



MINUTES

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, OCTOBER 25, 2016

TED ADCKOCK COMMUNITY CENTER / 535 KELLY AVENUE

Vice Chair Hernandez called the meeting to order at 7:02 p.m.

PRESENT: Commissioners Hernandez, Evans, Reimer, and Deman

ABSENT: Commissioner Conroy

I. PLEDGE OF ALLEGIANCE AND ROLL CALL

Commissioner Hernandez led the Pledge of Allegiance.

II. APPROVAL OF AGENDA

Commissioner Deman made a motion to approve the Agenda as written.
Commissioner Evans seconded the motion. **Motion carried** by a unanimous vote.

III. APPROVAL OF MINUTES – Minutes Deferred to another Planning Commission Meeting.

IV. PLANNING MANAGER REPORT

John Doughty, Community Development Director reported updates to the Planning Commission.

V. PUBLIC FORUM

None

VI. PLANNING HEARING ITEMS

None

I. NEW BUSINESS

1. PDP-071-13 – Hyatt Place Hotel Design Study Session

No formal action is requested. This is an opportunity for the Planning Commission to review the architectural plans, renderings and site plan and provide comment to staff and the applicant in advance of initiation of environmental and detailed project review.

Greg Jamison, Applicant and Property Owner presented proposed project with pictures.

PUBLIC COMMENT:

- **Roy Truitt** – HMB Chamber Commerce CCD, discussed positive economic impact and business partner for the community.
- **Harvey Rarback** – HMB Resident, concerned that the discussion did not include environmental impact comments.
- **Jimmy Benjamin** – HMB Resident, asked questions regarding rain water storage, # of stories appropriate, connect to Main St.?
- **Mike Ferriera** – questions and concerns about the project.
- **David Schorr** – HMB Resident, questions and concerns about the projects size, greenhouse gas, commercial bldg., neighbors.
- **Jeff Corbet** - HMB Resident, dislikes the project.
- **Lawrence Gandelman**- HMB Resident, supports project.
- **Michael Adler** - HMB Resident, supports project.
- **Tom Carey** - HMB Property owner & contractor, supports project.
- **Paul McGregor** – HMB resident, supports project.
- **Monica Ackerman** - HMB Resident, supports project with questions regarding ADA Parking.
- **Aria Liaghat** - HMB Resident, supportive, but dislikes location close to his neighborhood.

Planning Commissioners received the proposed project presentation and discussed the following items for the applicant to consider:

Greg Jamison, owner/applicant and Jim Roto, RYS Architects representing the Jamison Family responded to questions from the Planning Commission.

- Conference Room windows are there any?
- Is there an Architect for the stand alone Commercial Building?
 - Jamison prepared draft drawings.
 - Architect in the works, once headed to more final designs will have an architect.

- How was the design considered when planning the site?
 - Applicant is looking for community input regarding the site plan
- Scale of hotel, adequate parking?
- Soil removal would be costly
 - John Doughty quoted PUD Section C regrading heights.
- Make it appear that it is not an aircraft, looks institutional.
- Make it accessible to walk from hotel to downtown Half Moon Bay.
- Why cypress trees? What materials are the trails made of?
 - Applicant responded to the trail materials being decomposed granite (DG). Cypress Trees are a sculpture to the Coastal area.
- Doesn't reflect local strong elements of Half Moon Bay.
- Open Space needed to be considered.
- Important rooms facing good views.
- Height is something that needs to be considered and looked into when designing. Also a concern
- Think about the public spaces in the Sunrise Areas in addition to sunset.
- Eldorado stone is great; no wainscoting.
- Nice to see a couple of proposed height variations.
- Look/view from Highway 1.
- Consider a Seymour light? Pedestrians crossing, access to trail and beach?

VII. PLANNING COMMISSION COMMUNICATIONS

VIII. ADJOURNMENT

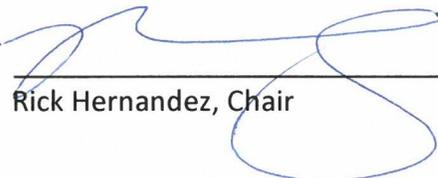
Vice Chair Reimer moved to adjourn the meeting;
Commissioner Evans seconded the motion; **Motion carried** by a unanimous vote.
Meeting was adjourned at 9:17 p.m.

Respectfully Submitted:



Bridget Jett, Planning Analyst

Approved:



Rick Hernandez, Chair