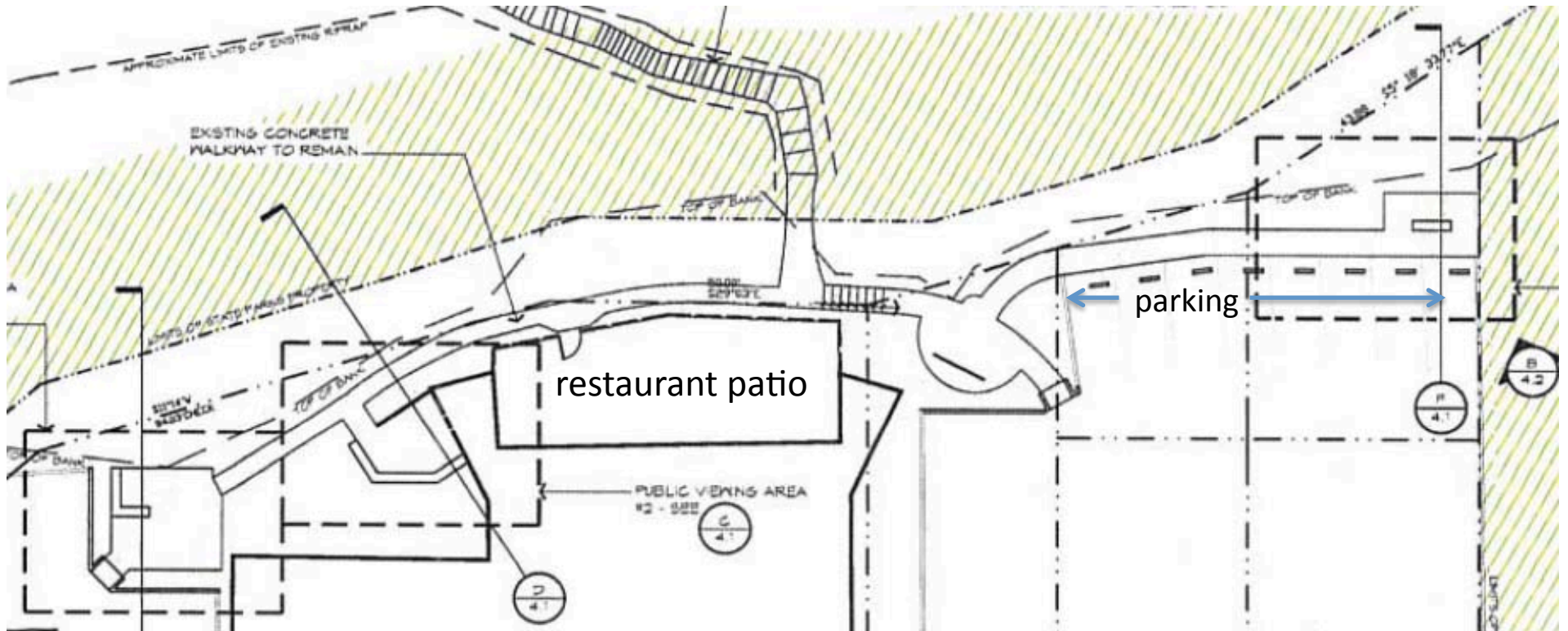


La Costanera Restaurant, 8150 Cabrillo Highway
Consent Agreement CCC-17-CD-01
Public viewing area plan 6/8/2017

Sept 26, 2017
Comments by Lisa Ketcham
Chair, Midcoast Community Council

Plan proposes existing vegetation to remain west of the Coastal Trail at viewing areas. There is no mention of the view-blocking riprap boulders on top of bluff at the seating and parking view areas, and large view-blocking non-native shrubs invading the riprap, or the degraded landscape conditions in this area, increasingly infested with noxious weeds.



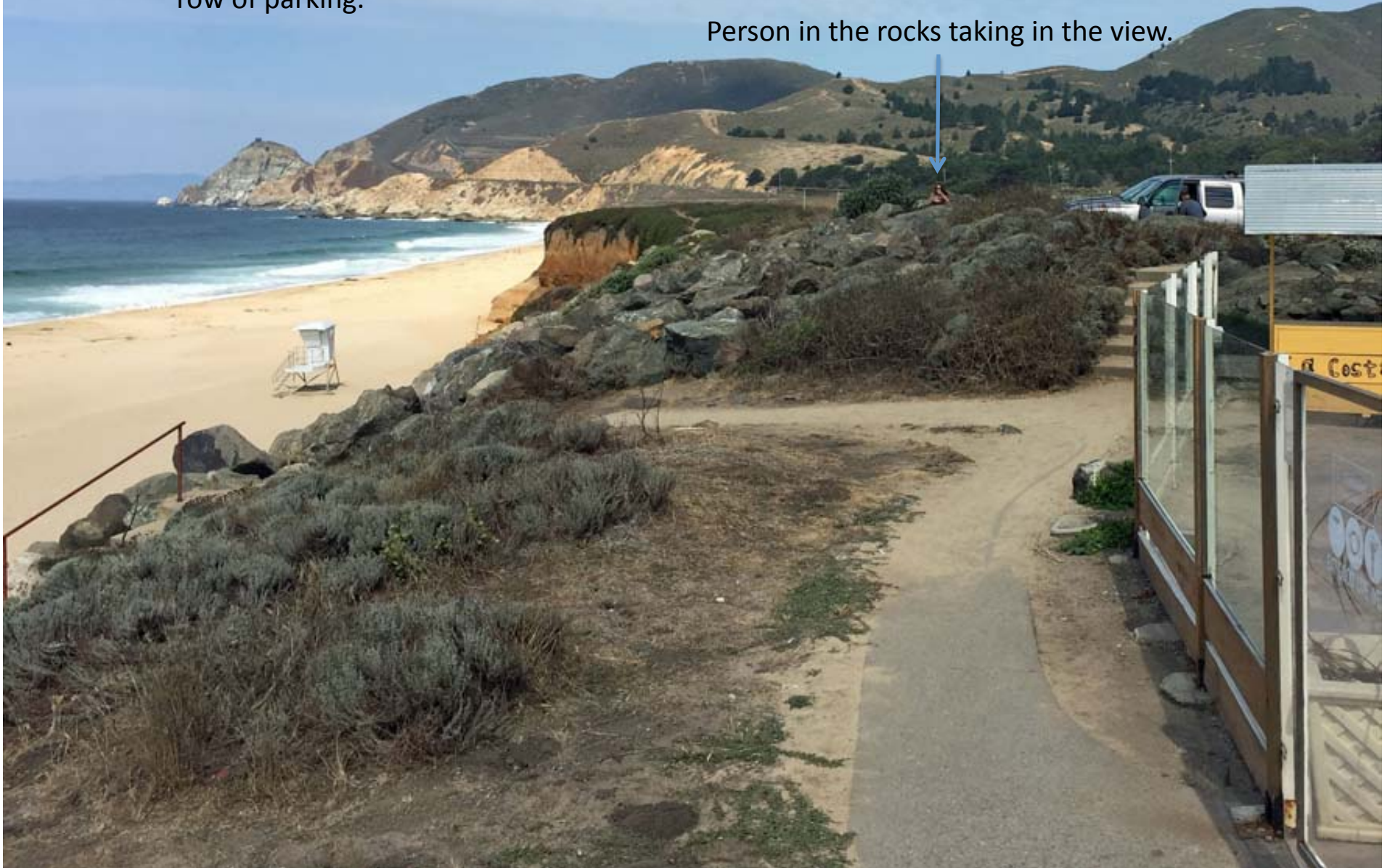
Riprap extends onto top of bluff, far beyond where needed for erosion protection, blocking public access and views. Plan cross-sections of the riprap are conceptual, showing an even gentle slope, but in reality the slope is much steeper along the bottom, and more level along the top.



Red line marks the upper reach of armoring boulders in front of the restaurant, which has no view obstruction.

The area seaward of the restaurant patio is clear of view-blocking boulders and tall shrubs. The same should be done for the public viewing areas and ocean-side row of parking.

Person in the rocks taking in the view.





Beach visitors, whether seated on the proposed viewing benches or in their cars due to cold or inclement weather, want to see the sand and surf zone. Currently they have to stand and walk through the boulders and noxious weeds in order to see over the riprap needlessly placed on top of the bluff.



Sight line to the shoreline from benches and seaward row of parked cars should be cleared of boulders.

Landscaping west of the restaurant and parking lots should not block beach views.



Invasive shrubs block view of promontory to the south from new viewing bench.



Tall-growing invasive shrubs increasingly block the beach view.