



**CITY COUNCIL / PLANNING COMMISSION
JOINT SPECIAL MEETING AGENDA
CITY OF HALF MOON BAY**

**TUESDAY, JANUARY 13, 2026
7:45 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**

**Steve Ruddock, Planning Chair
David Gorn, Planning Vice Chair
Christopher Del Nagro, 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 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 PUBLIC COMMENT PARTICIPATION PROTOCOLS

*This closed session meeting will take public comment in-person and via Zoom. 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. 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. Please click to join the webinar: <https://us06web.zoom.us/j/83502131401> or join by phone at 669-900-6833, using Webinar ID 835 0213 1401 passcode 94019. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

1. CONVENE SPECIAL MEETING / ROLL CALL

2. SPECIAL STUDY SESSION: CITY COUNCIL / PLANNING COMMISSION

2.A JOINT STUDY SESSION TO REVIEW THE CITY OF HALF MOON BAY’S GROWTH MANAGEMENT SYSTEM, MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)

Staff Recommendation: Hold a public hearing and receive a presentation on the City of Half Moon Bay’s growth management system (Measure D).

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

[ATTACHMENT 4](#)

3. ADJOURN SPECIAL MEETING

**BUSINESS OF THE CITY OF HALF MOON BAY CITY COUNCIL
AGENDA REPORT**

For the Meeting of: **January 13, 2026**

TO: Honorable Mayor and City Council
Honorable Chair and Planning Commissioners

VIA: Matthew Chidester, City Manager

FROM: Leslie Lacko, Community Development Director
Ocoee Wilson, Associate Planner

**TITLE: JOINT STUDY SESSION TO REVIEW THE CITY OF HALF MOON BAY'S GROWTH
MANAGEMENT SYSTEM, MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)**

RECOMMENDATION:

Hold a public hearing and receive a presentation on the City of Half Moon Bay's growth management system (Measure D).

BACKGROUND:

At the December 16, 2025, meeting, the City Council requested that staff present a study session/workshop to provide a detailed overview regarding the City's Residential Growth Management System (Measure D). This item provides background on the history of Measure D, an overview of the process, information on the geographic areas defined as part of Measure D, and other general information.

History of Measure D

In 1991, the voters of Half Moon Bay passed a residential growth limitation initiative titled Measure A. This initiative limited new residential units to 3% of the population growth rate annually. In 1999, the City's voters passed Measure D, which amended the residential growth cap to a 1% population increase annually. Measure D also accommodates an additional increase of 0.5% for units in a designated Downtown Area. (The full text of Measure D, including the map of the Downtown Area, is included for reference as Attachment 1.) Reasons cited for reducing the population growth rate included concerns that residential taxes would not cover the cost of basic services, traffic impacts on Highways 1 and 92, and other critical infrastructure limitations including water supply and sewer capacity.

In 2001 and 2002, the City Council approved amendments to the LCLUP, the Subdivision Ordinance (Chapter 17.06 Residential Dwelling Unit Allocation System), and the Zoning Ordinance (Chapter 18.04 Residential Growth Limitations) which reduced the number of annual allocations that could be issued consistent with Measure D. The measure went into effect in 2009 after an extensive

review by the California Coastal Commission to certify it as an amendment to the LCP. Thus, although Measure D was passed in 1999, it was not effective until 2009.

Residential growth is limited to, in any particular year, the number of dwelling units that would result in a growth of 1% of the city's population as of January 1 of that year. Each year, the current US Census data is used to calculate the average number of persons per household (PPH) to convert the allowed population growth to a specific number of units. The number of dwelling units may be increased by another 0.5% in the Downtown Area at the discretion of the City Council. Council has approved this increase every year since 2009; and thus, in practice, Measure D accommodates 1.5% annual population growth.

The purpose and intent of Measure D, is to control the rate, location and density of residential development in the City on an annual basis. A Measure D allocation is required for all new residential dwelling units in Half Moon Bay, with limited exceptions for one-to-one replacements and state law density bonus units. Applicants must first obtain a Measure D allocation prior to applying for other permits, such as Coastal Development Permits or Building Permits.

Measure D remains codified within the Implementation Program (IP) (Title 17 and 18 of the Municipal Code) and most recently the 2020 Local Coastal Land Use Plan (LCLUP) included policy to continue the implementation of Measure D. The LCLUP includes provisions to update the Measure D implementation regulations within the IP to prioritize housing that is affordable, sustainable, and within the Town Center and/or the Workforce Housing Overlay Designation.

DISCUSSION:

Measure D Process

The Measure D process can be broken down and summarized into 4 main steps:

1. Unit Authorization – City Council

The Measure D process begins each year at the end of the preceding calendar year. In December, the City Council establishes the number of residential units available for the upcoming Measure D year. This process is set forth in Section 17.06.020 of the Municipal Code and relies on the most recent population figures to calculate the number of allocations corresponding to 1 percent population growth. This one percent is referred to as the “base” allocations and is divided between the Downtown and Outside of Downtown areas. An additional 0.5 percent may be made available in the Downtown area, subject to City Council approval, and are referred to as “bonus” allocations.

2. Initial application period – City Staff

The initial application period runs from January 1 through January 31 and applies to both the Downtown and Outside of Downtown areas. If, during this period, the number of applications received exceeds the number of available allocations for a given area, the application window for that area will close on January 31, and applications will be scored in accordance with the scoring criteria included in the application. Alternatively, if allocations remain available after the initial application period, the application window will remain open until all allocations have

been awarded or until September 1, whichever occurs first. There are two application forms, a Residential Application Form and a Subdivision Application Form. This report and study session focuses on the Residential Application Form, as this is most relevant to the majority of the population. Any applicant seeking to apply for a subdivision via the subdivision application form is strongly encouraged to meet with Planning Staff well in advance of the application period. The 2026 Measure D Residential Application is attached as Attachment 2.

3. Scoring and Authorization – Planning Commission

When applications for allocations exceed availability, applications are scored based on the scoring criteria contained in the application and Section 17.06.120(I). These scores are used to determine which projects receive allocations. As of 2020, some criteria are no longer scored due to being requirements of all projects based on state legislation and building code. Items no longer used in the scoring are indicated within the Scoring Criteria Table of the Measure D Application. Criteria to gain points include affordability, provision of open space, pedestrian improvements, design excellence and other measures that promote environmentally sound growth. The scoring results and allocation recommendations are presented to the Planning Commission between March and April for approval. If allocations remain available in either the Downtown or Outside of Downtown areas after the initial application period, scoring is not required. Historically, scoring has been necessary in the Outside of Downtown area in recent years. The scoring criteria will be discussed in greater detail during the Study Session.

4. Transfers – City Council

If base allocations remain available in the Downtown area, those remaining allocations may be transferred to outstanding Outside of Downtown applications at the discretion of the City Council after September 1 (Section 17.06.120 (F)).

Once an applicant receives their necessary Measure D Allocations, the next steps are to apply for permitting of the project. Most often, this will include, but is not limited to, a Coastal Development Permit and later, Building Permits. A Measure D allocation is typically valid for one year. A Measure D allocation is considered vested and remains valid once the applicant has applied for entitlement permitting, so long as the applicant is actively working toward permitting and no follow up permits expire.

Geographic Areas – Downtown and Outside of Downtown

The Downtown and Outside of Downtown areas are defined based on the Half Moon Bay Redevelopment Survey Area in City Resolution No. C-91-98, November 3, 1998, and codified in Section 17.06.020 [\[Link\]](#). The resolution establishing the redevelopment survey area is included as Attachment 3. This redevelopment survey area was not included within Measure A and was established for purposes separately from the implementation of Measure D, but was incorporated into the Measure D initiative to designate a Downtown Area. Below is a map showing the boundaries of the Downtown area in Orange (Figure 1).

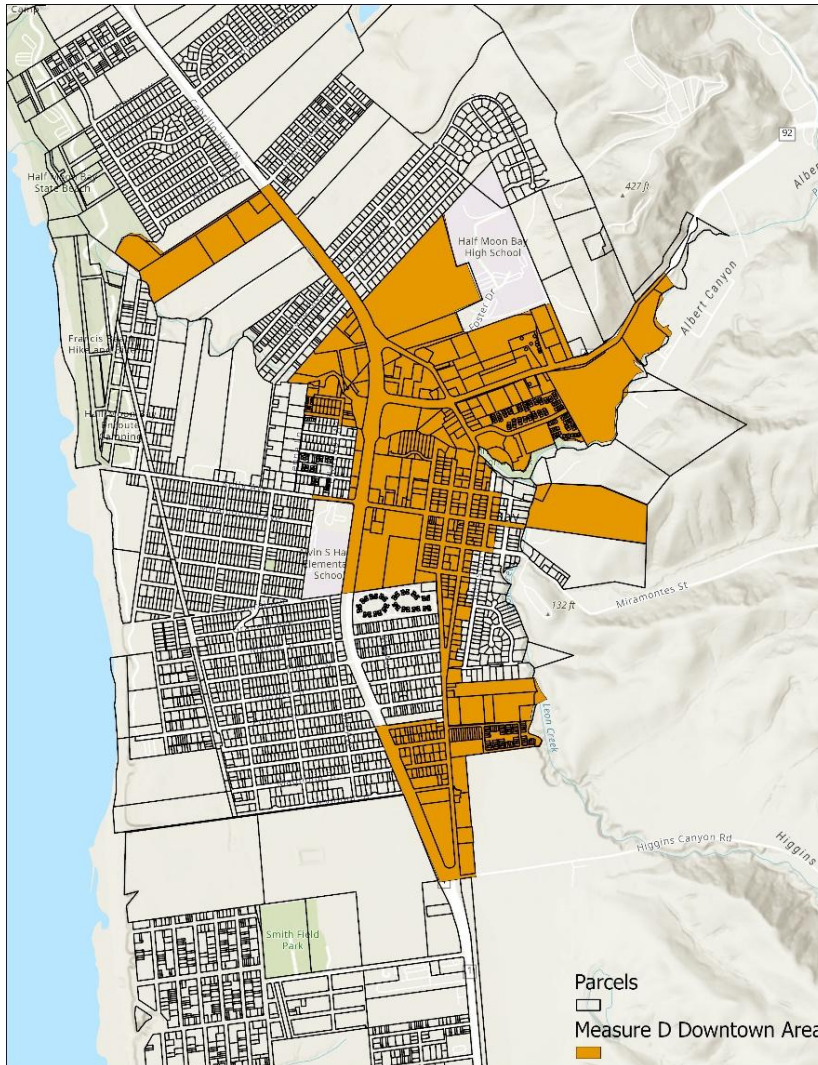


Figure 1. Measure D Downtown Area in orange, this area is consistent with the Half Moon Bay Redevelopment Survey Area.

Measure D Trends

As Accessory Dwelling Units (ADUs) have gained popularity, the City’s Measure D allocation process has become more challenging. Primarily due to increased ADU production, the number of applications for Measure D allocations has exceeded the number that are available in recent years. The ADU Ordinance was updated in 2018 and subsequently in 2022 to align with changing State law for ADUs which facilitates ADU production. Before these updates, the City was seeing only about three ADU applications per year. Both ordinance updates and changes in State law stimulated ADU production with 2020 being the first year that the impact of ADUs on Measure D allocations became evident. Table 1 below summarizes Measure D allocations associated with ADUs from 2020-2025. Since 2020, ADUs on average are making up approximately 43% of all allocations applied for and 62% within the Outside of Downtown Area.

Table 1.

<u>Year</u>	<u>Allocations Available</u>	<u>Number of ADU Allocations applied for</u>	<u>Total Allocations Applied for</u>	<u>ADU Percentage of Total Allocations</u>	<u>Percentage ADUs within Outside of Downtown Allocations Applied for</u>
2020	69	34	58	59%	74%
2021	66	33	91	36%	49%
2022	69	29	86	34%	63%
2023	67	22	73	30%	64%
2024	63	28	68	41%	62%
2025	67	30	50	60%	60%

In recent years, there have been ongoing discussions about potential improvements to the Measure D process, both from an administrative perspective and with respect to implementation¹.

Over the past several years, demand for Measure D allocations in the Outside of Downtown area has consistently exceeded the number of available allocations, resulting in an increasingly competitive process. This imbalance has required some applicants to apply over multiple years in order to obtain an allocation. Larger projects, such as multifamily developments located Outside of Downtown, also frequently experience bottlenecks in securing the number of allocations necessary to move forward. Most recently, one applicant received approval for a development phasing agreement that reserves a total of 34 allocations over the next two years.

Because projects Outside of Downtown typically require scoring, Staff has observed an increase in average application scores over time, along with a narrower range between scores. This trend reflects heightened competition, as applicants seek to maximize points in all areas within their control. However, several scoring criteria are location-specific and not within an applicant's control. Other scoring criteria incentivizes ADUs and the inclusion of ADUs into development projects to increase scoring, therefore there has also been an increase in the number of applicants applying for ADUs with a new single-family residence and increasing the overall number of allocations being applied for, as almost all new single-family residences will include an ADU and thus be applying for two allocations.

Measure D Resources for Applicants

When the Planning Commission ratified Measure D allocations at the March 25, 2025, meeting, they asked staff to develop resources to increase transparency in and assist applicants with the Measure D process. For the 2026 application period, the City's Measure D webpage ([Measure D | Half Moon Bay, CA](#)) is updated with frequently asked questions and a Measure D Application Handbook in addition to the application materials and submittal instructions. Staff also remain

¹ Notable meetings where Measure D Amendments or updates have been discussed include:

- City Council Meetings - December 16, 2025; July 16, 2024; March 19, 2024
- Planning Commission Meetings - March 25, 2025; February 11, 2025; June 25, 2024; June 11, 2024; November 9, 2021; September 21, 2021

available to assist applicants throughout the Measure D process. Applicants interested in applying for Measure D are encouraged to schedule a consultation with Staff to review their application prior to submittal.

CONCLUSION:

Overall, Measure D is a nuanced process that requires many moving parts and participation of Staff, the Planning Commission, and City Council. As part of the Study Session, staff will provide a thorough presentation focused on the Measure D process as a whole and elaborate further on the material within this report. Following the presentation there will be opportunity for questions, comments, and general discussion.

ATTACHMENTS:

1. Measure D Full Text
2. 2026 Measure D Residential Application
3. City Council Resolution No. C-91-98; Designating Redevelopment Survey Area

CITY OF HALF MOON BAY

MEASURE D

Shall the Ordinance amending the Residential Growth Limitation Ordinance be adopted?

FULL ORDINANCE

RESIDENTIAL GROWTH LIMITATIONS

The people of the City of Half Moon Bay do ordain as follows:

SECTION 1: PURPOSES

The purposes of this ballot measure are to protect the public health, safety and welfare of the residents of Half Moon Bay; to provide for development which is orderly, sustainable, and fiscally responsible; to respond to the worsening traffic situation; and to protect the City's unique scenic and rural coastal character by managing the rate, location, and density of residential development.

SECTION 2: FINDINGS

- (a) Accelerated population growth: According to the California Department of Finance's January 1998 population estimates, Half Moon Bay's residential population grew 22% during a six-year period, making Half Moon Bay the fastest growing jurisdiction in San Mateo County. Statistics show an average population growth of 0.9% for San Mateo County in 1998, compared to the 3% maximum annual growth now permitted by the City of Half Moon Bay Local Coastal Program/Land Use Plan.
- (b) Services: Property taxes generated by residential development in the City do not cover the cost of basic services for that development. Projected residential development, combined with limits on public works and finances, creates a public health and safety crisis for residents.
- (c) Traffic: State Highways 1 and 92 experience prolonged gridlock. According to the 1997 Traffic Modeling Study conducted by the San Mateo County City and County Association of Governments, these highways experience Level of Service F, the worst ("speed approaches zero"), for several hours each day. The study projects Highways 1 and 92 to have the highest volume/capacity ratios in the County when current growth projections are achieved. No highway capacity improvements are planned by Caltrans.
- (d) Jobs-Housing Imbalance: Half Moon Bay's main role within the region has been commuter housing, and the Coastsides is the only area within San Mateo County that will add more housing than jobs through 2020. This situation exacerbates congestion on Highways 1 and 92.
- (e) Water: Half Moon Bay's future water supply depends on the ability to get more water from the Crystal Springs Pipeline. This is a precarious situation since in times of water shortage San Francisco has the right to restrict this supply.
- (f) Schools: The recent assessment bond study conducted by the Cabrillo Unified School District reports that State maximum school fees on new residential development cover only about one-third of school facility costs. With a general state limit of about \$1.90 per square foot for new houses (with exceptions only for fees which may be negotiated for projects requiring special legislative approvals), that translates into a school district loss of \$3.80 per square foot, or \$9,500 for a 2,500 square-foot house.
- (g) Character: Mounting growth pressures endanger Half Moon Bay's remaining open spaces. Development densities currently allowed for several large, undeveloped tracts in the City threaten the community's character with destruction of important coastal, rural, and hillside views.

SECTION 3: ANNUAL LIMITS ON NEW DWELLING UNITS

- (1) The Local Coastal Program and Land Use Plan of the City of Half Moon Bay, Chapter 9, Section 9.4, is amended to read as follows:

Section 9.4 Residential Growth Limitations

- (a) The number of dwelling units which the City may authorize each calendar year may not exceed the number of units which would result in a growth of one percent (1%) in the City's population as of January 1 of that year. In determining the number of permissible units, the City shall use the most recent United States Census figures for Half Moon Bay to calculate the average number of persons per household.
- (b) The number of dwelling units authorized each year under subsection (a) may be increased by fifty percent (50%) for additional dwelling units in the Downtown Area.
- (c) Applications for new units from areas of the City outside the Downtown Area shall have priority for one-half (1/2) of the units authorized under subsection (a). If fewer applications are received, the remainder of these units may be authorized in the Downtown Area.
- (d) Subject to subsections (b) and (c), the City shall allocate permissible dwelling units among applications under the existing allocation system in the Municipal Code, to the extent feasible, and subsequent modifications by the City Council.
- (e) The limitations in this Section shall not apply to replacement of existing dwelling units on a one-for-one basis, nor shall it apply to density bonuses for the provision of low and moderate income housing to the extent required by State law.
- (f) The Downtown Area is the area designated as the Downtown Half Moon Bay Redevelopment Survey Area in City Resolution No. C-91-98, November 3, 1998.

- (2) The Zoning Code of the City, Section 18.04.010, is amended to read as follows:

Section 18.04.010: Maximum Number of New Dwellings

- A. The number of dwelling units which the City may authorize to be built each calendar year shall not exceed the number of units which would result in a growth of one percent (1%) in the City's population as of January 1 of that year. In determining the number of permissible units, the City shall use the most recent U.S. Census figures for Half Moon Bay to calculate the average number of persons per household.
- B. The number of dwelling units authorized each year under subsection A. may be increased by fifty percent (50%) for additional dwelling units in the Downtown Area.
- C. Applications for new units from areas of the City outside the Downtown Area shall have priority for one-half of the units authorized under subsection A. If fewer applications are received, the remainder of these units may be authorized in the Downtown Area.
- D. Subject to subsections B. and C., the City shall allocate permissible dwelling units among applications on the basis of the existing allocation system in Municipal Code Section 1730 or a subsequently modified allocation system.

CITY OF HALF MOON BAY

E. The "Downtown Area" is the area designated as the Downtown Half Moon Bay Redevelopment Survey Area in City Resolution No. C-91-98, November 3, 1998.

- (3) Section 18.04.030 of the Zoning Code is amended to read:

Section 18.04.030: Exempt Developments

The limitations in Section 18.04.010 shall not apply to:

- A. Replacement of existing dwelling units on a one-for-one basis.
- B. Density bonuses for the provision of low and moderate income housing as required by State law.

SECTION 4: OPEN SPACE RESERVE PRESERVATION.

- (1) Section 18.11.020 2 b of the Zoning Code is amended to read as follows:

2b. Single-Family. On lands in the Open Space Reserve Districts (as demarcated on the City's Land Use Plan Map on May 15, 1999), one dwelling is permitted on each 50 acres of land, subject to the approval of a Use Permit in each case. North of Highway 92, and south of Highway 92 above the one hundred and thirty (130) foot elevation line, two or more dwellings on a parcel or contiguous parcels in common ownership on May 15, 1999, shall be clustered on contiguous lots or parcels, not to exceed one acre each, as near as possible to existing development, to minimize harmful impact on natural and visual resources.

- (2) The numbers in the Table B, Section 18.11.025 of the Zoning Code shall be changed to comply with Section 18.11.020 2b as amended by this Section.

- (3) Section 18.11.035 of the Zoning Code is amended by adding at the end:

Provided further, Open Space Reserve lands (as demarcated on the City's Land Use Plan Map on May 15, 1999) north of Highway 92, and south of Highway 92 above the one hundred and thirty (130) foot elevation line, may not be approved for development, except as authorized by Section 18.11.020 2b, as amended by this Section, or as "allowed by Zoning" without a use permit under Section 18.11.015 (Table A) on May 15, 1999, or except to the extent approved by the voters of Half Moon Bay at a regularly scheduled election.

SECTION 5: ANNEXATIONS

Any land annexed to the City after May 15, 1999 shall be subject to the same zoning and other prohibitions, restrictions and conditions on use or development as applied to the land on May 15, 1999 under County jurisdiction, except as approved by a majority of the voters of the City.

SECTION 6: DUTIES OF CITY OFFICIALS

It is the intent of the people of Half Moon Bay that the provisions of this initiative ordinance be carried out in full good faith and diligently by the City Council and other officials of the City.

SECTION 7: GENERAL PLAN CONSISTENCY.

If any provision in the General Plan, zoning ordinance or other ordinances or resolutions of the City of Half Moon Bay is inconsistent with this ordinance, that provision is superseded and nullified to the extent, but only to the extent, that it is inconsistent. The population, housing and job projections in the General Plan, including but not limited to citywide totals and allocations to areas and to income levels, are amended to be consistent with this ordinance. Accordingly, City officials shall make necessary calculations and change the numbers in the Plan.

SECTION 8: CONSISTENCY WITH FEDERAL AND STATE LAW.

The provisions of this ordinance are not applicable to the extent, but only to

the extent, that it is judicially determined that they would violate the constitution or law of the United States or the State of California. The provisions shall not be applied to deprive any person of constitutional or other legal rights. To the extent that a provision or provisions of this ordinance are not applicable because of this section, then the minimum development required by law which is most consistent with the provisions and purposes of this proposed ordinance shall be permitted by the City Council.

SECTION 9: EFFECTIVE DATES.

This ordinance shall become effective according to statute, except if all of the General Plan amendments allowed by law during the year in which the ordinance is enacted have been made, the provisions of the ordinance shall be operative on January 1 of the following year.

SECTION 10: AMENDMENT.

This ordinance shall not be amended or repealed except by a majority vote of the people of Half Moon Bay.

SECTION 11: SEVERABILITY.

If any provision or application of this ordinance is held to be invalid, the invalidation shall not affect the validity of any other provision or the application of any provision. The voters of Half Moon Bay expressly declare that this ordinance and each section, sentence, clause and phrase hereof would have been prepared, adopted, and approved irrespective of the fact that one or more other sections, sentences, clauses or phrases is declared unconstitutional or otherwise violative of law.

IMPARTIAL ANALYSIS OF MEASURE D

"In 1991, the people of Half Moon Bay adopted Measure A. Measure A amended the General Plan and Zoning Ordinance to limit the construction of new dwelling units to a number which would limit annual population growth to no more than three percent. Measure A also provides limited exceptions. Measure A also required the City Council to adopt an Allocation System. After adoption, the Measure was approved by the California Coastal Commission and is part of the City's Local Coastal Program. This proposed measure would, if adopted by the people and approved by the Coastal Commission, amend provisions of the City's land use regulations including some of the provisions of Measure A.

This measure limits construction of new dwelling units to a number which will result in population growth of no more than one percent annually. It permits the amount of annually permitted dwelling units to increase by fifty percent in the "Downtown Area." The "Downtown Area" is that area approved as a redevelopment survey area by the City in November 1998.

Measure A required the adoption of an Allocation System to implement its provisions. This measure provides that that allocation system, or a subsequently modified one, would be used to allocate each year's authorized units. The measure modifies the allocation system so that priority for one-half of the dwelling units authorized each year would go to new units built outside the Downtown Area; if fewer applications are received than necessary to satisfy this priority, remaining unused priority units can be authorized in the Downtown Area.

The maximum annual residential growth limit would not apply to one-for-one replacement of existing dwellings, nor would it apply to bonus dwellings authorized by state law as a result of the construction of low and moderate income housing.

The measure would also adopt new zoning regulations pertaining to all Open Space Reserve (OSR) zoned parcels north of Highway 92, and those located above the 130 foot elevation line south of Highway 92. The new

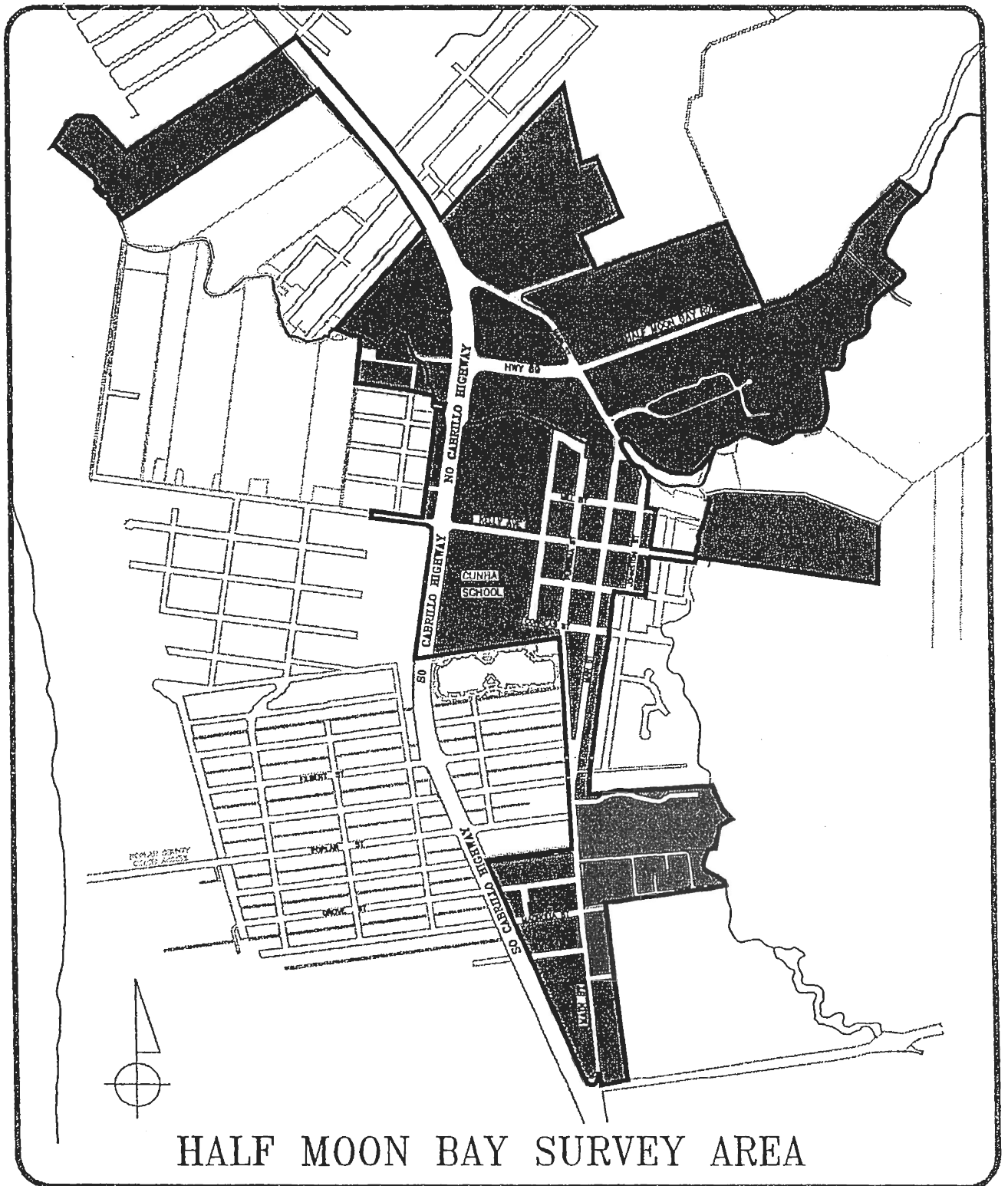


Figure 1: Downtown Half Moon Bay Redevelopment Survey Area,
City Resolution No. C-91-98



CITY OF HALF MOON BAY

Planning Division
501 Main Street
Half Moon Bay, CA 94019
Phone: (650) 726-8270

202 Measure D Residential Dwelling Unit Development Application Package

• **Submittal Deadlines** All applications must be complete with all portions of the application received as a whole submittal (with limited exceptions regarding payments as noted below for emailed applications) no later than 5:00 PM, January 30, 2020:

- x **City Hall Submittals:** Appointments are encouraged for in-person submittals. For in-person submittals, the applicant or their designee must arrive at City Hall before 4:30 PM } the deadline stated above, to allow staff time to process the submittal and file (as a % o) o
- x **Electronic Submittals:** Application forms and required application materials may be emailed, provided that the application fee (as applicable) is paid in full by check or credit card on or before the 5:00 PM January 30, 2020 deadline and provided that the timestamp for the complete emailed application is 5:00 PM or earlier for applications submitted on the last day. City staff receive a very high volume of email and therefore applicants are encouraged to confirm timely receipt for electronic submittals. o š Ć } v] • μ u] š š o • • Z o o • μ u] š š š } % o v v] v P > Z o (u } } v Ç X P } À X

• **Requirements and Recommendations:** To support applicants in preparing timely, complete, and factually correct applications, City staff have the following requirements:

- x **Project Plans:** All applicants are required to submit a site plan with the Measure D application. Floor plan, elevations, and landscape plans are not required, but can be very helpful. Project plans should demonstrate how the project conforms to the allocation scoring criteria and will be used by City staff to support the scoring process. o o % o o] o] š ů š μ • š] v] ů š š v •] š % o v š } < μ o] (Ç (} Ć % }] v š • X
- x **Planning Staff Consultation** Applicants are encouraged to schedule time to meet with a Half Moon Bay planner at least two weeks in advance of the application deadline. Planning staff will be available to review draft applications and provide non-binding guidance intended to assist applicants with this process.



CITY OF HALF MOON BAY
Planning Division, 501 Main Street
Half Moon Bay CA 94019
Phone: (650) 726-8270

2026 Measure D - Application RESIDENTIAL DWELLING UNIT PERMIT ALLOCATION

Please read and fill out application completely and carefully. Review items 1 and 2 on the previous page about submittal deadlines and methods, and Planning staff recommendations with respect to project plans and Planning staff consultation.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

All applications must be fully submitted to the City no later than 5:00 PM – Friday, January 30, 202.

[Redacted]

Applicant Name E-mail
Mailing Address Day Phone#

Owner Name E-mail
Mailing Address Day Phone#

[Redacted]

Building Site Location
*Street Address or Name of Street where Property is physically located & it's nearest Cross Street

Assessors Parcel Number(s)

Project Description & Size:

Total Number of Allocations Requested:

Name, Address, and Phone Number of Owner (Including all partial owners or interest holders):

CITY USE ONLY -- DO NOT WRITE BELOW THIS LINE

Application accepted by
Fee Amount received Date received

CHECKLIST RESIDENTIAL DWELLING UNIT ALLOCATION

Please submit the following items with your application for a Residential Dwelling Unit Permit Allocation applications.

- ___1. The fee for processing each application is subject to the current City of Half Moon Bay Master Fee Schedule for each residential dwelling unit allocation requested.
- ___2. Assessor's Parcel Map with the building site and its subdivision lot(s) clearly delineated.
- ___3. Site Plan indicating the locations of the new residential units and existing development on all adjacent parcels including across any Public Street or right-of way. Site plan shall also indicate all applicable items selected within the criteria.
- ___4. Proof of interest in property, showing current owner of record (i.e. grant deed).
- ___5. Where the owner or applicant is a trust or other entity, provide a copy of the documents showing all the individuals with an interest in the trust or other entity.
- ___6. A completed Required Criteria for Residential Dwelling Unit Allocation Form and supporting materials. (9 pages)
- ___7. A completed and signed City of Half Moon Bay Residential Dwelling Unit Application Form.

I understand that it is the applicant's responsibility to provide complete and accurate forms and documentation for the Residential Dwelling Unit Allocation application. If the information provided, and upon which the City makes a determination as to a Measure D allocation, is incorrect, the City may later declare the Measure D allocation invalid.

As applicant, I have read and agree with all of the above, and I assume full responsibility for all costs incurred by the City in processing this application(s).

Name:

Signature _____ Date
Applicant

Name:

Signature _____ Date
Co-Applicant

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

□ PROJECT ADDRESS: _____ APPLICANT NAME: _____		Possible Points	Notes, Interpretations, etc.	□
It is the applicant's responsibility to provide complete and accurate answers to the following questions. The applicant should take care to ensure the accuracy of any information provided, and if necessary, should confer with the Planning Department or the appropriate agency in order to accurately answer these questions. If the information provided, and upon which the City makes a determination as to a Measure D allocation, is incorrect, the City may later declare the Measure D allocation invalid.				To be completed by Staff
** Criteria shown with green shading are not included in the scoring **				
1. Infill Sites (Maximum 70 Points)	POINTS EARNED (PLEASE EXPLAIN/ FURTHER INFORMATION)		(Maximum 65 points per 2020 Interpretation)	
a. Project is located in a built urban setting with utilities in place for ten years or more	☐ Yes ☐ No	5	"Built urban setting with utilities" requires all of the following for 5 points; otherwise 0 points: Setting: At least half the sites in the subdivision are developed. Zoning: Zoned for residential development (R-1, R-1-B-1, R-1-B-2, R-1-B-3), mixed-use development (C-D, C-R, C-G, C-VS), or planned development with approved PUD or Specific Plans that provide for residential development (PUD or PUDX) Utilities: Municipal water and sewer service proximate (see "P" below with respect to roadway requirements)	
b. Project is located in a built urban setting and avoids environmentally sensitive areas	☐ Yes ☐ No	5	"Avoids environmentally sensitive areas" requires the project to fully avoid ESHA and be sited to conform with standard (not reduced) ESHA buffer requirements for 5 points; otherwise 0 points. For sites identified as including or located near potential ESHA as indicated by City mapping or other relevant sources, substantial evidence, such as a biological resources evaluation, is required to confirm ESHA avoidance and buffer requirements.	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

