

CENTRAL COAST REGIONAL COMMISSION
202 OCEAN STREET, ROOM 112
SANTA CRUZ, CALIFORNIA 95060
PHONE (408) 426-7272



July 26, 1977

PERMIT

CHE-Inc. The Chart House
831 Prospect Ave
La Jolla, CA

Dear Applicant:

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

Pursuant to Public Resources Code Section 30600, your application for a permit to perform the work described in the above numbered application has been granted by the Central Coast Regional Commission in accordance with Resolution No. 77-178, passed on July 11, 1977; a copy of the resolution is attached hereto and made a part of this permit.

Please note:

- (1) That this permit will become effective only when you have returned to the Regional Commission the enclosed copy of this letter, within 10 working days signed by you acknowledging thereon that you have received a copy of this letter and that you accept its contents.
- (2) That upon completion of the development authorized by this permit you are required to notify the Regional Commission of such completion on the enclosed form provided for that purpose.
- (3) This permit is issued subject to the conditions stated in attached documents, and approved plans on file with the Regional Commission. Unless otherwise provided in the conditions, all proposed changes must be submitted to the Commission prior to construction thereof.
- (4) Development under this permit must be commenced within one year of issuance.

Very truly yours,

Edward Y. Brown
Executive Director

(1) (We) acknowledge receipt of the above captioned Regional Commission Permit and accept its contents.

Signed

August 2, 1977

Dated

Attachment

P-77-579 THE CHARTHOUSE: Remodel (interior and exterior) of existing restaurant/motel to create a +189-seat restaurant/bar, parking lot improvements and landscaping. West side of Highway 1 between Second Street and Kanoff, Montara.

Recommendation

We recommend adoption of the following findings and approval of a permit for the project as conditioned:

Findings:

DEVELOP-
MENT
PATTERNS

1. The site is located on the west side of Hwy. 1 within the urbanized limits of the unincorporated residential and commercial development to the south-east across Hwy. 1, scattered residential use to the south, public beach and parking lot to the immediate south and west.

All necessary public services (sewer, utilities, and road access) currently serve the site and are of adequate capacity to accommodate the proposed, less intensive development. Continued urban use of this site is consistent with Section 30252 of the Coastal Act of 1976 which encourages the concentration of development with existing urbanized area.

SCENIC
RESOURCES

2. The site, located on a bluff-top immediately adjacent to the beach, is highly visible to travelers on Hwy. 1, beach-users and from points in the urbanized portion of Montara. The existing two-story, stucco structure is of a severe, "boxy" design incompatible with the coastal setting and does not enhance the coastal viewshed in this highly scenic area.

The proposed development will result in a somewhat lower, less massive, shingled structure more appropriate to the bluff/beach location. Elimination of free-standing signs and outbuildings, extensive landscaping to provide screening of proposed parking areas and the use of natural wood materials on the building will also aid in improving the appearance of the site and reduce the visual impact of commercial use of the property both from the beach and the highway.

As proposed, the project is consistent with Section 30215 of the Coastal Act which requires that new development be visually compatible with the character of the area and to restore and enhance visual quality in degraded areas.

PUBLIC
ACCESS &
COMMERCIAL
RECREATION

3. The site currently provides two types of recreational opportunities, (1) commercial, passive recreation--restaurant/motel and (2) public access through the site to the adjacent public beach. The proposed project retains the commercial recreational use, albeit less intensively (189-seat restaurant vs. 260-seat restaurant, 18-unit motel) and will enhance public access through the site by improvements to the beach path and bluff area.

As conditioned, the proposed development is consistent with those portions of the Coastal Act relevant to public access and commercial recreation (Sections 30210, 30211 and 30213).

PARKING
D
AFFIC

4. The proposed development includes a +53 space parking area. Using a standard formula of 1 parking space per 2.5 seats. The parking provided is somewhat inadequate (75 spaces verses 53.) Access to the site is from Hwy. 1 via two driveways. Sight distance in the vicinity of the proposed development is good both to the north and southbound lanes.

4. Recommendation
(1 of 7)

The proposed restaurant will be a dinner house, open during the evenings only. It is anticipated that overflow beach parking will use the restaurant lot during the day and overflow restaurant parking will use the adjacent beach parking in the evenings.

As conditioned to hours of operation and reciprocal use, the project is consistent with Section 30252 of the Coastal Act which requires adequate parking.

