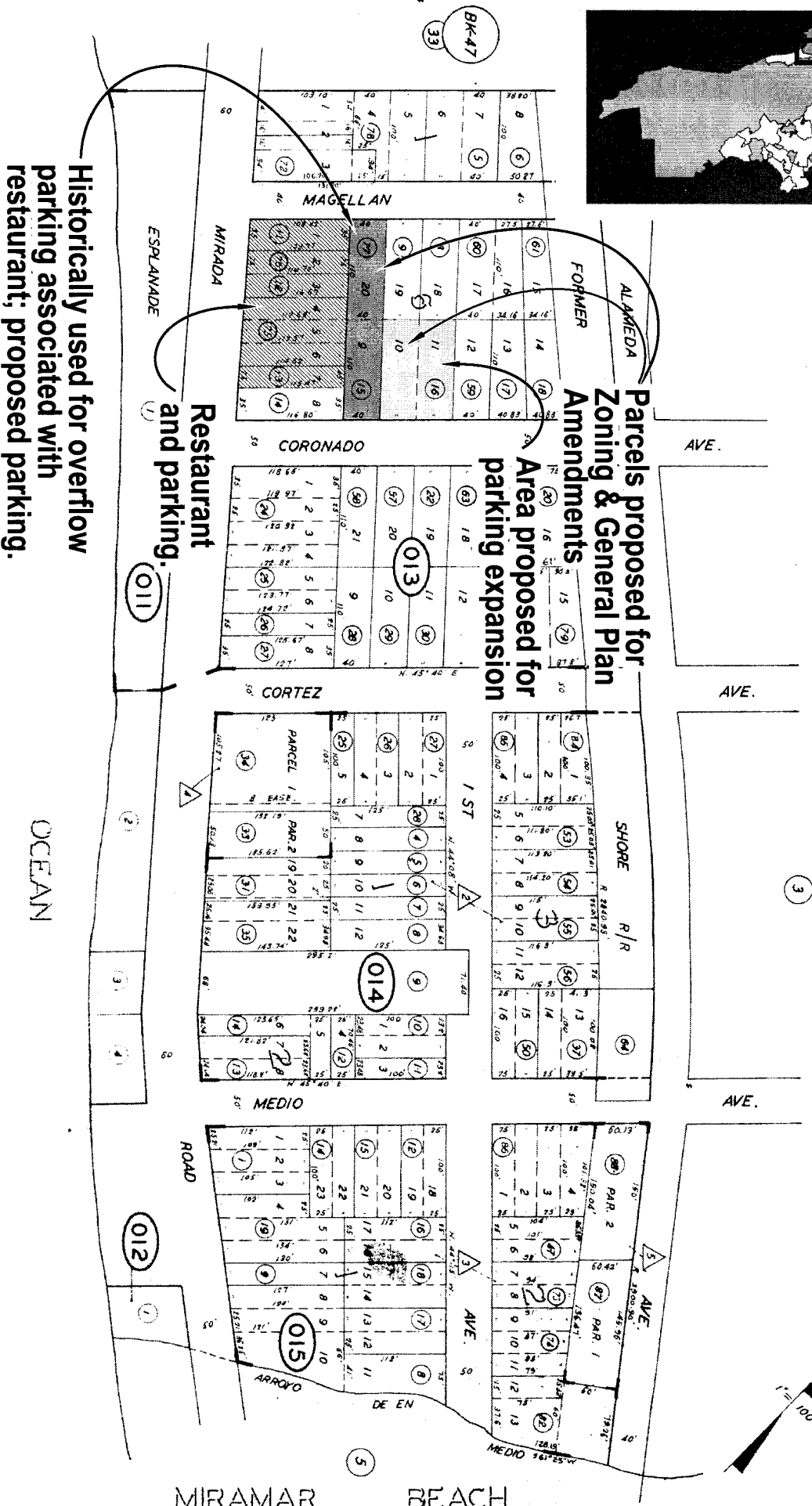


TAX CODE AREA

48-1



San Mateo County Board of Supervisors Meeting

Applicant:

File Numbers:

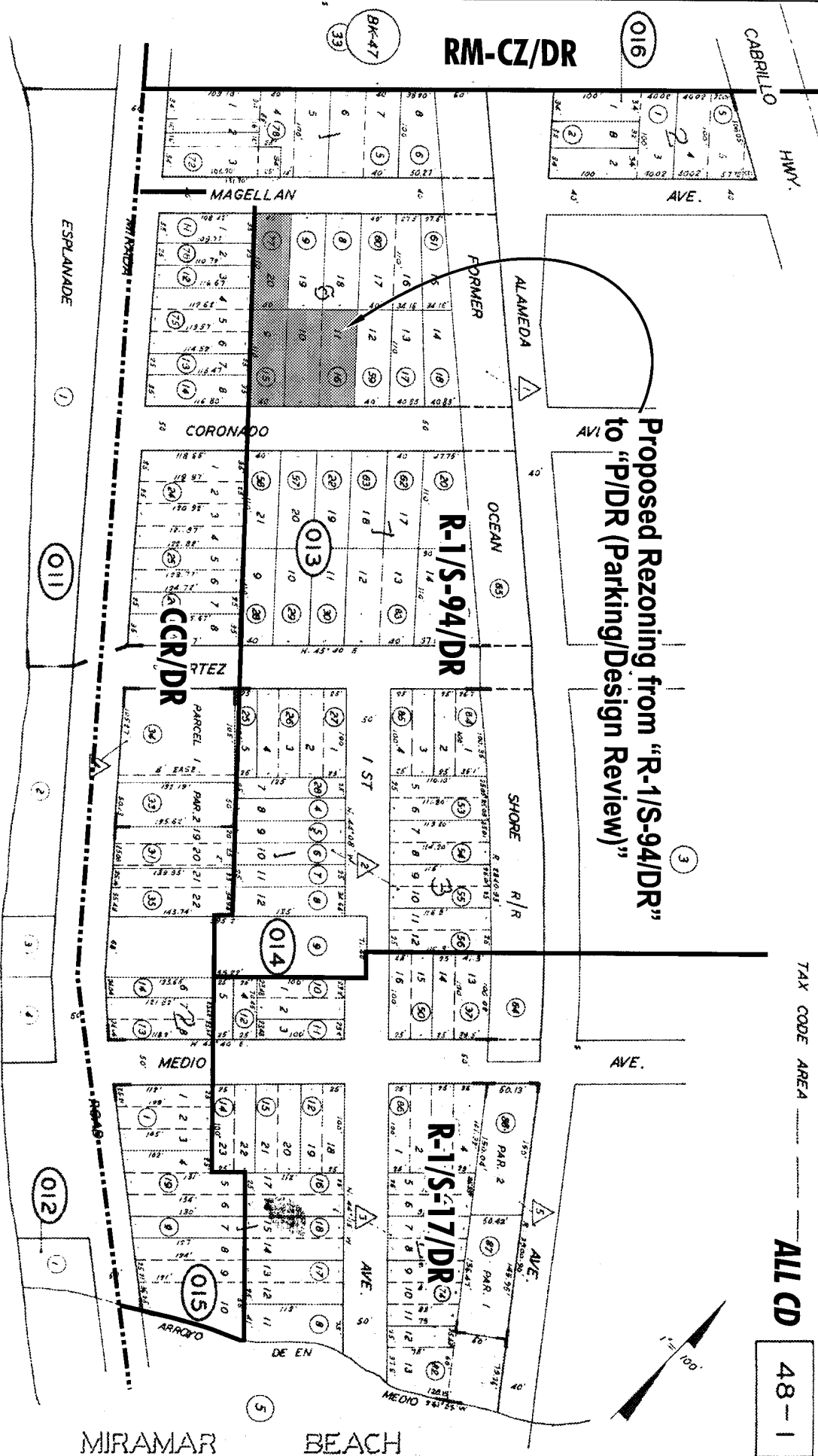
PLN 2003-00386

Attachment: B

TAX CODE AREA

ALL CD 48-1

Proposed Rezoning from "R-1/S-94/DR"
to "P/DR (Parking/Design Review)"