c. For each contiguous side of a building site adjacent to existing development (including across any public or private right-of-way)	____ points	5	Building sites that are located in a “built urban setting with utilities” (as defined in “a.” above), qualify for this criterion if the site abuts a public facility including public open space areas such as at a school or a City park. If all sides of the building site are contiguous to existing development, 5 points are awarded even if the site has only 4 sides. For ADUs proposed with an existing residence, all points awarded. Points are awarded based on abutting developed lots / total number of abutting lots. For this purpose abutting lots are those with at least one foot of common frontage. For example, a lot that borders four other lots including across a street, three of which are already developed and the other is vacant would receive $\frac{3}{4}$ of 5 pts = 3.75 (ie. $5 \times (\frac{3}{4}) = 3.75$)	
d. For each contiguous side of a building site for which residential dwelling units have been allocated, but development not completed under the provisions of this system (including across any public or private right-of-way)	**	**	Criterion is not specifically applicable to infill sites and is redundant with aspects of “a.” and “c.” above for these cases.	
e. Building site is Located within one-half mile of a transit stop	☐ Yes ☐ No	5	All SamTrans bus stops qualify as major transit stops. This interpretation aligns with State Law guidance for accessory dwelling units. Almost every residentially zoned property in Half Moon Bay is located within one-half mile of a SamTrans bus stop and therefore most projects will qualify for this criterion.	
f. Where there is an existing all-weather road surface providing vehicular access to the site constructed to city standards or otherwise acceptable to the city engineer	☐ Yes ☐ No	5	This may include both City streets and private streets.	
g. Except for below market rate (BMR) housing, those applications for development on a site that meet all of the established development standards for the zoning district and no variance or other discretionary applications are required	☐ Yes ☐ No	5	Discretionary applications include variances and/or exceptions; they do not include coastal development permits, use permits, design or environmental review.	
h. For those applications for development that provide BMR housing through deed restriction or other legally binding mechanism	☐ Yes ☐ No	35	“BMR housing” means that there is at least one unit deed restricted affordable for extremely low, very low, or low income households for a minimum of 55 years. All 35 points awarded for such a case.	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

2. Home Size, Scale and Clustering (Maximum 30 Points)				
a. Homes are clustered to preserve open space and natural features	☐ Yes ☐ No	5	For infill sites, “clustered” includes the following for 5 points: • Multi-family development: Duplexes, triplexes, apartments, and condominiums • Single-family development with an ADU • ADUs after primary dwelling(s) established Single-family development without an ADU does not qualify as “clustered,” and will receive 0 points. New subdivisions: Refer to 17.06.200	
b. Resource conservation achieved by increasing density: five points plus one additional point for every five du/ac greater than ten du/ac	_____ points	15 max	Density is calculated for each site, including both existing and new units. For projects that will result in a site density of at least 10 du/ac, 5 points awarded. Another point is awarded for each additional full 5 du/ac (e.g. 15 du/ac = 6 points, 20 du/ac = 7 points, 25 du/ac = 8 points, 30 du/ac = 9 points, 35 = du/ac 10 points); for example, a density of 22 du/ac will be awarded 7 points. All sites with an ADU receive 5 points as a base even if under 10 du/ac; otherwise, no points for projects with less than 10 du/ac. Maximum 15 points available only for projects invoking full density bonus allowances resulting in 35 du/ac.	
c. Home Size Efficiency	_____ points	5	Unit size is for living space in square feet (SF) and excludes covered or enclosed parking areas. For projects with more than one unit, the average unit size of all the units in the project shall be used for this criterion. Maximum size for an ADU pursuant to City draft ADU ordinance and Planning Commission draft Land Use Plan are guides for “home size efficiency:” <= 1,000 SF living space: 5 points 1,001 – 2,000 SF living space: 2.5 points >= 2,001 SF living space: 0 points	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

d. Building layout and orientation improve natural cooling and passive solar attributes	☐ Yes ☐ No	5	Examples of attributes that “improve natural cooling and passive solar” qualifying for this criterion include shading features on south and west sides of structures (deep eaves, covered porches, etc.); floor plans and window locations that allow for crossflow ventilation; maintenance of solar access to the rooftop. Most development in Half Moon Bay, because of its temperate climate, can qualify for this criteria with operable windows. Locational choices for ADUs are limited and therefore all ADUs qualify for the full 5 points.	
3. Design for Walking and Bicycling (Maximum 37 Points)				
a. Pedestrian access is provided to neighborhood services within one-half mile: community center; library; grocery store; school; day care; laundry; medical; entertainment; restaurant; post office; place of worship; bank: one point for each service within one-half mile	____ points	12 max	One-half mile is measured as a radius from the subject site; walking distance is not computed.	
b. Development is connected with a dedicated pedestrian pathway to places of recreational interest within one-half mile	**	**	The Half Moon Bay Bicycle and Pedestrian Master Plan identifies pedestrian pathways to, through, or proximate to all of Half Moon Bay’s residential neighborhoods. As a result, all applications would qualify for these 5 points, and thus this criterion does not provide a mechanism for ranking applications.	
c. At least two of the following traffic-calming strategies are incorporated into the project:	**	**	Criteria 3.c.1 – 4 are superseded by the Half Moon Bay Bicycle and Pedestrian Master Plan for infill development. The Plan identifies improvements for a comprehensive bicycle and pedestrian network to, through, and/or proximate to all of Half Moon Bay’s residential neighborhoods.	
1. Designated bicycle lanes are present on roadways	**	**	As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that the plan identifies cases where other types of bicycle improvements are more appropriate than bike lanes in a given neighborhood.	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

2. Vehicle travel lanes are ten feet in width	**	**	As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that the plan includes guidelines with neighborhood context design options that may result in a variety of lane widths and associated bike and pedestrian improvements.	
3. Street crossings closest to the site are located less than three hundred feet apart	**	**	As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that the Plan includes options for improvising linkages through large block subdivisions.	
4. Streets have rumble strips, bulbouts, raised crosswalks or refuge islands	**	**	As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that it is often the case that traffic calming measures are implemented in locations where they are most needed to improve safety, etc. Many neighborhoods without traffic calming have low volume traffic and do not need such measures to achieve bike/pedestrian compatibility; furthermore, the Plan includes guidelines with a wide array of options for these types of improvements going beyond the options presented in the GreenPoints checklist.	
4. Design for Safety and Social Gathering (Maximum 15 Points)				
a. All home front entrances have views from the inside to outside callers	**	**	All homes are required to have a peephole or window in the entrance area.	
b. All home front entrance can be seen from the street and/or from other front doors	☐ Yes ☐ No	5	ADUs receive full points. State ADU law requires that only objective design standards be applied to ADUs; City ADU ordinance may result in entrance locations that cannot meet this criterion. For multi-family development, criteria is met for units that share entrance facilities such as a lobby, elevator, or hallway. 0000000000 0000	
c. Porches (one-hundred-square-foot minimum area) are oriented toward streets and/or public spaces	☐ Yes ☐ No	5	Attached and wholly within ADUs receive full points. Detached ADUs receive full points if open space is provided for the ADU. 0000000000 00000	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

5. Design for Diverse Households (Maximum 20 Points)				
a. At least one zero-step entrance provided in home	☐ Yes ☐ No	5	This is a flush entry between the unit and outside or a hallway or other area that can reasonable be anticipated to be free and clear of obstructions (e.g. a garage or carport does not qualify). <u>Plans must indicate</u> that grading, ramping or other means will achieve zero-step entry pursuant to ADA requirements.	
b. All main floor interior doors and passageways have a minimum thirty-two-inch clear passage space	**	**	Building code requires 32-inch clear passage space for new development; for wholly or mostly within ADUs, State law requires approval despite nonconforming conditions.	
c. At least one half-bath on the ground floor with blocking in walls for grab bars	☐ Yes ☐ No	5	Interpretation will consider one-half bathroom on ground floor as the standard (e.g. represents ADA “visitability”); however, blocking for grab bars can be required of all applications and is straightforward to implement.	
d. Project is or includes an accessory dwelling unit	☐ Yes ☐ No	5		
6. Landscaping (Maximum 74 points + 6 bonus points)				
a. Resource-Efficient landscaping is incorporated into site design that:				
1. Meets California-Friendly Landscape Program requirements	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
2. Excludes any invasive plant species listed by the California Invasive Plan Council (CAL-IPC)	**	**	Standard condition of development approval; all projects will comply.	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

3. Excludes plant species that require periodic hedging or shearing	**	**	Criterion may conflict with coastal resource priorities, the Heritage Tree Ordinance, and desired screening between properties: e.g. this criterion may limit ability to establish natives, such as willows; furthermore, with Half Moon Bay's highly favorable climate, many species of even modest sized plant materials will need pruning periodic pruning (e.g. dwarf fruit trees, roses, etc.). Although "hedging" and "shearing" suggest a particular form of pruning, this will be very difficult to discern at the planning stage because landscapers prune landscape materials in different ways.	
4. Plant palette consists of at least 75% California natives, Mediterranean species or other appropriate adaptive species	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
5. Fencing on-site consists of at least 70% of FSC certified, recycled plastic or composite lumber	☐ Yes ☐ No	2	Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.	
6. All turf areas have a water requirement that is rated at less than or equal to tall fescue (≤ 0.8 plant factor)	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
7. No turf is installed on slopes exceeding 10% or in areas that are less than 8 feet in any dimension	**	**		

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

a. Landscaping includes turf that is one-third or less than (≤33%) the total landscaped areas on-site (extra 2 points)	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
b. Turf is one-tenth or less than (≤10%) of the total landscaped areas on-site (extra 4 points)	**	**	Superseded by WELO. Similar case of landscapes with more than 500 square feet of irrigated landscaping for which the WELO checklist must be used to ensure water efficiency.	
8. Shade trees of an appropriate species are integrated into the landscape	☐ Yes ☐ No	5	Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.	
9. Plantings are arranged and grouped according to common water needs (hydrozoning)	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
10. Irrigation systems include high-efficiency components	**	**		
a. System uses only low-flow drip, bubblers, or low-flow sprinklers	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
b. System includes smart (weather-based) controllers	**	**	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation	
11. Non-plant landscape elements consist of at least 50% salvaged or recycled-content materials	☐ Yes ☐ No	5	Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.	
12. Outdoor lighting systems incorporate low-lighting elements, shielded fixtures and direct lighting downward to avoid light pollution and glare:	**	**	Standard condition of development approval	

**REQUIRED CRITERIA FOR
RESIDENTIAL DWELLING UNIT ALLOCATION APPLICATION
(Scoring Criteria Table)**

13. At least 50% of all non-roof impervious surfaces on-site consist of light-colored, high albedo materials (solar reflectance index ≤ 0.3) to reduce heat-island effects	☐ Yes ☐ No	5	Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.	
14. At least 50% of all non-roof surfaces consist of pervious materials	☐ Yes ☐ No	10	"Pervious materials" include aggregate, pervious pavers, mulch, landscape areas, and others.	
15. Rain water harvesting systems are provided on-site:	☐ Yes ☐ No		Either none or one of the following may be awarded based on application, but not both.	
a. Less than 350 gallon capacity	☐ Yes	2	Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.	
b. Greater than 350 gallon capacity	☐ Yes	5	Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.	

TOTAL

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HALF MOON BAY DESIGNATING
A REDEVELOPMENT SURVEY AREA
FOR STUDY PURPOSES**

WHEREAS, the City Council of the City of Half Moon Bay, California (the "Council") on December 18, 1984, adopted Ordinance No. 15-84, finding the need for a redevelopment agency to function in the City of Half Moon Bay; and

WHEREAS, the redevelopment agency has been duly organized as the Community Development Agency of the City of Half Moon Bay Agency (the "Agency"), with this Council sitting as said Agency; and

WHEREAS, in accordance with Section 33310 of the California Health and Safety Code, (the "Code") this Council, as the legislative body, may designate a redevelopment survey area for study purposes; and

WHEREAS, the redevelopment survey area is graphically depicted on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the area depicted on Exhibit "A" requires study to determine if the formation of a redevelopment project area is feasible; and

WHEREAS, in accordance with Code Section 33322, the Planning Commission of the City of Half Moon Bay shall, at the direction of the Council, select a project area from within the boundaries of the survey area and formulate a preliminary plan for the area so selected.

NOW, THEREFORE, the City Council of the City of Half Moon Bay hereby resolves as follows:

Section 1. The area depicted in Exhibit "A" requires study to determine if a redevelopment project, or projects, within said areas is feasible.

Section 2. The area depicted in Exhibit "A" and referenced in Section 1 herein, is hereby designated as the Downtown Half Moon Bay Redevelopment Survey Area (the "Survey Area").

Section 3. The Planning Commission of the City of Half Moon Bay, is hereby authorized and directed in cooperation with the Agency, to select a redevelopment project area from within the boundaries of the Survey Area and to formulate a preliminary plan for the area so selected for submittal to the Agency.

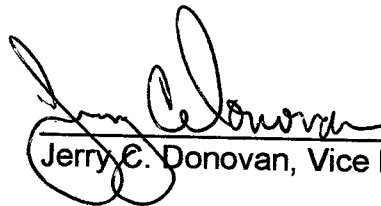
ADOPTED AND APPROVED this 3rd day of November, 1998, by the following vote:

AYES, Councilmembers: Coleman, Ruddock, Stone and Vice Mayor Donovan

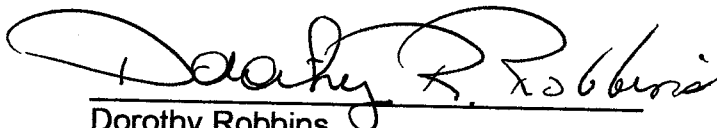
NOES, Councilmembers: _____

ABSTAIN, Councilmembers: Mayor Patridge

ABSENT, Councilmembers: _____

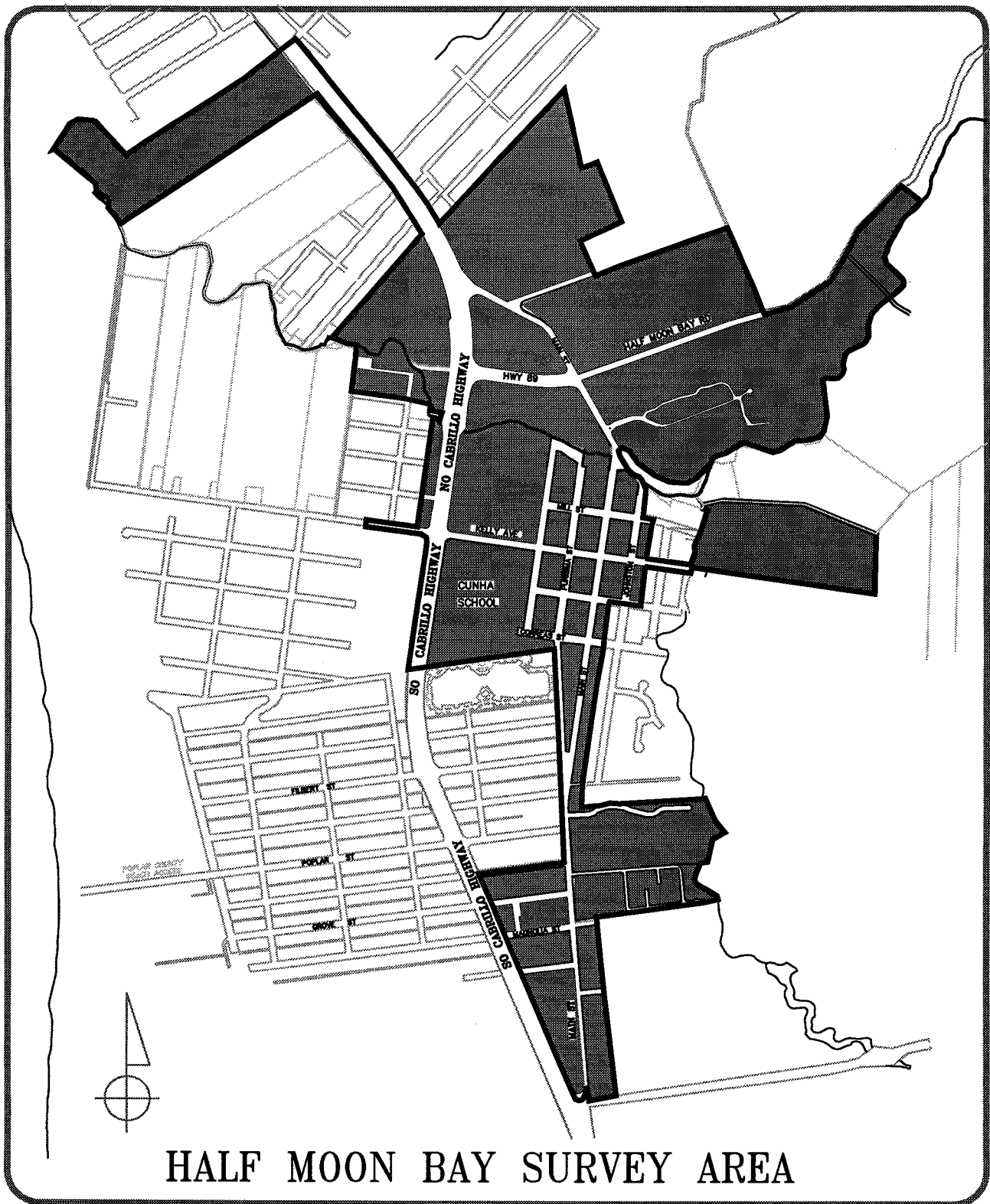

Jerry C. Donovan, Vice Mayor

ATTEST:


