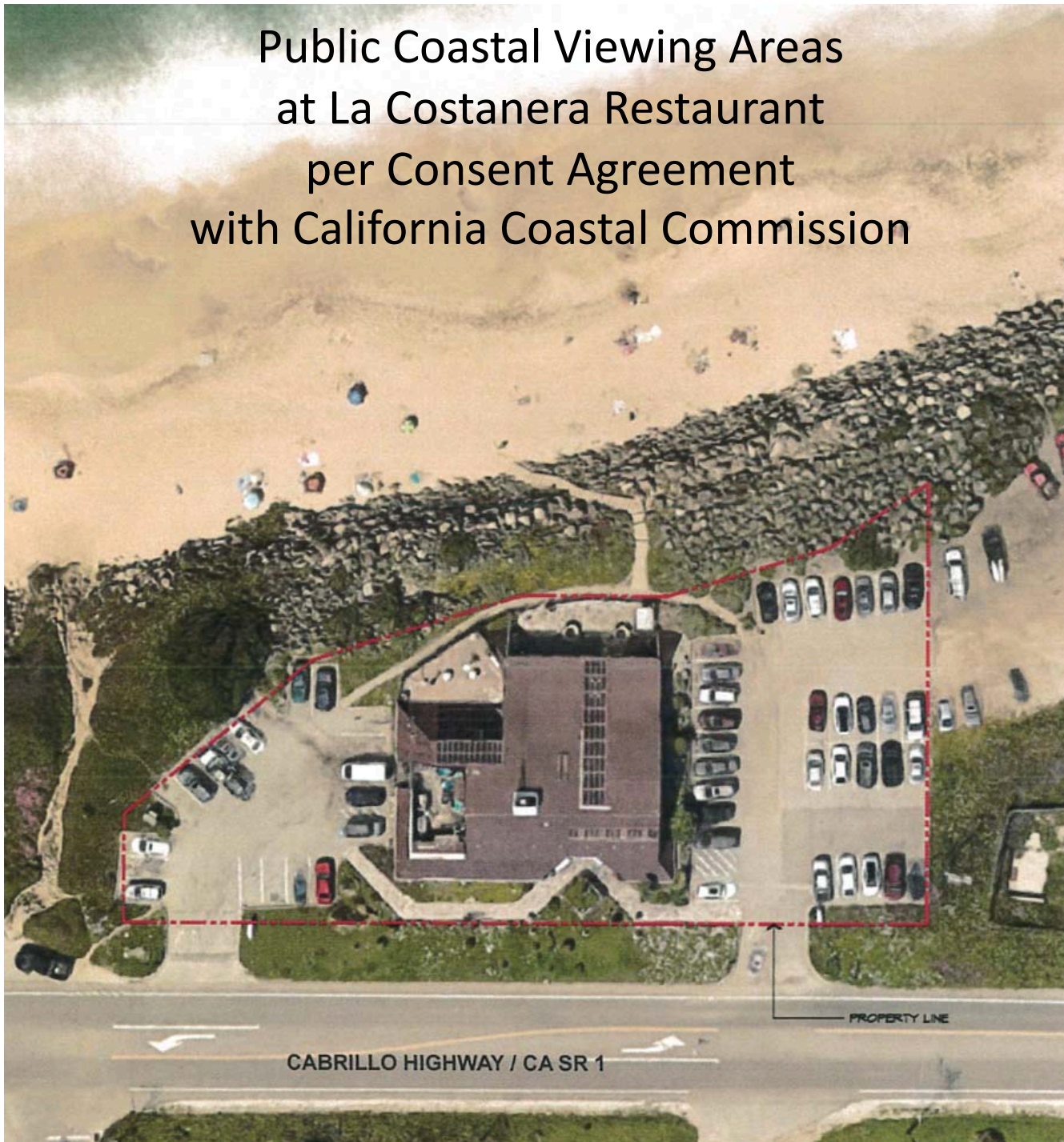


Public Coastal Viewing Areas
at La Costanera Restaurant
per Consent Agreement
with California Coastal Commission