Rezoning Map Amendment

San Mateo County Board of Supervisors Meeting

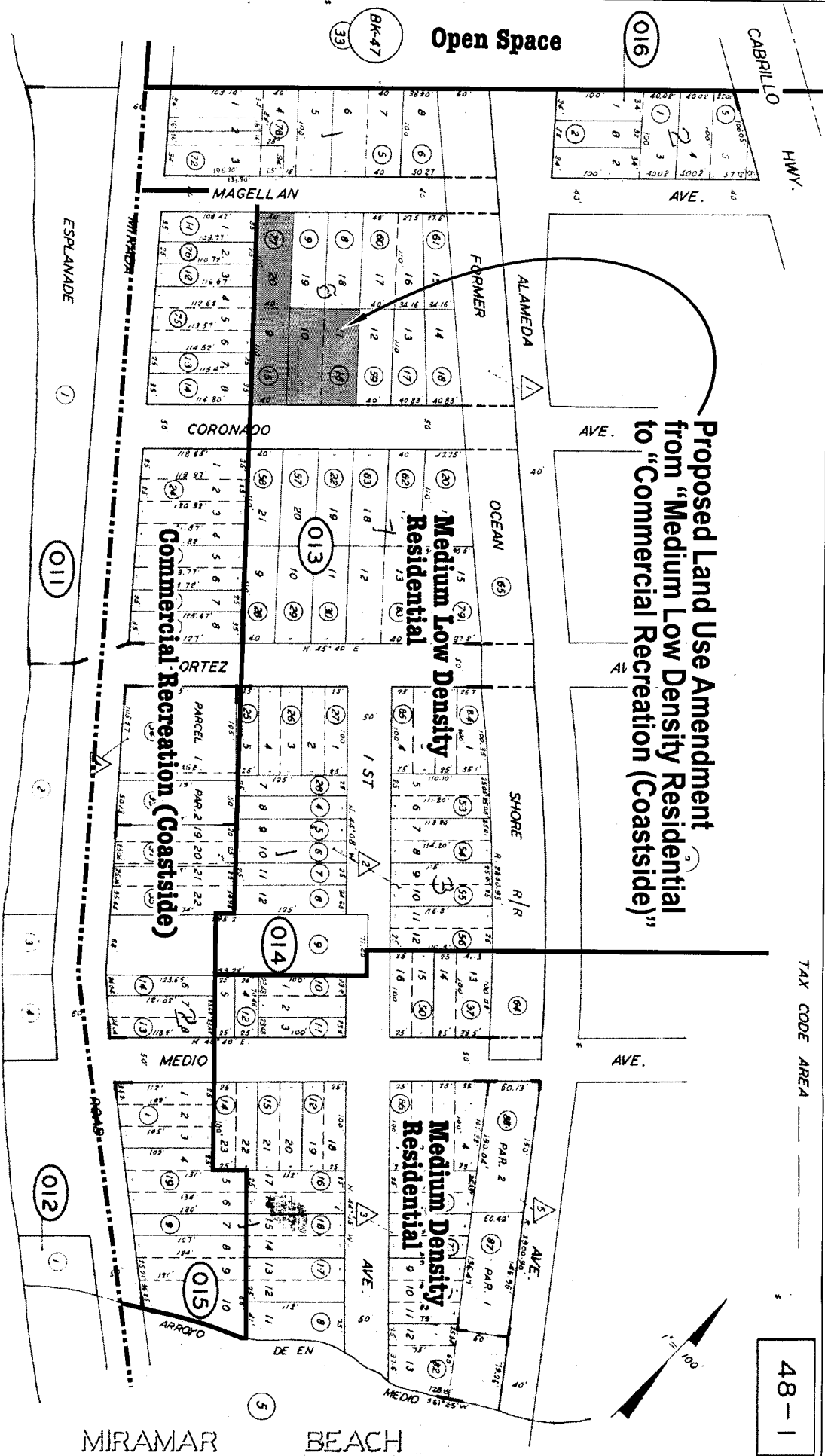
Applicant: McGregor

File Numbers: **PLN 2003-00386**

Attachment: **C**

OCEAN
SHORE ACRES RSM 3/95
SOUTH BALBOA TRACT RSM 5/6

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



General Plan LCP Land Use Amendment

San Mateo County Board of Supervisors Meeting

Applicant:

File Numbers: **PLN 2003-00386**

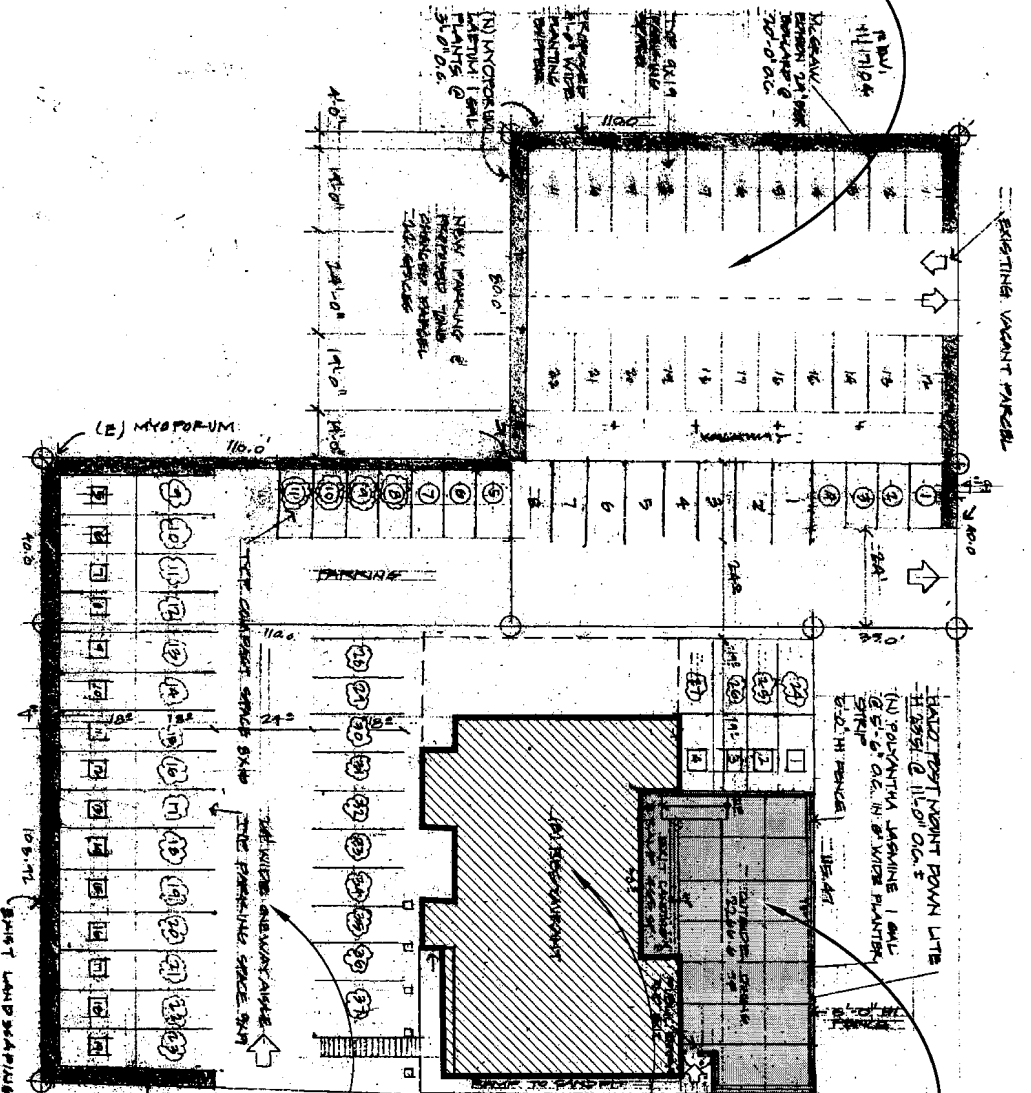
Attachment: **D**

JEAN

1/5 PARCEL MAP VOL 72/92

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

Proposed
Parking
Area



San Mateo County Board of Supervisors Meeting

Applicant:

File Numbers: **PLN 2003-00386**

Attachment: **E**

PROPOSED RECONFIGURATION PLAN FOR VACANT AND DEVELOPED PROPERTIES. SCALE 1"=30'

SITE PLAN PROJECT NORTH

F.

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 TO ADD NEW LCP POLICY 1.34 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

WHEREAS, in 1978 the Board of Supervisors adopted the Montara-Moss Beach-El Granada Community Plan--which included the Miramar area south of El Granada--which set forth goals and policies to better regulate future growth in this area; and

WHEREAS, in 1980 the Board of Supervisors and California Coastal Commission approved San Mateo County's Local Coastal Program, which set forth policies for regulating all development within the Coastal Zone, including the adoption of revised General Plan Land Use Designations and associated policies. In the subject Miramar area, the Land Use Designation of the strip of parcels along Mirada Road facing the Pacific Ocean was subsequently designated "Commercial Recreation (

Coastside)," while 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 "Commercial Recreation (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 to properly designate and rezone the subject parcels in order to provide the additional and required parking deemed necessary to accommodate an expansion of Miramar Beach Restaurant. The proposed designation of "Commercial Recreation (Coastside)" is deemed appropriate to accommodate the proposed use of these parcels for parking purposes associated with an allowable use within that designation. The parcels proposed for such designation are currently vacant, with two of the three subject parcels having been historically used for overflow parking purposes; and

WHEREAS, while the proposed "Commercial Recreation (Coastside)" designation extends this land use designation further east into area currently designated as "Medium-Low Density Residential," an area that is partially but consistently being developed with single-family residences, the associated and proposed rezoning of these

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 the initial public hearing on March 7, 2006 whereby they considered and approved the project which included these amendments and transmitted the project Coastal Development Permit and associated amendments to the California Coastal Commission; and

WHEREAS, on May 9, 2007, the California Coastal Commission considered the General Plan Land Use Designation/Local Coastal Program (LCP) and Zoning amendments associated with the project. The Commission, however, indicated that they would only certify the subject land use and zoning amendments on the condition that the County Board of Supervisors, upon further consideration and by resolution, agreed to adopt: (a) the corrected General Plan designation to "Commercial Recreation (Coastside)" as shown in Exhibit 1, and (b) a new project site-specific LCP Policy 1.34 (entitled "Development of APNs 048-013-150, 160, and 770 (Miramar Beach Restaurant Property" and located in the LCP's "Locating and Planning New Development" component) requiring traffic impact analysis and mitigation and construction and post construction mitigation to minimize polluted runoff and water quality impacts resulting from development, as shown in its entirety as Exhibit 2.

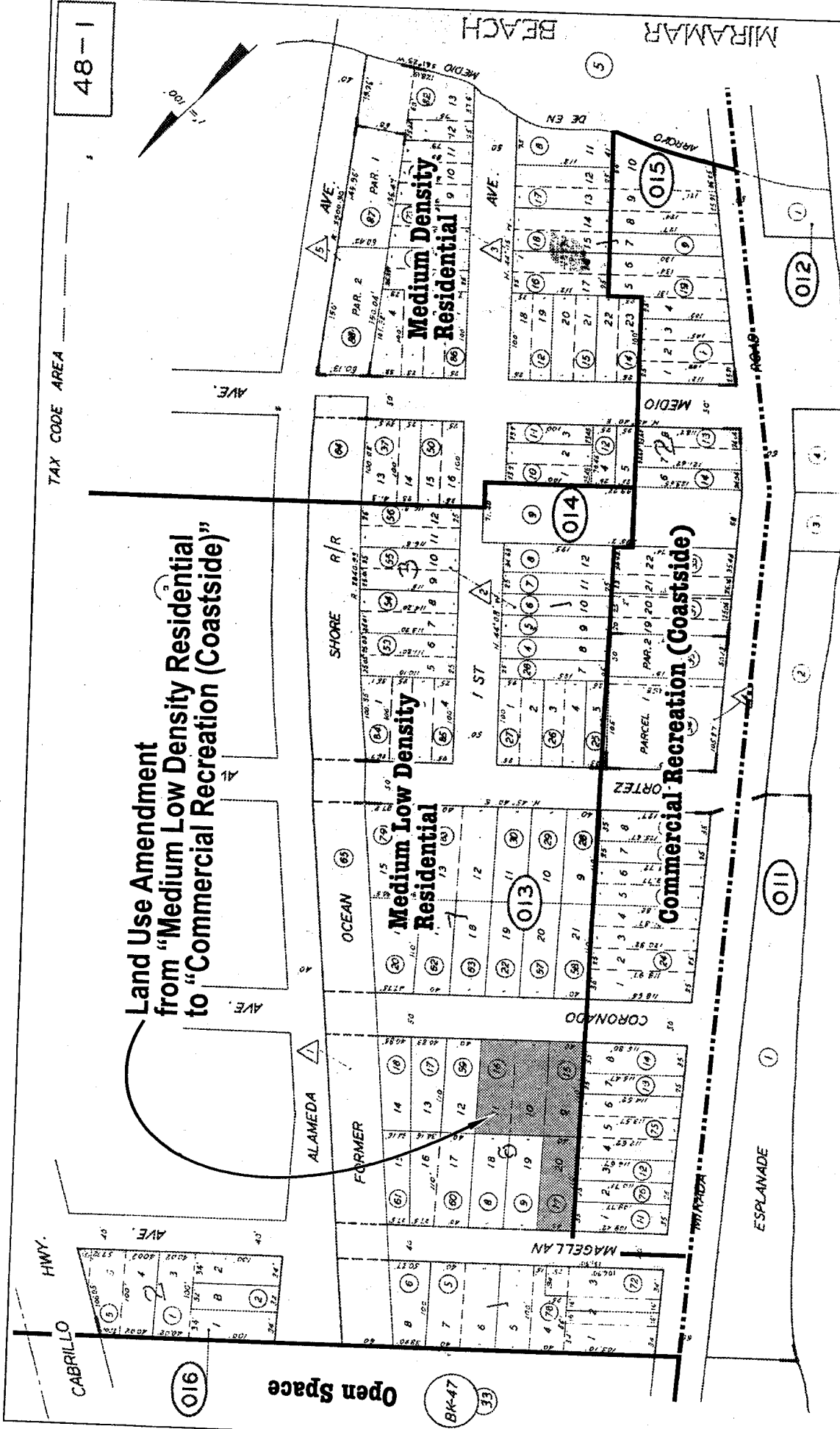
WHEREAS, public notice of all meetings and hearings was made to ensure maximum public participation through (1) publication of the notice of hearing in the Independent Newspapers, the San Mateo Times and the Half Moon Bay Review newspapers, and (2) direct mailing to interested parties and property owners within 500 feet of the affected parcels, and all interested parties were afforded the opportunity to be heard; and

WHEREAS, this amendment will become effective automatically if the California Coastal Commission certifies it without modifications.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Supervisors:

1. Approves the attached General Plan/Local Coastal Program Land Use and Policy amendments (Exhibits 1 and 2) and Zoning amendment (Exhibit 3).
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.

