



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION MEETING

**TUESDAY, APRIL 14, 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

[03/24/2026](#)

PUBLIC COMMENT

DIRECTOR'S REPORT

1. PUBLIC HEARING ITEMS

- 1.A PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT AND USE PERMIT FOR THE REPLACEMENT OF A TELECOMMUNICATION MONOPOLE TOWER - VERZON WIRELESS CITY FILE: PDP-23-076**
LOCATION: 200 LEWIS FOSTER DRIVE
OWNER/APPLICANT: CHRISTOPHER FOWLER/COASTSIDE COUNTY WATER DISTRICT
PROJECT PLANNER: SCOTT PHILLIPS, SPHILLIPS@HALFMOONBAY.GOV; 650-726-8299

Staff Recommendation:

Review the merits of and approve the following:

- (1) a Coastal Development Permit and Use Permit to allow the replacement of an existing utility pole with a taller utility pole that includes telecommunication facilities, 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); and

(2) a Categorical Exemption from California Environmental Quality Act (CEQA) review pursuant to California Code of Regulations (CEQA Guidelines) Section 15302, replacement or reconstruction and Section 15303, new construction or conversion of small structures.

[STAFF REPORT](#)

[ATTACHMENT 1 - Resolution](#)

[ATTACHMENT 2 - Applicant Letter](#)

[ATTACHMENT 3 - Verizon Plans](#)

[ATTACHMENT 4 - Planning Director Resolution-04-08](#)

[ATTACHMENT 5 - CDPE Tank Replacement](#)

[ATTACHMENT 6 - Radio Frequency Report](#)

[ATTACHMENT 7 - Photo Simulations](#)

[ATTACHMENT 8 - Generator Letter](#)

**1.B PRESENTATION: UPDATE FROM COASTSIDE LAND TRUST ON THE COASTAL ACCESS PROJECT AND HABITAT AND WILDLIFE STEWARDSHIP AT WAVECREST.
PRESENTER: SARA POLGAR, COASTSIDE LAND TRUST**

Staff Recommendation:

Coastside Land Trust (CLT) is actively working to protect wildlife and enhance habitat and coastal access at the Wavecrest bluffs. In addition to constructing the trail and amenities, CLT has been conducting a stewardship planning process for its Wavecrest properties. Sara Polgar, Chief Operating Officer and Wavecrest Coastal Access Project Manager, will give a brief update on project construction, and then describe key issues and opportunities for habitat restoration and protection of raptors and songbirds that emerged from the stewardship planning process.

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

CORRESPONDENCE

Submitted after the Planning Commission Agenda Packet was posted, but prior to the Planning Commission Meeting 04.14.2026

PUBLIC COMMENTS PDP-23-076

[Memorandum PDP-23-076](#)