



Hyatt Place Half Moon Bay

Joint Study Session: Planning Commission and Architectural Advisory Committee
June 29 2021



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Document Issued June 22nd 2021 Revision K

Introduction

SITE PLAN OVERVIEW

(Site Plan Map see Page 12)

The Original Site Plan for this project consists of a single vacant 5.02-acre parcel. In listening to City meetings and public opinion there is a concern for additional housing in Half Moon Bay. In attempting to create both the hotel and housing the following is part of our new proposal:

- Prepare a lot line adjustment on the 5.02-acre parcel by adding 0.61 acres to the dealership and using the remaining 4.41 acres for the hotel and Open Space.
- By adding the 0.61 acres to the dealership, this would allow to create an Eight lot subdivision on the north side of Seymour St. on a 1.15-acre parcel owned by the applicant that is currently used for parking vehicles for the dealership.
- Upon completion of a subdivision map, process developing Lots 1 and 2 as affordable housing. This would consist of between 4-6 Units.
- Lots 3 through 8 would remain in use as parking for the dealership as needed. Those lots could be developed in the future.

A NOTE ON SCALE

Drawings in this document have been resized to fit within the 11 x 17 format, and as a result many do not conform to a standard architectural scale.

Full sized plans are to scale and will be available at Half Moon Bay City Hall

HOTEL OVERVIEW

The most recent City Meeting regarding the project was held with the Architectural Advisory Committee on 7/16/20. Since that time, the design of the proposed development has gone through many changes in response to various comments regarding the plan.

A quick overview of key changes are as follows:

- Guestrooms: Reduced from 129 to 102 room
- Parking Spaces: Reduced from 148 to 108 spaces
- Square Footage of Structures: Reduced from 90,784 sqft. to 66,784 sqft. (Includes Meeting Space reduction from 2,700 sqft. to 1,210 sqft.)
- Pool: Eliminated
- Setbacks of proposed structures from the existing property lines:
 - South setback from Gateway has increased from 218' to 391'
 - East setback from Main St. has increased from 15' to 75'
 - North setback from Ford Dealership was 74' and now 65'
 - West setback from Hwy 1 has increased from 35' to between 90' and 150'
- The subject property extends a length of 894 feet in a north south direction. In response to comments regarding views from Hwy 1 looking east, the proposed structures have been reduced from spanning a length of 608 feet to 452 feet. The structures span approximately 50% of the Site and the balance of the property remains open.
- The current proposed plan consists of just three structures to reduce overall massing:
 - A three-story structure consisting of guestrooms and employee areas
 - A two-story structure consisting of public space and guestrooms on the second level
 - A one-story structure for bike rentals

With the reduction in size of the project, this design has reduced the overall massing and has increased the landscape and viewing areas.

Project Summary

Project Data

PROJECT DIRECTORY

Developer:	Greg Jamison RGJC South, LLC Half Moon Bay, CA 94019
Architect:	AXIS/GFA Architecture + Design 1000 Brannan Street, Suite 404 San Francisco, CA 94103
Civil Engineer:	BKF Engineers 255 Shoreline Drive, Suite 200 Redwood City, CA 94065
Landscape Biologist:	Sol Ecology P.O. Box 5214 Petaluma, CA 94955
Landscape Architect:	MWS Consulting 130 Mono Ave. Fairfax, CA 94930

PLANNING STATISTICS

Current Zoning:	Commercial - General
Project:	File No. PDP-72-13
Assessor Parcel No.	065-012-030
Location:	Main Street (1100 Block) North of the intersection of Hwy 2 and Main St., south of the James Ford Dealership
Site Area	219,052 S.F. (5.02 Acres)
Use -	Open Space 2.00 Acres
Use -	Proposed Hotel 2.41 Acres
Use -	Lot Line Adj. adding to Dealership 0.61 Acres
	Total 5.02 Acres

DEVELOPMENT STANDARDS

(18.08.040 C-G Zoning District Standards)

	STANDARDS	PROPOSED
Minimum Lot Size	10,000 SF	5.02 Acres

Minimum Setbacks

East Property Line - Main Street	25 Ft	52.5 Ft - 80 Ft
North Property Line - James Ford	10 Ft	63 Ft *

* 63 Ft from current property line. To be 8 Ft minimum setback after Lot Line Adjustment or as required by City Code.

West Property Line - Hwy 1	10 Ft	86Ft - 134 Ft
South Property Line - South Gateway	10 Ft	389 Ft

Maximum Building Height	36 Ft	14 Ft - 36 Ft
Maximum Building Stories	3 Stories	1-3 Stories
Minimum Landscaping	10%	2 + Acres

NOTE: The footprint of all proposed Structures are to be located outside the 100' buffer zone from the Seasonal Wetlands.

Lot Coverage - Ground Level Buildings

South Building Level 1	11,358 SF
North Building Level 1	14,838 SF
Bike & Maintenance Bldg Level 1	1,025 SF
Hallway Between Bldgs Ground Level	343 SF
Covered Patio South of Lobby Ground Level	1,282 SF
Total	28,846 SF

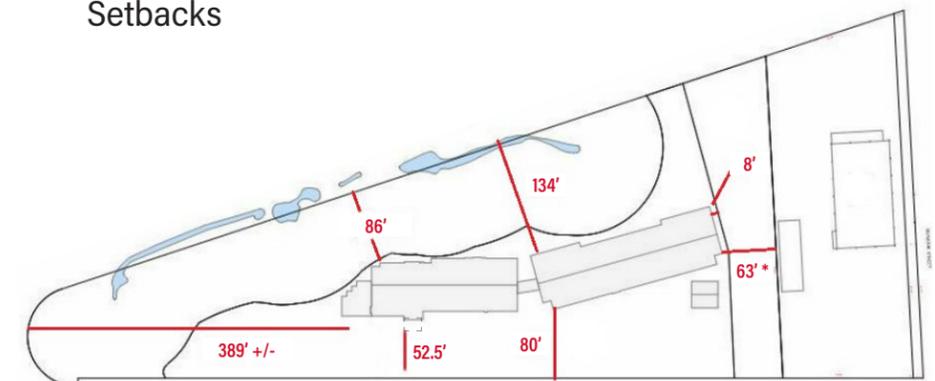
Floor Area Ratio (FAR)

Site Area	5.02 Acres	219,052 SF
FAR Of Entire Site		0.131 Ratio
FAR After Lot Line Adj.		0.150 Ratio

HOTEL STATISTICS

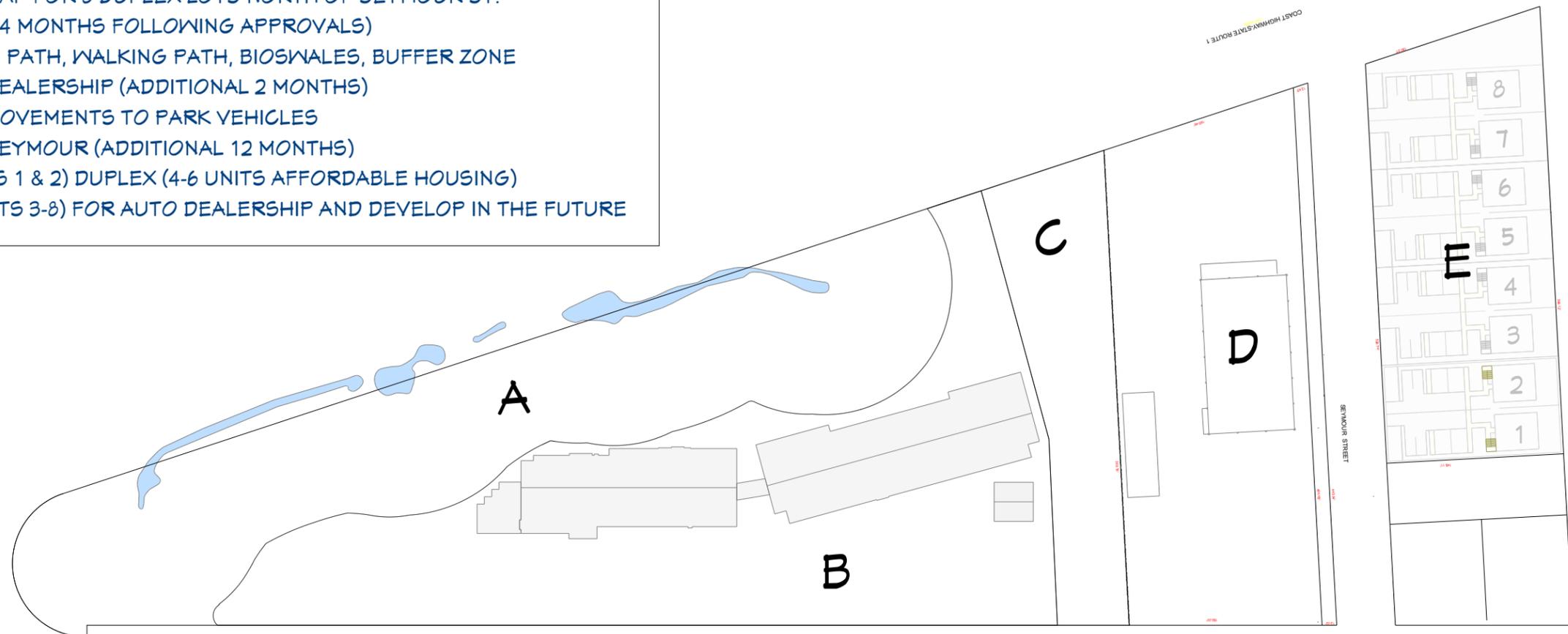
Guestrooms	102
Parking Spaces	108
South Building	
Level 1	11,358 SF
Level 2	10,235 SF
Total	21,593 SF
North Building	
Level 1	14,838 SF
Level 2	14,838 SF
Level 3	12,862 SF
Total	42,541 SF
Bike & Maintenance Bldg	
Level 1	1,025 SF
Total	1,025 SF
Hallway Between Bldgs	Ground Level 343 SF
Patio South of Lobby	Ground Level 1,282 SF
Total	1,625 SF
GRAND TOTAL	66,784 SF
Building Area Per Key	653 SF

Setbacks



CONCEPTUAL PHASING PLAN

- 1). OBTAIN NECESSARY APPROVALS
 - HOTEL SITE
 - LOT LINE ADJUSTMENT ADDING LAND TO AUTO DEALERSHIP
 - SUBDIVISION MAP FOR 8 DUPLEX LOTS NORTH OF SEYMOUR ST.
- 2). BUILD HOTEL (18-24 MONTHS FOLLOWING APPROVALS)
 - INCLUDES BIKE PATH, WALKING PATH, BIOSWALES, BUFFER ZONE
- 3). LAND ADDED TO DEALERSHIP (ADDITIONAL 2 MONTHS)
 - SURFACE IMPROVEMENTS TO PARK VEHICLES
- 4). LAND NORTH OF SEYMOUR (ADDITIONAL 12 MONTHS)
 - DEVELOP (LOTS 1 & 2) DUPLEX (4-6 UNITS AFFORDABLE HOUSING)
 - MAINTANIN (LOTS 3-8) FOR AUTO DEALERSHIP AND DEVELOP IN THE FUTURE



PROPERTY DIVISION

	87,137	SF	2.00	ACRES	OPEN SPACE (A)
	105,023	SF	2.41	ACRES	HOTEL LOCATION (B)
	<u>26,772</u>	SF	<u>0.61</u>	<u>ACRES</u>	<u>ADD LAND TO AUTO DEALERSHIP (C)</u>
APN 065-012-030	218,932	SF	5.02	ACRES	EXISTING VACANT PARCEL (A, B & C)
APN 065-012-020	65,377	SF	1.50	ACRES	EXISTING AUTO DEALERSHIP (SOUTH OF SEYMOUR ST.) (D)
APN 064-352-150	<u>50,280</u>	SF	<u>1.15</u>	<u>ACRES</u>	<u>EXISTING AUTO DEALERSHIP (NORTH OF SEYMOUR ST.) (E)</u>
	115,657	SF	2.65	ACRES	EXISTING AUTO DEALERSHIP (D & E)
	<u>26,772</u>	SF	<u>0.61</u>	<u>ACRES</u>	<u>ADD LAND TO AUTO DEALERSHIP (C)</u>
	142,429	SF	3.26	ACRES	TOTAL (C, D & E)
	<u>50,280</u>	SF	<u>1.15</u>	<u>ACRES</u>	<u>CREATE 8 DUPLEX LOTS (NORTH OF SEYMOUR ST.) (E)</u>
	92,149	SF	2.11	ACRES	AUTO DEALERSHIP AFTER DEVELOPING ALL NORTH OF SEYMOUR ST. (C & D)

