



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

**TUESDAY, JUNE 2, 2026  
7:00 PM**

**TED ADCOCK COMMUNITY CENTER,  
535 KELLY AVENUE  
HALF MOON BAY, CA 94019**

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

**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 Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.**

**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 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 provide reasonable accommodation to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).**

**<http://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**
  - 3.A FUTURE LEADER'S CIVICS ACADEMY GRADUATION**
  - 3.B STUDENT AWARDS**
  - 3.C COUNTY HOUSING STONE PINE COVE PRESENTATION**
- 4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE**
- 5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS**
- 6. COMMISSION / COMMITTEE UPDATES**
  - 6.A PARKS AND RECREATION COMMISSION REPORT OUT**
  - 6.B PLANNING COMMISSION REPORT OUT**
- 7. CITY MANAGER UPDATES TO COUNCIL**
  - 7.A LOCAL HAZARD MITIGATION PLAN UPDATE**
  - 7.B MAIN STREET BRIDGE UPDATE**
- 8. PUBLIC FORUM**

## 9. CONSENT CALENDAR

### 9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS

### 9.B TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2026

**Staff Recommendation:** By motion, accept the Treasurer's Report for the quarter ending March 31, 2026.

[STAFF REPORT](#)

[ATTACHMENT - Report](#)

### 9.C APPROVE MINUTES OF THE MAY 19, 2026 SPECIAL MEETING

[ATTACHMENT- May 19, 2026 Special Meeting Minutes](#)

### 9.D APPROVE MINUTES OF THE MAY 19, 2026 REGULAR MEETING

[ATTACHMENT- May 19, 2026 Regular Meeting Minutes](#)

### 9.E DISPLAY OF THE LGBTQ FLAG FOR THE MONTH OF JUNE 2026 AT CITY HALL TO COMMEMORATE PRIDE MONTH

**Staff Recommendation:** Adopt a Resolution authorizing the display of the LGBTQ Progress Flag at City Hall for the month of June 2026.

[STAFF REPORT](#)

[ATTACHMENT - Resolution](#)

### 9.F RESOLUTIONS CALLING FOR THE HOLDING OF THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION

**Staff Recommendation:** Adopt a resolution calling for the General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers, and adopt a resolution requesting the Board of Supervisors of the County of San Mateo to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, and authorizing the City Manager to enter into a service agreement with the County of San Mateo for the provision of election services.

[STAFF REPORT](#)

[ATTACHMENT 1 - General Municipal Election Resolution](#)

[ATTACHMENT 2 - Request BOS to Consolidate Election](#)

### 9.G ACCEPTANCE OF AUDITOR'S REPORTS FROM THE FISCAL YEAR 2023-24 AUDIT

**Staff Recommendation:** Accept the Required Communications and Memorandum of Internal Control reports from the Fiscal Year 2023-24 independent auditor.

[STAFF REPORT](#)

[ATTACHMENT 1 - Required Communications](#)

[ATTACHMENT 2 - Memorandum of Internal Control for the Year Ended June 30, 2024](#)

#### **9.H ACCEPTANCE OF AUDITOR'S REPORTS FROM THE FISCAL YEAR 2024-25 AUDIT**

**Staff Recommendation:** Accept the Required Communications and Memorandum of Internal Control reports from the Fiscal Year 2024-25 independent auditor.

[STAFF REPORT](#)

[ATTACHMENT 1 - Required Communications for the Year Ended June 30, 2025](#)

[ATTACHMENT 2 - Memorandum of Internal Control for the Year Ended June 30, 2025](#)

#### **9.I FINAL ACCEPTANCE OF THE JOHN L. CARTER PARK IMPROVEMENTS PROJECT (CIP NO. 0611)**

**Staff Recommendation:** Adopt a resolution authorizing the City Manager or his designee to file a Notice of Completion for the John L. Carter Park Improvements Project (CIP Project No. 0611), release the project Performance and Labor and Materials Bonds, and release the retention funds in accordance with applicable laws.

[STAFF REPORT](#)

[ATTACHMENT - Carter Park NOC Resolution](#)

#### **9.J AMENDMENT TO AGREEMENT WITH MAZE & ASSOCIATES FOR INDEPENDENT AUDITING SERVICES**

**Staff Recommendation:** Adopt a resolution authorizing the City Manager to execute a one-year amendment to the agreement with Maze & Associates Accountancy Corporation for independent auditing services, to extend the term of the Agreement for an additional year through April 30, 2027, and increase the compensation by \$62,940 for a total not to exceed agreement amount of \$325,690.

