Planning Permit Application Referral, PLN2006-00494
(La Costanera Restaurant at Montara State Beach)

• Use Permit amendment to expand restaurant hours of operation
      (to 10am – 2am), and legalize improvements (lighting, patios, railings)
• Offsite parking agreement (Daytime dining proposal will require 31
dedicated restaurant parking spaces, and 54 public beach parking spaces.)

MCC comments, 12/12/12
(Early comments to Planning staff on amended application – prior to
environmental documents or staff report.)

Permit jurisdiction

1977 Use Permit from County:

Maximum seating: 189

Hours of operation limited to 5pm to closing time

Beach parking required to be available daily until 5 pm: 53 spaces
    (33 in north lot and 20 in south lot)

1977 Coastal Development Permit from Coastal Commission

Remodel motel/restaurant to 189-seat restaurant/bar, with conditions: "To assure adequate parking for both restaurant and beach, the hours of operation of the restaurant/bar shall be limited to that period between 5pm and normal closing time."

To expand restaurant hours of operation, County Use Permit must first be amended. Any changes cannot go into effect until Coastal Commission amends the Coastal Development Permit.

Construction requiring after-the-fact permit approval

2004

By 2008: modified rear exterior, added retaining wall, fill, paving

2008

By 2010: glass perimeter walls, lighting, fire pits, bar kiosk, outdoor seating, gas heaters

2010

Extra signs, banner, lighting vs. Scenic Corridor

Advertising banner on tallest pole.
National flag on shorter pole
is left out in darkness and rain.

Flood lights
along roof line.

La Costanera

TAPAS
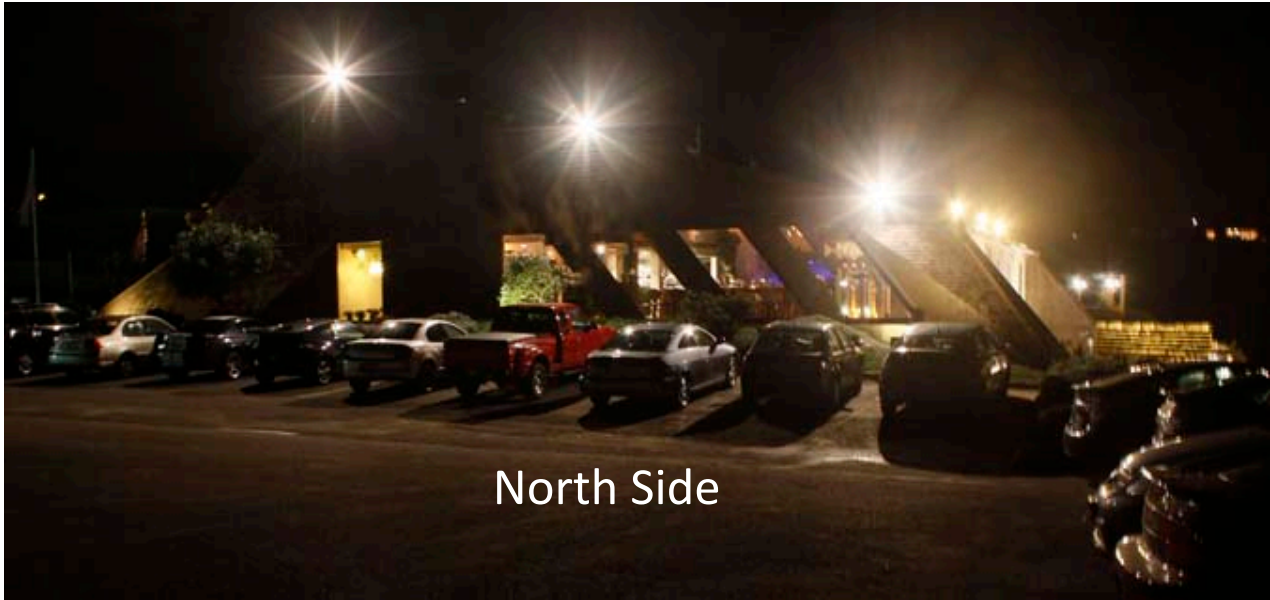COCKTAILS
OUTDOOR
DINING

Extra unpermitted sign in CalTrans ROW,
advertising as yet unpermitted use.

West Side from the beach

Roof-mounted exterior floodlights
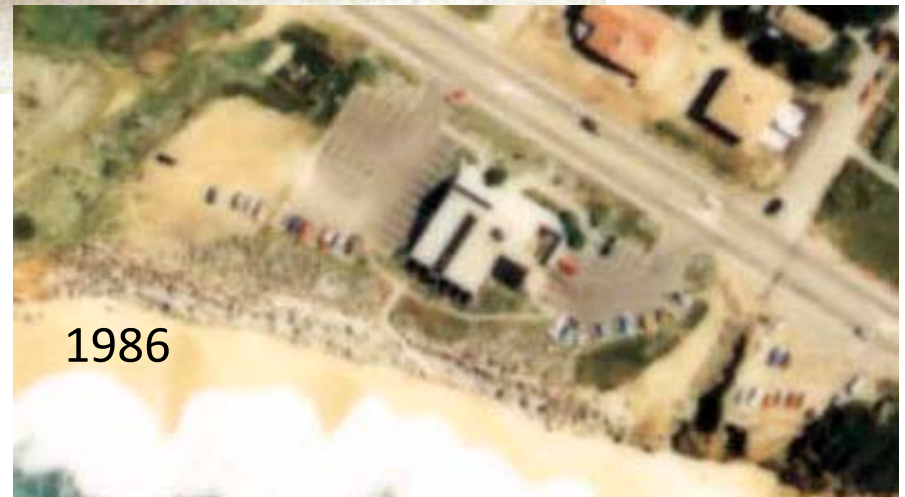across beach and parking lots

North Side

1972

1979

Parking – state-owned parcel to the north (left) has been beach parking for many decades.

1986

State-owned dirt lot (formerly paved)
proposed for grading, drainage, gravel surface

Drainage: Keep existing slope -- drain northward to lower bluff area rather than to beach.

Fence blocks pedestrian access to bluff trails.

Develop CA Coastal Trail thru landscaping along highway in front of restaurant.

Improve public beach access thru landscaping at 2nd Street.