



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, JUNE 25, 2019

7:00 PM

**Half Moon Bay EOC
537 Kelly Ave.
Half Moon Bay, CA 94019**

**Brian Holt, Chair
James Benjamin, Vice Chair
Sara Polgar, Planning Commissioner
Steve Ruddock, Planning Commissioner
Rick Hernandez, Planning Commissioner**

This agenda contains a brief description of each item to be considered. Those wishing to address the Planning Commission on any matter not listed on the Agenda, but within the jurisdiction of the Planning Commission to resolve, may come forward to the podium during the Public Forum portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on an agenda item are asked to fill out a speaker card. Speaker(s) will be called forward at the appropriate time during the agenda item in consideration.

Please Note: Please Provide a Copy of Prepared Presentations to the Clerk

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall and the Half Moon Bay Library where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

<http://hmbcity.com/>

MEETING WILL CONCLUDE BY 10:30 PM UNLESS OTHERWISE EXTENDED BY SIMPLE MAJORITY VOTE OF THE PLANNING COMMISSION.

PLEDGE OF ALLEGIANCE AND ROLL CALL

APPROVAL OF MINUTES

Draft Minutes

[06.11.2019](#)

PUBLIC COMMENT

PLANNING COMMISSION BUSINESS

PROJECT DESCRIPTION: Notification of Director's intent to approve a temporary use in the PUD Zoning District.

LOCATION: 2 Miramontes Point Road

CITY FILE #: PDP-19-034/CDPE-19-19

APN: 066-520-120 and 066-092-720

[STAFF REPORT](#)

[ATTACHMENT 1 - Notice of Exemption Coastal Development Permit](#)

[ATTACHMENT 2 - Plans](#)

[ATTACHMENT 3 - Kenmark Letter](#)

1. PUBLIC HEARING ITEMS

1.A LOCAL COASTAL LAND USE PLAN UPDATE - STUDY SESSION

A presentation from staff regarding new draft sections of the Local Coastal Land Use Plan (LUP) Update, including Chapter 1: Introduction and Framework, Appendix A: History of Local Coastal Program (LCP) Amendments and Coastal Commission Coastal Development Permit (CDP) Appeals, Appendix B: Buildout Projections, Glossary, and List of Acronyms; receive an overview from staff regarding initial work completed on Chapter 3: Public Works and initial feedback from Coastal Commission staff on the draft LUP Update; hold a public comment forum; conduct a discussion and provide direction to staff.

[STAFF REPORT](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT