

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors representing Montara, Moss Beach, El Granada, Princeton, and Miramar

PO Box 248, Moss Beach, CA 94038

www.MidcoastCommunityCouncil.org

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AGENDA for Special Meeting

Monday, September 22, 2014, 7:00 pm

GSD Meeting Room, 504 Avenue Alhambra, 3rd Floor, El Granada

(7:00) **Call to Order** -- Councilmember self-introductions

1. Public Comment (*Members of the public may speak up to 3 minutes on any topic not on the agenda. The Council may not discuss or take action on items not on the agenda.*)

2. Regular Agenda – *The Council holds this special meeting due to the necessity to submit comments to the Planning Commission in advance of their Sept 24 meeting, following release of the staff report on Sept 18:*

a. La Costanera Restaurant (PLN2006-00494) Use Permit Amendment, Revised Initial Study & Negative Declaration, Design Review Permit, Planned Agricultural District Permit, and Grading Permit to:

- Expand restaurant hours to daytime on Fridays and weekends.
- Legalize exterior building improvements (lighting, patios).
- Formalize and improve adjacent State Parks beach parking lot.

Coastal Development Permit (CDP) for this project is directly under the jurisdiction of the California Coastal Commission (CCC) and will be reviewed separately by them. County Use Permit Amendment, if approved by the Planning Commission, will not go into effect until and unless the CCC approves an amended CDP that was originally issued by them in 1977, which limited restaurant hours to after 5pm to provide for adequate parking via shared beach parking.

Desired Outcome: Approve comments to the Planning Commission, building on earlier MCC comments to County Planner (3/12/14 and 12/12/12).

(7:30) **Adjournment**

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