CITY OF HALF MOON BAY
PLANNING COMMISSION REGULAR MEETING
AGENDA

TUESDAY, OCTOBER 27, 2026
7:00 PM

TED ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA
IN-PERSON/HYBRID

David Gorn, Chair
Rick Hernandez, Vice Chair
Jacob (Jim) Rems, Commissioner
Christopher DelNagro, Commissioner
Stephen Ruddock, 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 a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

Public Comment – Staff will respond to written public comments submitted before Monday 1:00 PM, the day prior to scheduled meeting date. Comments submitted after that time will be forwarded to Planning Commission up to one hour before the meeting start time.

NOTE: Anyone wishing to present materials to the Planning Commission, please submit seven copies to the Planning 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/

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

10/13/2026

PUBLIC COMMENT

1. PUBLIC HEARING ITEMS

1.A PROJECT DESCRIPTION: STUDY SESSION ON DRAFT CODE AMENDMENTS FOR MEASURE D, THE CITY VOTER-APPROVED RESIDENTIAL DWELLING UNIT ALLOCATION SYSTEM. PROJECT PLANNER: RUBY ZALDUONDO, ASSOCIATE PLANNER / LESLIE LACKO, COMMUNITY DEVELOPMENT DIRECTOR

Staff Recommendation: Receive a presentation, hear public comment, and provide direction to staff regarding draft code amendments for Measure D. Staff aims to achieve six goals through these draft code amendments: 1) allow Accessory Dwelling Units (ADUs) to require a 0.5 allocation value in conformance with our 6th Cycle Housing Element; 2) exempt Junior Accessory Dwelling Units (JADUs) from Measure D in conformance with our 6th Cycle Housing Element; 3) address unused or expired allocations; 4) codify the allocation transfer process; 5) remove duplicative language and simplify administrative processes throughout the code; and 6) in addition to the code amendments, update the application scoring process and criteria.

Note: the study session will be conducted with interactive materials, like boards for capturing ideas, to promote discussion within the limits of the Brown Act.

STAFF REPORT

ATTACHMENT 1 - 2009 Staff Report ADUs and Measure D

ATTACHMENT 2 - 2014-07 Coastal Commission Staff Report re Proposed Amendments to HMB Proposed LCP Amendment

ATTACHMENT 3 - STAFF REPORT - SEPT 2021

ATTACHMENT 4 - March 19, 2024 City Council

ATTACHMENT 5 - RESIDENTIAL DWELLING UNIT ALLOCATION SYSTEM ORIGINAL

ATTACHMENT 6 - RESIDENTIAL DWELLING UNIT ALLOCATION SYSTEM ALL TRACKED CHANGES WITH COMMENTS

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

CORRESPONDENCE

CORRESPONDENCE (PUBLIC COMMENT SUBMITTED AFTER AGENDA PACKET WAS POSTED)

Public Comments 10/27/2026