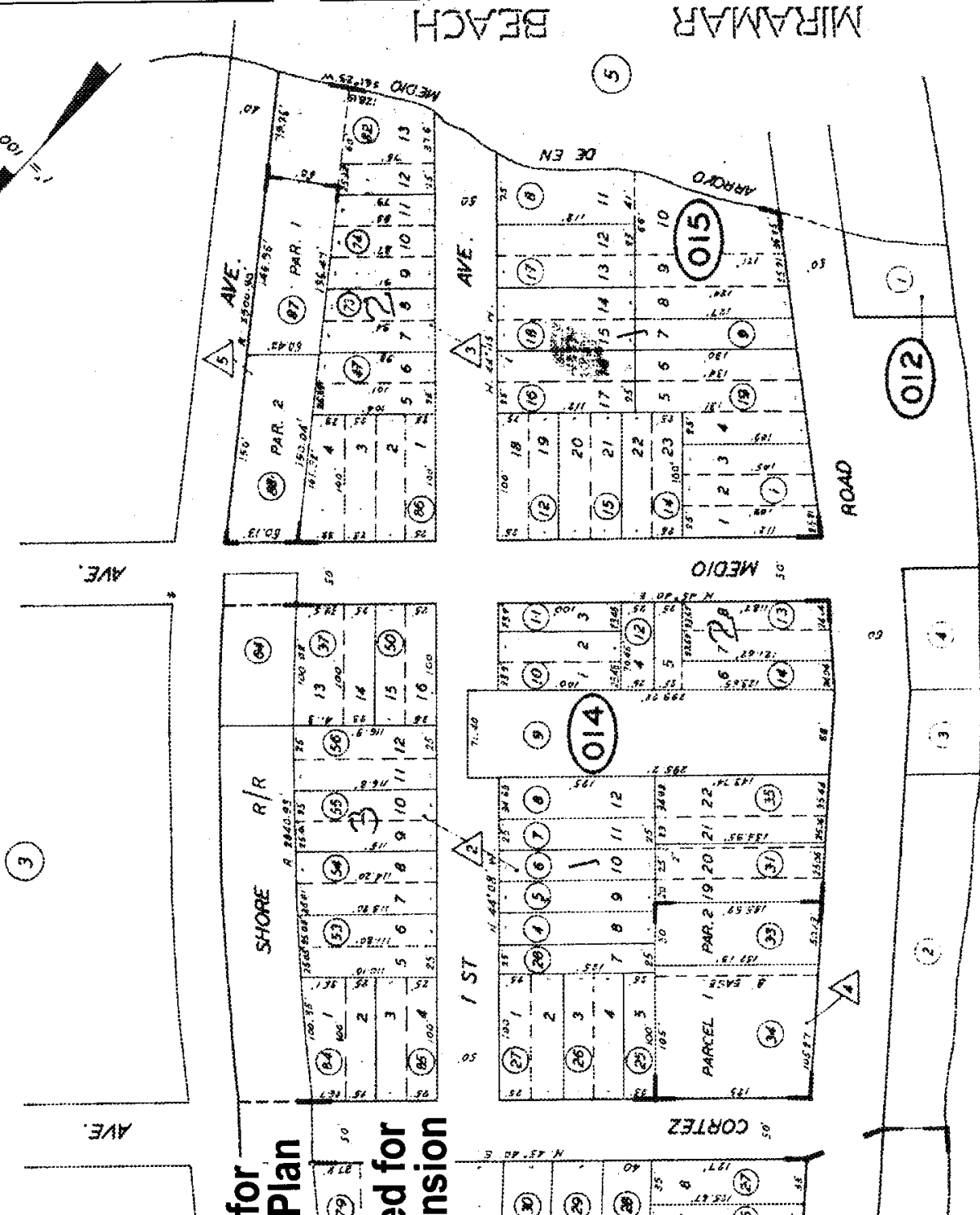
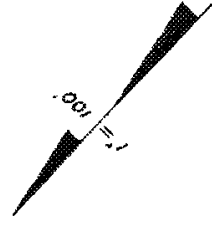


TAX CODE AREA _____

48-1



SITE PLAN EXISTING

PARCEL MAP 1

SAN MATEO, CALIF.