* * * * *



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

Medium Density
Residential

Medium Low Density
Residential

Commercial Recreation (Coastside)

General Plan LCP Land Use Amendment

San Mateo County Board of Supervisors Meeting

Applicant:

File Numbers: **PLN 2003-00386**

Exhibit: **1**

- 1. SHORE ACRES RSM 3/95
- 2. SOUTH BALBOA TRACT RSM 5/6
- 3. BROOKLYN BEACH RSM 5/58
- 4. PARCEL MAP VOL 72/52
- 5. PARCEL MAP VOL 13/12

NEW LCP POLICY 1.34 AMENDMENT

1.34 Development of APNs 048-013-150, -160, and -770 (Miramar Beach Restaurant Property)

Any new development as defined in Section 30106 of the Coastal Act on APNs 048-013-150, -160, and -770 shall require:

- a. The development and implementation of a traffic impact analysis and mitigation plan which includes Transportation Demand Measures designed to offset new vehicle trips generated by the project on Highway 1, Magellan Avenue, and Medio Avenue, during commuter peak periods and recreation periods. Calculation of new vehicle trips generated shall assume maximum occupancy of any approved development. The traffic impact analysis and mitigation plan shall also include specific provisions to assess, and mitigate for, the project's significant adverse cumulative impacts on public access to, and recreational use of, the beaches of the Midcoast region of San Mateo County. This latter component of the traffic impact analysis and mitigation plan shall include, but not be limited to, consideration of the following:
 - (1) Notwithstanding LUP Policy 10.22(b), the necessity of providing public access parking that is not time restricted to the hours of 10:00 a.m. and 4:00 p.m., so that the public may park and recreate at the beach in the early morning and evening hours.
 - (2) The necessity of signage located on the appropriate surrounding streets, indicating that public access parking is available in the Miramar Beach Restaurant parking lot.
 - (3) An assessment of project impacts combined with other projects causing related impacts, including all reasonably foreseeable future projects as defined in 14 CCR Section 15130(b).
- b. Prior to the approval of any coastal development permit application involving any development as defined in Section 30106 of the Coastal Act information necessary for the analysis and implementation of all components of the traffic analysis and mitigation plan shall be submitted in support of any coastal development permit application.
- c. To minimize the off-site transport of pollutants, the following design criteria are required for any development of APNs 048-013-770, -150, and -160, including expansion of the parking area for the Miramar Beach Restaurant. All development shall:

- (1) Incorporate Site Design and Source Control Best Management Practices (BMPs) to the maximum extent practicable, to minimize polluted runoff and water quality impacts resulting from the development. BMPs shall be selected to mitigate both construction-phase and post-construction water quality impacts. Where required, structural Treatment Control BMPs shall supplement Site Design and Source Control BMPs as necessary to protect coastal water quality. The applicant shall submit information that details how Site Design, Source Control, and where required, structural Treatment Control BMPs will manage or mitigate polluted runoff and water quality impacts resulting from proposed development.

The definitions of Site Design, Source Control, and Treatment Control BMPs are as follows:

Site Design BMPs: Project design features that reduce the generation of pollutants or reduce the alteration of natural landscape features that protect water quality (e.g., minimizing impervious surfaces, or minimizing grading).

Source Control BMPs: Practices that reduce the entrainment of pollutants in runoff (e.g., covering trash receptacles, or minimizing the use of landscaping chemicals and irrigation).

Treatment Control BMPs: Structural systems designed to remove pollutants from runoff (using processes such as gravity settling, filtration, biological uptake, media adsorption, or any other physical, chemical, biological process) and/or to reduce runoff volume and peak flow rates (using systems such as grassy swales, infiltration basins, detention ponds, or dry wells).

- (2) Maximize pervious surface land coverage of all new development.
- (3) Maximize pervious surface land coverage of parking areas through the use of porous/permeable pavement to the maximum extent practicable.
- (4) Incorporate best management practices (BMPs) in parking areas to minimize runoff of oil, grease, car battery acid, coolant, gasoline, sediments, trash, and other pollutants to the beach and coastal waters.
- (5) Infiltrate runoff before it reaches storm drain system or receiving waters by protecting the absorption, purification, and retention functions of natural drainage systems that exist on-site, designing drainage and project plans to complement and utilize existing

drainage systems and patterns, diverting runoff through planted areas, conveying drainage from the developed area of the site in a non-erosive manner, and restoring disturbed or degraded natural drainage systems, where feasible.

- (6) Treat runoff before it reaches storm drain system or receiving waters to remove oil, petroleum hydrocarbons, and other pollutants if the combination of Site Design and Source Control BMPs is insufficient to protect water quality.
- (7) Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal, and system fouling and plugging prevention control.

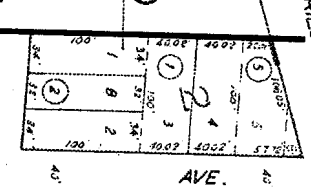
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(8/16/07)

CABRILLO HWY.

AVE.

RM-CZ/DR

016



ALAMEDA

Rezoning from "R-1/S-94/DR" to "P/PDR (Parking/Design Review)"

3

TAX CODE AREA

ALL CD

48-1

AVE.

AVE.

R-1/S-94/DR

BK-47

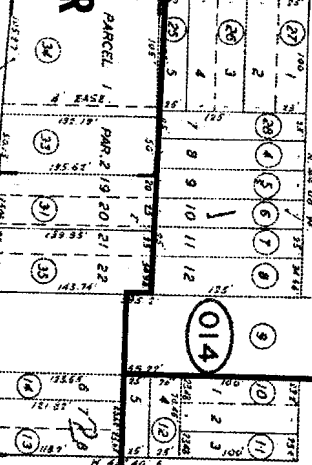
33

MAGELLAN

CORONADO

CCR/DR

PARTEZ



MEDIO

DE EN

BEACH

ESPLANADE

011

OCEAN

012

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

Rezoning Map Amendment

San Mateo County Board of Supervisors Meeting

Applicant: McGregor

File Numbers: **PLN 2003-00386**

Exhibit: **3**

ORDINANCE NO. _____

G.

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 "Single-Family Residential/10,000 sq. ft. Minimum Parcel Size" (R-1/S-94/DR) to "Parking/Design Review" (P/DR).

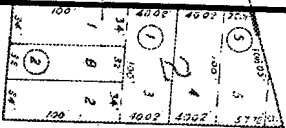
SECTION 2. This ordinance shall be in full force and effect immediately upon approval and certification by the California Coastal Commission, assuming no modifications are made.

CABRILLO HWY.

AVE.

RM-CZ/DR

016



ALAMEDA

FORMER

R-1/S-94/DR

OCEAN

013

CORONADO

CCR/DR

PARTEZ

ESPLANADE

011

OCEAN

TAX CODE AREA

ALL CD

48-1

Proposed Rezoning from "R-1/S-94/DR" to "P/DR (Parking/Design Review)"

3

AVE.

SHORE

R/R

R-1/S-17/DR

PAR. 2

PAR. 1

5

MIRAMAR BEACH

ARRIJO

MEDIO

DE EN

015

012

SHORE ACRES RSM 3/95

SOUTH BALBOA TRACT RSM 5/6

Rezoning Map Amendment

San Mateo County Board of Supervisors Meeting

Applicant: McGregor

File Numbers: PLN 2003-00386

Attachment:

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Addition to Miramar Beach Restaurant and Parcel Re-Zoning*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2003-00386

OWNER: Mark Jamplis

APPLICANT: Doug Snow

ASSESSOR'S PARCEL NOS.: 048-013-110 thru -160; and 048-013-750 thru -770

LOCATION: 131 Mirada Road, Miramar

PROJECT DESCRIPTION

The proposed project is a Use Permit Amendment, Coastal Development Permit, Coastsides Design Review, Off-Street Parking Exception, Rezoning, General Plan Amendment, and Local Coastal Program Amendment to allow a 2,267 sq. ft. addition to the Miramar Beach Restaurant and to allow the creation of 19 tandem parking spaces in the existing parking lot and to create a new 22-space parking lot. The existing restaurant has 137 seats and 47 parking spaces. The proposed restaurant addition will add an outdoor dining area with 130 seats. To accommodate the additional dining guests, the applicant is proposing to create 19 tandem parking spaces in the existing parking lot and to convert an adjacent vacant parcel to a 22-space parking lot. The total number of proposed parking spaces is 89 and will accommodate the maximum number of restaurant guests, which is 267 diners. The creation of 19 tandem parking spaces, however, requires an Off-Street Parking Exception, per Chapter 3 of the County Zoning Regulations.

The Rezoning, General Plan Amendment and Local Coastal Program Amendment are required because the parcels on which the existing and proposed parking areas for the restaurant are located are zoned for residential uses (R-1/S-94/DR/CD). In order to accommodate the expanded parking uses, these parcels (048-100-150, -160, -770) must be re-zoned to zoning district P/DR (Parking/Design Review) and the General Plan Designation of these parcels will be General Commercial.

Based on all project information, including uses and construction methods for new proposed structures, and consideration of potential cumulative impacts resulting from other development proposed at the site, Planning Division staff completed the Initial Study and determined that the proposed project will not have a significant adverse impact on the environment, if mitigated as recommended in the following discussion.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure No. 1: All unpaved roads and parking areas, and surfaces being actively graded shall be maintained for dust control. The contractor shall, at a minimum, water all exposed surfaces to control and minimize dust at all times.

Mitigation Measure No. 2: Prior to the issuance of any grading permit or building permit, the applicant shall submit to the Planning Division and the Department of Public Works for review and approval, a Stormwater Management Plan, which shows how the transport and discharge of pollutants and soil sediment erosion from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering the local drainage systems and water bodies, and to protect all exposed earth surfaces from erosion forces. The plan shall clearly delineate the types of measures to be used, the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on-site prior to any construction or grading activities on-site. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp of other waterproof material.
- (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (4) Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designate to contain and treat runoff.

The approved Stormwater Management Plan shall be implemented prior to the start of any construction or grading on the property.

Mitigation Measure No. 3: Prior to the start of any construction or grading activities on-site, the applicant shall provide a written affidavit to the County Planning Division, signed by the Contractor, stating that the Contractor has read and understands the approved erosion and sediment control plan and has agreed to be responsible for ensuring that the plan is fully implemented at all times during the construction phase of the project. This affidavit may be included on the Building Plans or may be submitted as a separate document.

Mitigation Measure No. 4: All erosion and sediment controls shall remain in place and be maintained during all times of the year.

Mitigation Measure No. 5: Prior to issuance of any building permits, the applicant shall submit a permanent stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on-site to minimize the surface water runoff. Pervious materials shall be used for all new parking areas and any proposed patios or walkways. Additionally, wherever possible, natural drainage channels and landscaped areas shall be designed to manage stormwater runoff, as opposed to artificial drainage pipes or culverts. The permanent stormwater controls shall be in place throughout the life of the project.

Mitigation Measure No. 6: Prior to final Building Inspection and issuance for the proposed restaurant addition, the applicant shall install the following on-site parking signage and driveway markings:

- (1) The parking lot entrance from Mirada Road shall be posted with a double-sided sign stating "One Way, Entrance Only" and the exit onto Coronado Avenue shall be posted with a double-sided sign stating "One Way, Exit Only." Additionally, the sign from the parking lot exiting onto Coronado Road shall state "Right Turn Only" to prevent restaurant traffic from exiting into the neighborhood.
- (2) At the entrance of the parking lot that takes access exclusively from Coronado Avenue, a double-sided sign shall be posted stating "Two-Way Traffic, Keep Right." Additionally, the sign from the parking lot exiting onto Coronado Road shall state "Right Turn Only" to prevent restaurant traffic from exiting into the neighborhood.

- (3) The two proposed parking lot driveways shall be painted with directional arrows indicating the required directional flow of traffic.

Mitigation Measure No. 7: No street parking shall be allowed for restaurant guests. The restaurant owner shall be responsible for ensuring that patrons park in the designated parking lots and not in the adjacent residential neighborhood. Any community complaints regarding parking shall be addressed to the County Planning Division, which shall investigate. If it is determined that adequate on-site parking is not available for the number of guests being served by the restaurant, the County Planning Division may recommend that the number of seats allowed in the restaurant is reduced.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY


The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD August 30, 2005 to September 29, 2005

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than 7:00 p.m., September 29, 2005

CONTACT PERSON

Dave Holbrook, Senior Planner
650/363-1837



China F. Osborn, Project Planner

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INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Addition to Miramar Beach Restaurant and Parcel Re-Zoning

File No.: PLN 2003-00386

Project Location: 131 Mirada Road, Miramar

Assessor's Parcel Nos.: 048-013-110 thru -160; and 048-013-750 thru -770

Applicant/Owner: Doug Snow/Mark Jampis

Date Environmental Information Form Submitted: _____

PROJECT DESCRIPTION

The proposed project is a Use Permit Amendment, Coastal Development Permit, Coastside Design Review, Off-Street Parking Exception, Rezoning, General Plan Amendment, and Local Coastal Program Amendment to allow a 2,267 sq. ft. addition to the Miramar Beach Restaurant and to allow the creation of 19 tandem parking spaces in the existing parking lot and to create a new 22-space parking lot. The existing restaurant has 137 seats and 47 parking spaces. The proposed restaurant addition will add an outdoor dining area with 130 seats. To accommodate the additional dining guests, the applicant is proposing to create 19 tandem parking spaces in the existing parking lot and to convert an adjacent vacant parcel to a 22-space parking lot. The total number of proposed parking spaces is 89 and will accommodate the maximum number of restaurant guests, which is 267 diners. The creation of 19 tandem parking spaces, however, requires an Off-Street Parking Exception, per Chapter 3 of the County Zoning Regulations.

The Rezoning, General Plan Amendment and Local Coastal Program Amendment are required because the parcels on which the existing and proposed parking areas for the restaurant are located are zoned for residential uses (R-1/S-94/DR/CD). In order to accommodate the expanded parking uses, these parcels (048-100-150, -160, -770) must be re-zoned to zoning district P/DR (Parking/Design Review) and the General Plan Designation of these parcels will be General Commercial.

