



DRAFT MEETING SUMMARY NOTES

CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE

THURSDAY MARCH 14, 2024

TED ADCOCK COMMUNITY CENTER, SOUTH DAY ROOM / 535 KELLY AVENUE

Architectural Advisory Committee (AAC) began at 9:00 am.

PRESENT: Chad Hooker, Linda Poncini, and Steve Kikuchi

ABSENT: None

STAFF PRESENT: Mike Noce, Housing Coordinator, Kristi Bascom, Contract Planner, and Scott Phillips, Senior Planner

PUBLIC COMMENT

No public comments.

COMMITTEE MEETING ITEMS

Item A: Coastal Development Permit, Architectural Review, and Lot Line Adjustment for a new Senior Farmworker Affordable Housing Mixed Use Building

City File No.: PDP-23-034

Location: 555 Kelly Avenue

Owner/Applicant: City of Half Moon Bay / Mercy Housing

Public Comments:

None

Applicant Presentation:

- Applicant gave an overview of the project site layout, proposed elevations and building materials, proposed floor plans and building uses, and provided a 3D view of the project from various vantage points along Kelly Ave.

Clarifying Questions from the AAC:

Q. Are the balconies along the front of the building bolted onto the building framing?

A. No, the floor of the balconies are integrated into the structure of the building. The balcony railings would be hot dipped galvanized and powder coated.

Q. How does the project satisfy off-street parking requirements?

A. Garage parking is included with the new building. The new mixed use building would be for the purpose of affordable housing for senior farmworkers and a commercial space for

an on-site Farmworker Resource Center. Existing parking for the Ted Adcock Community Center would be reconfigured to accommodate additional public parking. An affordable housing development agreement has been requested.

Q. Has the parking and traffic impact study been completed?

A. The study will be completed prior to the Planning Commission meeting. It is currently in draft form.

Q. Why was the upper roof deck excluded from the revised design?

A. Including a roof deck would add costs to the project.

Q. What is the budget for the project?

A. The project costs have varied, but current estimate is \$42 Million.

Q. How is the garage ventilated?

A. Venting would be installed along the walls of the garage. Ventilation will be finalized during the preparation of the final construction plans.

Q. Where will the fire department backflow preventers be installed?

A. Along the side or rear of the building and not along the Kelly Avenue frontage.

Q. How many accessible residential units are included in the project?

A. All 40 residential units will be adaptable to meet accessible requirements.

Q. Are there opportunities on surrounding private properties for additional off-site vehicle parking?

A. Possibly. City staff have approached adjacent land owners about the possibility of securing offsite vehicle parking and ALAS is engaging with the church next door.

AAC Comments:

Architecture:

- Compared to the previous design, the new design is boxier, more simple, and less attractive. The design needs more detail.
- Some of the AAC members expressed concern about the boxy appearance and that reducing the boxy appearance could be achieved by adding additional building articulation. One stated that a more simple, modern design.
- The step back of the top story is supportable.
- The separate entrances to the commercial and residential components create a tower-like appearance.
- A more traditional design was encouraged by some of the AAC members. This was not a unanimous comment. One AAC member felt the more modern/simplified design was fine. Does not need to have "traditional" details.
- Adding a roof deck is strongly encouraged.

Design Compatibility:

- The overall design differentiates with the many of the building designs in Downtown Half Moon Bay. The design does not need to mimic older building in Downtown.
- The basic design and shape of the building emphasizes its verticality, which is unfortunate. The massing, vertical surfacing and ground to roof architecture emphasizes

a vertical appearance and not a pedestrian friendly experience. Consider making the ground floor of the housing different and relatable to the western portion of the building.

- The proposed building would create shade/shadows on the Ted Adcock Community Center. A shadow study would assist in understanding the shadowing that would be created by the new building.
- The first story of the building should be treated differently than the other floors to emphasize the building base and reduce the vertical nature of the elevation. Consider using a separate exterior building material and/or color to provide a visual break. A portion of the windscreen could be tempered glass. This design consideration is of great importance.

Detailing:

- The AAC strongly encourages powder coating the railings of the balconies.
- Window treatment and window material samples should be added to the material sample.
- Sun shading on the windows along the south elevation is needed. Consider recessing the windows. Window shading treatments could help provide detail and articulation. The energy code specifications related to window shading may override the fire prevention preference for no exterior protrusions.
- Consider copper flashing instead of sheet metal flashing at the windows.
- Corner trim needs to be detailed in the plans.
- Consider eyebrow awnings or trellis elements to provide additional interest at the ground floor.
- The four foot high parapet on the second story patio is not high enough to buffer against wind. Additional height is needed to provide wind screening. Consider glass or other clear material as the AAC would not want a larger parapet to add to the bulk of the building.
- Add screening to the backflow protectors and any other exterior water infrastructure.

