

December 14, 2016

Via Certified Mail, Return Receipt Requested

Keet Nerhan, KN Properties
210 San Mateo Rd Suite 201
Half Moon Bay, CA 94019

COMPLIANCE ORDER

Re: Violation of the Half Moon Bay Municipal Code-Failure to Obtain Coastal Development Permit Pursuant to Half Moon BAY Municipal Code Section 18.20.025 for Pillar Point Recreational Vehicle Lot at 4000 Cabrillo Highway North, Half Moon Bay, Ca.

Dear Mr. Nerhan:

Please be advised that the City received a citizen complaint contending that Pillar Point RV Park failed to obtain a mandatory Coastal Development Permit (CDP) prior to installing an RV Park. The City reviewed its own records and could not find any evidence that a CDP was obtained. On August 11, 2016, the City sent the San Mateo County Harbor District (SMCHD) a letter inquiring as to whether SMCHD had any documentation which demonstrated SMCHD had obtained the required CDP. During several discussions, SMCHD verbally indicated that no CDP was issued. As such, the City has concluded that the Pillar Point RV Park is operating without a required CDP. This is a violation of Half Moon Bay Municipal Code (HMBMC) Section 18.20.025 (Permit required). On December 6, 2016, the City received a letter from the San Mateo County Harbor District. This letter indicates that you are the party responsible for Code Compliance. (See attachment).

This Compliance Order requires you to timely correct the violation. If you do not take corrective action and follow the abatement instructions by the deadlines specified hereunder, administrative citations and fines may be issued, and the City may choose to pursue its legal remedies.

HMBMC Violations at 4000 Cabrillo Highway N.

1. Unpermitted Development – HMBMC 18.20.025

Based upon research and discussions with SMCHD, the absence of any City's records demonstrating that SMCHD obtained a CDP, SMCHD verbal indications that they believed no CDP had been issued, the City has determined that no CDP was issued for the development.

Under HMBM Section 18.20.025, unless otherwise exempted, all development (as defined in Section 18.20.020) in the city of Half Moon Bay requires a coastal development permit. The coastal development permit was to be approved prior to the commencement of development.

Corrective Action/Abatement Instructions

1. **Obtain a retroactive coastal development permit for the aforementioned Pillar Point RV Lot from the City of Half Moon Bay as set forth below.**


Deadline for Compliance

You must submit a complete application for a coastal development permit no later than January 27, 2017. The City will expedite review and processing of the application to the extent feasible. As the applicant, you must diligently pursue the CDP documents in a timely manner.

Failure to **submit a complete CDP application by the aforementioned deadline** will result in the issuance of administrative citations and fines pursuant to HMBMC Chapter 4.16 and the City may thereafter pursue all of its available legal remedies, which can include criminal enforcement (i.e. the issuance of a criminal misdemeanor citation) and civil actions. Any extensions of the deadlines set hereunder are at the City's sole discretion and must be confirmed in advance, by writing, by the Community Development Director.

If you have any questions or would like further clarification please contact me at 650-726-8253.

Sincerely,



Anna Vanegas

Code Enforcement Officer

City of Half Moon Bay