FIGURE 2-1: LAND USE MAP

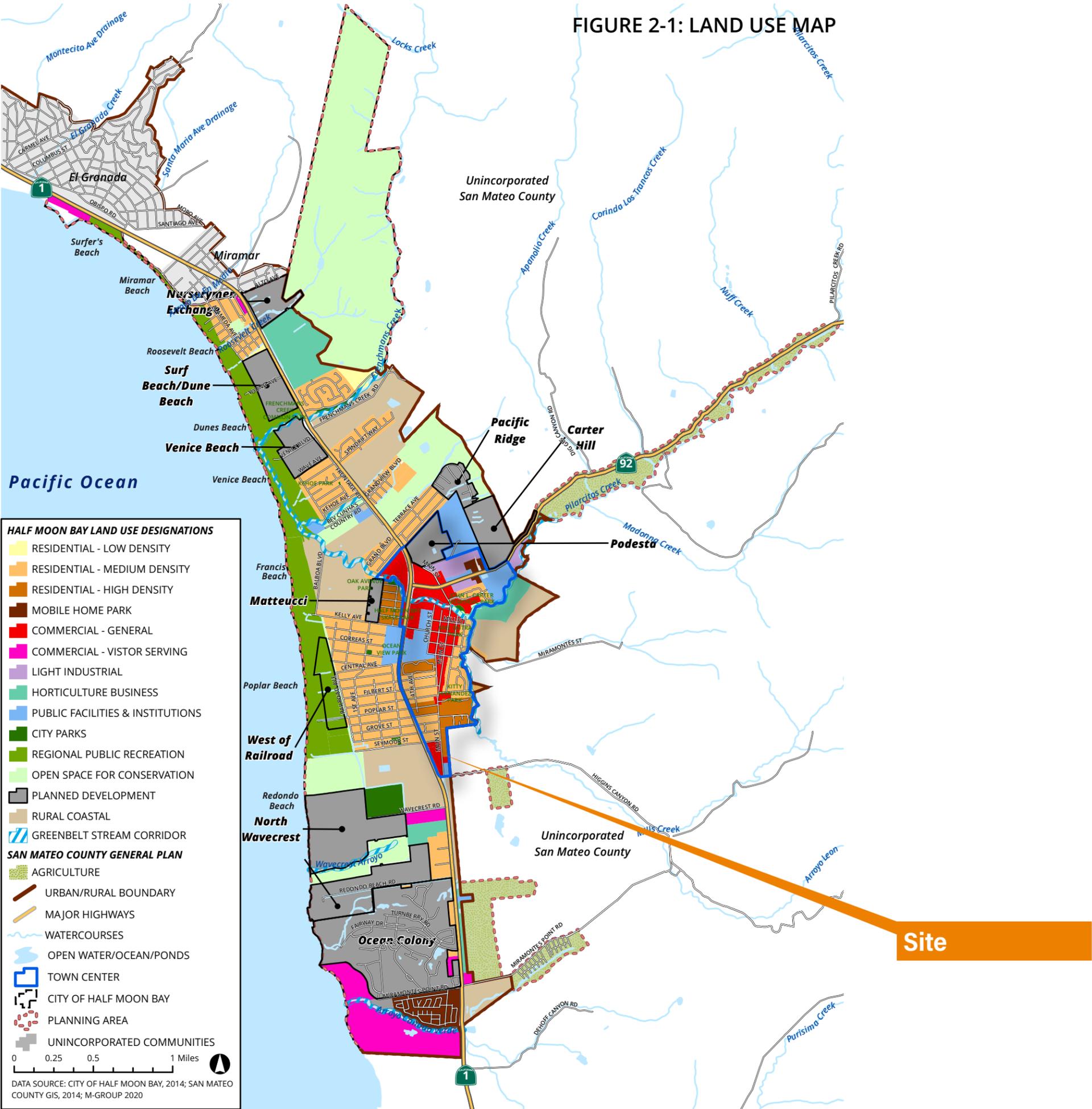
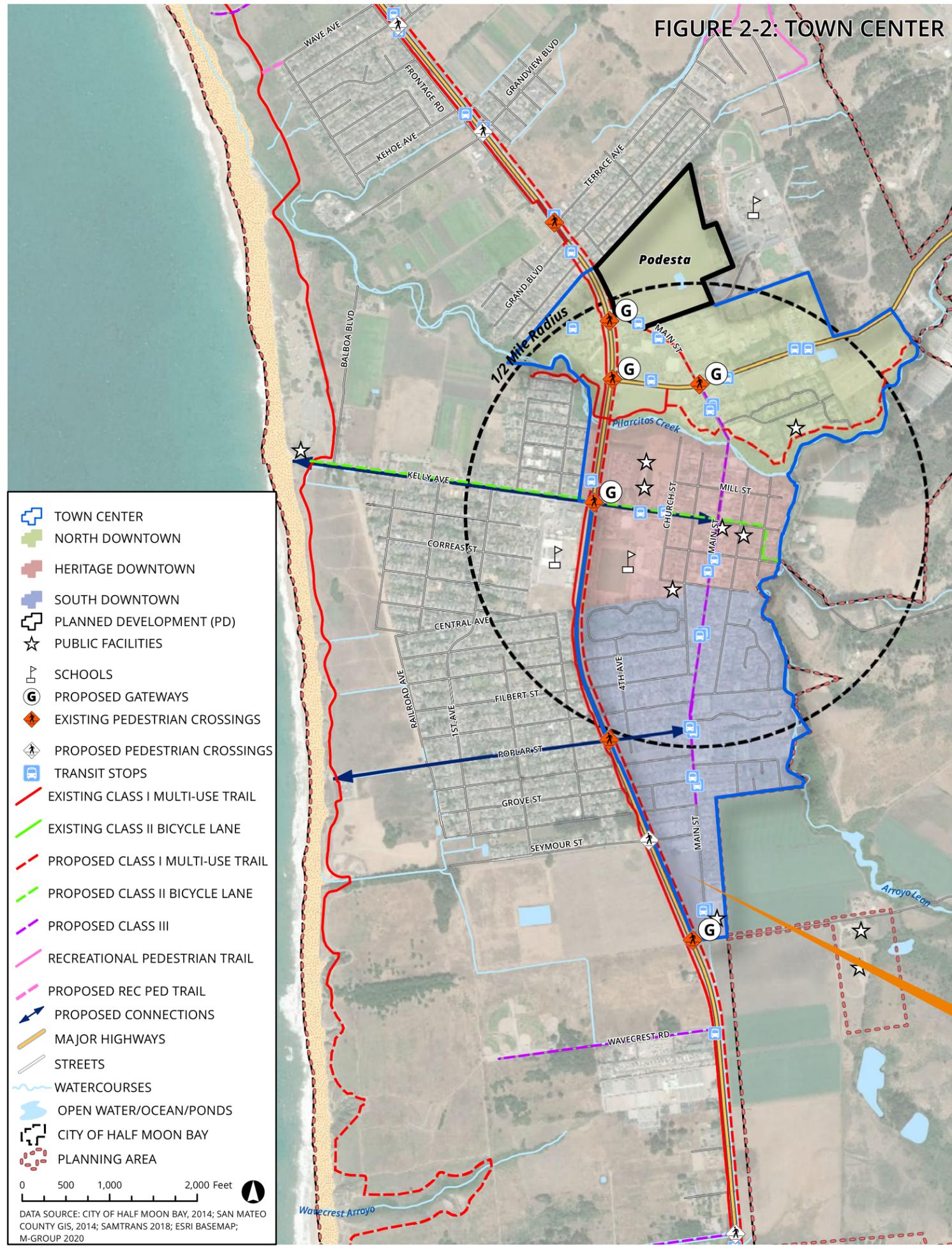


FIGURE 2-2: TOWN CENTER

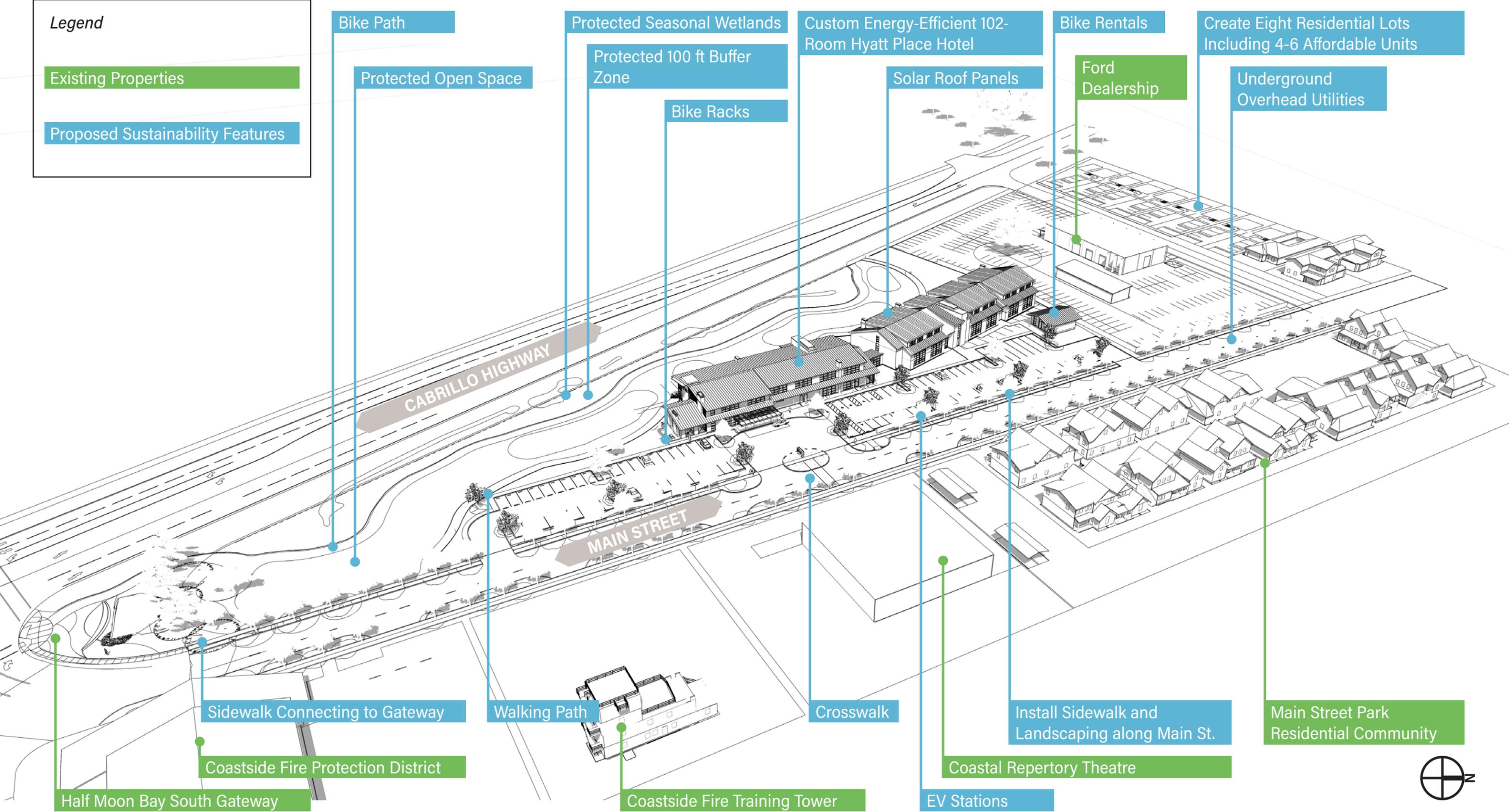


Site

Neighborhood Overview

Legend

- Existing Properties
- Proposed Sustainability Features



Bike Path

Protected Open Space

Protected Seasonal Wetlands

Protected 100 ft Buffer Zone

Bike Racks

Custom Energy-Efficient 102-Room Hyatt Place Hotel

Solar Roof Panels

Bike Rentals

Ford Dealership

Create Eight Residential Lots Including 4-6 Affordable Units

Underground Overhead Utilities

CABRILLO HIGHWAY

MAIN STREET

Sidewalk Connecting to Gateway

Walking Path

Crosswalk

Install Sidewalk and Landscaping along Main St.

Main Street Park Residential Community

Half Moon Bay South Gateway

Coastside Fire Protection District

Coastside Fire Training Tower

EV Stations

Coastal Repertory Theatre



'Farmhouse Modern' Design Language Guides



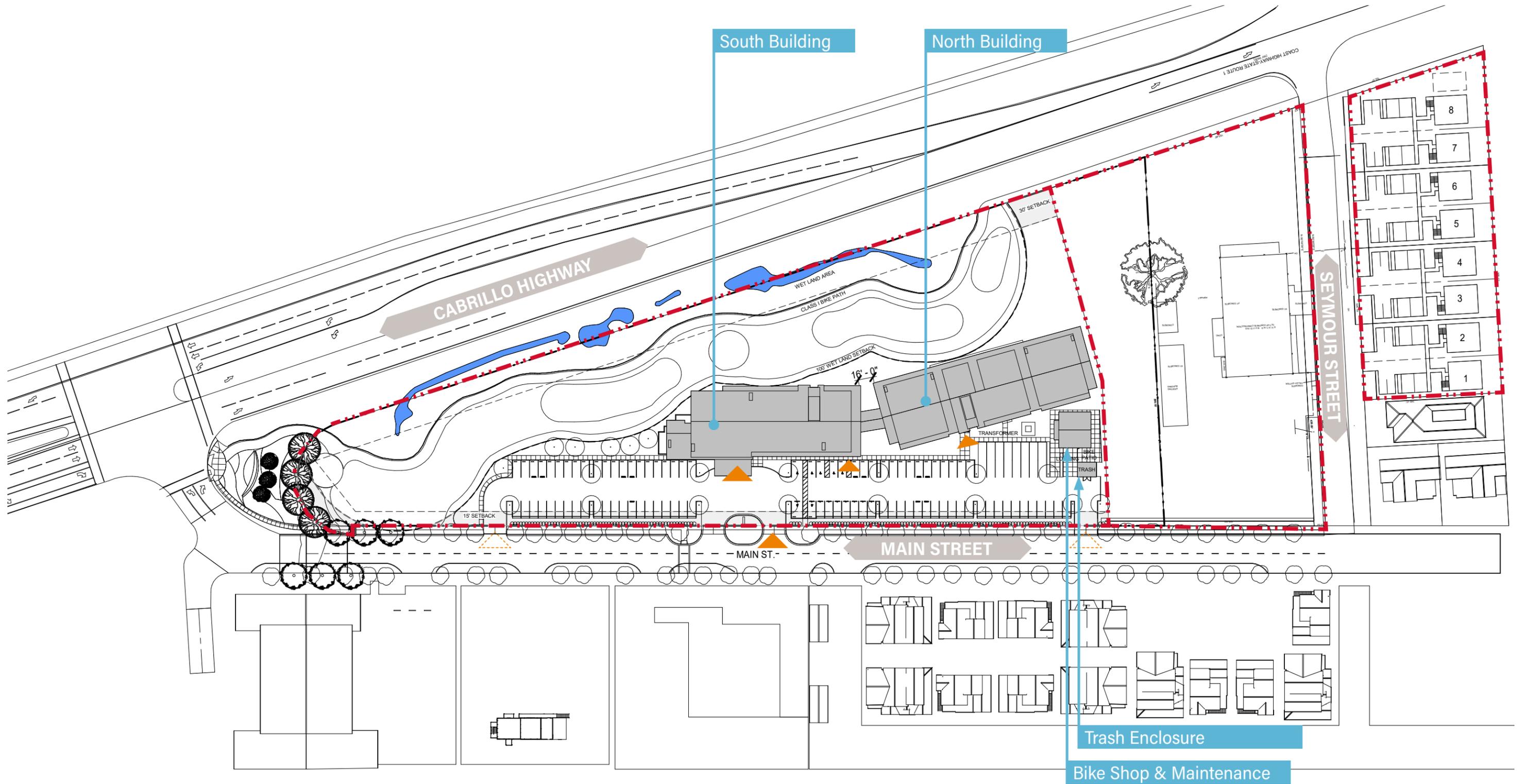
← Traditional

Contemporary →

Proposed Site Layout



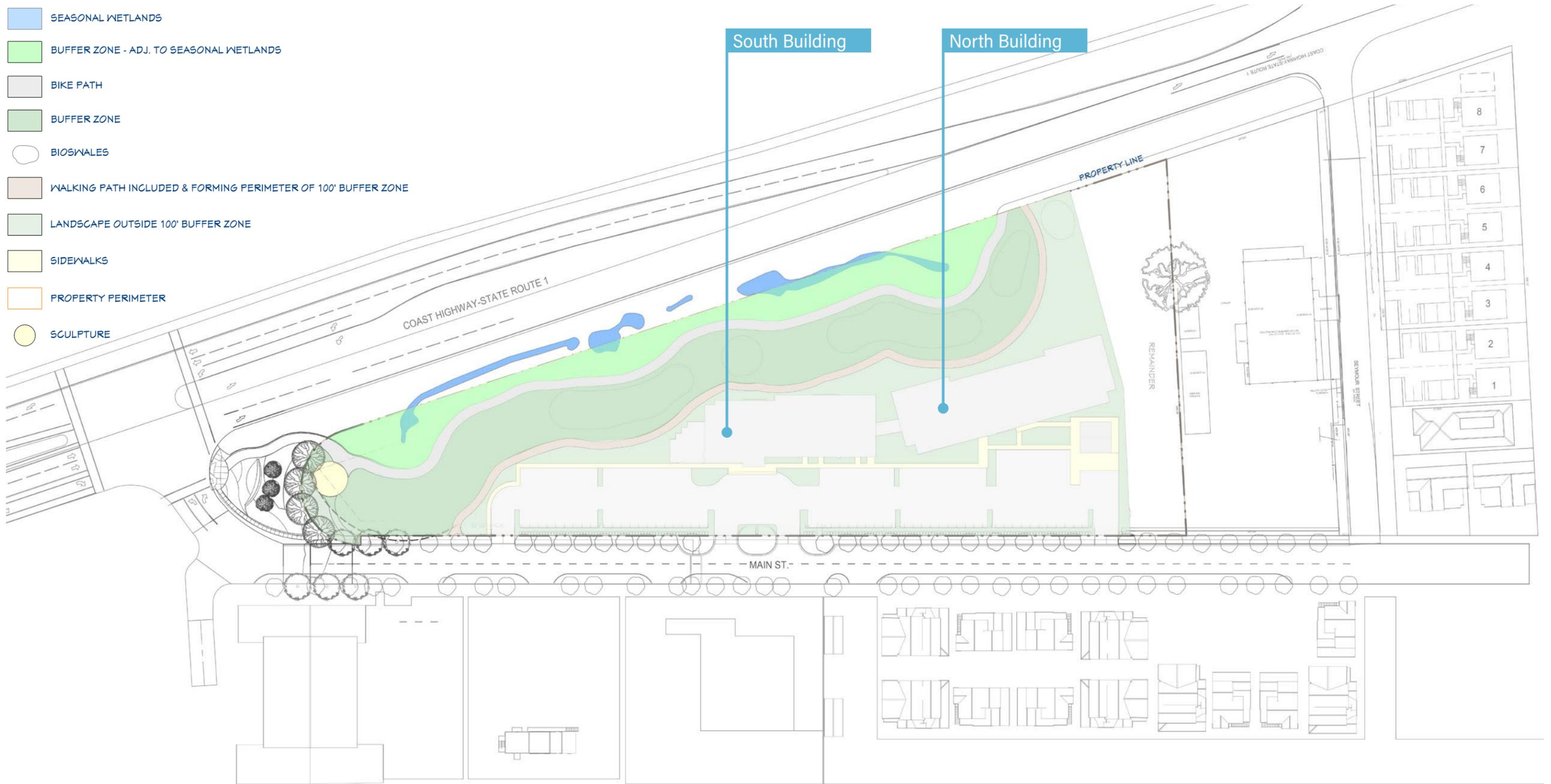
Proposed Site Layout - Site Plan / Roof Plan



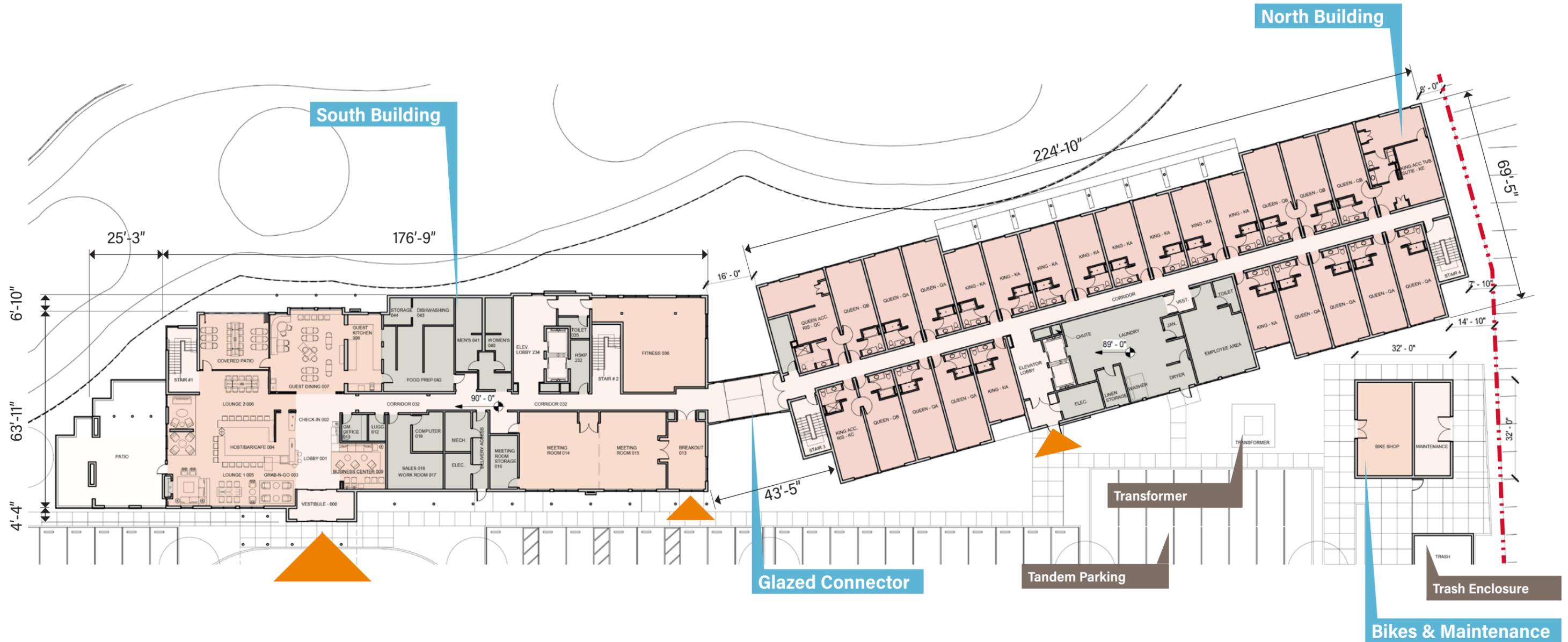
Please see pages 14-16 for overall dimensions.

Preliminary / Conceptual Landscape Plan

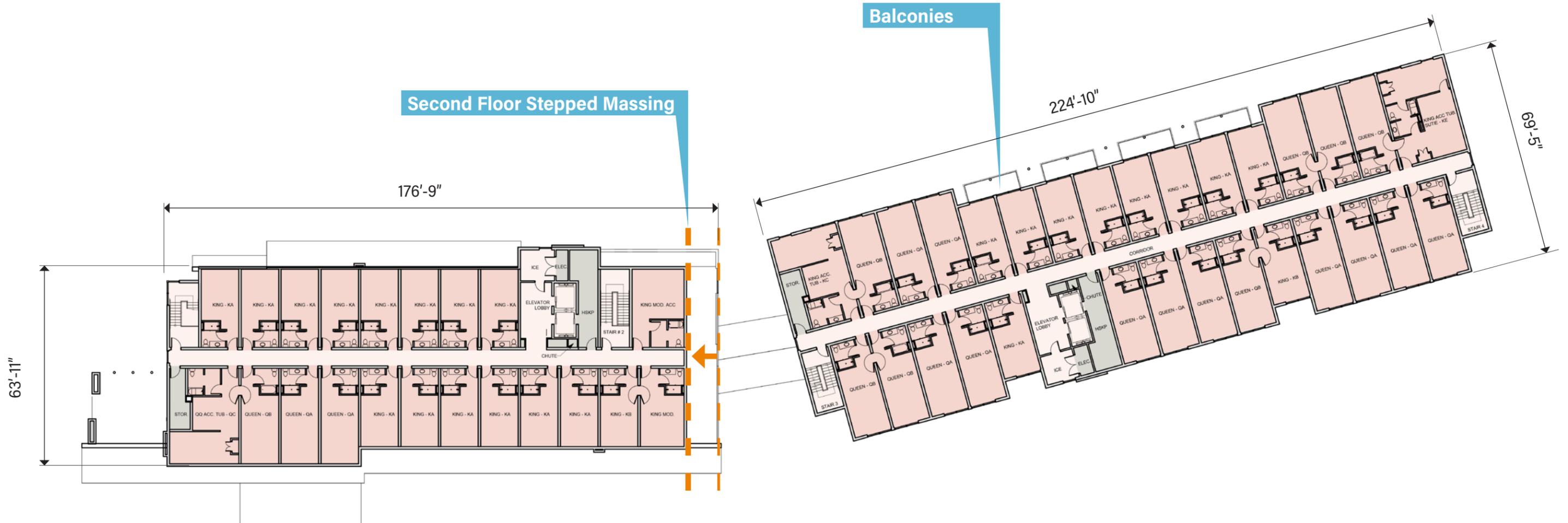
- SEASONAL WETLANDS
- BUFFER ZONE - ADJ. TO SEASONAL WETLANDS
- BIKE PATH
- BUFFER ZONE
- BIOSWALES
- WALKING PATH INCLUDED & FORMING PERIMETER OF 100' BUFFER ZONE
- LANDSCAPE OUTSIDE 100' BUFFER ZONE
- SIDEWALKS
- PROPERTY PERIMETER
- SCULPTURE



Proposed Floor Plans - First Floor



Proposed Floor Plans - Second Floor



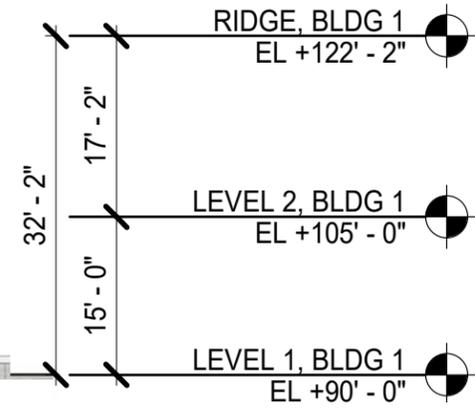
Proposed Floor Plans - Third Floor



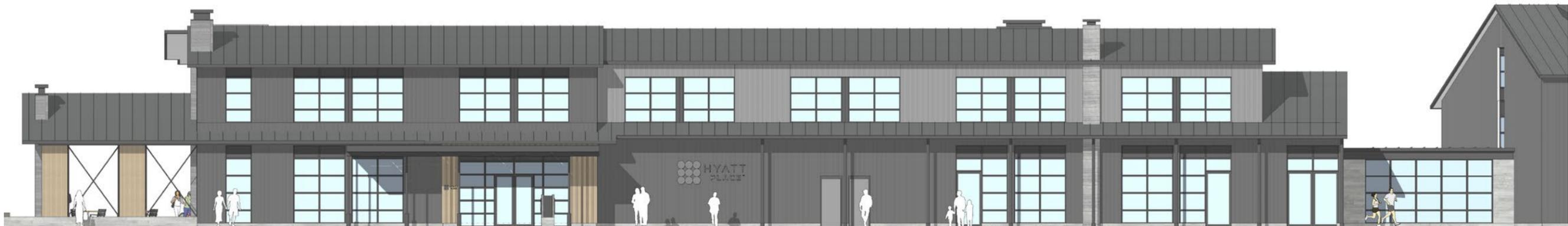
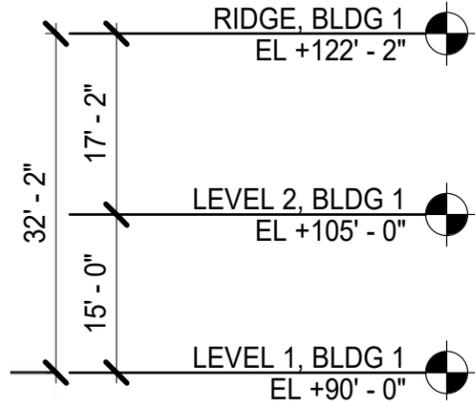
Building Elevations



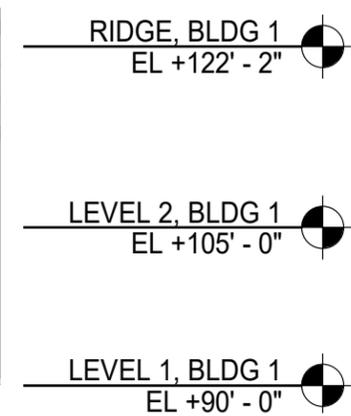
South Building - West Elevation



South Building - South Elevation



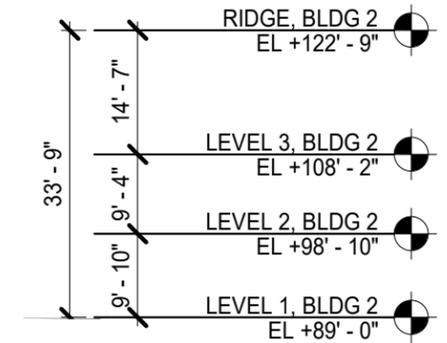
South Building - East Elevation



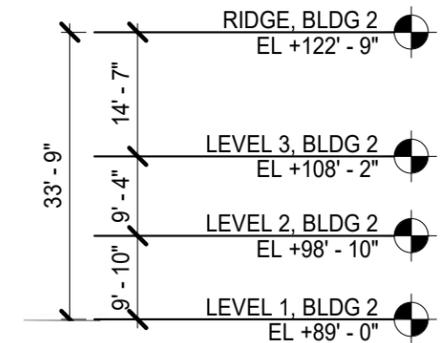
Building Elevations



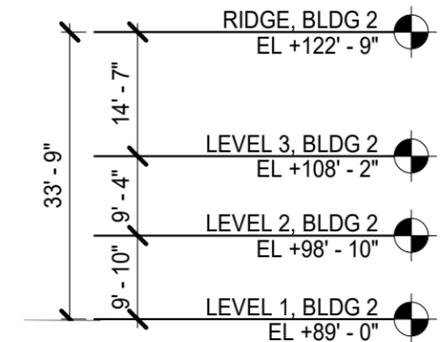
North Building - West Elevation



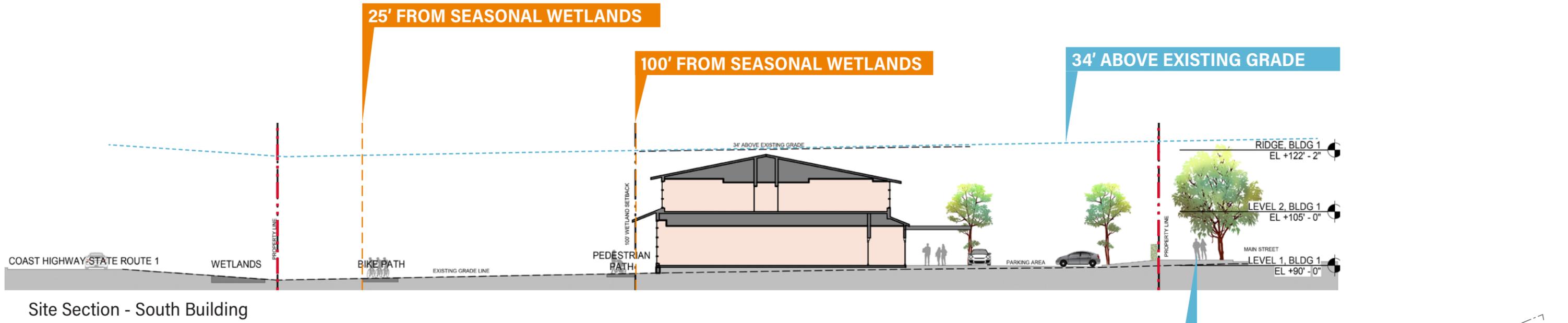
North Building - North Elevation



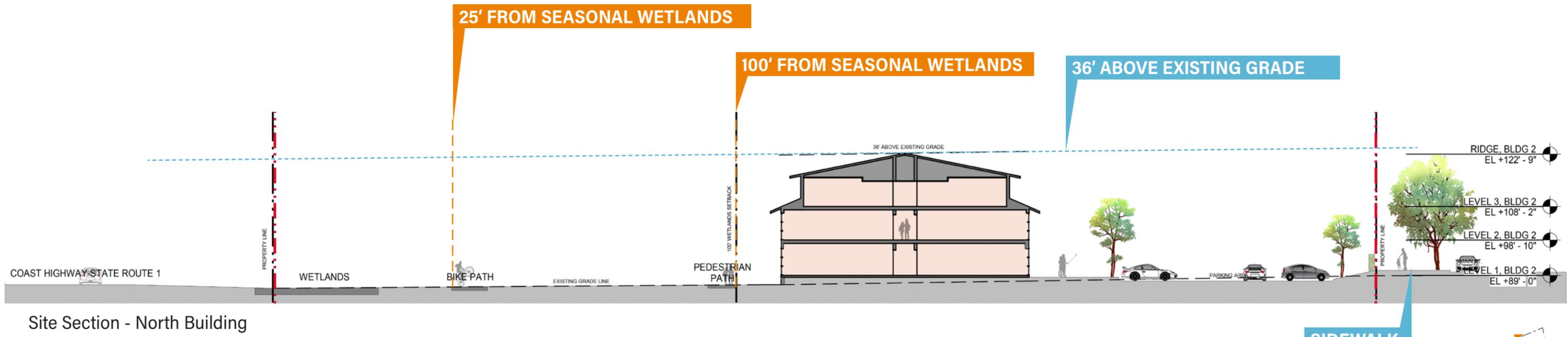
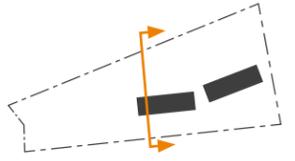
North Building - East Elevation



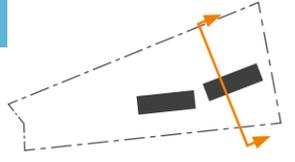
Site Sections



SIDEWALK



SIDEWALK



Material Palette

Wood Board and Batten Siding



Medium Board and Batten Siding



Standing Seam Metal



Engineered Stone Panel



Light Board and Batten Siding



Dark Board and Batten Siding



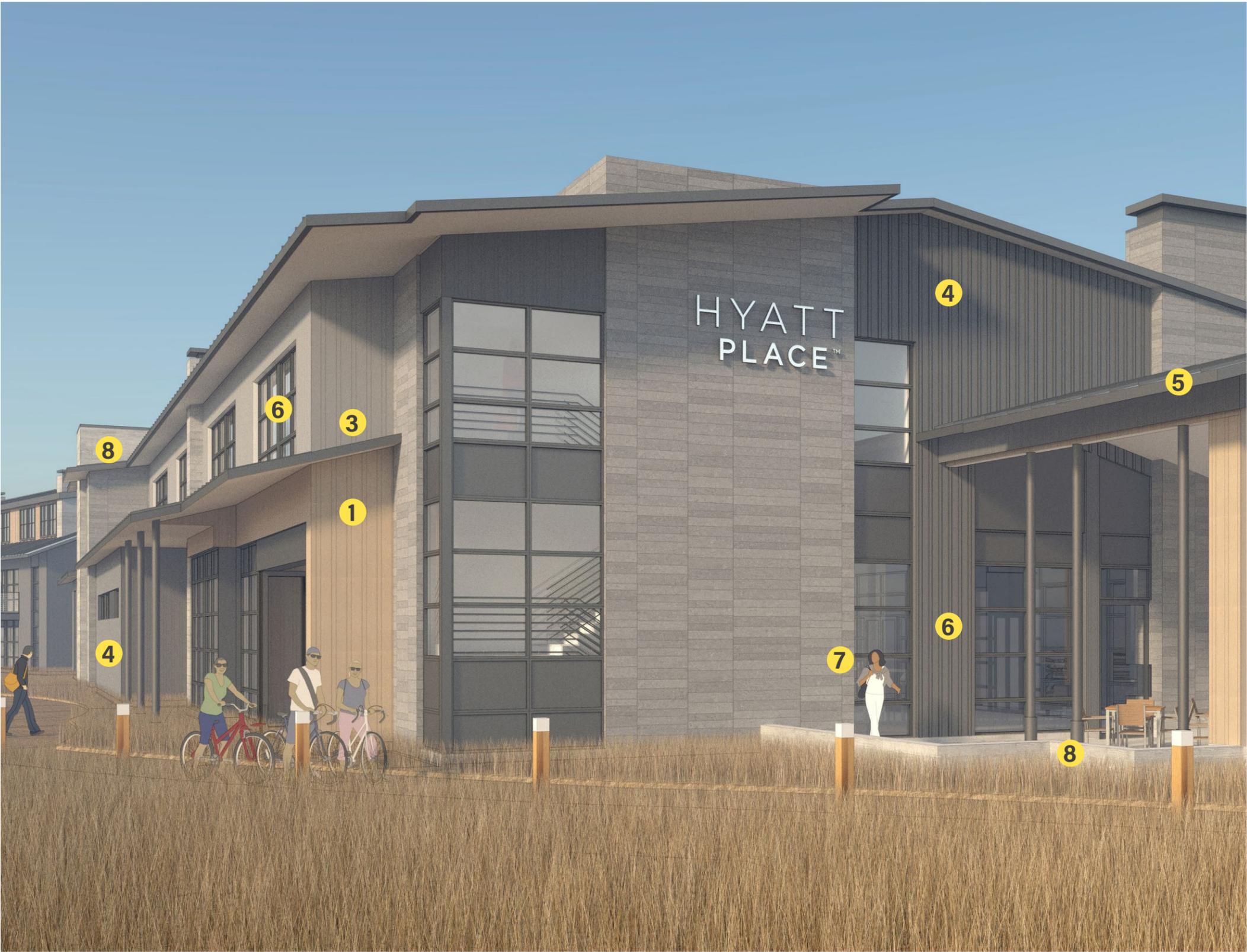
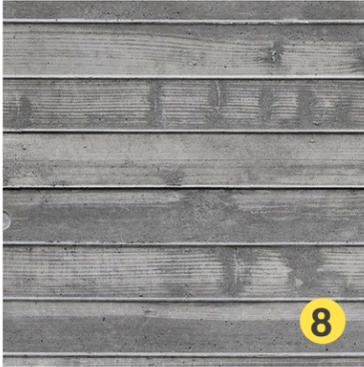
Dark Metal Windows



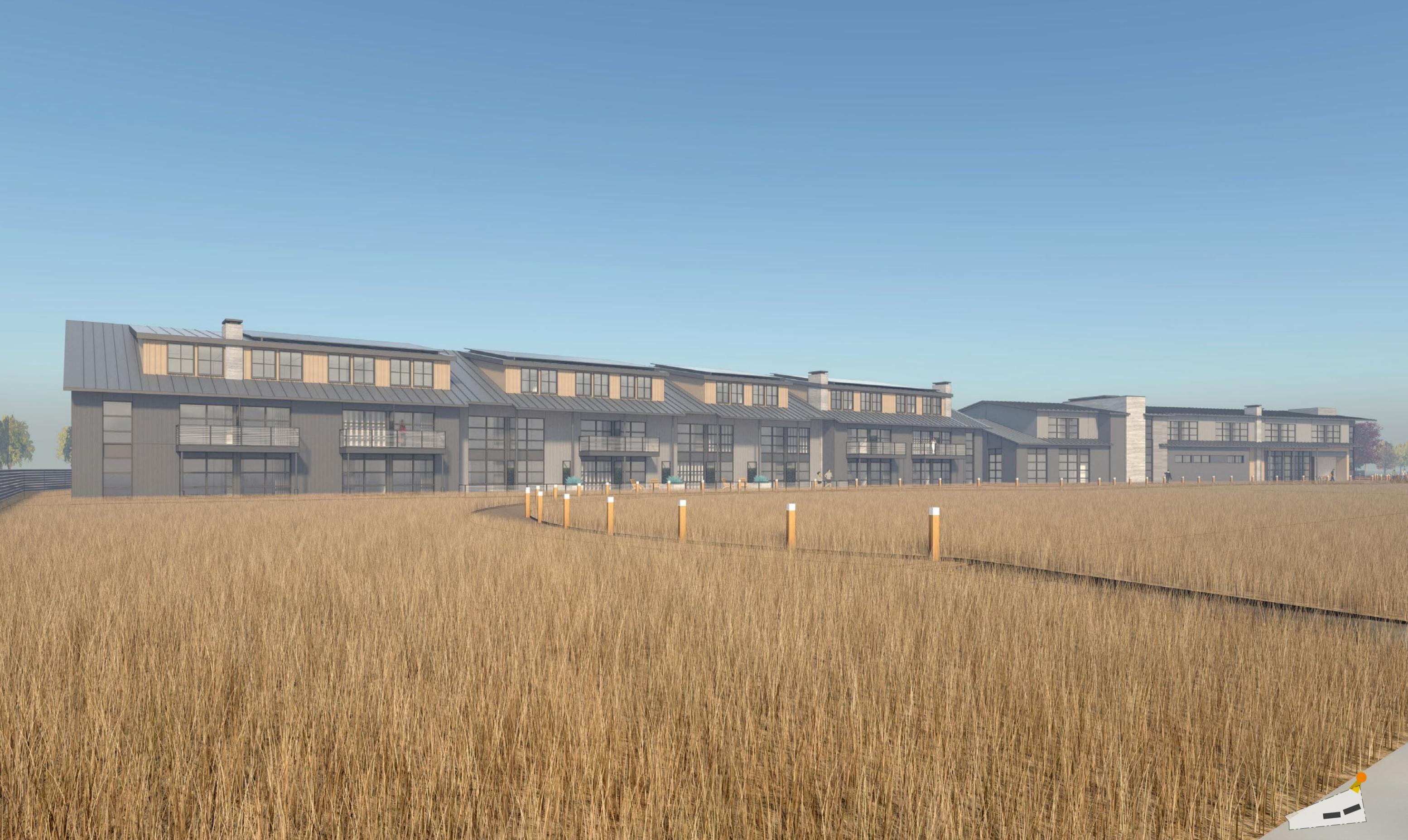
Board Formed Concrete

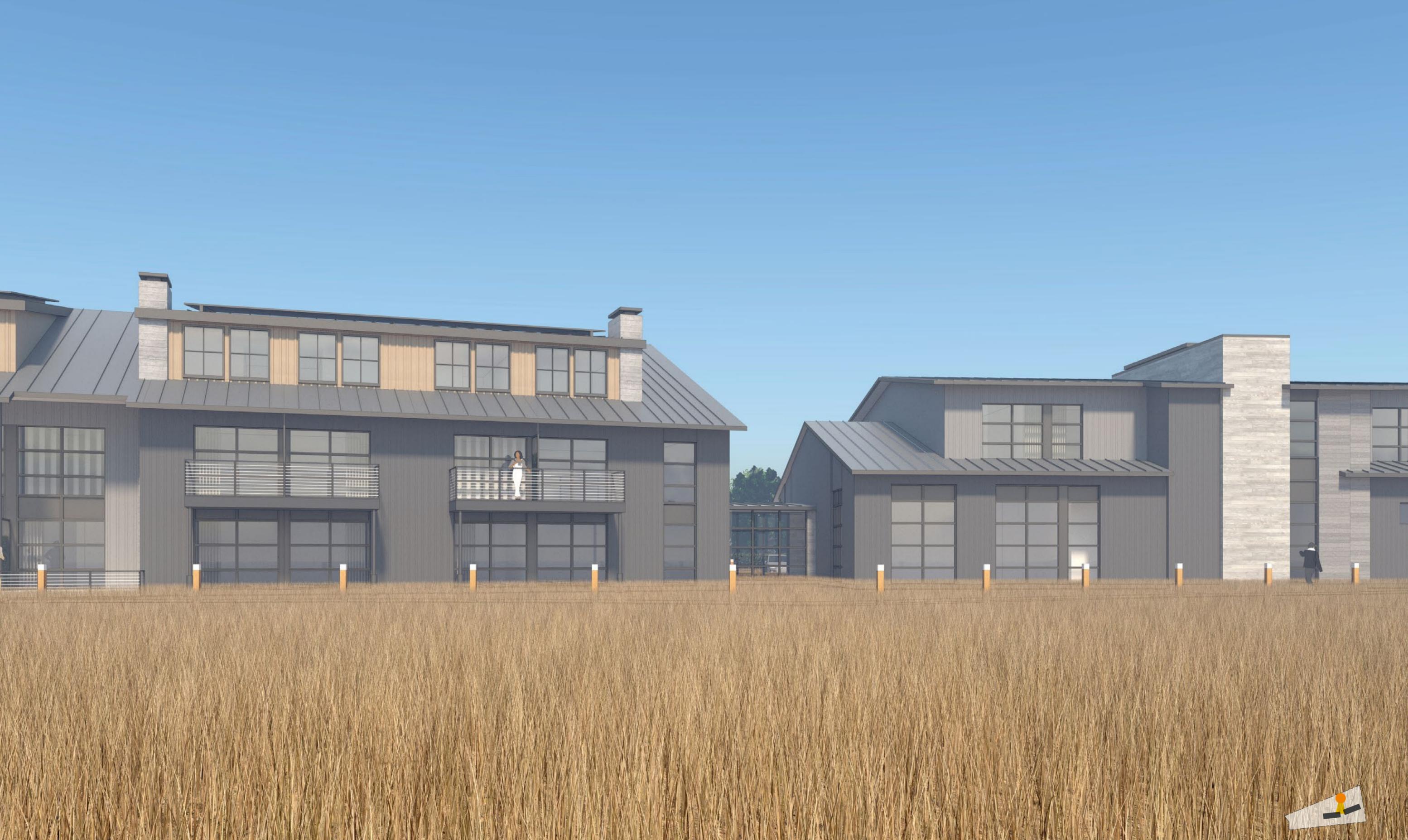


Material Palette





















Thank You

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