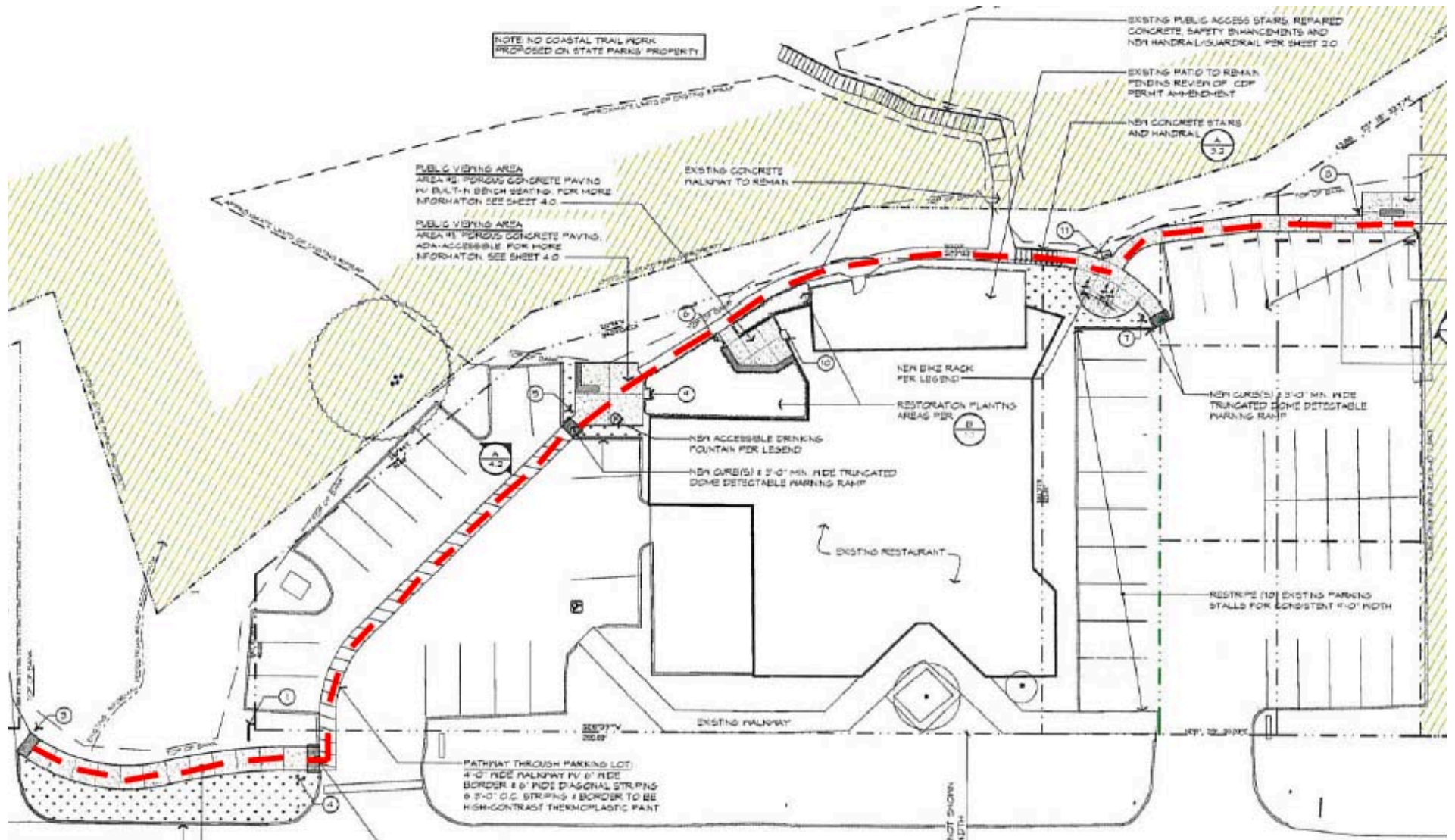


Midcoast
Community
Council
10/11/2017

SMC Planning Commission approved Use Permit amendment 9/27/17
La Costanera Restaurant, Montara (PLN2015-00297)

- Legalize the lower patio and demolish the upper patio without change to restaurant maximum total of 189 seats.
- Install public access improvements in compliance with 3/9/17 CCC Consent Agreement, including trail improvements, public viewing areas and landscaping.
- Install downward-directed path lighting in parking lots.
- Construct new roofing over outdoor work/trash area.

Plan for improved Coastal Trail access with 3 public seating/view areas and bike racks



Partial List of Use Permit Conditions of Approval:

- Term of 5 years, with annual administrative reviews.
- Subject to issuance of CDP amendment from CCC (under review).
- Exterior lighting:
 - Minimum necessary for safety (remove parking lot floodlights).
 - Employ warm colors.
 - Minimum necessary for outdoor nighttime dining, such as individual table lights.
- Storm drain/sewer connection modifications to stop restaurant waste flowing to ocean.
- Assign restaurant staff to monitor use of State Parks property exclusively for public parking, not by restaurant patrons or employees.
- Riprap repairs: Property owner coordinate with State Parks and CCC; submit plan within 1 year of final approval of this UP amendment.

From: Lisa Ketcham (MCC Chair)
Subject: **La Costanera Restaurant public access improvements**
Date: **September 26, 2017**
To: Planning Commission
Nancy Cave, Jeannine Manna, Renée Ananda, John DelArroz (CCC)
Cc: Camille Leung, Steve Monowitz, Don Horsley
Chris Spohrer, Terry Kiser, Joanne Kerbavaz (State Parks)
Mark Massara (applicant representative)

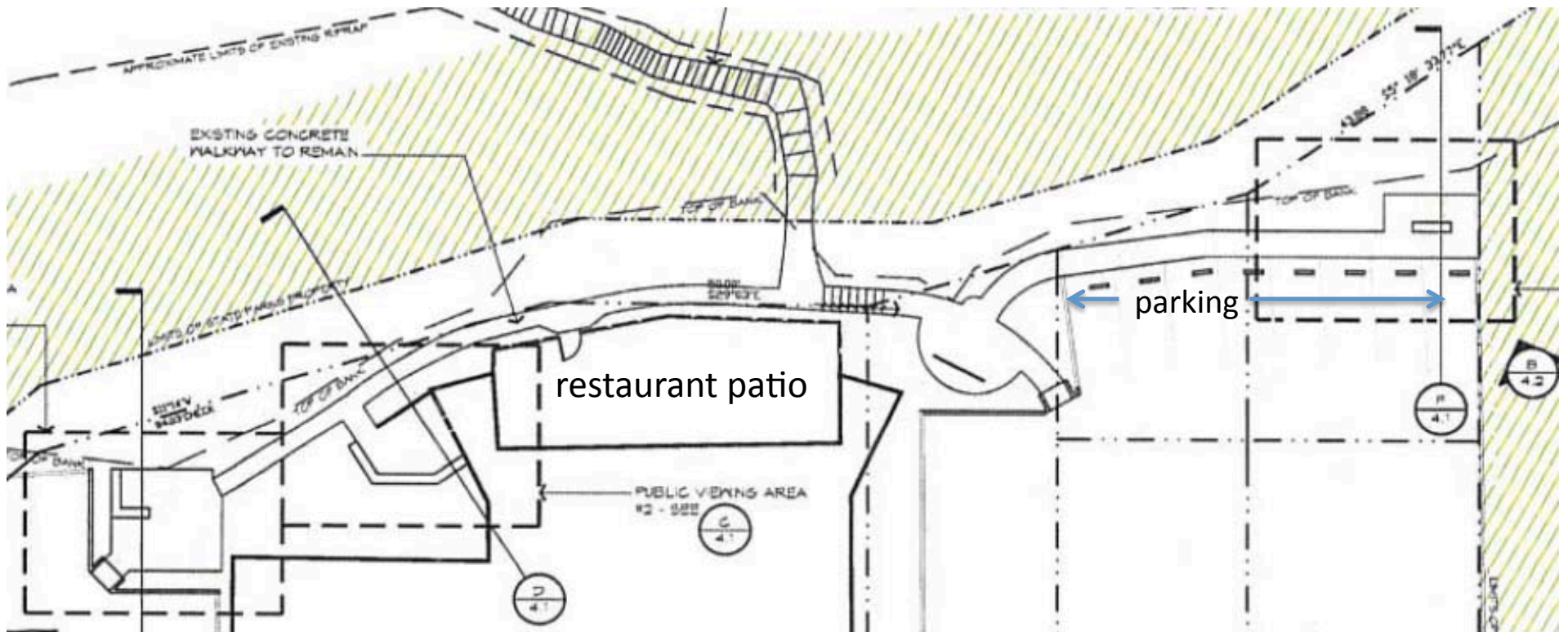
“Midcoast Community Council wrote the Coastal Commission 3/3/17 in support of the Consent Agreement CCC-17-CD-01, with follow-up concerns 4/12/17 regarding the riprap.

MCC supports the public access improvement plans included in the Planning Commission 9/27/17 staff report, with the request for additional consideration of the view-blocking riprap and landscaping, as illustrated and explained in the attached slides.”

La Costanera Restaurant, 8150 Cabrillo Highway
Consent Agreement CCC-17-CD-01
Public viewing area plan 6/8/2017

Sept 26, 2017
Comments by Lisa Ketcham
Chair, Midcoast Community Council

Plan proposes existing vegetation to remain west of the Coastal Trail at viewing areas. There is no mention of the view-blocking riprap boulders on top of bluff at the seating and parking view areas, and large view-blocking non-native shrubs invading the riprap, or the degraded landscape conditions in this area, increasingly infested with noxious weeds.



