



## **AGENDA**

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

**TUESDAY, AUGUST 23, 2022  
7:00 PM**

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

**David Gorn, Chair  
Rick Hernandez, Vice Chair  
James Benjamin, Planning Commissioner  
Margaret Gossett, Planning Commissioner  
Steve Ruddock, 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 on the link below to join the webinar:**

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

14086380968, 81794410282#, \*654321#

Webinar ID: 817 9441 0282

Passcode: 654321

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

## **APPROVAL OF MINUTES**

### **DRAFT MINUTES**

[Draft PC Minutes 08.09.2022](#)

## **PUBLIC COMMENT**

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

- 1.A PROJECT DESCRIPTION: AN APPLICATION FOR A SIGN PERMIT TO ALLOW THE INSTALLATION OF A PERMANENT MURAL SIGN AT 448 MAIN STREET, ON THE SOUTH ELEVATION OF THE CUNHA&RSQUO;S MARKET BUILDING  
CITY FILE #: PDP-22-035  
LOCATION: 448 MAIN STREET / APN: 056-164-030  
PROJECT PLANNER: SCOTT PHILLIPS; SPHILLIPS@HMBCCITY.COM; 650-726-8299**

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Mural](#)

[ATTACHMENT 3 - PRC Special Meeting Agenda 08-11-2022](#)

[ATTACHMENT 4 - CC Staff Report](#)

- 1.B PROJECT DESCRIPTION: AN APPLICATION FOR A SIGN PERMIT TO ALLOW THE INSTALLATION OF A PERMANENT MURAL SIGN.  
CITY FILE#: PDP-22-032  
LOCATION: 508 MAIN STREET / APN: 056-173-020  
PROJECT PLANNER: SCOTT PHILLIPS; SPHILLIPS@HMBCITY.COM; 650-726-8299**

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Plans](#)

[ATTACHMENT 3 - AAC 07.28.22 Draft Meeting Notes](#)

- 1.C PREVIOUSLY REVIEWED BY PLANNING COMMISSION ON JULY 12, 2022, CONTINUED TO A DATE CERTAIN OF AUGUST 23, 2022 -  
PROJECT: COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW FOR A NEW VARIABLE MESSAGE SIGN AND ASSOCIATED IMPROVEMENTS WITHIN THE CALTRANS RIGHT-OF-WAY.  
CITY FILE #: PDP-22-03  
PROJECT PLANNERS: JILL EKAS, JEKAS@HMBCITY.COM; SCOTT PHILLIPS  
SPHILLIPS@HMBCITY.COM**

[STAFF REPORT](#)

[ATTACHMENT 1 - RESOLUTION\\_Caltrans Variable Message Approval](#)

[ATTACHMENT 2 - RESOLUTION\\_Caltrans Variable Message Denial](#)

[ATTACHMENT 3 - Visual Sims Plans](#)

[ATTACHMENT 4 - State Route 1 Traffic Operational System Improvements](#)

[ATTACHMENT 5 - AAC 4.28.22 Meeting Notes](#)

[ATTACHMENT 6 - Caltrans Response Letter](#)

[ATTACHMENT 7 - PC STAFF REPORT 07.12.2022](#)

[ATTACHMENT 8 - PC Minutes 07.12.2022](#)

[ATTACHMENT 9 - Public Comment 07.12.2022](#)

**DIRECTOR'S REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**