Dorothy Robbins
City Clerk

PASSED AND ADOPTED AT THE
COUNCIL MEETING OF
11-3-98

CITY CLERK



From: [Rick Hernandez](#)
To: [Leslie Lacko](#)
Cc: [Matthew Chidester](#); [Rick Hernandez](#); [Debbie Ruddock](#)
Subject: Questions for Tomorrow's Joint Meeting
Date: Monday, January 12, 2026 8:04:34 AM
Attachments: [image.png](#)
[image.png](#)

Hi Leslie,

I read the staff report and attachments. Can you add my questions to the public record and make them available for our meeting tomorrow?

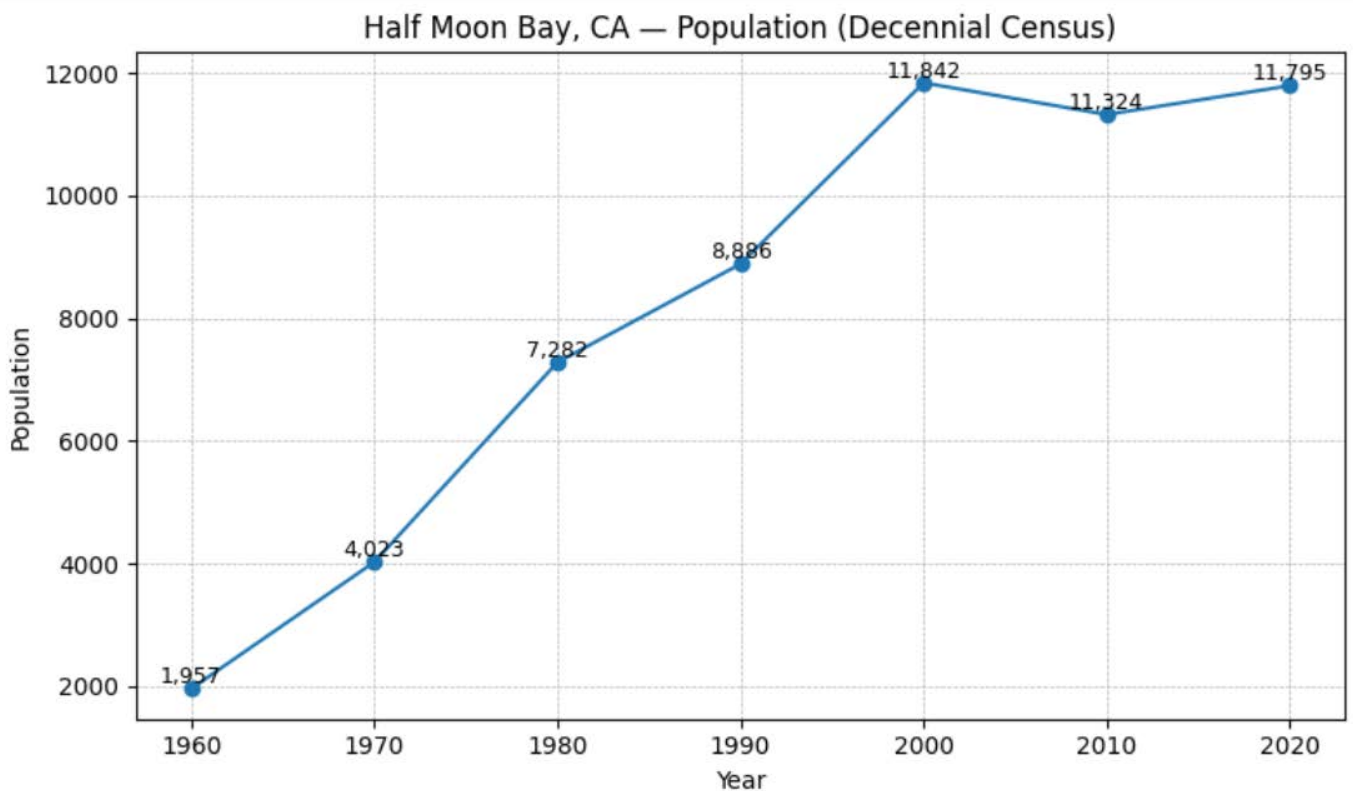
Back in March we wanted to improve transparency and understanding of the Measure D process for the city council, planning commission, and the public. We have had many meetings that focused on Measure D in the last 3 years, so I'm glad we are having this meeting.

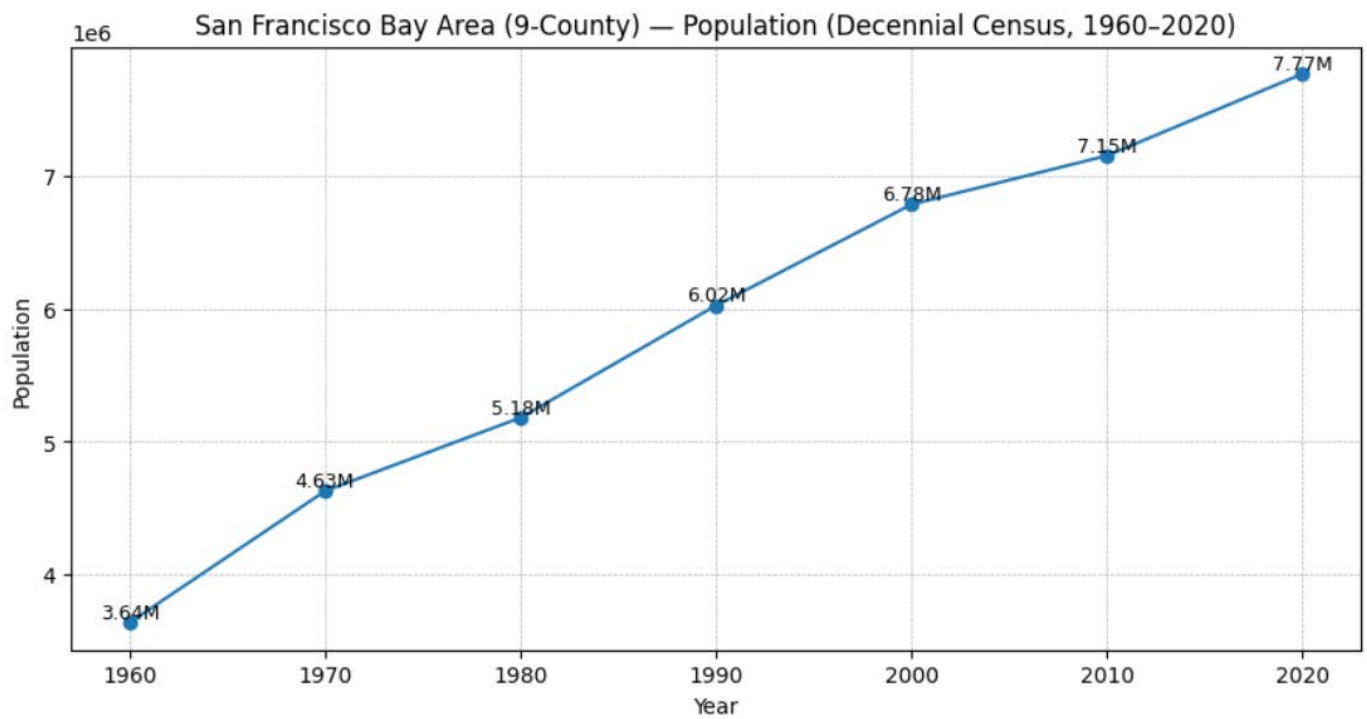
1. Along those lines, it would be incredibly helpful to share the cutoff information for new Measure D allocations for the last 5 years. Specifically, how many applicants did not build in a given year because they miss the cutoff? How many applicants in the last 5 years have missed the cutoff more than once, and how many times has that happened?
2. I was under the impression that City Council provided direction on the mechanism by which ADU's would account for a fraction of a Measure D's for this cycle. I don't see that reflected in the staff report, the handbook, or the spreadsheet. Can you dive into this during our meeting? Should we expect that a new calculation will be applied during this measure D allocation (2026)?
3. The formula for growth is tied to 1% and 1.5% growth. Since we have adopted Measure D in the city code, HMB has experienced negative growth in population (see below). Should we evaluate the mechanism we use to determine growth?
4. When somebody enters into a deed restriction to get more points or agrees to other additive areas when building their home, how is that enforced? How is this monitored after the fact and what recourse do we have for lack of follow through (if for example the house on Jenna Lane decides not to rent to low income or doesn't rent at all)?
5. Can we get a list of all the deed restricted properties? Can we make that information publicly available on the city's website?
6. For "walkability" Can we get a list of all the establishments that help qualify a property? Did you include the bodegas and chiropractor's offices in the formula? Is Spenglers included for properties with ½ a mile of it that are in HMB?
7. These standards do seem to reflect Zone 0 requirements. For example, we are

awarding points for wooden fencing.