GEOLOGIC
STABILITY

5. The proposed development will maintain the existing set-back from the bluff. Information from San Mateo County indicates that due to a wide beach, the bluff is relatively stable and not subject to a rapid erosion rate. Landscaping of the bluff with native plants, improvement of beach access paths and proper channellization of drainage would adequately mitigate the impacts of the proposed development on the bluff. Geo-technical information, indicates that this site, like much of the developed portion of Montara is subject to potential surface rupture during seismic activity. An analysis of the site by a qualified Soils Engineer or Geologist would identify potential hazards on this specific site and suggest appropriate mitigation. As conditioned, the proposed development is consistent with Section 30253 of the Coastal Act of 1976, which requires that geologic stability be assured prior to construction of new development.

CEQA
CHAPTER
THREE
CONFORMANCE
AND
LOCAL
COASTAL
PLAN

6. As conditioned, the proposed development will have no significant adverse environmental impacts as identified by CEQA, is consistent with the policies contained in Chapter Three of the Coastal Act and will not prejudice the ability of the County of San Mateo to prepare a Local Coastal Plan for the mid-coastside.

CONDITIONS:

1. Prior to the commencement of construction, applicant shall submit a geologic report, prepared for the site, by a qualified Soils Engineer or Geologist, to staff review and approval. Surface rupture potential during seismic activity shall specifically be discussed in the report and mitigation plans, if any, are required, shall be prepared and implemented.
2. In order to assure adequate parking accommodations both for the restaurant and adjacent public beach, the hours of operation of the restaurant/bar shall be limited to that period between 5:00 p.m. and normal closing time.
3. Free, public access thru the site to the adjacent public beach shall be maintained and improved as per final plans to be submitted to staff for review and approval.
4. Applicant shall submit, for staff review and approval, final plans for all signs and lights to be erected on the site. 4-
5. Applicant shall submit final elevations, material samples and colors to staff for review and approval. Elevations shall indicate that the maximum height and ground coverage of the remodeled building do not exceed that of the existing structure.

4. Recommendation
(2 of 7)

STATE OF CALIFORNIA

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION

CENTRAL COAST REGIONAL COMMISSION
701 OCEAN STREET, ROOM 300
SANTA CRUZ, CALIFORNIA 95060
PHONE: (408) 426-7390



APPLICATION SUMMARY

P-77-579

FILED: 5/25/77

CITY OR COUNTY: San Mateo

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

PROJECT
LOCATION: West side of Hwy. 1 between
(See map) 1st and 2nd Streets, Montara

DEVELOPMENT PROPOSED: Remodel (interior and exterior) of existing restaurant and motel to create ± 189-seat restaurant/bar, parking lot improvements and landscaping.

PLANNING DATA:

Parcel size: + 22,000 sq. ft. Proposed residential density: n/a
H-1/5-5 (limited Hwy. frontage dist.)
Zoning: and P (parking) Allowable density: —

General Plan Designation: Under revision to commercial recreation.

ABAG/Tri-County Plan Designation: Community Growth

CCR-15 - (5/24/77); Use Permit - (5/11/77); Rezoning of
Local Approvals received: portion of site from R-1 to P - (5/11/77); Negative Declaration - (5/11/77); Exception to off-street parking (5/11/77); Board of Supervisors approval (6/14/77); Road abandonment (5/11/77).

SITE DATA:

Landform/slope: Land slopes gently from Hwy. 1 to +12'-15' bluff adjacent to beach.

Vegetation: No significant major vegetation.

+ 12,700 sq. ft. restaurant (260 seats) and motel (8 units),
Current land use: parking lot

Other: —

PROJECT DATA:

Proposed site coverage: Building + 5,600 sq. ft. Paving + 16,000 sq. ft.

Open Space + 8,000 sq. ft. Parking 55 spaces

Height of structures: 30' max. Other: —

ENVIRONMENTAL IMPACT DATA:

EIR Filed Negative Declaration Exempt

Environmental Impact Summary attached.

Date 6/16/77

DSL

CCR-22

Edward Y. Brown, Executive Director

P-77-579

4. Staff Report
(3 of 7)

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION
 CENTRAL COAST REGIONAL COMMISSION
 701 OCEAN STREET, ROOM 300
 SANTA CRUZ, CALIFORNIA 95060
 PHONE: (408) 426-7379



STAFF COMMENTS

P-77-579

APPLICANT: Charthouse, Inc.

