



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION MEETING

**TUESDAY, MARCH 10, 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
Christopher DelNagro, Planning Commissioner
Jacob (Jim) Rems, Planning Commissioner
Steve Ruddock, Planning 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 an agenda item are asked to fill out a speaker card. Staff will respond to public comments submitted before Monday 3:00 PM, the day prior to the Tuesday scheduled meeting. Comments submitted after that time will be forwarded to Planning Commissioners up to one hour before the Tuesday meeting.

Please Note: Please Provide a Copy of Prepared Presentations to the 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 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 pacificoast.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

[02.10.2026](#)

PUBLIC COMMENT

1. PUBLIC HEARING ITEMS

1.A PROJECT DESCRIPTION: MEASURE D RANKING RATIFICATION

PROJECT PLANNER: OCOEE WILSON; 650-726-8284; OWILSON@HALFMOONBAY.GOV

Staff Recommendation: 1. Determine how the remaining twenty-third Measure D Allocation (Attachment 1, Exhibit A, Rows 8 and 10) for outside of Downtown should be awarded

a. Upon reviewing the scorings, direct staff to prepare modifications to the recommendations for the approval of allocations (Exhibit A to Attachment 1) and provide direction on how to award the final available allocation.

AND

b. Adopt a resolution ratifying the available January 2026 Measure D allocations for residential units outside of Downtown, based upon the scores and rankings required by Subdivision Ordinance, Section 17.06 *Residential Dwelling Unit Building Permit Allocation System*, and as implemented by the Community Development Director.

2. The Commission may also consider making recommendations to City Council with respect to their consideration for transferring remaining base allocations from within Downtown to outside Downtown this September.

[STAFF REPORT - MEASURE D](#)

[ATTACHMENT 1 - RESOLUTION](#)

1.B PROJECT DESCRIPTION: 2025 HOUSING ELEMENT AND GENERAL PLAN ANNUAL PROGRESS REPORTS

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

Staff Recommendation:

Approve a resolution (Attachment 1) to confirm receipt of 2025 General Plan and Housing Element Annual Progress Reports (APRs) and recommend the City Council adopt a resolution confirming receipt of the APRs.

[STAFF REPORT - APR](#)

[ATTACHMENT 1 - RESOLUTION](#)

[ATTACHMENT 2 - ANNUAL REPORT MEMO 2025](#)

[ATTACHMENT 3 - ANNUAL PROGRESS REPORT 2025](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT