



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

THURSDAY SEPTMBER 16, 2021
8:30 A.M.

City Hall
In-person/ Virtual Meeting
501 Main Street
Half Moon Bay, California 94060

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 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 IN-PERSON AND TELECONFERENCE MEETING PROTOCOLS

This meeting will be conducted via in-person in addition to being on Zoom Webinar. Members of the public are welcome to login into the webinar as Attendee or may attend in-person. 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. Those attending in-person must wear a face mask.

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 in hybrid (in-person and on zoom) at 8:30 am

Please click the link below to join the webinar:

[Click here to join the Architectural Advisory Committee Meeting](#)

Webinar ID: 870 3024 5625

Passcode: 726712

Phone: 1-669-900-6833, 87030245625#, *726712#

- I. CALL TO ORDER**
- II. REVIEW MEETING SUMMARY NOTES
08/16/2021**
- III. PUBLIC COMMENT**
- IV. COMMITTEE MEETING ITEMS**
 - a. PROJECT:** Main and Kelly Mixed Use Project Resubmittal
CITY FILE: PDP-20-051
LOCATION: 433 Main Street
OWNER/APPLICANT: Cardoni / Anthony Uccelli
- V. AGENDA FORCAST / STAFF UPDATE**
- VI. COMMITTEE MEMBER COMMUNICATIONS**
- VII. ADJOURNMENT**



DRAFT MEETING SUMMARY NOTES

CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE

THURSDAY, AUGUST 19, 2021

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: Scott Phillips, Associate Planner, Jill Ekas, Community Development Director, Bridget Jett (via Zoom), Planning Analyst

MEETING SUMMARY NOTES OF July 16, 2021

Committee members acknowledged the meeting notes as written.

PUBLIC COMMENT

None

SUMMARY

Item A: New Fencing and Landscaping at Coast House: Proposal was presented by the applicant, Kevin Spore from San Mateo County. Improvements include new fencing, emergency generator, and trash enclosure. The landscape plan is still being finalized.

- **Clarifying Questions from the AAC:**

- What is the total length of the fencing?
 - The total length is approximately 350 linear feet.
- Will access to the site remain as is?
 - Yes, access will remain through the existing driveway.
- Is it possible to add trees to the proposal?
 - Yes, trees can be added to the new plant palette.

- **Comments from the AAC:**

- **General Comments:**
 - Concerned about the purpose of the fencing and if it is necessary.
 - The AAC was generally supportive of the fencing design but would like to review the finalized landscape palette and design.
- **Fencing Design Considerations:**
 - Consider alternating heights of fencing to provide more visual interest.

- Consider methods of reducing contrast between the fencing and building. This could be accomplished with appropriate plantings between the new fencing and Cabrillo Highway.
- **Landscape Considerations:**
 - Would like to see more trees added to the landscape plan.

Item B: Resubmittal of a Major Remodel and Use Conversion of an Existing Building:

Proposal was presented by the owner and architect.

- **Clarifying Questions from the AAC:**
 - Is parking within the purview of the AAC?
 - Parking is reviewed by the Planning Commission but the AAC is welcome to provide feedback on colors and materials of the new surfaces.
 - Is the new ADA ramp necessary?
 - The architect analyzed the grades and determined the ramp is necessary.
- **Comments from the AAC:**
 - **Site Design:**
 - Consider reconfiguring the new front ADA ramp to remove the curve and handrail along the sidewalk to provide more visibility into the art gallery.
 - Consider the use of Hydro-flow pavers that contain 1/8-inch gaps.
 - **Exterior Building Lighting:**
 - Consider the use of step lighting along the front steps.
 - Motion sensor for exterior lighting is also advisable.
 - **Landscape Considerations:**
 - The tree species currently proposed, Crepe Myrtle, will not survive in the coastal climate. Consider planting a Princess Flower, or Fruitless Olive.

Item C: New Residence and Attached ADU: Review of this project was continued per request of the applicant.

AGENDA FORECAST / STAFF UPDATE

Staff provided an update on future AAC items, including the review of a resubmittal of a mixed-use project on the corner of Main Street and Kelly Avenue.

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

The AAC provided suggestions on the hybrid in-person/virtual meeting format.

ADJOURNMENT

Meeting adjourned: 10:45 am

Respectfully Submitted:

Scott Phillips, Associate Planner



Community Development Department
Jill Dever Ekas, AICP, Director

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

Date: September 16, 2021

To: Architectural Advisory Committee Members

From: Douglas Garrison

Subject: 433 Main St. Mixed Use Residential / Commercial PDP 19-105

BACKGROUND

This is on-going review of a mixed-use project that the Architectural Advisory Committee (AAC) has previously reviewed on multiple occasions. On September 3, 2021 the applicant submitted revised plans (Attachment 1). Staff has not had time to thoroughly review the revised plans or circulate them to other departments for review. However, it seemed appropriate to present these plans to the AAC now rather than wait another month. The AAC has previously considered concept plans for this project in December 2019, on January 21, 2021 and on March 18, 2021. On May 11, 2021 the project was also reviewed by the Planning Commission (PC) in a study session. Meeting summary notes from the March 18 AAC session are included in Attachment 2 and the May 11, PC Study Session Minutes are in Attachment 3. The current plan revisions are in response to the most recent AAC, PC and staff comments. The PC raised a number of concerns about the project design, and the AAC is encouraged to review the minutes from the Commission's study session.

PROJECT DESCRIPTION

The scope of the project has not changed substantially in the current plan. 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.

NEXT STEPS

Staff will review AAC comments and attempt to reconcile PC and AAC comments and continue to work with the applicant to further develop the project design.

ATTACHMENTS:

1. Project Plans
2. Excerpted AAC Meeting Summary Notes, March 18, 2021
3. Minutes from May 11, 2021 Planning Commission study session



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REVISIONS



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

Renderings

FOR
REVIEW
ONLY

DATE: 09/02/2021

SCALE:

DRAWN: GMH

JOB: UCCELLI

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AR.02

OF SHEETS



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OF SHEETS



SITE DATA:

APN: 05G-16G-110
 ZONING: C-D
 OCCUPANCY GROUP: Group B / R-2
 TYPE OF CONSTRUCTION:

PRE:
 PLN:
 BLD:

APPLICABLE CODES:

HALF MOON BAY CITY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER : TONY UCCELLI
 1153 LAUREL ST
 SAN CARLOS, CA 94070
 tuccelli@prodigy.net
 650.592.3355

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CIVIL ENGINEERING : BKF
 150 CALIFORNIA ST
 SUITE 600
 SAN FRANCISCO, CA 94111
 415.930.7900

NOTES:

1. PROJECT COMPLIES WITH 2019 CBC CHAPTER 11A

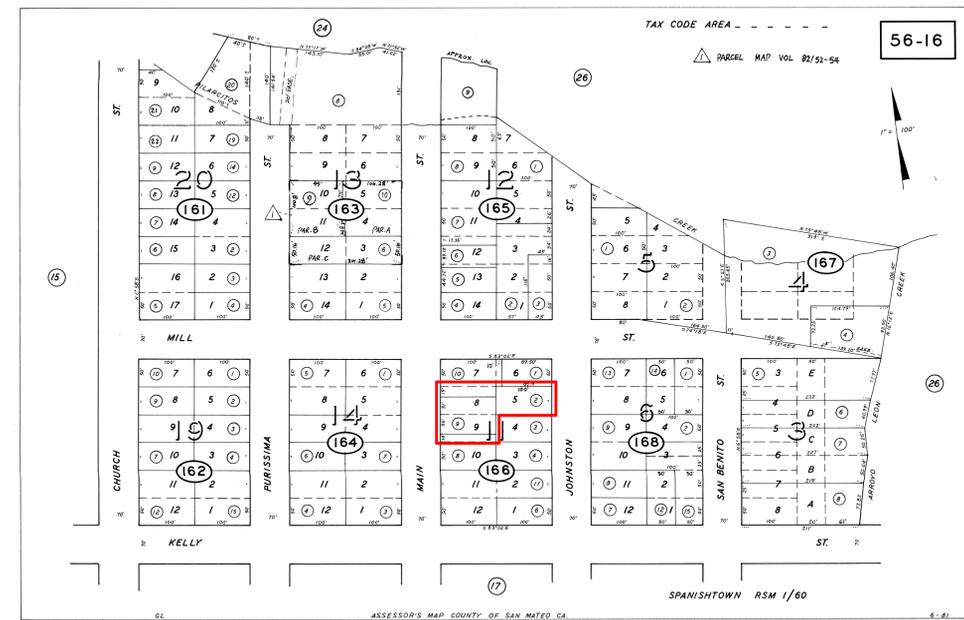
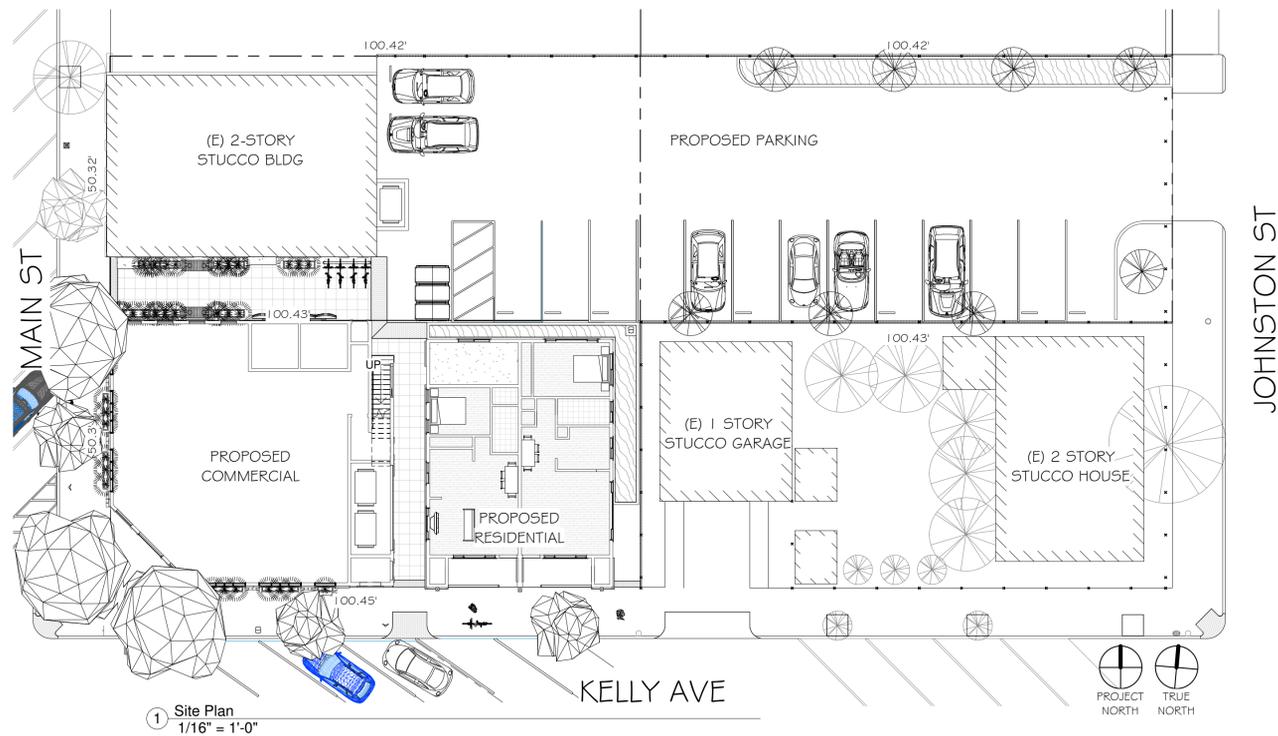
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	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	10000							
LOT COVERAGE	0	0.0	3882	38.8	3882	38.8	10000	100.0
FLOOR AREA							NA	
			COMMERCIAL SPC UNIT 1 FIRST FLR UNIT 2 FIRST FLR UNIT 3 FIRST FLR UNIT 3 SCND FLR UNIT 4 FIRST FLR UNIT 4 SCND FLR UNIT 5 FIRST FLR UNIT 5 SCND FLR UNIT 6 FIRST FLR UNIT 6 SCND FLR MAINT/UTILITY DUMPSTERS	2187 551 703 738 728 738 728 798 771 798 771 371	COMMERCIAL SPC UNIT 1 FIRST FLR UNIT 2 FIRST FLR UNIT 3 FIRST FLR UNIT 3 SCND FLR UNIT 4 FIRST FLR UNIT 4 SCND FLR UNIT 5 FIRST FLR UNIT 5 SCND FLR UNIT 6 FIRST FLR UNIT 6 SCND FLR MAINT/UTILITY DUMPSTERS	2187 551 703 738 728 738 728 798 771 798 771 371		
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Sheet List - Architectural

Sheet Number	Sheet Name
AR.01	Renderings
AR.02	Renderings
AR.03	Renderings
AR.04	Renderings
AO.00	Cover Sheet
SU.1	Survey
AO.01	Existing Site Plan Ground Level
AI.01	Proposed Site Plan Ground Level
AI.02	Proposed Second Level
AI.03	Proposed Third Level
AI.04	First Floor Plan
AI.05	Second Floor Plan
AI.06	Third Floor Plan
AI.07	Roof Plan
AI.08	Floor Area Calculations
A2.01	Elevations Building 1 - West & East
A2.02	Elevations Buildings 1 & 2 - South & North
A2.03	Elevations Building 2 - East & West
A3.01	Section Views
A5.01	Details

Sheet List - Civil

Sheet Number	Sheet Name
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 & Storm Drain
C7.1	Standard Details - 55 # Street Improvements
C7.2	Details



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Proposed Mixed-Use Project
 Anthony Uccelli
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Cover Sheet

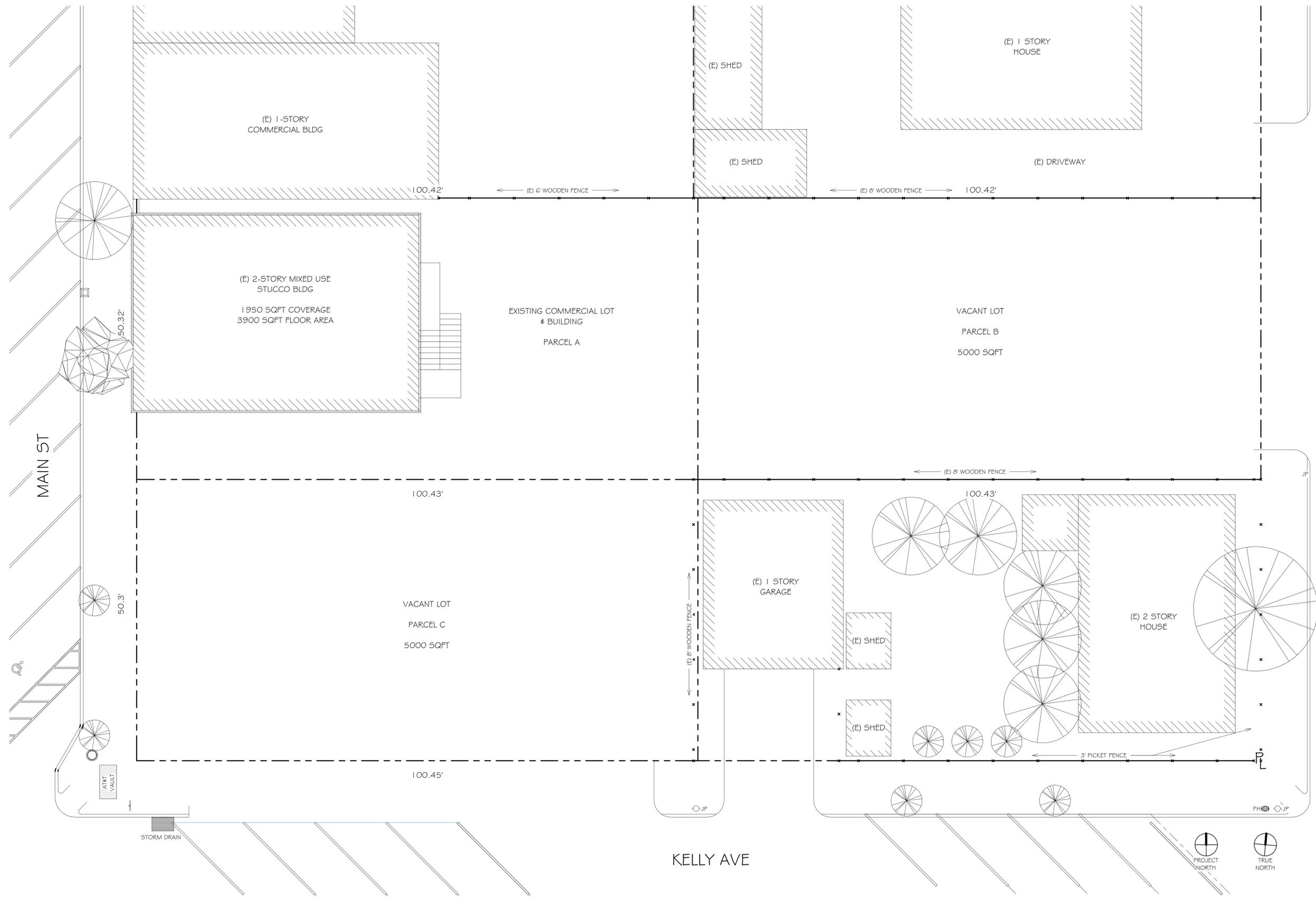
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1 Existing Site Plan
1/8" = 1'-0"

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



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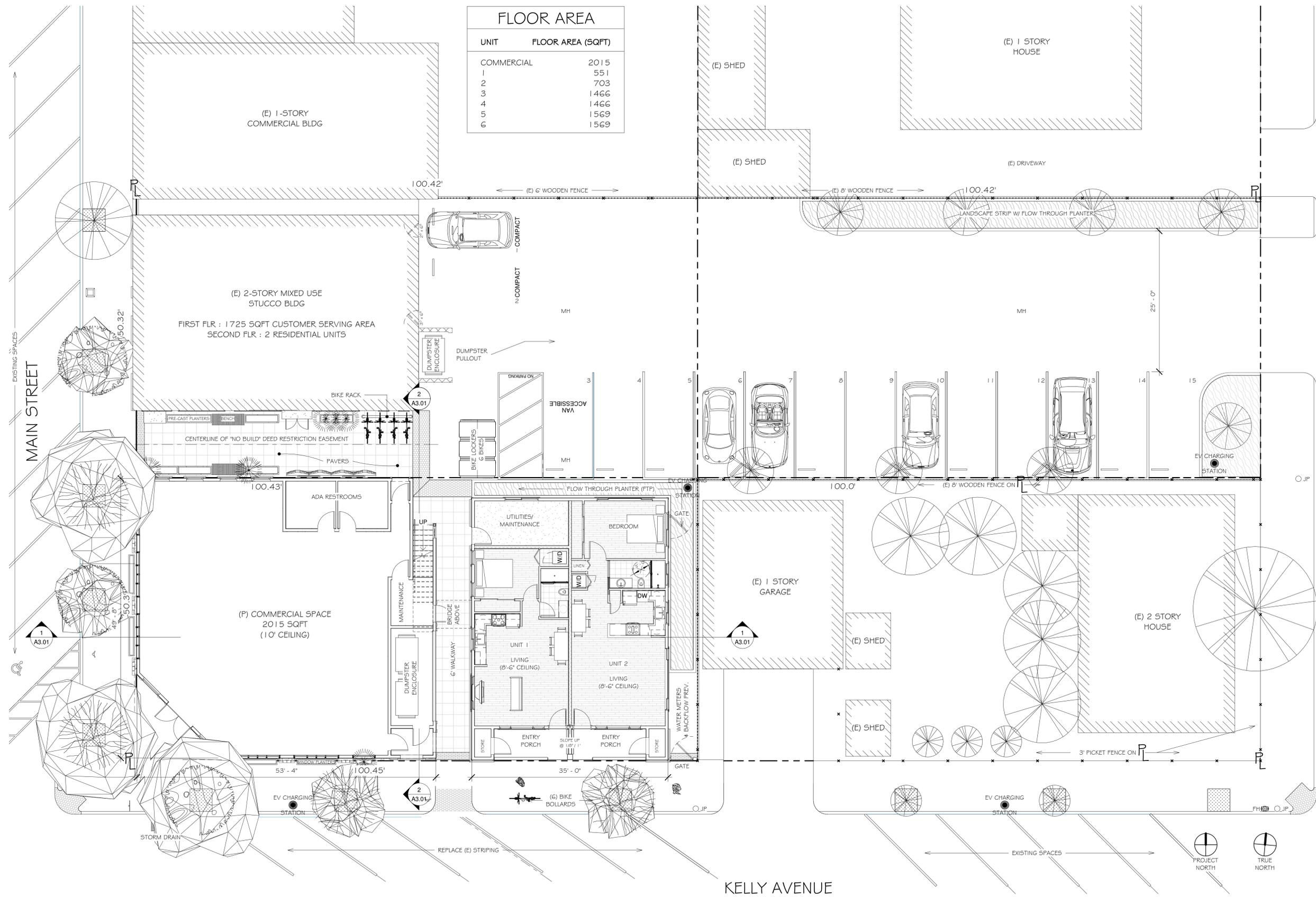
Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
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Existing Site Plan
Ground Level

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FLOOR AREA	
UNIT	FLOOR AREA (SQFT)
COMMERCIAL	2015
1	551
2	703
3	1466
4	1466
5	1569
6	1569

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

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

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NO.	DATE	DESCRIPTION



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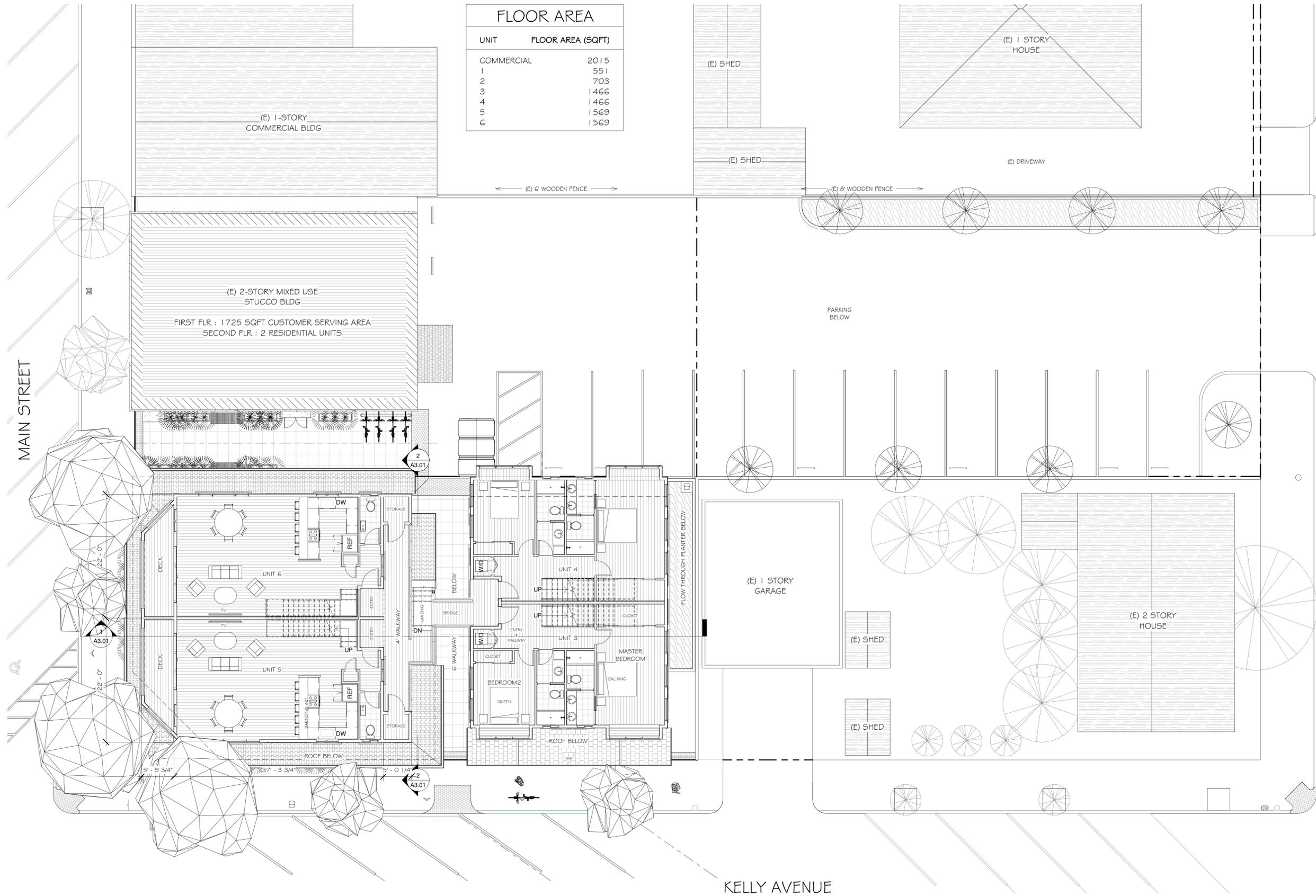
Proposed Site Plan
Ground Level

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FLOOR AREA	
UNIT	FLOOR AREA (SQFT)
COMMERCIAL	2015
1	551
2	703
3	1466
4	1466
5	1569
6	1569

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

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

REVISIONS



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Proposed Mixed-Use Project
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Proposed Second
Level

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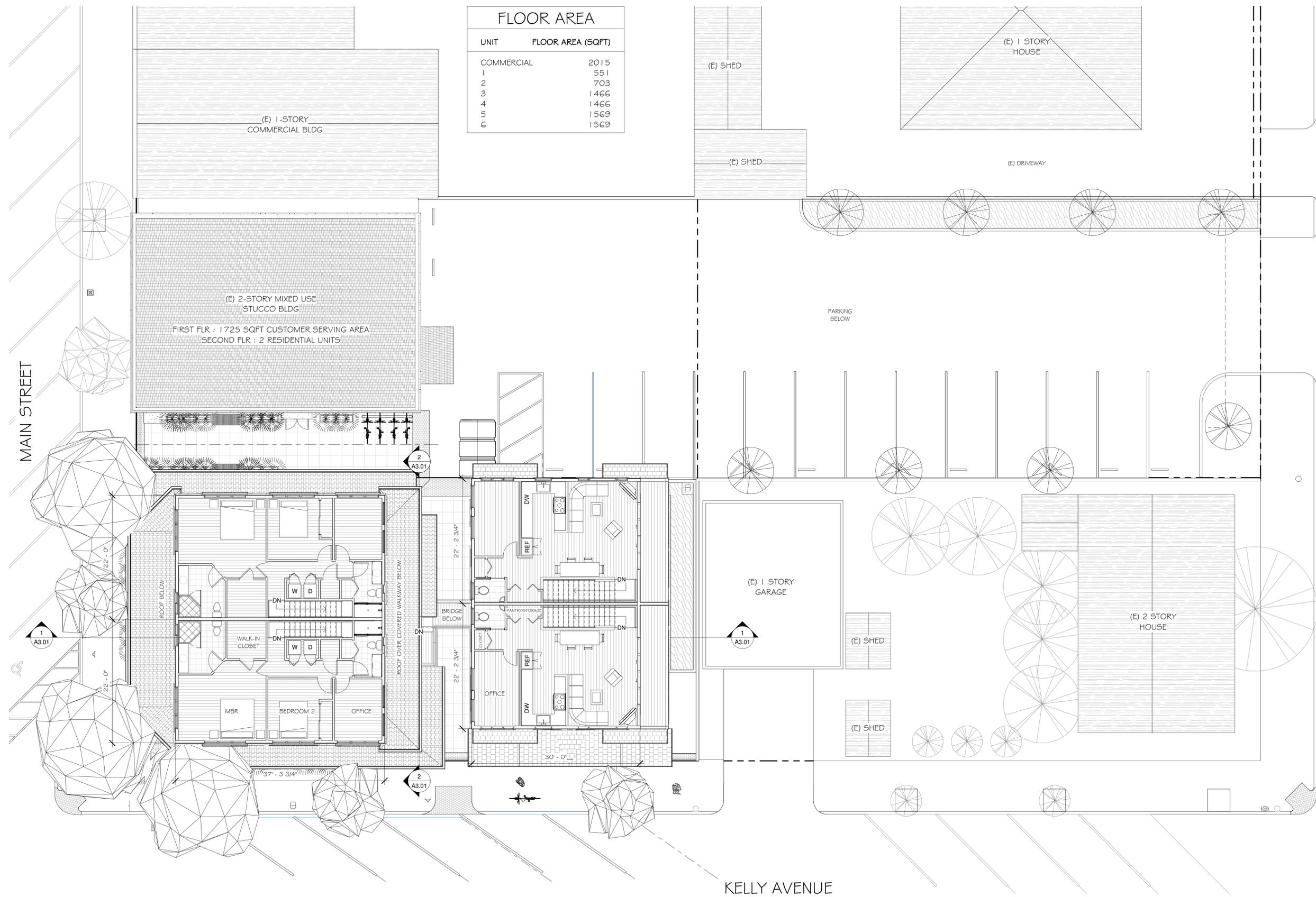
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FLOOR AREA	
UNIT	FLOOR AREA (SQFT)
COMMERCIAL	2015
1	551
2	703
3	1466
4	1466
5	1569
6	1569

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

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

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Proposed Third Level

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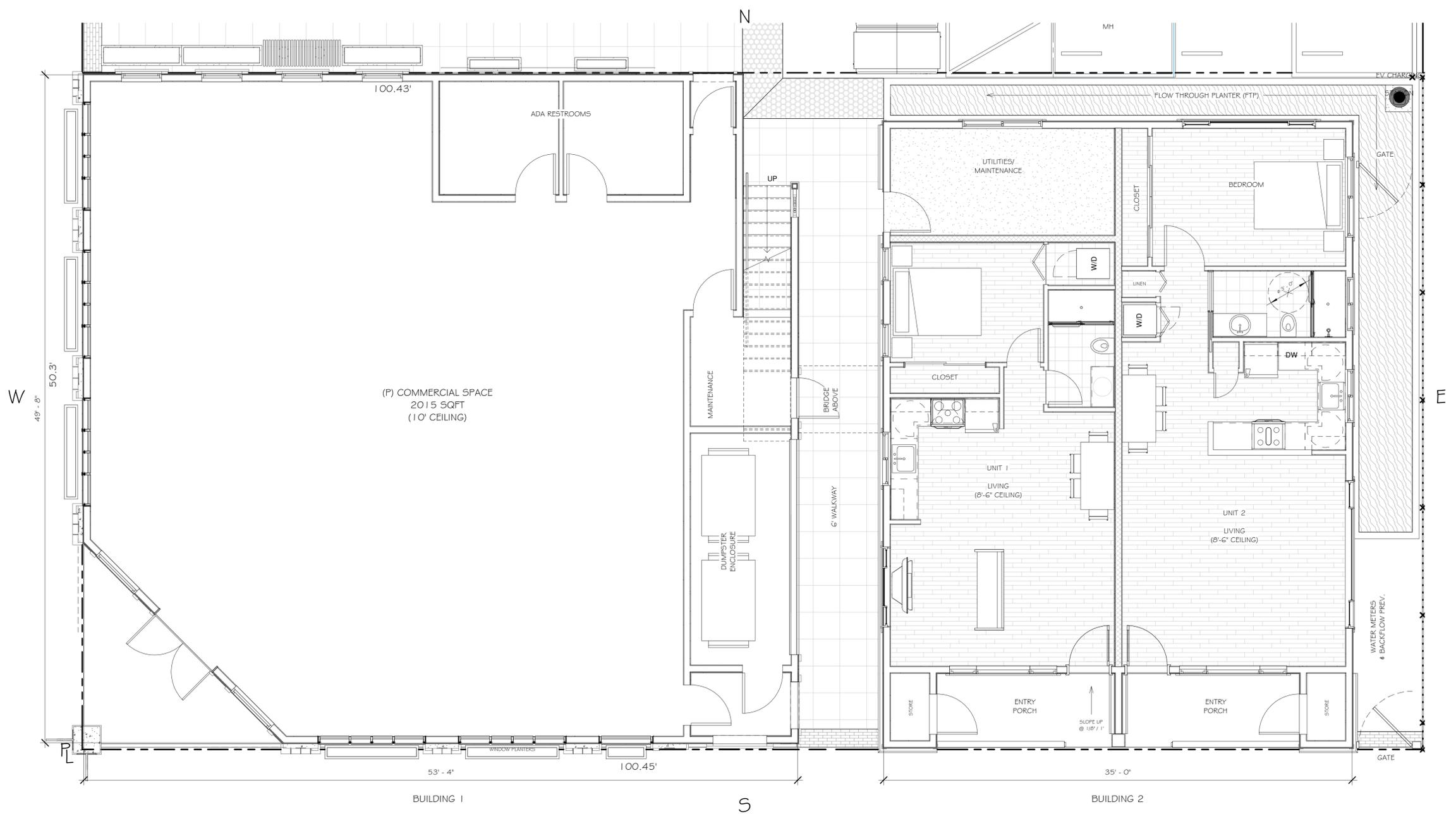
Proposed Mixed-Use Project
Anthony Uccelli
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Half Moon Bay, CA

First Floor Plan

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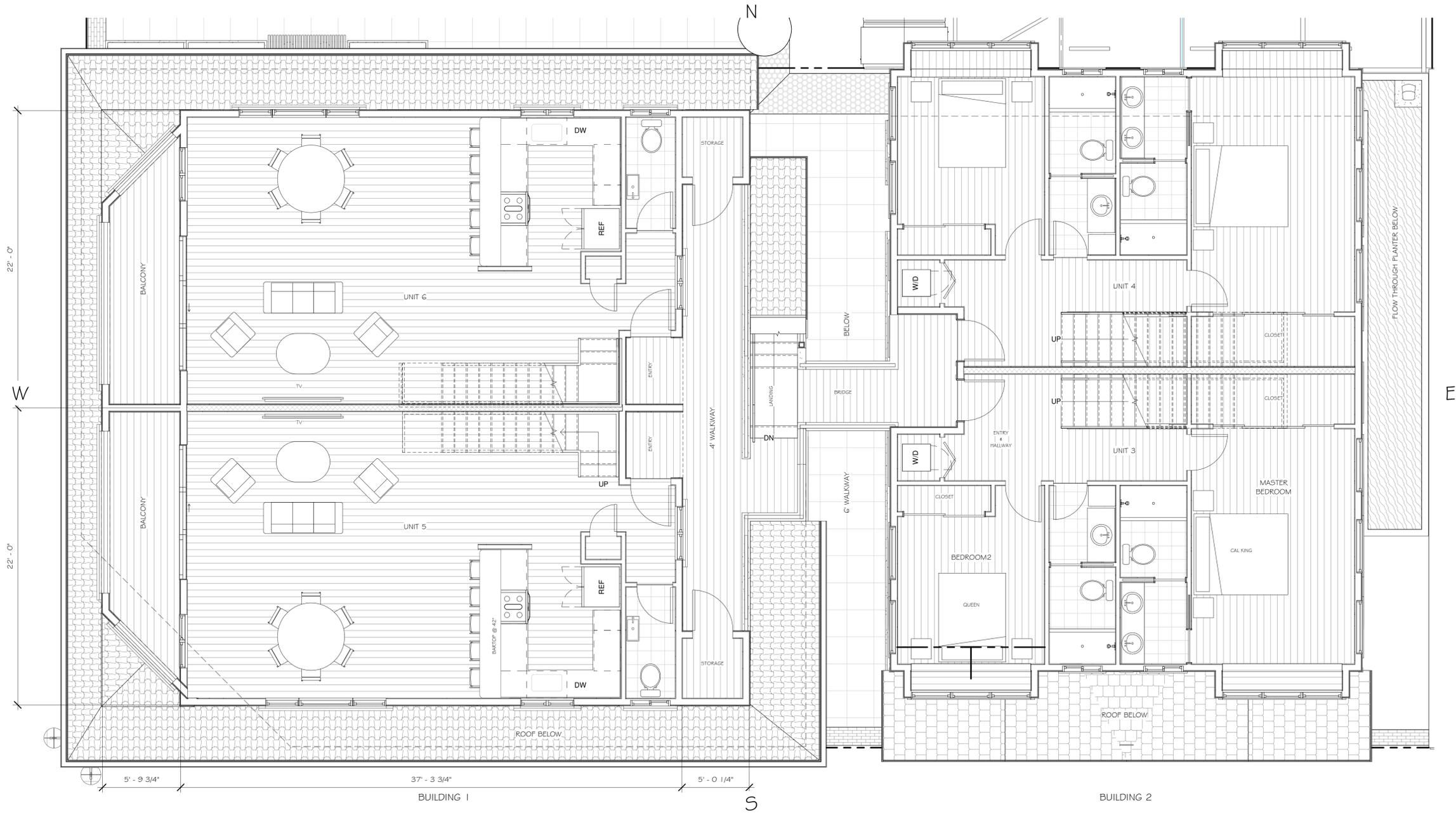
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1 Level 1 - Floor Plan
1/4" = 1'-0"

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1 Level 2 - Floor Plan
1/4" = 1'-0"

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Proposed Mixed-Use Project
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Second Floor Plan

FOR
REVIEW
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DATE: 09/02/2021

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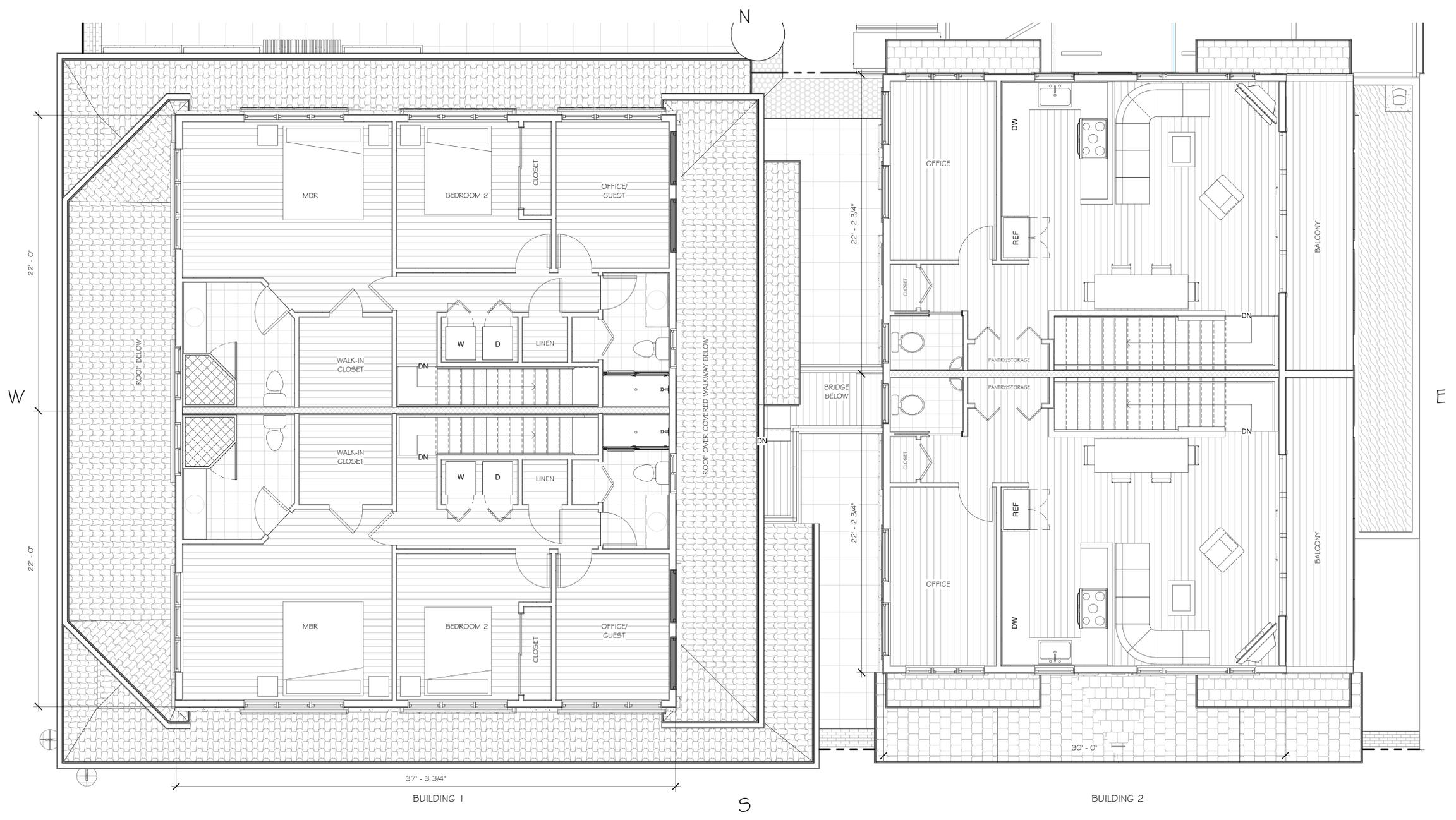
Proposed Mixed-Use Project
Anthony Uccelli
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Third Floor Plan

FOR
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ONLY

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1 Level 3 - Floor Plan
1/4" = 1'-0"

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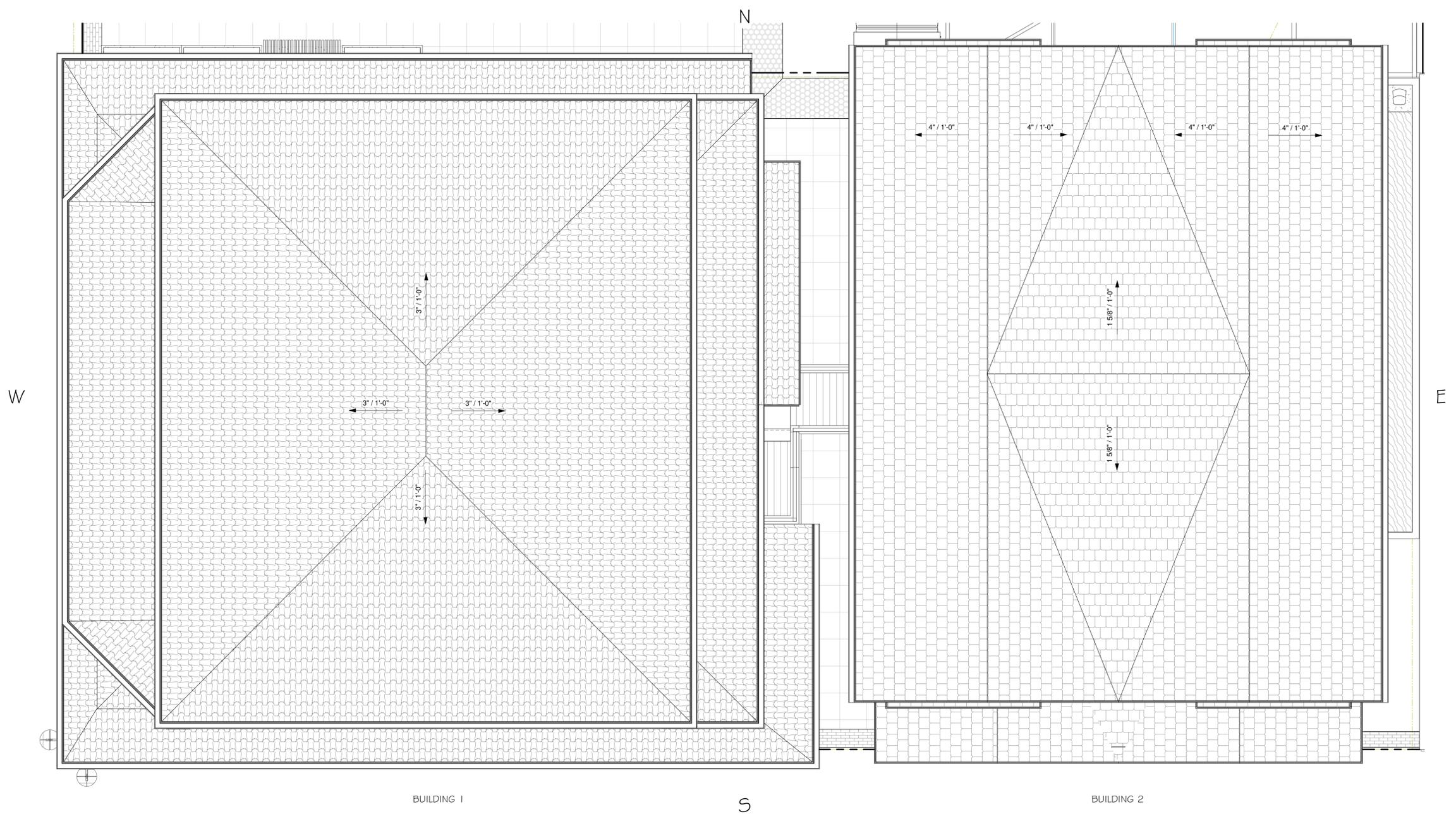
Proposed Mixed-Use Project
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Roof Plan

FOR
REVIEW
ONLY

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1 Level 3 - Roof Plan
1/4" = 1'-0"



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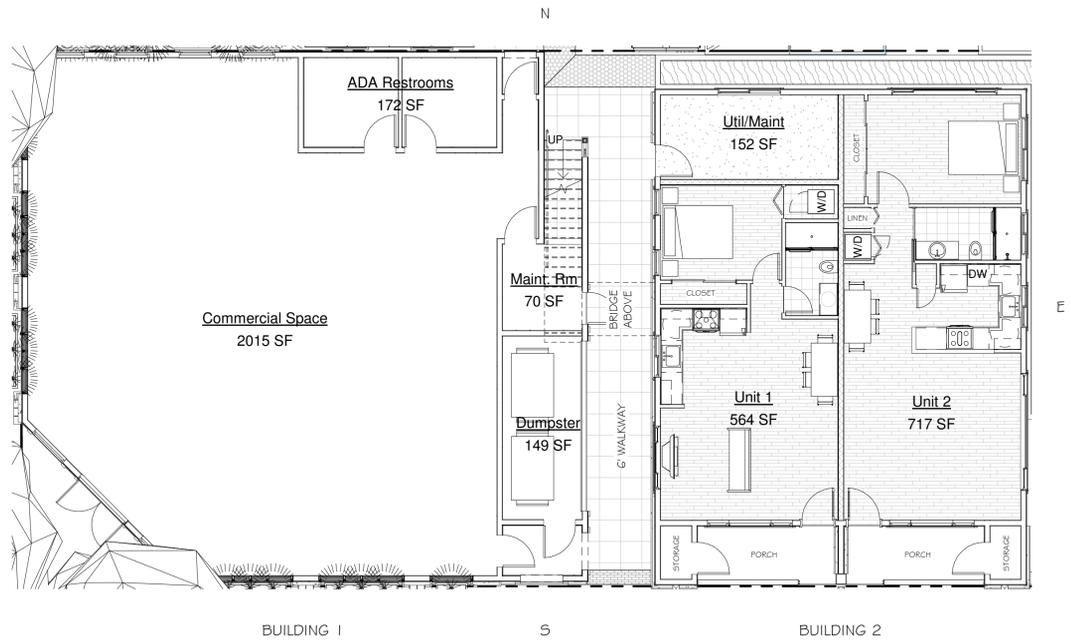
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Floor Area Calculations