8. Can we update the landscaping to only give points for native species that are also fire resistant or mitigate flooding above a certain standard?
9. Can we add points for properties that provide external fire suppression systems, fire breaks, or use landscaping designed to impede fire and flooding?
10. Do we yet have Zone 0 standards for San Mateo County? Can we see them?
11. The wording for Category 5a is clunky (ADA). I see the spreadsheet and I think I understand what's happening, but can you walk us through what you are trying to accomplish and consider making the language in 5a more understandable.

Thx.





MEMORANDUM

Date: January 13, 2026

To: Honorable Mayor and Council Members
Honorable Chair and Planning Commissioners

From: Matthew Chidester, City Manager
Leslie Lacko, Community Development Director
Ocoee Wilson, Associate Planner

Subject: Joint City Council and Planning Commission Meeting of January 13, 2026 –Measure D
Commissioner Questions Memorandum

This Memorandum aims to address questions received from Commissioner Hernandez on January 12, 2026, as it relates to the Measure D Study Session for the January 13, 2026, City Council Meeting. The email is attached. The questions and staff's responses are below.

Question 1. It would be incredibly helpful to share the cutoff information for new Measure D allocations for the last 5 years. Specifically, how many applicants did not build in a given year because they miss the cutoff? How many applicants in the last 5 years have missed the cutoff more than once, and how many times has that happened?

Answer: The table below shows the number of units that received allocations since 2020 and the number of units that applied for but did not receive an allocation.

Year	Total # Measure D Allocations Available	ADUs Applying for allocation		ADUs Receiving Allocations		# of Units Receiving allocations (All types)	# of Units Not receiving allocations (all types)	# Units not receiving multiple years (all types)
		ADU Only	ADU with Proposed SFR	ADU Only	ADU with Proposed SFR			
2020	69	30	4	24	4	46	7	0
2021	66	29	12	26	8	44	18	0
2022	69	15	12	12	7	68	18	4
2023	67	11	11	11	9	67	6	6
2024	63	15	13	8	6	26	21	4

2025 ¹	67	15	15	14	13	45	1	0
Total	401	115	67	95	47	296	71	

1. In 2025 not all applicants seeking initial allocations pursued a Transfer allocation or chose to reduce their number of requested allocations

Question 2. I was under the impression that City Council provided direction on the mechanism by which ADU's would account for a fraction of a Measure D's for this cycle. I don't see that reflected in the staff report, the handbook, or the spreadsheet. Can you dive into this during our meeting? Should we expect that a new calculation will be applied during this measure D allocation (2026)?

Answer: *The Draft Cycle Six Housing Element, Adopted by the City Council identified changes to be made to the Measure D process. These changes included reducing ADU allocations from 1 allocation to .5 and identifying a process to roll over allocations. However, amendments to the existing code are required before this can be implemented. Staff aims to bring them before City Council as early as possible this calendar year.*

Question 3. The formula for growth is tied to 1% and 1.5% growth. Since we have adopted Measure D in the city code, HMB has experienced negative growth in population (see below). Should we evaluate the mechanism we use to determine growth.

Answer: *Yes, staff identified this issue internally during the 2026 Unit Authorization process, noticing the population reflected in the calculations for Measure D only continue to grow and are currently higher than the population reflected elsewhere. Measure D only anticipates a growing population and does not consider the current trend of a reduction in population. Under the current practice for calculating population growth and allocations, it only provides opportunity for reset with the newest census (every 10 years). Staff looking into to revising this process and so the population data can be reset with the upcoming Measure D cycle (2027). More research and analysis are required to verify how this can be implemented and improved.*

Question 4. When somebody enters into a deed restriction to get more points or agrees to other additive areas when building their home, how is that enforced? How is this monitored after the fact and what recourse do we have for lack of follow through (if for example the house on Jenna Lane decides not to rent to low income or doesn't rent at all)?

Answer: *Items elected within the Measure D application and reflected in the applicants scoring are required as conditions of approvals, checked with plan reviews, and final approvals are contingent upon compliance. Where an applicant has elected to deed restrict a unit below market rate, an affordable housing agreement must be recorded.*

Question 5. Can we get a list of all the deed restricted properties? Can we make that information publicly available on the city's website?

Answer: *Staff does not have information on all properties that have recorded deed-restrictions for below market rate units associated with Measure D in list form, but maintains documents relating to entitlements. Recorded deed-restrictions are available publicly through the recorders office. It is the City's practice not to compile and publish this information due to potential privacy concerns. Additionally, it has only been in recent years that more applicants have been electing to utilize the deed-restriction option, therefore only a few projects have received entitlements and several others are still in the process.*

Question 6. For "walkability" Can we get a list of all the establishments that help qualify a property? Did you include the bodegas and chiropractor's offices in the formula? Is Spenglers included for properties with ½ a mile of it that are in HMB?

Answer: *Maintaining a list of all establishments for every category of establishments in Half Moon Bay relating to Measure D and continuing to update it year over year would be an impractical and burdensome use of staff time, especially, given the expanse of options in some categories. However, where practical, staff have maintained a general list of key places or amenities that offer only a select few options or may be overlooked. This year in response to Planning Commissions previous requests in March 2025, staff established key definitions listed within the handbook. Applicants are encouraged to do their own research before submitting their scoring with the application, where there is a discrepancy in scoring, applicants are provided the opportunity to discuss this with staff prior to the scoring being finalized by the Planning Commission. This year applicants will also be able to refer to the handbook for more complete guidance on what qualifies.*

Regarding the specific items asked about, Spanglers is not within ½ mile of any properties that are likely to be developed with new residential units, except for a select few Commercial-Visitor serving properties within the City's jurisdiction, but it would count if one of those few properties applied for Measure D. A "bodega" could be considered in the scoring if it met all definitions of a grocery store in the handbook. A chiropractor could be considered medical and would be reviewed, if it was a brick and mortar location, home occupation practices do not count. The discussion regarding chiropractic services rarely comes into consideration given the expanse of medical practices in the city, and that they tend to be clustered in the same general areas due to zoning.

Questions 7 – 10 About Minimizing Fire Hazards.

Questions 7. These standards do not seem to reflect Zone 0 requirements. For example, we are awarding points for wooden fencing.

Question 8. Can we update the landscaping to only give points for native species that are also fire resistant or mitigate flooding above a certain standard?

Question 9. Can we add points for properties that provide external fire suppression systems, fire breaks, or use landscaping designed to impede fire and flooding?

Question 10. Do we yet have Zone 0 standards for San Mateo County? Can we see them?

Answer. *The Measure D Criteria was established well before fire hazard considerations and discussions relating to Zone 0. It was only within 2025 that the Fire Hazard Severity Zone Maps indicated locations within the boundaries of Half Moon Bay. The City does not currently have standards from San Mateo County regarding Zone 0. During the upcoming City Council priority setting meetings, staff will raise incorporating Zone 0 and other fire hazard reduction measures into Measure D as a priority project.*

Question 11. The wording for Category 5a is clunky (ADA). I see the spreadsheet and I think I understand what's happening, but can you walk us through what you are trying to accomplish and consider making the language in 5a more understandable.

Answer: *The application for 2026 is live and active and cannot be revised at this time. The next opportunities for revision will be prior to the 2027 Measure D year. Criteria 5a is worded the same as the within the code. Staff did rephrase and elaborate on the description of this item in the handbook, but will provide more clear guidance for the next Measure D cycle.*

If you have any questions or require further clarification, please contact Ocoee Wilson, Associate Planner, at (650) 726-8284 or via email at owilson@hmbcity.com.