



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION MEETING

**TUESDAY, OCTOBER 28, 2025
7:00 PM**

**TED ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA**

**Steve Ruddock, Chair
David Gorn, Vice Chair
Christopher DelNagro, Planning Commissioner
Jacob (Jim) Rems, Planning Commissioner
Rick Hernandez, 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. Staff will respond to public comments submitted before Monday 3:00 PM, the day prior to the Tuesday scheduled meeting. Comments submitted after that time will be forwarded to Planning Commissioners up to one hour before the Tuesday meeting.

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.

HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. Planning Commissioners and staff will participate in person. 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. If joining by phone, use *9 to raise your hand, *6 to mute and unmute. The meeting will also be streamed on Channel 27, on pacificcoast.tv.*

Please click on the link below to join the webinar:

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

Phone: 1-669-900-6833, 83502131401#, *94019#

Webinar ID: 835 0213 1401

Passcode: 94019

Wi-Fi: HMB Public

Password: Recreation1

PLEDGE OF ALLEGIANCE AND ROLL CALL

APPROVAL OF MINUTES

DRAFT MINUTES

[10/14/2025](#)

PUBLIC COMMENT

1. PUBLIC HEARING ITEMS

1.A DRAFT HOUSING ELEMENT PUBLIC HEARING

**PROJECT CONTACT: LESLIE LACKO, COMMUNITY DEVELOPMENT DIRECTOR
LLACKO@HALFMOONBAY.GOV**

Staff Recommendation:

RECOMMENDATION:

1) Hold a public hearing to receive public input and to evaluate revisions to the Draft Housing Element for submission to California Department of Housing and Community Development (HCD); and

2) Approve a resolution (Attachment 1) recommending that City Council directs staff to submit the 2023-2031(Cycle 6) Housing Element dated October 2025 to HCD; and

3) Adopt the CEQA Mitigated Negative Declaration pursuant to Public Resources Code Section 21080(c)(1) and (c)(2) and Section 15074 (b) and (c) of the CEQA Guidelines.

NOTE: The current draft titled "2023-2031 Housing Element, Fifth HCD Draft, September 2025" is available on the City's website at www.hmbcity.com/housingelement (Attachment 2).

[STAFF REPORT](#)

[ATTACHMENT 1 - RESOLUTION](#)

[ATTACHMENT 2 - 2023-2031 Housing Element, Fifth HCD Draft, September 2025](#)

[ATTACHMENT 3 - Milestone Table.pdf](#)

[ATTACHMENT 4 - HCD response letter dated May 20, 2025.pdf](#)

[ATTACHMENT 5 - City revisions to Draft Housing Element in response to May 20, 2025 HCD letter](#)

[ATTACHMENT 6 - 2023-2031 HEU Final IS-MND](#)

**1.B BRIEFING ON THE LOCAL COASTAL PROGRAM, IMPLEMENTATION PLAN UPDATE
PROJECT CONTACT: LESLIE LACKO, COMMUNITY DEVELOPMENT DIRECTOR,
LLACKO@HALFMOONBAY.GOV**

Staff Recommendation:

Receive a briefing from staff on the scope of work for the update to the Local Coastal Program (LCP) Implementation Plan (IP). Receive a presentation, provide for public comment, hold a discussion, and provide any direction or recommendations in response.

[STAFF REPORT](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT