

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**October 5, 2005**

China Osborn  
Planning and Building Division  
455 County Center  
Redwood City, CA 94063

Subject: ***Initial Study/Mitigated Negative Declaration for Miramar Beach Restaurant Expansion & Parcel Re-Zoning (PLN 2003-00386)***

Dear Ms. Osborn,

Thank you for the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the proposed Miramar Beach Restaurant project. The proposed project includes a 2,267 sq. ft. addition to the Miramar Beach Restaurant, the creation of 19 tandem parking spaces in the existing parking lot, and creation of a new 22-space parking lot. The proposed restaurant addition will add an outdoor dining area of 130 seats, which will approximately double the total number of restaurants seats from 137 to 267. The project is appealable to the Coastal Commission.

The primary road access to the Miramar area of San Mateo County is via Highway 1. Studies show that the current volume of traffic on Highway 1 exceeds its capacity and that even with substantial investment in transit and highway improvements, congestion will only get worse in the future. As a result, the level of service on the highways at numerous bottleneck sections is currently and will in the future continue to be rated as LOS F. The LCP contains policies that protect the public's ability to access the coast. The extreme traffic congestion on Highway 1 significantly interferes with the public's ability to access the area's substantial public beaches