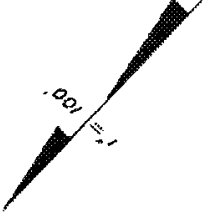
City Council Meeting

Attachment: **B**

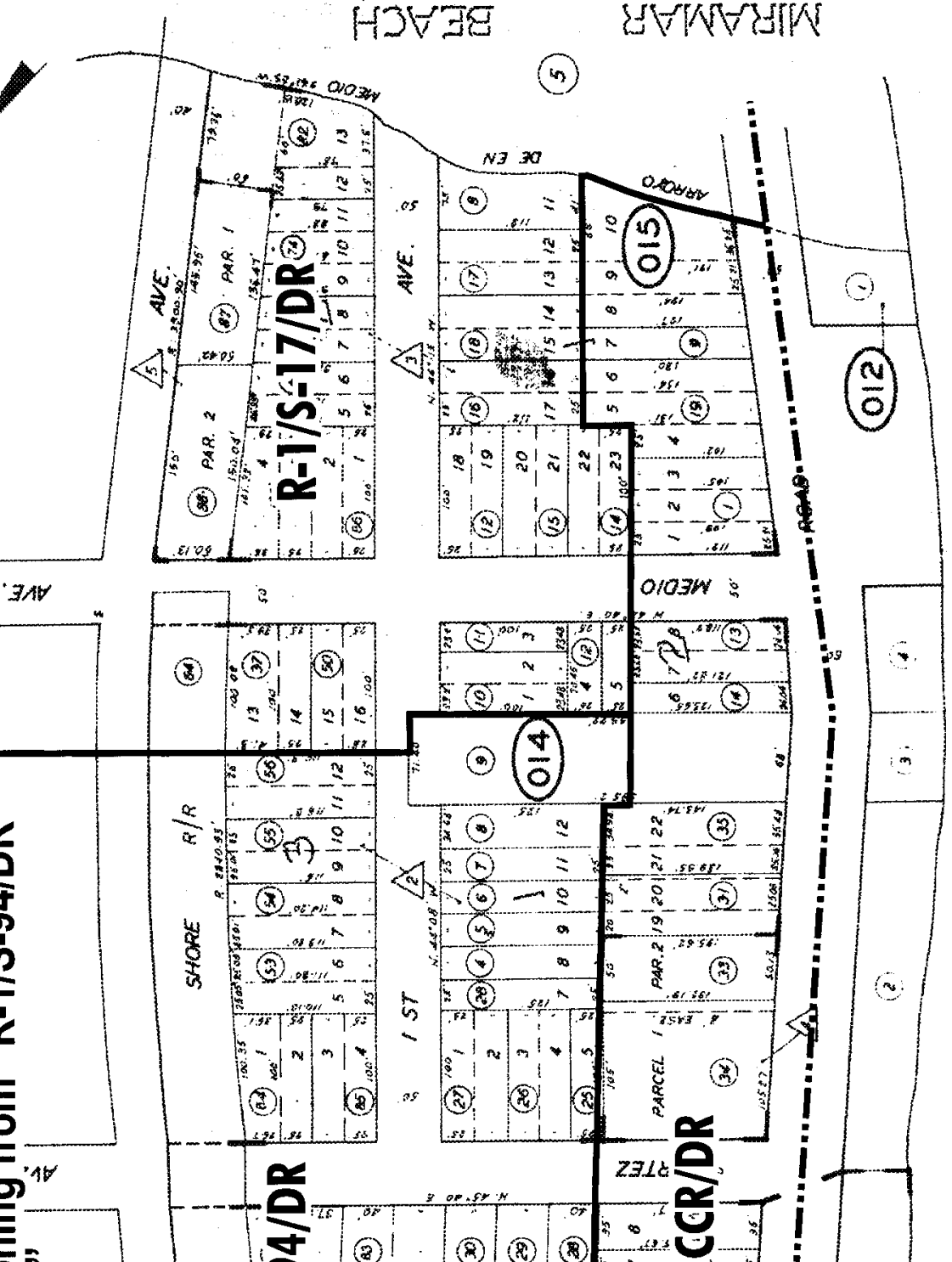
TAX CODE AREA

ALL CD

48-1



3
coming from "R-1/S-94/DR"
"R-1/S-17/DR"