Based on all project information, including uses and construction methods for new proposed structures, and consideration of potential cumulative impacts resulting from other development proposed at the site, Planning Division staff completed the Initial Study and determined that the proposed project will not have a significant adverse impact on the environment, if mitigated as recommended in the following discussion.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

		IMPACT				SOURCE
		NO	Not Significant	Significant unless Mitigated	Significant	Cumulative
1. LAND SUITABILITY AND GEOLOGY						
Will (or could) this project:						
a.	Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X				B,F,O
b.	Involve construction on slope of 15% or greater?	X				E,I
c.	Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X				Bc,D
d.	Be located on, or adjacent to a known earthquake fault?	X				Bc,D
e.	Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X				M
f.	Cause erosion or siltation?	X				M,I
g.	Result in damage to soil capability or loss of agricultural land?	X				A,M
h.	Be located within a flood hazard area?	X				G
i.	Be located in an area where a high water table may adversely affect land use?	X				D
j.	Affect a natural drainage channel or streambed, or watercourse?	X				E

		IMPACT				SOURCE
		YES	NO	Significant unless Mitigated	Significant	Significant
g. Generate polluted or increased surface water runoff or affect groundwater resources?				X		I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X					S
5. TRANSPORTATION						
Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?	X					A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X					A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?				X		I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					I
e. Result in or increase traffic hazards?	X					S
f. Provide for alternative transportation amenities such as bike racks?	X					I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X					S

		IMPACT				SOURCE
		NO		YES		
		Not Significant	Significant	Minor	Significant	
6. <u>LAND USE AND GENERAL PLANS</u>						
Will (or could) this project:						
a.	Result in the congregating of more than 50 people on a regular basis?			X		I
b.	Result in the introduction of activities not currently found within the community?	X				I
c.	Employ equipment which could interfere with existing communication and/or defense systems?	X				I
d.	Result in any changes in land use, either on or off the project site?		X			I
e.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?	X				I, Q, S
f.	Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X				I, S
g.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X				I, S
h.	Be adjacent to or within 500 feet of an existing or planned public facility?	X				A

		IMPACT				SOURCE
		YES	NO	Significant	Significant	
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X					H
e. Visually intrude into an area having natural scenic qualities?	X					A, I

III. **RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission	X		LCP Amendment approval
City		X	
Sewer/Water District:		X	
Other:			

IV. MITIGATION MEASURES

Yes

No

Mitigation measures have been proposed in project application.

X

Other mitigation measures are needed.

X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure No. 1: All unpaved roads and parking areas, and surfaces being actively graded shall be maintained for dust control. The contractor shall, at a minimum, water all exposed surfaces to control and minimize dust at all times.

Mitigation Measure No. 2: Prior to the issuance of any grading permit or building permit, the applicant shall submit to the Planning Division and the Department of Public Works for review and approval, a Stormwater Management Plan, which shows how the transport and discharge of pollutants and sediment erosion from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering the local drainage systems and water bodies, and to protect all exposed earth surfaces erosion forces. The plan shall clearly delineate the types of measures to be used, the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on-site prior to any construction or grading activities on site. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall covered with a tarp of other waterproof material.
- (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (4) Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designate to contain and treat runoff.

The approved Stormwater Management Plan shall be implemented prior to the start of any construction or grading on the property.

Mitigation Measure No. 3: Prior to the start of any construction or grading activities on-site, the applicant shall provide a written affidavit to the County Planning Division, signed by the Contractor, stating that the Contractor has read and understands the approved erosion and sediment control plan and has agreed to be responsible for ensuring that the plan is fully implemented at all times during the construction phase of the project. This affidavit may be included on the Building Plans or may be submitted as a separate document.

Mitigation Measure No. 4: All erosion and sediment controls shall remain in place and be maintained during all times of the year.

Mitigation Measure No. 5: Prior to issuance of any building permits, the applicant shall submit a permanent stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on-site to minimize the surface water runoff. Previous materials shall be used for all new parking areas and any proposed patios or walkways. Additionally, wherever possible, natural drainage channels and landscaped areas shall be designed to manage stormwater runoff, as opposed to artificial drainage pipes or culverts. The permanent stormwater controls shall be in place throughout the life of the project.

Mitigation Measure No. 6: Prior to final Building Inspection and issuance for the proposed restaurant addition, the applicant shall install the following on parking signage and driveway markings:

- (1) The parking lot entrance from Mirada Road shall be posted with a double-sided sign stating "One Way, Entrance Only" and the exit onto Coronado Avenue shall be posted with a double-sided sign stating "One Way, Exit Only." Additionally, the sign from the parking lot exiting onto Coronado Road shall state "Right Turn Only" to prevent restaurant traffic from exiting into the neighborhood.
- (2) At the entrance of the parking lot that takes access exclusively from Coronado Avenue, a double-sided sign shall be posted stating "Two-Way Traffic Keep Right." Additionally, the sign from the parking lot exiting onto Coronado Road shall state "Right Turn Only" to prevent restaurant traffic from exiting into the neighborhood.
- (3) The two proposed parking lot driveways shall be painted with directional arrows indicating the required directional flow of traffic.

Mitigation Measure No. 7: No street parking shall be allowed for restaurant guests. The restaurant owner shall be responsible for ensuring that patrons in the designated parking lots and not in the adjacent residential neighborhood. Any community complaints regarding parking shall be addressed to the County Planning Division, which shall investigate. If it is determined that adequate on-site parking is not available for the number of guests being served the restaurant, the County Planning Division may recommend that the number of seats allowed in the restaurant is reduced.

V. MANDATORY FINDINGS OF SIGNIFICANCE


	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Division.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

(Sign) 

29 August 2005

Project Planner

Date

(Title)

VI. SOURCE LIST

A. Field Inspection

B. County General Plan 1986

- a. General Plan Chapters 1-16
- b. Local Coastal Program (LCP) (Area Plan)
- c. Skyline Area General Plan Amendment
- d. Montara-Moss Beach-El Granada Community Plan
- e. Emerald Lake Hills Community Plan

C. County Ordinance Code

D. Geotechnical Maps

1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 2. Aerial Photographs, 1981
 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 4. Historic Photos, 1928-1937
- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature

R. Environmental Regulations and Standards:

Federal	
- Review Procedures for CDBG Programs	24 CFR Part 58
- NEPA 24 CFR 1500-1508	
- Protection of Historic and Cultural Properties	36 CFR Part 800
- National Register of Historic Places	
- Floodplain Management	Executive Order 11988
- Protection of Wetlands	Executive Order 11990
- Endangered and Threatened Species	24 CFR Part 51B
- Noise Abatement and Control	24 CFR 51C
- Explosive and Flammable Operations	HUD 79-33
- Toxic Chemicals/Radioactive Materials	24 CFR 51D
- Airport Clear Zones and APZ	
State	
- Ambient Air Quality Standards	Article 4, Section 1092
- Noise Insulation Standards	

S. Consultation with Departments and Agencies:

- a. County Health Department
- b. City Fire Department
- c. California Department of Forestry
- d. Department of Public Works
- e. Disaster Preparedness Office
- f. Other

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COUNTY OF SAN MATEO
Environmental Services Agency
Planning and Building Division

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 2003-00386
Addition to Miramar Beach Restaurant and Parcel Re-Zoning

PROJECT DESCRIPTION

The proposed project is a Use Permit Amendment, Coastal Development Permit, Coastsides Design Review, Off-Street Parking Exception, Rezoning, General Plan Amendment, and Local Coastal Program Amendment to allow a 2,267 sq. ft. addition to the Miramar Beach Restaurant and to allow the creation of 19 tandem parking spaces in the existing parking lot and to create a new 22-space parking lot. The existing restaurant has 137 seats and 47 parking spaces. The proposed restaurant addition will add an outdoor dining area with 130 seats. To accommodate the additional dining guests, the applicant is proposing to create 19 tandem parking spaces in the existing parking lot and to convert an adjacent vacant parcel to a 22-space parking lot. The total number of proposed parking spaces is 89 and will accommodate the maximum number of restaurant guests, which is 267 diners. The creation of 19 tandem parking spaces, however, requires an Off-Street Parking Exception, per Chapter 3 of the County Zoning Regulations.

The Rezoning, General Plan Amendment and Local Coastal Program Amendment are required because the parcels on which the existing and proposed parking areas for the restaurant are located are zoned for residential uses (R-1/S-94/DR/CD). In order to accommodate the expanded parking uses, these parcels (048-100-150, -160, -770) must be re-zoned to zoning district P/DR (Parking/Design Review) and the General Plan Designation of these parcels will be General Commercial.

