



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

**THURSDAY DECEMBER 16, 2021**  
**8:30 A.M.**

**Ted Adcock Community Center  
(South Day Room)  
535 Kelly Street  
Half Moon Bay, California 94019**

**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).**

- I. CALL TO ORDER**
  
- II. REVIEW MEETING SUMMARY NOTES**  
**10.21.21**
  
- III. PUBLIC COMMENT**
  
- IV. COMMITTEE MEETING ITEMS**
  - a. PROJECT:** New Mixed Use Project  
**CITY FILE #:** PDP-20-051  
**LOCATION:** 433 Main Street  
**OWNER/APPLICANT:** Tony Uccelli / Edward C. Love
  
- V. AGENDA FORCAST / STAFF UPDATE**
  
- VI. COMMITTEE MEMBER COMMUNICATIONS**
  
- VII. ADJOURNMENT**



**DRAFT MEETING SUMMARY NOTES**  
**CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE**  
**THURSDAY, OCTOBER 21, 2021**  
**TED ADCOCK COMMUNITY CENTER, SOUTH DAY ROOM/ HYBRID FORMAT**

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

**PRESENT (in-person):** Chad Hooker, Linda Poncini, and Steve Kikuchi

**STAFF PRESENT:** Scott Phillips, Associate Planner, Joe Butcher, Community Preservation Specialist, Jill Ekas, Community Development Director, Bridget Jett (via Zoom), Planning Analyst

**MEETING SUMMARY NOTES OF September 16, 2021**

Committee members acknowledged the meeting notes with a few changes related to comments on the proposed project at Main Street and Kelly Avenue.

**PUBLIC COMMENT**

None

**SUMMARY**

**Item A:** New Parklet and Exterior Improvements

**City File No.:** PDP-21-047

**Location:** 315 Main Street

**Owner:** Robert Mascall/ Edward Love

**Clarifying Questions from the AAC:**

**Q.** Has Staff discusses and reviewed with Public Works regarding the fire riser?

**A.** Yes, Public Works and the Fire District are supportive of the fire riser screening. The Fire District requested a 5 foot wide access isle.

**Q.** How long will this temporary parklet be out at this location?

**A.** Although the parklet would be temporary, the business owners intend to have the parklet installed long-term. The plans do show a removable 45 foot section that would allow space for improvements to the Main Street bridge.

**Comments from the AAC:**

- Lovely design; much improvement,
- Make sections modular,

- Add a cap to the top of posts,
- Add electrical detail and locations of space heaters,
- Wood siding will need to be properly stained and maintained on a regular basis,
- Umbrellas will be placed in the parklet when needed and will not be bolted to the structure,
- Header board allow large notch for water and screen it,
- Posts are currently shown within the concrete gutter. The posts for the parklet will need to be outside of the concrete gutter and not conflict with the drainage.

**Item B: Downtown Parklet Program**

**City File No.:** PDP-21-072

**Location:** Portions of Main Street and Purissima Street Public Right of Way

**Owner:** City if Half Moon Bay

**Clarifying Questions from the AAC:**

- Q.** Are we just staying on Main Street, no wrap around the corner streets?  
**A.** Currently the Parklet Program includes portions of Main Street and Purissima Street. Additional areas within the Downtown can certainly be added to the area included with the Downtown Parklet Program.
- Q.** Is the City thinking at all permanent? What is the future plan?  
**A.** New parklets would be installed for long-term use by the business owner. Through the license agreement, the City would retain the ability to require the parklet to be removed or modified.
- Q:** Why not open parklet opportunities to all the areas zoned for a restaurant?  
**A.** We determined the area based on feedback from the business owners Downtown that expressed interest in installing a parklet.

**Comments from the AAC:**

- Nice to have these open to the public and not restricted.
- Create signs that make it clear as to hours when the parklet would not be open to the public, for example during dinner hours for a restaurant business.
- Carry the story downtown and on to the street.

**Guidelines:**

- Parklet design should include continuity with the building with the main location of the business, as well as compatibility with the streetscape.
- Codes – Hard to understand, help to clarify the parklet program to simplify the process, give samples, pictures.
- Parklets should contribute to the historic Downtown as far as materials and colors.
- Include wind breaks, which must be tempered glass.
- Lighting details,
- Insurance,
- Public works will need approval,

October 21, 2021

Architectural Advisory Committee (AAC)

Page 3 of 3

**AGENDA FORECAST / STAFF UPDATE**

Staff provided an update on recent Planning Commission approvals and future AAC items.

**ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS**

The AAC did not have any communications.

**ADJOURNMENT**

**Meeting adjourned: 10:16am**

Respectfully Submitted:

---

Scott Phillips, Associate Planner



Community Development Department  
Jill Dever Ekas, AICP, Director

---

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

**Date:** December 16, 2021

**To:** Architectural Advisory Committee Members

**From:** Douglas Garrison, Senior Planner  
Scott Phillips, Associate Planner

**Subject:** 433 Main Street Mixed Use Residential / Commercial PDP-20-051

---

**BACKGROUND**

This is on-going review of a mixed-use project that the Architectural Advisory Committee (AAC) has previously reviewed on multiple occasions. On December 7, 2021, the applicant submitted revised plans (Attachment 1). Primary changes to the plans include more detailed exterior elevations and renderings. The AAC has previously considered concept plans for this project in December 2019, on January 21, 2021, on March 18, 2021, and on September 16, 2021. On May 11, 2021, the project was also reviewed by the Planning Commission (PC) in a study session. Meeting summary notes from the September 16, 2021 AAC session are included in Attachment 2. The current plan revisions are in response to the most recent AAC and staff comments. In addition to the plan revisions, exterior material samples will be provided at the meeting.

**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 proposal 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 updated plans respond to the AAC's input from the September 16, 2021 meeting. In addition to addressing many of the AAC's comments, solar panels have been added to Building #2 in anticipation of pending City ordinance. A summary of the changes is provided below:

**General Comments:**

Interdepartmental Review: The AAC recognized the several components of the plans may conflict with Building, Engineering, ADA, and/or Fire Codes. This applies to space between the buildings, adequacy of property line setbacks to windows, ADA accessibility of the first floor units in the residential building,

*Response:* The revised plans were routed through City Departments and to the Fire District. Building, Engineering, ADA, and Fire Codes were reviewed. All comments were provided to the project architect who will be able to review these matters with the AAC at the meeting.

**Architectural Design Considerations:**

Structural Requirements: Work out the plate heights to ensure there is adequate space for structural elements.

*Response:* Floor-to-floor heights on Building #2 were adjusted to address this comment.

Fenestration: Expand the vertical dimension of the windows on the east elevation of Building #2.

*Response:* The architect will address this comment. It is of note that storage space was added to the third-floor balcony which modestly affected this elevation, in staff opinion, in a positively.

Elevator: Explore feasibility of extending the elevator to the third floor.

*Response:* The applicant studied options for this, but found that it was not practical to do so because the elevator would eliminate floor area and/or potentially necessitate a second bridge at the third floor.

Trim Details: Add horizontal trim along the front of the cantilever on the north elevation of Building #2. Extend this trim along the remaining elevations for this building.

*Response:* Trim has been applied as recommended by the AAC to the north elevation, as well as to the east and west elevations.

Siding: Currently, the exterior material is the same on all elevations for Building #2. Consider a different siding material on the upper portion of the building, for example board and bat.

*Response:* Architectural detailing for Building #2 was improved in lieu of a siding material change for the upper floor.

**Exterior Material Considerations:**

Roofing: Have roof tiles been selected yet? They appear monochromatic in the renderings. Additional detail of the tiles is needed in the renderings.

*Response:* Roof material has been selected and samples will be provided at the AAC meeting.

Stone wainscotting: This material should be extended to wrap around the corners of Building #2.

*Response:* The wainscotting wraps the whole building with the exception of the central portion of the north elevation (parking lot side) of Building #2.

Plaster: Use integral color for plaster, to provide more depth and to provide an aged appearance.

*Response:* The applicant will clarify the approach at the AAC meeting.

Galvanized materials: Do not use.

*Response:* Materials will be provided at the AAC meeting for the Committee's consideration.

### **Site Design Considerations:**

Bike Parking: There is a conflict between the two-way bicycle lockers and the van accessible parking space; consider other locations for the bicycle lockers, potentially to the north side of the lot.

*Response:* Bike lockers are located on the north side of the lot within visual distance of the walkways between the existing building and Building #1, and between Building #1 and Building #2. The location is convenient for all property users.

Parking Lot: Consider replacing the wheel stops on parking spaces 4 through 15 and replacing with landscaping/ or curb stop for the flow through storm water planter. This could free up another 2 to 3 feet of backup distance.

*Response:* This adjustment was made to the plans.

Dumpster: Look into relocating or consolidating the existing dumpster for the building to the north with the dumpsters for the new buildings.

*Response:* The open lot area behind the existing building is very constrained. The dumpster location is optimized to be serviceable, outside of any needed ADA access ways, out of the way of parking lot turning movements. An enclosure will improve its appearance.

### **Landscape Considerations:**

Plant Palette: Select shade tolerant plant from alleys into the parking lot.

*Response:* Plant palette for the entire project, including the shaded areas, will be reviewed through the building permit process.

### **REVIEW AND NEXT STEPS:**

Feedback from the AAC is requested on the revised design and exterior materials. Staff anticipates that this will be the final AAC review before the Planning Commission hearing. During development of construction level plans, staff will bring details back to the AAC in the event of necessary revisions with respect to materials or other matters wherein the AAC's guidance will be especially helpful.

### **ATTACHMENTS:**

1. Revised Project Plans, December 7, 2021
2. AAC Meeting Summary Notes, September 16, 2021

ATTACHMENT 1



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

ARCHITECT : EDWARD C LOVE, ARCHITECT  
 720 MILL ST  
 HALF MOON BAY, CA 94019  
 LIC: C23077  
 edwardclovearch@gmail.com  
 650.728.7615

GEOTECH : SIGMA PRIME GEOSCIENCES, INC  
 332 PRINCETON AVE  
 HALF MOON BAY, CA 94019  
 sigmaprm@gmail.com  
 650.728.3590

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

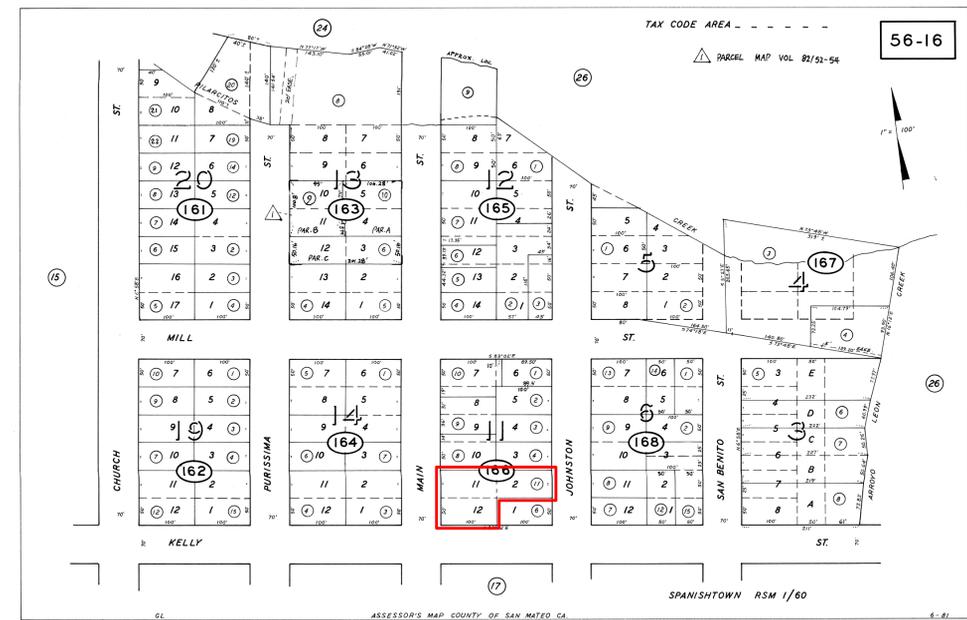
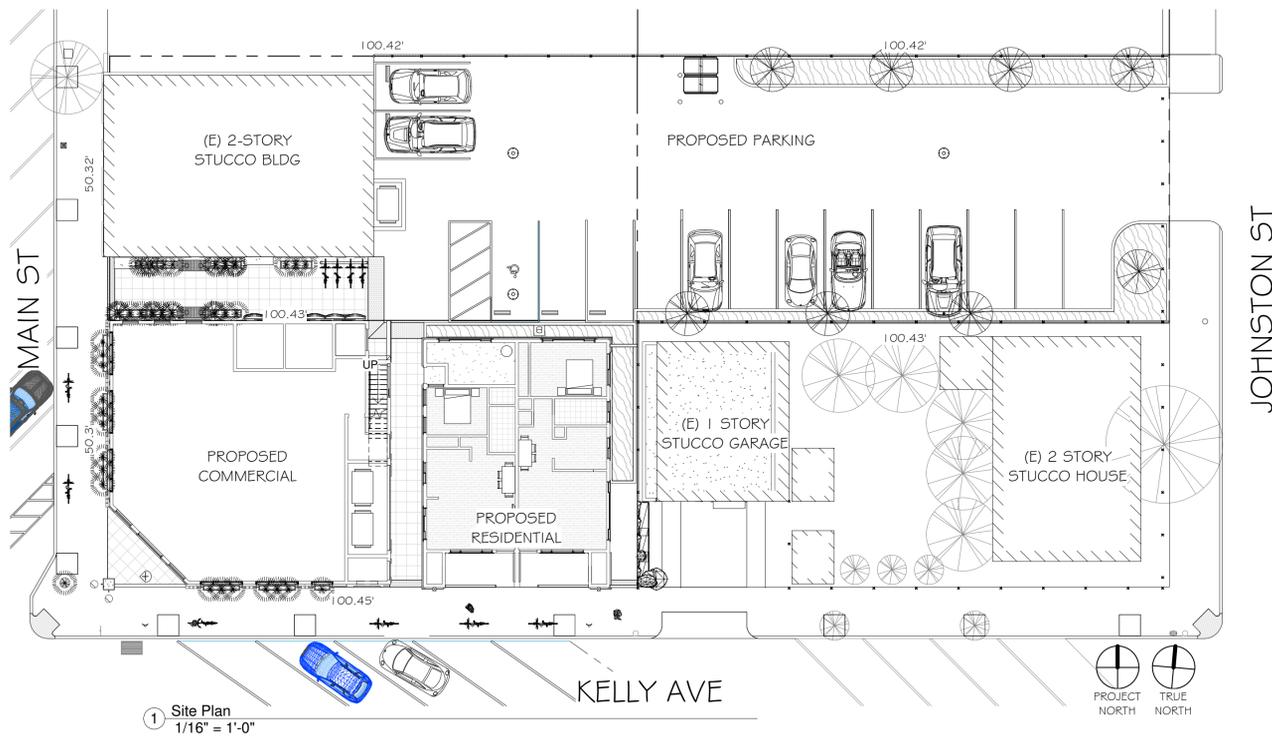
NOTES:

1. PROJECT COMPLIES WITH 2019 CBC CHAPTER 11A

	EXISTING		PROPOSED		TOTAL		ALLOWED					
	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					
Total	0	0.0	Total	9882	98.8	Total	9882	98.8	Total	NA	0	0.0

Sheet List - Architectural

Sheet Number	Sheet Name
AO.00	Cover Sheet
AR.01	Rendering
AR.02	Rendering
AR.03	Rendering
AR.04	Rendering
AO.01	Existing Site Plan Ground Level
A1.01	Proposed Site Plan Ground Level
A1.02	Proposed Second Level
A1.03	Proposed Third Level
A1.04	First Floor Plan
A1.05	Second Floor Plan
A1.06	Third Floor Plan
A1.07	Roof Plan
A1.08	Floor Area Calculations
A2.01	Elevations Building 1 - West & East
A2.02	Elevations Building 1 & 2 - South & North
A2.03	Elevations Building 2 - East & West
A3.01	Section Views
A5.01	Details



REVISIONS



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

Cover Sheet

FOR REVIEW ONLY

DATE: 12/07/2021  
 SCALE: 1/16" = 1'-0"  
 DRAWN: GMH  
 JOB: UCCELLI

SHEET:  
 AO.00  
 OF SHEETS

S:\Client Projects\2018\Uccelli\Revit\Uccelli\_V09.2.rvt



S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

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

Rendering

FOR  
REVIEW  
ONLY

DATE: 12/07/2021

SCALE:

DRAWN: GMH

JOB: UCCELLI

SHEET:

AR.01

OF SHEETS



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

Rendering

FOR  
REVIEW  
ONLY

DATE: 12/07/2021

SCALE:

DRAWN: GMH

JOB: UCCELLI

SHEET:

AR.02

OF SHEETS



S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt



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

Rendering

FOR  
REVIEW  
ONLY

DATE: 12/07/2021

SCALE:

DRAWN: GMH

JOB: UCCELLI

SHEET:

AR.03

OF SHEETS



S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

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

Rendering

FOR  
 REVIEW  
 ONLY

DATE: 12/07/2021

SCALE:

DRAWN: GMH

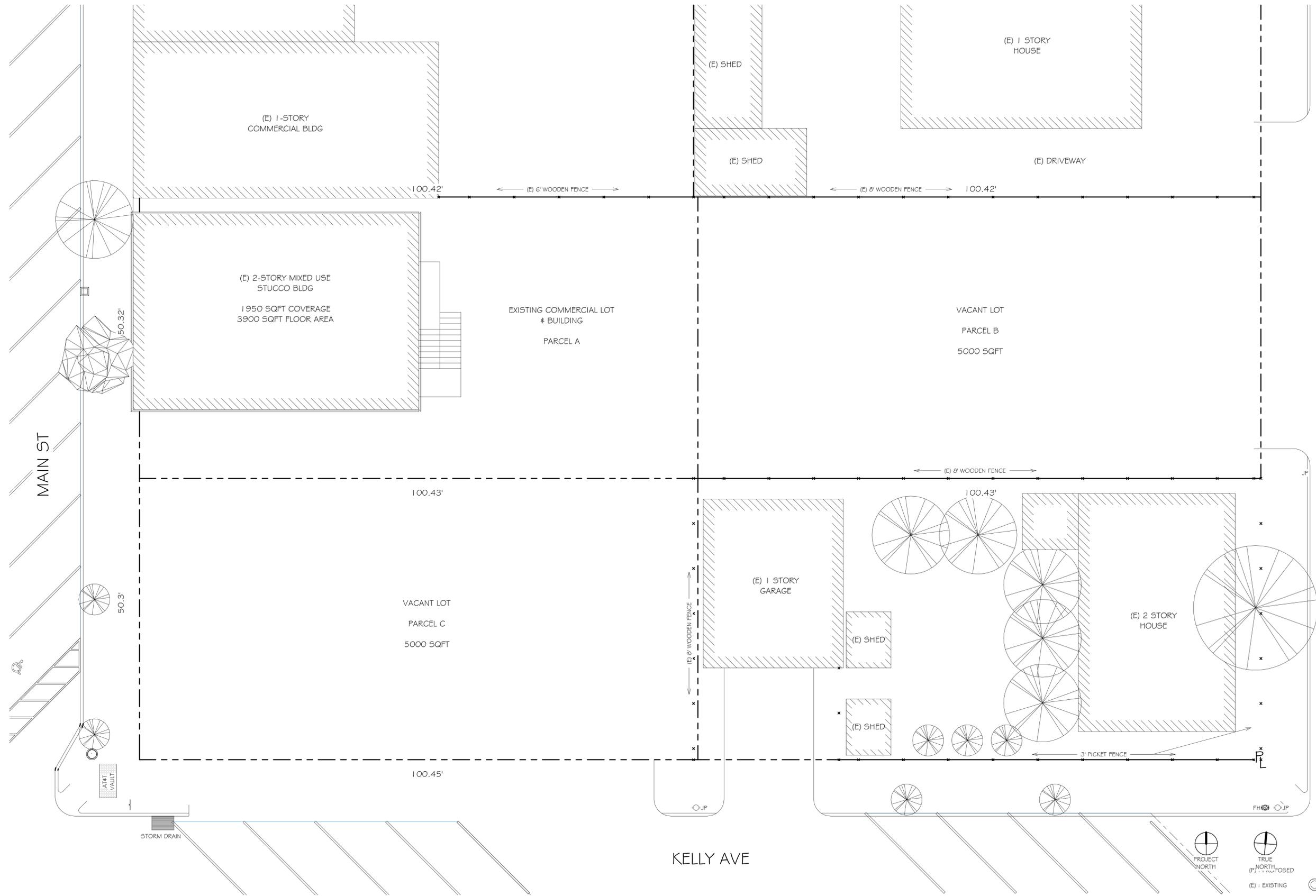
JOB: UCCELLI

SHEET:

AR.04

OF SHEETS

S:\Client Projects\2018\Uccelli\Revit\Uccelli\_V09.2.rvt



JOHNSTON ST

KELLY AVE

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

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

- PROJECT NORTH
- TRUE NORTH (PROPOSED)
- (E) : EXISTING

REVISIONS



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

FOR REVIEW ONLY

DATE: 12/07/2021

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

DRAWN: GMH

JOB: UCCELLI

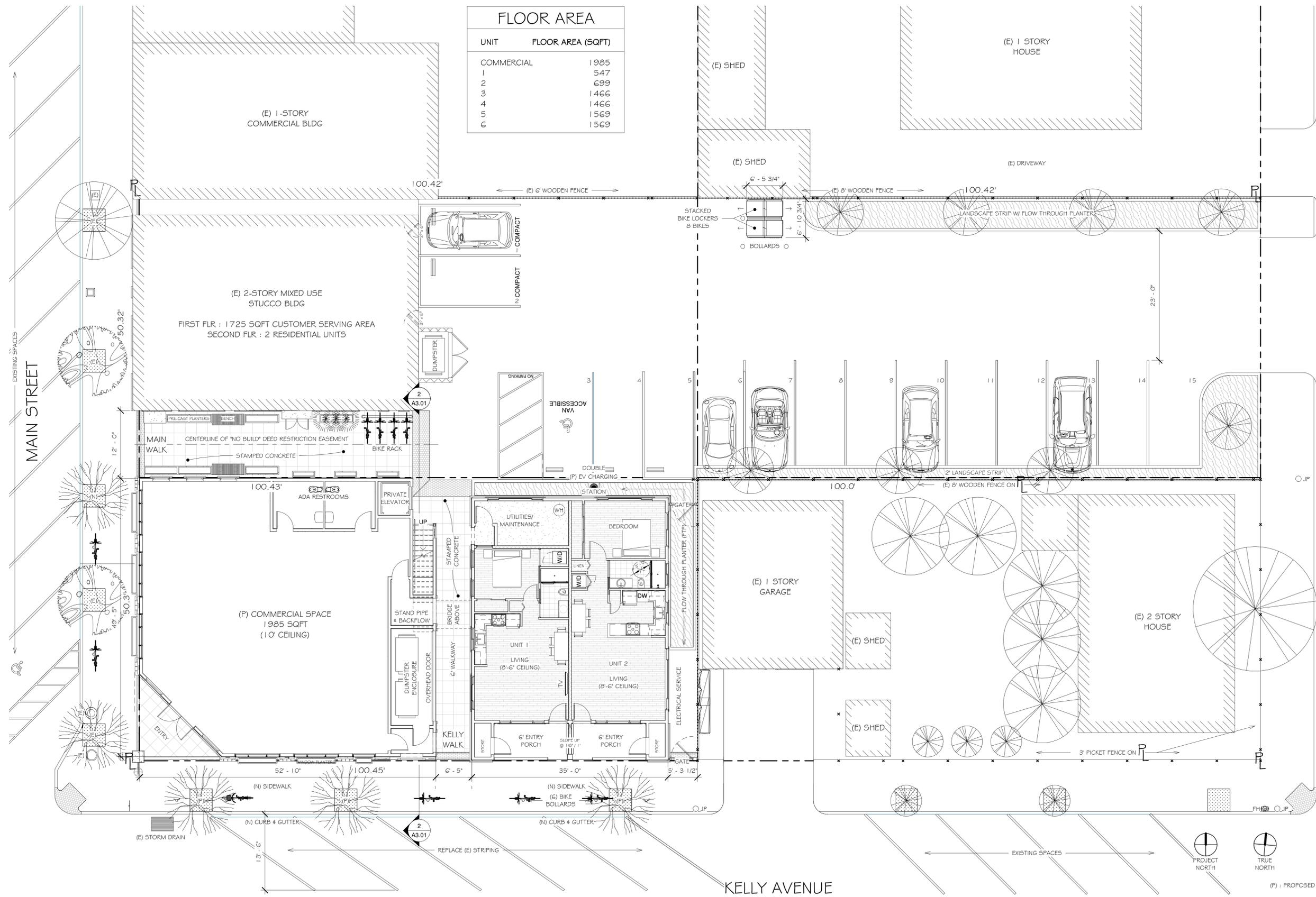
SHEET:

AO.01

OF SHEETS

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

FLOOR AREA	
UNIT	FLOOR AREA (SQFT)
COMMERCIAL	1985
1	547
2	699
3	1466
4	1466
5	1569
6	1569



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

- (P) : PROPOSED
- (E) : EXISTING
- TREE WELL
- TRASH CAN
- PLANTER
- FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT

REVISIONS



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

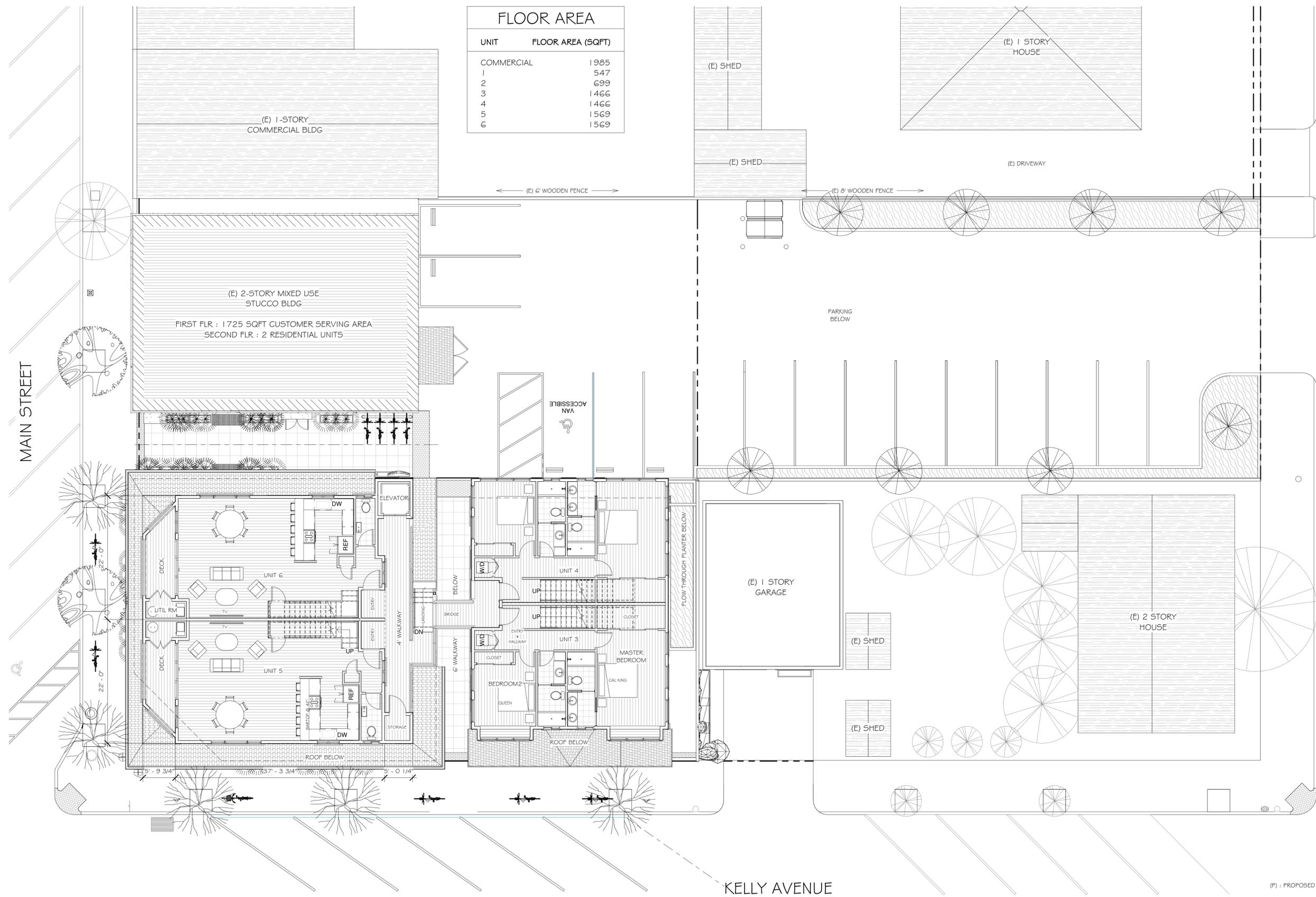
FOR REVIEW ONLY

DATE: 12/07/2021  
SCALE: 1/8" = 1'-0"  
DRAWN: Author  
JOB: UCCELLI  
SHEET: A1.01  
OF SHEETS

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

UNIT	FLOOR AREA (SQFT)
COMMERCIAL	1985
1	547
2	699
3	1466
4	1466
5	1569
6	1569



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

- (P) : PROPOSED
- (E) : EXISTING
- TREE WELL
- TRASH CAN
- PLANTER
- FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT

REVISIONS



**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

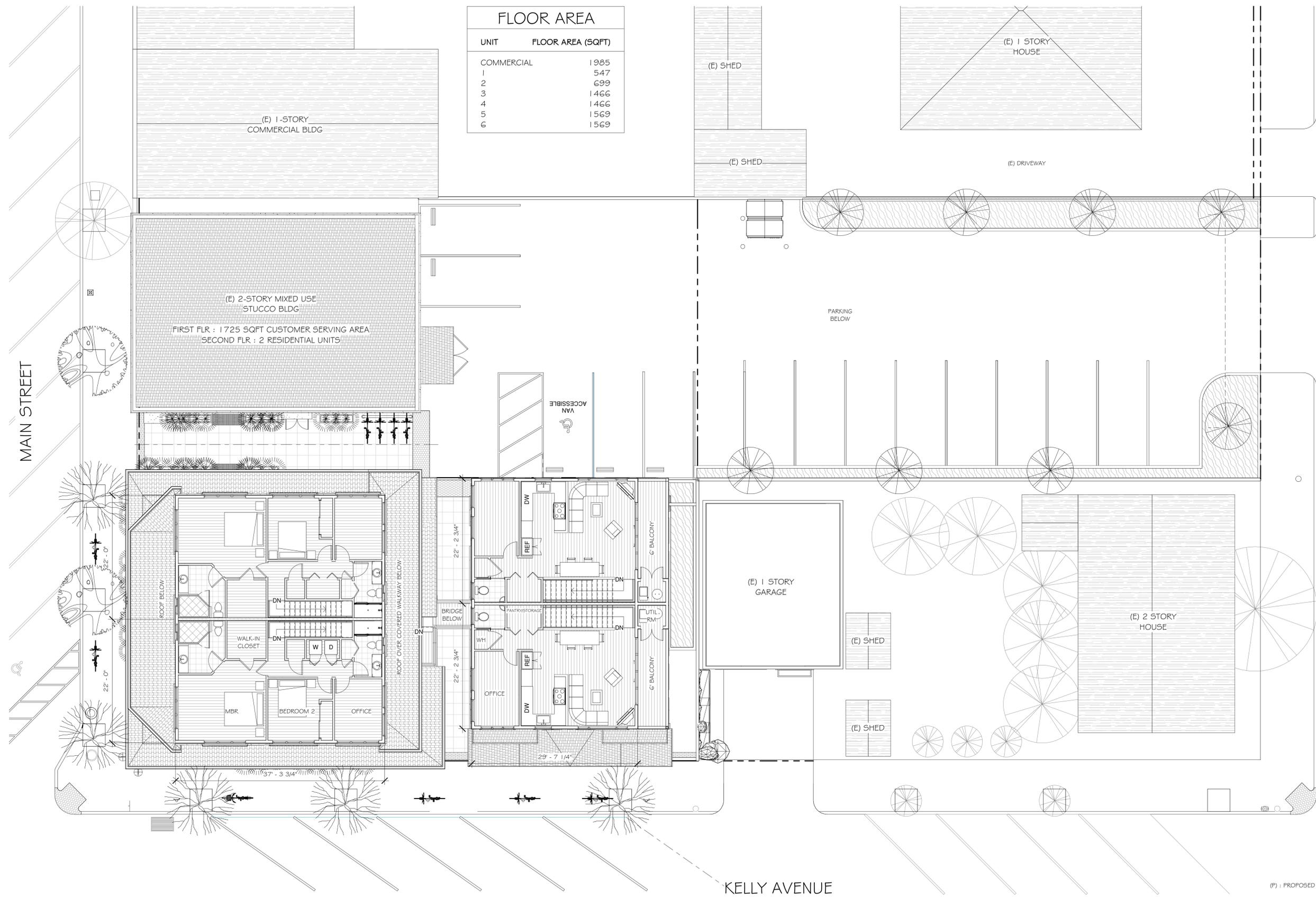
FOR  
REVIEW  
ONLY

DATE: 12/07/2021  
SCALE: 1/8" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI  
SHEET:  
**A1.02**  
OF SHEETS

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF, PREPARED AND/OR SUPPLIED BY THE ARCHITECT, SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR UPON REQUEST OF THE ARCHITECT AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN THE DEGRADATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

FLOOR AREA	
UNIT	FLOOR AREA (SQFT)
COMMERCIAL	1985
1	547
2	699
3	1466
4	1466
5	1569
6	1569



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

- (P) : PROPOSED
- (E) : EXISTING
- TREE WELL
- TRASH CAN
- PLANTER
- FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT

REVISIONS



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

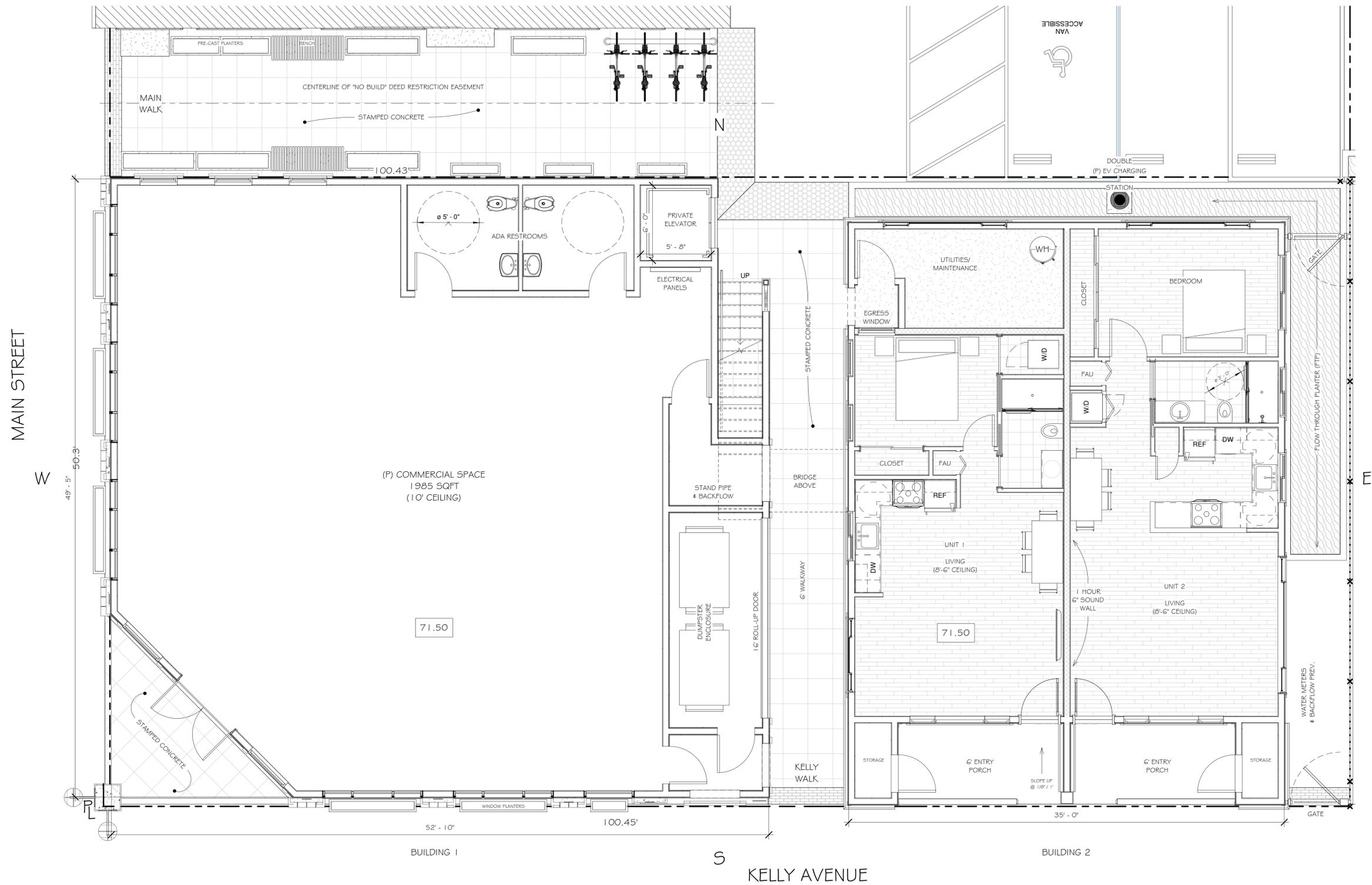
Proposed Mixed-Use Project  
Anthony Uccelli  
Main St & Kelly Ave  
Half Moon Bay, CA

Proposed Third Level

FOR REVIEW ONLY

DATE: 12/07/2021  
SCALE: 1/8" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI  
SHEET: A1.03  
OF SHEETS

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt



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

REVISIONS



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

First Floor Plan

FOR REVIEW ONLY

DATE: 12/07/2021

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

DRAWN: GMH

JOB: UCCELLI

SHEET:

A1.04

OF SHEETS

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

REVISIONS



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

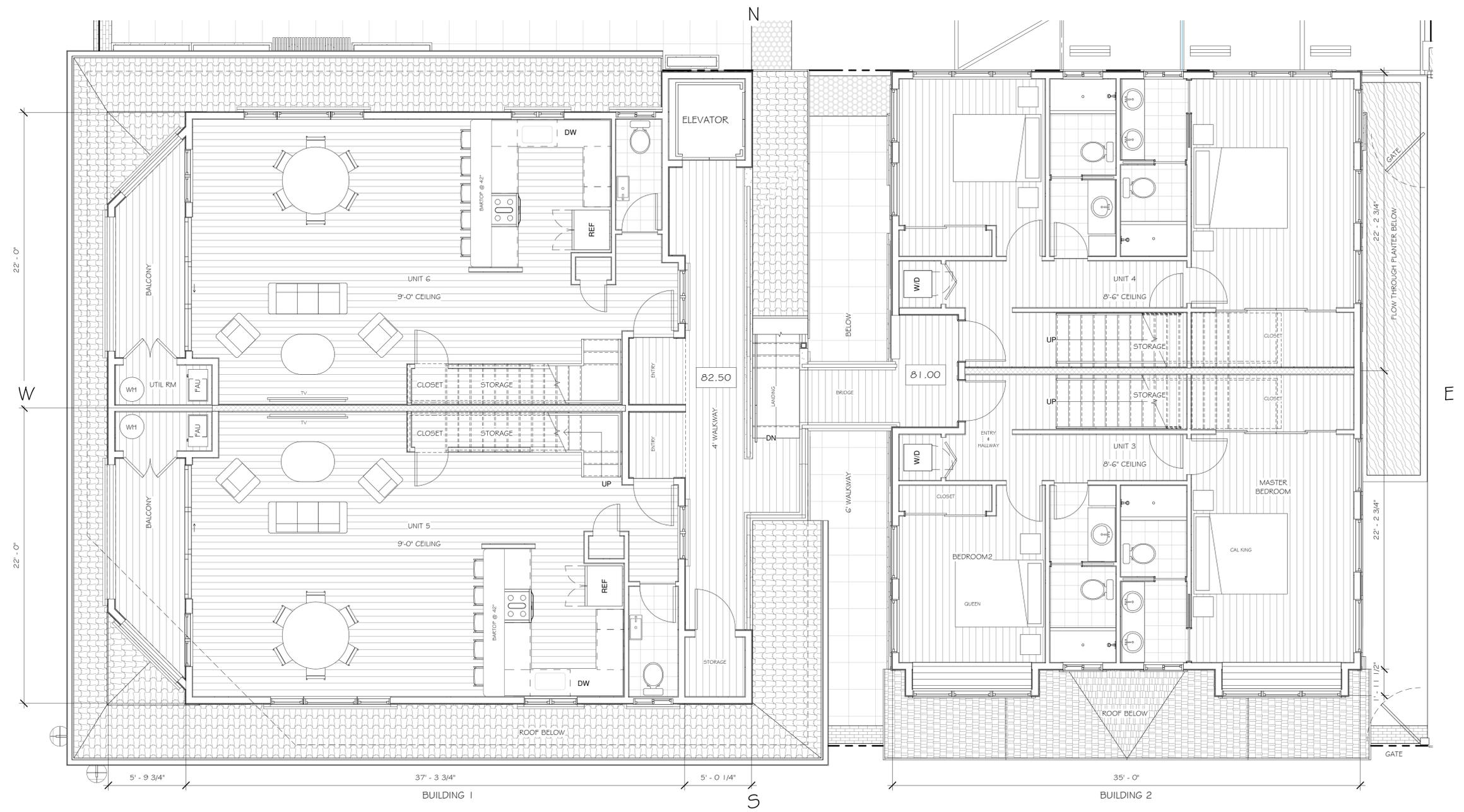
Proposed Mixed-Use Project  
Anthony Uccelli  
Main St & Kelly Ave  
Half Moon Bay, CA

Second Floor Plan

FOR REVIEW ONLY

DATE: 12/07/2021  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI

SHEET: A1.05  
OF SHEETS



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

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

REVISIONS



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

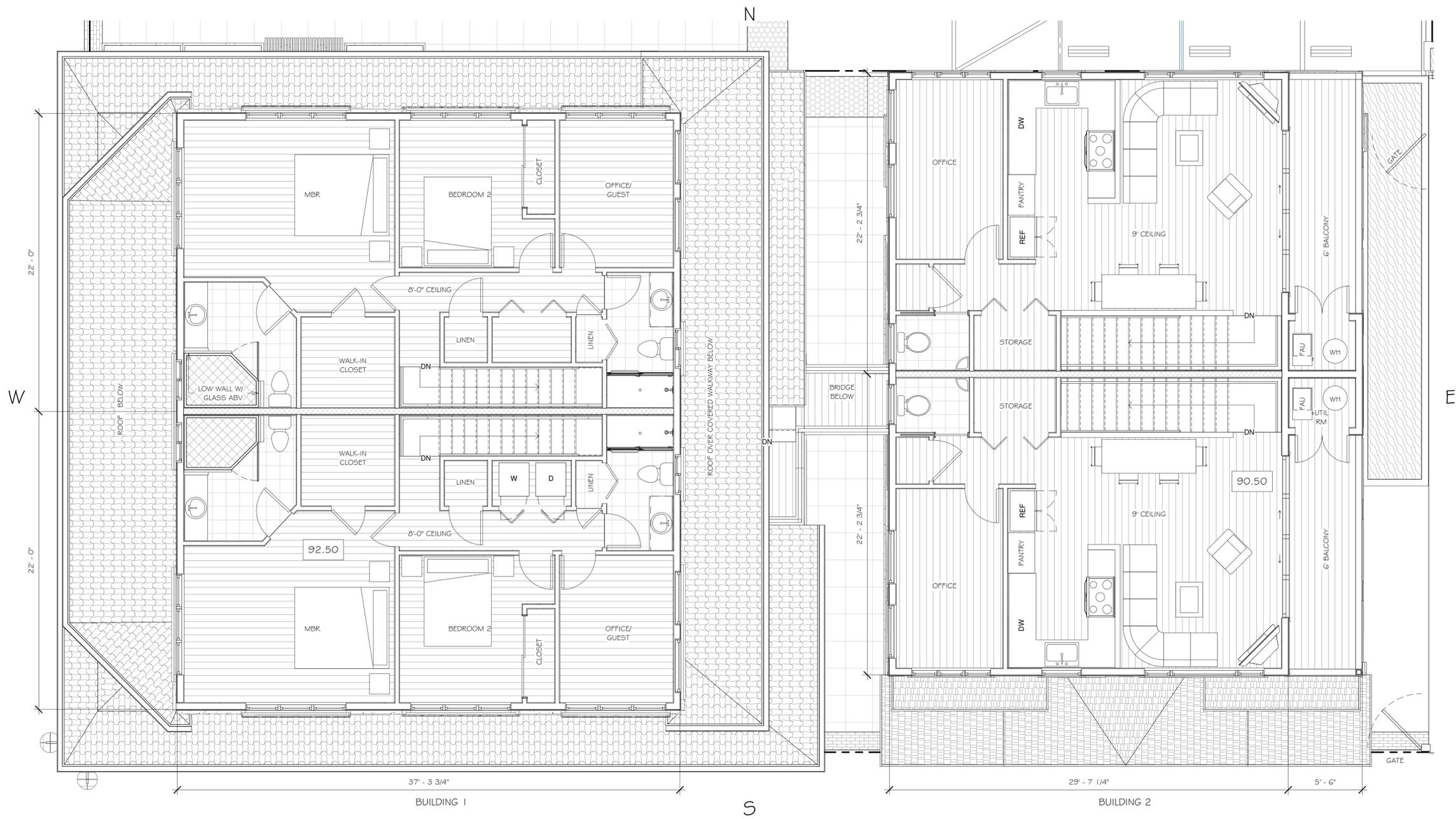
Proposed Mixed-Use Project  
Anthony Uccelli  
Main St & Kelly Ave  
Half Moon Bay, CA

Third Floor Plan

FOR  
REVIEW  
ONLY

DATE: 12/07/2021  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI

SHEET:  
A1.06  
OF SHEETS



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

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt

REVISIONS



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

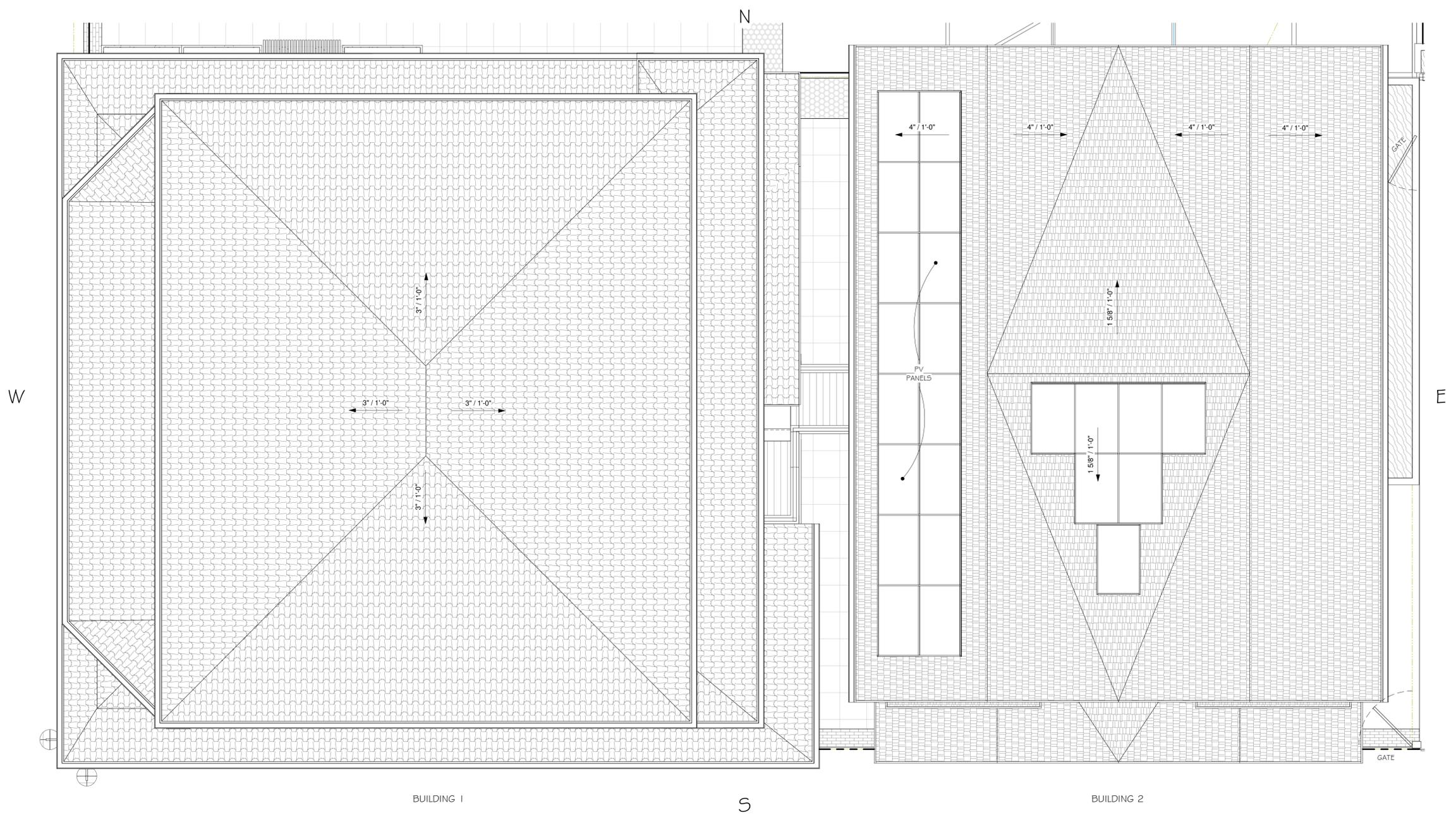
Proposed Mixed-Use Project  
Anthony Uccelli  
Main St & Kelly Ave  
Half Moon Bay, CA