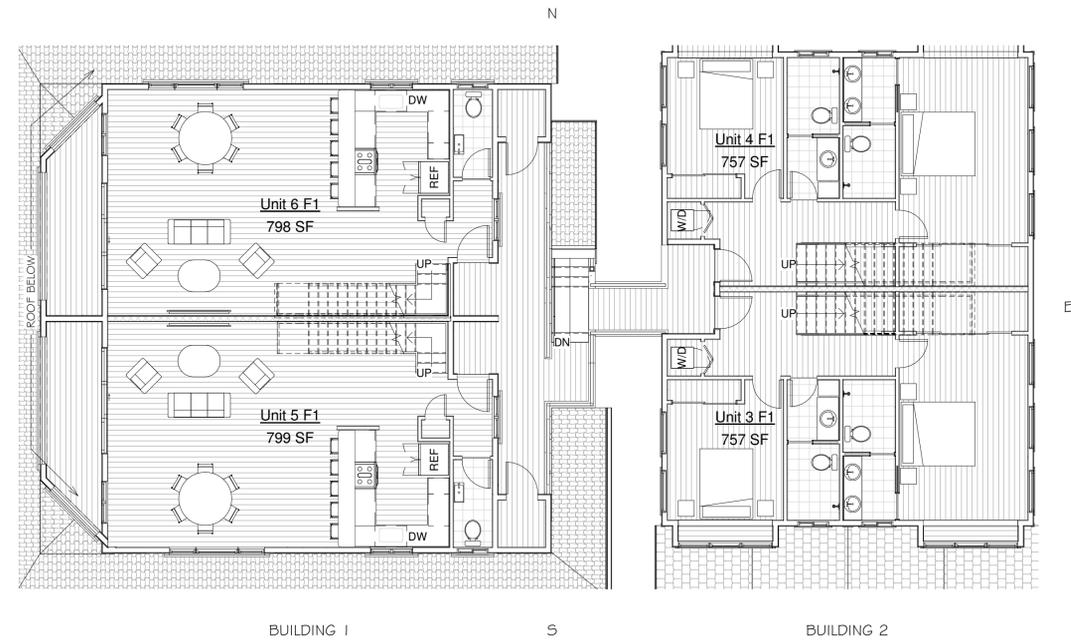
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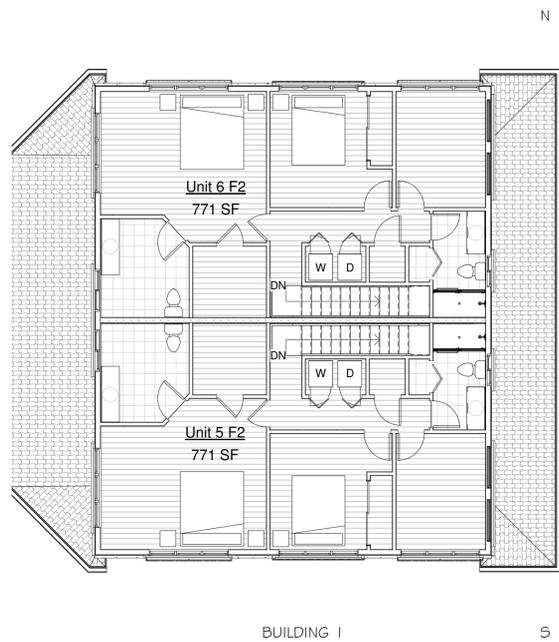
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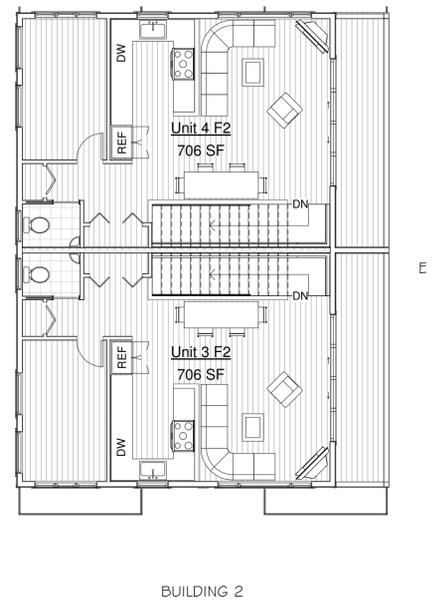
1 Level 1
 1/8" = 1'-0"



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



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



Area Calculation				
Name	Area	Lot Coverage	Floor Area	Comments
ADA Restrooms	172 SF	Yes	Yes	
Commercial Space	2015 SF	Yes	Yes	
Dumpster	149 SF	Yes	Yes	
Maint. Rm	70 SF	Yes	Yes	
Unit 1	564 SF		Yes	Unit 1 Total : 551
Unit 2	717 SF		Yes	Unit 2 Total : 703
Unit 3 F1	757 SF	Yes	Yes	
Unit 3 F2	706 SF		Yes	Unit 3 Total : 1414
Unit 4 F1	757 SF	Yes	Yes	
Unit 4 F2	706 SF		Yes	Unit 3 Total : 1414
Unit 5 F1	799 SF		Yes	
Unit 5 F2	771 SF		Yes	Unit 5 Total : 1570
Unit 6 F1	798 SF		Yes	
Unit 6 F2	771 SF		Yes	Unit 6 Total : 1569
Util/Maint	152 SF		Yes	

REVISIONS



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Proposed Mixed-Use Project
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Elevations Building 1 -
West & East

FOR REVIEW ONLY

DATE: 09/02/2021

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

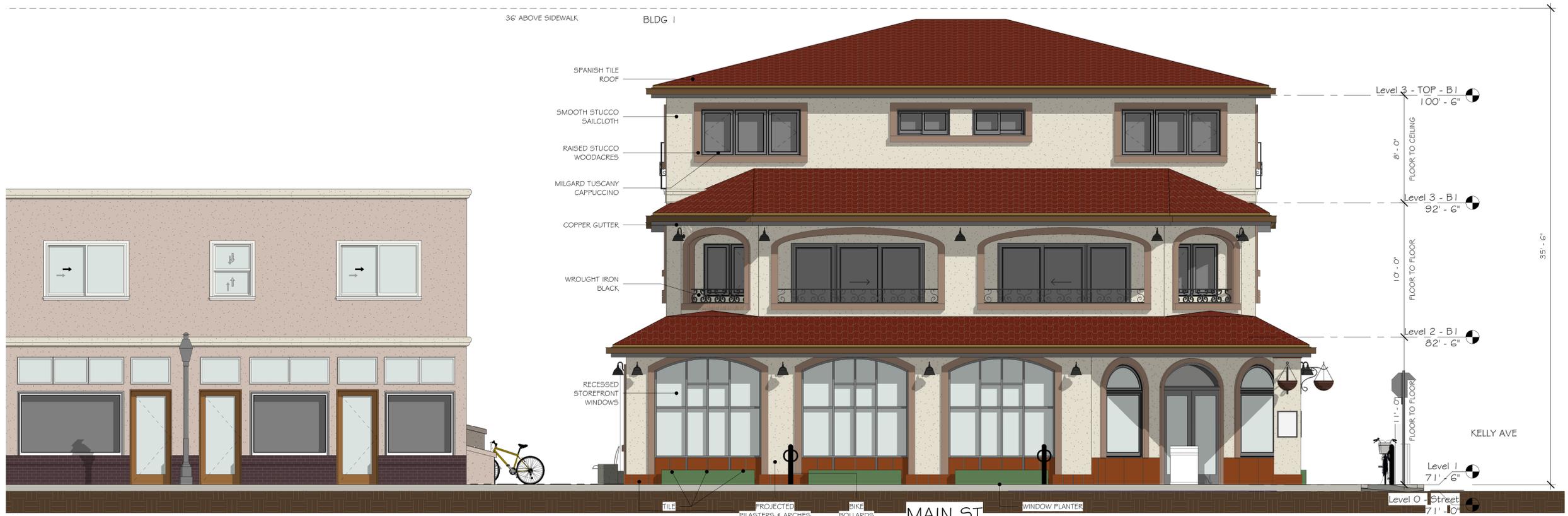
DRAWN: GMH

JOB: UCCELLI

SHEET:

A2.01

OF SHEETS



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



3 East - Bldg 1 -Color
1/4" = 1'-0"

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REVISIONS



EDWARD C. LOVE, ARCHITECT

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

Elevations Buildings 1
& 2 - South & North

FOR REVIEW ONLY

DATE: 09/02/2021
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: UCCELLI

SHEET:
A2.02
OF SHEETS



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



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

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

Elevations Building 2 -
East & West

FOR
REVIEW
ONLY

DATE: 09/02/2021

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

DRAWN: GMH

JOB: UCCELLI

SHEET:

A2.03

OF SHEETS



**ADOPTED MEETING SUMMARY NOTES
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE
THURSDAY, MARCH 18, 2021
ALL REMOTE/VIRTUAL MEETING VIA ZOOM**

Virtual meeting of the Architectural Advisory Committee (AAC) began at 8:35 AM

PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

STAFF PRESENT: Jill Ekas, Bridget Jett, Scott Phillips, Brittney Cozzolino and Doug Garrison

MEETING SUMMARY NOTES OF FEBRUARY 18, 2021

Architectural Advisory Committee (AAC) recommended minor change to the summary notes.

PUBLIC COMMENT

None

1. New Residence on Magnolia Street – Design Review

Project overview by Brittney Cozzolino, Associate Planner

Location: 574 Magnolia Street

City File No.: PDP-20-069

Applicant: Hailekiros and Simin Hailu

AAC Comments:

- What is the scope of review? A. staff confirmed that focus is site plan, but all comments are welcome.

The applicant provided additional information about the project.

Site Plan:

- Generally, AAC members prefer Option D.
- All four options have a building envelope encroachment.
- Why is the house not pushed all the way back to rear setback line? Could do that with a version of Option D and create outside space courtyard between parking and the house while also diminishing the building envelope encroachment.
- Parking: Consider taking advantage of the zoning code for substandard lot to have a one-car garage and carport to deemphasize the appearance of the parking.
- Might be useful to increase deck on east side of the house.

Architectural Design:

- Architectural Approach: Need to make a statement and focus on design integrity of the chosen architectural approach.
- Details: Remain very concerned about the appearance; site is in a visual resource area, close to the trail, and very visible. Project design still needs a lot of work and needs a lot of detail. Applicant should look at examples of other houses on substandard lots and the quality of detail is very successful.
- Roof: 3/12 roof may be an improvement. However, dependent on architectural approach, alternate pitches may be more appropriate. With a traditional design, consider a steeper pitch with a hipped roof and adding eaves. If the design goes in a very contemporary direction, a flat roof could work better; e.g. a flat roof with a thick fascia and deep overhangs. Check on allowances for eaves to encroach in building envelope.
- Entry: Front porch and entry details are an opportunity to enhance the building.
- Sound Protection: provide more detail on protection from highway noise.

The applicant shared images of the modular home details for “Connect Homes” which has a contemporary aesthetic.

The AAC responded that that this approach is encouraging but that articulation, overhangs, and numerous other details need to be included. In consideration of this additional information, the AAC confirmed that a contemporary approach is preferred and that a flat roof would therefore be acceptable provided that site planning and architectural details can be addressed.

2. New Signage for ACE Hardware – Design Review

Project overview by Scott Phillips, Associate Planner

Location: 111 Main Street

City File No.: PDP-21-017

Applicant: Jacqueline Fenton / The Signworks of America

The applicant presented the intention for the project. It was noted that a portion of the existing sign is not illumination and that the illuminated portion is difficult to see. Thus, the design includes a larger sign mounted higher on the building.

AAC Clarifying Questions:

- Clarify the sign area as presented in plans. A. Staff explained that the calculated area is less than as presented on plans; and further explained that as rendered the sign size is accurately depicted.

AAC Discussion:

- General:
 - Appreciate the need to improve visibility.
 - Could put the sign on the wall like the old Ocean Shore Hardware.
 - Too big, too close to the soffit line, and a bit overwhelming relative to the mansard roof. If built this big, will be more of a detractor than a compliment to the store.
- Construction:
 - Constructing a box with flashing creating a vertical face, would allow for better mounting approach with a more vertical plane for attachment, e.g. tuck flashing under the shingles, with framing in the roofing with flashing above it. The aluminum brackets would be hidden and then the raceway could be well integrated into the mansard roof.
 - The mansard roof pitch needs to be accurately shown on the section within the plans.
- Lighting:
 - Copy color and lighting: Lower kelvin rating (4K or lower) and soft white on “Hardware” to control glare.
 - Dimmer: Require a dimmer to ensure not too bright if needs to be adjusted.

Applicant acknowledged can reduce the sign width to be more in scale with the storefront fenestration.

3. Main and Kelly Mixed Use Project Resubmittal – Design Review

Project overview by Doug Garrison, Senior Planner

Location: 433 Main Street

City File No.: PDP-20-051

Applicant: Cardoni / Anthony Uccelli

AAC Clarifying Questions and Discussion:

- 1) Are there 3 proposed parcels?
- 2) Storm drain question?
- 3) Sign Program?
- 4) Window requirements along an interior property line?

AAC Comments:

Architecture:

- no elevator shown,
- More distinction between the residential and commercial buildings is needed,
- East Elevation is flat and could use more detailing,
- Iron work needs to be appropriately depicted,
- More improvements to the Kelly Avenue elevation,
- Continue 2nd story root partially down Kelly Avenue,
- No ADA features shown:

February 18, 2021

Architectural Advisory Committee (AAC)

Page 4 of 4

- ADA units need to be adaptable to future tenants,
- Accessible path needs to be shown.

Site Plan:

- 6 units now proposed,
- Same floor plans for residential,
- Tower element has been eliminated,
- Water meters and backflow devices are shown for each of the three proposed lots. Is it possible to conceal or consolidate the water infrastructure?
- Paseo needs more work, including landscaping, tenant amenities,
- Dumpsters could be relocated and consolidated to allow for a larger paseo.

DIRECTOR'S REPORT

- Agenda forecast – AAC meeting April 15, 2021

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

- None

ADJOURNMENT

Meeting adjourned: 11:05 am

Respectfully Submitted:

Scott Phillips, Associate Planner

May 11, 2021
Planning Commission Minutes
Page 1 of 7



MINUTES

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, MAY 11, 2021

ALL REMOTE/VIRTUAL WEBINAR VIA ZOOM

Chair Ruddock called the hearing to order at 7:01 PM

PRESENT: Chair Ruddock, Vice Chair Polgar, Benjamin, Gorn and Hernandez

ABSENT: None

PLEDGE OF ALLEGIANCE AND ROLL CALL

Chair Ruddock led the Pledge of Allegiance.

APPROVAL OF MINUTES

April 27, 2021

M/S: Benjamin/Hernandez

Roll Call Vote: 4-0-1 (yes: Benjamin, Ruddock, Polgar and Hernandez; Gorn abstained, he was absent at the April 27th meeting)

PUBLIC COMMENT

None

ITEM 1.A. PROJECT DESCRIPTION: New Mixed Use Buildings

FILE NO.: PDP-20-051

LOCATION: Main Street and Kelly Avenue

APPLICANT/OWNER: Tony Uccelli/ Ozella Cardoni

PROJECT PLANNERS: Doug Garrison, 650-712-5836; dgarrison@hmbcity.com

Staff Presentation: Doug Garrison gave staff presentation to the Planning Commission

The Planning Commissions asked about the Architectural Advisory Committee's (AAC's) past review, parking requirements and exceptions, building access and accessibility requirements, potential for future addition of accessory dwelling units (ADUs), previous use of the site as a gas station and the implication with respect to soil structural capacity and contamination, overall design and site plan details, how the units will fulfill Housing Element requirements, and applicability of lot retirement policy. Staff and the applicant provided clarifications.

Staff clarifications:

AAC Past Review: Initially the review was focused on big design/site planning issues; the review has evolved to more refined concerns. Clarified that changes have been made since the last submittal which have not been reviewed by the AAC yet.

Parking: Staff reviewed the bedroom count and associated parking code. Staff clarified how parking code applies to different types of commercial uses that may be permitted in this location, as well as the findings that are included within the code. It was noted that the Planning Commission could condition the approval to limit changes of use and require additional review of parking provisions should a new use require more parking. Bicycle parking (short-term and long-term) is also required per City code.

Accessibility: The development includes two ground floor residential units that fulfill accessibility requirements. Explained that these units will be plan checked for ADA standards.

ADUs: Staff will double check, but likely no. Furthermore, there is a discretionary approval associated with this project that will restrict the number of units.

Previous gas station use: The gas station was removed per State requirements and the San Mateo County Environmental Health Department. The condition of the site and soils does not affect the proposal.

Site plan clarifications: The area on the north side of the parking lot with landscaping is a bioswale.

Housing Element: Rental housing is often in the moderate-income category. None of the regional housing needs allocation (RHNA) categories are over prescribed, and thus any units in this project would support the RHNA.

Lot retirement policy: Staff will look into the matter.

Applicant and Architect presentation and clarifications (Tony Uccelli and Ed Love)

Design Clarifications: A lot of thought went into this project and specifically about what the look of the building should be. Needs some historical integrity. Modern wouldn't fit in. This brought the suggestion for modern Mediterranean. Discussed that has worked with the property owner to allow the current owner to keep and operate the existing building. Referenced other projects with bridges, and the usefulness of this for access to the upper floor units in both buildings. Noted the flexibility of the window types on Kelly which would allow for another storefront.

Site Plan Clarifications: The paseo is 12 feet wide. Would be able to use the proposed sidewalk between the north side of the residential building and the parking lot to improve amenities.

