



AGENDA
CITY OF HALF MOON BAY
ARCHITECTURAL ADVISORY COMMITTEE (AAC) MEETING

THURSDAY JANUARY 21, 2021
8:30 A.M.

ALL REMOTE/TELECONFERENCE MEETING
(SEE DETAILS BELOW)

Chad Hooker
Steve Kikuchi
Linda Poncini

This agenda contains a brief description of each item to be considered. Those wishing to address the AAC on any matter not listed on the Agenda, but within the jurisdiction of the Community Development to resolve, may come forward during the Public Comment portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

Please Note: Please Provide a Copy of Prepared Presentations to the Planning Division.

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

SPECIAL TELECONFERENCE MEETING PROTOCOLS

In accordance with the San Mateo County Health Officer's March 16, 2020 and March 31, 2020 Shelter In-Place Orders and Governor Newsom's Executive Order No-29-20, this will be a teleconference meeting without a physical location to help stop the spread of COVID-19. This meeting will be conducted entirely by remote participation, in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act.

This meeting will be conducted via Zoom Webinar. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the “raise your hand” feature and will be called upon and unmuted when it is your turn to speak.

If you do not have access to join by computer. Members of the public are welcome to submit comments (in accordance with the three-minute per speaker limit) via email to bjett@hmbcity.com prior to meeting.

AAC Meeting will be held remotely at 8:30 am

Please click the link below to join the webinar:

[Click Here to Join the AAC Meeting](#)

Webinar ID: 952 3374 7384

Passcode: 501501

iPhone one-tap: 1-408-638-0968, 95233747384#, 0#, 501501#

Telephone: 1-408-638-0968

- I. **CALL TO ORDER**

- II. **REVIEW MEETING SUMMARY NOTES**
November 19, 2020

- III. **PUBLIC COMMENT**

- IV. **COMMITTEE MEETING ITEMS**
 - a. **PROJECT:** Main and Kelly Mixed Use Project
CITY FILE #: PDP-20-051
LOCATION: 433 Main Street
OWNER/APPLICANT: Cardoni / Anthony Uccelli

 - b. **PROJECT:** New Single-Family Residence
CITY FILE #: PDP-20-069
LOCATION: 574 Magnolia Street
OWNER/APPLICANT: Hailekiros and Simin Hailu

- V. **DIRECTOR’S REPORT**

- VI. **COMMITTEE MEMBER COMMUNICATIONS**

- VII. **ADJOURNMENT**



MEETING SUMMARY NOTES
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE
THURSDAY, NOVEMBER 19, 2020
ALL REMOTE/VIRTUAL MEETING VIA ZOOM

Virtual meeting of the Architectural Advisory Committee (AAC) began at 8:30 AM

PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

STAFF PRESENT: Jill Ekas, Scott Phillips, and Tara Hatcher

MEETING SUMMARY NOTES OF October 15, 2020

Architectural Advisory Committee (AAC) concurred, no changes recommended; AAC members concurred that the notes adequately characterized the concern raised about entitlement history and whether or not the original subdivision included a visual resource impact analysis. Staff indicated that they would update the AAC at the end of the meeting, but that the item in summary is not on the agenda and therefore it cannot be discussed.

PUBLIC COMMENT

None

1. Fattoria y Mare – Permanent Wall Sign – Resubmittal Review

Project overview by Scott Phillips, Associate Planner

Location: 315 Main Street

City File No.: PDP-20-048

Applicant: Robert Mascall/Lee's Signs

AAC Clarifying Questions and Discussion:

Q. Does the building have or need a Sign Program?

A. No.

Q. Red surround as depicted on the plans, is that meant to depict copper?

A. Sign contractor noted that it is copper as called out on the plans.

Q. Day time versus nighttime lighting? Copper work, will it be shaped like the letters or a rectangle?

A. Will follow the letter outline.

Q. What happens with the existing area that is currently protruding? Will it just be painted box?

A. Is painted out and will leave as is.

AAC Comments:

- Overall: A nice improvement over the previous submittal.
- Lighting: Discussed concern about color temperature and intensity. Determined that light intensity needs to be dimmable. Staff reviewed draft conditions of approval provided to the AAC in the memo for this item; further reviewed the requirements for field inspections for both day and nighttime lighting levels.

Recommendation: That the Community Development Director consider approval with condition to use dimmable LEDs in the sign lighting; support staff's proposed conditions of approval.

2. Façade and Landscape Upgrades for Building 50 – Strawflower Shopping Center – Design Review

Project overview by Scott Phillips, Associate Planner

Location: 50 Cabrillo Highway North, Building 50

City File No.: PDP-20-048

Applicant: Musich Corp.

AAC Clarifying Questions and Discussion:

Q. Is it true that the area between the buildings does not meet ADA access due to steepness of slope? Shows a 2-foot grade change; were grades shot?

A. Project Architect William Hagman reviewed the site condition and confirmed the slopes. Architect will add spot grades.

Q. Asked about options for steps closer to Building 50 as an alternate for ADA ramp.

A. Architect will look at option for stairs.

Q/Comment. Seems that the center is meant to have a pedestrian orientation, while also needing to improve identify. The broken awning proposal will not maintain weather protection. Could the metal awnings be contiguous?

A/Response. Trying to create more of an open feel like an open storefront. Could look at locations where could make the awnings more connected.

Q. What about the Sign Program? Was one submitted?

A. No new Sign Program was applied for or a revision to the existing one. The signage for Building 50 conforms to the existing Sign Program. Staff understands that the owner would also

like new monument signs that would require amendments to the Sign Program. Signage proposals need to be developed in a coordinated fashion and submitted as a whole package.

Q. Asked about the existing and/or new tile shown on elevations. Looking for clarification.

A. Project architect indicated that the rendering will be updated to identify the existing exterior tile siding.

AAC Comments:

Overall: Would like to see a master plan for the whole center.

Site/Landscaping:

- Grade: Add spot grades to plans.
- Pedestrian Flow: Improve pedestrian flow and consider using steps when possible instead of ramping.
- Planting:
 - The specified hibiscus plant needs to be replaced with a species more suited to the coastal climate.
 - Behind the building, the area is beat up and the removal of the pines, etc. will be replaced by New Zealand Christmas trees. No ground cover is shown. Needs to be made attractive. Recommends ground cover or other plantings if can be successful in this location.
- Railing: Concerned about appearance of the ramp and metal railing. If there is less grade change from one level to the next, won't need pickets in the railing and it can be simplified.

Architectural Details:

- Metal Elements: Strongly recommends that all metal components are galvanized to withstand the coastal climate.
- Tower element: Consider adding overhang. (Project architect prefers not having it look like a "hat;" and noted that the tower element was designed in context with a future master planning effort for the whole center.)
- Roof: Replace the composition shingles with the metal roof over time for the other exposed roof elements. (Project architect noted that a design intent is it to retain mixed materials so that the architectural expression emphasizes that there are separate tenants; again this approach is intended to work within the construct of a future master planning effort for the whole center.)
- Awnings: Likes the new blade awnings, which when in pieces they are more interesting. However, connecting them is also helpful for weather proofing. Determine a mix of separations and connections to provide weather protection for pedestrians where most needed, but also retain separate elements in other locations.
- Finishes: Clarify details with respect to existing and proposed materials; e.g. tile.

Recommendation: Work out details with staff including all comments listed above. Provide concept Master Plan to staff for follow up review with the AAC as needed.

Steve Kicuchi left the meeting at 9:35 AM

DIRECTOR'S REPORT

- Agenda forecast
- Reviewed that meetings are regularly scheduled for 3rd Thursday at 8:30 AM; discussed possible options for extra meetings in early 2021. AAC members were amenable, prefer Thursdays.
- Updated about recent Planning Commission actions – approval of 795 Main Street – and forthcoming items – Carter Park.

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

- None

ADJOURNMENT

Meeting adjourned: 10:00am

Respectfully Submitted:

Scott Phillips, Associate Planner



Community Development Department
Jill Dever Ekas, AICP, Director

*Architectural Advisory Committee:
Request for Design Review and Recommendations*

Date: January 21, 2021
To: Architectural Advisory Committee Members
From: Douglas Garrison
Subject: 433 Main St. Mixed Use Residential / Commercial PDP 19-105

PROJECT DESCRIPTION

The project applicant is Tony Uccelli, and the project architect is Ed Love.

The application is for an approximately 9,500 square foot mixed-use commercial / residential project on a Downtown corner property consisting of two adjacent three-story buildings connected with a walkway bridge on the second floor. The corner building includes 2,268 square feet of commercial space on the first floor and two stacked 2-bedroom residential units on the upper two floors. The adjacent building to the east includes two 1-bedroom residential units on the ground floor and two 2-bedroom stacked residential units on the upper two floors.

The site originally consisted of 3 separate lots. The lots were merged in 2012. This application will include re-subdividing the property. Currently, the County Tax Assessor includes the entire property under a single address 433 Main. There is one existing mixed use building on this property that includes two residential units above ground floor commercial. No changes to this building are proposed. This property will remain as a separate parcel and ownership after the property is subdivided. It will share parking and access with the project. The project property will consist of an irregularly shaped single parcel occupying the corner of Kelly and Main and extending diagonally to the Johnston Street frontage. The Architectural Advisory Committee (AAC) considered concept plans for this project in December 2019. Meeting summary notes from that session are including in Attachment 2. The concept plans included residential units on the Johnston Street facing portion of the site. The project has been redesigned to focus built development on the Main Street and Kelly Avenue corner with the Johnston Street portion of the site serving as a shared parking area for the existing building and the proposed development.

Applicable Development Standards: The site is zoned Commercial Downtown C-D. Residential R-3 development standards generally apply to residential development in commercial districts. However, mixed use projects are provided more design flexibility. The portion of the project that fronts onto Johnston and the adjacent corner lot on Johnston are also zoned C-D. The adjacent lot to the north and most of the other lots on Johnston are zoned Commercial - Residential (C-R). The C-R districts are intended to provide a transitional buffer between commercial and residential districts. Applicable development standards for C-D zoning are summarized below:

Development Standard	Zoning Requirement	Proposed
Min. Site Area	5000 sq. ft. / lot	5,000 and 10,000 sq. ft.
Min. Site Width	50 ft.	50 ft.
Min. Front and Side Setbacks	<p>Front: N/A</p> <p>Side: 10 ft. landscaping strip or 6 ft. tall concrete or masonry wall on side adjacent to residential use, otherwise no minimum, other than Building Code</p>	<p>Street frontage: 0 ft. Interior sides: 0 ft.</p> <p>Northern building wall is to edge of paseo, which is on the neighboring property.</p> <p>Southern wall separated from adjacent property by 5 ft. wide walkway.</p> <p>Parking lot and associated improvements: 0 ft.</p>
Min. Rear Setback	N/A	N/A
Max. Site Coverage	N/A	N/A
Max. Floor Area Ratio	N/A	N/A
Max. Building Height	36 ft. / 3 stories	3 stories (approximately 34 feet) with tower element projecting above 36 feet
<p>Min. Off-Street Parking:</p> <p>NOTE: Parking provisions are proposed to be a parking lot shared by uses of the existing and proposed new development</p>	<p><u>Residential:</u></p> <ul style="list-style-type: none"> • 4 1-bedroom units = 4 spaces • 4 2+ bedroom unit = 6 spaces • 0.25 x 8 units = 2 spaces <hr/> <p>Residential Total = 12 spaces</p>	<p>Parking requirements for this project will continue to be evaluated as plans develop and commercial uses are determined. The Planning Commission will have discretion to grant a “Mixed-Use/Shared Use” reduction of up to</p>

	<p><u>Commercial:</u> TBD, will require further assessment of net commercial floor area for existing building and new building uses.</p> <p><u>Potential Parking Reductions:</u></p> <ul style="list-style-type: none"> • Up to 20% of total • Plus up to 2 guest spaces • Plus additional reductions via Parking Exception 	<p>20% of the total; may consider waiving a portion or all of the guest parking requirements, and will consider frontage and other improvements that support public parking and circulation if a Parking Exception will be requested (anticipated for a small number of spaces).</p> <p>Bicycle parking will also be required.</p>
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Visual Resource Requirements, Downtown Specific Plan: The proposed project is within the Downtown Specific Plan area and is required to comply with Plan design guidelines.

Required Permits: Parcel Map, Coastal Development Permit, and potentially a parking exception. Some future uses could also require a use permit depending on the type of and/or intensity of use. All entitlements will require Planning Commission approval.

REVIEW:

Following AAC review in late 2019, the applicant prepared the parcel map and revised the plans in response to the AAC’s input. Two key pieces of AAC direction are clearly evident in the design response: 1) Consider different architectural styles for the corner building and the residential building;¹ 2) emphasize pedestrian orientation for the ground floor commercial spaces.

Architecture

Site Plan: The placement of the two buildings allows for shared use of the parking lot with the existing building and a paseo between the existing and proposed new corner buildings. Space between the two proposed buildings creates more pedestrian orientation with a walkway that is capped by a bridge feature.

Neighborhood Context: Downtown businesses and adjacent residential use interface and transitions.

- Height: With the exception of the corner tower element, the project conforms to the height limit for the zoning district. The upper floor on the Main Street frontage is stepped back in deference to predominate Downtown building forms that are mostly one and two stories.

¹ The concept plans included residential development over parking on the Johnston Street face portion of the site. The AAC encouraged the applicant to consider a more residential architectural style relating to the neighborhood for that part of the development. The revised plans also have two components, and this AAC direction was reinterpreted to apply to the eastern building which is wholly residential and next door to a single-family home.

- **Mass/Bulk:** Building articulation and architectural elements, further noted below, are used throughout to soften building massing.
- **Setbacks/Build-to lines:** The ground floors of both buildings are up to the sidewalk which is desired in the Downtown setting. A setback to the east provides some space between the development and the existing single-family home.

Architectural Elements: Both buildings are well articulated both horizontally and vertically. Numerous architectural features for each building are consistent with the design approach for each as follows:

- **Corner Building:** A contemporary Mediterranean approach is articulated with a chamfered street-level corner, fenestration palette that includes a variety of window sizes and shapes, wrought iron elements, inset balconies, tile roofing elements, and a corner tower element.
- **Eastern (Residential) Building:** A craftsman revival approach features grade level and accessible front porches on Kelly, pitches roof features, and inset balconies.

The two design approaches relate to a range of heritage and newer architectural styles found throughout Half Moon Bay, and in Downtown where a concentration of traditional styles is highly varied and found to be an expression of community identity. Of special note, all of the proposed residential units would be at least “visitable,” and the two Kelly Avenue units would be fully ADA accessible.

Review Standards

For the AAC’s references, the applicable visual resource and design standards/requirements from the Zoning Code for “Old Downtown” and from the Downtown Specific Plan are provided below:

Zoning Code: 18.37.040 Old downtown standards:

A. Design approval of new development, alterations to existing structures and proposed demolitions within the old downtown shall be in accordance with the following criteria:

1. Scale and style shall be similar to that of the predominant older structures within the immediate vicinity.
2. Continuity in building lines shall be maintained along Main Street.
3. Existing older buildings which contribute significantly to the character of the area, as described in the historic resources ordinance and inventory, shall not be demolished or

altered in a manner which eliminates key architectural features, unless it is shown on a case by case basis that it is financially unfeasible to maintain such buildings due to requirements for seismic retrofitting of unreinforced masonry or for Americans with Disabilities Act requirements.

B. In addition to the above criteria, the downtown specific plan and historic resources ordinance contains preservation, design, and land use standards guiding new development and maintenance of historic sites within the downtown area. New development, additions and remodels in the downtown planning area shall be subject to the policies of the downtown specific plan and historic resources ordinance, and any design guidelines which may be developed to implement the downtown specific plan and historic resources ordinance.

C. New development, additions and remodels in the downtown area shall also be evaluated using the design review standards set forth in this title, and shall be subject to the standards set forth in this chapter regarding landscaping, signs, screening, lighting, parking areas and utilities.

D. No off-premises outdoor advertising shall be permitted, except temporary signs or signs approved by the city as a part of any directional sign program or special events sign program encouraged in policies of the city downtown specific plan. Other permitted signs shall be carefully designed and reviewed so that any negative visual impacts are minimized.

Downtown Specific Plan goals and policies:

4.200 Design Goal

To ensure the continued visual attractiveness of the downtown area.

4.210 Design Policies

4. 211 Maintain the diversity and eclecticism of architectural styles along Main street and throughout the Specific Plan area.

4.212 Newly constructed buildings shall be similar in scale and mass to existing structures.

4. 213 Where technically and financially feasible, preserve historical buildings and architectural features within the planning area.

4.214 Encourage mixed-use projects, featuring retail and restaurant uses on the first floor, office or residential uses on the second floor and residential uses on the third floor at appropriate locations in the Specific Plan area.

4.220 Design Programs

4.221 Require prior review and approval of all new buildings and exterior renovations in the Specific Plan area by the Architectural Review Committee for consistency with design standards.

4.222 Reduce the height limit for buildings along Main Street to three stories.

4.223 Encourage preservation of existing structures by providing incentives for structural and seismic upgrades, including, but not limited to increases in allowable square footage and conversion to higher intensity uses. Consideration may be given to granting exemptions from parking requirements (or reductions in in-lieu parking fees) .

4.400 Landscaping Goal

To maintain and enhance landscaping throughout the downtown area.

4.410 Landscaping Policies

4. 411 Support and augment the ongoing street tree program initiated and perpetuated by the Main Street Beautification Committee and work with the Committee to develop a Downtown Street Tree Master Plan.

4. 412 Require that applicants for new downtown development projects plant and maintain new street trees in conformance with the Downtown Street Tree Master Plan or maintain existing trees and other landscaping.

4. 413 Endeavor to preserve heritage trees located within the Specific Plan area.

4.414 Encourage the selection of street tree species which will not obscure visibility of storefront signage.

NEXT STEPS:

Landscaping and signage will be further developed as the project review continues. Once AAC's review is complete, the project will be brought before the Planning Commission at a public hearing for all of the entitlements in a comprehensive review.

ATTACHMENTS:

1. Project Plans
2. AAC Meeting Summary Notes, December 13, 2019



EXCERPTS - MEETING SUMMARY NOTES
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE
FRIDAY, DECEMBER 13, 2019
TED ADCOCK COMMUNITY CENTER, SOUTH DAYROOM / 535 KELLY AVENUE

Meeting of the Architectural Advisory Committee (AAC) began at 8:30 am.

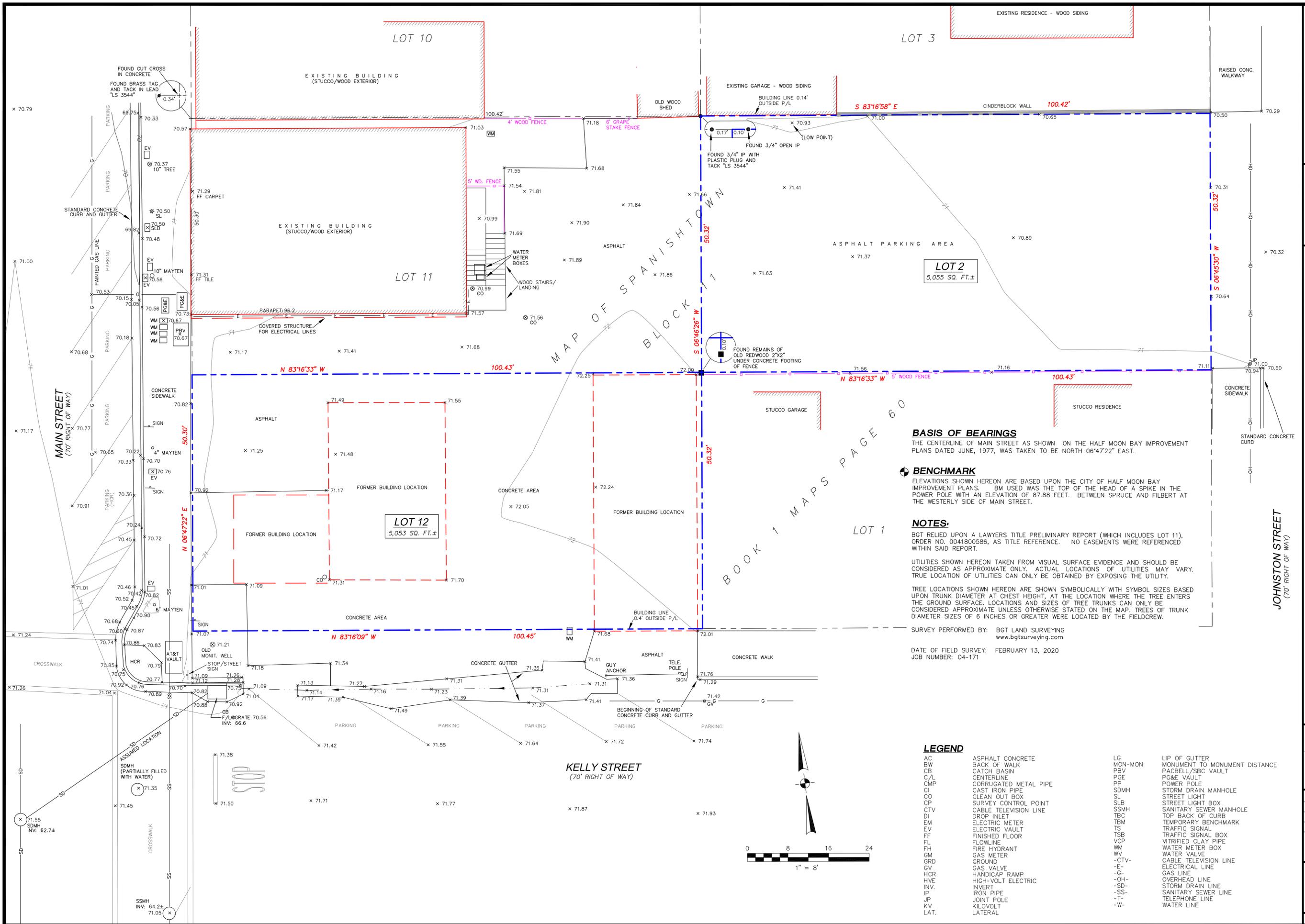
PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

STAFF PRESENT: Jill Ekas, Scott Phillips, and Doug Garrison

- **433 Main Street:** Project was presented to the AAC by staff and the applicant. The AAC provided the following comments:
 - **Site Design:**
 - ADA parking provided does not appear to meet code requirements, 8' 2" vertical clearance for vans required.
 - Double check drive isle width.
 - Use permeable pavers instead of concrete for the hard surfaces.
 - Expand site plan to include the building footprints in the vicinity, including across Johnston Street.
 - Trash enclosures, the commercial and residential trash enclosures should be separated.
 - **Building Articulation:**
 - The Johnston Street elevation is too monolithic. It should look more residential. It is ok to treat the Johnston St. portion as a separate building design with a different expression than the Main and Kelly corner portion of the building. S
 - Should consider a complete streetscape approach on all frontages.
 - If retail, ensure storefronts are well oriented and close enough to the sidewalk on Main Street. Setback works well for cafe or similar use. Rounded building corner on Main and Kelly is fine.
 - Stepping back the second story to resemble in a "wedding cake" fashion is not necessary. There are other ways to provide building articulation that provide more architectural interest. For example, a tower element

and combinations of step-backs and projections which do not need to be symmetrical.

- **Building Style:**
 - The existing building to the north is interesting and could add to the project.
 - The AAC is supportive of a distinct building design along Johnston that is more compatible with the residential style on that block. As previously noted, it is ok to treat this portion of the project as separate building design, consistency with the corner building is not necessary or recommended. Upper story windows have a commercial/retail appearance smaller windows with a more residential quality are recommended.
- **Design Consideration:**
 - Architectural detailing is important and should be emphasized within the design, attention to balcony railings, windows, roof brackets, etc.
 - Add residential amenities such as a roof deck for residents.
 - AAC recommends further review of the project once revisions have taken place and is supportive of the mix and layout of the uses overall.
 - The alleyway/paseo is a positive design feature for the project and should be included in the final design.



BASIS OF BEARINGS

THE CENTERLINE OF MAIN STREET AS SHOWN ON THE HALF MOON BAY IMPROVEMENT PLANS DATED JUNE, 1977, WAS TAKEN TO BE NORTH 06°47'22" EAST.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF HALF MOON BAY IMPROVEMENT PLANS. A BM USED WAS THE TOP OF THE HEAD OF A SPIKE IN THE POWER POLE WITH AN ELEVATION OF 87.88 FEET. BETWEEN SPRUCE AND FILBERT AT THE WESTERLY SIDE OF MAIN STREET.

NOTES:

BGT RELIED UPON A LAWYERS TITLE PRELIMINARY REPORT (WHICH INCLUDES LOT 11), ORDER NO. 0041800586, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

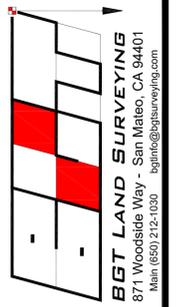
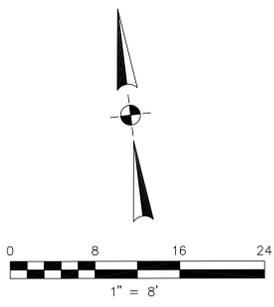
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: FEBRUARY 13, 2020
JOB NUMBER: 04-171

LEGEND

AC	ASPHALT CONCRETE	LG	LIP OF GUTTER
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PO&E VAULT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CI	CAST IRON PIPE	SDMH	STORM DRAIN MANHOLE
CO	CLEAN OUT BOX	SL	STREET LIGHT
CP	SURVEY CONTROL POINT	SLB	STREET LIGHT BOX
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
CTV	CABLE TELEVISION LINE	TBC	TOP BACK OF CURB
EM	ELECTRIC METER	TBM	TEMPORARY BENCHMARK
EV	ELECTRIC VAULT	TS	TRAFFIC SIGNAL
FF	FINISHED FLOOR	TSB	TRAFFIC SIGNAL BOX
FL	FLOWLINE	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	WM	WATER METER BOX
GM	GAS METER	WV	WATER VALVE
GRD	GROUND	-CTV-	CABLE TELEVISION LINE
GV	GAS VALVE	-E-	ELECTRICAL LINE
HCR	HANDICAP RAMP	-G-	GAS LINE
HVE	HIGH-VOLT ELECTRIC	-OH-	OVERHEAD LINE
INV.	INVERT	-SD-	STORM DRAIN LINE
IP	IRON PIPE	-SS-	SANITARY SEWER LINE
JP	JOINT POLE	-T-	TELEPHONE LINE
KV	KILOVOLT	-W-	WATER LINE
LAT.	LATERAL		



BOUNDARY AND TOPOGRAPHIC SURVEY
 LOTS 2 AND 12, BLOCK 11, "MAP OF SPANISHTOWN" (BOOK 1 MAPS 60)
447 MAIN STREET
 HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:
056-166-110 (PORTION)

Prepared For:
TONY UCCELLI
575 ALAMEDA DE LAS PULGAS
SAN CARLOS, CA

Date: FEB. 2020

Scale: 1" = 8'

Contour Interval: 1'

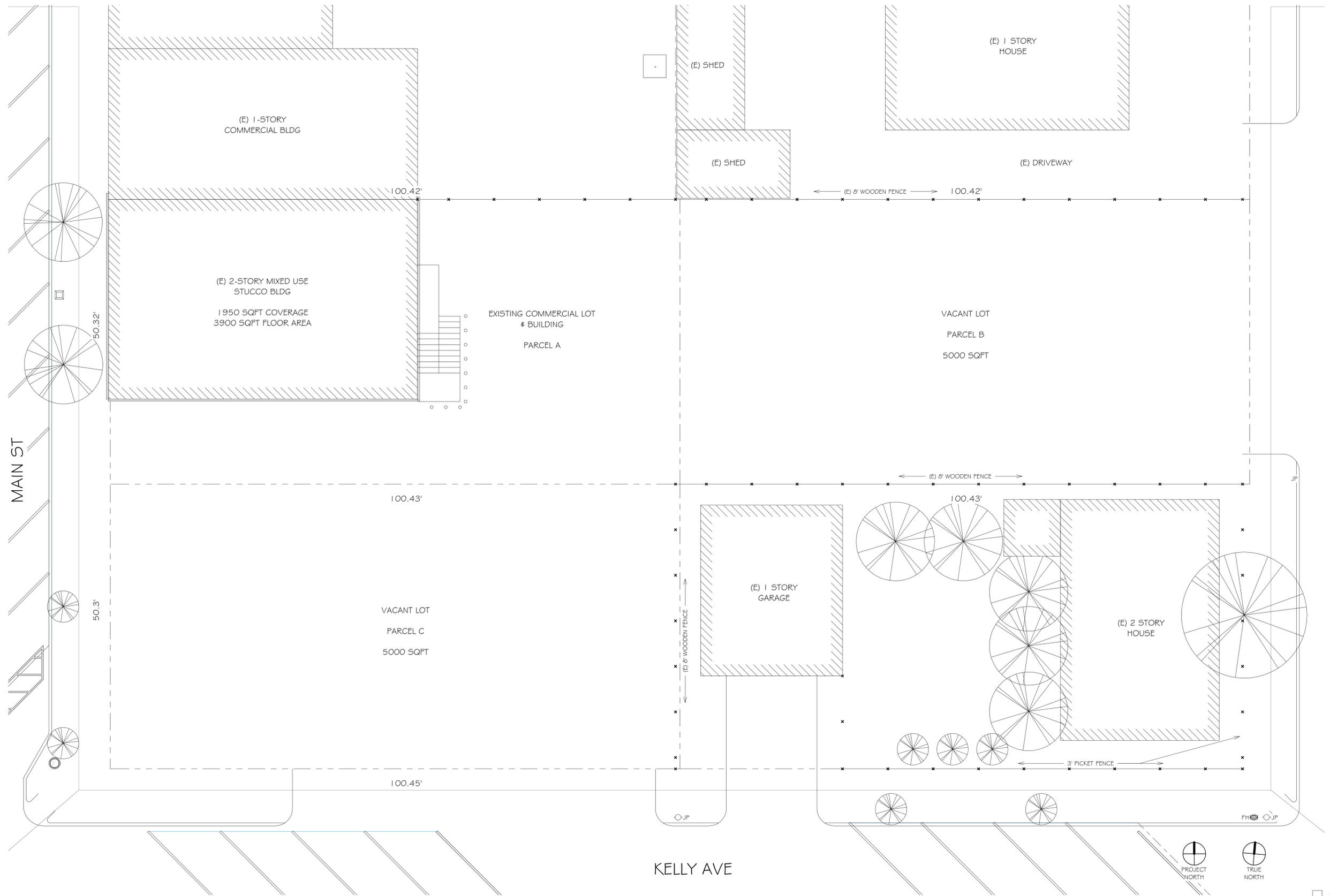
Drawn by: LHL

Revisions:

SU-1

Job No. 04-171

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1 Existing Site Plan
1/8" = 1'-0"

- TRASH CAN
- PLANTER
- ⊗ FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT



REVISIONS



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

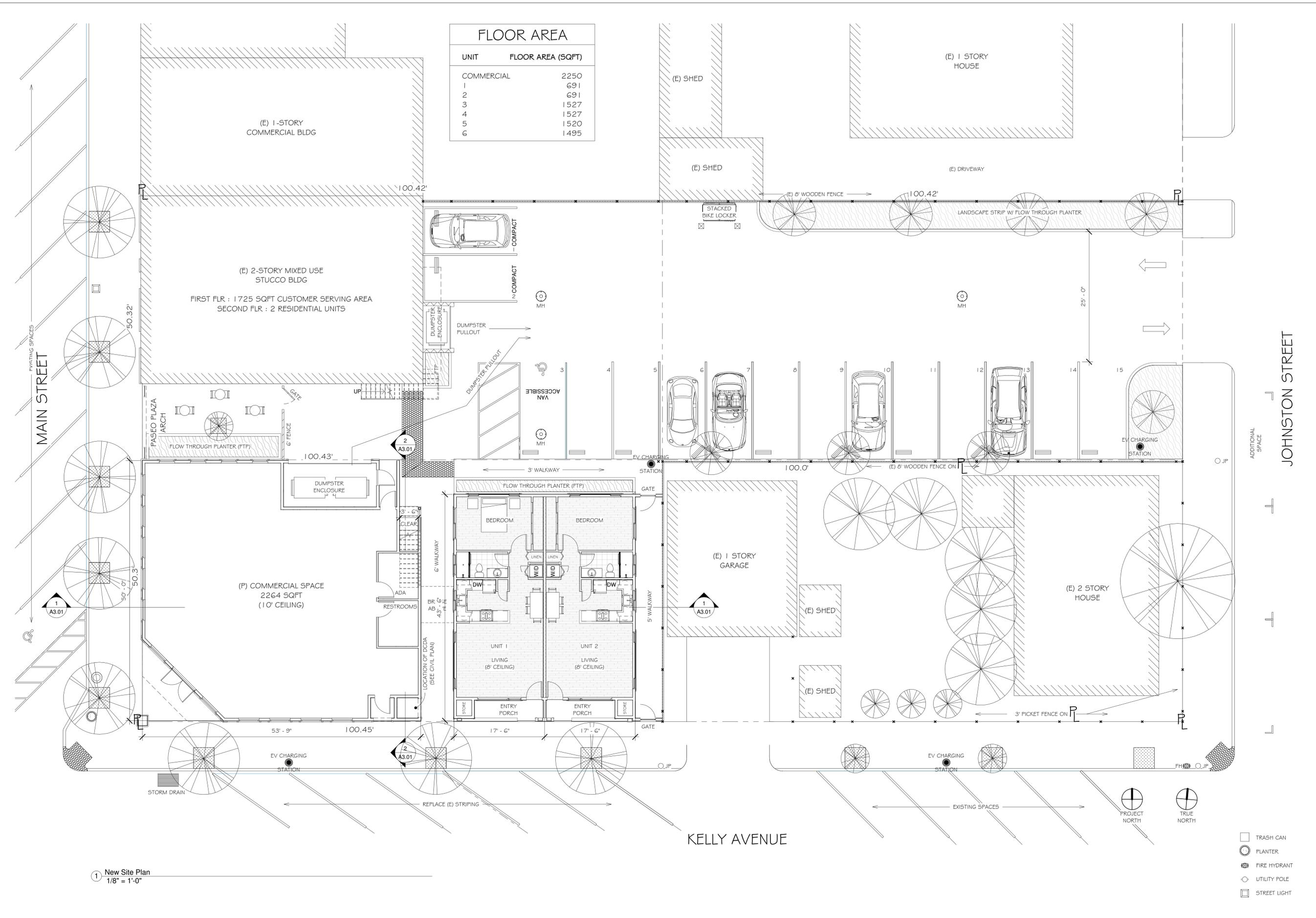
Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Existing Site Plan
Ground Level



DATE: 01/13/2021
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: UCCELLI
SHEET: A0.03
OF SHEETS

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FLOOR AREA	
UNIT	FLOOR AREA (SQFT)
COMMERCIAL	2250
1	691
2	691
3	1527
4	1527
5	1520
6	1495

1 New Site Plan
1/8" = 1'-0"

REVISIONS

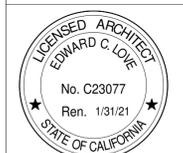
NO.	DATE	DESCRIPTION



Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

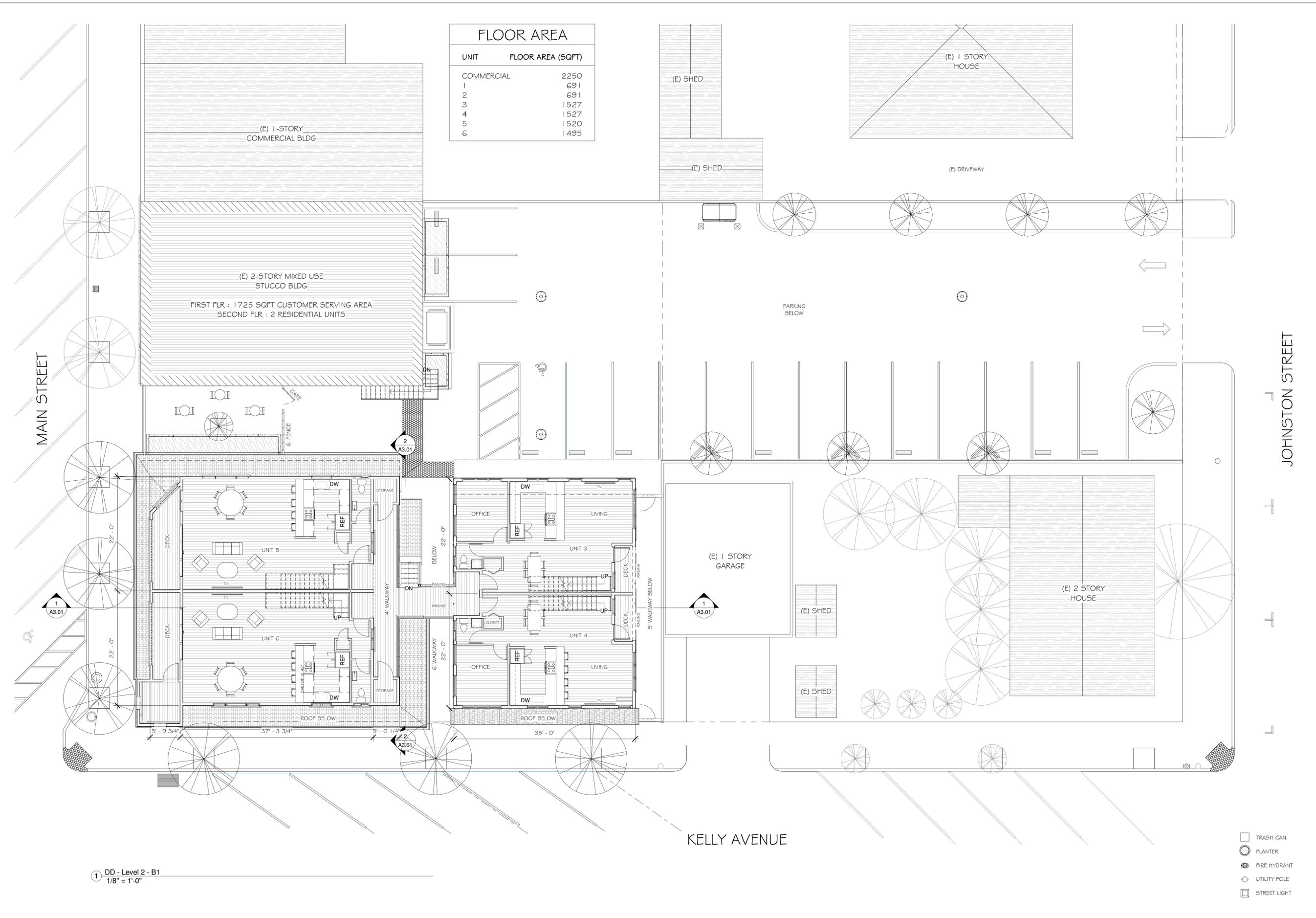
Proposed Site Plan
Ground Level



DATE: 01/13/2021
SCALE: 1/8" = 1'-0"
DRAWN: Author
JOB: UCCELLI
SHEET: A1.01
OF SHEETS

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1 DD - Level 2 - B1
1/8" = 1'-0"

- ☐ TRASH CAN
- ⊙ PLANTER
- ⊙ FIRE HYDRANT
- UTILITY POLE
- ☐ STREET LIGHT

REVISIONS



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Proposed Second
Level



DATE: 01/13/2021

SCALE: 1/8" = 1'-0"

DRAWN: GMH

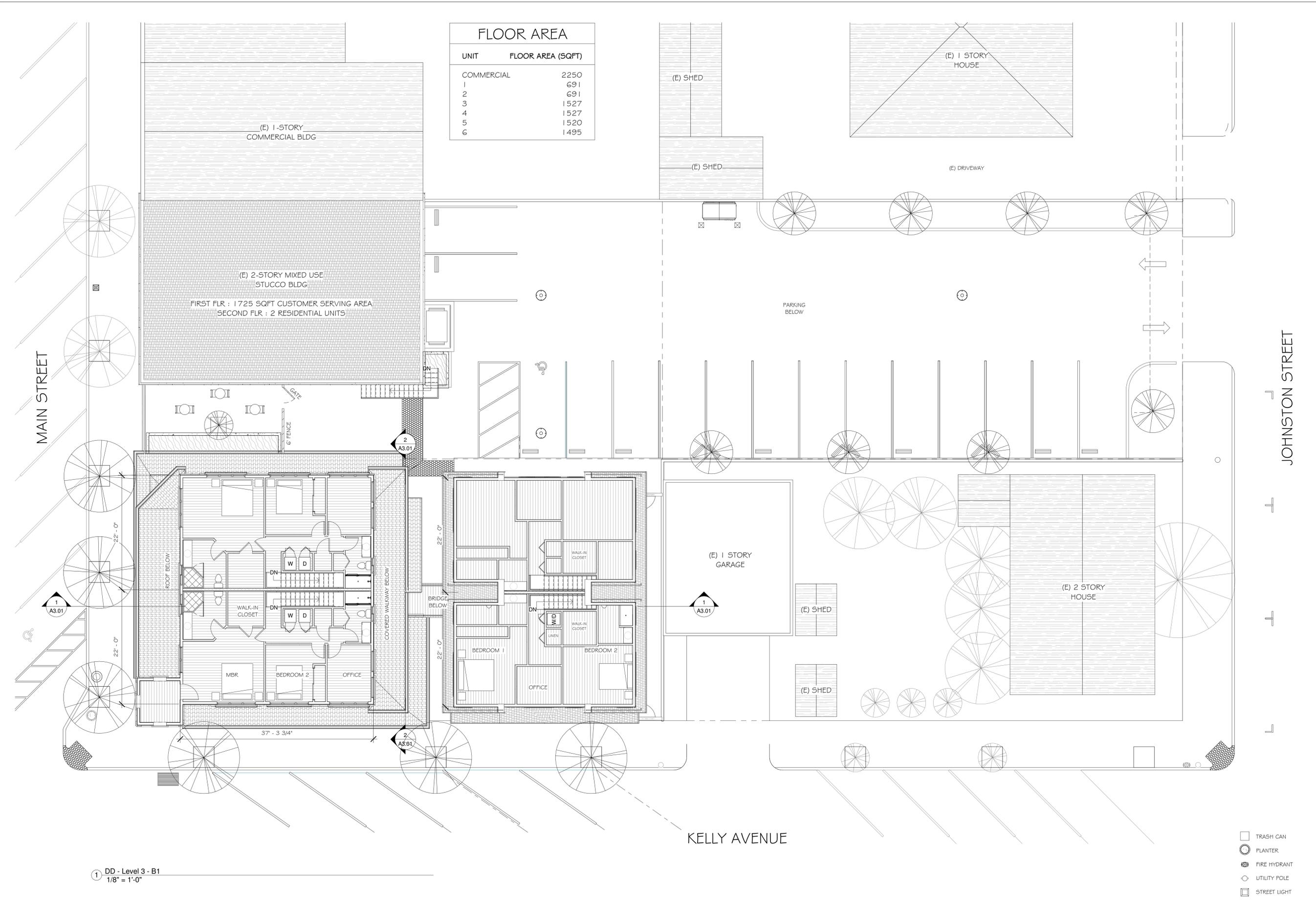
JOB: UCCELLI

SHEET:

A1.02

OF SHEETS

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UNIT	FLOOR AREA (SQFT)
COMMERCIAL	2250
1	691
2	691
3	1527
4	1527
5	1520
6	1495

1 DD - Level 3 - B1
1/8" = 1'-0"

- ☐ TRASH CAN
- ⊙ PLANTER
- ⊙ FIRE HYDRANT
- UTILITY POLE
- ☐ STREET LIGHT

REVISIONS

NO.	DESCRIPTION



Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Proposed Third Level



DATE: 01/13/2021
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: UCCELLI
SHEET: A1.03
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Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

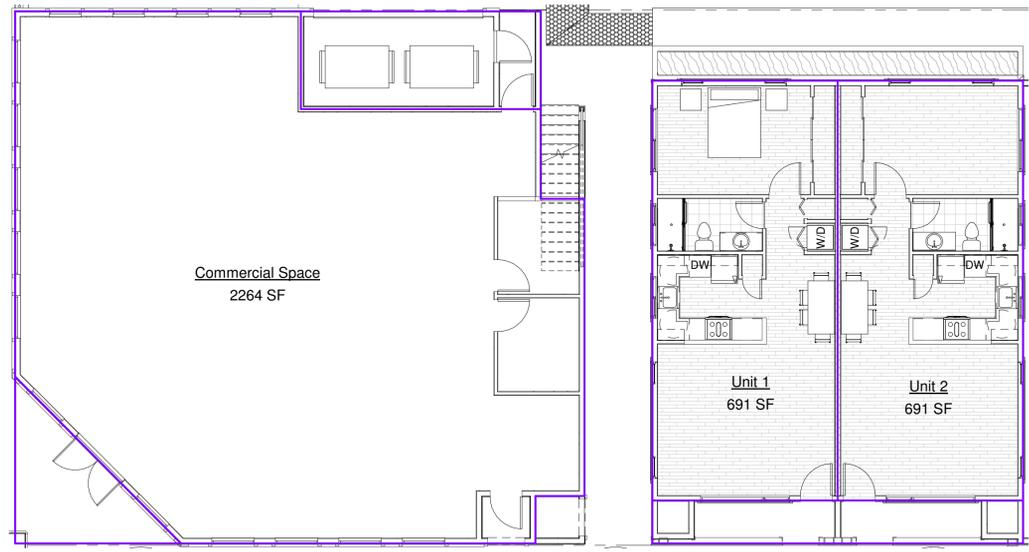
Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Floor Area Calculations



DATE: 01/13/2021
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: UCCELLI

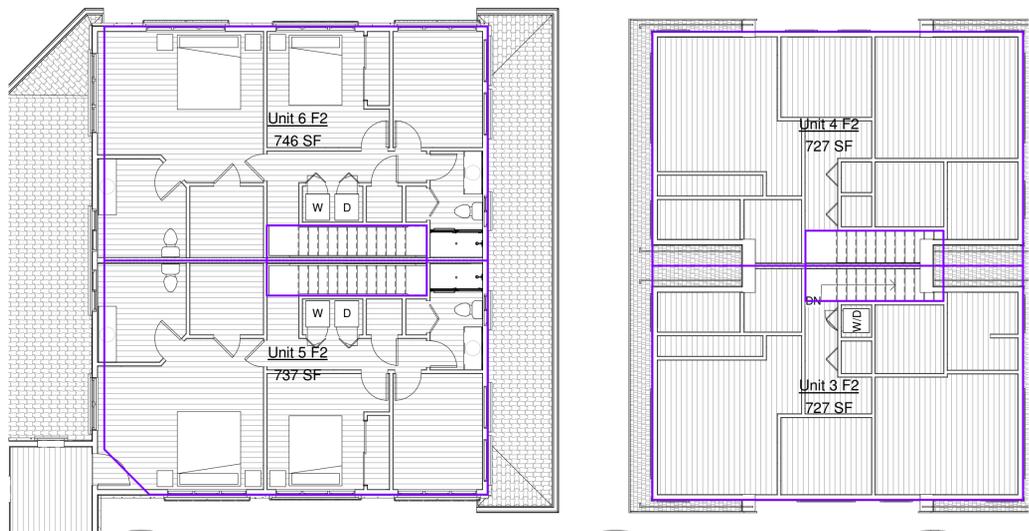
SHEET:
A1.04
OF SHEETS



1 Level 1
1/8" = 1'-0"



2 Level 2 - B1
1/8" = 1'-0"

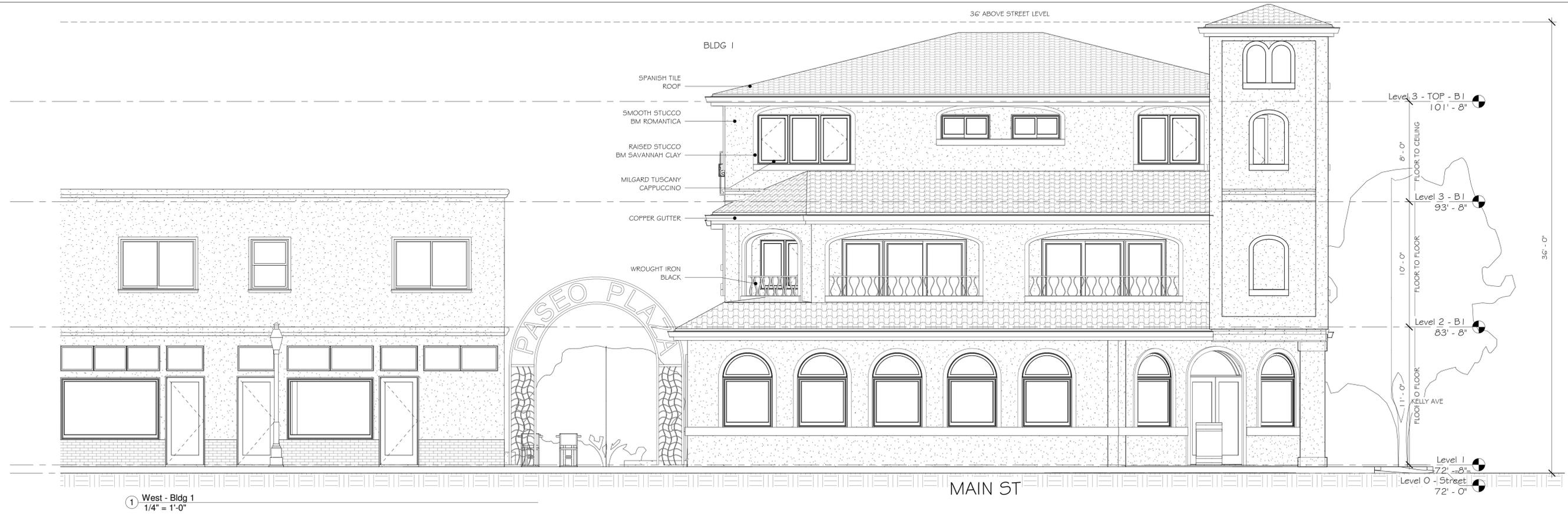


3 Level 3 - B1
1/8" = 1'-0"

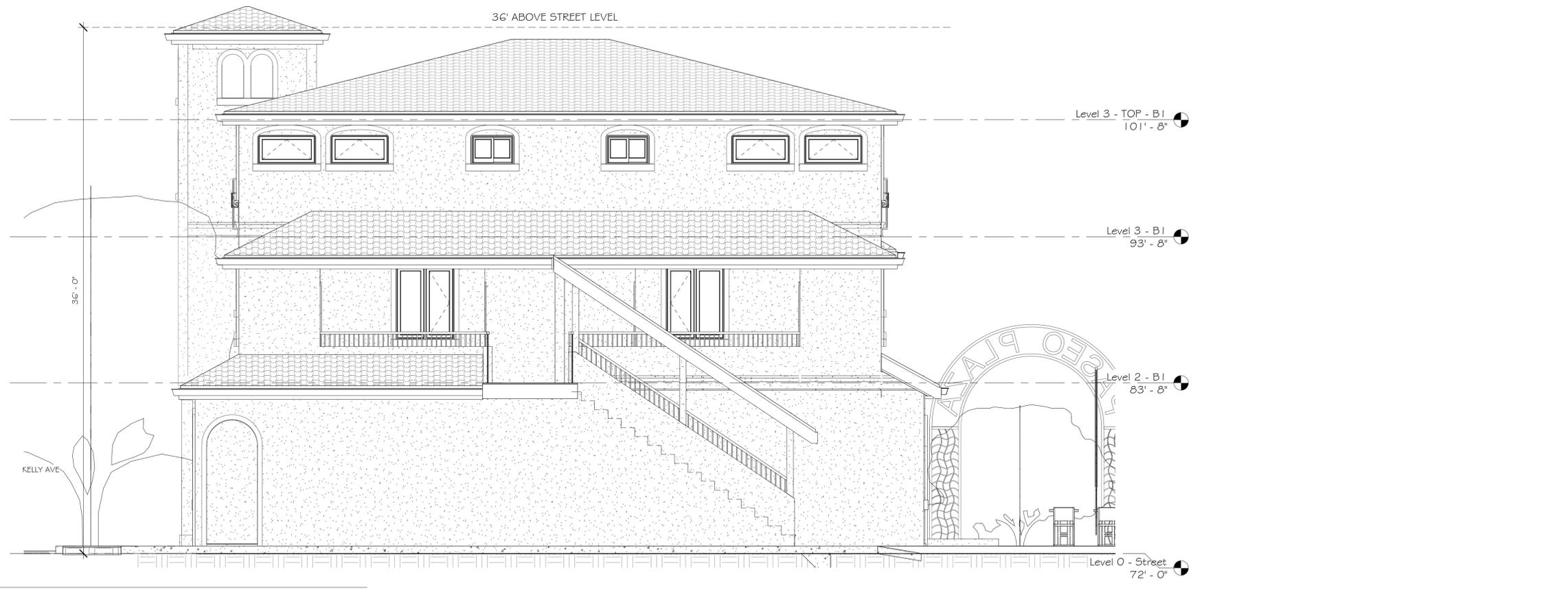
Area Calculation		
Name	Area	Comments
Commercial Space	2264 SF	
Unit 1	691 SF	Unit 1 Total : 691
Unit 2	691 SF	Unit 2 Total : 691
Unit 3 F1	712 SF	
Unit 3 F2	727 SF	Unit 3 Total : 1439
Unit 4 F1	712 SF	
Unit 4 F2	727 SF	Unit 4 Total : 1439
Unit 5 F1	766 SF	
Unit 5 F2	737 SF	Unit 5 Total : 1503
Unit 6 F1	774 SF	
Unit 6 F2	746 SF	Unit 6 Total : 1520

