

From: Lisa Ketcham  
Subject: PLN2015-00297 La Costanera patios - PC 1/13/15  
Date: January 12, 2016  
To: Planning Commission  
Cc: Janneth Lujan

Planning Commissioners:

Due to illness I am unable to attend the hearing on La Costanera Use Permit amendment for use of outdoor patios, but my remarks would essentially be the same as I made at the Nov 4 hearing on this item. Now, two months later (and seven months after they agreed to do so), there has still been no progress on restoring the paint color from bright contrasting white back to matching brown on the roof vents, gutters, downspouts and rooftop utility screening. Why can't the applicant comply with even this small thing? Please note, the conditions of patio approval do not specifically include repainting these utility fixtures to match the roof, although that was a condition of the after-the-fact painting CDX permit PLN2015-00179 not yet complied with.

Given the many long-standing and repeated code violations, how can we believe assurances that the added patio seating will not and has not exceeded the allowed restaurant seating for which there is already inadequate parking? Various wedding websites state 200-300 guests can be accommodated. This impacts beach access and residential neighborhoods. If early event setup and guest arrivals are allowed, parking should be limited to the lot immediately south of the restaurant before 5pm.

Sincerely,  
Lisa Ketcham, Vice Chair  
Midcoast Community Council  
<http://www.midcoastcommunitycouncil.org>

