

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			

January 29, 2016

John C. Beiers
San Mateo County Counsel
Hall of Justice and Records, 6th Floor
400 County Center
Redwood City, CA, 94063-1662

RE: Recommendation for Certificate of Public Convenience or Necessity for The Wine Room

Dear Mr. Beiers:

Thank you for the opportunity to comment on the request for a certificate of public convenience or necessity by J7 Companies, LLC, for The Wine Room at 2305 Carlos Street, #A, in Moss Beach, CA.

The location identified in this request is in census tract 6136, which has a threshold limit of 10 licenses. Currently, 10 licenses have been issued for this census tract, thus the threshold limit has been minimally met. Within census tract 6136, there are three other licenses issued for businesses in Moss Beach; one is for a hospital, one is for a restaurant, and one is for an inn. Other than the hospital, none of these businesses are located in the "village" area of Moss Beach and none focus on providing a sit-down setting for consumption of alcoholic beverages. The location of The Wine Room is approximately one-quarter mile from the San Mateo County Sheriff Department's Moss Beach substation.

The MCC considered this proposal during our January 27, 2016, meeting, at which the applicant presented their business plan and answered questions concerning hours of business, parking, and lighting. Comments in support of the business were heard at the meeting; several supporting comments have also been posted on the social networking website Nextdoor. None were opposed. In March 2013, the MCC considered and recommended the issuance of a certificate for public convenience or necessity for Hop Dogma in El Granada, even though licenses issued for that census tract (6135) had exceeded the threshold.

Based on this information, the MCC recommends that County Counsel and the San Mateo County Board of Supervisors support the application by J7 Companies, LLC, to the State Department of Alcoholic Beverage Control (ABC) for a certificate of public convenience for the proposed sale of alcoholic beverages at The Wine Room, 2305 Carlos Street, #A, in Moss Beach, CA.

Sincerely,

MIDCOAST COMMUNITY COUNCIL
s/Chris Johnson, Chair