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1 West - Bldg 1
1/4" = 1'-0"



2 East - Bldg 1
1/4" = 1'-0"

REVISIONS



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Elevations Building 1 -
West & East



DATE: 01/13/2021

SCALE: 1/4" = 1'-0"

DRAWN: GMH

JOB: UCCELLI

SHEET:

A2.01

OF SHEETS



1 South - Bldg 1 & 2
1/4" = 1'-0"



2 North - Bldg 1 & 2
1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION



EDWARD C. LOVE ARCHITECT
 Edward C. Love
 Architect
 720 MILL STREET
 HALF MOON BAY, CA 94019
 (650) 728-7615
 edwardclovearch@gmail.com

Proposed Mixed-Use Project
 Anthony Uccelli
 Main St & Kelly Ave
 Half Moon Bay, CA

Elevations Buildings 1
 & 2 - South & North



DATE: 01/13/2021
 SCALE: 1/4" = 1'-0"
 DRAWN: GMH
 JOB: UCCELLI
 SHEET:

A2.02
 OF SHEETS

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2 East - Bldg 2
1/4" = 1'-0"



3 West - Bldg 2
1/4" = 1'-0"

REVISIONS



EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Elevations Building 2 -
East & West



DATE: 01/13/2021

SCALE: 1/4" = 1'-0"

DRAWN: GMH

JOB: UCCELLI

SHEET:

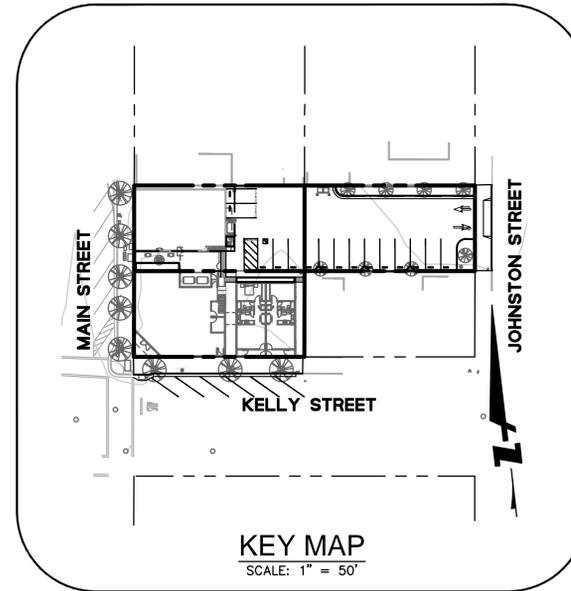
A2.03

OF SHEETS

C:\Users\gmh\Desktop\Work\WorkFiles\Uccelli\Revit\Uccelli-V07.rvt

MAIN STREET AND KELLY AVENUE VESTING TENTATIVE PARCEL MAP

HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW, B/W	BACK OF WALK
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BTM	BOTTOM
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCP	CONCRETE CYLINDER PIPE
CI	CAST IRON PIPE
CL, C/L	CENTER LINE
CO	CLEAN OUT BOX
COMM	COMMUNICATIONS
CONC	CONCRETE
CP	SURVEY CONTROL POINT
CTV	CABLE TELEVISION
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DOC	DOCUMENT
DW	DOMESTIC WATER
DWY	DRIVEWAY
E	EAST, ELECTRIC
EG	EXISTING GROUND
ELEC	ELECTRIC
ELEV	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRIC VAULT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CHECK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FT	FEET
FW	FIRE WATER
GM	GAS METER
GND	GROUND
GR	GRATE
GV	GAS VALVE, GATE VALVE
HCR	ACCESSIBLE RAMP
HORIZ	HORIZONTAL
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE

L	LENGTH
L/C	LANDSCAPE
LF	LINEAR FEET
LG	LIP OF GUTTER
LID	LOW IMPACT DEVELOPMENT
LSM	LICENSED SURVEYOR MAPS
LT	LIGHT
M	MAPS
MB	MAILBOX
N	NORTH
OH	OVERHEAD
OR, O.R.	OFFICIAL RECORD
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC
PP	POWER POLE
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
S	SOUTH
S/W	SIDEWALK
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
S.L.P.	SEE LANDSCAPE PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
TBD	TO BE DETERMINED
TC	TOP OF CURB
TG	TOP OF GRATE
TEL	TELEPHONE
TTC	THEORETICAL TOP OF CURB
TWELL	TREE WELL
TYP	TYPICAL
UB	UTILITY BOX
VC	VERTICAL CURVE
VERT	VERTICAL
VLT	VAULT
W	WEST
WM	WATER METER
WV	WATER VALVE
W/	WITH

SYMBOLS & LEGEND

PROPOSED	EXISTING	
		FENCE
		STORM DRAIN
		SANITARY SEWER
		DOMESTIC WATER
		FIRE WATER
		GAS LINE
		JOINT TRENCH
		OVERHEAD LINE
		CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN AREA DRAIN
		EASEMENT
		PROPERTY LINE
		IRON PIPE (AS NOTED)
		MONUMENT IN HAND HOLE (AS NOTED)
		VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		WET STANDPIPE
		METER
		BFP
		SIGN
		LIGHT POLE
		GUY ANCHOR
		UTILITY POLE
		TREE

PURPOSE

SUBDIVIDE EXISTING DOWNTOWN COMMERCIAL PARCEL INTO THREE PARCELS

BASIS OF BEARINGS

THE CENTERLINE OF MAIN STREET AS SHOWN ON THE HALF MOON BAY IMPROVEMENT PLANS DATED JUNE, 1977, WAS TAKEN TO BE NORTH 06°47'22" EAST.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF HALF MOON BAY IMPROVEMENT PLANS. BENCHMARK USED WAS THE TOP OF THE HEAD OF A SPIKE IN THE POWER POLE WITH AN ELEVATION OF 87.88 FEET. BETWEEN SPRUCE AND FILBERT AT THE WESTERLY SIDE OF MAIN STREET.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

LEGAL DESCRIPTIONS:

REAL PROPERTY IN THE CITY OF HALF MOON BAY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING LOTS 2, 11, AND 12, IN BLOCK 11, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "MAP OF SPANISHTOWN" WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JANUARY 22, 1884, IN BOOK 1 OF MAPS AT PAGE 60, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 2;
- THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 06°57'30" WEST, A DISTANCE OF 50 FEET, TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT;
- THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 83°02'30" WEST, A DISTANCE OF 100 FEET, TO THE NORTHEASTERLY CORNER OF LOT 12;
- THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 06°57'30" WEST, A DISTANCE OF 50 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT;
- THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 83°02'30" WEST, A DISTANCE OF 100 FEET;
- THENCE ALONG THE WESTERLY LINE OF LOTS 12 AND 11, NORTH 06°57'30" EAST, A DISTANCE OF 100 FEET;
- THENCE ALONG THE NORTHERLY LINE OF LOTS 11 AND 2, SOUTH 83°02'30" EAST, A DISTANCE OF 200 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME PARCEL OF LAND DESCRIBED BY APPROVAL OF LOT MERGER RECORDED SEPTEMBER 16, 2013, AS DOCUMENT NO. 2013-134528, OF OFFICIAL RECORDS.

FLOOD ZONE RATING:

THE SUBJECT PROPERTIES APPEAR ON F.I.R.M. MAP NO. 06081C0260E, EFFECTIVE DATE OCTOBER 16, 2012, AND LIES WITHIN ZONE "X", DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP REFERENCE NOTES:

A.P.N.: 056-166-110
 PROPERTY ADDRESS: 433-477 MAIN STREET, HALF MOON BAY, CA
 AREA: LOT 2: 0.116 ACRES ±
 LOT 11: 0.116 ACRES ±
 LOT 12: 0.116 ACRES ±
 TOTAL: 0.348 ACRES ±

ZONING:

C-D COMMERCIAL, DOWNTOWN

UTILITIES

WATER SUPPLY:	COASTSIDE COUNTY WATER DISTRICT
FIRE PROTECTION:	COASTSIDE FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL:	MID-COASTSIDE SEWER AUTHORITY
STORM DRAIN:	CITY OF HALF MOON BAY
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	AT&T

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C2.1	PRELIMINARY PARCELIZATION PLAN
C3.0	PRELIMINARY SITE PLAN
C3.1	TURNING TEMPLATES
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY GRADING PLAN
C6.0	PRELIMINARY STORMWATER CONTROL PLAN
C7.0	STANDARD DETAILS- WATER AND STORM DRAIN
C7.1	STANDARD DETAILS- SS AND STREET IMPROVEMENTS
C7.2	DETAILS

APPLICANT

TONY UCCELLI
 575 ALAMEDA DE LAS PULGAS
 SAN CARLOS, CA 94070

OWNER

OZELLA CARDONI
 TRUSTEE OF THE CARDONI FAMILY TRUST

ARCHITECT

EDWARD C. LOVE
 720 MILL STREET
 HALF MOON BAY, CA 94019
 650.728.7615

CIVIL ENGINEER

JANINE WATSON, PE
 BKF ENGINEERS
 150 CALIFORNIA STREET, SUITE 600
 SAN FRANCISCO, CA 94111
 415.930.7900

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

Janine Watson 09.11.2020 DATE
 JANINE WATSON, P.E. PROJECT MANAGER
 BKF ENGINEERS



Date	09/11/2020	No.	
Scale	AS SHOWN	Design	SKS
Drawn	SKS	Approved	JCW
Job No	20200285		
Drawing Number:	C1.0		
	1	OF	11

NOT FOR CONSTRUCTION

**VESTING TENTATIVE PARCEL MAP
MAIN STREET AND KELLY AVENUE
PRELIMINARY PARCELIZATION PLAN**
SAN MATEO COUNTY
CALIFORNIA



Date	09/11/2020
Scale	1" = 10'
Design	SKS
Drawn	SKS
Approved	JCW
Job No	20200285
Revisions	
No.	
Drawing Number:	
3	OF 11

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PLOT DATE: 09-11-20 PLOTTED BY: stow

MAIN STREET

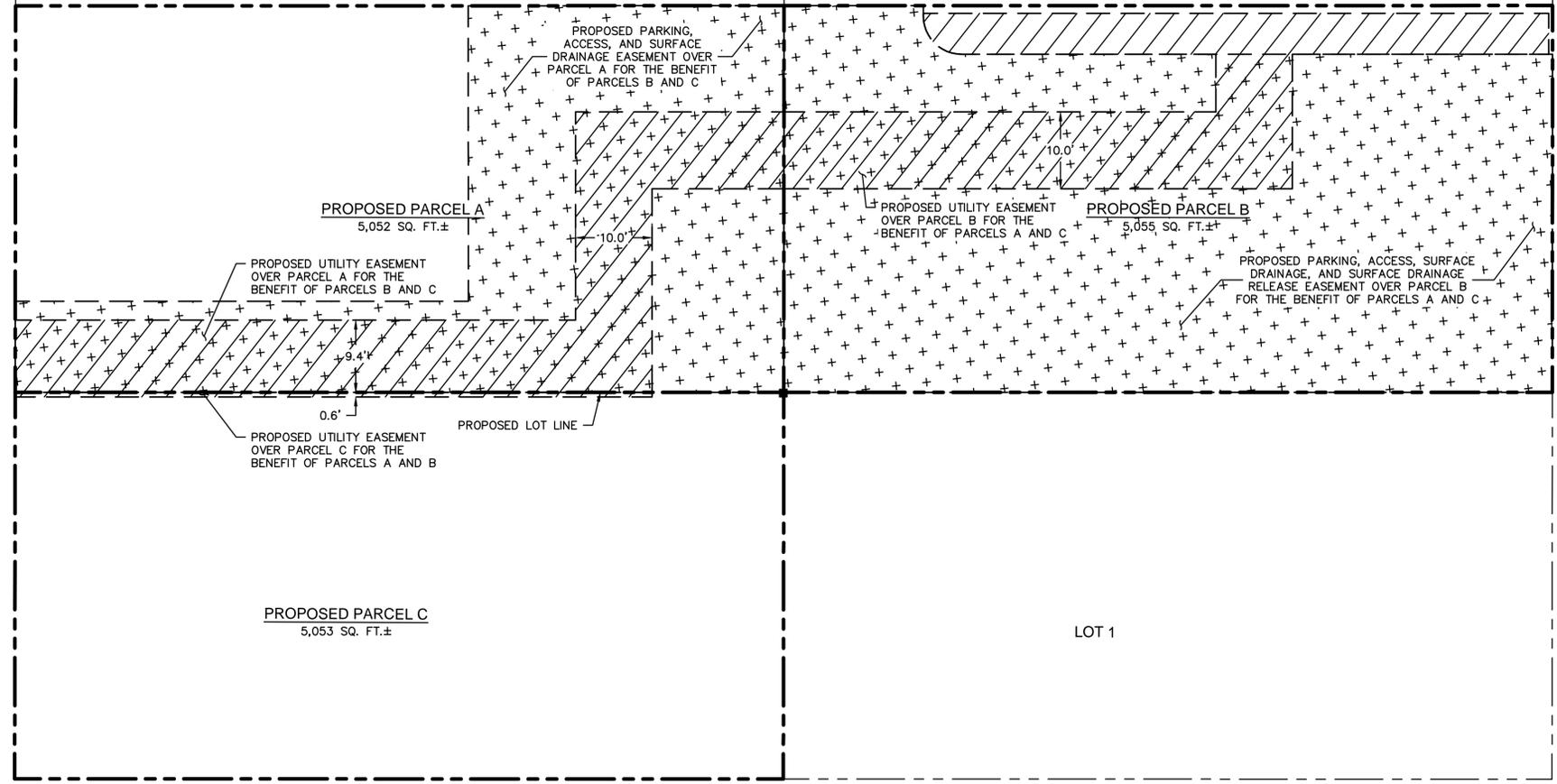
JOHNSTON STREET

KELLY STREET

LOT 10

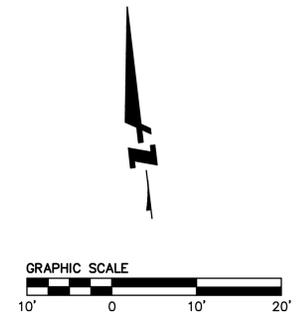
LOT 3

LOT 1



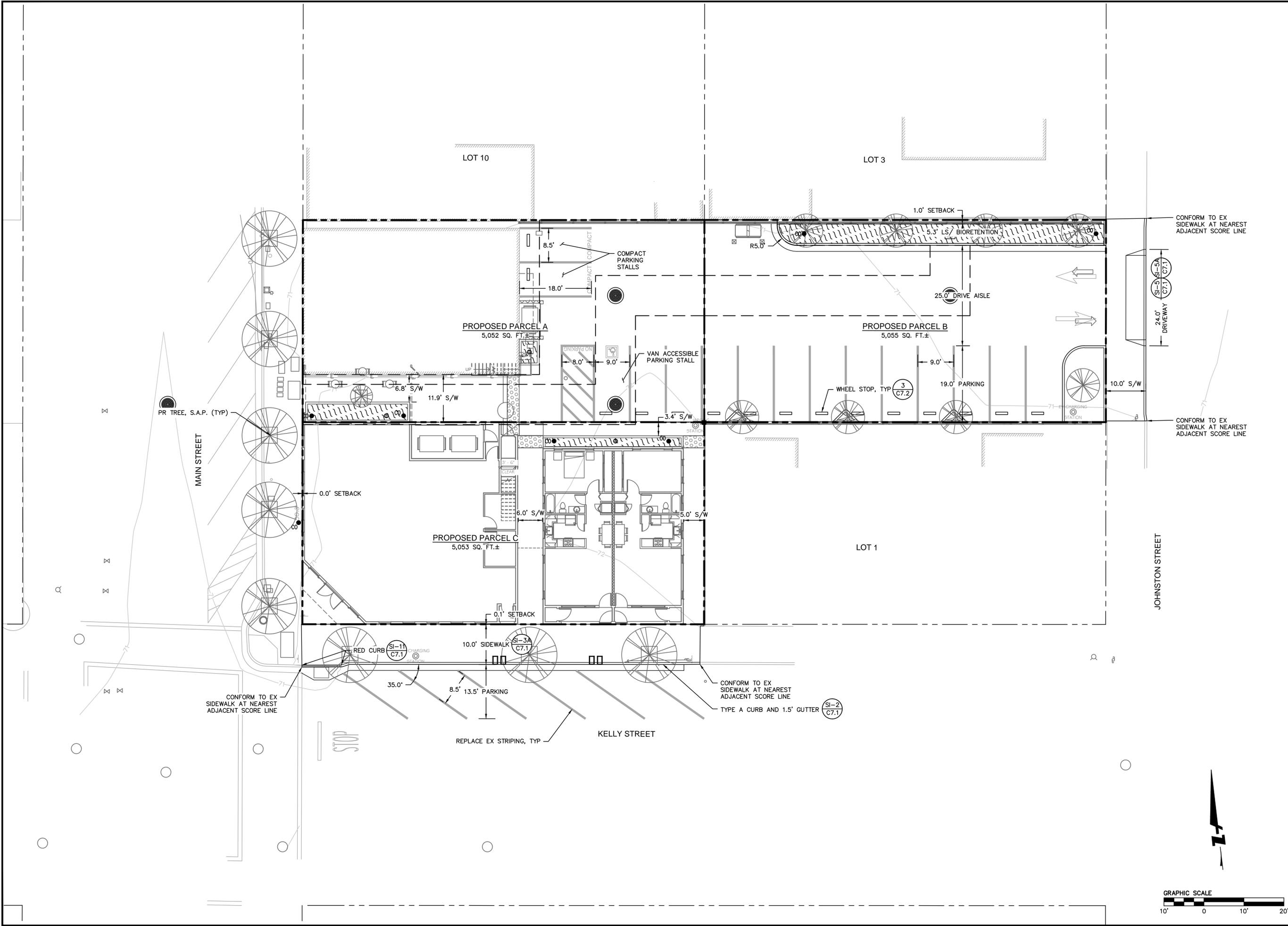
LEGEND

- PROPOSED PARKING, ACCESS, SURFACE DRAINAGE, AND SURFACE DRAINAGE RELEASE EASEMENT
- PROPOSED UTILITY EASEMENT



NOT FOR CONSTRUCTION

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PLOT DATE: 09-14-20 PLOTTED BY: stow



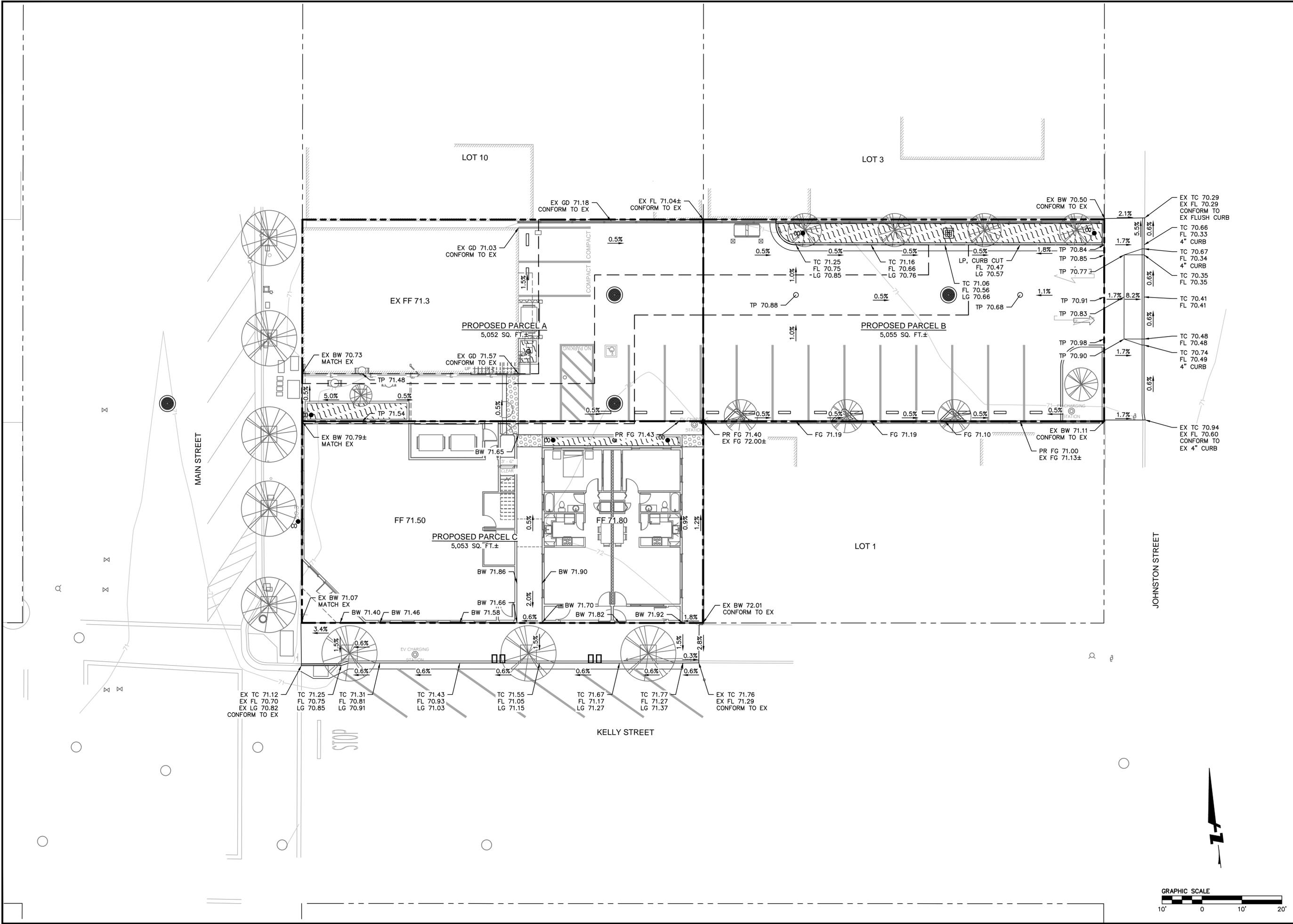
Revisions	
No.	Date
	09/11/2020

Date	09/11/2020
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Design	SKS
Drawn	SKS
Approved	JCW
Job No	20200285

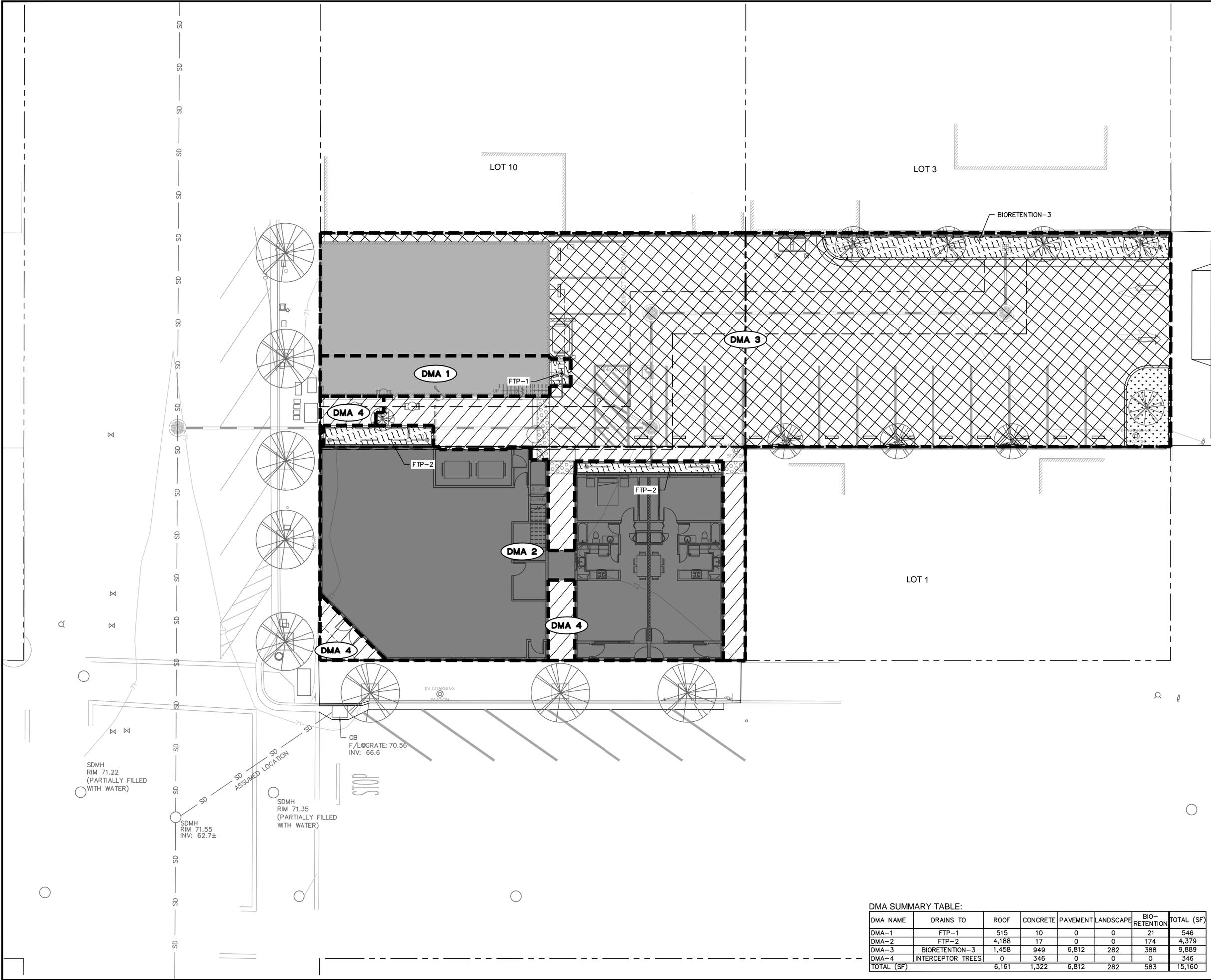
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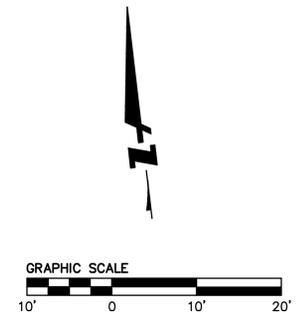
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 PLOT DATE: 09-11-20 PLOTTED BY: stow



- LEGEND**
- EXISTING ROOF TO REMAIN
 - PROPOSED ROOF
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT
 - PROPOSED LANDSCAPE
 - PROPOSED BIORETENTION
 - DRAINAGE AREA BOUNDARY
 - STORM DRAIN PIPE
 - DRAINAGE AREA IDENTIFICATION



DMA SUMMARY TABLE:

DMA NAME	DRAINS TO	ROOF	CONCRETE	PAVEMENT	LANDSCAPE	BIO-RETENTION	TOTAL (SF)
DMA-1	FTP-1	515	10	0	0	21	546
DMA-2	FTP-2	4,188	17	0	0	174	4,379
DMA-3	BIORETENTION-3	1,458	949	6,812	282	388	9,889
DMA-4	INTERCEPTOR TREES	0	346	0	0	0	346
TOTAL (SF)		6,161	1,322	6,812	282	583	15,160

Revisions

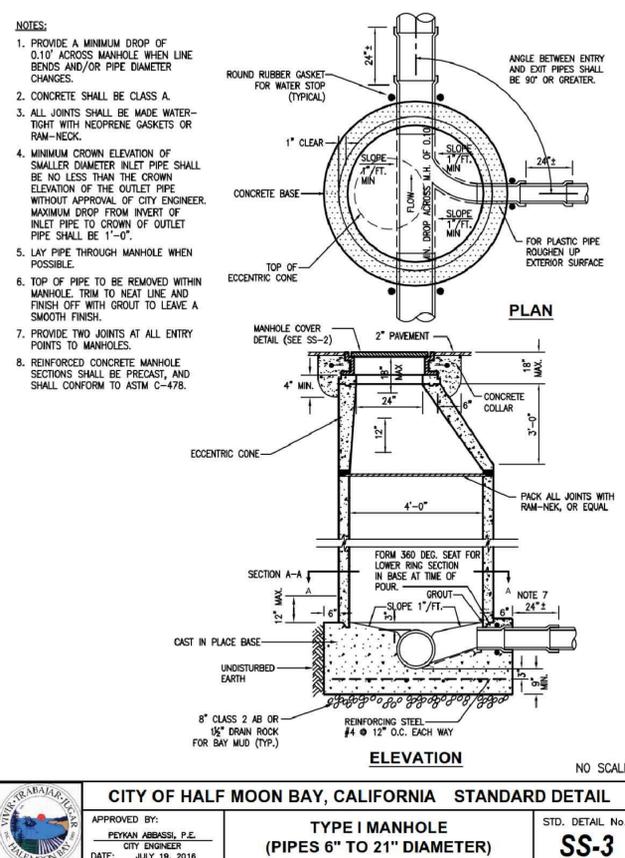
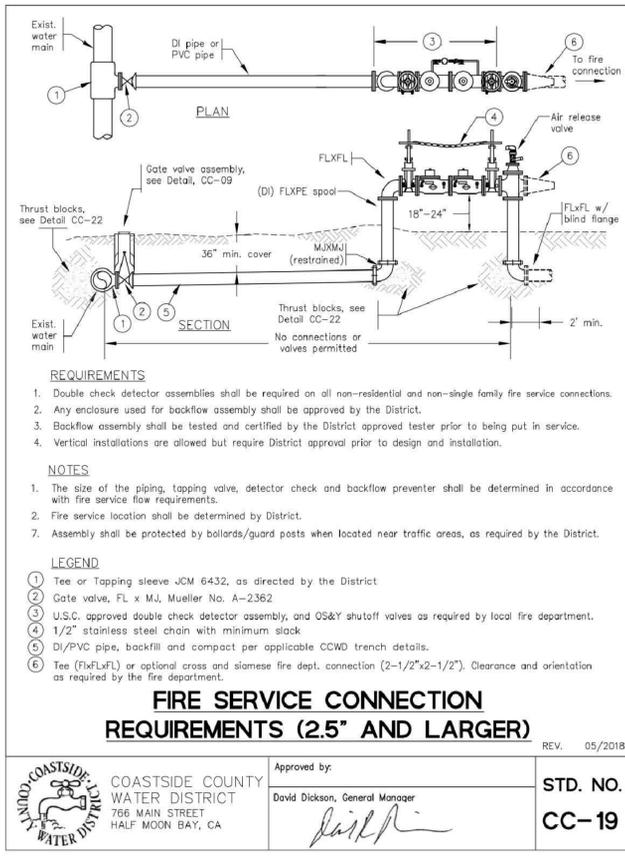
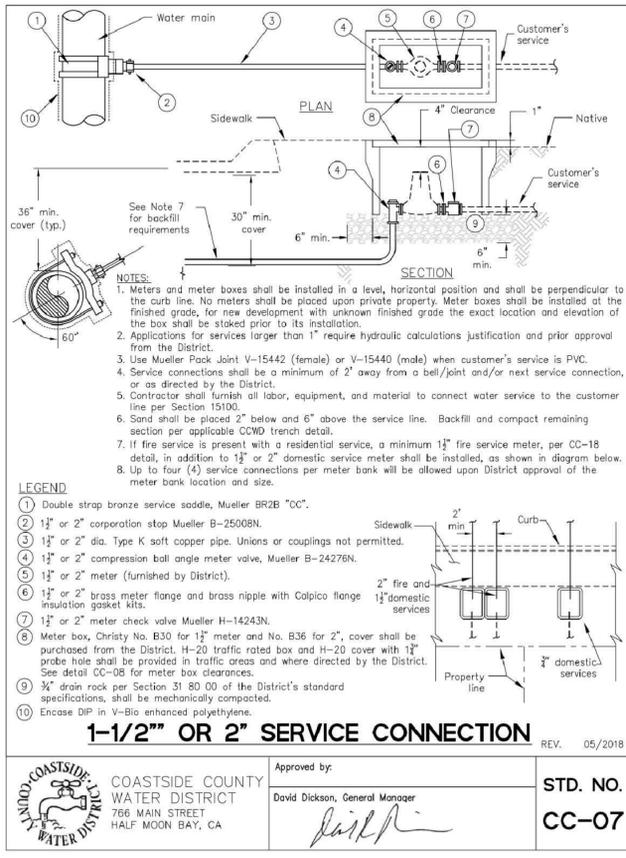
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	2	Design SKS
	3	Drawn SKS
	4	Approved JCW
	5	Job No 20200285

Drawing Number: **C6.0**
 8 OF 11

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Revisions	No.	Date	09/11/2020
Scale	AS SHOWN		
Design	SKS		
Drawn	SKS		
Approved	JCW		
Job No	20200285		

NOT FOR CONSTRUCTION



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 PLOT DATE: 09-11-20 PLOTTED BY: stow

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
CURBS AND GUTTERS STD. DETAIL No. **SI-2**

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
SIDEWALK DETAIL (PARKWAY) STD. DETAIL No. **SI-3A**

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
RESIDENTIAL DRIVEWAY APPROACH WITH CURB STD. DETAIL No. **SI-5**

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
RESIDENTIAL DRIVEWAY APPROACH WITH CURB STD. DETAIL No. **SI-5A**

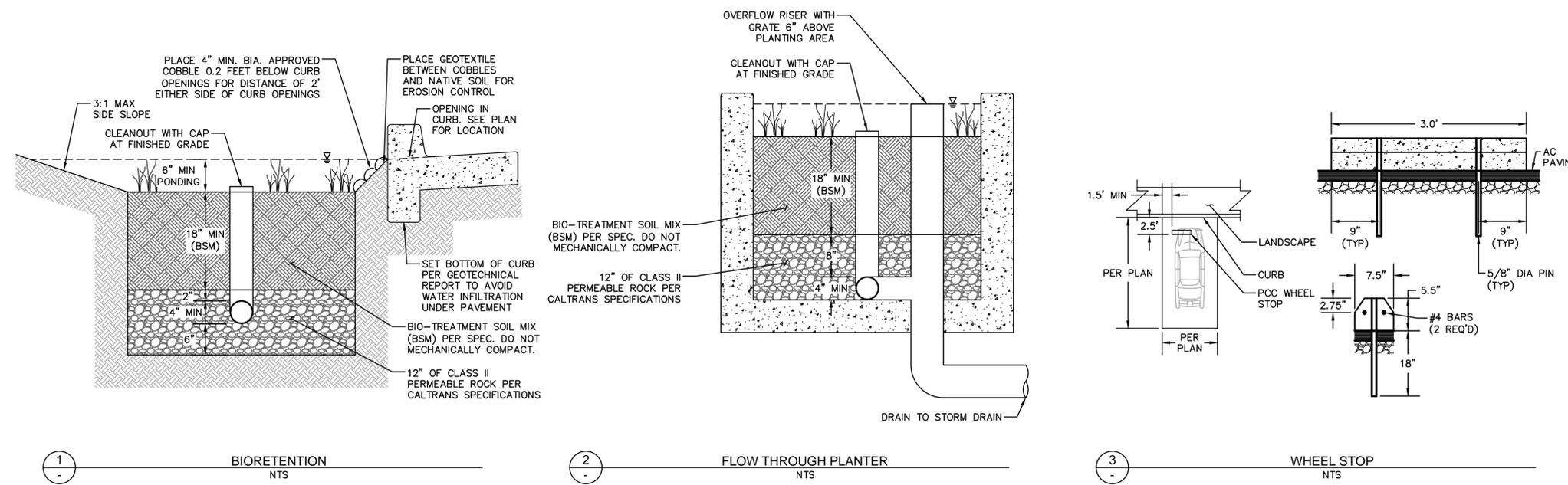
CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
RED CURB PAINTING STD. DETAIL No. **SI-11**