[STAFF REPORT](#)

[ATTACHMENT - Resolution](#)

### **10. ORDINANCES AND PUBLIC HEARINGS**

**10.A COMPLIANCE WITH ASSEMBLY BILL 2561/GOVERNMENT CODE SECTION 3502.3 REGARDING VACANCIES, RECRUITMENT, AND RETENTION EFFORTS**

**Staff Recommendation:** Receive a presentation and conduct a public hearing at which the City will report on workforce vacancies, recruitment, and retention efforts.

[STAFF REPORT](#)

**10.B FISCAL YEAR 2026-27 MASTER FEE SCHEDULE**

**Staff Recommendation:** Conduct a public hearing and adopt a resolution adopting an updated Master Fee Schedule for Fiscal Year 2026-2027 and approving a 1.7% Consumer Price Index (CPI) adjustment to certain applicable fees.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Fee Schedule](#)

**11. RESOLUTIONS AND STAFF REPORTS**

**11.A BALLOT MEASURE AMENDING MEASURE D, THE CITY'S VOTER-APPROVED RESIDENTIAL GROWTH LIMITATIONS PROGRAM**

**Staff Recommendation:** 1) Adopt a resolution approving a proposed Ordinance to amend the City's Local Coastal Land Use Plan, Policy 2-16, and Half Moon Bay Municipal Code, Title 17 (Subdivisions), sections 17.06.020(E) and 17.06.065 and Title 18 (Zoning), section 18.04.010(E) and other conforming edits to amend the Measure D "Downtown Area" to be the area designated as the Town Center in Figure 2-2 of the Local Coastal Land Use Plan; and placing a measure on the November 3, 2026 general election ballot, seeking voter approval of the proposed Ordinance to amend the Measure D Downtown Area; and 2) Find the amendments exempt from the California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA," and 14 Cal. Code Regs. Sections 15000 et seq., "CEQA Guidelines"), under CEQA Guidelines section 15265 (adoption of coastal plans and programs); and 3) Discuss and determine if the City Council wishes to submit an argument in favor of the proposed ballot measure, and if so, which Councilmember(s) would write it.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution Setting a Measure on the Ballot to Amend Measure D](#)

[ATTACHMENT 2 - City of Half Moon Bay Measure to Amend the Downtown Area for Residential Growth Management Policies](#)

[ATTACHMENT 3 - Measure D 1999 Full Text](#)

## **11.B FISCAL YEAR 2026-27 RECOMMENDED BUDGET**

**Staff Recommendation:** Staff recommends that the City Council take the following actions:

1) Receive a presentation on the FY 2026-27 Recommended Budget, and after accepting public comments and providing any additional recommended changes, direct staff to return with the final proposed budget for adoption on June 16, 2026 and 2) Adopt the Fiscal Sustainability Plan to provide a long-term framework for addressing the City's ongoing structural fiscal challenges and guiding future financial decision-making.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Budget](#)

[ATTACHMENT 3 - Forecast and Fiscal Sustainability](#)

## **11.C COMMUNITY SERVICES FINANCIAL ASSISTANCE PROGRAM**

**Staff Recommendation:** 1) Receive a subcommittee update on the Community Services Financial Assistance (CSFA) grant program and provide guidance to staff on grant awards and amounts for FY 2026-27 and 2) Adopt a resolution authorizing City Manager to execute grant agreements with recipients of the Community Services Financial Assistance (CSFA) grant based on guidance provided.

[STAFF REPORT](#)

[ATTACHMENT - Resolution CSFA FY 26-27](#)

## **11.D DEVELOPMENT OF A RENTAL ASSISTANCE PROGRAM**

**Staff Recommendation:** Adopt a Resolution establishing a Rental Assistance Program and authorizing the City Manager to execute an agreement with Coastside Hope for program administration services, at a cost not to exceed \$120,000, for a term of one year.

[STAFF REPORT](#)

[ATTACHMENT 1 - Rental Assistance Program Resolution](#)

[ATTACHMENT 2 - Program Guidelines](#)

[ATTACHMENT 3 - Draft Agreement](#)

## **11.E TENANT LEGAL SERVICES AGREEMENT WITH COMMUNITY LEGAL SERVICES IN EAST PALO ALTO**

**Staff Recommendation:** Adopt a Resolution authorizing the City Manager to execute an

agreement with Community Legal Services in East Palo Alto (CLSEPA) for the provision of tenant legal services, tenant rights education, and housing-related legal support services for Half Moon Bay residents in an amount not to exceed \$40,000 for a term of one year.

[STAFF REPORT](#)

[ATTACHMENT 1 - CLSEPA Partnership Resolution](#)

[ATTACHMENT 2 - CLSEPA Supporting Document](#)

[ATTACHMENT 3 - Draft Agreement](#)

**12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS**

**13. CITY COUNCIL REPORTS**

**14. ADJOURNMENT**