



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

**THURSDAY NOVEMBER 9, 2023
9:00 A.M.**

**Ted Adcock Community Center
(South Day Room)
535 Kelly Avenue
Half Moon Bay, CA 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.

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- I. CALL TO ORDER**

- II. REVIEW MEETING SUMMARY NOTES**
 - 9/14/23
 - 10/12/23

- III. PUBLIC COMMENT**

- IV. COMMITTEE MEETING ITEMS**
 - a. PROJECT:** Coastal Development Permit and Architectural Review for a new residence and attached accessory dwelling unit on a vacant lot
 - CITY FILE #:** PDP-23-062
 - LOCATION:** 361 Granelli Ave
 - OWNER/APPLICANT:** Ron Rivard / Nick & Alison Beltramo

- 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 12, 2023
EMERGENCY OPERATIONS CENTER / 537 KELLY AVENUE

Meeting of the Architectural Advisory Committee (AAC) began at 9:00 am. The committee consists of: Chad Hooker, Steve Kikuchi, Linda Poncini.

PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

ABSENT: None

STAFF PRESENT: Jill Ekas and Mike Noce

REVIEW OF MEETING SUMMARY NOTES 6/8/23 & 7/13/23

Review of the meeting summary notes were deferred since all AAC members were not present

PUBLIC COMMENT

None

COMMITTEE MEETING ITEMS

Item A: Cabrillo Unified School District Workforce Housing Development

City File No.: PDP-23-037

Location: 498 Kelly Avenue, Hatch Elementary School

Owner/Applicant: Cabrillo Unified School District

Mike Noce, Housing Coordinator, introduced the applicant and design team.

Sean McPatridge, Superintendent of CUSD, introduced the item.

- Presented a strategic planning update and the focus of the project includes workforce and is not limited to teachers, and this has been an interest of the CUSD Board.
- This is how CUSD moved to reach out to Brookwood Advisors who have experience with this type of project, including at Jefferson Union, a district to which CUSD has lost employees due to housing.
- This is the District's project and it needs to be in-line with the City.
- Noted other Bay Area districts where this is being done.
- This is for people who are beginning in the profession and for other District professionals who make minimum wage.

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Architect – Paul Seidel, of Seidel Architects Inc.

- Reviewed the project design starting with the site plan and site circulation/parking.
- The site includes retention of existing CUSD buildings, as well as new / replacement facilities.
- Reviewed elevations and floor planning for both building types.
- Described the material finishes.

Landscape Architect – The Guzzardo Partnership, Inc.

- Reviewed the various landscape components included in the site plan for both the north and south sides of the site.
- Pointed out the stormwater green infrastructure features built into the site plan.
- Details including fencing and trees, including those to be retained/removed were also noted.

Clarifying Questions from the AAC:

Q. What is the overall grand schedule of this project?

A. CUSD – Responded that it would take several years and that there is a Gantt chart in the project submittal. Overall, it is dependent on funding, such as bond funding, the soonest it could run would be 2024. Would be at least 2 years.

Q. How many employees does the district have?

A. CUSD – Over 300 employees. 83 employees completed the survey. More than likely, those that responded are not homeowners. This site is central in Half Moon Bay and there is an ability for it to be built.

Q. Why this location?

A. The CUSD location is underutilized currently and within walking distance of Hatch Elementary, Pilarcitos High School, Cunha, District Office, and slightly further to Half Moon Bay High School.

Q. Would workforce housing be available to all staff throughout the district?

A. CUSD – The District extends north to Montara and east to Skyline. The CUSD workforce, district-wide, would be able to live in this development.

Q. What is AAC's role for the other facilities?

A. AAC can give input about all of the design and layout of the proposed improvements. AAC also provides design recommendations to City Council, the Planning Commission and staff.

Q. How was the community notified about the CUSD sessions?

A. CUSD – Described how they notified district employees and families with fliers, etc. Notification of project took place at the Brews and Views event. The City also distributed notifications through the City's E-News service.

Q. AAC members have spent time on the site and the site plan is just a mess. What is the square footage for all the outbuildings, the storage spaces, etc.?

A. CUSD Architect – Did a detailed study of all of the storage buildings and other spaces including bathrooms, and mechanical spaces. There is about 12,000 SF of use in all of these buildings and thus consolidated that into one building. Some employees in the office space were also moved into an office space that would be shared with office space for maintenance space.

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Public Comment:

1. Mark Wisebar: Thanks for this first step for something that is good for our community. But ultimately need to raise pay for our teachers. Ultimately higher pay will make the district better with better teachers. Need to incentivize teachers to come here. There is a lot of turn-around with teachers, etc. Would like new residents to send their kids to local schools, not schools over the hill. Some teachers do not want to live where they work. Their home is their sanctuary. The site on Kelly makes more sense.
2. Aisha Barrow: Appreciates comment about teacher pay because it informs a lot of community input. Teachers on the coast are vastly underpaid. Many of them see this as a trade-off between housing and teachers and that there may be a parcel staff. Seeing different responses with teachers than the survey. Has not heard any support for this. Wants survey to be validated, to show the questions, etc. That is an important foundational part of information before going to design review. The site density was brought up and needs to be taken into account. CUSD has stated that Hatch is overcrowded. So why would they put more infrastructure on Hatch. This is an affordable housing project but does not support this one. This is about workforce and parents wanting experienced teachers. So, want affordable housing for everyone, but a different strategy for teacher retention.
3. Drew Davis: Lives on 3rd Avenue near the site. The traffic impacts have not been raised. This includes the existing traffic issue on 3rd and Central. This project will greatly impact this intersection. A proponent of teacher housing and retention. The focus on the Kelly field is inappropriate for the community. Consolidate all of it on the district site. Then distribute the other uses to other district properties. Would like another plan design that develops Hatch Field as a useful property. Does not need another playground on Hatch. Need a ballfield. Make that a pedestrian access only, develop field as a playground. Vast majority of Hatch students walk to school. District has not managed it as an entrance point. Need traffic calming on 3rd and Central. Support affordable housing.
4. Brenda Davis: Lives on 3rd. Last year CUSD installed solar panels and used the field as a parking lot during that time and it was a disaster during that time. Supports affordable housing but cannot support this plan.
5. Resident: On many CUSD committees. Agrees with Jim about wanting more affordable housing, and not opposed to it on CUSD properties. The Central side was used for recreational purposes for years and years and then went away with the promise it would come back. Need it. There is a lack of field space in the community. Cannot afford to give that space away for housing. 700 students need this space for years to come. The raised grassy areas have no purpose. El Granada Elementary has more space. Regarding the Kelly side, there is less of an issue with it. Take care of the kids on Central. How do the City and CUSD address environmental laws?
6. Katrina: A parent of two children at Hatch has been directly impacted by teacher shortages. So, retention is near and dear to her heart but needs to raise pay now. Regarding the Central area, it had been used for baseball and soccer. Practices are impacted due to lack of field space. Does not need a playground.
7. Kate Livingston: Read a letter from 18 Hatch School Teachers. The letter is attached to the meeting notes. I am a next-door neighbor, alarmed by the loss of the field. The focus of concern is about the loss of field. And CUSD has other locations for this use. Also, refutes the idea that the Hatch field is excess or surplus property.

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8. Greg Greenburg: Concerned about height and the presentation does not show the view from the Highway. Also, against development in the field. The 4 stories on Kelly are a concern with respect to the view corridor. Would disrupt the jewel of view of the city. Asks the district to investigate the use of surplus property – Princeton, El Granada, and south of town. These properties could be developed.
9. Susan K.: Lives on Correas near Hatch Elementary School. There is an existing parking problem and not enough room for parents to pick up and drop off kids, so they overflow. Can't leave the house in the morning due to the traffic on Kelly. If increase that with teachers driving out of these areas from Kelly, will be one big traffic jam. Is there any consideration of a road to the site directly from Highway 1?
10. Guy Reinke: Went to Hatch, also kids, grandson. Mother-in-law taught there. Had ballfields. His office overlooks the street and sees heavy traffic on Central and Garcia. There will be more foot traffic and vehicular traffic. Too much population for that little area. Also cutting a view of the homes from the highway. There is not a place for the kids to play now. Kids have to play on the street.
11. Mark: Went to Hatch, Cunha, the Highschool and children. His wife is a teacher. Lived on Central. Traffic is atrocious. Now parents are using Poplar with the light which has increased traffic there, too. The designs look great. But the location on the ball field is not great. Used to be buses. This is not a budget meeting, but there are a few issues about this program. This does not address teacher retention. The Daily City project was supported by a population of 100,000 people. Need to find more fields to accommodate more kids, such as at Smith Field, but that is still not enough.
12. Donald: This project will not go forward. I can guarantee it. I have lived here for 45 years. Wants a complete refund from the architects for this. This is the worst architecture and ill-conceived architecture. It is absolutely horrible by any standard. There is nothing else to be said. Demands a refund. These are just boxes. (Came to comment later in the meeting.) Give the teachers a working salary.

AAC Discussion topics with applicant and staff responses:

- Reiterated that this is early in the process. This is not a done deal. Would need to go to the voters. This is a way to vet the idea. Need to size and plan the project in order to do that.
- Noted that have heard community members voice concerns, especially about the Hatch field. CUSD will take the concerns about the south end of the property back for consideration.
- Currently doing major renovations as other schools. That process required having architectural plans.
- This is a long process. Does think this is in line with the past designation of the District Office property – the north side of the proposal with 42 units - as a surplus property because of its proximity to most of its students.
- This is a way to start the process.
- This is a solution, but not the total solution. The rents would pay off the loan for this project and it would become a district asset. The board could consider a parcel tax renewal to increase pay. However, CUSD gets what it gets with respect to funding. The only thing communities can do is pass parcel taxes to address wages. It is not an either/or situation. Need both. This is an under-resourced district.

Kelly Street Housing Site:

Site:

- Site plan cleans up a confusing site.
- If continues in this approach, will be a nice project; however, will likely change quite a bit.
- This side of the project appears to be fenced. How will this be managed/secured with the project?
 - CUSD responded that the Division of the State Architect has a plan to provide perimeter fencing around the Hatch School site; and the current configuration does have a key-coded gate to get to the district office.
- The site has been gated. How would this be addressed.

Building:

- The building shape is good.
- Handsome building.
- Likes articulation. The building is interesting.
- Likes materials; however, concerned about core-10 steel and it will rust and stain sidewalks, etc. Might be possible to get a finished metal that has a similar metal in color and look which would keep that feeling and be really nice.
- Concerned about the four-story elements of the building. Would be the tallest building visible from Highway 1 and thus precedent-setting.
- Should have solar.

Landscaping:

- Really nice along HWY 1.

Corporation Yard Building:

Site Plan:

- There is angle parking – but more could be done in that area.

Building:

- Design is unfortunate.
- Could have more interest.
- Needs variation in materials, colors, and textures.
- Roof shapes are not good. Looks like an effort to modify a boxy structure.
- It is a bus barn. Maybe make it look like a barn or more in context with the architecture of the adjacent housing.
- Upper elevation is much better. Need more interest in view D (facing Highway 1). The current design is too much like a warehouse.
- Consider access, are there enough doors, etc.
- Thought we should have more two-story space because CUSD needs more room.

Landscaping:

- Add plantings.

Central Site:

Site Plan:

- Housing is very close to the property line and to Highway 1. It will make a statement about Half Moon Bay.
- Currently there is a sense of open space, and the housing will block views of it. If there will be housing here, why not locate it closer to the residential side/west side of the site?
- Will suffer from traffic noise and be concerned about noise impacts on these residences.
- The need to provide playfields will be compromised by placing buildings in this location.
- Need to see a cross-section of these buildings relative to Highway 1 to show proximity and height relationships.

Building:

- Generally, nicely done. (More of a site planning issue.)
- Architecture is a little stark. There is not much interest/articulation. Appears to not have any trim detailing on the openings. Needs to be softened up. The garage doors could be interesting. This part of the project needs careful detailing to make it more comfortable with the existing neighborhood.
- Concerned about the asymmetrical roof shapes. And appears to have drainage to flat-bottomed valleys which will be problematic. Could reverse the gables, add articulation, and have fewer maintenance issues.
- Storage containers on the site, what is its purpose? Concerned about not including enough storage in the plans to accommodate all the needs.
 - CUSD confirmed multiple uses for these containers – sports and other needs.
- Garages – Do not appear to be worked out with respect to which garage goes with which unit? There are drafting problems.

Overall Site Plan:

- Don't need so many shade structures or large shade trees. Not needed so much in this climate.
- Playfield is a higher and better use for the Central side. If need to keep housing on this end, move it to the west and have fields near the highway.
- This also makes this more cut up on the south side if need to ever expand the school.
- Noted that the site in El Granada would be nice for housing but could be challenging. Inquired CUSD about that site.
 - CUSD: Noted that have discussed it with the County about zoning. There is a portion that is zoned appropriately, but some of it is wetlands. Also, there are paper streets from the old subdivision. There is also slope and other concerns about this site. Trying to align with the City's and the County's needs for housing. Does not have a signal from the County that this would be zoned for housing.

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- Looking long-term, considering the 20 to 30-year payback from housing, need to take a long view for the school and other sites. And is there a master plan including all of the CUSD sites for housing and other needed uses.
 - CUSD – Noted that the facilities master plan had aged as of 2019. Updated demographics show shifts that impact where schools need to be adjusted with respect to size. They also see declining enrollment. Also hears comments about the need for green space for Hatch. Also, for growth, Hatch used to serve over 700 students. Now it serves about 550 students. Pilarcitos also has students, about 50 who access the site at alternative times.
- Potential that development on this site could increase traffic northbound Highway 1.
- Regarding the existing design, if children need to leave, would have to cross a road, instead of being able to enter a greenspace. Wouldn't want children walking across a roadway. The organization of the site needs to identify where kids are.
- This will take a long time to sort out. Since it will be years before this can be implemented, at least look at all of the CUSD sites.
 - CUSD – As for why the focus has been at Hatch, the District clarified that it seemed that with the City's overlay, this could be more realistic. Note the student populations of Hatch, Pilarcitos, Cunha, and Half Moon Bay High School which hold the vast majority of the CUSD student population; e.g. in comparison, for example, Farallon has only 200 students. Confirmed that they did look at all of the District's multiple surplus properties, e.g.:
 - El Granada surplus properties: Includes properties bound by Sevilla Avenue, Coral Reef Avenue, San Carlos Avenue, Sonora Ave (sloped, etc.) and the public considers it to be open space. It has wetlands, and some of it is zoned for single-family housing.
 - A property near Heal Project: Zoned for only one home.
 - District Office: This is a designated surplus property and aligns with City's overlay, thus the focus of this project.
 - Tunitas Creek Site: Has no power or utilities.
 - Another property was bequeathed to the district to be used only for educational purposes.

Other Notes:

- AAC member noted that there appears to be public confusion about funding. There is a perspective that this plan would take up money that would otherwise be used for teacher salaries. This is not the case and the District needs to provide education about funding.

CUSD confirmed that this is a need.

AGENDA FORECAST / STAFF UPDATE

- Creekside Resubmittal
- 149 Kelly Avenue

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

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ADJOURNMENT

Meeting adjourned: 11:30 am

Respectfully Submitted:

Scott Phillips, Senior Planner



DRAFT MEETING SUMMARY NOTES
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE
THURSDAY, SEPTEMBER 14, 2023
EMERGENCY OPERATIONS CENTER / 537 KELLY AVENUE

Meeting of the Architectural Advisory Committee (AAC) began at 9:00 am. The committee consists of: Chad Hooker, Steve Kikuchi, Linda Poncini.

PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

ABSENT: Steve Kikuchi

STAFF PRESENT: Jill Ekas, Scott Phillips, and Mike Noce

REVIEW OF MEETING SUMMARY NOTES 6/8/23 & 7/13/23

Review of the meeting summary notes were deferred since all AAC members were not present.

PUBLIC COMMENT

None

COMMITTEE MEETING ITEMS

Item A: Coastal Development Permit and Architectural Review for a new residence and attached accessory dwelling unit (ADU) on a vacant residential lot.

City File No.: PDP-22-059

Location: 400 Washington Blvd

Owner/Applicant: Rory O'Driscoll / 361 Architecture

Public Comments:

None

Applicant Presentation:

- Applicant and designer gave an overview of the project.

Clarifying Questions from the AAC:

Q. What is the intended use of the expanded residence?

A. Single family residence with an accessory dwelling unit to accommodate single family residential uses.

Q. Is there a gas line below the foundation?

A. Yes

AAC Comments:

Floor Plan:

- The size of the ADU is fairly small. Consider enlarging the ADU to increase functionality of the ADU.
- Consider revising the location of the ADU kitchen and bathroom to allow for additional space within the ADU.
- The water heater for the new residence and ADU has been sited along the interior corner of the garage. Consider relocating the water heater closer to fixtures served. This will reduce the amount of piping needed for heated water plumbing.

Architecture:

- First story addition façade facing Washington Blvd creates a façade that closed off. Champs Elysee Blvd façade acts as the prominent front of the updated residence.
- .

Detailing:

- Functionality of the storage closets along Champs Elysee Blvd would be improved if they were slightly larger.
- Consider adding a stacked washer/dryer to the ADU.
- Functionality of the garage bathroom could be improved with some minor changes to the floor plan.
- Section labels do not match the sections.
- Add arrows on the sliding glass doors

Design:

- The AAC is supportive of the contemporary design of the addition and the upgrade of the façade of the existing residence.
- The single story addition and attached ADU is a reduction in massing compared to a two story option.

Item B: Coastal Development Permit and Architectural Review for modifications to the Yellow House at BK Motors

City File No.: PDP-23-067

Location: 112 Cabrillo Highway North

Owner/Applicant: Bob Kay / Edward Love

Public Comments:

None

Applicant Presentation:

- Applicant and designer gave an overview of the project.

Clarifying Questions from the AAC:

Q. Will the low lying wall in the front of the building be brick or stone?

A. The wall will be changed to stone.

Q. Is the amount of grass shown on the plans acceptable from a Model Water Efficiency Ordinance perspective?

A. Yes, depending on the amount of grass area, additional water efficiency requirements may be required.

Q. Will the bed and breakfast be owner occupied?

A. No, if owner occupancy is required for a bed and breakfast, a motel will be proposed instead.

AAC Comments:

Floor Plan:

- The size of the ADU is fairly small. Consider enlarging the ADU to increase functionality of the ADU.
- Consider revising the location of the ADU kitchen and bathroom to allow for additional space within the ADU.
- The water heater for the new residence and ADU has been sited along the interior corner of the garage. Consider relocating the water heater closer to fixtures served. This will reduce the amount of piping needed for heated water plumbing.

Architecture:

- AAC likes the additional gables.

Landscaping:

- Plant palette needs to be developed more.
- Consider plants in front of the commercial business at 730 Mill Street

Item C: Sign Permit Proposal for Blue Dragon

City File No.: PDP-23-071

Location: 643 Main Street

Owner/Applicant: David Oliphant

Public Comments:

None

Applicant Presentation:

- Applicant gave an overview of the project.

Clarifying Questions from the AAC:

Q. What is the theme of the sign?

A. The classic 1980's movie Blade Runner was the motivation for the business branding and sign design.

AAC Comments:

Sign Design:

- The AAC is supportive of the sign design.

