

To: San Mateo County Planning Commission
From: Midcoast Community Council (MCC)
Date: September 22, 2014
Re: **La Costanera Restaurant, Montara State Beach**
PLN2006-00494

MCC recommends:

Against certification of the Initial Study and Negative Declaration,
Against approval of the Use Permit Amendment to extend restaurant
hours to daytime on Fridays and weekends.

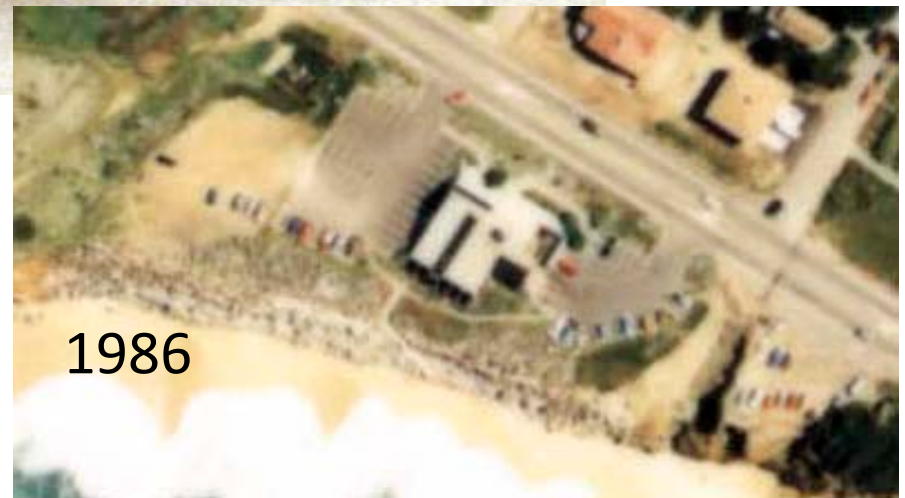
Code enforcement to resolve and stop the many continuous violations.

Historical Parking



State Parks parcel to the north (Lot B) has been beach parking for many decades.

No new beach parking is created by formalizing the lot.



State Parks informal “Lot B” – capacity about 20 cars.



Restaurant illegal installation of Customer Parking/ Tow-away sign at entrance to State-owned lot in April 2013.

Restaurant depends heavily on this public lot for overflow parking.

Beach access at 2nd St. from State Beach south lot must pass through parking Lot C, proposed to be jammed with valet parking on Fridays/weekends.



CA Coastal Trail must pass in front of or behind the restaurant.

