

La Costanera Restaurant at Montara State Beach

Initial Study and Negative Declaration of Environmental Impact for:

- Use Permit amendment to expand hours of operation to 10am – 2am on Fridays and weekends, with seating limited to 93 before 5pm.
- Legalization of unauthorized exterior modifications (lighting, patios, etc.)
- Grading & Development Permits for improvements to State Parks' dirt parking lot immediately north of the restaurant.

MCC presentation 3/12/14

L. Ketcham

Permit Jurisdiction

1977 Use Permit from County:

Maximum seating: 189

Hours of operation limited to 5pm to closing time

Beach parking required to be available daily until 5 pm: 53 spaces
(33 in north Lot A and 20 in south Lot C)

1977 Coastal Development Permit from Coastal Commission

Remodel motel/restaurant to 189-seat restaurant/bar, with conditions:

“To assure adequate parking for both restaurant and beach, the hours of operation of the restaurant/bar shall be limited to that period between 5pm and normal closing time.”

Permitting process to expand restaurant hours of operation:

County approve Use Permit amendment, and

Coastal Commission approve Coastal Development Permit amendment.

PARKING

Key issue for daytime restaurant hours

- 1981 CCC application denied for Sunday daytime hours due to no new available parking.
- 1990 State Parks 160-car beach parking lot project withdrawn. Public objected to paving over such a large swathe of coastal bluff in the scenic corridor.

Historical
Parking

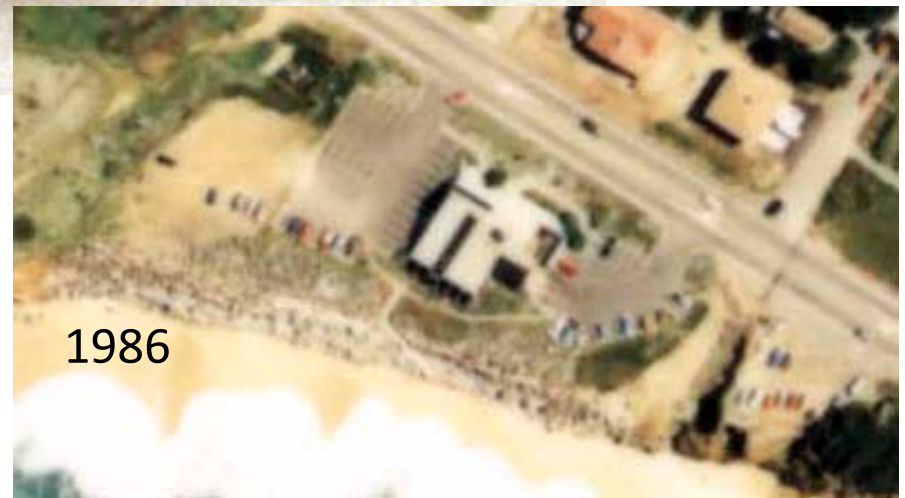


1972



1979

Lot "B" – state-owned parcel to the north -- has been beach parking for many decades.



