, 2014

Mr. Farhad Mortazavi  
3094 Garden Bar Rd  
Lincoln, CA 95648

Dear Mr. Mortazavi:

Subject: **LETTER OF DECISION**  
File Number: PLN2006-00494  
Location: La Costanera Restaurant, 8150 Cabrillo Highway, Montara  
APNs: 036-046-050, 036-046-310, 036-046-380, 036-046-390, 036-046-400, 036-046-410, and  
036-321-010

On September 24, 2014, the San Mateo County Planning Commission considered a Recirculated Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA); Use Permit Amendment, Design Review Permit, and Planned Agricultural District Permit, pursuant to Sections 6267, 6565.3 and 6353 of the San Mateo County Zoning Regulations, respectively, and a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code to 1) expand the hours of operation to allow brunch and lunch service on Fridays and weekends only (93 seats only) and 2) legalize unpermitted exterior lighting and patios and 3) to allow access, landscaping and drainage improvements involving 246 cubic yards (c.y.) of fill placement and 5 c.y. of excavation, on adjoining parcels owned by the State of California Department of Parks and Recreation for a 21-space, gravel surface parking lot for beach users. The Coastal Development Permit for this project will be reviewed separately under the jurisdiction of the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the request by adopting the findings for denial as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m.** on October 8, 2014.

Please direct any questions regarding this matter to Camille Leung, Senior Planner, at (650)363-1826 or Email: cleung@smcgov.org.

Sincerely,

Heather Hardy  
Planning Commission Secretary

CC: Michael McCracken  
State Parks  
Public Works

David Vespremi  
Midcoast Community Council  
Committee for Green Foothills

County of San Mateo  
Planning and Building Department

**FINDINGS FOR DENIAL**

Permit or Project File Number: PLN 2006-00494

Hearing Date: September 24, 2014

Prepared By: Camille Leung  
Senior Planner

Adopted By: Planning Commission

Regarding the Environmental Review, Found:

1. That the Recirculated Initial Study/Mitigated Negative Declaration (Recirculated IS/MND) released on February 27, 2014 is incomplete as the analysis of potential project impacts to traffic conditions is inaccurate, as the report was prepared prior to the opening of the Tom Lantos Tunnels on Highway 1, and does not adequately analyze and mitigate potential queuing impacts for north-bound vehicle access into Lot C. In addition, the Recirculated IS/MND does not adequately analyze and mitigate impacts to park access, specifically the loss of daytime beach user parking on Fridays and weekends.

Regarding the Use Permit Amendment, Found:

2. That the establishment, maintenance and/or conducting of the use could result in a significant adverse impact to coastal resources and be detrimental to the public welfare or injurious to property or improvements in said neighborhood. As proposed, the project does not adequately mitigate significant adverse impact to coastal resources, including a reduction in daytime beach user parking, traffic impacts from increased daytime traffic on Fridays and weekends, neighborhood incompatibility of the proposed 2 a.m. closing time, and impacts from long standing violations related to unpermitted use of the restaurant outside of approved hours of operation, unpermitted use of parking reserved for beach users, as well as unpermitted lighting, signage, and building modifications (including but not limited to patio construction and use).