

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING**

**County Government Center**  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
650-363-4161 T  
650-363-4849 F  
www.planning.smcgov.org

December 23, 2014

**CERTIFIED AND REGULAR MAIL**

A&G, LLC  
c/o Hamid Rafiei  
370 Convention Way  
Redwood City, CA 94063

Dear Mr. Rafiei:

SUBJECT: 8150 Cabrillo Highway, Montara  
La Costanera Restaurant  
APNs 036-046-050, -310, -380, -390, and -400  
Immediate Action Required to Resolve Violation Notice (VIO 2014-00253)

At its meeting of September 24, 2014, the Planning Commission denied your request for a Use Permit Amendment, Design Review Permit, Planned Agricultural District Permit, and a Grading Permit 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 at a 189-seat restaurant located at 8150 Cabrillo Highway in the unincorporated Montara area of San Mateo County, 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 County requires the following violations to be resolved at this time. I have outlined the required process for resolution below:

Lights: Patio and Roof

Within 14 days of the date of this letter, the property owner shall provide photographic evidence of the removal of unpermitted light fixtures along the wind screen of the lower patio and on the roof at the front of the building. Use of these lights is prohibited until such time as required permits are obtained.

Hours of Operations

Immediately, the property owner shall make changes to restaurant operations and the restaurant website to restrict all dining and events to after 5:00 p.m. every day. On a monthly basis starting this month and by the 30th of each month, the property owner shall submit to



the County a restaurant and event schedule, demonstrating compliance with approved hours of operation of "5:00 p.m. to closing."

Restaurant Use of Unpermitted Outdoor Patios

There shall be no use of the unpermitted patios until a Coastal Development Permit has been issued by the California Coastal Commission to allow their use.

Signs

A-frame signs are prohibited and will be cited.

Stormwater Discharges

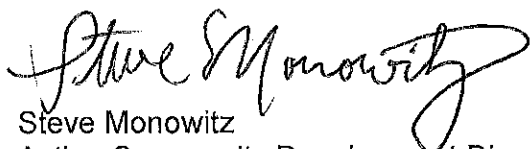
Washdown water is prohibited from pooling in on- or off-site areas which drain to the beach. All stormwater discharges to on- and off-site areas which do not drain to a sanitary sewer and/or areas which drain to the beach shall cease immediately. **Within 14 days of the date of this letter, the property owner shall submit a drainage plan for washdown and trash enclosure areas.** The drainage plan shall demonstrate that all washdown water will be directed to the sanitary sewer system. Once approved by the County, the plan shall be implemented within 30 days of the approval date.

Compliance with this requirement will be monitored via periodic inspections by Code Compliance Section staff. Any complaints or other correspondence from the public will be maintained in the project file and will be considered with any future use permit amendment application.

Staff notes that on September 23, 2014, the building permit for the fire pits and removal of gas lamps (BLD 2014-01470) was finalized.

If you have any questions, please contact Ana Santiago of the Code Compliance Section, at [asantiago@smcgov.org](mailto:asantiago@smcgov.org) or by phone at 650/363-7832.

Sincerely,



Steve Monowitz  
Acting Community Development Director

SAM:AMS:CML:jlh – CMLY0943\_WJN.DOCX

- cc: Ana Santiago, Code Compliance Section
- Camille Leung, Senior Planner
- Farhad Mortazavi
- Michael McCracken
- Jo Ginsberg, California Coastal Commission
- Nancy Cave, California Coastal Commission