PROJECT: Restaurant remodel

ISSUE IDENTIFICATION:

Water quality _____
 Geologic stability _____
 Vegetation _____
 Wildlife _____
 Scenic Resources
 Public Recreation
 Development Patterns
 Coastal Neighborhoods _____
 Traffic

SITE REPORT:

Surrounding environment:

West - sloping bluff to sandy beach.
 North - coastal benchland.

Surrounding development:

South - scattered SFD's, unimproved (+30 space)
 public beach parking lot.
 East - mixed residential and commercial develop-
 ment.

ISSUE DISCUSSION:

Development Patterns: The site is located on the west side of Highway 1 within the urbanized limits of Montara (see attached map). Currently, the subject parcel is developed with a two-story, stucco building which contains a +260 seat restaurant and an eight-unit motel, parking areas and minimal landscaping. Land use in the vicinity includes substantial residential and some commercial development to the east and south-east across Highway 1, residential use to the south and state beach lands west of the site.

All necessary public services (sewer, utilities, road access) are available to the site and of adequate capacity to serve the proposed development. Continued urban use of this site is consistent with Section 30252 of the Coastal Act which encourages the infill of existing developed areas before expansion into non-urbanized areas.

Scenic Resources: The existing two-story, stucco building on the site is on an undistinguished, severe design that does not relate to the coastal setting of the site and is highly visible to both north and southbound travelers on Highway 1 as well as to people on the adjacent public beach. Due to less than mediocre design, existing development on this site does not enhance the coastal viewshed in the vicinity of the northern "gateway" to Montara and the developed portion of the mid-coastside of San Mateo County.

This application proposes extensive interior and exterior remodeling of the existing building in order to create a structure more compatible with the physical setting, less visually obtrusive and of a more interesting and attractive design. To achieve this result, the bulk of the structure will be reduced by cutting down the roof, shingling the exterior, adding architectural detail and re-orienting the building towards the beach rather than the highway. Proposed landscaping along the highway frontage, adjacent to paved areas and near the building will provide some screening of the parking lots and enhance the appearance of the proposed development.

The bluff area along the west side of the site will be landscaped with a variety of native plants to provide erosion control. The beach path will be minimally improved to provide somewhat easier access down the 12'-15' sloping bluff and to encourage use of the path rather than random access which contributes to erosion.

Public Recreation: Development on the site currently provides a passive type of public recreation (oceanside dining) as well as limited tourist accommodations (8-unit motel). There is also public access through the site to the state beach which bounds the property on the west.

P-77-579

H. Staff Report
(4 of 7)

The proposed development, a +189-seat restaurant and bar, is a somewhat less intensive use than that now existing on the site. In addition, the motel units which are on the second story will be lost in order to effect the design modifications necessary to reduce the massiveness of the existing building. Public access through the site will, however, be retained and enhanced as discussed in the section on scenic resources.

Although there are other overnight tourist accommodations on the mid-coastside (Dan's Motel - Moss Beach, Motor Lodge - near Half Moon Bay County Club), the eight units on this site are the only such accommodations in Montara. Their loss, while perhaps balanced by design benefits, still results in a reduction of visitor overnight accommodations in the area.

Traffic and Circulation: The proposed development includes a + 55-space parking area. Under normal county requirements for this type of use, 63 parking spaces would be required. Access to the site is from Highway 1 via two driveways. Sight distance in the vicinity of the proposed development is good both to north and southbound lanes.

The proposed restaurant is a dinner house, open during the evening hours only. It is anticipated that overflow beach parking will use the restaurant lot during the day and overflow restaurant parking will use the adjacent beach parking lots in the evenings. Final parking lot configuration and reciprocal arrangements for access and use (although not officially adopted) have been generally agreed to by the applicant, County of San Mateo and State Parks Department and are indicated in the attached site plan.

