



AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING
WEDNESDAY, MAY 10, 2023
4:00 PM

IN PERSON PUBLIC HEARING

Community Development Director: Jill Ekas

Community Development Director of the City of Half Moon Bay will hold an in person public hearing at 4:00 PM on May 10, 2023 at the Ted Adcock Community Center, South Day Room, 535 Kelly Avenue, Half Moon Bay to consider the following:

I. ADMINISTRATIVE ACTION (NO PRESENTATION)

ITEM #1:

Project:	Coastal Development Permit to allow the construction of an attached addition. Plans Resolution
File Number	PDP-22-056
Site Location	1012 Bancroft Ave / 048-255-050
Applicant/Property Owner	Tim Pond
Project Planner	Ocoee Wilson, owilson@hmbcity.com; 650-726-8284
Right of Appeal:	Any aggrieved person may appeal the decision of the Community Development Director to the Planning Commission within ten (10) working days of the date of the decision. This project is located in the California Coastal Commission appeals jurisdiction. Final City action on this project is appealable to the California Coastal Commission.

ITEM #2:

Project:	Administrative Coastal Development Permit to allow the construction of a new attached accessory dwelling unit (ADU). Plans Resolution
File Number	PDP-22-050
Site Location	533 Grove Street / APN: 064-261-270
Applicant/Property Owner	Steve Albert/ Chris & Lariza

Project Planner
Right of Appeal:

Ocoee Wilson, owilson@hmbcity.com; 650-726-8284
Any aggrieved person may appeal the decision of the Community Development Director to the Planning Commission within ten (10) working days of the date of the decision. This project is located in the California Coastal Commission appeals jurisdiction. Final City action on this project is appealable to the California Coastal Commission.

II. DIRECTOR HEARING ITEMS

ITEM #1:

Project:

Coastal Development Permit and Architectural Review allowing the installation of wood columns and footings to support existing cantilevered decks. The footing would be a maximum of 3 feet in depth and would be dug with hand tools.

ITEM WITHDRAWN PER APPLICANT'S REQUEST

File Number

PDP-23-007

Site Location

10-26 Mirada Road / APN: 048-051-100, -110, -120, -130, -140, -150, -160, -170, -180, -190

Applicant/Property Owner

Andrew Gregorio / Casa Mira Homeowners Association

Project Planner

Scott Phillips, sphillips@hmbcity.com; 650-726-8299

ITEM #2:

Project:

Coastal Development Permit and Architectural Review allowing the conversion of the existing bed and breakfast rooms on the second story of the subject building to 10 residential units.

[Staff Report](#)

[Plans](#)

[Resolution](#)

File Number

PDP-23-014

Site Location

300 Main Street / APN: 056-163-080

Applicant/Property Owner

Edward C. Love / David Cresson

Project Planner

Scott Phillips, sphillips@hmbcity.com; 650-726-8299

Right of Appeal:

Any aggrieved person may appeal the decision of the Community Development Director to the Planning Commission within ten (10) working days of the date of the decision. The subject property is located within the Appeals Jurisdiction of the California Coastal Commission; therefore, final City action is appealable to the California Coastal Commission.