

CABRILLO HIGHWAY / CA SR 1

PROPERTY LINE

**PUBLIC VIEWING AREA NOTES**

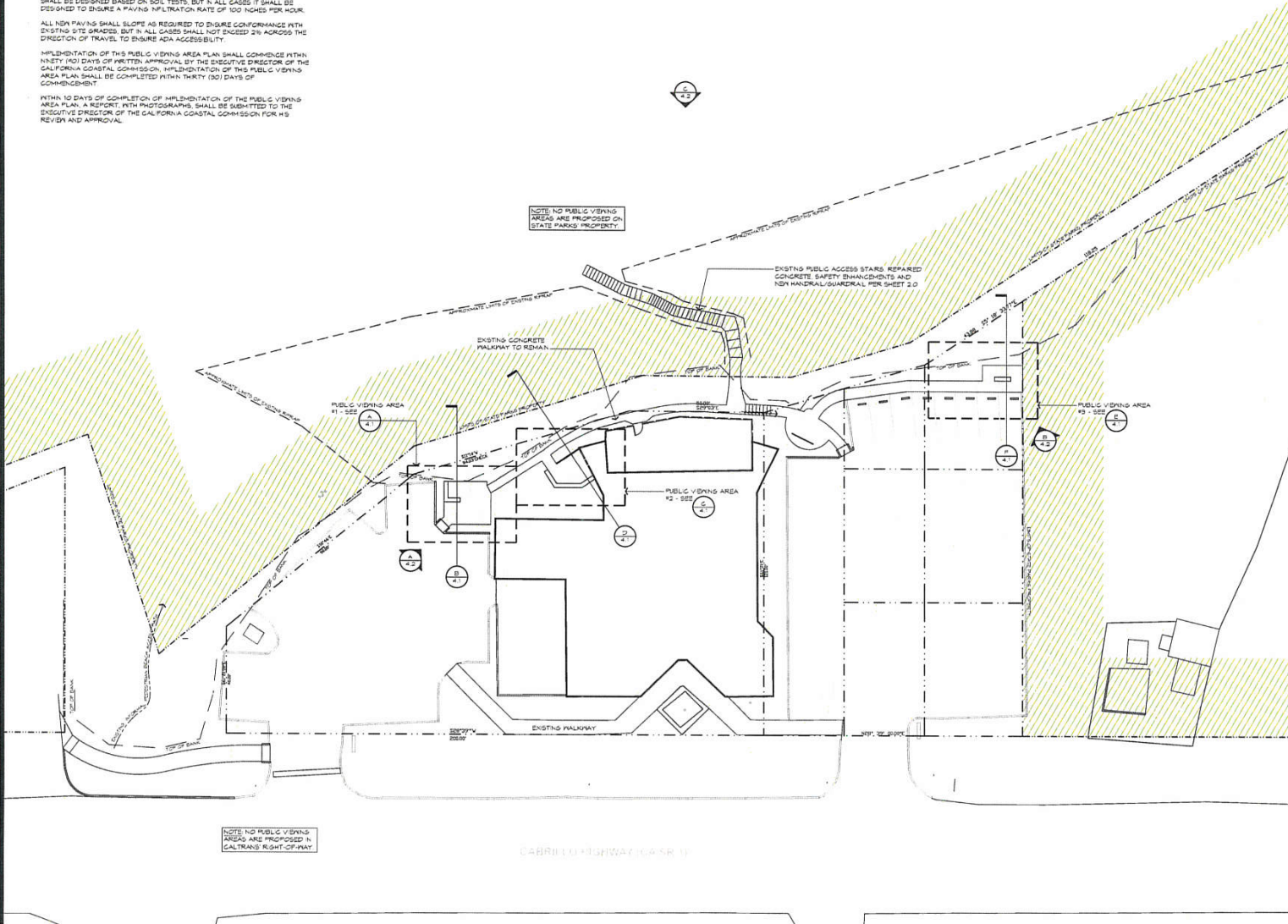
ALL NEW PAVING SHOWN HEREIN IS TO BE POROUS WITH AN INFILTRATION RATE NO LESS THAN 100 INCHES PER HOUR. DRAIN ROCK BASE LAYER BELOW PAVING SHALL BE DESIGNED BASED ON DOL TESTS, BUT IN ALL CASES IT SHALL BE DESIGNED TO ENSURE A PAVING INFILTRATION RATE OF 100 INCHES PER HOUR.

