



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, MARCH 26, 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.

REVISED AGENDA

PLEDGE OF ALLEGIANCE AND ROLL CALL

APPROVAL OF MINUTES

Draft Minutes
[03.12.2019](#)

PUBLIC COMMENT

1. PUBLIC HEARING ITEMS

1.A PROJECT: Coastal Development Permit for the Ocean Colony Pump Station and Force Main Sewer Replacement Project

CITY FILE #: PDP-2019-012

APPLICANT: City of Half Moon Bay

LOCATION: Ocean Colony: Between the existing sewer pump station on Fairway Drive, and terminating at Redondo Beach Road.

[STAFF REPORT](#)

[ATTACHMENT 1 - RESOLUTION](#)

[ATTACHMENT 2 - OCEAN COLONY PUMP STATION PLANS](#)

[ATTACHMENT 3 - BMPS](#)

[ATTACHMENT 4 - BIRD SURVEY REPORT 4.14.17](#)

[ATTACHMENT 5 - BIOLOGICAL RESOURCES EVALUATION FINAL 06.28.18](#)

[ATTACHMENT 6 - ARMY CORPS OF ENGINEERS LETTER](#)

[CORRESPONDENCE - EMC Planning Group Comments - LUP Update Chapters 4-9](#)

PLANNING COMMISSION BUSINESS

STUDY SESSION: DRAFT LOCAL COASTAL LAND USE PLAN (LUP) - Receive a presentation from stream restoration specialist Dr. Ann Riley; receive a presentation from staff regarding the Planned Developments planning approach as updated and modified by the draft Chapter 2: Development of the Local Coastal Land Use Plan (LUP) Update; hold a public comment forum; conduct a discussion and provide direction to staff.

[STAFF REPORT](#)

[Ocean Colony Sewer Replacement_PC Topics and Staff Responses 3-25-19](#)

Acknowledgement of Emergency Coastal Development Permit (CDP) to install temporary safety fencing along the bluff edge at Poplar Beach Blufftop Park between Poplar Street and Kelly Avenue.

CITY FILE #: PDP-19-024

APPLICANT: City of Half Moon Bay Public Works
[Emergency CDP_PDP-19-024](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

CORRESPONDENCE

CORRESPONDENCE - Distributed after Planning Commission Packet was distributed but before the end of Planning Commission Meeting 03.26.2019.

[EMC Planning Group Comments - LUP Update Chapters 4-9_rec 3-20-2019](#)