

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Chris Johnson **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Dave Olson** **Laura Stein** **Claire Toutant**
Chair Vice-Chair Secretary Treasurer

April 13, 2016

President Warren Slocum and Members
San Mateo County Board of Supervisors
400 County Center
Redwood City, CA 94063
(via email)

Subject: **PLN2015-00297** – La Costanera restaurant, Montara Beach
Use Permit Amendment to legalize unpermitted construction and use of two patios
Appeal of Planning Commission Decision to Deny

Dear President Slocum and Members of the Board:

The Midcoast Community Council **supports the Planning Commission decision to deny** the Use Permit amendment to legalize unpermitted construction and use of two outdoor patios.

Given the many long-standing and repeated code violations at the restaurant, there is no assurance that the owner will comply with conditions of approval or the original 189-seat capacity. The patio seating is an intensification of use that has significant impact on public beach access and nearby residential neighborhoods. We recommend you deny the appeal.

Sincerely,

MIDCOAST COMMUNITY COUNCIL

s/ Chris Johnson, Chair