



**AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING
&
ADMINISTRATIVE ACTIONS**

WEDNESDAY, APRIL 29 2020

4:30 PM

**VIRTUAL ZOOM WEBINAR
ALL REMOTE PUBIC HEARING**

Community Development Director: Jill Ekas

In accordance with the San Mateo County Health Officer's March 16, 2020 and March 31, 2020 Shelter-In-Place Orders and Governor Newsom's Executive Order No-29-20, this will be a teleconference meeting without a physical location to help stop the spread of COVID-19. This meeting will be conducted entirely by remote participation, in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act.

This meeting will be conducted via Zoom Webinar. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is your turn to speak.

If you do not have access to join by computer. Members of the public are welcome to submit comments (in accordance with the three-minute per speaker limit) via email to bjett@hmbcity.com prior to or during the meeting (before the close of public comments on that item). The Meeting Secretary will read all comments into the record. Meeting facilities are accessible to people with disabilities. If you require special assistance to participate in the meeting, or agendas prepared in an appropriate alternative format, please notify the City Clerk's office at (650) 726-8271 at least 4 hours prior to the meeting.

Please click link to join the webinar: <https://zoom.us/j/92331150573>

Or iPhone one-tap:

US: +16699009128, 92331150573# or +13462487799, 92331150573#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 646 558 8656 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 **Webinar ID: 923 3115 0573**

I. CALL TO ORDER

II. PUBLIC COMMENT

III. PUBLIC HEARING ITEMS

ITEM #1

Project: Coastal Development Permit and Architectural Review to allow the construction of a new 2,617 square-foot, two-story single-family residence with a 553 square-foot attached two-car garage and a 759 square-foot attached accessory dwelling unit on a 6,000 square-foot substandard vacant lot at 493 Kelly Avenue in the R-3 Multi-Family Residential Zoning District. The proposed development meets the maximum height limit requirements and will not impact protected views to the ocean or the hillsides as seen from Highway 1; therefore, in light of the San Mateo County Health Officer's March 31, 2020 Shelter-In-Place Order, the requirement to install story poles prior to hearing is waived.

File Number PDP-19-072

Site Location 493 Kelly Avenue / APN: 056-141-430

Applicant/Property Owner Reynaldo Royo/Mario Cabrera

Project Planner Contact Brittney Cozzolino; bcozzolino@hmbcity.com
[STAFF REPORT w/ATTACHMENTS](#)

ITEM #2

Project: Coastal Development Permit to allow remodeling and a new second story addition to the existing single family dwelling and construction of a new single-story detached Accessory Dwelling Unit (ADU). The main house garage entrance will be shifted to the street facing facade and the existing driveway will be removed and replaced with landscaping. Access to the new ADU will be from Blue Sky Way, at 41 Valencia Street, in the R-1-B-1 Single-Family Residential Zoning District.

File Number PDP-19-104 / APN: 048-094-180

Site Location 41 Valencia

Applicant/Property Owner Brian Bodas

Project Planner Contact Doug Garrison, dgarrison@hmbcity.com
[STAFF REPORT w/ ATTACHMENTS](#)

IV. ADJOURNMENT

See Administrative Action Items on the following page (pg 3 of 3).

ADMINISTRATIVE ACTION ITEMS (NO HEARING OR PRESENTATION REQUIRED):

ITEM #1

Project: Administrative Coastal Development Permit to allow the construction of a new ground level, single-story Accessory Dwelling Unit (ADU), attached to the rear of the existing single family home. The new ADU will be located in the area currently underneath an existing second floor deck. The deck will be removed and reconstructed on top of the ADU. Other minor improvements include replacement of an existing wooden retaining wall with a concrete wall in the same location and enclosing an approximately 90 sq. ft. area that will provide access to the existing rear entrance to the house. Located in the R-1-B-2 Single-Family Residential Zoning District.

File Number PDP-20-013

Site Location 665 Highland Ave /APN: 056-088-250 (please note that the address in the mailed notice was a typo). This agenda reflects the correct address.

Applicant/Property Owner Tim Pond/ Fernando Olivera

Project Planner Contact Doug Garrison

[PLANS](#)

ITEM#2

Project: Administrative Coastal Development Permit to allow the construction of a single story detached accessory dwelling unit totaling 800 square feet behind the existing single-family residence.

File Number PDP- 20-028

Site Location 555 Magnolia / APN: 064-341-060

Applicant/Property Owner Mike and Audrey Seaton

Project Planner Contact Scott Phillips, sphillips@hmbcity.com

[PLANS](#)