



AGENDA
OF THE SPECIAL MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF HALF MOON BAY
THURSDAY
July 17, 2008
7:30 PM
In the Sun Room
Ted Adcock Senior/Community Center
535 Kelly Avenue
www.hmbcity.com

Staff reports linked from individual agenda items below are in PDF (portable document format). You can read and print them with Adobe Acrobat Reader. (To download it, [click here](#), then follow the installation instructions). Please remember that any attachments or exhibits we could not provide here are available for inspection at City Hall during normal business hours.

Planning Commissioners: Patric Bo Jonsson, Kenneth King, Les Deman, Vice Chair Linda Poncini, and Chair Tom Roman

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 "ORAL COMMUNICATION" portion of the AGENDA and will have three minutes to discuss their item. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

Copies of written documentation relating to each item of business on the AGENDA are on file in the Planning Department at City Hall and the Half Moon Bay Public Library where they are available for public inspection. Information may be obtained by calling 650-726-8250.

In compliance with the Americans with Disabilities Act, special assistance for participation in the meeting can be obtained by contacting the Parks and Recreation Department at 726-8297. A 48-hour notification will enable the City to make reasonable accommodation to ensure accessibility to this meeting. (28 CFR 35.102-35, 104 ADA Title II).

The effective date of any Use Permit approved by the Planning Commission shall be the day following the regular City Council meeting at which the Planning Commission meeting minutes reflecting the approval of the Use Permit have been considered by the City Council. Any member of the City Council may request that any action of the Planning Commission on a Use Permit be reviewed by the City Council so long as the request for review is made prior to the Council's review of the Planning Commission meeting minutes at which the action was taken.

The effective date of any Variance, Exception, or Site and Design Review shall be ten business days from the date of the Planning Commission's action. Any person aggrieved by a decision of the Planning Commission on a Variance, Exception, or Site and Design Permit may appeal the decision to the City Council within ten business days of the decision being rendered. When the tenth day falls on a weekend or holiday, the appeal period closes at 5:00 PM on the first working day following the weekend or holiday. Potential appellants should contact Planning Staff at 650-726-8250 for information on the appeal process.

and any associated fees.

I. PLEDGE OF ALLEGIANCE AND ROLL CALL:

II. APPROVAL OF AGENDA:

III. STAFF AND COMMISSION REPORTS:

Planning Director's Report and Agenda Forecast:

Planning Director intention to approve:

CDPE-05-08 and PDP-049-08 – Coastal Development Permit Exemption and Temporary Use Permit. Applicant: Tom McCallister of Hartmann Studios for the Ritz-Carlton. Location: On the top of the valet parking structure at the Ritz-Carlton, 1 Miramontes Point Road. APN 066-092-070.

Description: Coastal Development Permit Exemption (CDPE-05-08) and Temporary Use Permit (PDP-049-08) for a tent on top of the valet parking structure at the Ritz-Carlton. The tent will be installed on July 20th and removed on July 22nd. The event is for a corporate dinner party for Fortune on July 21, 2008, from 6 PM to 10 PM for 300 guests, a Breakfast on July 22nd and a Cocktail Reception on July 22nd from 4 PM to 7 PM. The contact at the Ritz-Carlton is Kathryn Hill, 650-712-7000.

IV. ORAL COMMUNICATION:

V. ADJOURNMENT: