



## **AGENDA**

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

**TUESDAY, SEPTEMBER 23, 2025  
7:00 PM**

**TED ADCOCK COMMUNITY CENTER  
535 KELLY AVNUE  
HALF MOON BAY, CA**

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

[09/09/2025](#)

### **PUBLIC COMMENT**

#### **1. PUBLIC HEARING ITEMS**

- 1.A PROJECT DESCRIPTION: AN APPLICATION FOR A SIGN PERMIT TO ALLOW NEW AND EXISTING BUSINESS SIGNAGE - TACO BELL**  
**CITY FILE #: PDP-25-031**  
**LOCATION: 118 SAN MATEO ROAD**  
**APPLICANT/OWNER: NORTHWEST SIGNS / KEET NERHAN**  
**PROJECT PLANNER: SCOTT PHILLIPS; 650-726-8299; SPHILLIPS@HALFMOONBAY.GOV**

[STAFF REPORT - PDP-25-031](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Plans](#)

[ATTACHMENT 3 - Brightness Compliance Letter](#)

**1.B PROJECT DESCRIPTION: SMITH FIELD PARK IMPROVEMENTS PROJECT - INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, COASTAL DEVELOPMENT PERMIT FOR THE EXISTING SMITH FIELD PARK FACILITY AND FOR PHASE 1 OF THE PARK IMPROVEMENT PROJECT, ARCHITECTURAL AND SITE DESIGN REVIEW FOR PHASE 1 OF THE PARK IMPROVEMENT PROJECT, AND TREE REMOVAL PERMIT**  
**CITY FILE #: PDP-23-054**  
**LOCATION: 201 & 203 WAVECREST ROAD**  
**APPLICANT/OWNER: CITY OF HALF MOON BAY**  
**PROJECT LEAD: MAZIAR BOZORGINIA, PUBLIC WORKS DIRECTOR**

**Staff Recommendation:**

1. Adopt a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP) (Attachments 3 and 4) for the proposed Project; and
2. Approve PDP-23-054, an application for a Coastal Development Permit for the existing Smith Field Park facility and for Phase 1 of the Park Improvement project, Architectural and Site Design Review for Phase 1 of the Park Improvement project, and Tree Removal Permit, to allow improvements to parking, pedestrian and vehicular access, and recreational facilities at Smith Field Park and utility improvements that include a new water line in the Wavecrest Road right of way.

[STAFF REPORT - PDP-23-054](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Smith Field Park Improvement Plans](#)

[ATTACHMENT 3 - 2025-09-05\\_HMB Smith Field IS MND Final signed](#)

[ATTACHMENT 4 - HMB Smith Field Final MMRP 09.09.25](#)

[ATTACHMENT 5 - Public Comments](#)

[ATTACHMENT 6 - Response\\_to\\_CCC\\_2025-08-21](#)

**DIRECTOR'S REPORT**

**PLANNING COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

**CORRESPONDENCE**

**CORRESPONDENCE (SUBMITTED AFTER THE AGENDA PACKET WAS PUBLISHED BUT PRIOR TO PC MEETING)**

[Public Comment - Smith Field 9.23.25](#)

[Wavecrest Martel Letter Re Wavecrest Wetlands 2006](#)

[Public Comment 09.19.2025](#)