1986

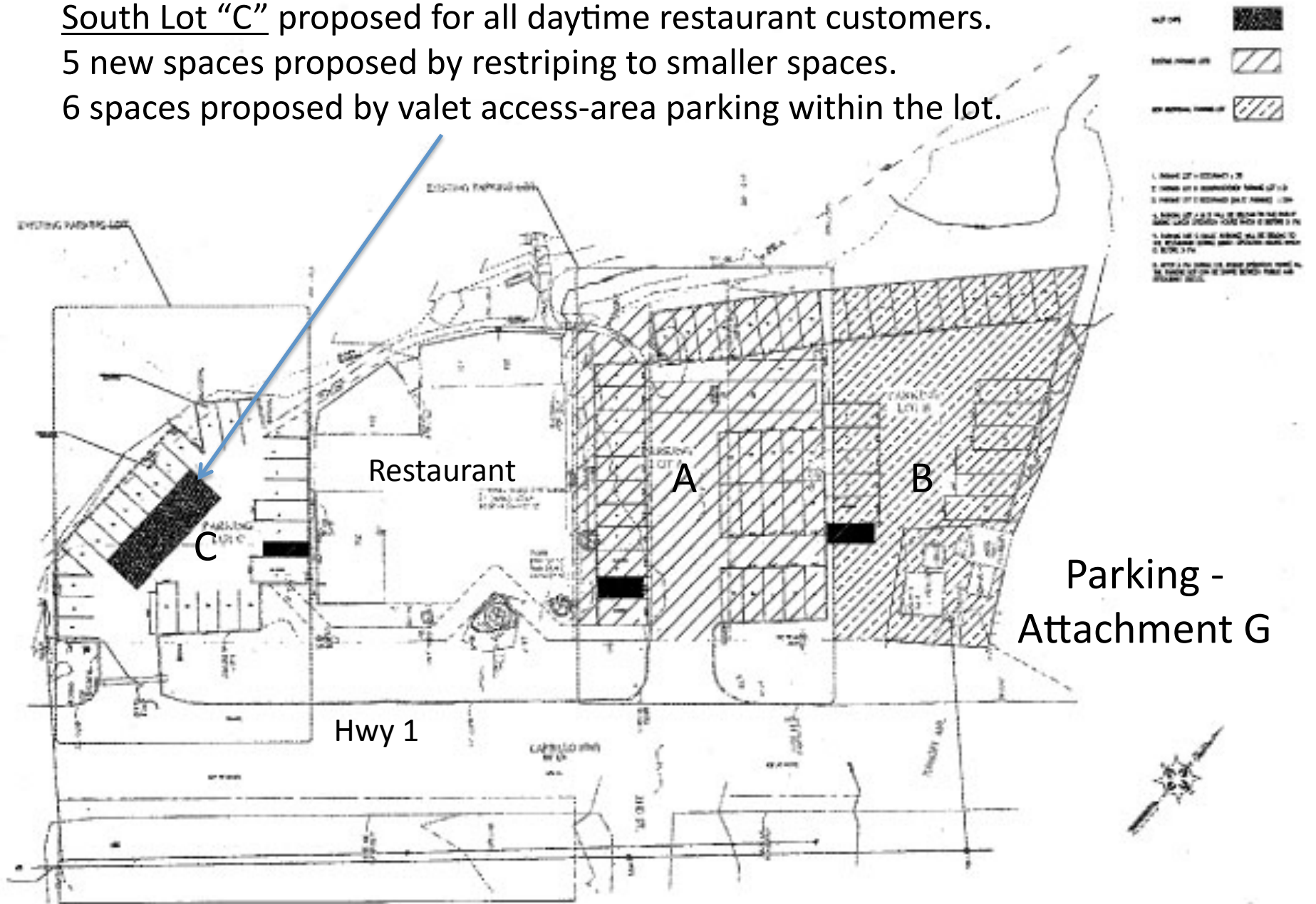
Lot "B" owned by State Parks -- proposed for grading, drainage, gravel surface, and permanent maintenance by restaurant property owner.



Capacity would remain at ~20 cars, although project application credits this as adding 10 new parking spaces.

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

South Lot "C" proposed for all daytime restaurant customers.
5 new spaces proposed by restriping to smaller spaces.
6 spaces proposed by valet access-area parking within the lot.



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



Coastal access at 2nd Street must pass thru parking Lot C, proposed to be jammed with valet parking on Fridays/weekends.

Comments on Traffic/Parking Impacts

- 19 beach parking spaces lost on Fridays/weekends -- significant impact.
- Traffic/Parking Study on rainy November Fri/Sat – inadequate assessment of impacts.
- Future nearby parking per Hwy 1 Study concept plans -- premature assumption.
- Beach parking signage in Lots A/B (Mitigation 9) -- unenforceable, leading to even greater loss of beach parking.
- Striped pedestrian accessways thru parking lots (Mitigation 10) -- inadequate – won't fit in valet-parking Lot C.

Construction requiring after-the-fact permit approval



2004



2008

By 2008: modified rear exterior, added retaining wall, fill, paving

By 2010: glass 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 sign in CalTrans ROW,
advertising as yet unpermitted outdoor dining.

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



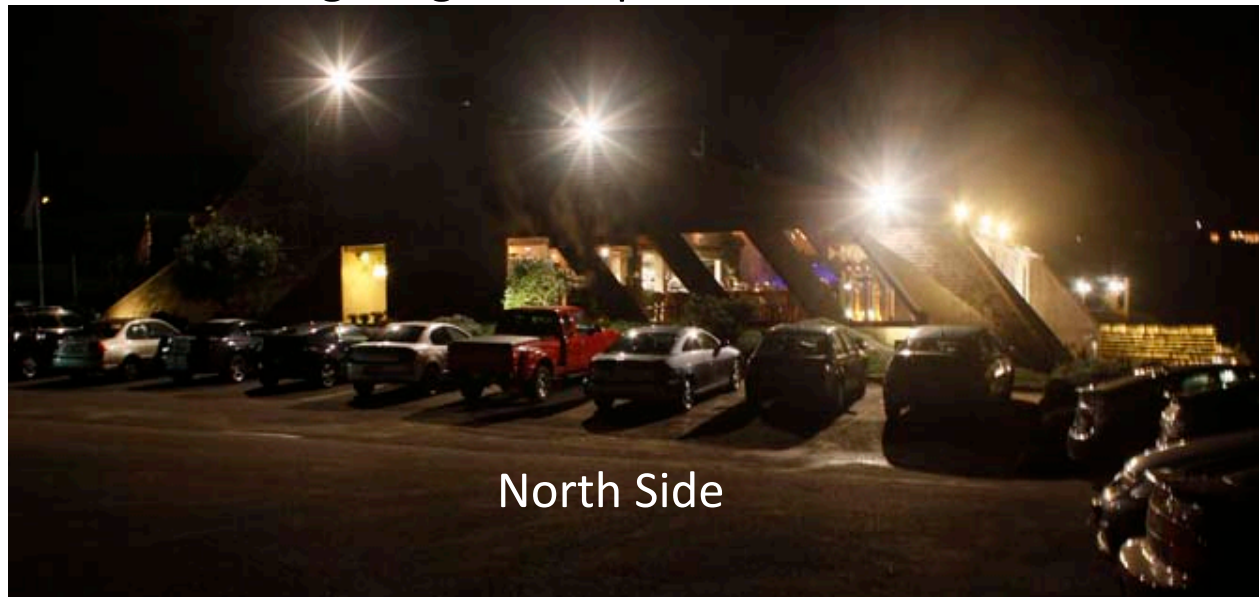
February 2014:
Restaurant signs painted bright orange.
Code requires sign colors harmonize
with structure and surroundings.





West Side from the beach

Roof-mounted exterior floodlights across beach and parking lots.
2011 Coastal Commission Violation V-2-11-008
Change.org citizen petition June 2013

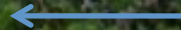


North Side



Landscaping can obstruct or enhance views from the parking lots.

Low-growing, spreading variety of native Ceanothus with blue flowers covers the riprap.



Invasive non-native Pittosporum in existing restaurant landscaping is colonizing the riprap -- will grow tall and block coastal views from the parking lots.

Comments on Aesthetic Impacts

Exterior Lighting

Mitigations 11,12,13 by number/wattage are inadequate. Fixtures must confine direct rays to the premises, be dark-sky compliant.

Landscaping

No additional trees to block views.

Remove invasive Pittosporum.

Only low plantings west of parking lots to avoid blocking coastal viewing from parked cars.