



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION MEETING

TUESDAY, MAY 12, 2026

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

**Rick Hernandez, Vice Chair
David Gorn, Chair
Stephen Ruddock, Planning
Jacob (Jim) Rems, Commissioner
Christopher DelNagro, 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://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

1. PLEDGE OF ALLEGIANCE AND ROLL CALL

2. APPROVAL OF MINUTES

2.A DRAFT MINUTES

[04/14/2026](#)

3. PUBLIC COMMENT

3.A GENERAL PUBLIC COMMENT

[Public Comment_deSouza_04.12.2026](#)

4. DIRECTOR'S REPORT

5. PLANNING COMMISSION COMMUNICATIONS

6. PUBLIC HEARING ITEMS

6.A PROJECT DESCRIPTION: NOTIFICATION OF DIRECTOR'S INTENT TO APPROVE A TEMPORARY USE IN THE PUD ZONING DISTRICT.

CITY FILE #: PDP-26-022

LOCATION: 2 MIRAMONTES POINT ROAD / APN: 066-520-120

PROJECT PLANNER: PAUL CHYTILA-HINZE, ASSOCIATE PLANNER

Staff Recommendation: No action taken by Planning Commission information only. The

Director intends to approve a temporary use at the Old Course at Half Moon Bay Golf Links pursuant to an application filed by Ocean Colony Partners.

[STAFF REPORT](#)

[ATTACHMENT 1 - Temporary Use CDPE](#)

[ATTACHMENT 1a - Temporary Use Conditions](#)

[ATTACHMENT 2 - Site Layout](#)

[ATTACHMENT 3 - Project Letter](#)

6.B PROJECT DESCRIPTION: COMMUNITY BANNER SIGN PROGRAM

CITY FILE#: PDP-26-017

PROJECT LOCATION: DOWNTOWN MAIN STREET

PROJECT PLANNER: JULISSA ACOSTA, JACOSTA@HALFMOONBAY.GOV; LESLIE LACKO, LLACKO@HALFMOON BAY.GOV

Staff Recommendation: Approve Special Sign Program PDP-26-017 for the Community Banner Program along Main Street, and a categorical exemption from requirements of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15311, Accessory Structures.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - AAC Draft Meeting Notes](#)

[ATTACHMENT 3 - Style Guide Guidelines](#)

[ATTACHMENT 4 - Main Street Banner Plans](#)

6.C PROJECT DESCRIPTION: BALLOT MEASURE AMENDING MEASURE D, THE CITY'S VOTER-APPROVED RESIDENTIAL GROWTH LIMITATIONS PROGRAM

PROJECT PLANNER: RUBY ZALDUONDO, RZALDUONDO@HALFMOONBAY.GOV

Staff Recommendation: 1. Adopt a resolution recommending to the City Council consider amendments the City's Local Coastal Land Use Plan (LCLUP), 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 Code), section 18.04.010(E) and other conforming edits to amend the Measure D "Downtown Area"; and placing a measure on the November 3, 2026 general election ballot, seeking voter approval to amend the Measure D, Downtown Area to be the area designated as the Town Center in Figure 2-2 of the LCLUP.

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).

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

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

[ATTACHMENT 3 - Measure D 1999](#)

7. ADJOURNMENT