



## **AGENDA**

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

**TUESDAY, MAY 25, 2021  
7:00 PM**

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

**Steve Ruddock, Chair  
Sara Polgar, Vice Chair  
James Benjamin, Planning Commissioner  
David Gorn, 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.**

## **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 to join:

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

Webinar ID: 942 3461 4539

Passcode: 728726

1-669-900-6833, 94234614539#, \*728726#

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

### **APPROVAL OF MINUTES**

#### **DRAFT MINUTES**

[Draft PC Minutes\\_05.11.2021\\_Revised](#)

### **PUBLIC COMMENT**

#### **1. PUBLIC HEARING ITEMS**

##### **1.A SHORT TERM VACATION RENTAL AND HOME OCCUPATION ORDINANCE**

**Staff Recommendation:** Adopt the attached resolution recommending that City Council approve the draft Short Term Vacation Rental and Home Occupation Ordinance.

[STAFF REPORT](#)

[RESOLUTION](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

[ATTACHMENT 4](#)

[ATTACHMENT 5](#)

**DIRECTOR'S REPORT**

**NOTIFICATION OF DIRECTOR'S INTENT TO APPROVE A TEMPORARY USE IN THE PUD ZONING DISTRICT AT 2 MIRAMONTES POINT ROAD - FILE NO. PDP-21-032/CDPE-21-02 (APNS 066-520-120; 066-092-720)**

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

**CORRESPONDENCE**

**CORRESPONDENCE - (PUBLIC COMMENT SUBMITTED TO CITY STAFF AFTER AGENDA PACKET WAS POSTED, BUT PRIOR TO 05/25/2021 PLANNING COMMISSION MEETING.)**

[PC - Public Comment](#)

[PC- Public Comment 2](#)