Roof Plan

FOR  
REVIEW  
ONLY

DATE: 12/07/2021  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI

SHEET:  
A1.07  
OF SHEETS



(23) 39" x 65" PANELS @ ~300w = 6900w

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



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

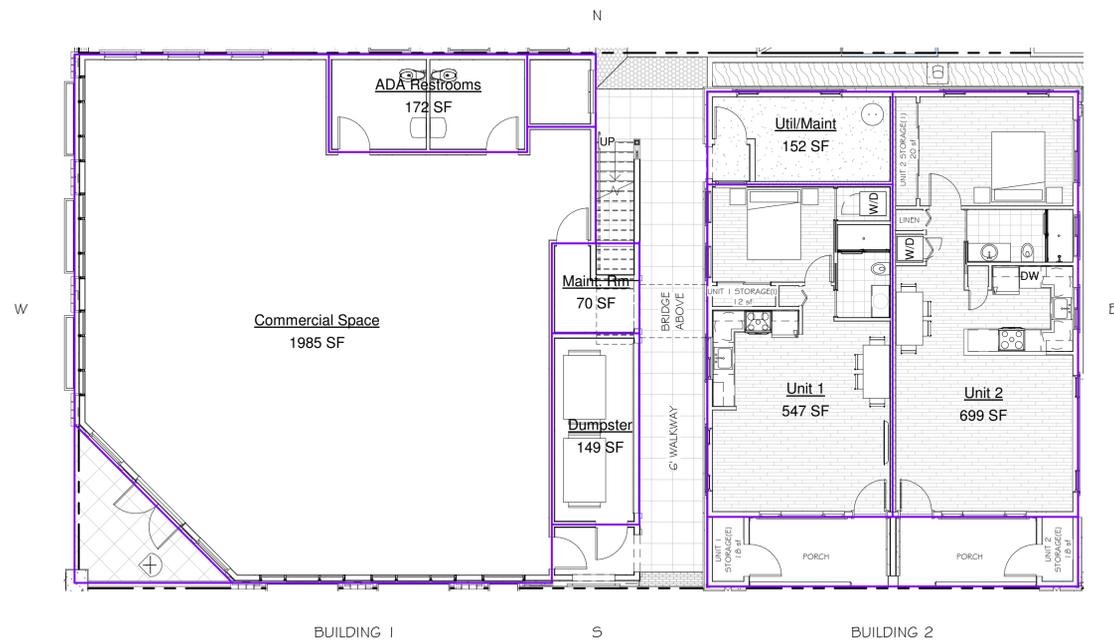
Proposed Mixed-Use Project  
Anthony Uccelli  
Main St & Kelly Ave  
Half Moon Bay, CA

Floor Area Calculations

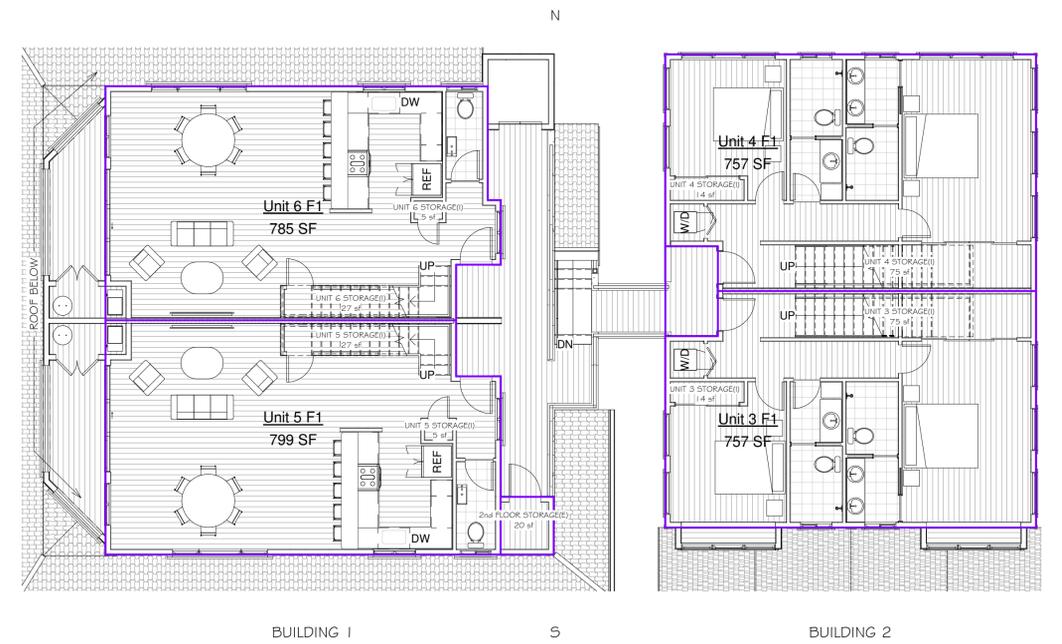
FOR REVIEW ONLY

DATE: 12/07/2021  
SCALE: 1/8" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI

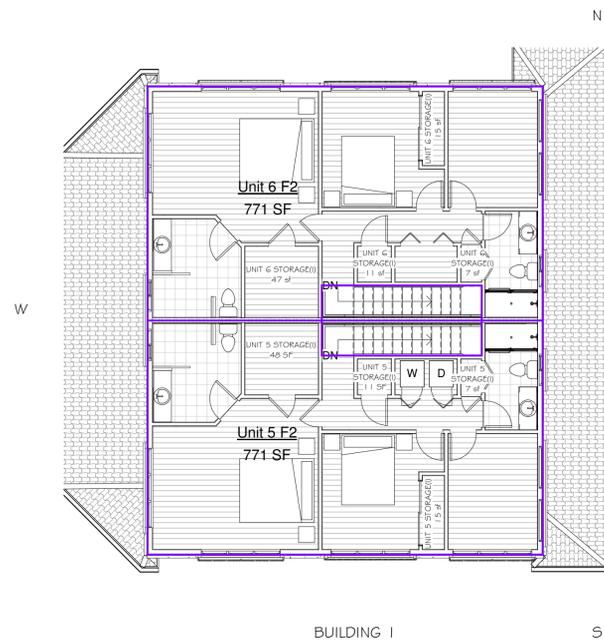
SHEET:  
A1.08  
OF SHEETS



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



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



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

Area Calculations				
Name	Area	Lot Coverage	Floor Area	Comments
ADA Restrooms	172 SF	Yes	Yes	
Commercial Space	1985 SF	Yes	Yes	
Dumpster	149 SF	Yes	Yes	
Maint. Rm	70 SF	Yes	Yes	
Unit 1	547 SF	Yes	Yes	Unit 1 Total : 547
Unit 2	699 SF	Yes	Yes	Unit 2 Total : 699
Unit 3 F1	757 SF	Yes	Yes	Unit 3 Total : 1463
Unit 3 F2	706 SF	Yes	Yes	
Unit 4 F1	757 SF	Yes	Yes	Unit 4 Total : 1463
Unit 4 F2	706 SF	Yes	Yes	
Unit 5 F1	799 SF	Yes	Yes	Unit 5 Total : 1570
Unit 5 F2	771 SF	Yes	Yes	
Unit 6 F1	785 SF	Yes	Yes	Unit 6 Total : 1556
Unit 6 F2	771 SF	Yes	Yes	
Util/Maint	152 SF	Yes	Yes	

Storage Areas				
Name	Area	Interior	Exterior	Comments
Unit 1 Storage(E)	18 SF		Yes	
Unit 1 Storage(I)	12 SF	Yes		Unit 1 Total : 30 sf
Unit 2 Storage(E)	18 SF		Yes	
Unit 2 Storage(I)	20 SF	Yes		Unit 2 Total : 38 sf
Unit 3 Storage(I)	9 SF	Yes		
Unit 3 Storage(E)	14 SF	Yes		
Unit 3 Storage(I)	25 SF	Yes		Unit 3 Total : 123 sf
Unit 3 Storage(E)	75 SF	Yes		
Unit 4 Storage(I)	9 SF	Yes		
Unit 4 Storage(E)	14 SF	Yes		
Unit 4 Storage(I)	25 SF	Yes		Unit 4 Total : 123 sf
Unit 4 Storage(E)	75 SF	Yes		
Unit 5 Storage(E)	5 SF	Yes	Yes	
Unit 5 Storage(I)	7 SF	Yes		
Unit 5 Storage(E)	11 SF	Yes		
Unit 5 Storage(I)	15 SF	Yes		
Unit 5 Storage(E)	27 SF	Yes		
Unit 5 Storage(I)	48 SF	Yes		Unit 5 Total : 133 sf
Unit 6 Storage(I)	5 SF	Yes		
Unit 6 Storage(E)	7 SF	Yes		
Unit 6 Storage(I)	11 SF	Yes		
Unit 6 Storage(E)	15 SF	Yes		
Unit 6 Storage(I)	27 SF	Yes		
Unit 6 Storage(E)	47 SF	Yes		Unit 6 Total : 112 sf

REVISIONS



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

FOR REVIEW ONLY

DATE: 12/07/2021

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

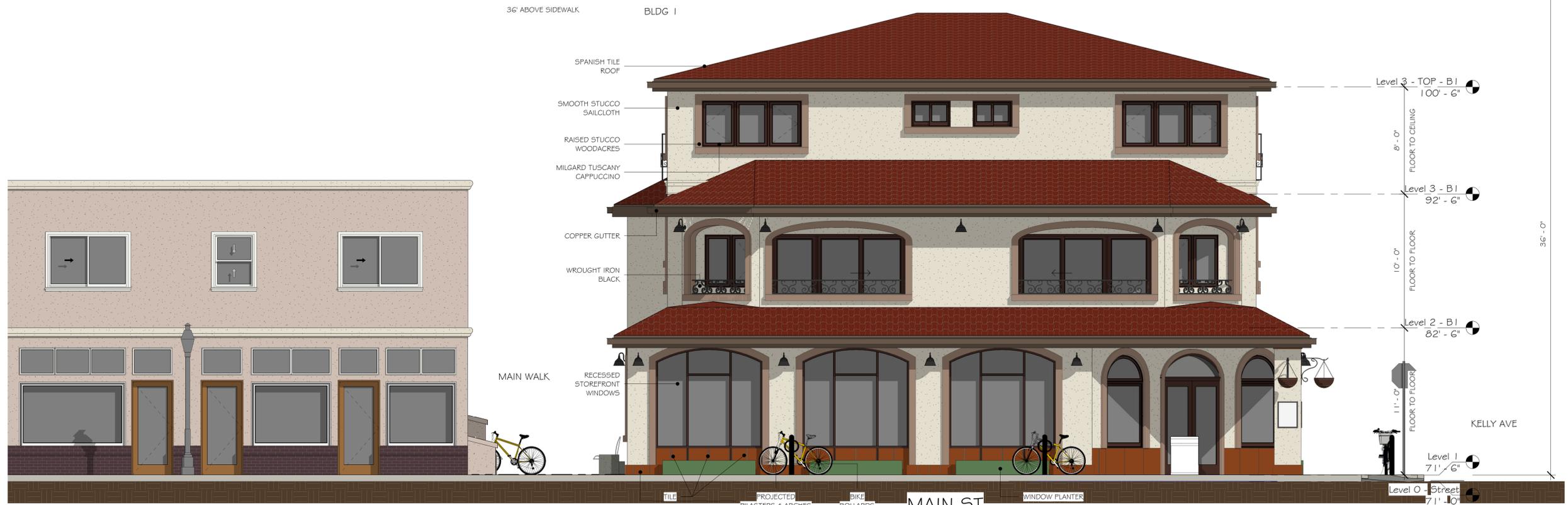
DRAWN: GMH

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"