- ▲ SHORE ACRES RSM 3/95
- ▲ SOUTH BALBOA TRACT RSM 5/6

OCEAN

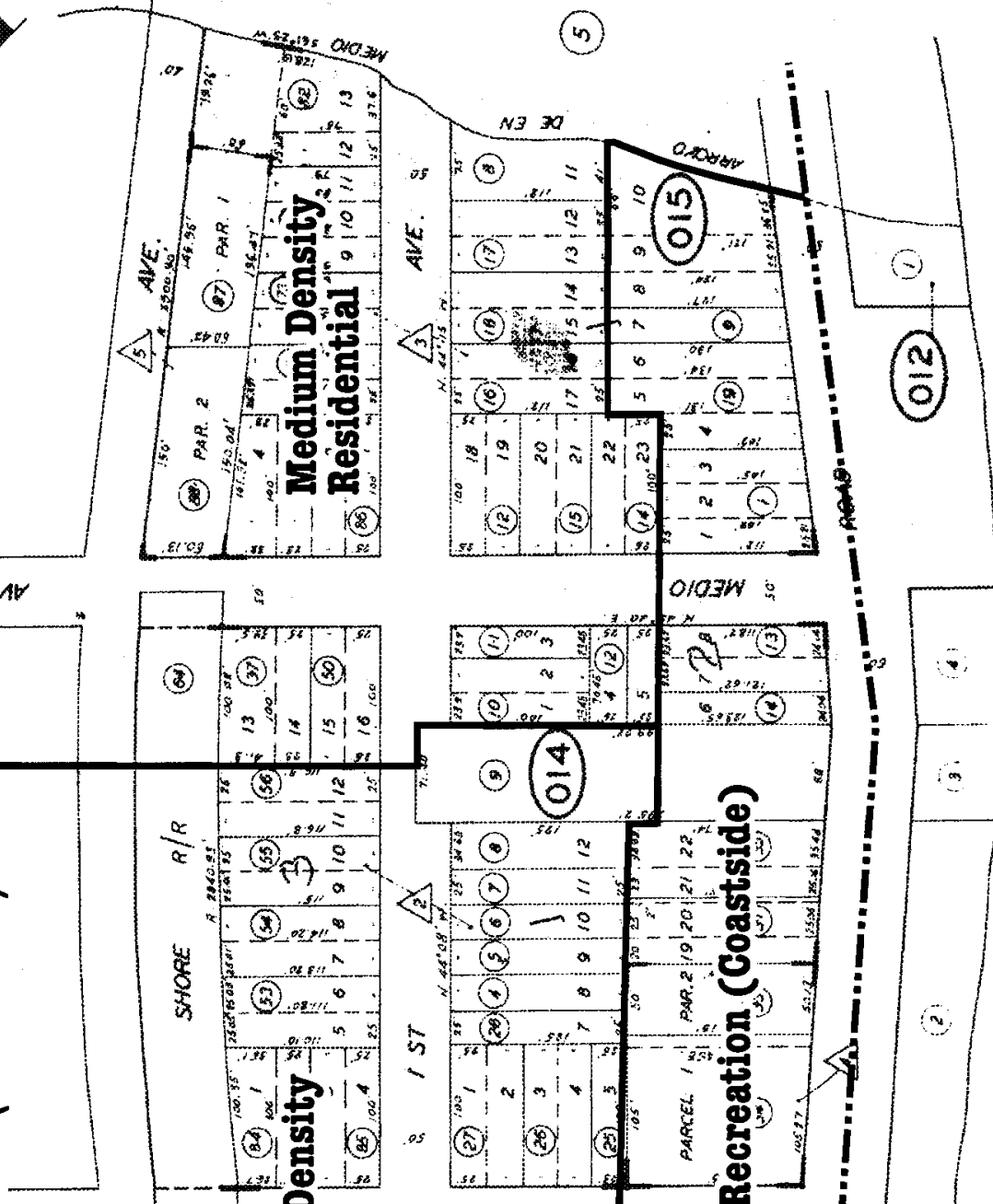
rs Meeting

Attachment: C

TAX CODE AREA

48-1

Use Amendment Low Density Residential Commercial (Coastside)



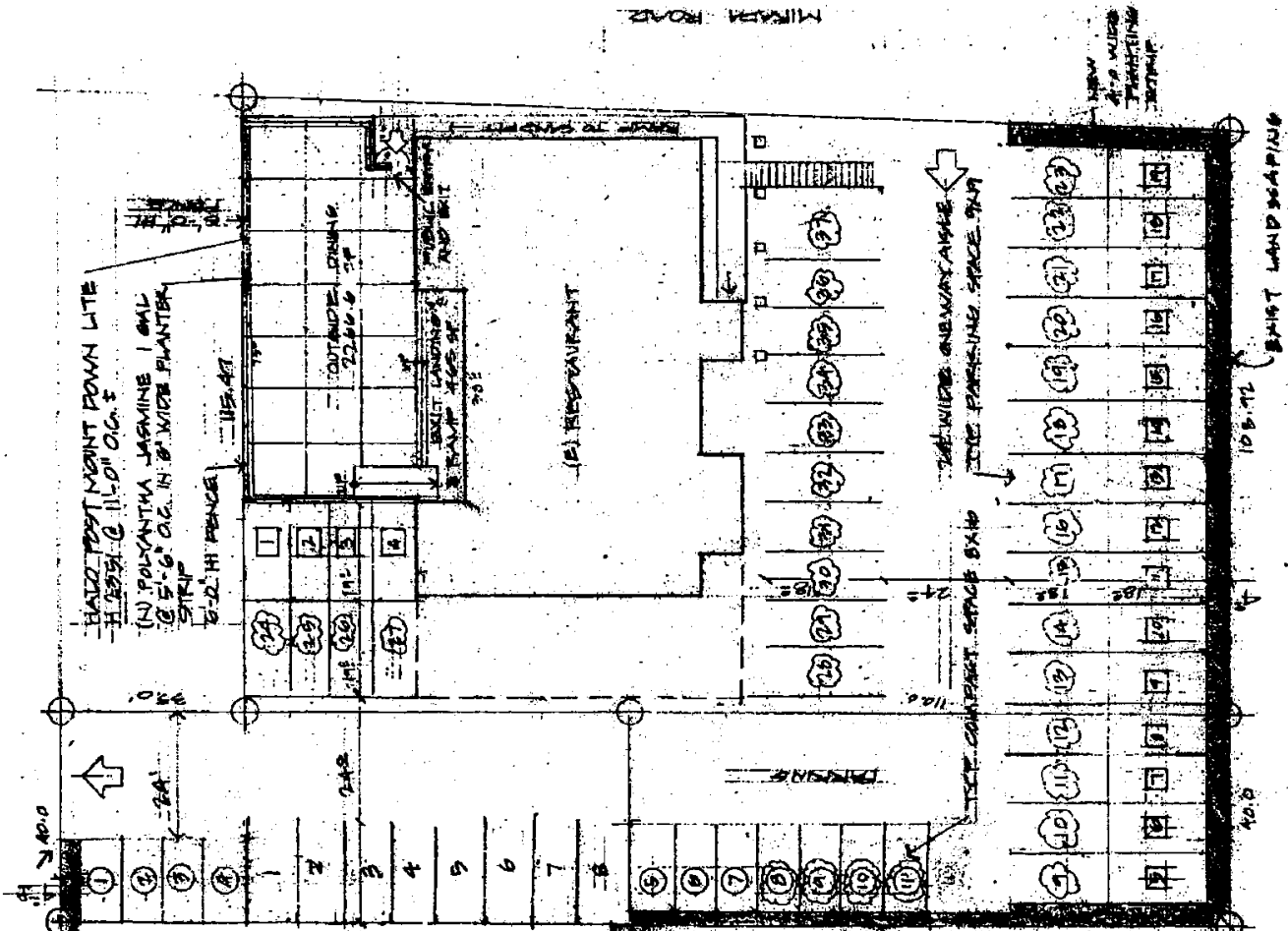
- 1 SHORE ACRES RSM 3/95
- 2 SOUTH BALBOA TRACT RSM 5/6
- 3 BROPHY'S BEACH RSM 5/58
- 4 PARCEL MAP VOL 13/12

5 PARCEL MAP VOL 72/92

Public Hearing

Attachment: **D**

CORONADO AVENUE



MAGELLAN AVENUE

DEVELOPMENT PLAN FOR VACANT AND DEVELOPED PROPERTIES. SCALE 1"=20'

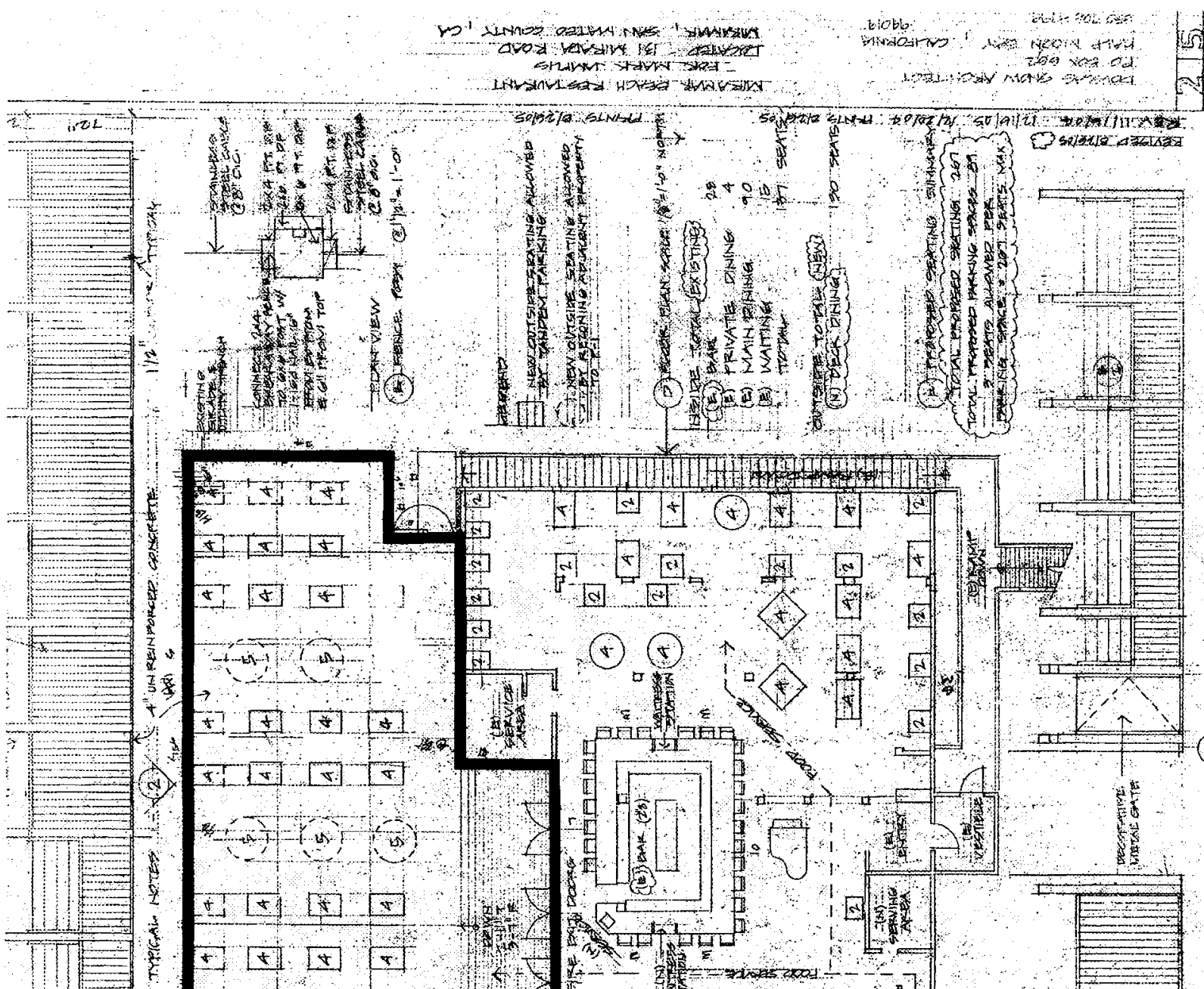
SCALE 1"=20'



SITE PLAN

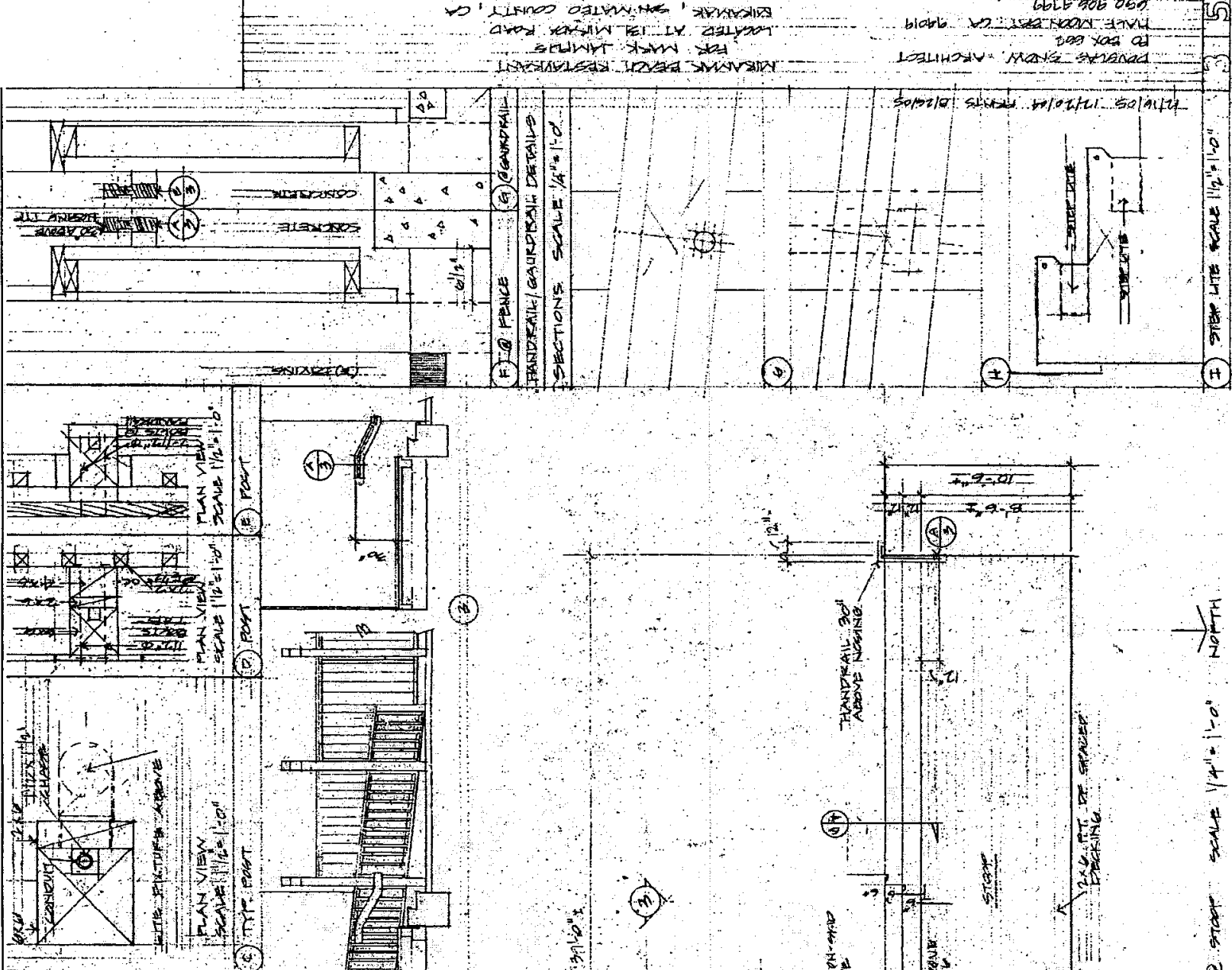
Public Meeting

Attachment: **E**



ors Meeting

Attachment: **F**



MIRAMAR BEACH RESTAURANT
 FOR MARK LAMERS
 MADE ROOM REST. CA 94019
 090 908.9799

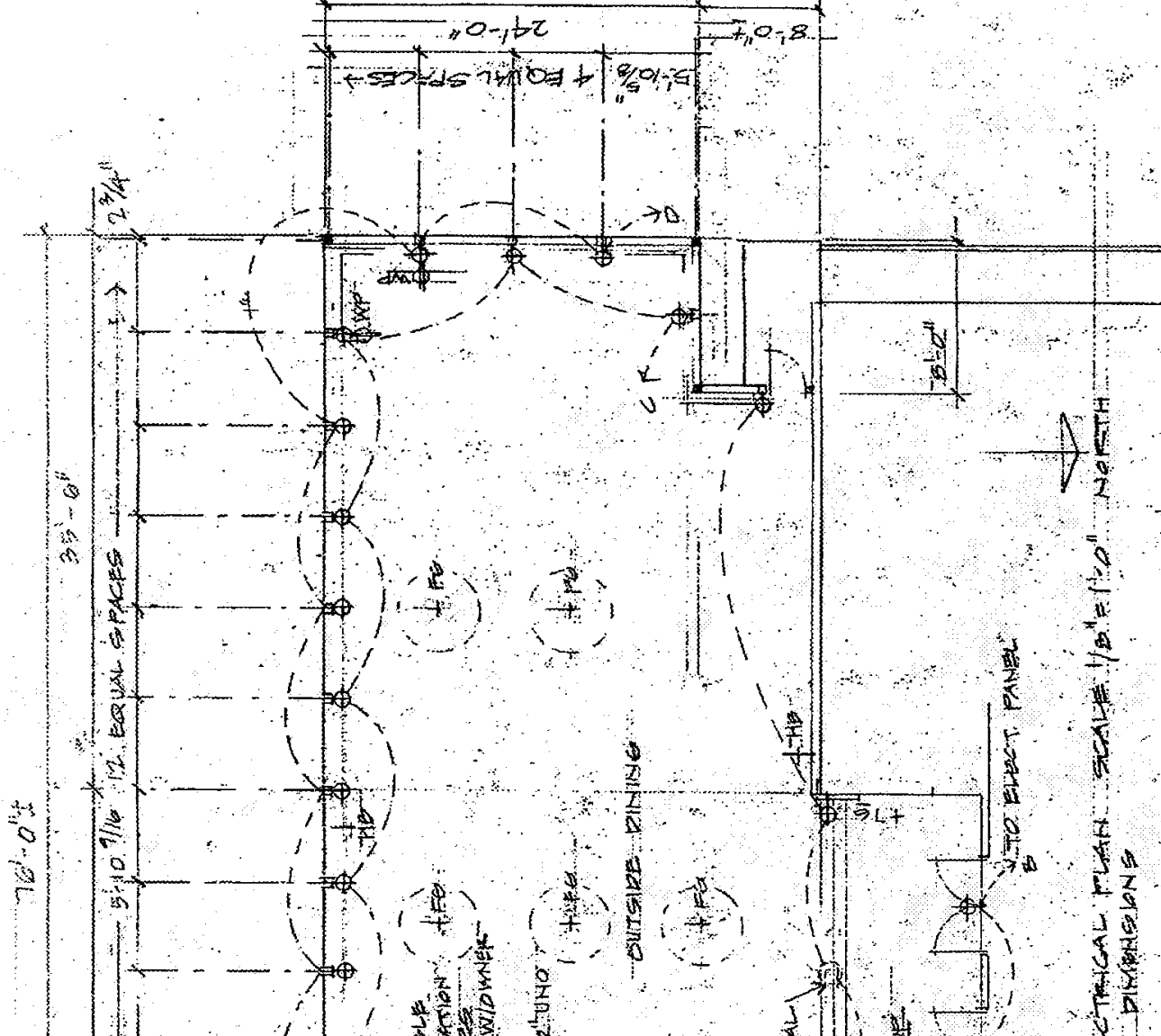
PROVOKS SKOVI ARCHITECT
 111105 111104 PRINTS 012105

F - FENCE
 G - HANDRAIL
 HANDRAIL/HANDRAIL DETAILS
 SECTIONS SCALE 1/4" = 1'-0"

H - STEP LITE SCALE 1/2" = 1'-0"

ors Meeting

Attachment: **F**



12/16/05 12:20/04 PARTS 2/2005

DOUGLAS SNOW ARCHITECT
 PO BOX 662
 HALF MOON BAY, CA 94019
 650.908.2799

MIRAMAR BEACH RESTAURANT
 FOR MARK JAMPUS
 LOCATED @ 191 MIRADA ROAD
 MIRAMAR, SAN MATEO COUNTY, CA
 650.908.2799

55

ors Meeting

Attachment: **G**

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

*** * * * ***

**RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN
(LOCAL COASTAL PROGRAM) TO REVISE THE LAND USE MAP DESIGNATION
AND ZONING DESIGNATION OF THE PARCELS AFFECTED BY
COUNTY FILE NUMBER PLN 2003-00386 INVOLVING THE MIRAMAR BEACH
RESTAURANT AND DIRECTING STAFF TO TRANSMIT THE AMENDMENT
TO THE CALIFORNIA COASTAL COMMISSION**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, in 1966, the County issued to the Miramar Beach Restaurant its first Use Permit to operate the subject restaurant, which included on-site parking within the area currently designated "General Commercial (Coastside)." The Land Use designation at that time of the parcels along Mirada Road that included the Miramar Beach Restaurant was designated "Recreation Area," meant to accommodate land uses that included private commercial recreation and other compatible uses; and

the parcels immediately east of this strip were designated “Medium-Low Density Residential”; and

WHEREAS, in 1993, the County issued to the Miramar Beach Restaurant a Use permit amendment that allowed for its expansion, including additional compact parking spaces on its site. Subsequently, as other new uses were approved in this “General Commercial (Coastside)” designated strip along Mirada Road, the issue of inadequate off-street parking was acknowledged, both for new or expanded allowable uses as well as for general visitors wanting access to the adjacent beach; and

WHEREAS, in October 2000, a Major Pre-Application Review process was initiated in anticipation of the subject application, which informed the general public and interested parties of the proposal to, again, expand the Miramar Beach Restaurant and to provide additional parking both on its current site as well as expanding such parking to adjacent parcels, thus triggering the need for the subject General Plan Land Use Designation and associated Zoning Designation amendments; and

WHEREAS, in June 2003, the current application, including the subject General Plan/Local Coastal Program Land Use Designation amendment, was submitted in order

same parcels from “Single-Family Residential” to “Parking” will ensure that their use is limited to parking activities associated with the restaurant, creating an effective buffer between the restaurant’s commercial use along Mirada Road and the residential uses to the east; and

WHEREAS, in July 2004 the Midcoast Community Council voted to recommend approval of the project, including the subject General Plan Land Use and Zoning Designation amendments; and

WHEREAS, the County of San Mateo intends to adopt and implement amendments to its Local Coastal Program in a manner fully consistent with the California Coastal Act; and

WHEREAS, the San Mateo County Planning Commission held a public hearing on December 22, 2005, and this Board of Supervisors held a public hearing on March 7, 2006 to consider the project which included these amendments; and

