



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION MEETING

TUESDAY, JUNE 23, 2026

**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**

7:00 PM

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

1. 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

2. PLEDGE OF ALLEGIANCE AND ROLL CALL

3. APPROVAL OF MINUTES

3.A DRAFT MINUTES

[05/26/2026](#)

[05.12.2026 Need Re-Approval - Redlined](#)

[04/14/2026](#)

4. PUBLIC COMMENT

5. PUBLIC HEARING ITEMS

5.A PROJECT DESCRIPTION: SIGN PROGRAM, ARCHITECTURAL REVIEW AND SIGN PERMIT&NBSP;

CITY FILE #: PDP-25-045

LOCATION: 201 SAN MATEO ROAD

OWNER/APPLICANT: KEET NERHAN/ ED LOVE

PROJECT PLANNER": SCOTT PHILLIPS, 650-726-8299; SPHILLIPS@HALFMOONBAY.GOV

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Sign Program](#)

[ATTACHMENT 3 - DRAFT AAC Summary Notes 06/11/2026](#)

6. PLANNING COMMISSION BUSINESS

6.A SENATE BILL (SB) 35 HOUSING LAW PRESENTATION

Staff Recommendation:

Receive a presentation from the City Attorney's office on SB 35 state housing law, how it applies in the coastal zone, and the process for reviewing project proposals subject to the law.

[MEMO - SB 35](#)

7. DIRECTOR'S REPORT

8. PLANNING COMMISSION COMMUNICATIONS

9. ADJOURNMENT

10. CORRESPONDENCE

10.A CORRESPONDENCE

Staff Recommendation: Public Comments that are received after the Planning Commission Agenda has been posted.

[SB35: Public Comment #1](#)

[SB35: Public Comment #2](#)