



## **AGENDA**

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

**TUESDAY, AUGUST 11, 2020**

**6:00 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.**

## **SPECIAL 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 to join the webinar:**

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

**Webinar ID:** 974 4458 1621

**Passcode:** 501501

Or iPhone one-tap: US: +16699006833, 97444581621#, 0#, 501501# Or Telephone Dial: US: +1 669 900 6833

## **STUDY SESSION BEGINS AT 6:00 PM**

## **PLEDGE OF ALLEGIANCE AND ROLL CALL**

## **APPROVAL OF MINUTES**

### **DRAFT MINUTES**

[MINUTES 07/28/2020](#)

## **PLANNING COMMISSION STUDY SESSION**

**PROJECT DESCRIPTION: LOCAL COASTAL LAND USE PLAN STUDY SESSION - A presentation on the final draft Land Use Plan (LUP) Update; hold a public comment forum; conduct a discussion and provide direction to staff in preparation for public hearing on August 25, 2020.**

**PROJECT PLANNERS:** Jill Ekas, Community Development Director; [jekas@hmbcity.com](mailto:jekas@hmbcity.com) and Brittney Cozzolino, Associate Planner; [bcozzolino@hmbcity.com](mailto:bcozzolino@hmbcity.com)

**Final Draft of the Local Coastal Land Use Plan is located at [www.PlanHMB.org](http://www.PlanHMB.org)**  
[STAFF REPORT](#)

[ATTACHMENT 1 - Correspondence](#)

[ATTACHMENT 2 - Chapter 3. Public Works\\_PC Final Draft LUP\\_August 2020](#)

[ATTACHMENT 3 - Chapter 3. Public Works Policy Comparison Table](#)

[ATTACHMENT 4 - Appendix A. LUP Implementation\\_PC Final Draft LUP\\_August 2020](#)

[ATTACHMENT 5 - Appendix B. Buildout\\_PC Final Draft LUP\\_August 2020.pdf](#)

[ATTACHMENT 6 - Appendix C. Sensitive Species\\_PC Final Draft LUP\\_August 2020](#)

[ATTACHMENT 7 - Appendix D. Amendments and Appeals\\_PC Final Draft LUP\\_August 2020](#)

[ATTACHMENT 8 - Glossary\\_PC Final Draft LUP\\_August 2020](#)

[ATTACHMENT 9 - List of Acronyms\\_PC Final Draft LUP\\_August 2020](#)

[ATTACHMENT 10 - Running Errata Sheet\\_Final Draft LUP Update](#)

**ADJOURN STUDY SESSION: TO BE CONTINUED AT PLANNING COMMISSION REGULAR MEETING**

**REGULAR MEETING BEGINS AT 7:00 PM**

**ROLL CALL AND PUBLIC COMMENT**

**PLANNING COMMISSION STUDY SESSION (continued)**

**Continued item from Planning Commission Meeting 08/11/2020 at 6:00 PM**

**PROJECT DESCRIPTION:** LOCAL COASTAL LAND USE PLAN STUDY SESSION - A presentation on the final draft Land Use Plan (LUP) Update; hold a public comment forum; conduct a discussion and provide direction to staff in preparation for public hearing on August 25, 2020.

**PROJECT PLANNERS:** Jill Ekas, Community Development Director; [jekas@hmbcity.com](mailto:jekas@hmbcity.com) and Brittney Cozzolino, Associate Planner; [bcozzolino@hmbcity.com](mailto:bcozzolino@hmbcity.com)

Final Draft of the Local Coastal Land Use Plan is located at [www.PlanHMB.org](http://www.PlanHMB.org)

**1. PUBLIC HEARING ITEMS**

**1.A Continued Item from July 14, 2020 Planning Commission Meeting -**

**PROJECT DESCRIPTION:** Coastal Development Permit and Mitigated Negative Declaration for the PG&E Community Pipeline Safety Initiative, Highway 92 Vegetation Maintenance Project

**FILE NO.:** PDP 17-060

**PROJECT PLANNER:** Doug Garrison, [dgarrison@hmbcity.com](mailto:dgarrison@hmbcity.com)

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Draft-Final ISMND](#)

[ATTACHMENT 3 - MMRP](#)

[ATTACHMENT 4 - PC - CCC Comments](#)

[ATTACHMENT 5 - Lafayette Trees Comments](#)

[ATTACHMENT 6 - PG&E Half Moon Bay City Response - July 2020](#)

[ATTACHEMENT 7 - PC Benjamin Comments](#)

**DIRECTOR'S REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

**CORRESPONDENCE**

**CORRESPONDENCE (submitted after Agenda Packet, but prior to Planning Commission Meeting)**

[Memo to PC\\_08.11.2020 LUP](#)