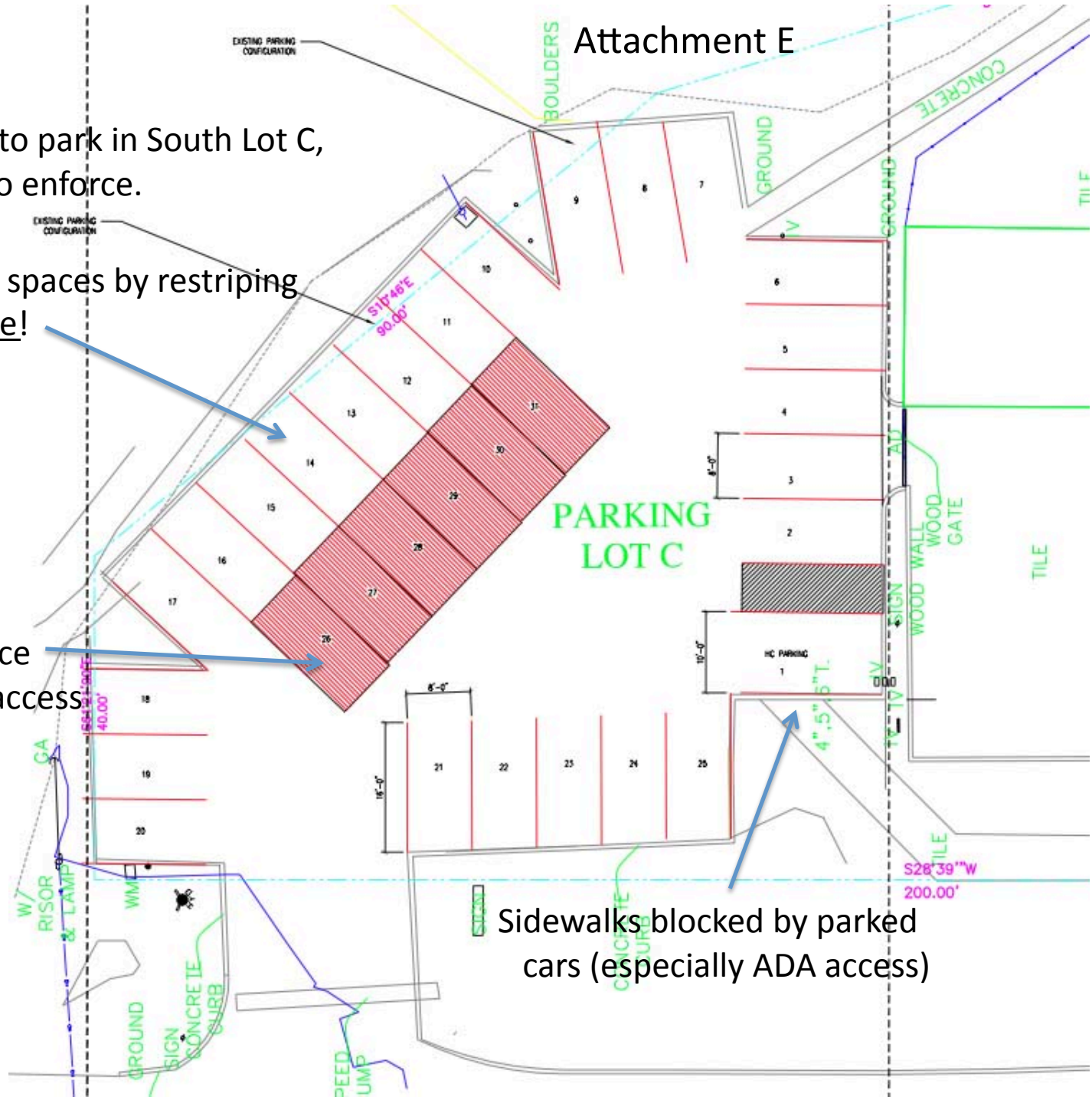
Front landscaping is largely encroaching on highway ROW.

Attachment E

All daytime customers to park in South Lot C, but no realistic way to enforce.

Proposed addition of 5 spaces by restriping to spaces 6-½ feet wide!

Valet parking (in red), blocks vehicle entrance and ped/bike beach access through the lot.



Sidewalks blocked by parked cars (especially ADA access)

Exterior construction without CDP or public review



2004



2008

← By 2008: removed rear exterior design feature “fins”, added retaining wall, fill, paving for 2 patios

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



2010

Extra signs, banner, lighting vs. Hwy 1 Scenic Corridor

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

Flood lights
along roof line.



Extra unpermitted signs in CalTrans ROW,
advertising as yet unpermitted outdoor dining.

Exterior marred by painting all utility fixtures contrasting bright white
(gutters, flood lights, ducting, roof-top enclosure)



Trash/storage area piled so high as to be visible from the scenic highway, 9/19/14.



More bright white paint over
formerly natural wood finish:
bar shack, deck screen
- painting in progress 9/19/14.



Roof-mounted floodlights across beach and parking lots
2011 Coastal Commission Violation V-2-11-008 - ignored.
2013 Change.org citizen petition finally got removal.



April 2013 Violation:
Customer Parking Tow-Away Signs at all 3 lots.



February 2014:
Restaurant signs painted bright orange.
Code requires sign colors harmonize with
structure and surroundings.





Landscaping can obstruct or enhance views from the parking lots.

Low-growing, spreading variety of native *Ceanothus* protects the bluff, doesn't block views.



Invasive non-native *Pittosporum* in existing restaurant landscaping is colonizing the riprap – Will block coastal views from the parking lots and invade conservation State Park land.



Utility box in south Lot C
needs graffiti cleanup and replenished screening planting