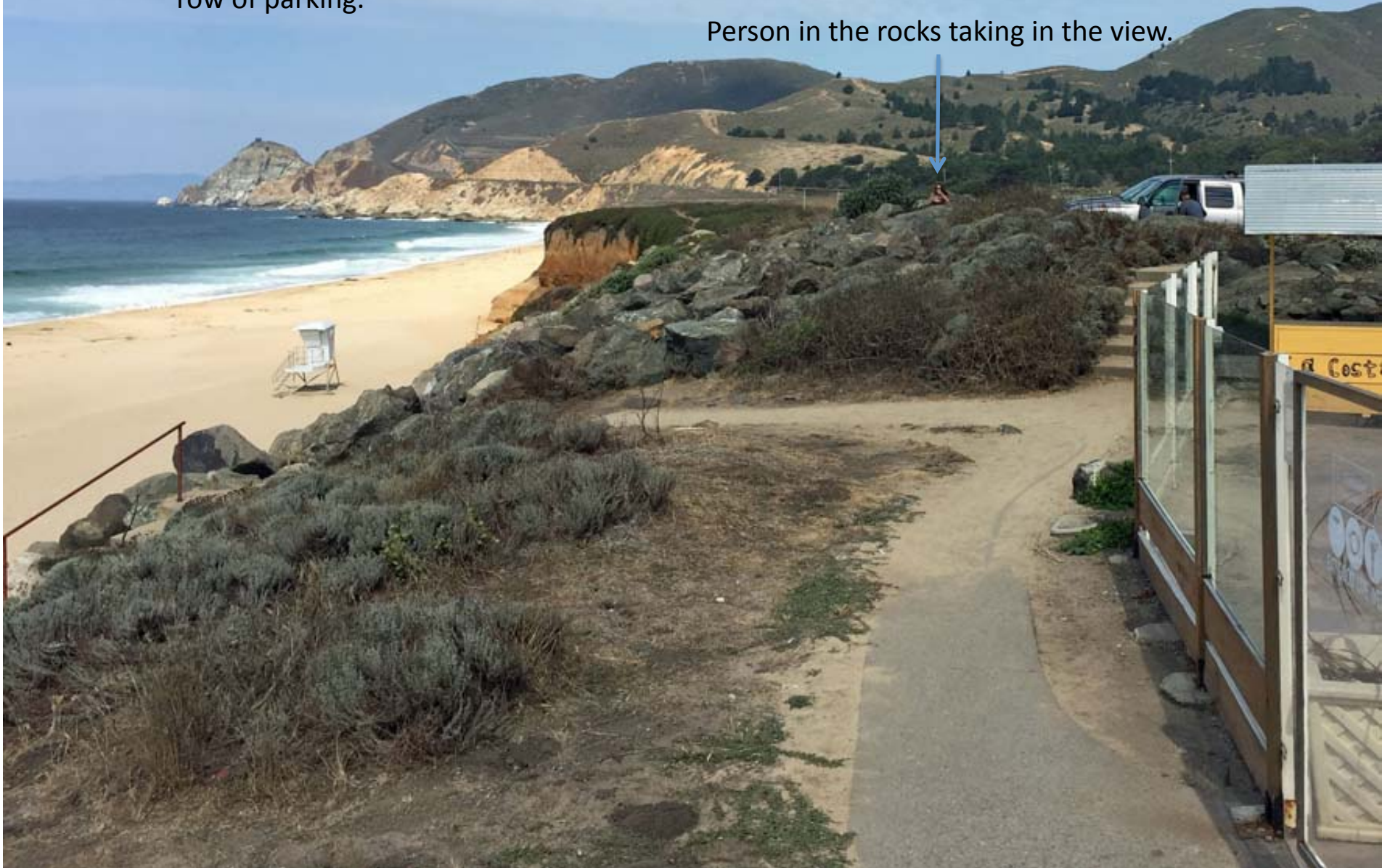
Riprap extends onto top of bluff, far beyond where needed for erosion protection, blocking public access and views. Plan cross-sections of the riprap are conceptual, showing an even gentle slope, but in reality the slope is much steeper along the bottom, and more level along the top.



Red line marks the upper reach of armoring boulders in front of the restaurant, which has no view obstruction.

The area seaward of the restaurant patio is clear of view-blocking boulders and tall shrubs. The same should be done for the public viewing areas and ocean-side row of parking.

Person in the rocks taking in the view.





Beach visitors, whether seated on the proposed viewing benches or in their cars due to cold or inclement weather, want to see the sand and surf zone. Currently they have to stand and walk through the boulders and noxious weeds in order to see over the riprap needlessly placed on top of the bluff.



Sight line to the shoreline from benches and seaward row of parked cars should be cleared of boulders.

Landscaping west of the restaurant and parking lots should not block beach views.



Invasive shrubs block view of promontory to the south from new viewing bench.



Tall-growing invasive shrubs increasingly block the beach view.