



## **AGENDA**

### **CITY OF HALF MOON BAY PLANNING COMMISSION MEETING**

**TUESDAY, MAY 26, 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://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

#### MINUTES

[04/14/2026](#)

[05/12/2026](#)

### PUBLIC COMMENT

#### 1. PUBLIC HEARING ITEMS

- 1.A PROJECT DESCRIPTION: SIGN PERMIT FOR A PERMANENT MURAL.**  
**CITY FILE #: PDP-26-032**  
**LOCATION: 507 PURISSIMA STREET / APN: 056-173-130**  
**APPLICANT/OWNER: OSCAR GUERRA / BELINDA HERNANDEZ ARIAGA -ALAS**  
**PROJECT PLANNER: PAUL CHYTLA-HINZE; PCHYTLA-HINZE@HALFMOONBAY.GOV**

**Staff Recommendation:** An application for a Sign Permit to allow a permanent mural at 507 Purissima Street, by resolution (Attachment 1), subject to the Conditions of Approval (Exhibit A), and determine that the project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the California Code of Regulations.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution 507 Purissima Mural](#)

[ATTACHMENT 2 - Project Plans](#)

**1.B PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT TO ALLOW FOR MODIFICATIONS TO THE CALIFORNIA COASTAL TRAIL AND INSTALLATION OF SPLIT RAIL FENCING WITHIN HALF MOON BAY STATE PARK.**

**CITY FILE #: PDP-25-046**

**LOCATION: SOUTH OF MIRADA ROAD ALONG THE CALIFORNIA COASTAL TRAIL IN STATE PARKS PROPERTY**

**APPLICANT/PROPERTY OWNER: CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (STATE PARKS)**

**PROJECT PLANNER: SCOTT PHILLIPS; SPHILLIPS@HALFMOONBAY.GOV**

**Staff Recommendation:**

By resolution, approve the Coastal Development Permit to allow for the repair, maintenance and modifications to a section of the paved section of the California Coastal Trail within Half Moon Bay State Park south of Mirada Road, based on the Findings and Evidence contained in Exhibit A and subject to the Conditions of Approval in Exhibit B of the Draft Resolution (Attachment 1).

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Casa Mira Plans](#)

[ATTACHMENT 3 - Arborist Report 2-23-2026](#)

[ATTACHMENT 4 - Notice of Exemption](#)

[ATTACHMENT 5 - Outreach Meeting Feedback](#)

[ATTACHMENT 6 - Support](#)

**1.C PROJECT DESCRIPTION: MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM (FY 2026-2029) GENERAL PLAN/LOCAL COASTAL PROGRAM CONSISTENCY.**

**PROJECT TEAM: LESLIE LACKO, COMMUNITY DEVELOPMENT DIRECTOR; TODD SEELEY, INTERIM PUBLIC WORKS DIRECTOR; DALE LEDA, INTERIM CITY ENGINEER; MIKE BURNFIELD, ASSISTANT ENGINEER**

**Staff Recommendation:**

1. Review the Multi-Year Capital Improvement Program (FY 2026–29) for consistency with the City’s General Plan and Local Coastal Program (LCP); and
2. Adopt a resolution (Attachment 1) with findings that the proposed Multi-Year Capital Improvement Program is consistent with the City’s General Plan.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - CIP GP LUP Consistency](#)

**DIRECTOR'S REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**