Based on all project information, including uses and construction methods for new proposed structures, and consideration of potential cumulative impacts resulting from other development proposed at the site, Planning Division staff completed the Initial Study and determined that the proposed project will not have a significant adverse impact on the environment, if mitigated as recommended in the following discussion.

ANSWERS TO QUESTIONS

4. AIR QUALITY, WATER QUALITY, SONIC

Will (or could) this project:

- a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?

Yes, Significant, Unless Mitigated. Construction and grading activities may create dust that could become a nuisance or create a potential air quality hazard. To ensure, however, that the project does not create a significant pollution problem for surrounding areas, the County Planning Division has determined that dust control measures shall be required to prevent any potential dust pollution created by construction and grading activities.

Mitigation Measure No. 1: All unpaved roads and parking areas, and surfaces being actively graded shall be maintained for dust control. The contractor shall, at a minimum, water all exposed surfaces to control and minimize dust at all times.

g. **Generate polluted or increased surface water runoff or affect groundwater resources?**

Yes, Significant, Unless Mitigated. Grading and construction activities, if conducted without regard for erosion and sediment controls, could result in an increase in sedimentation or polluted water runoff from the project site. To ensure that the proposed construction will not have a significant adverse impact on the environment, staff is recommending that the applicant develop an erosion and sediment control plan illustrating how discharge of pollutants and stormwater from the construction site will be prevented. Staff feels that with proper measures in place, modeled after the Countywide Best Management Practices for stormwater control, the project will not have a significant impact on the environment.

Additionally, the project after it is finalized will increase the total impervious surface area on the site. Stormwater from impervious surfaces, if not managed properly, can also increase the potential for erosion problems and surface water contamination on surrounding properties. Staff feels, however, that if a proper permanent stormwater drainage plan is designed and implemented, the problems of erosion and siltation can be avoided. Staff is recommending that natural drainage methods are used, such as planted areas that catch rainwater, as opposed to drainage pipes. Staff also feels that the impervious surfaces on-site should be limited as much as possible, by encouraging the use of pervious parking surfaces. In order to ensure proper erosion controls are implemented prior to the start of construction and on-site drainage controls are installed, staff is recommending the following mitigation measures are required. Staff believes that with these mitigations in place, any significant erosion and sedimentation problems can be avoided.

Mitigation Measure No. 2: Prior to the issuance of any grading permit or building permit, the applicant shall submit to the Planning Division and the Department of Public Works for review and approval, a Stormwater Management Plan, which shows how the transport and discharge of pollutants and soil sediment erosion from the

project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering the local drainage systems and water bodies, and to protect all exposed earth surfaces from erosion forces. The plan shall clearly delineate the types of measures to be used, the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on-site prior to any construction or grading activities on-site. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (4) Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designate to contain and treat runoff.

The approved Stormwater Management Plan shall be implemented prior to the start of any construction or grading on the property.

Mitigation Measure No. 3: Prior to the start of any construction or grading activities on-site, the applicant shall provide a written affidavit to the County Planning Division, signed by the Contractor, stating that the Contractor has read and understands the approved erosion and sediment control plan and has agreed to be responsible for ensuring that the plan is fully implemented at all times during the construction phase of the project. This affidavit may be included on the Building Plans or may be submitted as a separate document.

Mitigation Measure No. 4: All erosion and sediment controls shall remain in place and be maintained during all times of the year.

Mitigation Measure No. 5: Prior to issuance of any building permits, the applicant shall submit a permanent stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on-site to minimize the surface water runoff. Pervious materials shall be used for all new parking areas and any proposed patios or walkways. Additionally, wherever possible,

natural drainage channels and landscaped areas shall be designed to manage stormwater runoff, as opposed to artificial drainage pipes or culverts. The permanent stormwater controls shall be in place throughout the life of the project.

5. **TRANSPORTATION**

Will (or could) this project:

- c. **Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

Yes, Significant, Unless Mitigated. The proposed project is a restaurant addition, which could potentially increase existing traffic volumes at the restaurant by approximately 85 percent. Additionally, the proposal includes tandem parking, provided by valet service, which has not previously existed at the property. Because the restaurant is adjacent to a residential area and near an existing beach trail, increased traffic volumes could create a nuisance, if traffic patterns are not properly controlled by the restaurant. The applicant has proposed two adjacent parking lots. One with a 1-way driveway taking access off Mirada Road and exiting onto Coronado Avenue. The other parking area is proposed to have a 2-way driveway, taking access exclusively off of Coronado Avenue. Additionally, the applicant is proposing that the tandem parking spaces are used only when valet parking service is available. Staff has reviewed the proposed traffic circulation plan and parking plan, and feels that any potential traffic hazards can be avoided if the following mitigations are in place:

Mitigation Measure No. 6: Prior to final Building Inspection and issuance for the proposed restaurant addition, the applicant shall install the following on-site parking signage and driveway markings:

- (1) The parking lot entrance from Mirada Road shall be posted with a double-sided sign stating "One Way, Entrance Only" and the exit onto Coronado Avenue shall be posted with a double-sided sign stating "One Way, Exit Only." Additionally, the sign from the parking lot exiting onto Coronado Road shall state "Right Turn Only" to prevent restaurant traffic from exiting into the neighborhood.
- (2) At the entrance of the parking lot that takes access exclusively from Coronado Avenue, a double-sided sign shall be posted stating "Two-Way Traffic, Keep Right." Additionally, the sign from the parking lot exiting onto Coronado Road shall state "Right Turn Only" to prevent restaurant traffic from exiting into the neighborhood.

- (3) The two proposed parking lot driveways shall be painted with directional arrows indicating the required directional flow of traffic.

Mitigation Measure No. 7: No street parking shall be allowed for restaurant guests. The restaurant owner shall be responsible for ensuring that patrons park in the designated parking lots and not in the adjacent residential neighborhood. Any community complaints regarding parking shall be addressed to the County Planning Division, which shall investigate. If it is determined that adequate on-site parking is not available for the number of guests being served by the restaurant, the County Planning Division may recommend that the number of seats allowed in the restaurant is reduced.

6. **LAND USE AND GENERAL PLANS**

Will (or could) this project:

- a. **Result in the congregating of more than 50 people on a regular basis?**

Yes, Significant, Unless Mitigated. The Miramar Beach Restaurant has been at its existing location since 1966 and during that time has always had the capacity to serve more than 50 people. The last addition to the restaurant and Use Permit Amendment was issued by the County Planning Division in 1993 and allowed up to 140 seats at the restaurant. Because the restaurant is an existing, historical use in the neighborhood, staff does not believe that the use itself creates any significant issues. Staff, however, does recognize that increasing the capacity of the restaurant may precipitate potential parking or traffic pattern issues. Staff has reviewed the project and believes that any problems resulting from the number of proposed guests allowed at the restaurant can be mitigated as previously identified under Section 5 (Transportation) of this discussion.

- d. **Result in any changes in land use, either on or off the project site?**

Yes, Not Significant. The proposed project includes the re-zoning of three parcels to accommodate increased parking needs resulting from the restaurant addition. The parcels on which the proposed parking is located are currently zoned R-1 (Residential Single-Family). One of the parcels proposed to be re-zoned has historically been used for the restaurant parking and is paved and has marked spaces to accommodate parking. The other two parcels proposed to be re-zoned are currently undeveloped. The proposal would change the existing use of the two undeveloped parcels to parking only, by re-zoning those parcels to P/DR (Parking/Design Review). These parcels would be designated for parking and landscaping only. Meaning, no structures or commercial uses will be allowed on these parcels in the future, unless a subsequent re-zoning application were approved by the County Planning Division and Board of Supervisors.

