



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

WEDNESDAY, APRIL 30, 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:

I. DIRECTOR HEARING ITEMS

ITEM #1:

Project:

An application for a Coastal Development Permit (CDP) and Architectural Review to replace expired CDP No. 3-92-64 and the expansion of an existing child care facility including the following: Removal of one modular building, four sheds and construction of one new 5,226 sq. ft. single-story building and other ancillary site improvements

[Staff Report](#)

[Attachment 1](#) - Resolution

[Attachment 2](#) - Plans

[Attachment 3](#) - CDP

[Attachment 4](#) – CCC Approval

[Attachment 5](#) – Sewer Info

[Attachment 6](#) – Biological Review

[Attachment 7](#) – Parking/Drop off Plan

File Number

PDP-22-072

Site Location

565 Redondo Beach Road / APN: 065-196-210

Applicant/Property Owner

Dorman Associates (Architect) / Coastside Child Development Karen Corzine (owner)

Project Planner

Doug Garrison, dgarrison@hmbcity.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. The project is located within the Coastal Commission Appeals Jurisdiction; therefore, the final City action is appealable to the Coastal Commission.

ITEM #2:

Project: A Coastal Development Permit for a self-storage facility in the back of a fully paved, developed lot that would include 46 self-contained units and cover approximately 6,240 square feet. The project also includes 14 parking spaces, one of which is ADA compliant, three drive aisles, four rolling gates, and 20 to 21-foot-wide fire lane access.

[Staff Report](#)
[Attachment 1](#) - Resolution
[Attachment 2](#) - Plans

File Number PDP-24-027
Site Location 520 Kelly Ave., APN 056-182-030
Applicant/Property Owner Stuart Grunow / Kris Nishkian
Project Planner Leslie Lacko, llacko@hmbcity.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.
The project is NOT located within the Coastal Commission Appeals Jurisdiction; therefore the City Council is the final deciding body.

ADJOURNMENT