



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2020

7:00 PM

**ALL REMOTE/TELECONFERENCE MEETING
(SEE DETAILS BELOW)**

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

1. SPECIAL TELECONFERENCE/REMOTE MEETING PROTOCOLS

In accordance with Governor Newsom's Executive Order No-29-20, this will be a teleconference meeting without a physical location to help stop the spread of COVID-19. This meeting will be conducted entirely by remote participation, in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act.

This meeting will be conducted via Zoom Webinar. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is their turn to speak. The meeting will also be streamed on Channel 27, on pacificcoast.tv

Please click the link below:

[Click Here to Join the Planning Commission Meeting](#)

Webinar ID: 981 9769 3503

Passcode: 456987

iPhone: 1-669-900-6833,98197693503#,0#,456987#

Telephone:1-669-900-6833

PLEDGE OF ALLEGIANCE AND ROLL CALL

PUBLIC COMMENT

2. PUBLIC HEARING ITEMS

2.A PROJECT: An application for a Sign Permit to allow temporary installation of two mural signs

CITY FILE #: PDP-20-048

LOCATION: 433 Main Street / APN: 056-166-110

APPLICANT/OWNER: Joe Brennan / Bella & Sharlene Cardoni

PROJECT PLANNER: Scott Phillips; (650) 726-8299; sphillips@hmbcity.com

[Staff Report - 433 Main Street](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Photo Rendering](#)

2.B PROJECT: Coastal Development Permit and Architectural Review to allow the demolition of an existing residence and the construction of a new two-story 2,264 square-foot single-family residence, including a one-car attached garage, on a 4,670 square foot site.

FILE NO.: PDP-18-089

LOCATION: 2909 Champs Elysee Blvd / APN: 048-125-180

APPLICANT/OWNER: Nicholas French

PROJECT PLANNERS: Scott Phillips, Associate Planner (650) 726-8299;

sphillips@hmbcity.com

[Staff Report - 2909 Champs Elysee Blvd](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Plans](#)

[ATTACHMENT 3 - Comment Letter](#)

[ATTACHMENT 4 - CCC Comment Letter](#)

[ATTACHMENT 5 - Final Draft IS-MND Redlines](#)

[ATTACHMENT 6 - Draft IS-MND Comments](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

CORRESPONDENCE

Correspondence (submitted after the Agenda Packet was distributed, but prior to the Planning Commission Mtg 09.22.20)

[CDD: Memo Modification to Condition B15](#)