AGENDA FORECAST / STAFF UPDATE

- Cabrillo Unified School District Housing

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

ADJOURNMENT

Meeting adjourned: 11:30 am

Respectfully Submitted:

Scott Phillips, Senior Planner



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

Date: November 9, 2023

To: Architectural Advisory Committee Members

From: Ocoee Wilson, Assistant Planner

Subject: 361 Granelli Ave, New Single-Story Single-Family Residence and Attached Accessory Dwelling Unit, PDP-23-062

PROJECT DESCRIPTION:

The proposal consists of a new approximately 3, 444 square foot single-story home including the attached 382 square foot accessory dwelling unit (ADU). The primary residence would contain three (3) bedrooms and two and a half (2.5) bathrooms. The attached ADU included is a one-bedroom unit with a full bathroom and kitchen area. The building’s exterior consists of stucco, cedar siding, and some stone veneer.

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

Development Standards	Zoning Requirements	Proposed
Min. Site Area	5,000 sq. ft.	8,221.5 sq. ft. (existing)
Min. Average Site Width	60 ft.	75 ft. (existing)
Min. Front Setback	20 ft.	20 ft.
Min. Interior Side Setback	5 ft.	10 ft. (W) 5 ft. (E)
Minimum Combined Side Setbacks	20% lot width (15 ft.)	15 ft.
Min. Rear Setback	20 ft.	24 ft. 7 in.
Max. Height	20ft.	19ft. 3in.

Max. Single-Story Lot Coverage		
<ul style="list-style-type: none"> Main Residence w/ Attached ADU 	50% (4,110.75 SF)	42% (3,444 SF)
Max. Floor Area Ratio		
<ul style="list-style-type: none"> Main Residence 	0.5:1 (2,188sq. ft.)	49.7% (2,176.6 SF)
Min. Parking Spaces (Substandard)		
<ul style="list-style-type: none"> Main Residence Detached ADU 	2 garage spaces	2 garage spaces
Maximum Building Envelope	Per Zoning Code	Conforms

Background: The site is located within the Alsace Lorraine neighborhood. The site is surrounded by developed one and two-story homes, with the adjacent homes all being two-story.

Required Permits: The project requires the issuance of a Coastal Development Permit and Architectural Review.

REVIEW:

Staff is seeking feedback from the AAC on the design of the new residence as it relates to compliance with the Single-Family Residential Design, to support the Community Development Director in a future decision. Staff is also interested in the AAC's input on building materials to ensure the materials will be tolerant to Half Moon Bay's coastal conditions.

Site Plan

Site Conditions: The site is currently vacant with ruderal ground cover. Neighboring wood fencing is located along each of the adjacent property lines. Figure 1 shows the site conditions as of November 3, 2023.

Offsite Improvements:

Frontage improvements will be included at the subject property including a 5' wide sidewalk, curb, and gutter.

Landscape

Plant Layout: The landscape plan includes several trees and a wide variety of California Native or adaptive plants. The AAC is encouraged to review the landscape plan and advise about any appropriate changes.



Figure 1 Subject Property, photo dated November 3, 2023

Architecture

Neighborhood Context: The surrounding neighborhood contains both one and two-story homes. A variety of architectural styles are present throughout the neighborhood. The proposed ranch-style home would fit in with the rest of the architectural styles of the neighborhood.

Single Family Residential Design Guidelines: The project is subject to the City's Single Family Residential Design Guidelines. The structure contains a series of gable roofs, large open windows in the front and rear of the home and minimized windows on the sides. The bulk of the home is appropriate relative to other homes in the neighborhood.

Building Design: Architectural elements have been integrated throughout the residence. Stone veneer ledge stone panels are included on the front and rear of the house. There is articulation incorporated throughout the building. The design also includes a few unique aspects, such as a garage door that will match the siding of the home and an indoor/outdoor living area in the

front of the residence that includes folding glass doors. The incorporation of the folding glass doors encourages passive heating and cooling of the home.

NEXT STEPS:

Minor changes may take place to the proposal and any recommendations by the AAC will be taken into consideration during the resubmittal. It will then be followed by a public hearing and will be set for approval by the Community Development Director.

ATTACHMENTS:

1. Plan Set

