



MINUTES

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, OCTOBER 9, 2018

EMERGENCY OPERATIONS CENTER (EOC) / 537 KELLY AVENUE

Chair Hernandez called the meeting to order at 7:01 PM

PRESENT: Chair Hernandez, Vice Chair Holt and Commissioners Benjamin, Deman and Evans.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Chair Hernandez led the Pledge of Allegiance.

APPROVAL OF MINUTES

Minutes: August 28, 2018

M/S: Benjamin/Holt

Approved: 5-0

Minutes: September 11, 2018

Study Session Highway 1/South Main Street Gateway Signage and Landscaping

M/S: Deman/Evans

Approved: 3-0 (Commissioners Benjamin and Holt abstained)

601 Main Street

M/S: Deman/Evans

Approved: 3-0 (Commissioner Benjamin and Evans abstained)

Minutes: September 25, 2018

M/S: Holt/Deman

Approved: 4-0 (Chair Hernandez Abstained)

PUBLIC COMMENT

Michelle Dragony: Presented a concept for camper permits as a potential solution to homelessness. Would like to review how to allow a camper permit in driveways.

PLANNING COMMISSION BUSINESS:

1.A 503 JOHNSTON STREET, COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL REVIEW, USE PERMIT AND PARKING EXCEPTION

Staff Associate Planner Scott Phillips presented an overview of the project. The Half Moon Bay History Association and project architect provided additional information.

The Planning Commission asked clarifying questions about the parking exception, lighting, signage, and future permitting.

M/S: Benjamin/Deman

Motion Carried: 5-0 with added conditions as presented by staff regarding the license agreement.

STUDY SESSION: HYATT PLACE HOTEL DESIGN- HIGHWAY 1/SOUTH MAIN STREET

Art Henriques, contract planner to the City, provided an overview of the project. The applicant introduced the design team. The project architects and engineers gave a detailed presentation of the project design, covering design principles and approach to the site and project, site plan, architecture, green elements, landscaping, and grading and drainage studies.

The Planning Commission asked clarifying questions about the future CEQA review, stormwater runoff (water flow pattern and prevalence of pervious surfaces), traffic studies, and coordination with the Highway 1/South Main Street Gateway and Signage project.

PUBLIC COMMENT

- 1. Paul Griegorieff:** The design looks much better than the first time it came to Planning Commission. Has concerns about traffic on Main Street and the neighboring community children at risk for accidents.
- 2. Kerry Burke:** The applicant has clearly listened to and worked his best to adhere to the Commissioners' concerns from the first meeting. Likes the conference center, the bike path and the fitness center
- 3. Rinaldo Veseliza:** Likes the design, the esthetics and the setbacks. Is concerned with the impervious surface and stormwater runoff. Headlights may be a concern shining into the rooms. Overall, feels this is a much-improved plan.
- 4. Fran Acciardi:** Inquired about the purpose of the bike path.
- 5. Linda Poncini:** The design looks much better than before, however there should be more spacing between buildings. The renderings appear to use old barn wood, or old wood and if that is the intent, don't substitute natural materials for fake ones.
- 6. Jeff Corbett:** Confused how this is supposed to be a mid-ranged hotel. The Coastside Inn has 56 units, this hotel will have more than double. Would there be shuttle transportation to our already over-crowded beaches? This hotel will increase cut-through traffic on the side streets. The project is inconsistent with the General Plan.

7. **Mark Gradstein:** The design is much nicer. Traffic will be a major problem. Half Moon Bay does not need a new hotel. Believes this hotel will serve as a major competition to existing businesses.
8. **Irma Morawietz:** Traffic will be horrible. What will this project do for the local residents?
9. **Dave Schorr:** The new design is great but does not preserve the small town feel with a 90,000 square foot building. Feels the 3% reduction to the original design is not an adequate compromise to the community. Parking is not adequate for the amount of rooms, staff, guests, etc.
10. **Wendi Shafir:** Traffic and housing are the two biggest issues in Half Moon Bay. The hotel size will impact the views of the downtown. The City does not need a new hotel.
11. **Paul McGregor:** The new rendering is a much better design. Feels this is a great location for downtown workers and would reduce traffic by creating jobs at home in Half Moon Bay.
12. **Tom Carey:** Design looks much better. The neighboring property owners approve of the hotel. Half Moon Bay needs a mid-ranged hotel for business travelers.

Planning Commission Discussion

- Generally, the Planning Commission acknowledged the applicant for the new design which is responsive to previous Planning Commission input; cited appreciation for design attributes that reflect the agriculture and small town feel of HMB (e.g greenhouse pool element, numerous architectural elements), acknowledge the site as a visual resource area, and incorporate many sustainability measures.
- Wetlands: Take closer look at the wetlands and setbacks; zoning ordinance requires 100-foot buffer, but sometimes buffers can be reduced.
- Scenic and Visual Resources: The design should not detract from downtown views, the project as viewed from Highway 1
 - The Commissioners acknowledged that there are different interpretations of the City's visual resource protection standards relative to views of ridgelines from Highway 1.
 - General agreement that the project should have minimal to no impact on views of the hills and ridgelines.
 - Some Commissioners noted that a reduced scale project, and/or increasing the space between buildings, would improve visual resource preservation.
- EIR - will bring up a lot of issues that need to be understood and addressed:
 - Traffic: HMB has unique traffic patterns, how would this project relate to that?
 - Noise: Sound is something to be considered, it's loud at the corner.
 - Aesthetics: Ridgeline views, etc.
- Transportation Demand Management:
 - Appreciates the applicant's efforts to increase pedestrian connectivity
 - Concerned the north end of the bike path ends nowhere.
 - How would this bike path integrate to other bike trails?
- Infrastructure:

- Sewage is a concern for capacity of a new hotel.
- The site is part of a watershed that extends beyond the boundaries of the project; take a conservative approach to stormwater management via the proposed green infrastructure detention system which should be designed to a higher standard to handle larger and more frequent storm events.
- Design Details:
 - Ensure that the trash enclosure and service areas will be screened.
 - Strengthen the design element for the southern gateway.
 - Consider fencing, similar to the new library.
 - Consider that balconies are drip basins for fog.
 - Move the bike rental near the lobby area.
- Operational Details:
 - Will the restaurant be open to the public?
 - Will the bike rental be made public or for hotel guests only?
 - Would the hotel offer a “slow speed shuttle” for 4-6 passengers?
- Community Benefits:
 - What can the project provide to the community?
 - Maybe use some rooms for housing for Section 8 vouchers or for employees?

STUDY SESSION: BIKE WORKS, MIXED-USE PROJECT, 520 KELLY AVENUE

Staff Senior Planner Doug Garrison presented an overview of the project. The project architect gave a detailed presentation and the property/business owner

The Planning Commission asked clarifying questions about the overall site plan and visibility of the business from Kelly Avenue, circulation with respect to the shared driveway, parking, and the use and historic status of the existing building.

Commissioner Holt suggested a future study of Kelly Avenue for a streetscape and/or other type of master plan.

Planning Commission Discussion

- Architecture: The Commission acknowledged comfort with the modern architectural approach; good scale for outdoor spaces and entrances.
- Use: The Commission expressed general support for additional supportive visitor-serving uses such as the café.
- Parking: Unsure about providing the parking spaces in front of the Victorian; there is not enough back-up from the garage spaces.
- Safety: Safety concerns for biking around the parking lot and how that works with shared use driveway and for lack of visibility to the storefront.
- Design Details: Reconsider an exposed stairway on the west side; add a lobby; good to include and add to pervious surface areas.

DIRECTOR REPORT

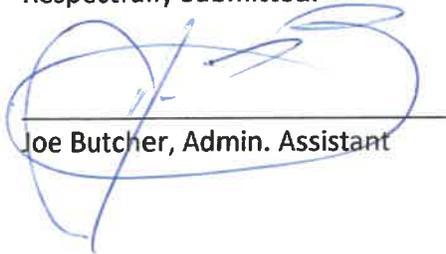
Community Development Director Ekas reviewed materials in preparation for the October 23, 2018 special meeting, "Community Conversation about Housing."

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

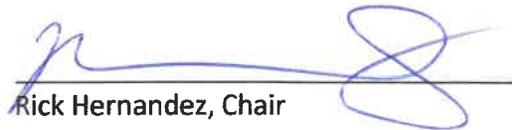
M/S: Benjamin/Holt
Motion Carried: unanimously 5-0
Meeting adjourned at 11:45 PM

Respectfully Submitted:



Joe Butcher, Admin. Assistant

Approved:



Rick Hernandez, Chair