REVISIONS



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

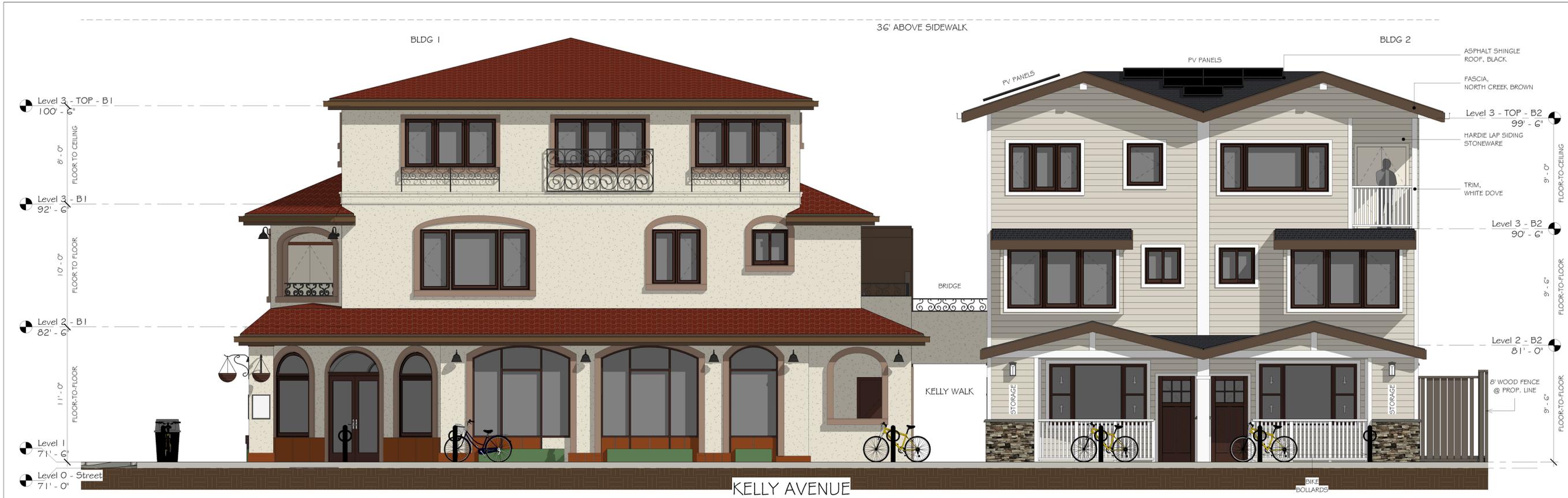
Elevations Buildings 1  
& 2 - South & North

FOR REVIEW ONLY

DATE: 12/07/2021  
SCALE: 1/4" = 1'-0"  
DRAWN: GMH  
JOB: UCCELLI  
SHEET:

A2.02

OF SHEETS



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



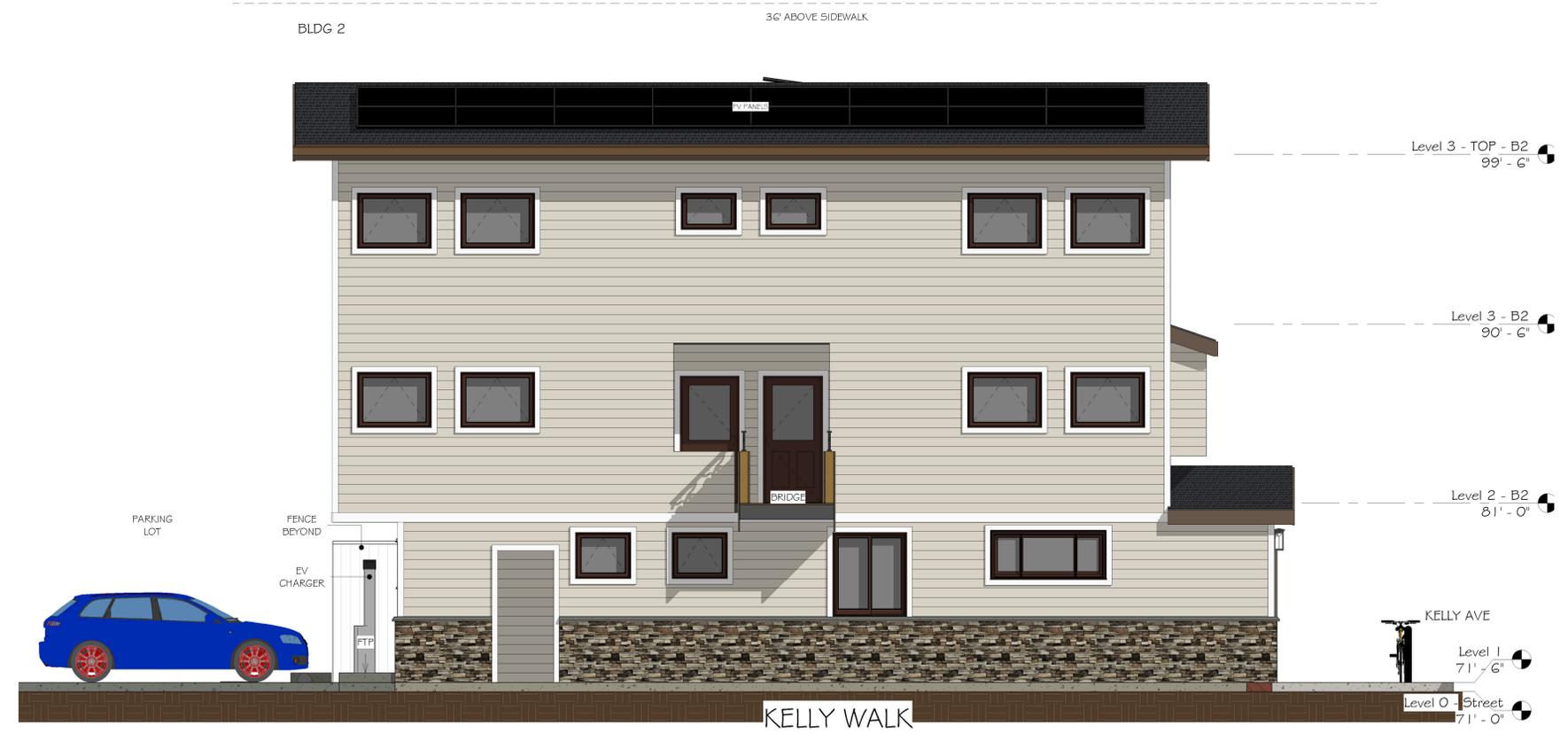
North - Building 1 & 2  
1/4" = 1'-0"

S:\Client Projects\2018\Uccelli\Revit\Uccelli\_V09.2.rvt

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt



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



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

REVISIONS



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

FOR  
REVIEW  
ONLY

DATE: 12/07/2021

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

DRAWN: GMH

JOB: UCCELLI

SHEET:

A2.03

OF SHEETS



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

Section Views

FOR REVIEW ONLY

DATE: 12/07/2021

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

DRAWN: GMH

JOB: UCCELLI

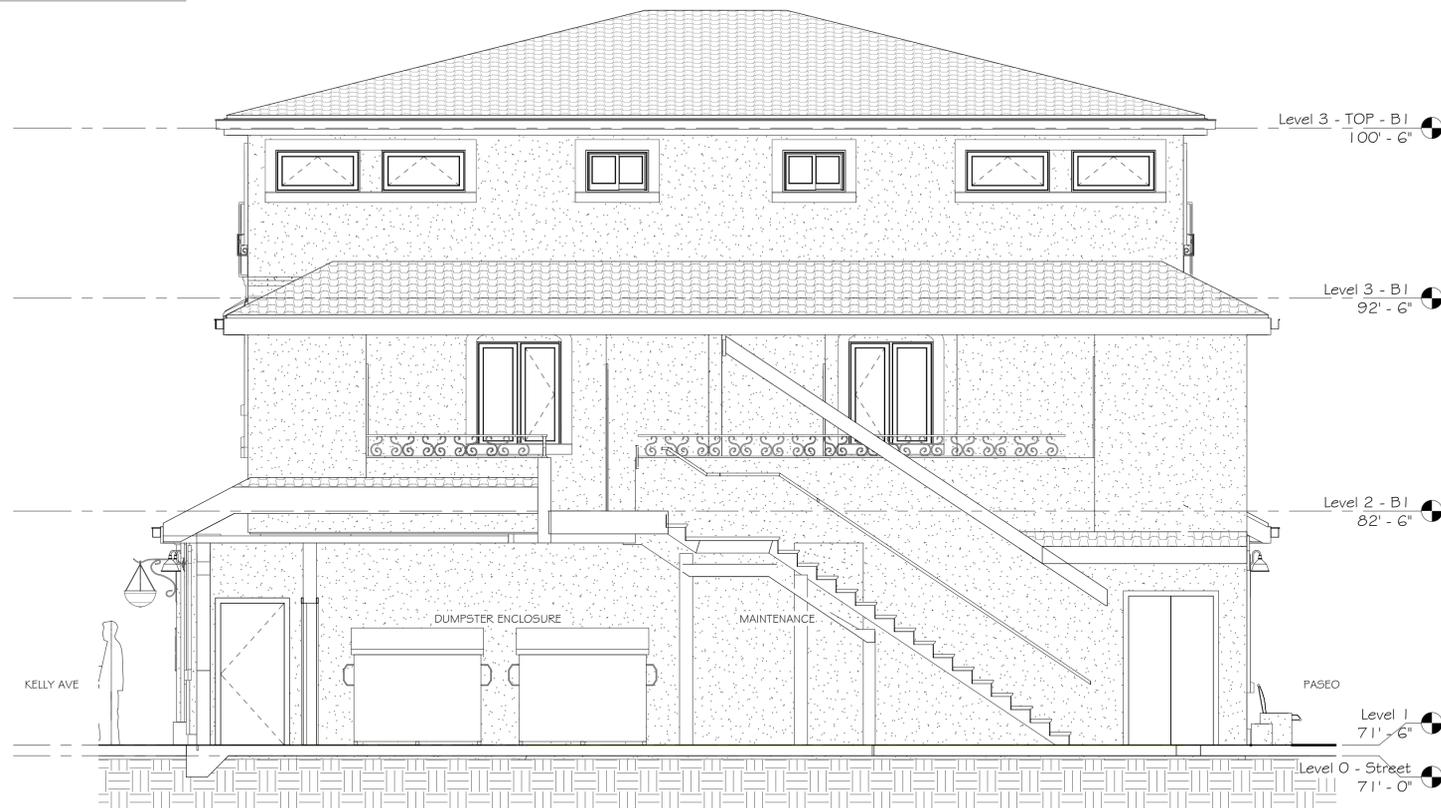
SHEET:

A3.01

OF SHEETS

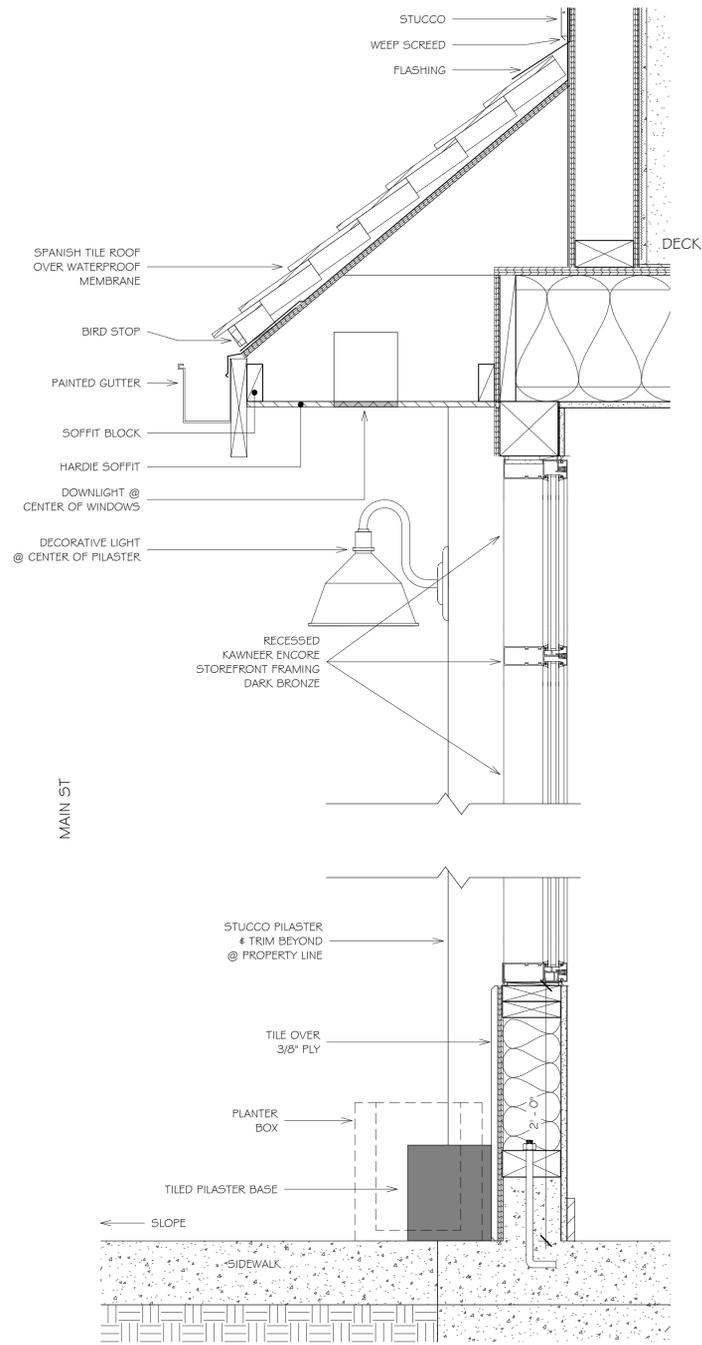


1 Section 1  
1/4" = 1'-0"



2 Section 2  
1/4" = 1'-0"

S:\Client Projects 2018\Uccelli\Revit\Uccelli\_V09.2.rvt



1 Section of Storefront @ Street Level  
1 1/2" = 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

Details

FOR REVIEW ONLY

DATE: 12/07/2021

SCALE: 1 1/2" = 1'-0"

DRAWN: GMH

JOB: UCCELLI

SHEET:

A5.01

OF SHEETS



# ATTACHMENT 2

September 16, 2021  
Architectural Advisory Committee (AAC)



**FINAL MEETING SUMMARY NOTES**  
**CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE**  
**THURSDAY, SEPTEMBER 16, 2021**  
**CITY HALL, FIRST FLOOR CONFERENCE ROOM / 501 MAIN STREET**

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

**PRESENT:** Chad Hooker, Linda Poncini, Steve Kikuchi (via Zoom)

**STAFF PRESENT:** Scott Phillips, Associate Planner, Doug Garrison, Senior Planner, Jill Ekas, Community Development Director, Bridget Jett (via Zoom), Planning Analyst

**MEETING SUMMARY NOTES OF August 19, 2021**

Committee members acknowledged the meeting notes as written.

**PUBLIC COMMENT**

None

**SUMMARY**

**Item A: Review of resubmittal of a new mixed use project at Main Street and Kelly**

**Avenue:** Proposal was presented by the applicant, Edward Love and the owner of the property, Anthony Uccelli.

• **Clarifying Questions from the AAC:**

- What changes have been made to the plans?
  - An elevator was added to the corner building providing access to the second story.
  - The Paseo wrought iron entrance has been removed. It is now called the "Main Walk."
  - A third story balcony has been added to Building #2. Since the packet was distributed the balcony was widened from 4.5 feet to 6 feet.
  - The upper floor windows on the corner building changed to a squared shape .
  - Colors were slightly modified after consultation with a color consultant.
  - An additional rendering has been added to the project plans.
  - The number of window mullions on the corner building have been reduced.

- What changes have taken place to the sidewalk behind the building fronting Kelly Avenue?
  - The sidewalk has been eliminated, the building has been moved rearward and the additional space has been used to increase the width of the front porches on Building #2 from 4 feet up to 6 feet.
- It appears that a portion of the stucco siding extends beyond the property line. Is that the case?
  - Yes, this will be fixed.
- Has the Building Division, Fire and Public Works reviewed the revised design?
  - No not yet. The resubmittal was recently received. AAC feedback is requested prior to routing the plans for feedback.
- Roof tiles are shown on the renderings. Was this roof material intentional?
  - Yes
- The gold band shown along the front of the building along Main Street in the rendering looks out of place. Was this intentional?
  - No, this element will be removed from the plans.
- Is the elevator for commercial or residential use and does the elevator meet ADA requirements with the two elevator doors at a 90 degree angle?
  - The elevator would be for residential only. ADA compliance will be double checked.
- **Comments from the AAC:**
  - **General Comments:**
    - The design has come a long way, the design details are an improvement,
    - Interdepartmental review is needed after suggested changes have been addressed. It is time to confirm that the project will meet Building Code and Engineering standards ,
    - Further review by the AAC is recommended,
  - **Architectural Design Considerations:**
    - Have the structural details been worked out? You may need more room for heavy beams. Consider extending the height of Building #2 to the maximum allowed height of 36 feet. You will probably need this extra room to accommodate large beams. Consider lowering the ceiling height of the second floor and increasing the height of the third floor. A 9,8,9 plate height would work.
    - Expand the vertical dimension of the windows on the east elevation of Building #2.
    - Explore feasibility of extending the elevator to the third floor.
    - The building separation between the corner building and Building#2 along the Kelly Walkway seems too close. Does this meet building code?
    - Add horizontal trim along the front of the cantilever on the north elevation of Building #2. Extend this trim along the remaining elevations for this building.

- Currently, the exterior material is the same on all elevations for Building #2. Consider a different siding material on the upper portion of the building, for example board and bat.
- Building 2 windows extend across property line. This may be a building code issue.
- **Exterior Material Considerations:**
  - Have roof tiles been selected yet? They appear monochromatic in the renderings. Additional detail of the tiles is needed in the renderings.
    - They will probably be mottled
  - More detailed materials information will be necessary. Material samples should be provided. The Glading McBean and Eldorado Stone would be a good choice.
  - Stone wainscotting should be extended to wrap around the building corners.
  - Use integral color for plaster, to provide more depth
  - Remove any galvanized materials,
  - Plaster integral color for aged appearance,
  - Will the ground floor units still be ADA adaptable? It doesn't look like it works.
- **Site Design Considerations:**
  - There is a conflict between the two-way bicycle lockers and the van accessible parking space,
  - Consider other locations for the bicycle lockers, potentially to the north side of the lot.
  - Consider replacing the wheel stops on parking spaces 4 through 15 and replacing with landscaping/ or curb stop for the flow through storm water planter. This could free up another 2 to 3 feet of backup distance.
  - Look into relocating or consolidating the existing dumpster for the building to the north with the dumpsters for the new buildings.
  - Extend concrete paving into the parking lot.
  - Create a common entryway.
- **Landscape Considerations:**
  - Select shade tolerant plant from alleys into the parking lot

#### **AGENDA FORECAST / STAFF UPDATE**

Staff provided an update on recent Planning Commission approvals and future AAC items.

#### **ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS**

The AAC did not have any communications.

#### **ADJOURNMENT**

**Meeting adjourned: 10:45 am**

Respectfully Submitted:

September 16, 2021

Architectural Advisory Committee (AAC)

A handwritten signature in blue ink, appearing to read "Scott Phillips", is written over a light gray rectangular background.

---

Scott Phillips, Associate Planner