Landscaping:

- Synthetic turf may be the only material that will withstand a rooftop and high activity area. The environmental benefits of synthetic turf has been an issue of debate.
- Loss of the existing trees is of serious concern.
- An entry feature or statement that identifies the center, such as pavers or signage, needs to be added to the project entry drive aisle. A distinct entry feature was suggested at the previous AAC meeting but still has not been added to the proposal. Excluding a prominent entry feature from the project would be a lost opportunity.
- Live Oak tree species may not survive. Consider Manzanita instead.
- A 24-Inch Box size trees are shown on the plans. Consider 48-inch Box instead.

General:

- Concerned about the minimal parking spaces for the residents, which needs to be addressed.
- A consistent north arrow needs to be added to all site plans.
- There is an inconsistency between the utility plan and the floor plan, which needs to be fixed prior to the Planning Commission meeting.
- The AAC did not ignore the parking concern. The AAC is concerned about the lack of parking for residents. Most residents will have 1, if not 2 vehicles and additional parking is needed in order to accommodate the vehicles of the residents. The traffic analysis that is under preparation will be critical in providing feedback on the potential impacts. There is not enough/frequent Public Transit to serve folks (if they were not allowed to bring cars). Much more outreach to potential tenants is needed to get a realistic number of parking spaces for each unit.
- The AAC expressed dismay at the plainness of the structure, not accepting the architect's contention that the budget does not support a more attractive design.
- The committee asked again about providing a usable roof deck at the top of the fourth level, given that the budget appears fully adequate for such an improvement.
- The committee expressed concern about the small site footprint for the size of the building and the impact of this building on the surrounding uses.

Item B: Coastal Development Permit and Architectural Review for a new mixed residential and commercial building

City File No.: PDP-21-070

Location: 540 Purissima Street

Owner/Applicant: Robert Moody

Clarifying Questions from the AAC:

Q. Are the windows aluminum?

A. No, the proposed windows are aluminum exterior and wood interior and have been changed to Milgard. The plans will be updated to show the windows that have been selected.

Q. Are the residential units required to meet accessibility requirements?

A. No, the project includes two residential units. Projects with three or more residential units are required to meet accessibility requirements.

Q. Are street trees included in the project?

A. Yes, where appropriate. Preliminary street improvement design for the west side of Purissima Street is currently being prepared by Public Works. Frontage improvements, including but not limited to street trees, will be required per the final frontage improvement design.

Q. What are the exterior door colors?

A. The front doors will be red. The access doors will be blue.

Q. Did the Coastside Fire Protection District review the plans?

A. Yes

Q. Where would be the recycling and trash storage location?

A. The recycling and trash storage location would likely be located in the garage. The location will be added to the plan set and as well as any applicable details.

Q. Is the disabled access stall allowed in tandem with another parking space?

A. Yes

Public Comments:

None

Applicant Presentation:

- The owner and architect were present at the meeting and presented the project.

AAC Comments:

Architecture:

- The AAC is supportive of the revised building and site design.

Site Design:

- The AAC is supportive of the site design, including the parking configuration, and side driveway configuration.
- Interlocking pavers are recommended for the exterior driving and parking areas. This should be shown on the plans. Consider plantings to break up the expanse of paving across the front of the lot.

Floor Plan:

- Eastern end of the hallway accessing the front balcony is not necessary. Consider eliminating the sliding glass door.

Detailing:

- The cantilevered beams should be steel and hot dipped painted instead of wood beams.
- The front elevation is a bit stark without articulation or interest. Add bigger second story windows along the front of the second story.
- The trellis above the door has been removed. Consider adding the decorative entry feature.

Landscaping:

- The vine plants indicated on the roof deck may have difficulty surviving.
- Add more landscaping to the front of the building.

General:

- There is an inconsistency between the plan sheets related to the northeastern egress and the second story deck. The inconsistency needs to be addressed prior to scheduling the Planning Commission or Director Hearing.
- Add dimensions to the site plan.

- Update Sheet A202 to show Class A composition shingles.

Conclusion:

- The AAC is supportive of the design but some minor changes to the plans need to be made prior to a decision.

AGENDA FORECAST / STAFF UPDATE

Agenda forecast:

- 4/11: 493 Kelly Avenue

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

None

ADJOURNMENT

Meeting adjourned: 11:30 am

Respectfully Submitted:

Scott Phillips, Senior Planner