

MidCoast Community Council
P.O. Box 64
Moss Beach, CA 94038

January 10, 1997

Mr. Dave Holbrook
County of San Mateo Planning Department

re: Montara Gardens Use Permit Renewal

Mr. Holbrook,

First, our thanks for including the MidCoast Community Council (MCCC) in the review and deliberation process for the proposed Use Permit renewal for Montara Gardens. As you saw at our Council meeting, we provide a vital format for the community to come together and address issues of local importance.

To summarize our three hour public hearing, we recommend the Use Permit be renewed for a period of five years, and forward these points and recommendations to the Planning Commission.

1. Signage be installed, improved, or increased to address the following: the name of the facility (Montara Gardens,) valid and invalid parking areas along the nearby streets, notification to guests regarding the fact that the surrounding community is residential in nature, points of ingress and egress to the facility itself.
2. On an annual basis, the Montara Gardens staff provide a copy of the following to County Planning:
 - Certificate of Insurance
 - Copy of contract used with "renters" of the facility for weddings
3. The contract with renters should indicate that cars in violation of parking regulations will be cited and/or towed; it should encourage car pooling or shuttles.
4. The number of outdoor weddings should be limited to twelve (12) per year.
5. During weddings, Montara Gardens staff should regularly walk the surrounding area to ensure proper parking etiquette is being observed; they should bring violations to the attention of the renters.
6. We recommend that conditions number 8 and 9 in the June 1991 letter be modified and combined, in such a way as to make it clear that Montara Gardens staff must always be present.
7. We recommend that County Planning staff be notified prior to each wedding, so that county staff may attend such function. We believe this will provide some objective evaluation of the conduct of the guests, etc.

8. We recommend that the Sheriff's department and California Highway Patrol be provided with a schedule of wedding events prior to the event, and we ask that the Sheriff and CHP make it a point to cruise the area at least once during the event.
9. We support the modification of the Use Permit to recognize that the owner will live on-site, rather than a caretaker, as we believe this will encourage even greater concern by the Montara Gardens staff for the neighborhood.

Further, we support the suggestion made at our hearing that the Sheriff and CHP be asked to provide information regarding any incidents that occurred as a direct result of a wedding being held at Montara Gardens.

The MCCC applauds the services that Susan Hayward and the Montara Gardens provides to our community. It was clear to us at our January 8th MCCC meeting that Susan Hayward has made significant efforts to comply with all aspects of the Use Permit, and works very hard to be a good neighbor. This historical building is a vital part of our community, and we encourage the continued support of the various commercial activities that help provide the funding necessary to maintain the facility.

To address the specific question in your January 8th report to the MCCC, yes, we find that the continuation of the ongoing activities as described in your report adequately protect and maintain the historical integrity of Montara Grammar School (Montara Gardens) while remaining compatible with the surrounding neighborhood.

Please feel free to call on us if we can provide any additional information.

Sincerely,
MidCoast Community Council



Chris McComb
Councilmember

cc: Susan Hayward