



Tom Roman, Chairman
Rick Hernandez, Vice Chairman
Thomas Conroy
John Evans
Les Deman

CITY OF HALF MOON BAY

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PLANNING COMMISSION MINUTES

REGULAR MEETING

TUESDAY, January 26, 2016

7:00 P.M.

Meeting Location:

Emergency Operations Center (EOC)

537 Kelly Avenue • Half Moon Bay, CA 94019

Meeting facilities are accessible to people with disabilities. If you require special assistance to participate in the meeting, or agendas prepared in an appropriate alternative format, please notify the City Clerk's Office at (650) 726-8271 at least 48 hours prior to the meeting.

Copies of written documentation relating to each item of business on the Agenda are on file in the Planning Division at City Hall and the Half Moon Bay Public Library (620 Correas St. Half Moon Bay, CA 94019) where they are available for public inspection. Information may also be obtained by calling (650) 726-8250.

Those wishing to address the Planning Commission on any matter not listed on the Agenda, but within the jurisdiction of the Commission to resolve, may come forward to the podium during the "Public Comment" portion of the Agenda and will have three (3) 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.

Please Note: The Planning Commission meeting will adjourn at 10:30 p.m. unless the Commission votes to extend it during the same evening. If an item on the Agenda cannot be heard within the regular meeting hours of 7:00 p.m. to 10:30 p.m., it will be continued to the next regular meeting date unless the Planning Commission extends the time.

I. PLEDGE OF ALLEGIANCE AND ROLL CALL

Chairman Deman called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance.

PRESENT: Deman, Roman, Conroy, Hernandez, and Evans

ABSENT: none

II. ELECTION OF CHAIR AND VICE-CHAIR

Commissioner Conroy made a motion to nominate Tom Roman as 2016 Planning Commission Chairman.

Commissioner Deman seconded the motion. **Motion carried by 5-0 vote.**

Commissioner Roman made a motion to nominate Rick Hernandez as 2016 Planning Commission Vice Chairman.

Commissioner Evans seconded the motion. **Motion carried by 5-0 vote.**

III. APPROVAL OF MINUTES

Commissioner Conroy made a motion to approve the minutes with the correction of the Vote to be changed from 0-4 to 4-0, for project PDP-15-084.

Commissioner Deman seconded the motion. **Motion carried by 4-0-1 vote.**

Commissioner Roman abstained as he was absent at the January 12, 2016 Planning Commission Meeting.

IV. APPROVAL OF AGENDA

- No changes made.

V. PLANNING MANAGER REPORT

- Planning Manager's Report and Agenda Forecast

John Doughty, Interim Community Development Director, presented the Planning Manager's Report and Agenda Forecast.

VI. PUBLIC COMMENT

- No Public Comment

VII. PUBLIC HEARING ITEMS

1. **PDP-005-07** - Coastal Development Permit and Architectural Review to allow the construction of a new 2,484 square foot residence at 913 Grand View Boulevard

(APN 048-264-030), located in the R-1-B-2, Single Family Residential Zoning District and the Residential-Medium Density General Plan designation.

Scott Phillips, Associate Planner, presented the Staff Memorandum and Presentation.

PUBLIC COMMENT:

1. James Benjamin, Resident
2. Walter Sensing, Resident

Anna Kopitov, Project Biologist with Kopitov Environmental was in attendance to answer any questions of the Planning Commission.

Commissioner Deman made a motion to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the project as recommended by Staff based on the amended conditions within the memorandum presented to the Planning Commission.

Commissioner Conroy seconded the motion. **Motion carried by 5-0 vote.**

2. PDP-15-046:

- 1) Find that the Planning Commission has reviewed and considered the Final Initial Study and Mitigated Negative Declaration for the project adopted by the Lead Agency, the Coastside Fire Protection District; and
- 2) Approve PDP-15-046, a Coastal Development Permit and Architectural Review for construction of a prefabricated fire training tower of approximately 50 feet in height and 4,497 square feet in floor area with an unenclosed platform of 550 square feet, on a 86,463 square foot lot developed with an existing fire station and fire training yard in the P-S, Public Service Zoning District, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval contained in Exhibit B.

Carol Hamilton, Senior Planner, presented the Staff Memorandum and Presentation.

Representatives from the Fire Training Facility spoke:

1. Gary Burke, President of Coastside Fire Protection District
2. Kerry Burke, Planning Consultant
3. Paul Cole, Assistant Fire Chief, Coastside County Fire Protection District

PUBLIC COMMENT:

1. Dave Schorr, resident
2. Frank Gerrity, resident
3. Doreen Geritty, resident
4. Pamela Fisher, resident

5. Jules Sofer, resident
6. Sarah Lambert, resident
7. James Benjamin, resident
8. Chad Hooker, resident
9. Naomi Patridge, resident
10. Jack McCarthy, Moss Beach
11. Gaylord Galiher, resident
12. Kathleen Rehm, resident
13. Paulette Eisen, resident
14. Don Prestosz, resident
15. Kevin Lansing, resident

Gary Burke and Paul Cole responded to Planning Commission questions and concerns.

10:20 p.m.

Commissioner Evans made a motion to extend the meeting past 10:30 p.m. until as long as needed.

Commissioner Hernandez seconded the motion. **Motion carried** by 5-0 vote.

11:00 p.m.

Commissioner Conroy made a motion to extend the meeting to 11:30 p.m.

Commissioner Hernandez seconded the motion. **Motion carried** by 5-0 vote.

PDP-15-046 Continued:

Commissioner Conroy made a motion to deny the project.

Commissioner Hernandez seconded the motion. **Roll Call Vote: Hernandez, Yes; Evans, No; Conroy, Yes; Deman, No; Roman, No. Motion Denied** by 2-3 vote

Commissioner Deman made a motion to approve the project as recommended by Staff with the addition to include the color Slate Gray to the conditions as the body color of the building.

Commissioner Evans seconded the motion. **Roll Call Vote: Hernandez, No; Evans, Yes; Conroy, No; Deman, Yes; Roman, Yes. Motion carried** by 3-2 vote.


VII. PLANNING COMMISSION COMMUNICATIONS

- John Doughty expressed that there is opportunity for Planning Commissioners to attend the upcoming Planning Commissioners Academy.
- Evans gave Charrette update.

VIII. ADJOURNMENT

Commissioner Deman made a motion to adjourn the January 26, 2016 Planning Commission meeting at 11:30 p.m. Commissioner Hernandez seconded the motion. Motion carried by a unanimous vote.

APPROVED:



Tom Roman, Chairman

ATTEST:



Bridget Jett, Planning Analyst