ALL NEW PAVING SHALL SLOPE AS REQUIRED TO ENSURE CONFORMANCE WITH EXISTING SITE GRADIES, BUT IN ALL CASES SHALL NOT EXCEED 2% ACROSS THE DIRECTION OF TRAVEL TO ENSURE ADA ACCESSIBILITY.

IMPLEMENTATION OF THIS PUBLIC VIEWING AREA PLAN SHALL COMMENCE WITHIN NINETY (90) DAYS OF WRITTEN APPROVAL BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION. IMPLEMENTATION OF THIS PUBLIC VIEWING AREA PLAN SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF COMMENCEMENT.

WITHIN 10 DAYS OF COMPLETION OF IMPLEMENTATION OF THE PUBLIC VIEWING AREA PLAN, A REPORT WITH PHOTOGRAPHS SHALL BE SUBMITTED TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION FOR HIS REVIEW AND APPROVAL.

PLEASE REPRODUCE OR REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF KIKUCHI + KONKEL DESIGN GROUP



**Kikuchi + Konkell  
Design Group**

Landscape Architecture  
Environmental Design  
Site Planning

730 Hill Street  
Half Moon Bay, CA 94019  
(650) 726-7100

www.kkdesigngroup.com

CONSENT AGREEMENT  
CCC-17-CD-01

**LA  
COSTANERA  
RESTAURANT**

8150 CARRILLO HIGHWAY  
MONTARA, CA

APNs:  
036-046-050  
036-046-310  
036-046-380  
036-046-390  
036-046-400  
036-046-098

Revisions: 8/22/2017  
Date: 8/19/2017 CCC SUBMITTAL  
Scale: 1/16" = 1'-0"  
Drawn By: TNC/NL

**PUBLIC VIEWING  
AREA PLAN**

Sheet No.  
**4.0**

of



**Kikuchi + Kankel  
Design Group**

Landscape Architecture  
Environmental Design  
Site Planning

730 Mill Street  
Half Moon Bay, CA 94019  
(650) 726-7100

www.kikudesigngroup.com

CONSENT AGREEMENT  
CCC-17-CO-01

**LA  
COSTANERA  
RESTAURANT**

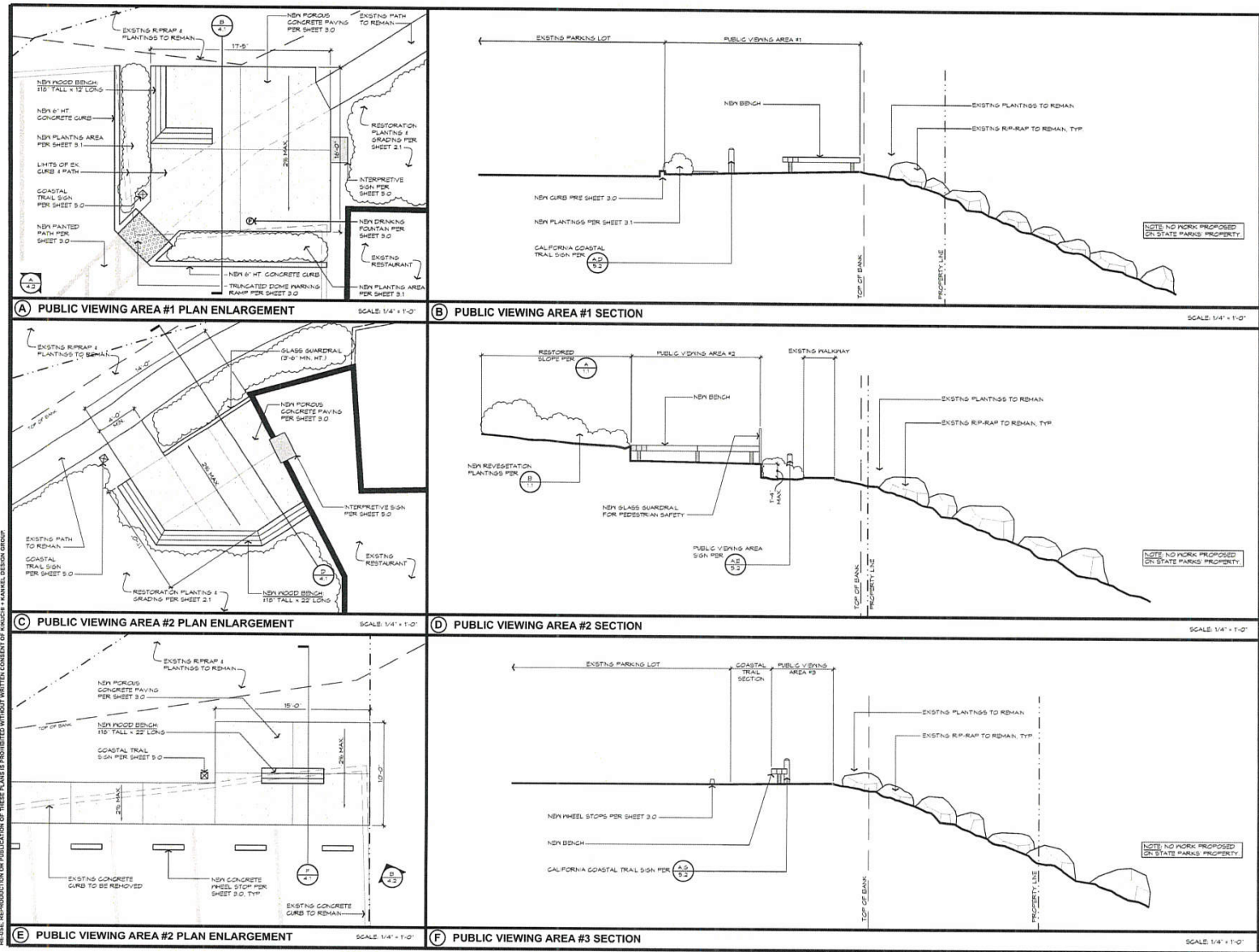
8150 CABRILLO HIGHWAY  
MONTARA, CA

APNs:  
036-046-650  
036-046-310  
036-046-380  
036-046-390  
036-046-400  
036-046-400  
036-046-998

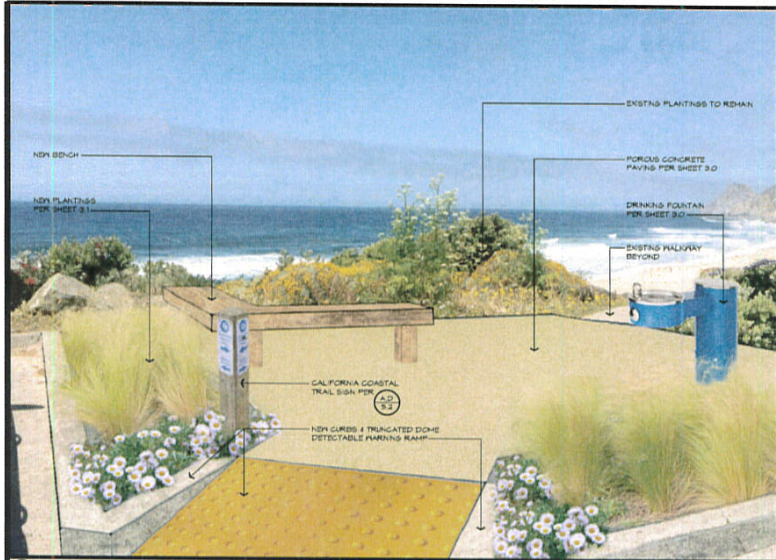
Revisions:	01/20/2017	GGG SUBMITTAL
Date:	6/8/2017	GGG SUBMITTAL
Scale:	AS NOTED	
Drawn By:	TNG/KL	