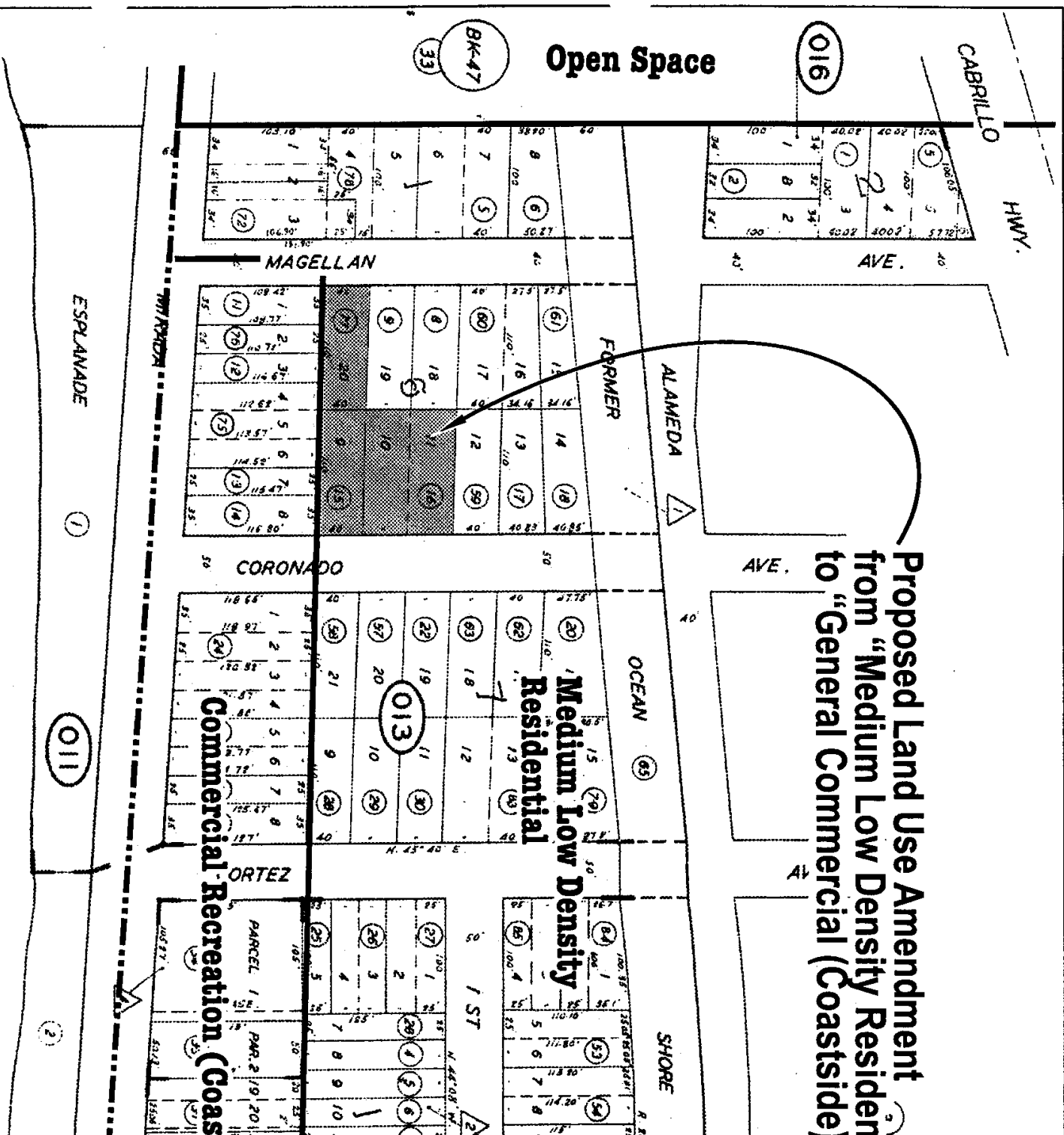
WHEREAS, public notice of all meetings and hearings was made to ensure maximum public participation through (1) publication or the notice of hearing in the

1. Approves the attached General Plan/Local Coastal Program amendment and Zoning amendment.
2. Directs staff to submit these amendments with all necessary supporting materials and documentation to the California Coastal Commission for its review and certification for incorporation into the County's Local Coastal Program.

* * * * *

DJH:kcd - DJHP1412_WKS.DOC

Proposed Land Use Amendment
 from "Medium Low Density Residential
 to "General Commercial (Coastside)"



General Plan Land Use Amendment

San Mateo County Board of Supervisors Meeting

Applicant:

File Numbers: **PLN 2003-00386**

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING CHAPTER 2 OF DIVISION VI OF THE
SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO REVISE THE
DESIGNATED PARCELS IDENTIFIED ON THE ZONING MAPS, SECTION 3,
FROM "SINGLE-FAMILY RESIDENTIAL/10,000 SQ. FT. MINIMUM PARCEL
SIZE/DESIGN REVIEW" (R-1/S-94/DR) TO "PARKING/DESIGN REVIEW" (P/DR)**

The Board of Supervisors of the County of San Mateo, State of California,
ordains as follows:

SECTION 1. Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps, Section 3), to revise the zoning designation of APNs 048-013-150, 048-013-160 and 048-013-770 from "R-1/S-94/DR" to "Parking/Design Review."

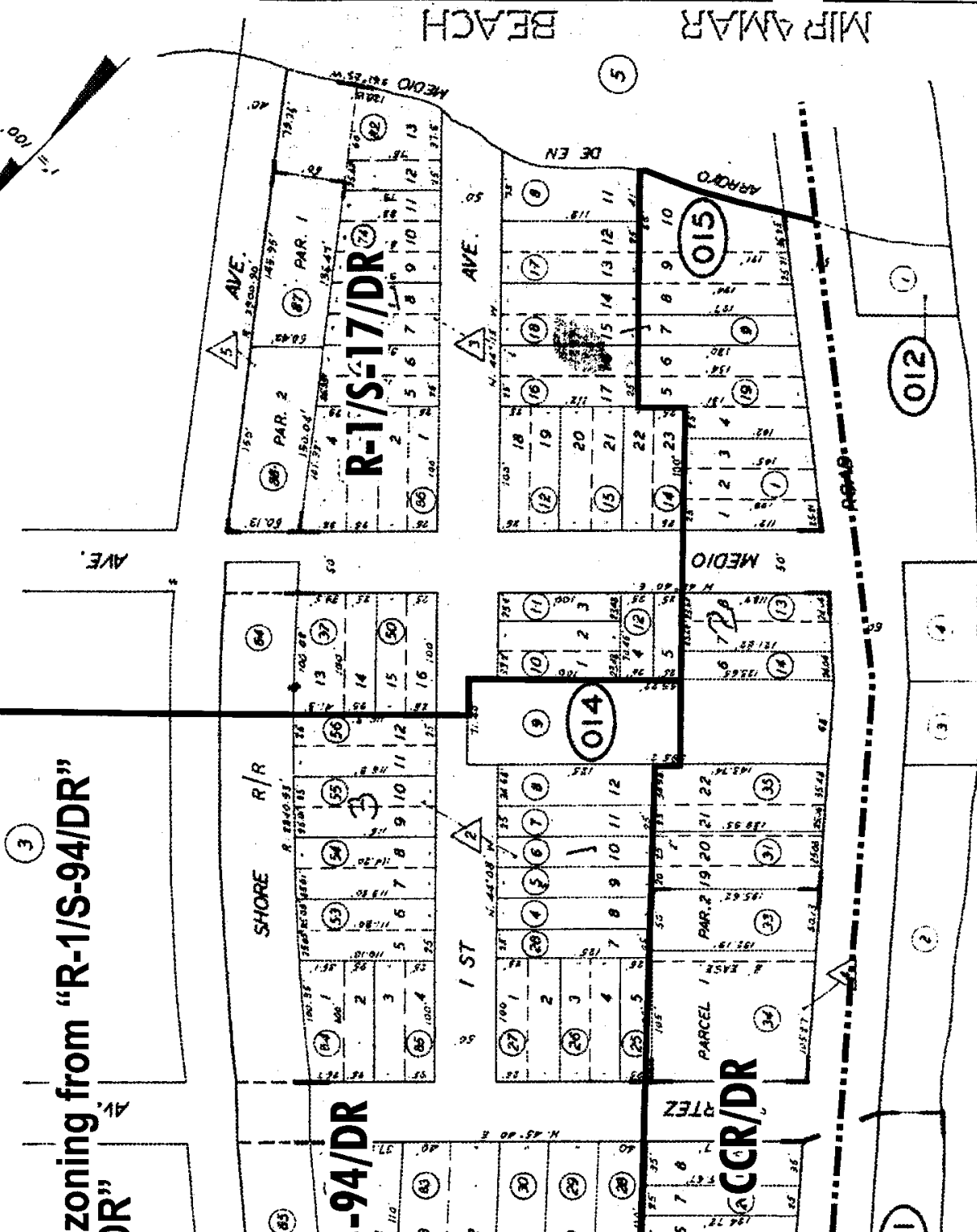
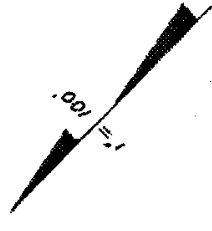
SECTION 2. This ordinance shall be in full force and effect immediately upon approval and certification by the California Coastal Commission, assuming no modifications are made.

TAX CODE AREA

ALL CD

48-1

zoning from "R-1/S-94/DR"
DR"



OCEAN

- △ SHORE ACRES RSM 3/95
- △ SOUTH BALBOA TRACT RSM 5/6

ors Meeting

Attachment:

Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

November 25, 2004

TO: China Osborn

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1850 - FAX: 650.363.4849

RE: PLN2003-00386 & 388: Miramar Beach Restaurant for (PLN2003-00386) Re-Zoning, General plan Amendment and CDP to rezone parcels from R-1/S-94 to CCR and P-1 to allow additional restaurant and beach parking and (PLN2003-00388) Use Permit Amendment, CDP and CDR to allow an addition to existing restaurant for a 2,575 s/f outdoor seating area and a 115 s/f storage room, and off-street exception to allow tandem valet parking for restaurant parking at 131 Mirada Road in Miramar. APN(s) 048-013-110, 120,150, 750, 760 & 770.

Dear China:

The Planning & Zoning Committee of the MidCoast Community Council reviewed the above-referenced project at our regular meeting on November 17, 2004. The applicant and owner were present. Our comments are as follows:

First the applicant said he will be providing the following outdoor conditions and we

- zoning changes with one Committee member preferring that all three parcels be zoned P, and one Committee member abstaining.
- We request that after the zoning change, that all the parcels within CCR be merged.
 - We acknowledge that changing the zoning will preserve the view corridor, but the trade off will be increased traffic in this area.
 - In photos of project, there are two storage containers which are not specified on the plans. Applicant says these will be moved to a rear fenced area attached to the restaurant structure. We'd like these storage containers to be noted on plans and that it be specified as part of the permit that they will be moved to and enclosed in the fenced area attached to the restaurant.
 - We recommend that there be two limits placed on the Use Permit for this project:
 - a. No outdoor amplified music after sunset and any music played must be played within the footprint of the outside dining area
 - b. For the P zone, the uses allowed in P zoning chapter, section 6231 (b) are **not** allowed here, for example, traveling shows, carnivals and exhibitions.
 - We request a clarification about the tandem parking exemption. I thought that I was told that the tandem parking exemption would be temporary pending the finality of the new parking lot. Applicant says it is not temporary but rather is permanent. We would appreciate receiving clarification on this point.
 - We recommend that a valet service be present at all times when this tandem parking is in use, and that this valet service must be required as a condition of allowing this tandem parking.

Third, the owner did send letters to the majority of neighbors that surround the property and they signed these letters stating that they approved the project. One neighbor, Mary Fitz, 111 Mirada Road, lives right next to restaurant on the northwest corner. She was present at the meeting, and she has no issues with the project.

Copies of cutsheets for lighting, hedges, fence line and signs are included with the mailed