Accessibility: There is no elevator requirement because have ground floor ADA compliant units on Kelly Avenue.

Parking: Acknowledged that the proposal needs a small parking exception for retail use as proposed and understands would need additional Planning Commission review for a more intense use that required more parking.

PUBLIC COMMENT

1) Richard Lotti, (resident): Is a member of the Coastside Recovery Initiative. This is a joint development project with an existing historic building. Is there an opportunity to address the existing building as part of this project? The Planning Commission referred Mr. Lotti to staff

Planning Commission Discussion

General:

- Shares a great deal of excitement that something is going to happen on this intersection and that the true center of the city has been vacant for far too long.
- Overall, on the right track. Site plan works well. Massing works. The basic pieces, size and mix of uses are right. The frame and massing are there relative to nearby Main Street buildings. However, having hard time with the project at this prominent location and the design lacks attention to detail.
- This is an important project, in a prominent location. The design has to rise to the high standards that the City has required of other downtown projects. A Commissioner recalls that the prior applicant had to build a full-scale model to pass muster.
- There is an obligation under the architectural review process to make sure this project meets the City's high design standards for this corner. Appreciates the comments from the AAC and sees that the applicant has been responsive. But also sees AAC's request for more detail and believes that the design needs more development. Current focus is more about the location of the buildings, etc. The concern is about design quality. This should be addressed in detail at the next stage.
- It is necessary to lean in to the feedback from the AAC. It's time to get into the nitty gritty. Very excited about this project. Looking forward to AAC's further review.

Parking:

- With respect to parking, need to consider City priorities relative to parking. A super popular restaurant in the commercial space would be terrific. We are pretty spoiled for parking in HMB. Would be great, but also important for the Planning Commission to look at it. Should not be a decision that does not have any review.
- Model of commerce has depended on immediate parking more than it should. E.g. Mountain View developed off-street parking which helped Castro Street. Could envision some future like that. OK with using additional street area for sidewalk cafes. As long as there are rules, need to consider cumulative impacts relative to exceptions.

- Four 2-bedroom apartments and two 1-bedroom apartments and commercial is a lot of people. Thinks the 15 spaces provided will fill up very quickly. It would be best to produce a few more spaces (e.g., 3 -5 spaces) perhaps through more efficient parking layout. If parking could be more efficient, even at expense of landscaping and decoration, it would be helpful. Things could be done with the parking lot with imagination and math.
- There is a reasonable possibility that the downstairs will become a higher parking demand use. Concerned that in the future, the visitor serving commercial would not be required to provide for more spaces. This should be addressed now, not necessarily with more onsite parking, but some type of contingency. E.g. parking structure or demand based parking provisions. Commissioners expressed agreement with respect to contingency about parking. In the event that commercial is converted from retail to restaurant, it is important to provide oversight and some flexibility.
- Could this project benefit from the parking that was created when the gas station curb cuts were removed? If it was recent, it would be easy to make the case; but this happened a long time ago. There was a period of time when other Downtown development proposals sought parking exceptions. And implicit in that determination, the parking spaces created by the closing of the curb cuts is already included in the available public parking. Most Commissioners were receptive to counting the curbside parking that did not exist with the gas station. Understands that it is a gray area, but seems reasonable to consider it is new parking.
- Seems that existing EV charging stations in Downtown are not as good as they could be and visitors need a higher level of charging.

Design:

- Don't avoid providing an elevator due to cost. Bite the bullet and put one in. Don't tiptoe around this issue, make sure the development is top quality.
- The buildings have a tall feeling. Appreciates scaling down towards the east. What about further softening the impact, including toward Kelly Avenue?
- Second story of the residential building does not really have a deck or similar amenities. There is a lot of dead/wasted space in the floor plan. Need to make better use of opportunities for views and more outdoor/green space for these units. Could flip the floor plan between 2nd and 3rd floors of the Kelly Avenue fronting building. Could be a more efficient use of the spaces with kitchen on top floor with a deck at that level.
- Concerns about the quality of the living space on the first floor; if resident uses a wheelchair and there are high sill windows, this would be an awful space for such a circumstance. If removing the walkway could improve the downstairs units, this should be considered. Take out the "sidewalk to nowhere" along south and west sides of parking lot and put in landscaping, a garden or similar feature for the tenants.

Paseo:

- Move the dumpster, behind 433 Main, to a different location. It is an unfortunate location and impacts the paseo.

- Likes the promise of the paseo; but it can be a challenging space. The difference between a paseo and an alleyway is a fine line and it is important to think this through. Need careful attention to landscaping and design details. Questions the capacity of the paseo. Likes pathway between parking lot and the street. Make the paseo less of a big deal. As designed, it is not a grand plaza.
- Paseo implies going somewhere interesting. There are paseos in Palo Alto and Menlo Park. The other buildings cited in this discussion have a destination. Need something interesting to draw to the paseo; e.g., a fountain. If paseo to nowhere, consider bike parking.
- Does not like the paseo plaza sign. It seems to overpromise a special place. It does not fit.
- It is only 12 feet wide and would be hard to grow trees in that setting. Trees in paseo appears that it would be a challenge. Consider what kinds of articulation would increase sunlight and would make trees grow in that space/

Sustainable Design Elements and Amenities:

- Consider resilient power supply options this for this project. There is a lot of roof space. Could have battery back-up and other options for serving the development. What do the other Commissioners think about this? They acknowledged support.
- Storage, there is no place for it. Storage concern could possibly be addressed through interior design work.
- Not enough protected tenant bike parking for this project. Would be nice to see more bike lockers in convenient locations for residents. Consider have it attached to the building to make it conducive for residents to store and use their bikes. Likes the bollards, proposed for public use on the street. Residents need a better place to park their bikes.

Staff summary:

Design: It is clear that design details need to be further developed and presented. The Planning Commission concurs with previous AAC direction on this matter. The paseo should incorporate features such as fountains, alcoves and landscaping that is adapted to this difficult environment.

Tenant Amenities: The current design is lacking. Additional attention to windows and views of scenic hillsides needs to be addressed. Private space such as decks, gardens and balconies should be incorporated into the project. Inclusion of an elevator would expand access to older residents and others. Resident storage space and more conveniently located bike lockers need to be into the project.

Parking: Planning Commission supports giving credit for new street parking spaces created when the gas station driveways were eliminated and would potentially support a parking exception for the currently proposed mix of uses if, the overall quality of the project design is improved. A future change to a more intensive commercial use would potentially be supported.

However, current project approvals should be conditioned to address this contingency and to require Planning Commission review at that time.

Motion to extend the meeting to 11:00 PM. (at 10:22 PM)

M/S: Benjamin/Hernandez

ITEM 2.A. PROJECT DESCRIPTION:

APPLICANT/OWNER: City of Half Moon Bay

PROJECT CONTACT: Maziar Borozginia, City Engineer

Winter King, Deputy City Attorney reviewed conflict of interest considerations.

Maziar Borozginia, City Engineer gave presentation to the Planning Commission.

Planning Commission Clarifying Questions

The Commission asked for clarification about the scope of its purview and asked about other types of projects not included in the CIP such as a carbon sequestration project, recycled water project, and the Mirada Bridge project.

Staff clarified that the Planning Commission is considering the whole list with respect to making a finding of GP consistency. The Commission is not being asked to approve the list of projects. Staff provided a brief update about the Mirada Bridge which is going to the California Coastal Commission on May 14, 2021 for Coastal Development Permit consideration; noted that the Climate Action and Adaptation Plan and the Land Use Plan could lead to future restoration and carbon sequestration project; and that finally that staff will take the feedback about recycled water under advisement and consider reaching out to CCWD. Staff also explained that Highway 1 south project is not on the CIP because it is already fully funded.

Commissioner Benjamin disclosed that he had discussed projects with the City Attorney and agreed that there is a utilities exemption with respect to potential conflicts of interest under the Political Reform Act with respect to one of the projects in the CIP.

PUBLIC COMMENT

None

Motion to move the resolution next in order

M/S: Benjamin/Polgar

Roll Call Vote: 5-0-0 (yes: Ruddock, Polgar, Benjamin, Gorn, and Hernandez)

Following the motion, Commission Hernandez noted that the Planning Commission is not allowed to get into the nitty gritty for this action; and is therefore concerned that cannot discuss what is missing. Would like to see the Planning Commission have a more significant role in the CIP but it may be the City Council's purview.

Commission Benjamin noted agreement with Commissioner Hernandez. Listening sessions are a good time for the public weight in; but difficult for the Planning Commission to participate. Not foreclosed from speaking with City Council or staff with respect to projects.

DIRECTOR REPORT

PLANNING COMMISSION COMMUNICATIONS

ADJOURNMENT

Motion to adjourn

M/S: Hernandez/Benjamin

Roll Call Vote: 5-0 (yes: Ruddock, Polgar, Benjamin, Gorn, and Hernandez)

Meeting adjourned at 10:50PM

Respectfully Submitted:

Approved:

Bridget Jett, Planning Analyst

Steve Ruddock, Chair

*Meeting Attendance List 05/11/2021

Bridget Jett	Doug Garrison
David Gorn	August Howell
Maz Bozorginia	Richard Lotti
Jill Ekas	John Evans
Ed Love	Ed Love
Denice Hutten	Denice Hutten
Tony Uccelli	Michael O'Connell
Rick Hernandez	Tony Uccelli
James Benjamin	Krystlyn Giedt
Winter King	Jonathan Woo
Sara Polgar	Michelle Dragony
Steve Ruddock	14153126750