



## **AGENDA**

### **CITY OF HALF MOON BAY PLANNING COMMISSION MEETING**

**TUESDAY, OCTOBER 27, 2020  
7:00 PM**

**Remote via Zoom  
(see below for details)**

**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](http://pacificcoast.tv)*

Please click the link below:

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

Webinar ID: 971 5639 6712

Passcode: 726726

iphone: +1-408-638-0968, 97156396712#, 0#, 726726#

Telephone: US: +1 408 638 0968

## PLEDGE OF ALLEGIANCE AND ROLL CALL

## APPROVAL OF MINUTES

### DRAFT MINUTES

[September 8, 2020](#)

[September 8, 2020 - Revised](#)

[October 13, 2020](#)

## PUBLIC COMMENT

## 2. PUBLIC HEARING ITEMS

**2.A PROJECT: AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT TO ALLOW FIVE INVESTIGATIVE GEOTECHNICAL BORINGS TO CHARACTERIZE SUBSURFACE UNITS AND GATHER INFORMATION ON THE STRENGTH OF SOILS AT THE CLOSED HALF MOON BAY LANDFILL, OWNED AND MAINTAINED BY THE COUNTY OF SAN MATEO, ON THE COASTAL BLUFFS SOUTH OF POPLAR STREET, HALF MOON BAY, AND CONTINUE THE PUBLIC HEARING TO A DATE CERTAIN OF NOVEMBER 10, 2020 (OR AS OTHERWISE DISCUSSED DURING THE PUBLIC HEARING).**

**FILE NUMBER #: PDP-20-043**

**LOCATION: HALF MOON BAY CLOSED LANDFILL / APN: 064-410-030 AND 064-410-040**

**APPLICANT/OWNER: COUNTY OF SAN MATEO**

**PROJECT PLANNER: BRITTNEY COZZOLINO; BCOZZOLINO@HMBCCITY.COM; 650-750-2014**

[STAFF REPORT](#)

[ATTACHMENT 1 - Project Plans](#)

[ATTACHMENT 2 - Hazard Mitigation Evaluation](#)

[ATTACHMENT 3 - HMB Borings CEQA IS Checklist](#)

**2.B PROJECT: 1) ADOPT A MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) (ATTACHMENT 2) FOR THE PROPOSED PROJECT; AND 2) AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE DEMOLITION OF THE EXISTING SINGLE STORY RESIDENCE AND CONSTRUCTION OF A NEW 2,272 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS ON A 4,670 SQUARE-FOOT SITE.  
FILE #: PDP-18-089  
LOCATION: 2909 CHAMPS ELYSEE BLVD APN: 048-125-180  
APPLICANT/OWNER: NICHOLAS FRENCH  
PROJECT PLANNER: SCOTT PHILLIPS, ASSOCIATE PLANNER, SPHILLIPS@HMB CITY.COM;  
650-726-8299**

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Final Draft IS-MND Redlines](#)

[ATTACHMENT 3 - Plans](#)

[ATTACHMENT 4 - Planning Commission Staff Report 09.22.2020](#)

[ATTACHMENT 5 - Final PC Minutes 09.22.2020 Excerpt](#)

[ATTACHMENT 6 - Detention System](#)

[ATTACHMENT 7 - Letter from Surveyor](#)

**DIRECTOR'S REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

**CORRESPONDENCE**

**CORRESPONDENCE (SUBMITTED AFTER AGENDA PACKET WAS POSTED; PRIOR TO THE PLANNING COMMISSION MEETING):  
&NBSP;**

