

Scenic Pacifica  
Incorporated Nov. 22, 1957

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**CITY OF PACIFICA**  
**Planning, Building, and Code Enforcement**  
170 Santa Maria Ave. • Pacifica, California 94044-2506  
(650) 738-7341 • [www.cityofpacifica.org](http://www.cityofpacifica.org)

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January 22, 2026

## NOTICE OF PROPOSED DEVELOPMENT

**NOTICE IS HEREBY GIVEN** that the Community Development Director of the City of Pacifica will be considering a coastal development permit to create a junior accessory dwelling unit. No public hearing will be conducted pursuant to Pacifica Municipal Code (PMC) section 9-4.4306(m)(2)(i), however written public comments will be accepted prior to the Community Development Director's consideration.

**FILE NO. 2025-040 FOR ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT CDP-476-25**, filed by Liz Cayot on October 27, 2025, to convert an existing 401 square foot attached garage into a Junior Accessory Dwelling Unit (JADU) on a lot with an existing single-family residence at 125 Shell Street (APN 009-282-110). The project is located in the Coastal Zone. Recommended California Environmental Quality Act (CEQA) status: Class 1 and Class 3 Categorical Exemptions, CEQA Guidelines Sections 15301 and 15303.

Public comments must be received by the Director within ten (10) calendar days from the date of the notice. Only written public comments will be accepted. Comments may be submitted using the following methods:

***By Mail (or drop-off during our regular business hours):***

City of Pacifica Community Development Department  
Attn: Wayne Farrens, Contract Planning Services  
170 Santa Maria Ave.  
Pacifica, CA 94044

***By Email:***

[publiccomment@pacifica.gov](mailto:publiccomment@pacifica.gov)

The decision of the Community Development Director may be appealed to the Planning Commission within ten (10) calendar days. Upon appeal, the Planning Commission may approve, deny, or modify the decision of the Director. The Planning Commission's decision to approve, deny or modify the decision of the Director may be appealed to the City Council within ten (10) calendar days for a fee of \$577. Upon appeal, the City Council may approve, deny, or modify the decision of the Planning Commission or refer the matter back to the Planning Commission for reconsideration. Any appeal to the Planning Commission or City Council related consideration of an accessory dwelling unit shall be conducted as a public hearing. The City's final determination on this application is appealable to the California Coastal Commission. A written appeal must be filed within 10 working days of the City's final determination at: California Coastal Commission, 455 Market Street, Suite 300, San Francisco, CA 94105.

Detailed plans and additional information for the item above are available upon request to the Planning Department. Submit requests for additional information to [PlanningDivision@pacifica.gov](mailto:PlanningDivision@pacifica.gov).

Project No.: 2025-040

Project Name: New Junior Accessory Dwelling Unit

Address: 125 Shell St

Mailing Date: 1/22/26

- PG&E       AT&T       Cable       NCCWD       Recology
- PSD       SamTrans       Daly City       San Bruno       S.S.F.
- ABAG       SMC MAD       MTC       GGNRA       Caltrans Dist.
- Coastal Commission       SMC County Office Of \_\_\_\_\_
- Lozeau Drury, LLP (all projects)

Other individuals requesting notice of hearing:

Figure 1. Proposed North Elevation

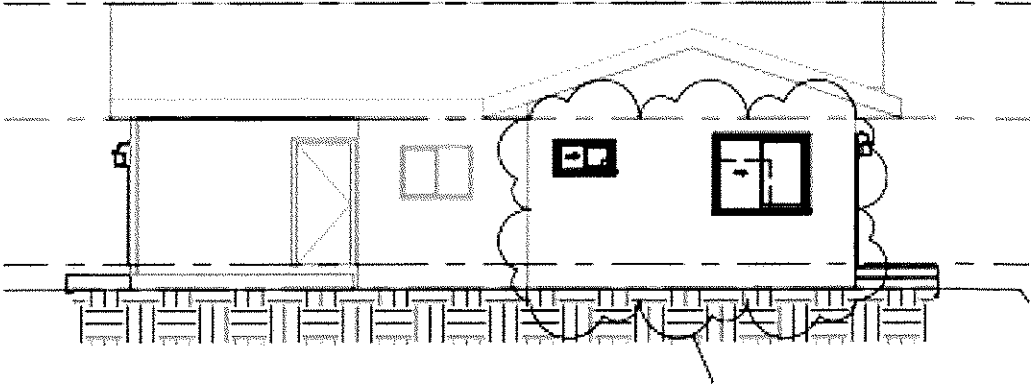


Figure 2. Floor Plan of JADU

