



**CITY COUNCIL AGENDA
CITY COUNCIL REGULAR MEETING
CITY OF HALF MOON BAY**

TUESDAY, NOVEMBER 4, 2025

**HYBRID MEETING (SEE NEXT PAGE)
ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019**

**Robert Brownstone, Mayor
Debbie Ruddock, Vice Mayor
Patric Jonsson, Councilmember
Paul Nagengast, Councilmember
Deborah Penrose, Councilmember**

7:00 PM

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the Agenda, but within the jurisdiction of the City Council 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 a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City 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).

<https://www.halfmoonbay.gov/>

HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work. The public is encouraged to attend in person to ensure full participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. All Councilmembers 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. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on the City website at <https://www.halfmoonbay.gov/315/City-Council-Agendas>. Please click to join the webinar: <https://us06web.zoom.us/j/87674804231> or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

- 1. ROLL CALL / PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF AGENDA**
- 3. PROCLAMATIONS AND PRESENTATIONS**
- 4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE**
- 5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS**
- 6. CITY MANAGER UPDATES TO COUNCIL**
- 7. PUBLIC FORUM**
- 8. CONSENT CALENDAR**
 - 8.A WAIVE READING OF RESOLUTIONS AND ORDINANCES**
 - 8.B APPROVE THE MINUTES OF THE JANUARY 19, 2022 SPECIAL MEETING**

[ATTACHMENT](#)
 - 8.C APPROVE THE MINUTES FROM THE MARCH 1, 2022 REGULAR MEETING**

[ATTACHMENT](#)
 - 8.D APPROVE THE MINUTES OF THE FEBRUARY 15, 2022 SPECIAL MEETING**

[ATTACHMENT](#)
 - 8.E APPROVE THE MINUTES OF THE OCTOBER 16, 2025 SPECIAL MEETING**

[ATTACHMENT](#)

8.F APPROVE THE MINUTES OF THE OCTOBER 21, 2025 SPECIAL MEETING

[ATTACHMENT](#)

8.G APPROVE THE MINUTES OF THE OCTOBER 21, 2025 REGULAR MEETING

[ATTACHMENT](#)

8.H TREASURER’S REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025

Staff Recommendation: By motion, accept the Treasurer’s Report for the quarter ending September 30, 2025.

[STAFF REPORT](#)

[ATTACHMENT](#)

8.I SEA HORSE RANCH LICENSE AGREEMENT

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a License Agreement with Sea Horse Ranch, for non-exclusive use of City property along Poplar Beach, for a term ending December 31, 2030, at an initial annual rate of \$13,117, with 3% annual increases throughout the Term.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

9. ORDINANCES AND PUBLIC HEARINGS

9.A INTRODUCTION OF AN ORDINANCE ADDING CHAPTER 7.65 “COMMERCIAL VITALITY ORDINANCE” TO THE HALF MOON BAY MUNICIPAL CODE

Staff Recommendation: Conduct a public hearing and introduce the first reading of an ordinance adding Chapter 7.65 “Commercial Vitality Ordinance” to the Half Moon Bay Municipal Code, establishing maintenance standards for commercial storefronts.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

9.B ADOPTION OF THE 2025 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE

Staff Recommendation: Conduct a public hearing, and upon receiving community input: 1) Introduce an ordinance repealing Chapter 14.06 of the Half Moon Bay Municipal Code, “Electrification of Buildings,” and repealing and replacing Chapter 14.04 of the Half Moon Bay Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code, with local amendments, and finding the amendments to be exempt from environmental review under the California Environmental Quality Act (CEQA); and 2) Direct staff to place the ordinance and the attached resolution establishing the “Need for Local Modifications to the California Building Standards Code” and ratifying the Coastside Fire Protection District’s Ordinance No. 2025-01 on the consent calendar for adoption on November 18, 2025.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

9.C 2023-2031 (6TH CYCLE) HOUSING ELEMENT

Staff Recommendation: Conduct 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 1) Adopt the Mitigated Negative Declaration for the 2023-2031 (6th cycle) Housing Element; and 2) Adopt the 2023-2031 (6th Cycle) Housing Element dated October 2025, for certification by HCD.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

[ATTACHMENT 4](#)

[ATTACHMENT 5](#)

[ATTACHMENT 6](#)

10. RESOLUTIONS AND STAFF REPORTS

10.A FINANCIAL REPORT FOR THE QUARTER ENDED ON SEPTEMBER 30, 2025

Staff Recommendation: Accept the Financial Report for the quarter ended September 30, 2025, and authorize the Administrative Services Director to make budgetary entries to: 1) Include a \$30,000 budget adjustment for the Community Development Department’s

Planning Collaborative; and 2) Incorporate previously approved carryforward funds related to capital improvement projects and other multi-year initiatives.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

10.B MINIMUM WAGE AGREEMENT WITH THE COUNTY OF SAN MATEO

Staff Recommendation: Authorize the City Manager to execute an agreement with the County of San Mateo for investigative services related to enforcement of the City's Minimum Wage Ordinance, through the County of San Mateo Office of Labor Standards and Enforcement (OLSE).

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

- 11. COMMISSION / COMMITTEE UPDATES**
- 12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS**
- 13. CITY COUNCIL REPORTS**
- 14. ADJOURNMENT**