



COUNTY OF SAN MATEO

PLANNING AND BUILDING

County Government Center
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 650-363-4161 T
 650-363-4849 F
planning.smcgov.org

VIO2017-00054

Summary of Case Activity

APN: 048076120

ADDRESS: MIRAMAR DR, HALF MOON BAY, CA 94019-0000

Fences have been built on a vacant parcel that are obstructing access to the neighboring property (Fences are on Parcel 048-076-120 which appears to have the same address as Parcel 048-076-130)

Activity	Date Assigned	Done By	Status	Status Date
Enforcement	09/22/2021	Summer Burlison	Notes	09/22/2021
9/22/21 SSB - \$100 citation fee paid.				
	09/22/2021	Summer Burlison	Notes	09/22/2021
9/22/21 SSB - Appeal filed, fee paid. Routed to Lisa A.				
Enforcement	09/08/2021	JOHN BOLOGNA	Notes	09/08/2021
08/06/2021, property owner sent an email to the Deputy Director of the Planning Department addressing his concerns on why the fence should remain and not be removed from the property.				
	09/08/2021	JOHN BOLOGNA	First Citation	09/08/2021
09/08/2021, the property owner has not complied with the County as he has not applied for a CDP and the fence still remains on the undeveloped parcel. \$100 citation mailed to the property owner via regular mail.				
Enforcement	07/15/2021	JOHN BOLOGNA	Violation Notice Sent	07/15/2021
07/08/2021, Notice of Violation mailed to property owner via regular mail.				
Enforcement	07/08/2021	Lisa Aozasa	Notes	07/08/2021
7/8/21 LAA – since CDX (PLN2018-00426) was again denied, CDP is required to legalize fence. Due to concern from Fire regarding access, moving forward with enforcement. Requesting application for CDP to be submitted within 30 days. Will send information on application forms, process, fees.				
Enforcement	02/07/2020	Lisa Aozasa	Notes	02/07/2020
2/7/20 LAA -- VIO 2017-00054 remains open and unresolved. See PLN 2018-00426 for more information on status of efforts to legalize the fence.				
Enforcement	07/09/2019	Joan Kling	Notes	07/09/2019
Need to check on status of this case.				
Enforcement	12/24/2018	Mike Schaller	Notes	12/24/2018
12/24/18 mjs - Property owner came in to make request to remove violation. Advised him to submit a letter stating his position and that would be forwarded to Camille or Summer who have been involved with this case previously. They can review and work with Code Enforcement regarding this request.				
Enforcement	09/27/2018	Camille Leung	Notes	09/27/2018
9/27/18 CML - I met with TJ and Tripp for the Pre App (PRE2018-00053). I gave them forms, fees, calendar, and told them that the County will not issue any permits, including Deign Review, until the fence violation is resolved. I stated that the only way to resolve the violation is for the fence to be removed. As no permits for construction will be issued until the violation is resolved, he fence cannot be retained as a future fence for the residence or as a construction fence.				
They asked as to whether they can install 2 "no trespassing signs" in lieu of the fence. I said that this could potentially qualify for a CDX. COunty would need sign specs, post specs, overall height and location map. Prior to approval of any CDX, fence would have to be removed first.				
Enforcement	09/13/2018	Joan Kling	Notes	09/13/2018
Summer sent email to Singhs saying Code Compliance will soon issue Citations. Deadline is Sept. 28. Citations will be issued after that.				

Activity	Date Assigned	Done By	Status	Status Date
	09/13/2018	Summer Burlison	Notes	09/13/2018
9/13/18 SSB - Emailed to TJ Singh, cc'd code compliance officer:				
Hello TJ,				
Code Compliance mentioned they are getting ready to issue a citation for the unpermitted fence installed along the access easement running through your property as there's been no confirmation that it has been removed and no application for a Coastal Development Permit (CDP) to seek legalization. It was agreed that I could reach out to you before a citation is issued (which carries citation fees) to try to get resolution (and avoid any citation fees for you!). Your options are below:				
<ol style="list-style-type: none"> 1. Remove the fence and call code compliance to site verify removal, which would address the violation and upon confirmation of removal, the violation case would be closed. 2. Apply for a CDP to legalize the fence, in which staff would likely recommend denial for the fence as it does not serve a permitted use on the property and detracts from the natural surrounding environment. A CDP would require a public hearing before the Planning Commission (PC) and the PC's decision is appealable. The CDP application filing fee for an after-the-fact CDP is approximately \$7,800. 				
One of the above options needs to be completed by Friday, September 28, 2018 in order to avoid the issuance of a citation by the Code Compliance Section.				
Regards, Summer				
Enforcement	12/14/2017	Ana Santiago	Notes	12/14/2017
They need a CDP. They want to deny that they need one, and have submitted a letter stating so. I explained again they still need a CDP.				
Enforcement	11/09/2017	Summer Burlison	Notes	11/09/2017
11/9/17 SSB - Owner came in with letter stating reasons why they don't believe they need a CDP including because the fence is less than 4' in height and non-masonry (it's chain link). He pointed to previous brochure given to him highlighting that building permit is not required for fence less than 6' in height.				
Enforcement	11/03/2017	Ana Santiago	Violation Notice Sent	11/03/2017
They have not completed the CPD for the fence. I issued the NOV.				
Enforcement	10/25/2017	Ana Santiago	Notes	10/25/2017
Property owner spoke with Joan Kling the Code Compliance Manager. He gave her a copy of notes in Accela that she stated it was a civil matter. She explained he needed a CDP and gave him copies of the LCP requiring the Coastal Development Permit and the meaning of exemption, and she showed him where he does not meet the exemption.				
Enforcement	09/21/2017	Ana Santiago	Notes	09/11/2017
They have applied for the CDP. It was deemed incomplete.				
Enforcement	04/07/2017	Ana Santiago	Complied	04/07/2017
Final Processing	04/07/2017	Ana Santiago	Workflow Closed	04/07/2017
Investigation	09/21/2017	Ana Santiago	In Violation	03/14/2017
See Ruemel's notes on 3/8/17.				
Investigation	03/08/2017	Ruemel Panglao	Notes	03/08/2017
3/8/17 RSP - Applicant came to counter. Notified that fence requires a CDP.				
Complaint Received	02/22/2017	Rita McLaughlin	Investigation	02/22/2017