



CITY OF HALF MOON BAY

City Hall, 501 Main Street
Half Moon Bay, CA 94019

14 February 2002

Mr. Peter Grenell, General Manager
San Mateo County Harbor District
One Johnson Pier, P.O. Box 39
El Granada, CA 94018-0039

RE: Request for City Records Pertaining to the Pillar Point RV Park

Dear Mr. Grenell:

The purpose of this letter is to transmit a copy of all City records pertaining to the Pillar Point Harbor RV Park, as requested in your letter of 8 February 2002. The records are enclosed, along with an inventory list of all documents.

The records pertain to a Conditional Use Permit approved, most recently, by the City in 1987, and a related Architectural Review Committee approval. I can find no records in the City files regarding a Coastal Development Permit, which would have been required for the RV Park improvements. Since the City's LCP was not fully certified until 1996, the original authority for approval of Coastal Development Permits was retained by the Coastal Commission at the time the City approved the Use Permit. If you do not have a copy of a CDP in your files, you will need to contact the Coastal Commission to obtain any file materials that they may have regarding a CDP.

In addition to the City file records, I am enclosing a copy of the zoning regulations for the Commercial - Visitor Services zone (C-VS), which is the applicable zoning for the property. The file materials do include certain excerpts from the City's Coastal Land Use Plan.

If you have any questions, please don't hesitate to call me at 726-8252.

Sincerely,

Kenneth M. Curtis
Planning Director

cc: Mayor Taylor and Council Members
City Manager
Project File

2.3.2 Area Specific Policies

City of HMB Land Use Policies
Chapter 2 p. 32 + 33

LCP

The following policies and specific recommendations are incorporated into the Plan for planning areas in the City of Half Moon Bay. Specific policies and recommendations in this section are intended to supplement and interpret the General Policies 2-1 through 2-11.

X

Pillar Point Harbor

Policy 2-12

Encourage and, to the extent permitted by law, require improvements to be made by the San Mateo County Harbor District to the Pillar Point Harbor facility to increase access and recreational opportunities.

- (a) Resurface, grade, and improve drainage at the existing southerly parking lot and its access road from Highway 1.
- (b) Prevent fencing blocking lateral access in cooperation with provision of trail on adjacent property to the south and west. (There is no fence blocking access).
- (c) Encourage the surfacing of the east breakwater to encourage and support its use for fishing. (This is precluded by Corps of Engineer Policy).
- (d) Maintain and upgrade the Harbor District east parking area as an RV park. Provide hookups and trash collection.

Miramar Beach

Policy 2-13:

Close the northern end of Mirada Road where it intersects with Highway 1 to eliminate blufftop parking and resulting blufftop erosion. The trail as shown on the Access Improvements Map shall not be prohibited and if parking is provided to the adjacent unincorporated area an improved public pedestrian access (ramp or stairs to the beach) would be appropriate.

Policy 2-14:

As a condition of development on the Miramar Beach Development Company property, require the developer to provide:

- (a) A vertical easement and stairway to replace dirt trails down to the beach, to be dedicated to the State.
- (b) A lateral easement and pedestrian trail linking Mirada Road with San Andreas Avenue on the ocean side of any development, to be dedicated to the State.
- (c) Adequate landscaping to screen the accessways from development and setbacks from the trails equal to or greater than those permitted for equivalent density development in the Zoning Ordinance.