



City of Half Moon Bay

Planning Department
501 Main Street Half Moon Bay CA 94019
Phone: 650.726.8250 / Fax: 650.726.8261

PLANNING PERMIT APPLICATION FORM

Prior to submittal of planning permit application form, please inquire about a Pre-application Meeting with planning staff. Please call (650) 726-8250 to make an appointment.

Property Owner

Name _____
Signature _____
Mailing Address _____
Phone (W) _____ (Fax) _____

Project Applicant or Applicant's Representative (if different from Owner)

Name _____
Mailing Address _____
Phone (W) _____ (Fax) _____

Subject Property

If the subject property has no physical street number, locate the property in relation to its frontage street and nearest cross street

Address: _____
APN: _____
Zoning District: _____
Existing Use: _____
Proposed Use _____
Proposed Development: _____

Permit(s) Requested (Check where applicable)

- | | |
|---|--|
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Lot Merger |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Exception for _____ |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Variance to _____ |
| <input type="checkbox"/> ARC Review (w/o CDP) | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Site & Design Permit | <input type="checkbox"/> Tentative Subdivision Map |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Environmental Review |

HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the processing or approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. The applicant understands that there is a possibility of litigation and Coastal Commission enforcement act regarding the current Zoning Code provisions that apply to this application; the City makes no representations or warranties about the outcome of such actions or how they might impact the processing of this application or any permit issued based on this application.

Government Code Section 65105. Entry on land by planning agency personnel -- In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof. _____ Owner(s)' Initials



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LOT MERGER

Lot Mergers may be granted by the City of Half Moon Bay under the following conditions:

- Application is consistent with:
 - Chapter 17.28 of the Municipal Code
 - Development Standards of the applicable Zoning District as required by Chapter 18 of the Municipal Code-- (Consult Staff)
- All lots must be under the same Ownership
- The property owner must be requesting the merger or it is required as a condition of approval for a project

Applications must be submitted with the following:

- __1. A completed, signed and dated:
 - Application Form
 - Owner(s)' Agreement
- __2. Exhibit A—Legal description of each lot as it exists before merger
- __3. Exhibit B—Legal description of each lot as it will exist after merger (Must Use Metes and Bounds Description)
- __4. Exhibit C—A clear and accurate map, suitable for filing with the county recorder, showing the proposed Lot Merger. This must also have a signature block for the City Engineer and the Planning Director.
- __5. A copy of a recent Title Report, (6 months or less), providing evidence of current ownership of all the parcels
- __6. A copy of the Grant Deed
- __7. Application fee based on the City's Master Fee Schedule

SUBJECT PROPERTY INFORMATION

A. Land Surveyor/Civil Engineer _____
Phone # _____

B. Parcels to be Adjusted (if more than four, copy this sheet & attach additional pages)

Parcel # _____ Size *before* merger _____ acres _____ square feet
Size *after* merger _____ acres _____ square feet

Parcel # _____ Size *before* merger _____ acres _____ square feet
Size *after* merger _____ acres _____ square feet

Parcel # _____ Size *before* merger _____ acres _____ square feet
Size *after* merger _____ acres _____ square feet

Parcel # _____ Size *before* merger _____ acres _____ square feet
Size *after* merger _____ acres _____ square feet



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OWNER AGREEMENT

State of California
County of San Mateo
City of Half Moon Bay

I/we, _____, certify that I/we am/are the owner(s) of record or authorized agent and that the information filed is true and correct to the best of my knowledge. I/we do hereby apply for lot mergers in accordance with the City Subdivision Ordinance.

The above information and materials submitted in support of this application are, to the best of my/our knowledge, true and correct.

Signature _____ Date _____
Owner's Signature

Signature _____ Date _____
Owner's Signature

■ ALL PROPERTY OWNERS MUST SIGN THE APPLICATION PER Chapter 17.28 ■
■ PLEASE ATTACH ADDITIONAL SIGNATURE PAGES AS NEEDED ■