CITY COUNCIL AGENDA
REGULAR MEETING
CITY OF HALF MOON BAY

TUESDAY, JANUARY 16, 2024

HYBRID MEETING (SEE NEXT PAGE)
ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019

Joaquin Jimenez, Mayor
Harvey Rarback, Vice Mayor
Robert Brownstone, Councilmember
Deborah Penrose, Councilmember
Debbie Ruddock, Councilmember

7:00 PM

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the agenda, but within the jurisdiction of the City Council 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. Comments on City Manager Updates and Consent Calendar items should be made during the Public Forum section of the agenda. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City 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 make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

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HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work. The public is encouraged to attend in person to ensure full participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. All Councilmembers 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. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on Facebook at www.facebook.com/cityofhalfmoonbay. Please click to join the webinar: https://us06web.zoom.us/j/87674804231 or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

ROLL CALL / PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PROCLAMATIONS AND PRESENTATIONS

RECOGNITION OF NON-PROFITS INVOLVED WITH JANUARY 2023 SHOOTING INCIDENT
HIP HOUSING PRESENTATION
PROCLAMATION HONORING CLAY LAMBERT
MIDCOAST COMMUNITY COUNCIL UPDATE

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

CITY MANAGER UPDATES TO COUNCIL

PUBLIC FORUM

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B PURCHASE OF A NEW JOHN DEERE TRACTOR

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a purchase agreement in the amount of $83,539.54 with RDO Equipment Co. for purchase of a John Deere 5075E Tractor.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

ATTACHMENT 3

1.C STORMWATER - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANNUAL REPORTING SERVICES FOR 2024

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a professional services agreement with Black & Veatch for Stormwater – National Pollutant Discharge Elimination System (NPDES) and Annual Reporting Service for 2024 in an amount not to exceed $149,990.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

1.D FUNDING TO SUPPORT CONTINUED EMERGENCY HOUSING FOR DISPLACED FARMWORKERS

Staff Recommendation: Adopt a Resolution:

1. Authorizing the use of up to $300,000 from the City's Affordable Housing Fund to supplement private/philanthropic donations to fund continued emergency housing support for farmworker households displaced by the mass shooting on January 23, 2023; and
2. Authorizing the City Manager to negotiate and execute an agreement between the City and Abode Services to direct the use of the allocated Affordable Housing Funds and memorialize each agency's commitment to supporting the farmworkers until permanent housing solutions have been identified or developed.

STAFF REPORT

RESOLUTION

1.E STONE PINE COVE - CEQA DOCUMENT PREPARATION

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with SWCA Environmental Consultants in the amount of $47,897 to complete environmental studies, initial study, and anticipated Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the Follow-Up Coastal Development Permit for Stone Pine Cove Affordable Housing Project located on a portion of 880 Stone Pine Road.

STAFF REPORT

RESOLUTION

2. ORDINANCES AND PUBLIC HEARINGS

2.A TENANT PROTECTIONS - RESIDENTIAL RENTAL REGISTRATION AND RELATED MATTERS

Staff Recommendation:

1) Conduct a public hearing, waive first reading, and introduce an ordinance:
    1. Creating a new Title 6 of the Half Moon Bay Municipal Code titled "Housing;"
    2. Creating a new Chapter 6.02 titled "Housing Definitions;" and
    3. Creating a new Chapter 6.04 titled "Residential Rental Registration;"
    4. Creating a new Chapter 6.10 titled "Residential Lease Terms;" and
    5. Rescinding Chapter 7.70 "Residential Rental Security Measures" in its entirety.
2) Direct staff to return to the February 6, 2024, meeting for consideration of a program budget and fee schedule resolution to implement the Rental Registration Program.

STAFF REPORT

ORDINANCE

2.B ANIMAL CONTROL ORDINANCE - FIRST READING

Staff Recommendation: Conduct a public hearing, waive first reading, and introduce an Ordinance amending portions of Chapter 8.04 (Animal Control) of the Half Moon Bay Municipal Code to update provisions for animal control.

STAFF REPORT

ORDINANCE

ATTACHMENT 2

2.C APPEAL OF THE PLANNING COMMISSION DECISION TO UPHOLD THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION DENYING MINOR MODIFICATIONS TO COASTAL DEVELOPMENT PERMIT FILE NO. PDP-21-010 FOR 225 VALDEZ AVENUE

Staff Recommendation: Deny the appeal of the Planning Commission decision to uphold the Community Development Director's decision denying minor modifications to an approved Coastal Development Permit and Architectural Review allowing the construction of an addition and covered terrace on the second floor, and an expanded western balcony at an existing single-family home located at 225 Valdez Avenue in the R-1 Single-Family Residential Zoning District based on the findings contained in the Resolution (Attachment 1).

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

ATTACHMENT 5

3. RESOLUTIONS AND STAFF REPORTS

3.A MUNICIPAL ENERGY PROJECTS

Staff Recommendation: Provide direction to staff on which option to move forward with on the Municipal Energy Projects.

STAFF REPORT

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

CITY COUNCIL REPORTS

ADJOURNMENT