

**Planning & Zoning
Committee of the
Midcoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

December 20, 2002
FAX/EMAIL

URGENT

Mr. Dave Holbrook
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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**RE: Special Considerations & Pre-Application
Review: 12-18-02**

7a. PLN 2002-0000: *Use permit Application to rent site for intimate daytime garden gatherings and events between the hours of 9 am and sunset, hosting no more than 80 guests, totaling no more than 50 events during the year*

Location: 347 Mirada Road, HMB

APN: 048-014-090 & 048-011-030

Applicant: Richard and Linda Patterson

Planner: D. Holbrook

Lot Size: ½ Acre

Attendance: Karen Wilson, Paul Perkovic, Katherine Slater-Carter, Ami Varsanyi

The MidCoast Community Council Planning and Zoning Committee reviewed the above proposed application on 12-18-02. We voted unanimously to support the Use Permit application of the Hastings House.

This site is located in the CCR zoning district along the beach front in Miramar. The Hastings House is a rental site for intimate daytime garden gatherings and events. This is the type of business the MCC and community supported during the meeting and would continue to encourage for this area as it provides an important public-service link by operating in conjunction with local restaurants, bed & breakfasts and retail establishments, and we find this to be within the scope and purpose of the CCR zoning regulations. Moreover, the Patterson's' have enormous community support, as demonstrated by more than 50 people including neighboring property and business owners, who attended the Committee's meeting (see attached petition and letters).

Hastings House is located on an historic, 1/2 acre, ocean front parcel that was deeded out of the Corral de Palomares Ranch in the late 19th Century. The primary cottage, which sits on the property, was built in approximately 1914. The Pattersons have been doing business at this location since 1984 and the Hastings House has shown itself to be public serving, fitting within CCR zoning (section 6265). Additionally, they are preserving a rare enclave of land on the coast, protecting it from subdivision and/or a more intense development while keeping this historic and extraordinary site intact.

We reviewed the following concerns of the Committee and Public:

1) Hours of Business

The business hours are limited to daylight only

2) Noise

The noise level is limited to normal conversation and low acoustical music. I personally did a site visit on a Sunday afternoon and walked the entire site. The sounds of the ocean, trees and wind are likely to muffle most if any sound that leaves the site.

3) Parking

Parking has been arranged by a contractual agreement for use of the lot at the neighboring Bach Dancing and Dynamite Society (see attached contract).

No complaints were mentioned or addressed during public comment.

The MCCC strongly encourages the County of San Mateo to grant this permit in an expeditious manner. Currently this business has been shutdown, by County order. Many events and weddings have already been scheduled for this site. The issue of arranging a working agreement for existing booked dates with the sole complainant will be set on our agenda in the coming month.

The applicant explained there attempts to apply for needed permits, and given the on-going confusion of the actual address in Miramar and the City of Half Moon Bay, the applicants had contacted the City of Half Moon Bay and were told no action was needed or necessary to operate this business.

Please let me know if you have any questions, concerns or actions we can assist in to expedite the Use Permit.

Sincerely,

Karen Wilson
MCC Planning & Zoning Committee
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