**PUBLIC VIEWING  
AREA PLAN  
ENLARGEMENT**

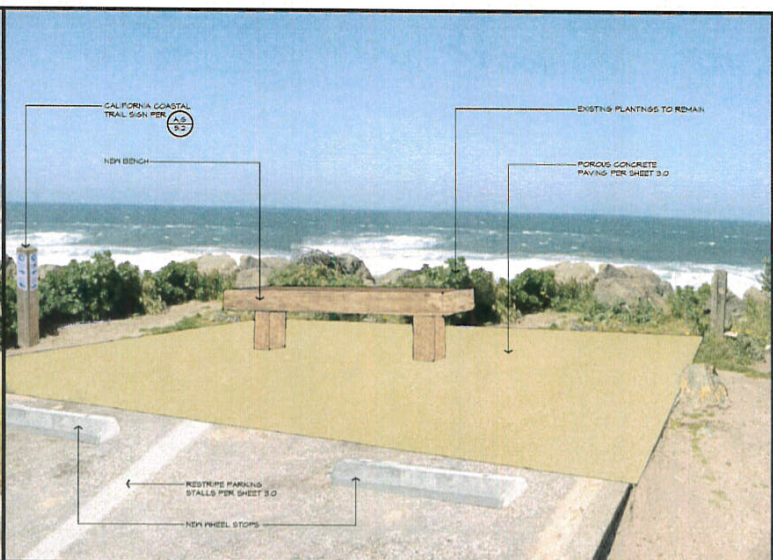
Sheet No.  
**4.1**



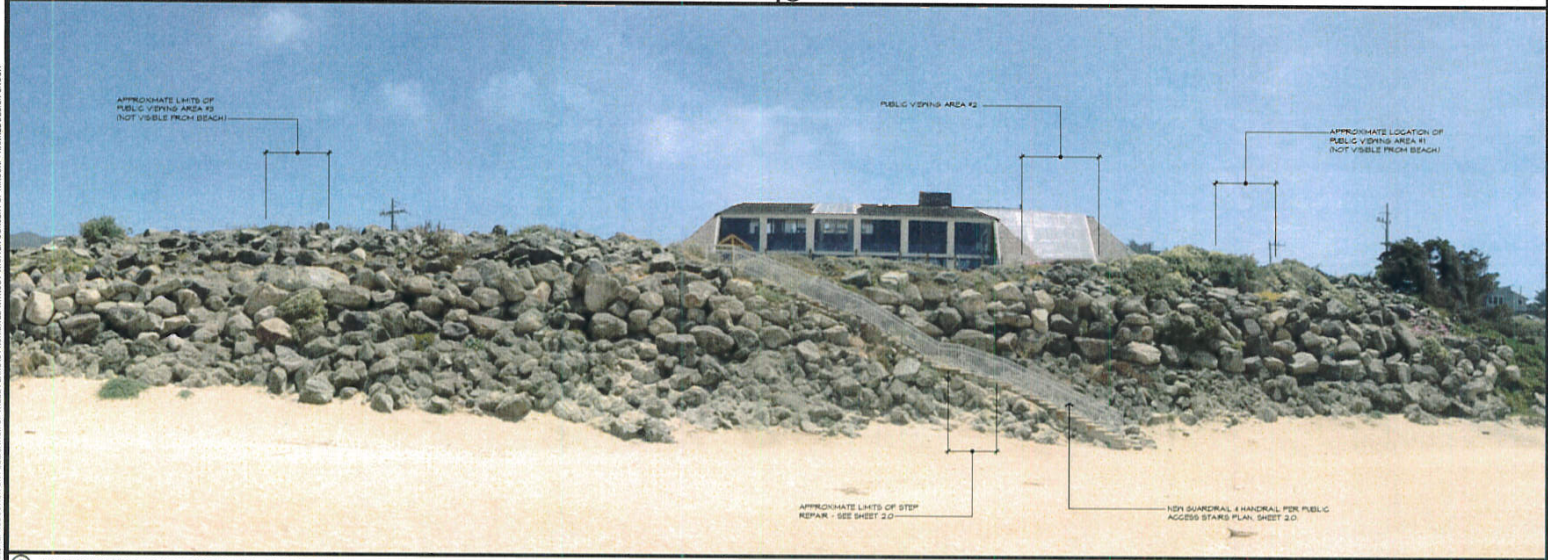
REUSE, REPRODUCTION OR PUBLICATION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF KIKUCHI + KANKEL DESIGN GROUP



(A) PUBLIC VIEWING AREA #1 VISUAL SIMULATION



(B) PUBLIC VIEWING AREA #2 VISUAL SIMULATION



(C) PUBLIC VIEWING AREA #3 VISUAL SIMULATION

REUSE, REPRODUCTION OR PUBLICATION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF KIKUCHI + KANKEL DESIGN GROUP.



**Kikuchi + Kankel  
Design Group**

Landscape Architecture  
Environmental Design  
Site Planning  
730 Mill Street  
Half Moon Bay, CA 94019  
(650) 726-7100  
www.kkdesigngroup.com

CONSENT AGREEMENT  
CCC-17-CD-01

**LA  
COSTANERA  
RESTAURANT**

8150 CABRILLO HIGHWAY  
MONTARA, CA  
APNs:  
036-046-050  
036-046-310  
036-046-380  
036-046-390  
036-046-400  
036-046-998

Revisions:	5/20/2017 GGC COMMENTS
Date:	6/6/2017 GGC SUBMITTAL
Scale:	AS NOTED
Drawn By:	TNG/KL

**PUBLIC VIEWING  
AREAS - VISUAL  
SIMULATIONS**

Sheet No.  
**4.2**

01