ANSWERS TO QUESTIONS

PLN 2003-00386

Page 6

Staff feels that because the use of the property will be substantially limited by the newly proposed zoning, there is no potential for any significant adverse environmental impacts to result from the proposal.

- k. **Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

Yes, Not Significant. See response to question 6.d. above.

- l. **Involve a change of zoning?**

Yes, Not Significant. See response to question 6.d. above.

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I.

San Mateo County
Planning and Building Division

San Mateo County Board of Supervisors Resolution _____ Amending The Local Coastal Program, adding new Policy 1.34

Document Number _____

County Government Center

455 County Center, Second Floor

Redwood City, California 94063

(650) 363-4161

FAX (650) 363-4849

NEW LCP POLICY 1.34 AMENDMENT

1.34 Development of APNs 048-013-150, -160, and -770 (Miramar Beach Restaurant Property)

Any new development as defined in Section 30106 of the Coastal Act on APNs 048-013-150, -160, and -770 shall require:

- a. The development and implementation of a traffic impact analysis and mitigation plan which includes Transportation Demand Measures designed to offset new vehicle trips generated by the project on Highway 1, Magellan Avenue, and Medio Avenue, during commuter peak periods and recreation periods. Calculation of new vehicle trips generated shall assume maximum occupancy of any approved development. The traffic impact analysis and mitigation plan shall also include specific provisions to assess, and mitigate for, the project's significant adverse cumulative impacts on public access to, and recreational use of, the beaches of the Midcoast region of San Mateo County. This latter component of the traffic impact analysis and mitigation plan shall include, but not be limited to, consideration of the following:
 - (1) Notwithstanding LUP Policy 10.22(b), the necessity of providing public access parking that is not time restricted to the hours of 10:00 a.m. and 4:00 p.m., so that the public may park and recreate at the beach in the early morning and evening hours.
 - (2) The necessity of signage located on the appropriate surrounding streets, indicating that public access parking is available in the Miramar Beach Restaurant parking lot.
 - (3) An assessment of project impacts combined with other projects causing related impacts, including all reasonably foreseeable future projects as defined in 14 CCR Section 15130(b).
- b. Prior to the approval of any coastal development permit application involving any development as defined in Section 30106 of the Coastal Act information necessary for the analysis and implementation of all components of the traffic analysis and mitigation plan shall be submitted in support of any coastal development permit application.
- c. To minimize the off-site transport of pollutants, the following design criteria are required for any development of APNs 048-013-770, -150, and -160, including expansion of the parking area for the Miramar Beach Restaurant. All development shall:

- (1) Incorporate Site Design and Source Control Best Management Practices (BMPs) to the maximum extent practicable, to minimize polluted runoff and water quality impacts resulting from the development. BMPs shall be selected to mitigate both construction-phase and post-construction water quality impacts. Where required, structural Treatment Control BMPs shall supplement Site Design and Source Control BMPs as necessary to protect coastal water quality. The applicant shall submit information that details how Site Design, Source Control, and where required, structural Treatment Control BMPs will manage or mitigate polluted runoff and water quality impacts resulting from proposed development.

The definitions of Site Design, Source Control, and Treatment Control BMPs are as follows:

Site Design BMPs: Project design features that reduce the generation of pollutants or reduce the alteration of natural landscape features that protect water quality (e.g., minimizing impervious surfaces, or minimizing grading).

Source Control BMPs: Practices that reduce the entrainment of pollutants in runoff (e.g., covering trash receptacles, or minimizing the use of landscaping chemicals and irrigation).

Treatment Control BMPs: Structural systems designed to remove pollutants from runoff (using processes such as gravity settling, filtration, biological uptake, media adsorption, or any other physical, chemical, biological process) and/or to reduce runoff volume and peak flow rates (using systems such as grassy swales, infiltration basins, detention ponds, or dry wells).

- (2) Maximize pervious surface land coverage of all new development.
- (3) Maximize pervious surface land coverage of parking areas through the use of porous/permeable pavement to the maximum extent practicable.
- (4) Incorporate best management practices (BMPs) in parking areas to minimize runoff of oil, grease, car battery acid, coolant, gasoline, sediments, trash, and other pollutants to the beach and coastal waters.
- (5) Infiltrate runoff before it reaches storm drain system or receiving waters by protecting the absorption, purification, and retention functions of natural drainage systems that exist on-site, designing drainage and project plans to complement and utilize existing

drainage systems and patterns, diverting runoff through planted areas, conveying drainage from the developed area of the site in a non-erosive manner, and restoring disturbed or degraded natural drainage systems, where feasible.

- (6) Treat runoff before it reaches storm drain system or receiving waters to remove oil, petroleum hydrocarbons, and other pollutants if the combination of Site Design and Source Control BMPs is insufficient to protect water quality.
- (7) Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal, and system fouling and plugging prevention control.

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(8/16/07)

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400



June 1, 2007

Dave Holbrook
County of San Mateo
Planning and Building Division
455 County Center- PLN 122
Redwood City, CA 94063-2219

RE: Local Coastal Program Amendment No. SMC-MAJ-1-06 (Miramar Beach Restaurant)

Dear Mr. Holbrook:

This is to formally notify you of the Coastal Commission's action on the above-referenced LCP amendment that changes the land use plan (LUP) designation of three parcels (048-013-160, 150 and 770) from Medium-Low Density Residential to General Commercial (Coastside) and changes the zoning designation on these three parcels from Single-Family Residential/Design Review (R-1/S-94/DR) to Parking Design Review (P/DR).

The Commission completed its action on this LCP amendment at its May 9, 2007 public hearing. The Commission rejected the amendment as submitted and then ultimately approved the amendment with two suggested modifications as recommended by staff. The resolutions of certification and the three modifications as adopted by the Commission are listed in the additional copy of the staff report dated 4/20/07 enclosed with this letter.

Pursuant to Section 13544 of the California Code of Regulations, effective certification of the LUP amendment will occur after:

1. The County acknowledges receipt of the enclosed resolutions as adopted by the Commission, and within six months of the May 9, 2007 action, through an adopted resolution:
 - a. accepts and agrees to the modifications that are suggested;
 - b. takes whatever formal action is necessary to implement the modifications; and
 - c. agrees to issue coastal development permits subject to the approved Local Coastal Program;

Letter to Dave Holbrook

RE: Local Coastal Program Amendment No. SMC-MAJ-1-06 (Miramar Beach Restaurant)

June 1, 2007

Page 2

2. The Commission does not object to the Executive Director's determination that the resolution by the County is legally adequate; and
3. That determination is filed with the Secretary of Resources by the Coastal Commission staff.

Alternatively, the County has the option to resubmit a different LCP amendment without the suggested modifications, which would then be subject to future Commission review.

If the County decides to accept and agree to the modifications as suggested, pursuant to no. 1(a) described above, it is important for the County to reprint the necessary LCP chapter or page, incorporating the suggested modifications into the document. This revised section should be incorporated into the printed LCP that is distributed to the public, as well as the online version. In addition, the LUP and IP maps should be updated to reflect the certified changes. Upon the submission of the resolution and supporting materials to the Commission, staff will then be able to review the documents to determine whether it is legally adequate pursuant to no. 2 above and agendize the item for the Commission.

Section 13542(b) of the Commission's Regulations states that the Commission's certification of an LCP amendment with suggested modifications shall expire six months from the date of the Commission's action unless the deadline is extended by the Commission pursuant to Section 30517 of the Coastal Act and Section 13535(c) of the Commission's Regulations.

If we can provide any assistance in completing the final steps outlined above to achieve effective certification of the amendment, please don't hesitate to contact me at (415) 904-5260 or rpap@coastal.ca.gov.

Sincerely,

Ruby Pap
Coastal Program Analyst II

Cc: Paul MacGregor
Mark Jamplis

Enclosure (1)