



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

**WEDNESDAY, DECEMBER 10, 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:**

By resolution approve PDP-23-077, an application for a Coastal Development Permit and Architectural Review to allow the following at 704 Monte Vista Ln., within the Commercial Residential (C-R) zoning designation and Commercial General (C-G) Land Use Designation:

- conversion of the existing commercial building to two residential units and the
- construction of a detached garage;
- two deed restricted affordable accessory dwelling units (ADU)s at 700 Monte Vista Ln;
- and the construction of a single-family residence and attached ADU.

[Staff Report](#)

[Resolution](#)

[Plans](#)

**File Number**

PDP-23-077

**Site Location**

700 & 704 Monte Vista / APN: 056-210-370 & 056-210-380

**Applicant/Property Owner**

Bob Williamson

**Project Planner**

Ocoee Wilson, owilson@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.

**ADJOURNMENT**