

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

**AGENDA REPORT**

For meeting of: **December 16, 2025**

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**TO:** Honorable Mayor and City Council

**VIA:** Matthew Chidester, City Manager

**FROM:** Maggie Rodriguez, Assistant City Clerk

**TITLE:** **ADOPT AN ORDINANCE ADDING CHAPTER 7.65 “COMMERCIAL VITALITY” TO THE HALF MOON BAY MUNICIPAL CODE – SECOND READING**

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**RECOMMENDATION:**

Waive the second reading and adopt an ordinance adding Chapter 7.65 “Commercial Vitality” to the Half Moon Bay Municipal Code, establishing maintenance standards for commercial storefronts.

**FISCAL IMPACT:**

There is no direct fiscal impact associated with this action.

**STRATEGIC ELEMENT:**

This action supports all the Strategic Plan Elements: *Infrastructure and Environment, Healthy Communities and Public Safety, Fiscal Sustainability, and Inclusive Governance.*

**DISCUSSION:**

On December 2, 2025, the City Council introduced the ordinance following the conduct of a duly-noticed public hearing. As required by law, the ordinance appears for second reading and adoption at a regular meeting more than five days past introduction.

There was one, non-substantive clarification in language to section 17.65.060 that changed from “Notwithstanding the terms of any permits, licenses, approvals, or agreements, it is a violation of this code and a public nuisance to maintain a neglected storefront” to “Notwithstanding the terms of any permits, licenses, approvals, or agreements, the existence of a neglected storefront on a property is a violation of this code and a public nuisance.”

**ATTACHMENTS:**

Ordinance adding Chapter 7.65 “Commercial Vitality” to the Half Moon Bay Municipal Code