



**CITY COUNCIL AGENDA
CITY COUNCIL REGULAR MEETING
CITY OF HALF MOON BAY**

**TUESDAY, APRIL 21, 2026
7:00 PM**

**ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019**

**Debbie Ruddock , Mayor
Deborah Penrose, Vice Mayor
Robert Brownstone, Councilmember
Patric Jonsson, Councilmember
Paul Nagengast, Councilmember**

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 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).

<http://halfmoonbay.gov>

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 the City website at <https://www.halfmoonbay.gov/315/City-Council-Agendas>. 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.*

1. ROLL CALL / PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. PROCLAMATIONS AND PRESENTATIONS
 - 3.A MIDCOAST COMMUNITY COUNCIL UPDATE
4. MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE
5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS
6. COMMISSION / COMMITTEE UPDATES
 - 6.A PLANNING COMMISSION REPORT OUT
7. CITY MANAGER UPDATES TO COUNCIL
 - 7.A SOUTH CORRIDOR STUDY
8. PUBLIC FORUM
9. CONSENT CALENDAR
 - 9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS
 - 9.B APPROVE MINUTES OF APRIL 7, 2026 SPECIAL MEETING
[ATTACHMENT](#)
 - 9.C APPROVE MINUTES OF APRIL 7, 2026 REGULAR MEETING
[ATTACHMENT](#)
 - 9.D ACCEPT THE WARRANTS FOR THE MONTH OF MARCH 2026

Staff Recommendation: Accept the warrants list for the month of March 2026.

[STAFF REPORT](#)

[ATTACHMENT](#)

9.E FINAL ACCEPTANCE OF THE FISCAL YEAR 2025-26 PAVEMENT MANAGEMENT PROJECT (CIP PROJECT NO. 1038)

Staff Recommendation: Adopt a resolution authorizing the City Manager or his designee to file a Notice of Completion for the Fiscal Year 2025-26 Pavement Management Project (CIP Project No. 1038), release the project Performance and Labor and Materials Bonds, and release the retention funds in accordance with applicable laws.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

9.F RECEIPT OF LETTERS OF SUPPORT AND LEGISLATIVE POSITION LETTER

Staff Recommendation: Receive and file two letters: Endorsement of an Aquatics Center from the Half Moon Bay City Council and Parks and Recreation Commission and submitted scoping comments to the Bureau of Ocean Energy Management opposing the proposed offshore oil and gas lease sales under the 11th Outer Continental Shelf (OCS) Oil and Gas Leasing Program and urging BOEM to prepare a legally sufficient and comprehensive California Oil and Gas Programmatic Environmental Impact Statement (PEIS).

[STAFF REPORT](#)

[ATTACHMENT](#)

10. ORDINANCES AND PUBLIC HEARINGS

10.A RESOLUTION ASSESSING THE LEVY FOR THE HALF MOON BAY HOTEL BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27

Staff Recommendation: Conduct a public hearing, consider any oral or written protests, and adopt a resolution assessing the levy for the Half Moon Bay Hotel Business Improvement District for Fiscal Year 2026-27.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

10.B INTRODUCTION OF AN ORDINANCE REPEALING MUNICIPAL CODE CHAPTER 6.04 (RESIDENTIAL RENTAL REGISTRATION) AND CHAPTER 6.06 (RESIDENTIAL RENT STABILIZATION) AND AMENDING SECTION 6.02.020 (DEFINITIONS) TO REMOVE TERMS RELATING TO RESIDENTIAL RENTAL REGISTRATION AND STABILIZATION PROGRAMS

Staff Recommendation: Introduce by title, and waive further reading of, an Ordinance Repealing City of Half Moon Bay Municipal Code Chapter 6.04 (Residential Rental Registration) and Chapter 6.06 (Residential Rent Stabilization) and Amending Section 6.02.020 (Definitions) to Remove Terms Relating to Residential Rental Registration and Stabilization Programs.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

11. RESOLUTIONS AND STAFF REPORTS

11.A CONSIDERATION OF TENANT SUPPORT, INCLUDING RENTAL ASSISTANCE, INSPECTION PROGRAMS, AND LEGAL SERVICE PARTNERSHIPS

Staff Recommendation: Receive information and provide direction to staff on whether to continue exploring an emergency rental assistance program, a rental inspection program, and a potential partnership with Community Legal Services in East Palo Alto (CLSEPA).

[STAFF REPORT](#)

11.B DISCUSS THE PURCHASE OF A PORTABLE OUTDOOR LED DIGITAL SCREEN FOR VIDEO SCREENINGS AND ACTIVITIES AT JOHN L. CARTER MEMORIAL PARK AND OTHER CITY FACILITIES

Staff Recommendation: Receive a presentation and provide direction on the purchase of portable outdoor led digital screen for video screenings and activities at John L. Carter Memorial Park and other City facilities, at a cost not to exceed \$30,000.

[STAFF REPORT](#)

11.C CITY COUNCIL PRIORITIES WORKPLAN FOR FISCAL YEARS 2026-28

Staff Recommendation: Receive a report and provide feedback on the proposed staff workplan for the City Council Priorities for Fiscal Years 2026-28.

[STAFF REPORT](#)

[ATTACHMENT](#)

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT