



**AGENDA**  
**CITY OF HALF MOON BAY**  
**COMMUNITY DEVELOPMENT DIRECTOR HEARING**  
**WEDNESDAY, OCTOBER 18, 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 October 18, 2023 at the Ted Adcock Community Center, South Day Room, 535 Kelly Avenue, Half Moon Bay to consider the following:

**I. DIRECTOR HEARING ITEMS**

**ITEM #1:**

**Project:** Coastal Development Permit and Architectural Review to allow for a 1,200 square foot addition and modifications to the existing residence, 738 square foot attached accessory dwelling unit (ADU), 180 square foot garden shed, and landscape improvements. The net total floor area for the expanded residence, ADU, and garden shed would be 4,848 square feet. A lot merger is also associated with the proposal  
[Staff Report](#)  
[Resolution](#)  
[Plans](#)

**File Number** PDP-22-059

**Site Location** 400 Washington/048-121-050, 048-121-060, 048-121-13-, 048-121-120, 048-121-110

**Applicant/Property Owner** 361 Architecture / Rory O'Driscoll

**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.

**ITEM #2**

**Project:** Coastal Development Permit and Architectural Review for a new two-story 2,381 square foot single family residence with an attached 215 square foot accessory dwelling unit and associated site improvements.  
[Staff Report](#)  
[Resolution](#)  
[Plans](#)

**File Number** PDP-23-031  
**Site Location** 149 Kelly Avenue / APN: 056-071-250  
**Applicant/Property Owner** Vivek Parekh / Milan Chutake  
**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.

**ADJOURNMENT**