



**AGENDA  
CITY OF HALF MOON BAY  
COMMUNITY DEVELOPMENT DIRECTOR HEARING**

**WEDNESDAY, OCTOBER 15, 2025**

**4:00 PM**

**IN PERSON PUBLIC HEARING**

**Community Development Director: Leslie Lacko**

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

**NOTE:** All staff Reports and Materials will be posted to this agenda on Monday June 16, 2025.

**I. DIRECTOR HEARING ITEMS**

**ITEM #1:**

**Project:**

An application for a Coastal Development Permit and Architectural Review to allow the construction of a new 1,540 square-foot, single-family residence and a 422 square-foot attached accessory dwelling unit on a 3,683 square-foot site.

[Staff Report](#)  
[Resolution](#)  
[Plans](#)

**File Number**

PDP-24-043

**Site Location**

495 Filbert Street / APN: 064-092-700

**Applicant/Property Owner**

Raj Mithal

**Project Planner**

Scott Phillips, sphillips@halfmoonbay.gov

**Right of Appeal:**

Any aggrieved person may appeal the Director's decision to the Planning Commission within ten (10) working days of the decision. The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, City action is final.

**ITEM #2:**

**Project:**

An application for a Coastal Development Permit and Architectural Review to allow the construction of a new 1,823 square foot two-story home and a detached 520 square foot accessory dwelling unit (ADU) on a 3,680 square-foot lot.

[Staff Report](#)

[Resolution](#)

[Plans](#)

[Renderings](#)

**File Number**

PDP-25-026

**Site Location/APN**

614 Myrtle Street / 064-132-390

**Applicant/Property Owner**

Thomas Carey

Ocoee Wilson; owilson@halfmoonbay.gov

**Right of Appeal:**

Any aggrieved person may appeal the Community Development Director's decision to the Planning Commission within ten (10) working days of the decision.

The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, City action is final.

**ITEM #3:**

**Project:**

An application for a Coastal Development Permit and Architectural Review to allow the construction of a new 1,849 square foot single-family residence and a new detached 620 square foot accessory dwelling unit on a vacant lot.

[Staff Report](#)

[Resolution](#)

[Plans](#)

[Renderings](#)

**File Number**

PDP-25-017

**Site Location**

615 Grove Street / 064-281-500

**Applicant/Property Owner**

Kellond Architects / Thomas Carey

**Project Planner**

David Bafumi; dbafumi@goodcityco.com

**Right of Appeal:**

Any aggrieved person may appeal the Director's decision to the Planning Commission within ten (10) working days of the decision.

**ADJOURNMENT**