



September 22, 2014

Fred Hansson and Members
San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Agenda Item #2: Use Permit Amendment, Design Review Permit, PAD Permit, and Grading Permit to: (1) expand hours of operation to allow brunch and lunch on Fridays and weekends only (93 seats only), (2) legalize unpermitted exterior lighting and patios at 189-seat restaurant, and (3) allow access, landscaping and drainage improvements on adjoining State Parks property for a 21-space, gravel surface parking lot for beach users. County File #2006-00494 (La Costanera Restaurant)

Dear Chair Hansson and Members of the Commission,

On behalf of Committee for Green Foothills (CGF) I write to strongly urge that you deny granting of the Use Permit Amendment and associated Design Review, PAD and Grading Permits to allow the Costanera Restaurant to extend restaurant hours on Fridays and weekends.

Prior to the Coastal Commission's consideration of the associated CDP Amendment, your Commission must make Findings that the proposed Amendment to the Use Permit: *“will not...result in a significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in said neighborhood”*.

CGF does not believe that the required Findings for the Use Permit Amendment can be made for the following reasons:

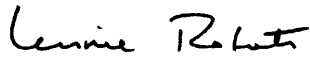
- 1. The applicant has a dismal track record of compliance with existing permit conditions.** The restaurant's owners have repeatedly and continuously flaunted requirements of the existing Use Permit and Coastal Development Permit. How can anyone expect them to comply with rigorous conditions to ensure public access parking during the proposed daytime hours?
- 2. The proposed Parking Management Plan per Condition 14 is unenforceable.** The proposed signage and assignment of one employee to monitor compliance with maintaining public beach access parking is wholly inadequate and unenforceable. Restaurant patrons will only have to say the magic words: “I’m going to the beach” to evade this Plan.
- 3. South Lot C, proposed for valet parking, cannot physically accommodate 11 new parking spaces.** The September 22 letter from the Midcoast Community Council details the actual measurements of the proposed restriped spaces (6.5 feet to 7.6 feet wide) which do not meet the minimum width of 8 feet for compact parking spaces.
- 4. The inevitable result will be loss of parking for public access to Montara State Beach, contrary to the General Plan, LCP, and Coastal Act.** The loss of parking spaces at the

most popular times for beach access will force more people to either risk parking and walking along this dangerous stretch of Highway One or instead parking on residential streets in Montara, with attendant spillover impacts to neighbors.

Allowing daytime use of the restaurant on Fridays and weekends will certainly be detrimental to the public welfare of both Montara residents and visitors to the coast.

Please deny the requested Use Permit Amendment associated with this proposal. CGF supports the recommended requirements for compliance with the existing Use Permit, LCP, and current Planning and Building Regulations as outlined in the Midcoast Community Council letter of September 22, 2014.

Sincerely,



Lennie Roberts, Legislative Advocate

Cc: Camille Leung, Project Planner
Paul Keel, Sector Superintendent, California State Parks
Nancy Cave, District Manager, North Central District, Coastal Commission
Supervisor Don Horsley, San Mateo County Board of Supervisors