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
STANDARD SEWER LATERAL AND CLEANOUT STD. DETAIL No. **SS-7**

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL
APPROVED BY: PEYKAN ABBASSI, P.E. CITY ENGINEER
DATE: JULY 19, 2016
ABS OR PVC CLEANOUT TO GRADE (SEWER CONNECTED TO RISER) STD. DETAIL No. **SS-8**

DRAWING NAME: K:\2020\200285_main_and_kelly_half_moon_bay\ENG\VP_VTM\C7.0_Details.dwg
PLOT DATE: 09-11-20 PLOTTED BY: stow

DRAWING NAME: K:\2020\200285_main_and_half_moon_bay\ENG\VP_VTM\C7.0_Details.dwg
 PLOT DATE: 09-11-20 PLOTTED BY: stow



1 - BIORETENTION
 NTS

2 - FLOW THROUGH PLANTER
 NTS

3 - WHEEL STOP
 NTS



VESTING TENTATIVE PARCEL MAP
 MAIN STREET AND KELLY AVENUE
 DETAILS

HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

Revisions	No.	Date

NOT FOR CONSTRUCTION



*Architectural Advisory Committee:
Request for Design Review and Recommendations*

Date: January 21, 2021

To: Architectural Advisory Committee Members

From: Brittney Cozzolino, Associate Planner

Subject: 574 Magnolia Street, New Single-Family Residence, PDP-20-069

PROJECT DESCRIPTION:

The application is for a new 1,920 square-foot, two-story prefabricated single-family residence with an attached two-car garage on a 5,422 square-foot substandard vacant lot at 574 Magnolia Street. The subject site is in the Arleta Park single-family neighborhood on the western side of Highway 1. The property owners are Hailekiros and Simin Hailu, and the project architect is Jared Levy.

Applicable Development Standards: The site is zoned R-1 B-1 Single-Family Residential. Applicable development standards are summarized below:

Development Standard	Zoning Requirement	Proposed
Min. Site Area	6,000 sq. ft.	5,422 sq. ft.
Min. Site Width	60 ft.	42 ft.
Min. Front Setback	25 ft.	35 ft.
Min. Interior Side Setback	5 ft. (20% combined)	5 ft. (27% combined)
Min. Street Facing Side Setback	15 ft.	6 ft. 7 in. (Variance requested)
Min. Rear Setback	20 ft.	27 ft.
Max. Site Coverage	35% (1,898 sq. ft.)	25.4% (1,380 sq. ft.)
Max. Floor Area Ratio	0.5:1 (2,711 sq. ft.)	0.45:1 (2,424 sq. ft.)

Max. Building Height	28 ft.	22 ft. 4.5 in.
Min. Off-Street Parking	1 garage space, one covered space	Conforms (two-car garage)
Maximum Building Envelope	Per Section 18.06.040 (G)	Variance requested

Applicable Guidelines/Standards: As the project consists of a single-family residence, the City’s Single-Family Residential Design Guidelines are applicable. As a manufactured home, the design standards contained in Zoning Code Section 18.06.060 apply. The visual resource protection standards contained in Chapter 18.37 of the Half Moon Bay Municipal Code also apply, as the site is located within 200 yards of the Highway 1 visual corridor.

Required Permits: The proposed project requires issuance of a Coastal Development Permit, Architectural Review, Setback Variance, and Maximum Building Envelope Variance. The project will be reviewed by the Planning Commission.

REVIEW:

Staff is seeking feedback from the AAC on the design of the new residence as it relates to compliance with the Single-Family Residential Design Guidelines, the manufactured home design guidelines in Zoning Code Section 18.06.060, and the Scenic Corridor Standards in Chapter 18.37 (Visual Resource Protection Standards). Committee members are encouraged to provide feedback on the proposed design and proposed variances.

Site Plan

Site Conditions: The site is adjacent to Highway 1 and the Naomi Patridge Trail, and is currently vacant and mostly flat. Figure 1 below shows the site conditions as of April 2019. Several eucalyptus trees are proposed for removal to accommodate the new residence.

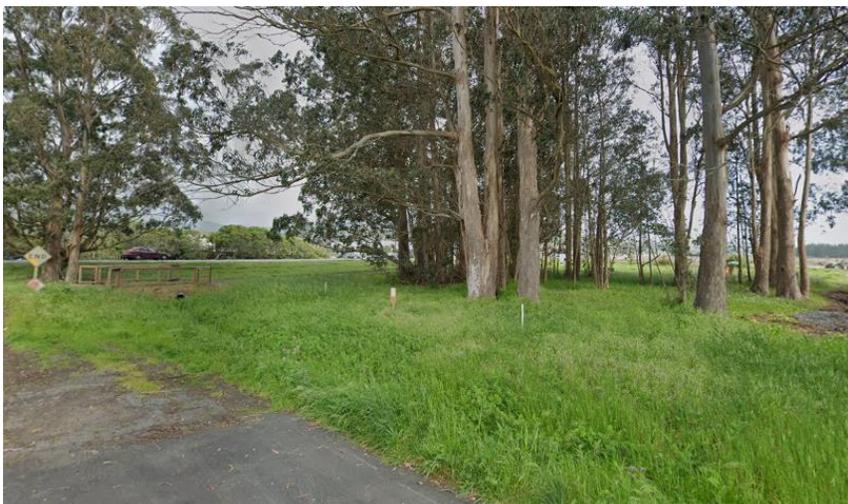


Figure 1, site as of April, 2019

Building Placement: The residence faces Magnolia Street with the garage as the primary front façade feature. The residence is accessed by the walkway extending down the eastern property line. The primary residence steps up to two stories behind the attached garage and is offset by about 5 feet to the east from the garage, following the angled eastern property line.

Parking: The project proposes a two-car garage for the primary residence, consistent with the Zoning Code.

Offsite Improvements: Access to the site will require additional paving in the public right-of-way to connect the recently installed fire truck turnaround with the proposed driveway area.

Landscape

Site: The proposed plant palette consists of a variety of native and drought-tolerant species. Landscaping is proposed in the front yard on each side of the driveway, around the permeable paver path to the front entrance, along the side yards, and in the rear yard surrounding the proposed deck. This plant palette was provided following a staff recommendation to consider plant species that will survive under and near the remaining eucalyptus understory and species that are native, non-invasive, and butterfly friendly.

Architecture

Neighborhood Context: The site is one of the remaining infill lots in this corner of the Arleta Park residential neighborhood. The surrounding neighborhood predominately contains single family housing.

Building Envelope: The rectangular shape of the proposed structure causes an encroachment into Maximum Building Envelope, shown on the front and rear elevations.

Lighting: Dark Sky-compliant light fixtures are shown on the proposed elevations (cut-sheet included in the Materials sheet of the plan set).

Sustainability Features: Permeable pavement is shown for the driveway material, as well as walking paths on the property.

Architectural Elements: The proposed residence is a prefabricated design with a flat roof and rectangular shape. The proposed roof forms, building massing, and façade articulation do not appear to be consistent with several policies in the Building Design chapter of the Single-Family Residential Design Guidelines, as listed below:

- Roof Form Guideline #3-6: Use hipped roofs on two-story homes and additions to reduce perceived massing impacts.

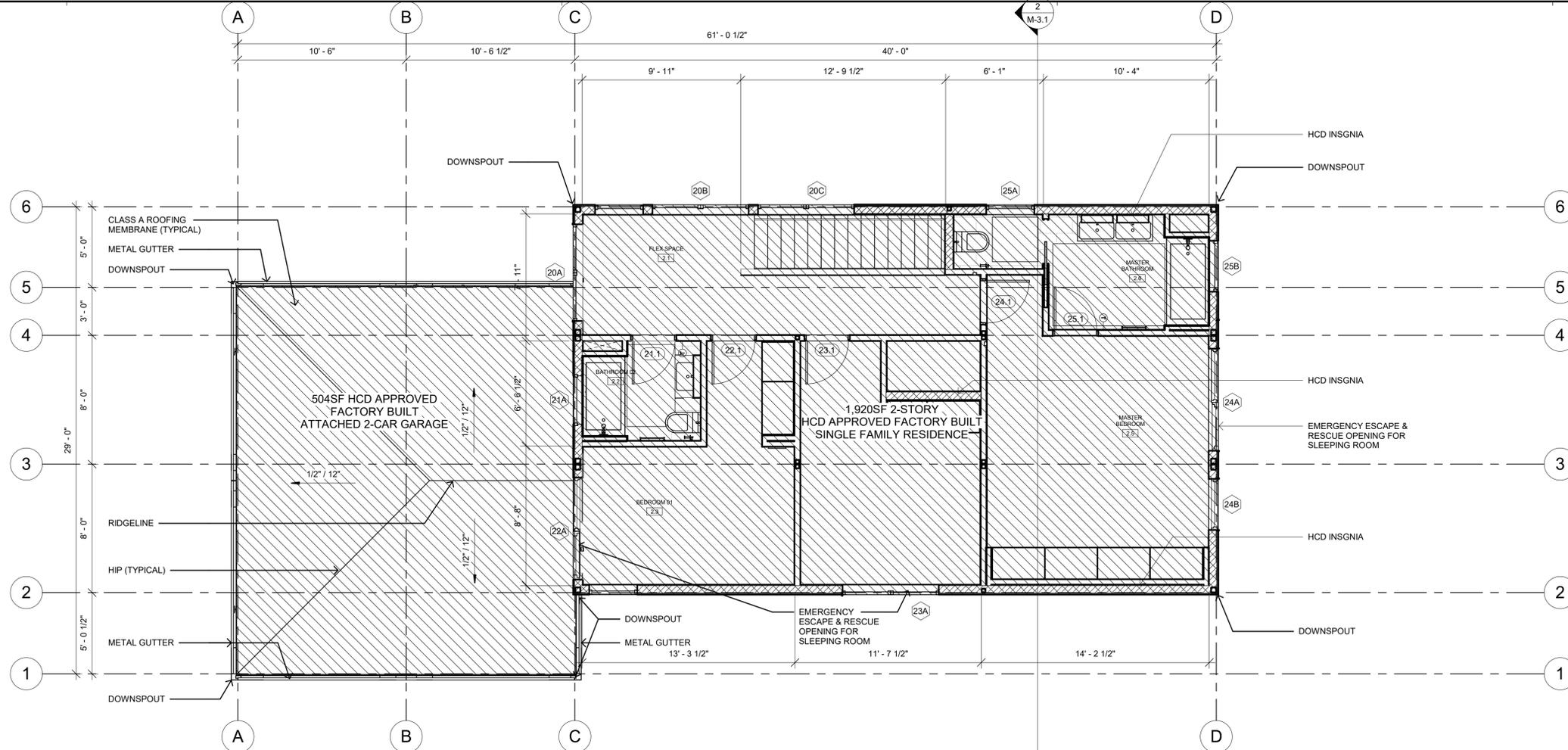
- Roof Form Guideline #3-7: Design roof pitches to be compatible with those of the existing architecture and adjacent homes in the neighborhood.
- Roof Form Guideline #3-8: Incorporate varying heights in flat-roof structures to avoid a “boxy” appearance.
- Second Floor Massing Guideline #3-13: Balance the appearance of the second floor with the ground floor and overall building and site proportion.
- Second Floor Massing Guideline #3-14: Offset the front and side walls of the second story to avoid a massive appearance and to respect neighboring properties.
- Façade Articulation Guideline #3-20: Provide an inset/offset or plane change on long walls of greater than 25 feet in length.
- Entries, Doors and Windows Guideline #3-21: Provide a prominent entry feature or porch area that reflects the home’s architectural style.

NEXT STEPS:

It is anticipated that the project will be revised and resubmitted for city review. If the new design addresses recommendations by the AAC, the project will be scheduled for review at a Planning Commission public hearing.

ATTACHMENTS:

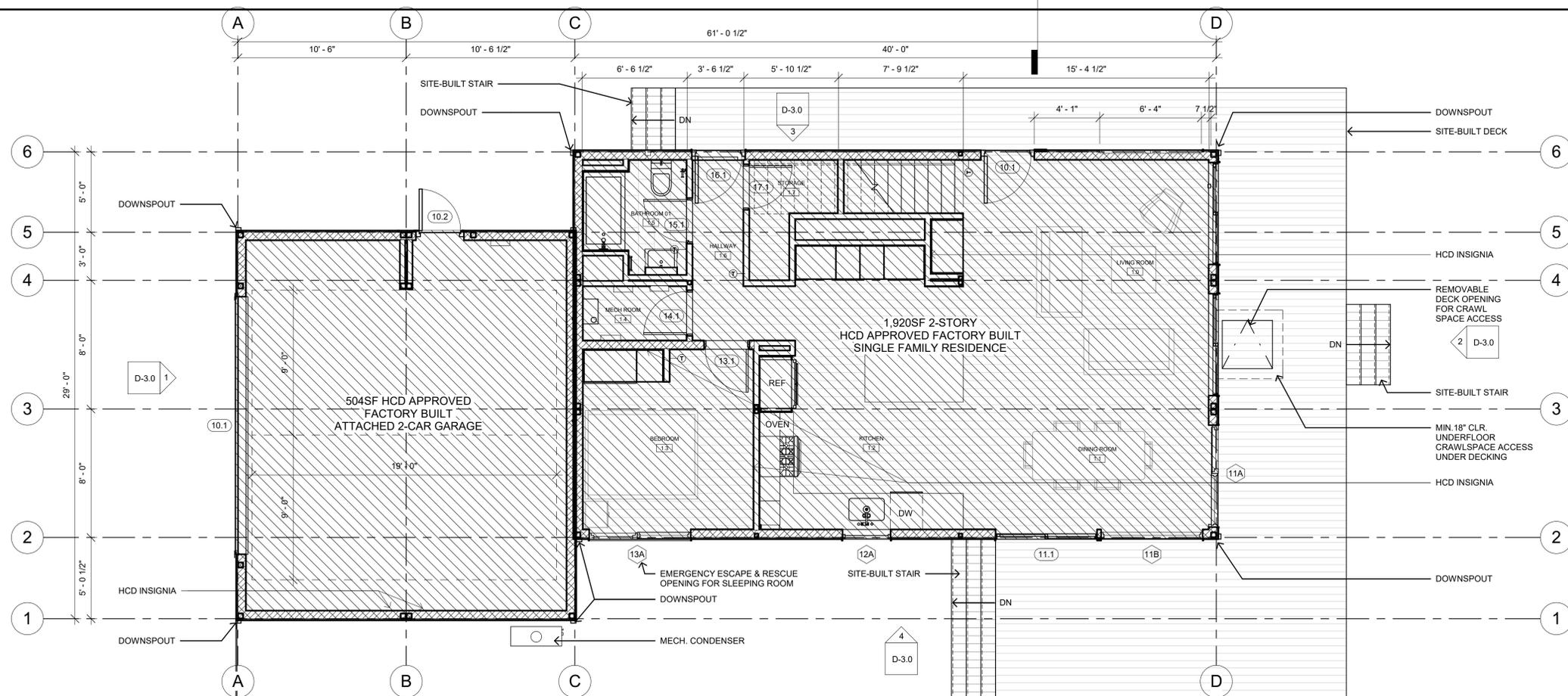
1. Plan Set



NOTE:
 GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).
 ALL DIMENSIONS TO FACE OF STRUCTURE
 ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ.FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR (CFC 1030).

2X4 WOOD FRAMED WALL
 2X6 WOOD FRAMED WALL
 FACTORY BUILT SCOPE

LEVEL 2 - FINISH FLOOR PLAN
 1/4" = 1'-0" 2



NOTE:
 GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).
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THE SITE BUILT DECK SHALL COMPLY WITH CRC R507.

2X4 WOOD FRAMED WALL
 2X6 WOOD FRAMED WALL
 FACTORY BUILT SCOPE

LEVEL 1 - FINISH FLOOR PLAN
 1/4" = 1'-0" 1



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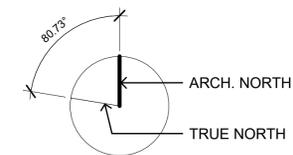
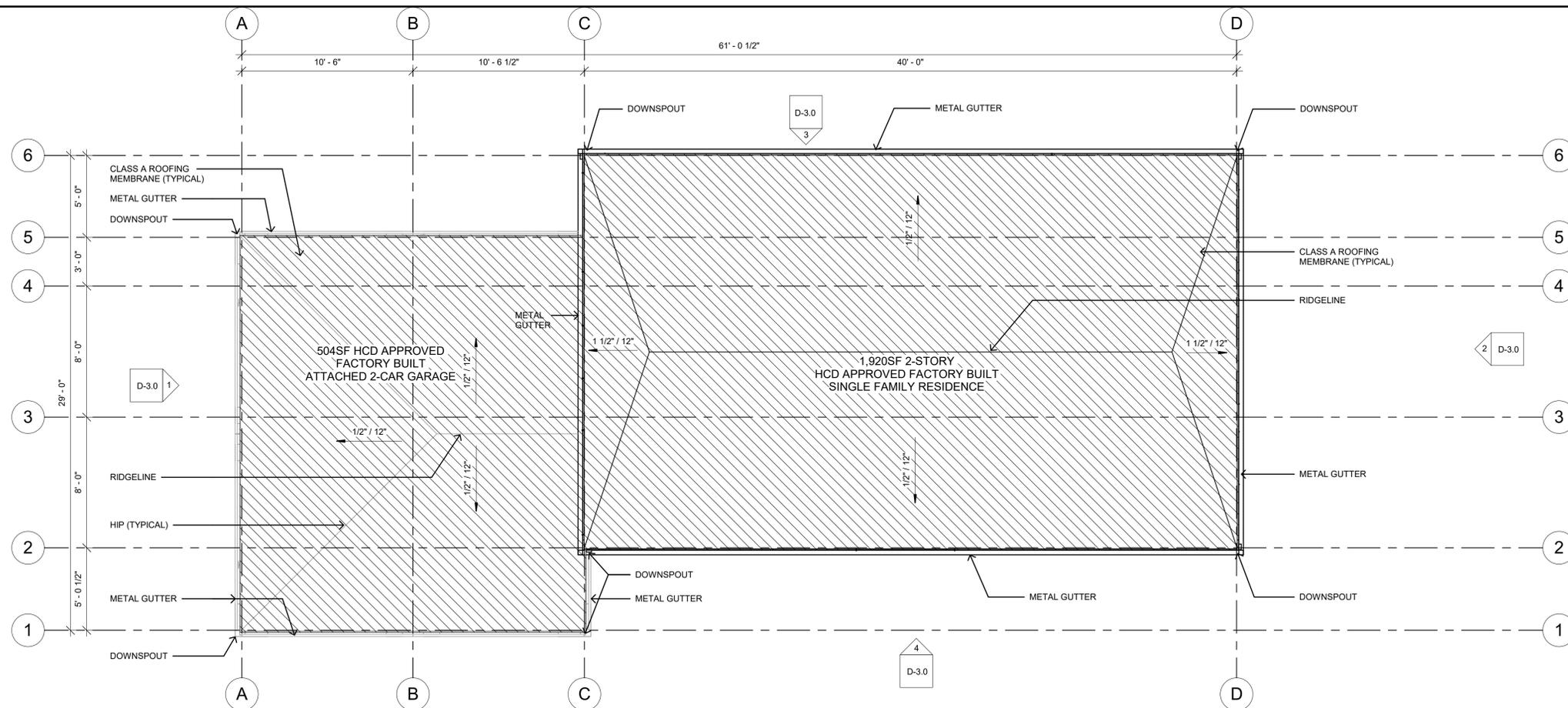
MODEL HOME
CGT+CG

SHEET SET
PLANNING PERMIT
SET

SHEET TITLE
ROOF PLAN

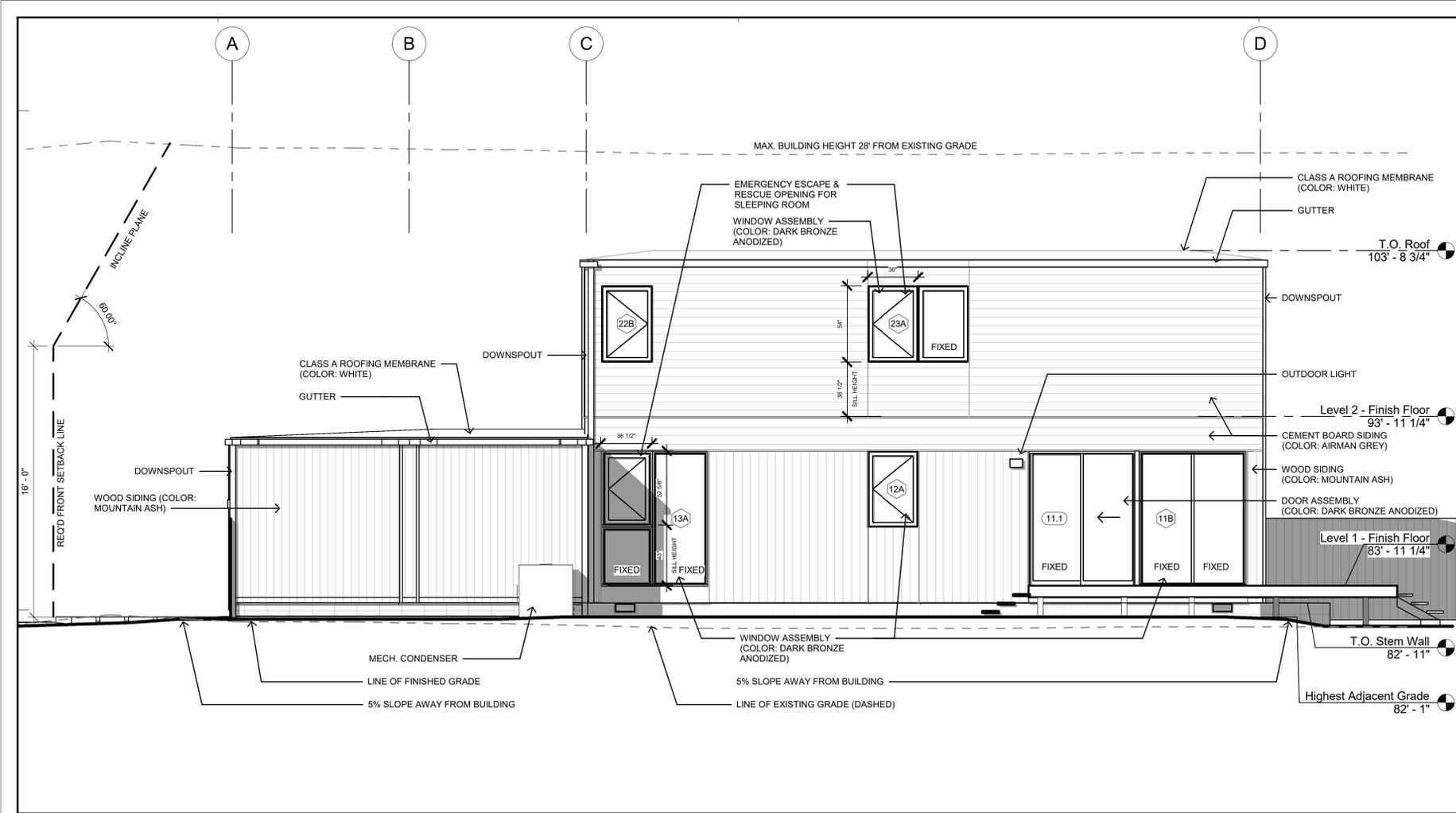
SHEET, SHEET / MODEL /
SET, NUMBER, HOME

D-2.1

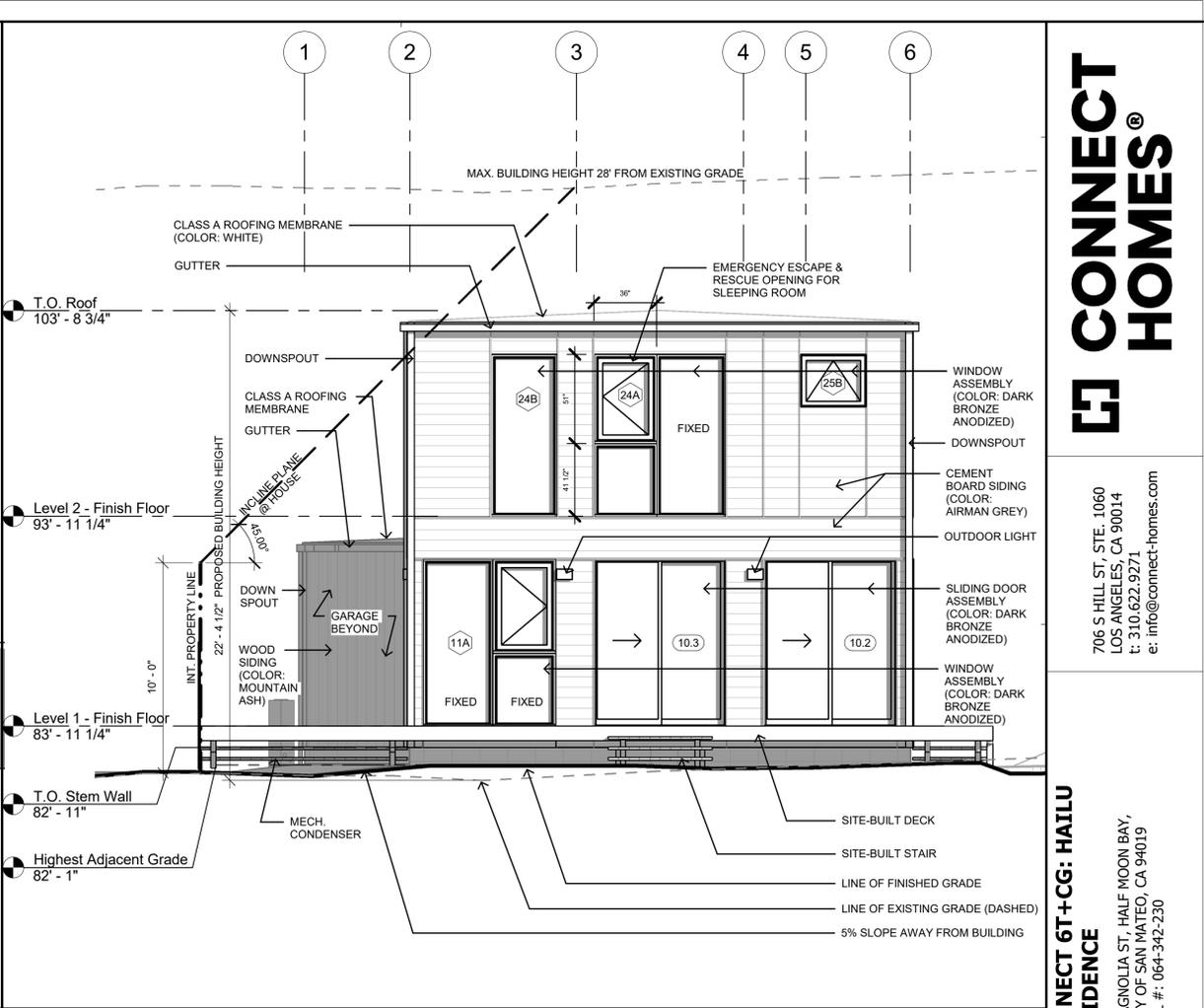


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ALL DIMENSIONS TO FACE OF STRUCTURE

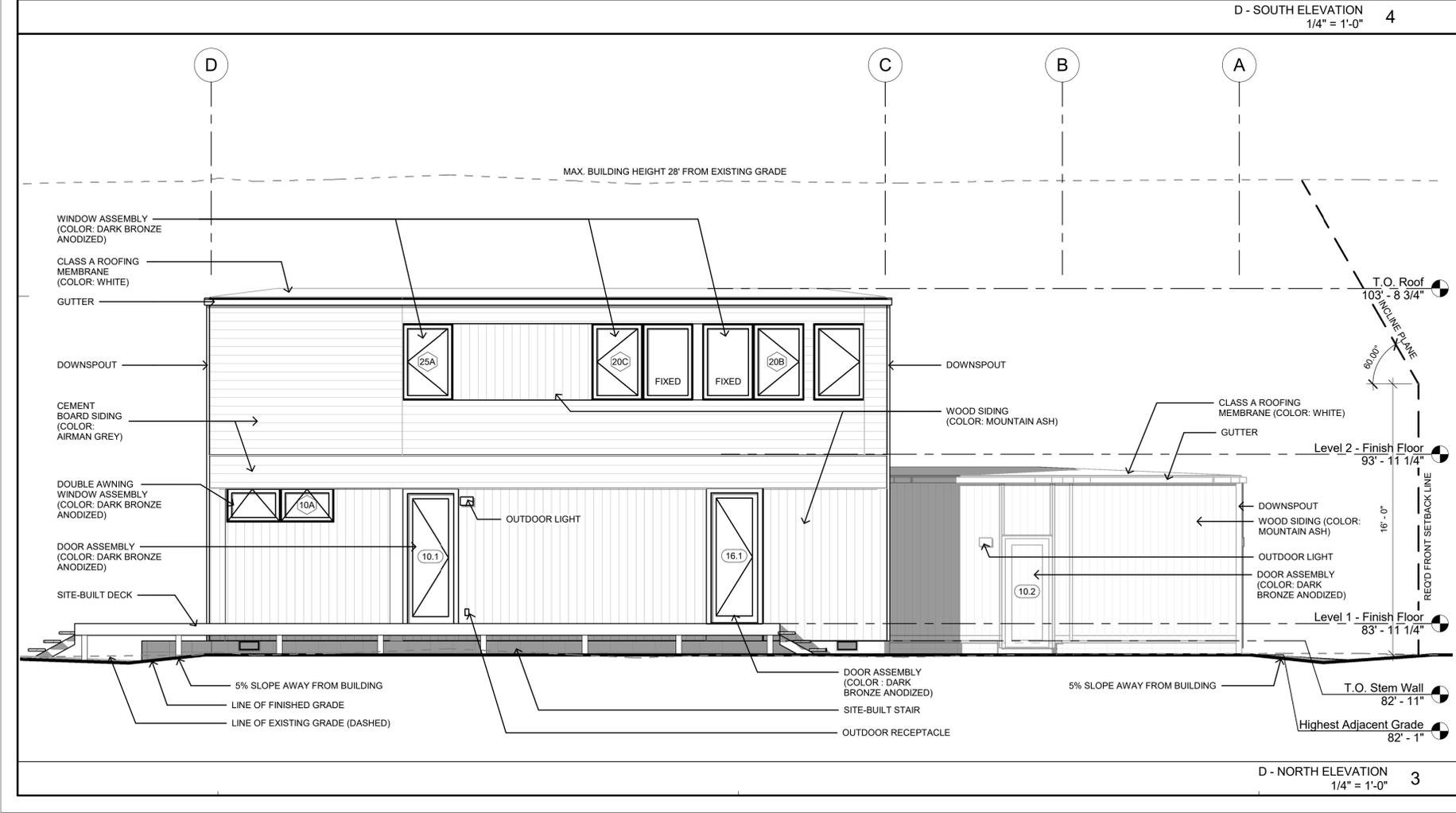
FACTORY BUILT SCOPE



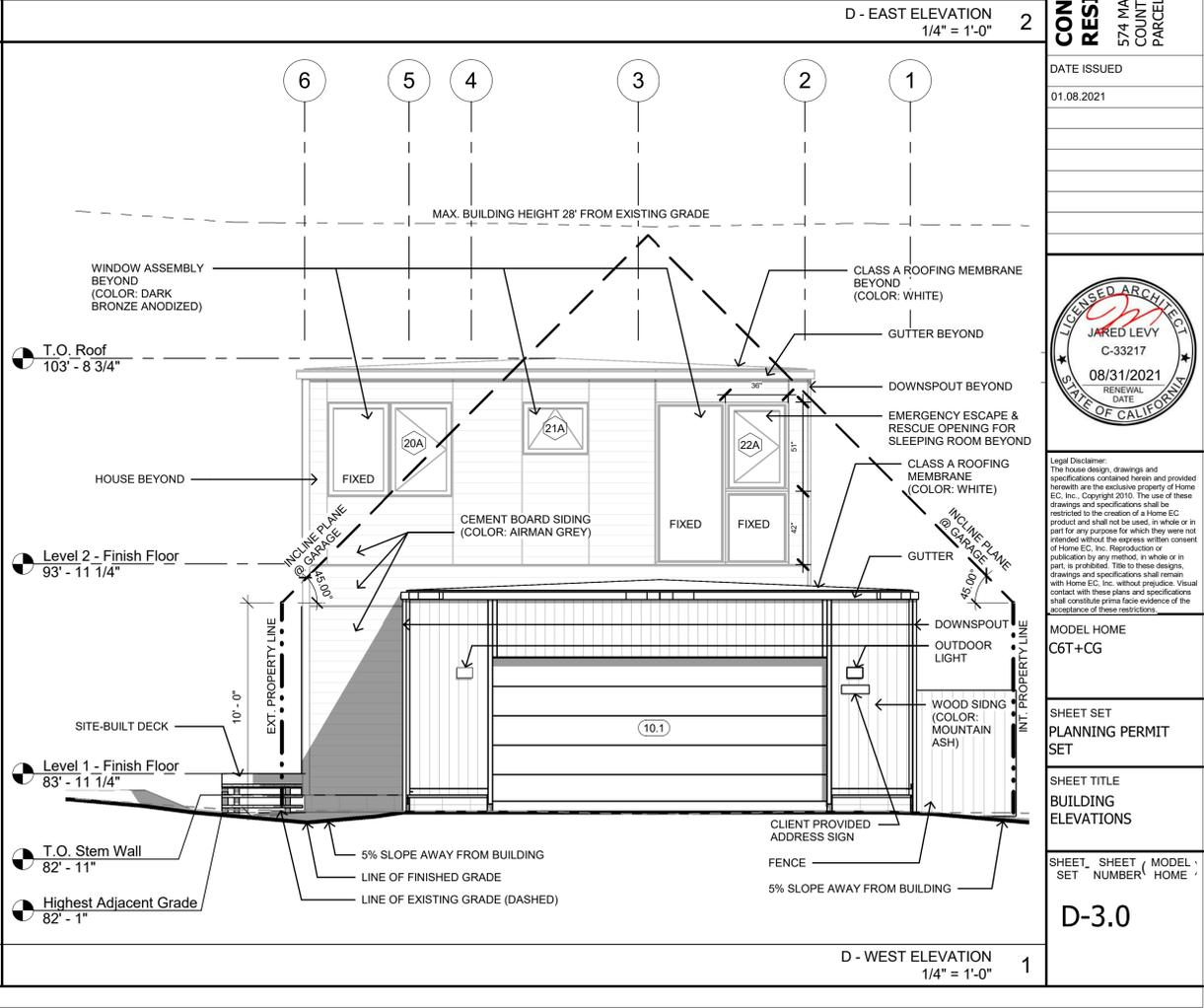
D - SOUTH ELEVATION
1/4" = 1'-0" 4



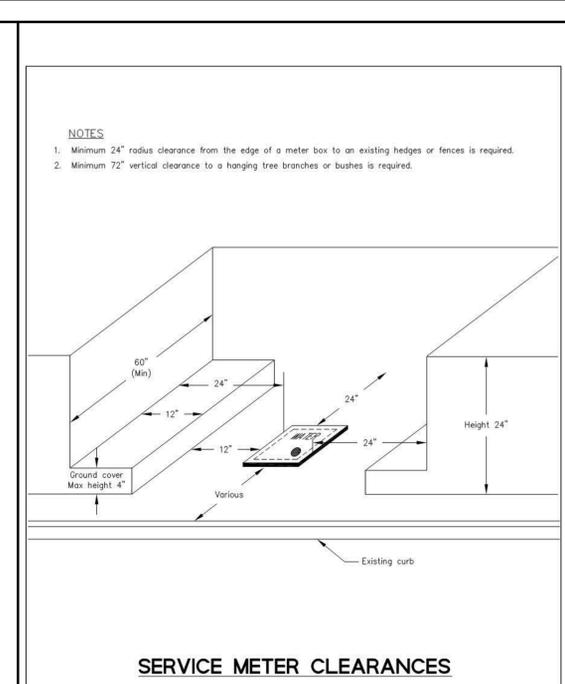
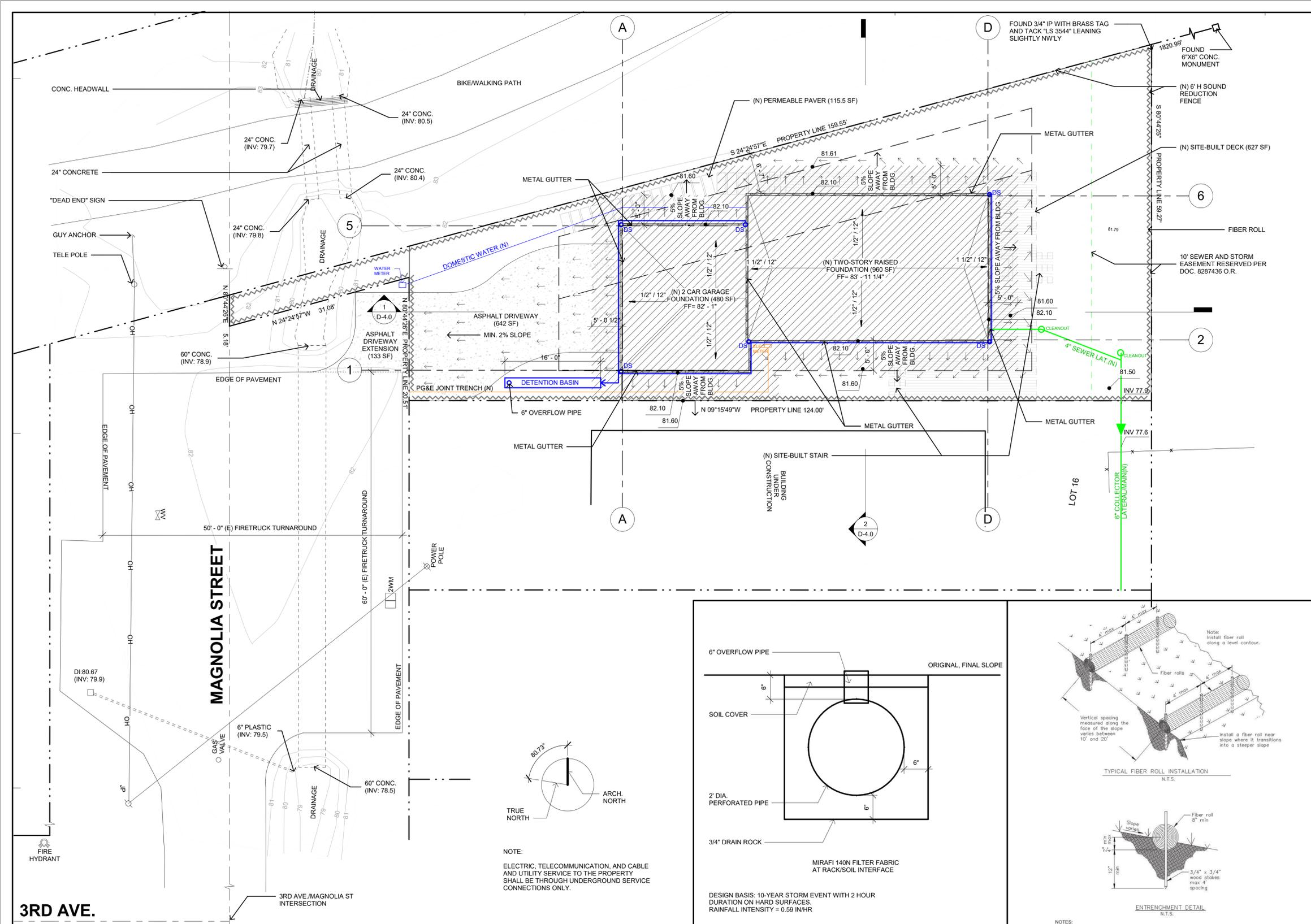
D - EAST ELEVATION
1/4" = 1'-0" 2



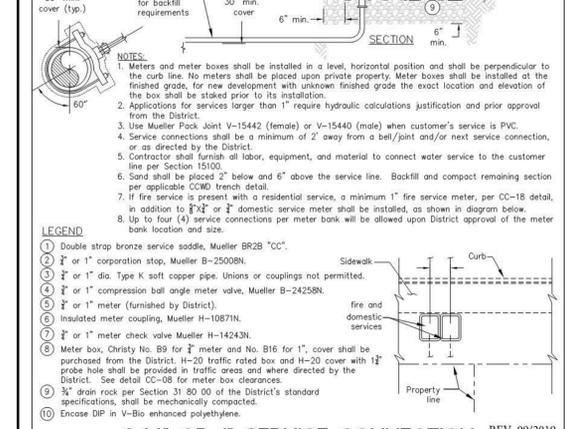
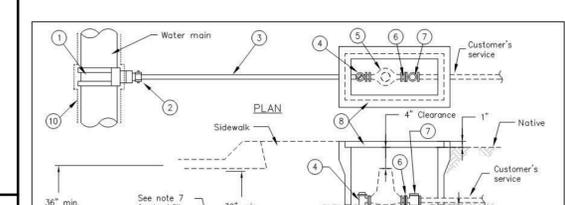
D - NORTH ELEVATION
1/4" = 1'-0" 3



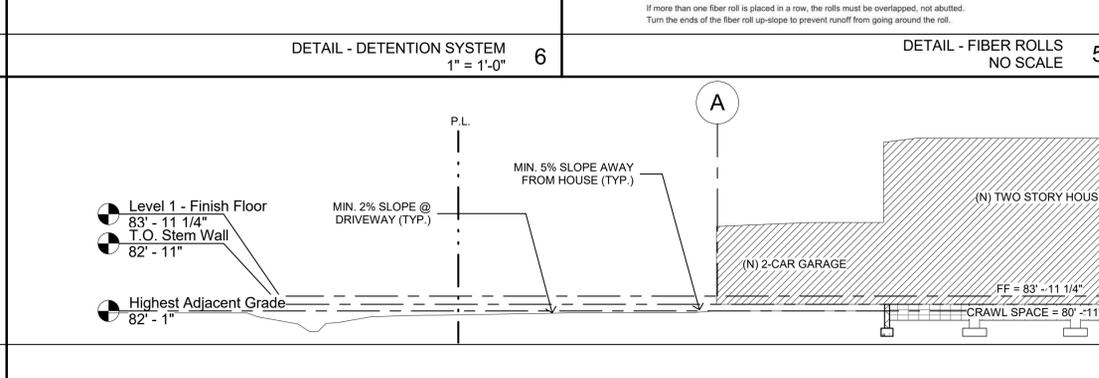
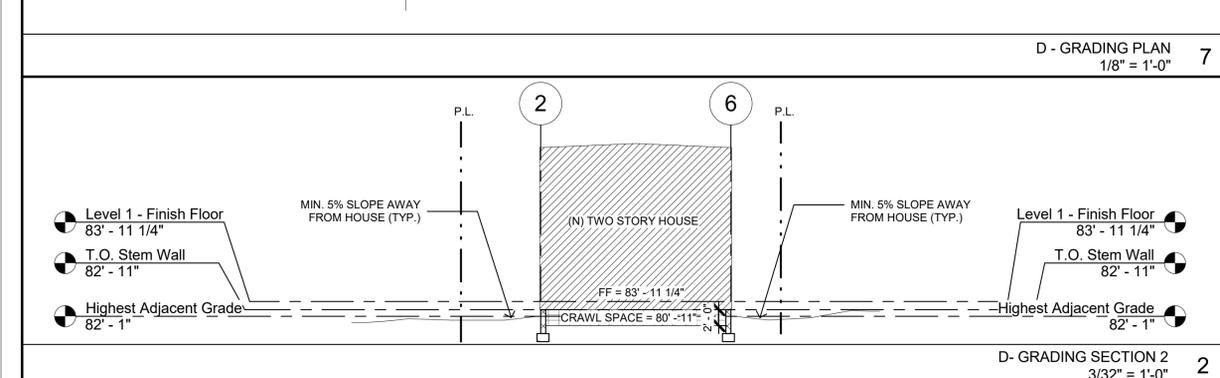
D - WEST ELEVATION
1/4" = 1'-0" 1



COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	REV. 05/2018
	STD. NO. CC-08	



COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	REV. 09/2019
	STD. NO. CC-06	REV. 05/2018



MODEL HOME C6T+CG
SHEET SET PERMIT SET
SHEET TITLE PRELIM. UTILITIES, GRADING AND DRAINAGE PLAN
SHEET, SHEET / MODEL / SET NUMBER HOME
D-4.0

CONNECT HOMES

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6T+CG: HAILU RESIDENCE
574 MAGNOLIA ST, HALF MOON BAY,
COUNTY OF SAN MATEO, CA 94019
PARCEL #: 06F-342-230

DATE ISSUED
01.08.2021

JARED LEVY
C-33217
08/31/2021
RENEWAL DATE

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FLORA FARM
 340 PURISSIMA ST
 HALF MOON BAY, CA 94019
 LIC # 547103
 1/8" = 1'

MELO APPLICANT: JERRY ALAN WHITNEY
 650 678-5901
 340 PURISSIMA ST.
 HALF MOON BAY, CA. 94019
 FLORA.FARM.HMB@YAHOO.COM
 HAILU RESIDENCE 574 MAGNOLIA ST.
 HALF MOON BAY, CAL 94019
 PARCEL # 064 342 200

* THIS PROJECT DOES INCORPORATE LANDSCAPING
 EQUAL TO OR LESS THAN 2500 SF AND WILL BE
 USING THIS FORM TO IDENTIFY PRESCRIPTIVE
 REQUIREMENTS WHICH WILL BE INCLUDED AS
 PART OF THE LANDSCAPE PROJECT

TOTAL LANDSCAPE AREA 950 SF

SPECIAL LANDSCAPE AREA N/A

WATER TYPE - POTABLE WATER PURVEYOR: COWD

I CERTIFY THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY
 WITH THE REQUIREMENTS OF THE MWELC.

SIGNATURE: *JA Whitney*

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
 (MWELC) SHORT FORM

* ALL PLANTINGS TO BE HAND WATERED

PLANTING NOTES:

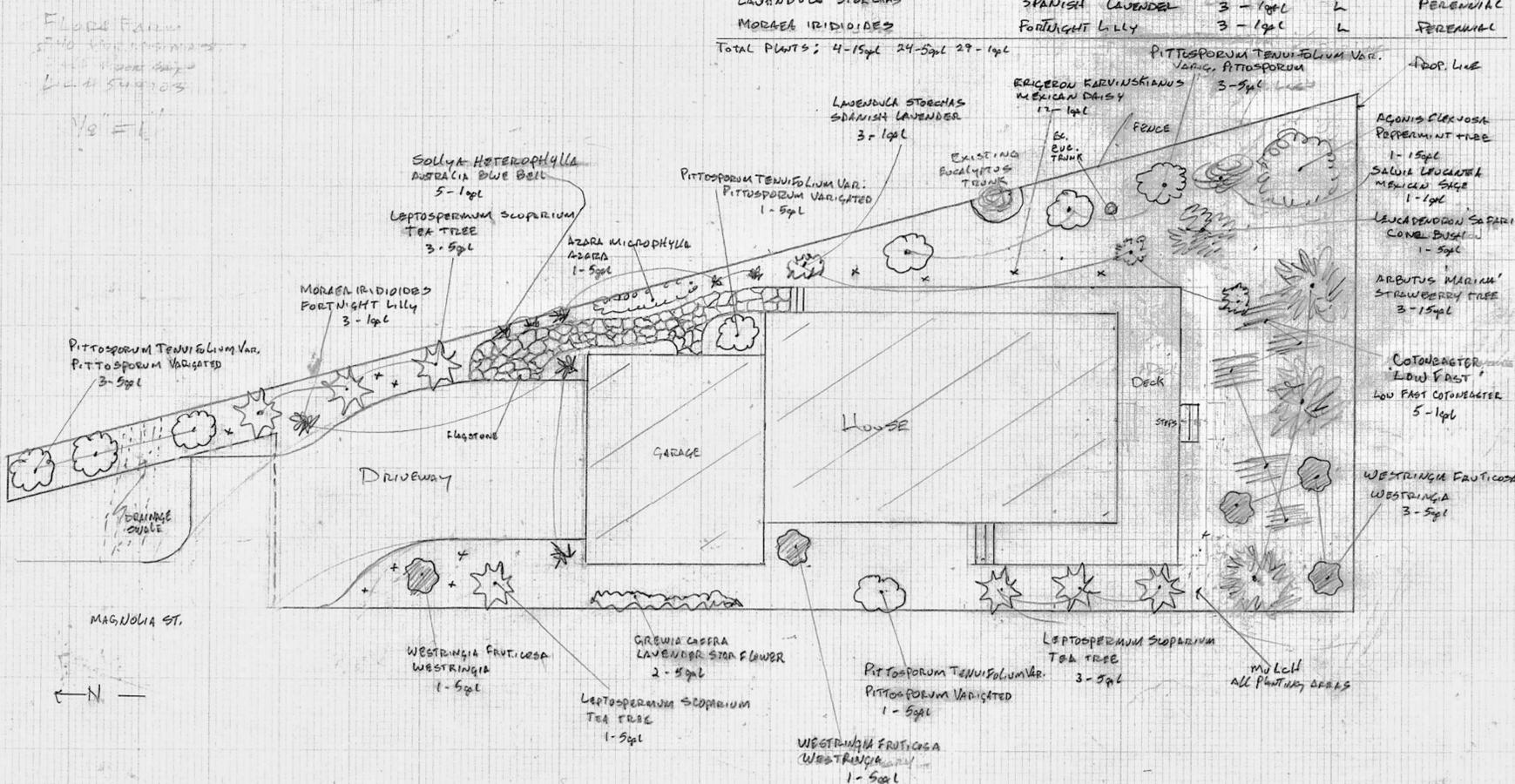
1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 W.P. PER
 1000 G/L TO A DEPTH OF 6" INTO LANDSCAPE AREA
2. A MINIMUM OF 3" LAYER OF MULCH SHOULD BE APPLIED
 ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT
 IN AREAS OF CREEPING GROUND COVER OR TURF.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE
 PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELC
 PER APPENDIX D

JA Whitney 1/3/21

PLANT LIST	COMMON NAME	QTY / SIZE	WI	TYPE
AGONIS FLEXUOSA	PEPPERMINT TREE	1 - 15gpl	L	TREE
ARBUTUS 'MARINA'	STRAWBERRY TREE	3 - 15gpl	L	TREE
GREWIA CASPRA	LAVENDER STAR FLOWER	2 - 5gpl	M	SHRUB
LEPTOSPERMUM SCOPARIUM	TEA TREE	7 - 5gpl	L	SHRUB
LEUCADENDRON SERRA SUNSET	CONE BUSH	1 - 5gpl	L	SHRUB
WESTRINGIA FRUTICOSA	WESTRINGIA	5 - 5gpl	L	SHRUB
SALVIA LEUCANTHA	MEXICAN SAGE	1 - 1gpl	L	PERENNIAL
SOLYIA HETEROPHYLLA	AUSTRALIAN BLUE BELL	5 - 1gpl	L	SHRUB
ERIGERON KARVINSKIANS	MEXICAN DAISSY	12 - 1gpl	L	GR. COVER
AZARA MICROPHYLLA	SMALL LEAF AZARA	1 - 5gpl	M	SHRUB
COTONEASTER 'LOW FAST'	LOW FAST COTONEASTER	5 - 1gpl	L	GR. COVER
PITTOSPORUM TENUIFOLIUM VAR. VAR. PITTOSPORUM	VARIGATED PITTOSPORUM	8 - 5gpl	M	SHRUB
LAVANDULA STOECHAS	SPANISH LAVENDER	3 - 1gpl	L	PERENNIAL
MORAEA IRIDIODES	FORTNIGHT LILLY	3 - 1gpl	L	PERENNIAL

TOTAL PLANTS: 4-15gpl 24-5gpl 29-1gpl



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MODEL HOME
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SHEET SET
 PLANNING PERMIT
 SET

SHEET TITLE
 LANDSCAPE PLAN

SHEET, SHEET / MODEL /
 SET NUMBER HOME

D-5.0