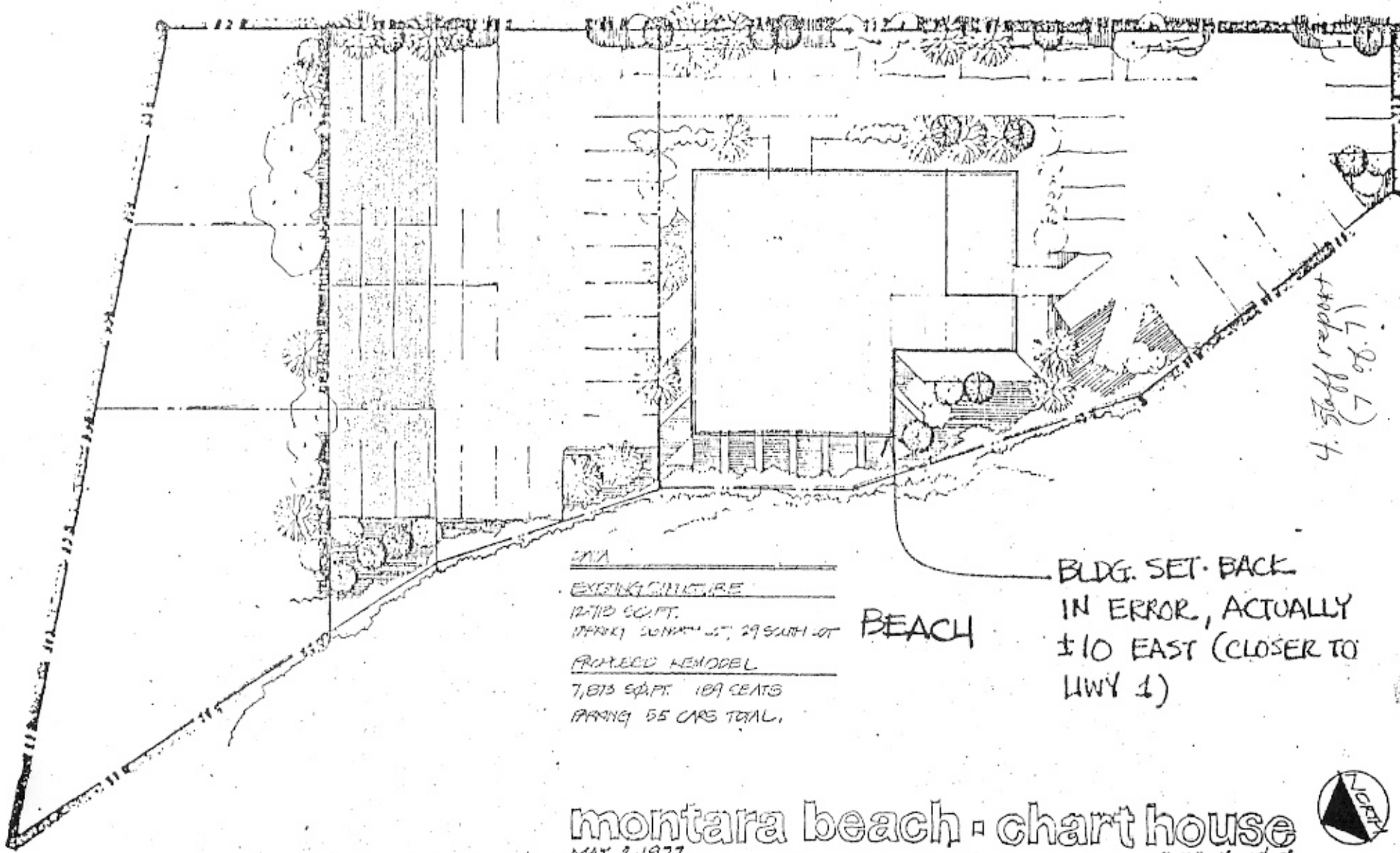
Geologic Stability: The proposed development will maintain the existing setback from the bluff edge. Information from the County of San Mateo indicates that the bluff is relatively stable and not subject to a rapid erosion rate. Landscaping of the bluff with native plant materials, improvement and use of a beach access path, and proper channelization of drainage would adequately mitigate the impact of the proposed development on the bluff area.

Geotechnical land capability maps prepared for this area indicate the site has a potential surface rupture during seismic activity. Landslide susceptibility is low. This site, like much of the developed portion, is indicated to be in constraint category "D" as explained on the attached map.

HWY 1

P-77-57

COUNTY OF CALIFORNIA



4. Staff report
L. J. L.
(7 of 7)
L. J. L.
(7 of 7)

EXISTING STRUCTURE
 12,710 SQ. FT.
 17 PARKING SPACES, 29 SEATING SPACES
PROPOSED REMODEL
 7,813 SQ. FT. 189 SEATING
 PARKING 55 CARS TOTAL.

BEACH

BLDG. SET BACK
 IN ERROR, ACTUALLY
 ±10 EAST (CLOSER TO
 HWY 1)

montara beach - chart house
 MAY 2, 1977.

SCALE 1" = 20'-0"

PARKING LAYOUT CHROME #2

