



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

TUESDAY, DECEMBER 17, 2019

**Adcock Community Senior Center, 535 Kelly
Avenue, Half Moon Bay, California 94019**

**Harvey Rarback, Mayor
Adam Eisen, Vice Mayor
Robert Brownstone, Councilmember
Deborah Penrose, Councilmember
Debbie Ruddock, 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).

<http://hmbcity.com/>

MEETING WILL CONCLUDE BY 11:00 PM UNLESS OTHERWISE EXTENDED BY COUNCIL VOTE

ROLL CALL / PLEDGE OF ALLEGIANCE

PUBLIC FORUM

REORGANIZATION OF THE CITY COUNCIL

PRESENTATIONS TO OUTGOING MAYOR

REMARKS BY OUTGOING MAYOR

SELECTION OF MAYOR AND VICE MAYOR FOR 2020

REMARKS BY INCOMING MAYOR

RECESS FOR REORGANIZATION RECEPTION

PROCLAMATIONS AND PRESENTATIONS

MIDCOAST COMMUNITY COUNCIL UPDATE

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

CITY MANAGER UPDATES TO COUNCIL

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B WARRANTS FOR THE MONTH OF NOVEMBER 2019

Staff Recommendation: Accept the warrants list for the month of November 2019.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

1.C TREASURER'S REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2019

Staff Recommendation: By motion, accept the Treasurer's Report for the quarter ending September 30, 2019.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

1.D 2020 CALENDAR OF CITY COUNCIL MEETINGS

Staff Recommendation: By motion, adopt the 2020 Calendar of City Council Meetings.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

1.E ORDINANCE ENACTING CHAPTER 7.70, RESIDENTIAL RENTAL SECURITY MEASURES – SECOND READING

Staff Recommendation: Waive second reading and adopt an ordinance enacting Chapter 7.70 (Residential Rental Security Measures) of the Half Moon Bay Municipal Code.

[STAFF REPORT](#)

[ORDINANCE](#)

1.F MADDY ACT 2020 LOCAL APPOINTMENTS LIST FOR CITY BOARDS, COMMISSIONS, AND COMMITTEES

Staff Recommendation: By motion, receive and file the annual appointments list of City boards, commissions, and committees for 2020.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

1.G APPOINTMENT OF A YOUTH REPRESENTATIVE TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

Staff Recommendation: Appoint Anna McMillan as the youth representative to the Bicycle and Pedestrian Advisory Committee (BPAC).

[STAFF REPORT](#)

[ATTACHMENT 1](#)

1.H ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR PHASE III OF THE PACIFIC RIDGE SUBDIVISION

Staff Recommendation: Adopt a resolution granting initial acceptance of public improvements for Phase III of the Pacific Ridge Subdivision, subject to one-year warranty period and release of securities in the form of a Deed of Trust (AKA Pacific Ridge at Half Moon Bay, Unit 3).

[STAFF REPORT](#)

[RESOLUTION](#)

[ATTACHMENT 2](#)

1.I CPS HR CONTRACT FOR CITY-WIDE CLASSIFICATION AND COMPENSATION STUDY

Staff Recommendation: Authorize the City Manager to execute an agreement with CPS HR for a citywide classification and compensation study.

[STAFF REPORT](#)

[RESOLUTION](#)

1.J FIFTH AMENDMENT TO LEASE AGREEMENT WITH KATHY OLER FOR THE USE OF 730 MILL STREET AS A PUBLIC PARKING LOT

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute the Fifth Amendment to the Lease with Kathy Oler, for the use of the Mill Street parking lot through December 31, 2024.

[STAFF REPORT](#)

[RESOLUTION](#)

1.K RESOLUTION IN SUPPORT OF TRANSFORMING PACIFIC GAS & ELECTRIC INTO A CUSTOMER-OWNED UTILITY

Staff Recommendation: Adopt a resolution that supports transforming Pacific Gas & Electric into a private, customer owned utility, maintaining the utility's current service area.

[STAFF REPORT](#)

[RESOLUTION](#)

2. ORDINANCES AND PUBLIC HEARINGS

2.A 2019 HERITAGE MAIN STREET INTERIM URGENCY ORDINANCE EXTENSION PROHIBITING SPECIFIED NEW USES ON THE 300, 400, 500, AND 600 BLOCKS OF MAIN STREET

Staff Recommendation: Receive a presentation, conduct a public hearing, and take the following actions: 1) Extend an Interim Urgency Ordinance, "2019 Heritage Main Street Interim Urgency Ordinance," for 10 months, 15 days to provide adequate time for Coastal Commission certification of follow up zoning text amendments; and 2) Direct staff to bring forward zoning text amendments as recommended by the Planning Commission.

[STAFF REPORT](#)

[ORDINANCE](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

3. RESOLUTIONS AND STAFF REPORTS

3.A COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2019

Staff Recommendation: By motion: 1) adopt a resolution receiving the City of Half Moon Bay Comprehensive Annual Financial Report for the fiscal year ended June 30, 2019; and 2) adopt a resolution amending the Investment Policy.

[STAFF REPORT](#)

[RESOLUTION 1](#)

[RESOLUTION 2](#)

3.B LOAN OF AFFORDABLE HOUSING FUNDS FOR PROPOSED ABUNDANT GRACE WORKFORCE

DEVELOPMENT CENTER AT 515 KELLY AVENUE

Staff Recommendation: Adopt a resolution authorizing a loan of Affordable Housing Funds, not to exceed \$300,000, to Abundant Grace Coastsid Worker, to contribute toward the purchase of property to be used for a Workforce Development Center and authorizing the City Manager to execute the loan agreement.

[STAFF REPORT](#)

[RESOLUTION](#)

[ATTACHMENT 2](#)

3.C HALF MOON BAY HISTORY ASSOCIATION LEASE AGREEMENT FOR 503 JOHNSTON STREET

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Lease Agreement with the Half Moon Bay History Association for use of the premises at 503 Johnston Street as a local history museum, including modifications to the garage building (previously referred to as the Johnston Barn), for a term of 25 (twenty-five) years, with no annual fee.

[STAFF REPORT](#)

[RESOLUTION](#)

[ATTACHMENT 2](#)

3.D MINIMUM WAGE ORDINANCE STUDY SESSION

Staff Recommendation: Receive an update on the research, findings and outreach regarding a local minimum wage ordinance in the City of Half Moon Bay, and provide direction for the development of the recommended ordinance.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

COMMISSION / COMMITTEE UPDATES

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

CITY COUNCIL REPORTS

ADJOURNMENT