



September 22, 2014

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

Sent via email: planning-commission@smcgov.org

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,

I am Edmundo Larenas, Chair of the San Mateo County Surfrider Foundation (SMCSF) and on behalf of Surfrider I strongly request 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 to include daytime hours on Fridays and weekends and we request that you do not certify the Initial Study and Negative Declaration.

The Surfrider Foundation supports the recommendations made in the September 22, 2014 letter submitted by the Midcoast Community Council

We completely agree with Committee for Green Foothills comments that 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"***.

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

- 1. The applicant has repeatedly violated compliance with the permit conditions.** The restaurant's owners have repeatedly ignored requirements of the existing Use Permit and Coastal Development Permit. They have posted restaurant-only-tow-away signage at all three lots including the State Parks lot. The restaurant is now

advertising as an event center to hold weddings. This is not within the intended use of the original permit.

2. **The proposed Parking Management Plan per Condition 14 is unenforceable.** Friday evenings, weekends and holidays (including summer) have historically been the most active periods of public visitation to Montara Beach. Trading weekend parking for weekday public does not mitigate parking loss during the most active use period and is a ridiculous assertion. It is not realistic to expect that the restaurant owner hire and train restaurant personal to enforce parking.
3. **South Lot C: inadequate space available to accommodate 11 new parking spaces and valet parking.** Requirement is minimum width of 8 feet for compact parking spaces. See the September 22 letter from the Midcoast Community Council which details the actual measurements of the proposed restriped spaces as 6.5 feet to 7.6 feet wide.
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 one of the most popular times for beach access will force more people to either risk parking and walking along a dangerous stretch of Highway One or force them to park on residential streets in Montara, with attendant impacts to the residential area.

The applicant has shown a flagrant disregard for the requirements set forth by the use permit. It is completely disingenuous of the applicant to cry foul when told to comply with permit requirements. They knew, before they signed their agreements, what was going to be required of them to comply. Furthermore they have shown a high level of disrespect for the public by creating an environmental hazard. They have failed to follow proper waste disposal procedures and provide drainage to sewer in their trash storage area which is overflowing.

Montara State Beach is among the most frequented beaches in San Mateo County. Allowing daytime use of the restaurant on Fridays and weekends will certainly impede coastal access to the public and have a negative impact on the residents of Montara.

Surfrider asks that you deny the requested Use Permit Amendment associated with this proposal. Surfrider also 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.

Respectfully submitted,

Edmundo Larenas, Chair San Mateo County Chapter of the Surfrider Foundation

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