



AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING
WEDNESDAY, OCTOBER 26, 2022
4:00 PM

ALL REMOTE PUBLIC HEARING

Community Development Director: Jill Ekas

This meeting will be held entirely by teleconference. City Staff will only participate via the Zoom platform using the process described below. The meeting is being conducted pursuant to recent amendments to the teleconference rules required by the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when local officials have recommended social distancing (AB 361). The purpose of AB 361 is to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during the COVID-19 pandemic.

This meeting will be conducted via Zoom Webinar and live Spanish interpretation will be available within the Zoom platform. 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 their turn to speak.

Please click the link below to join the webinar:

[Click here to join the Director Hearing](#)

Webinar ID: 848 5056 0450

Passcode: 654321

Phone: 1-408-638-0968, 84850560450#, *654321#

Staff Reports and Attachments will be posted to this agenda, 10/25.

I. ADMINISTRATIVE ACTION ITEMS (NO HEARING OR PRESENTATION REQUIRED):

In effort to allow public to stay involved during COVID, we will be opening a Live Zoom Webinar to allow public to participate in Administrative Action Meetings.

ITEM 1:

Project:	Construct of a new 616 S.F. Hobby Shop (Admin CDP)
File Number	PDP-22-041
Site Location	84 Valencia St. / APN: 048-092-080
Applicant/Property Owner	Doug Machado/John Machado
Project Planner	Ocoee Wilson, owilson@hmbcity.com ; 650-726-8284

ITEM 2:

Project: 572 S.F. addition to the existing house. (CDP Amendment)
File Number PDP-22-037
Site Location 660 Filbert St. / APN: 064-141-360
Applicant/Property Owner Nana Koami/Steven and Shanna Nardone
Project Planner Ocoee Wilson, owilson@hmbcity.com; 650-726-8284

2. DIRECTOR HEARING ITEMS

ITEM 1:

Project: Coastal Development Permit and Lot Line Adjustment to adjust the shared side property line between 923 and 925 Miramontes Street. No construction or alteration of land is associated with this proposal.
File Number PDP-22-034
Site Location 923 Miramontes Street and 925 Miramontes Street / APN: 065-260-120 & 056-260-130
Applicant/Property Owner John & Eda Muller
Project Planner Scott Phillips, sphillips@hmb.com; 650-726-8299

ITEM 2:

Project: Remodel and addition to the existing house, construction of a larger detached garage and construct of a new accessory dwelling unit detached from the existing residence
File Number PDP-22-007
Site Location 648 Myrtle Street / APN: 064-132-430
Applicant/Property Owner Colton Palmer / Donna Lee Damrosch
Project Planner Scott Phillips, sphillips@hmb.com; 650-726-8299

ITEM 3:

Project: An application for a Coastal Development Permit (CDP) and Architectural Review to allow the remodel of an existing single family residence including changes in roof configuration and addition of a roof deck
File Number PDP- 22-009
Site Location 775 Railroad Avenue / APN: 064-052-370
Applicant/Property Owner Edward Love/Nilay Patel & Sarah Hamirani
Project Planner Doug Garrison, 650-712-5836, dgarrison@hmbcity.com