



DRAFT MEETING SUMMARY NOTES
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE
THURSDAY, JUNE 8, 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

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

REVIEW OF MEETING SUMMARY NOTES 4/13/23

Additional information was added to the draft summary notes.

PUBLIC COMMENT

None

COMMITTEE MEETING ITEMS

Item A: Kelly Avenue Mixed Use Building

City File No.: PDP-23-034

Location: 555 Kelly Avenue

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

Mike Noce, Housing Coordinator, introduced the proposal.

Isaac Cruz with Mercy Housing introduced the approach of the design team.

Ben Chuaqui, Architect with Van Meter Williams Pollack presented the proposed architecture and elaborated on the design process that took place.

Committee Member Kikuchi – Noted an ex parte communication about the project where they did not become a landscape architect and that had seen a preliminary version of the plans.

Highlights of the proposal include:

- Ideal location with immediately adjacent services.
- Range of unit sizes noting that the original proposal was for all studio units and now the plan includes predominately 1-bedroom units, 5 2-bedroom units, and a few studios.

- Building materials were selected to be compatible with the coastal vernacular.
- Noted sustainability approach and that the firm’s projects typically achieve gold and platinum LEED status.
- Presented community input from Mercy’s two community meetings and how the design has progressed to incorporate the input:
 - Open space to include both a garden and a play area for children – Typically haven’t done play areas for senior housing, and for this building, this is reflective of the multi-generation nature of this building; also includes a trellis, play area, raised beds, and “spill-out” space for the adjacent community room. To establish private open space and a connection to the outdoors for residents, they are considering balconies Juliette balconies which are shallow, yet can open and allow living rooms to open up to the outside.
 - Storage – Units will have closet spaces; but will also have designated and secured storage areas/lockers for each unit.
 - Unit Mix – Input was to include larger units and the design has been shifting to more 2-bedroom units as feasible.
 - Family gathering and social spaces for multi-generational households – The courtyard and community room provide such space, and the apartments themselves are laid out to make them more functional and lighter with large windows.
 - Parking - Management for autos and bike parking included, and proposed increasing parking supply in the Shoreline Station access drive.
 - Senior accessible design features – Will be accessible and noted that will include additional features such as handrails in the corridors and roll-in showers.
 - Safety – Access control security system and design features that include large windows with natural lighting are included in the design.
 - Sense of community and identity – The first-floor active uses facing Kelly set a foundation for this. To further incorporate a sense of identity and culturally sensitive features into the building, such as with art (e.g. local artist design art tile) at the Kelly façade; include a mural(s); laminated glass systems that incorporate color into the glazing with an effect like stained glass; custom panels with special symbology/logos/etc. for guard rails, window awnings, etc.
- Described the building massing including the step backs from Kelly Avenue.

Public Comment:

1. Joyce Logan: The site is surrounded by six properties which constrains things a lot and parking needs to be addressed and not glossed over. Need to learn from Moon Ridge to learn how to make this work. The vehicles are not going to be small cars, they will be pick-up trucks and won’t fit well in the space shown. Hearing that there will be workers who have to get to their jobs. We want to make it work. Where are they going to park? Thinking about emergency vehicle access and fire trucks. Consider the amount of trash

generated and how it will be serviced. Need to understand what this will look like after five and fifteen years. Looks like possible to have 122 residents and need to think of the number of people that need to circulate to and from the project.

Staff summarized the City review process for the preliminary application: The process includes review by the Fire District, Public Works Department, etc. Noted that the drive aisle would be a better design as proposed in that it will be widened; there is also a fire hydrant near the drive aisle entrance and the building will have fire sprinklers. Parking is not allowed on the drive aisle. Explained that there is an opportunity to establish an overnight parking plan.

Clarifying Questions from the AAC:

Q. Does the City have an accesses easement for the current driveway isle?

A. Yes

Q. Is this the last review by the AAC?

A. No, additional review by the AAC will be needed once discretionary permits are under review.

Q. Could there be a bus system approach for residents in order to provide access to off-site parking?

A. Micro-transit could be a possibility.

Q. Will local seniors and associated families have priority?

A. Yes, priority for coastal seniors would be given for residents of the new units.

Q. Is there another building that has a similar height to the proposed building?

A. Yes, the Ritz Carlton hotel is a similar height had contains 5 stories.

AAC Discussion topics with applicant and staff responses:

- Target population: Questioned the need for housing for older farmworkers. Staff and Mercy explained the 55-year-old age requirement for at least one member of the household.
- Parking: Need to be careful about drive aisle width for emergency vehicle access. Suggests it needs to be at least 16 feet. Architect reviewed width requirements for 1-story buildings such as the TACC.
- Drive aisle easement: Confirmed its current status, etc.
- Materials and maintenance: Want to be sure that the applicant has taken maintenance into account and how that will be managed over time. The architect noted that the cladding material is typically a fiber cement system (e.g., the shingles, board and batten, etc. treatments would all be in this type of material).
- Community Kitchen: How big? It will be commercial-rated but does not need to be large.
- PV, Batteries, Solar Hot Water, Back-up Generators, etc.: This will reduce electricity costs. The new State code requires some battery backup. Not a full generator.

- 925 Main Street: A Mercy project, has had a difficult time getting backup power for that project. This takes a lot of space, need to make sure have room for it in the initial design.
- Servicing the Site: How does garbage truck access work?
- Mechanical and Electrical Rooms: Suggested grouping the electrical and mechanical room locations. The architect explained how they were sited to relate to underground utilities. Consider moving the trash shoots west, and then could move the electrical room. The architect noted that would lose window space. Regarding the green space at the northwest corner of the building, clarified that this space is reserved for the transformer. Asked if the mechanical room could be moved to this location.
- Low-income housing at Main Street Park – about 70 units and has about 120 spaces – Does not see how the various interpretations for waivers on parking code can fit.
- Sheet A-10 – Redlines, what do they depict: Clarified that this is showing ladder access for fire protection.
- Green area along access drive: Confirmed it would be landscaping. Recommends narrowing the landscape and widening the sidewalks.
- Asked about the Bell Building next door and if City has approached OLP. Staff noted they will check back about that.

Site Plan:

- Parking: This needs to be carefully addressed.
 - Parking Demand: Noted that the building also includes office uses which generate parking demand. Furthermore, noted that transit support is limited, but that new micro transit may support the residents.
 - Study Lesley Gardens and Mercy Housing parking lots which have a population of seniors. As residents age, parking demand may lower. However, it is noted that seniors do have cars. Need to discuss with ALAS about the community they are serving and the types of vehicles they have. Seniors may keep their cars. (Mercy noted that 50-60% of the households will have vehicles.)
 - Concerned about angle parking and trucks backing out of such spaces. It is not safe and noted that it is a problem on Main Street.
 - Opportunities to Increase Parking Quantity: Could reconfiguration of the County parking lot result in more spaces and adding landscaping and trees back in. (e.g. the removal of trees in the access aisle, could be replaced on the County side of the parking drive aisle), and also try to add more parking spaces on the adjacent property. Consider how to improve paving on adjacent properties.

- Entrance to Public Uses: The reconfigured driveway reduces the visibility of the public uses inside the property including the skate park, TACC, and EOC. Could add signage, archway, etc. to feature that this is a City center.
- Drive Aisle: Current condition is awkward where the ingress turns to the west to the health center. The circulation of the updated parking and driveway isles could be improved to take advantage of wasted space at the health center.

Use/Context:

- Commercial Space: How does it fit in this building? Why does it have to be included in this building and why can't it be off-site? There is no off-street parking in this area. What about ALAS in the Victorian house down the street across the street from Abundant Grace?

Building Design:

- Building Height/Mass: Would be helpful to provide a shadow study. The building sections are important, and the public may not understand them. What about story poles? It helps the public visualize the project. Also, could provide examples of other buildings where people can go look at similar buildings. Confirmed that the parapet must be at least 42-inches tall. The first-floor height is 15 feet, but needs to be to accommodate mechanical, slab thickness, etc. Wondered about lowering the ground floor.
- Building Style: Building design appears incompatible with the surrounding buildings. Consider revising the building façade to be more compatible with the downtown.
- Building Style: There is a need to add additional art and other cultural features and that this is a modern building with applications of such features; but could it be instead a more traditional design to meet the cultural needs? Was there a way of using a softer design approach, e.g., more classical, with more details?
- Building Design: Prefers the updated renderings, the addition of color, and information about the materials, prefers the design with the modifications presented by the architect.
- Height/5-Stories – Concerned that this will be the tallest in Downtown. What about moving the courtyard up one floor to add living units to the second floor? Discussed the cost of making this top level as a roof deck.
- Building Articulation: Asked about horizontal articulation from floor to floor. The architect clarified that there would be a horizontal band for the joint and it would be visible.
- Building Compatibility: Concerns about the mass and bulk of the building on this particular site, given the size of the buildings in the surrounding area.

Architectural Elements:

- **Balconies:** Likes, as long as not used as laundry lines. However, outdoor space may be less useful in this climate than bay windows. The materials shown for the balconies are very durable. If the balconies are just decorative, there won't be chairs, etc. and they would stay clear and could be very interesting depending on the style of the materials and meet the intent of bringing out the cultural context.
- **Courtyard:** Add a wall or windscreen on the west side such as a glass wall for wind protection. The more transparent the railings are, the better. Likes the trellis and the programming, activities areas, etc.
- **5th Floor Outside Space - Potential:** Any consideration of providing additional open space at this level; or if not possible, need to make sure the roof treatment is attractive for the 5th-floor units. Consider a design approach to the ballast on the roof if it can't have seating planters, etc.
- **Landscape:** There is little landscaping, and could consider rainwater cisterns to irrigation. Also, need to create a better transition from the walkway to the base of the building.
- **Murals:** Supports this, noting how well this worked out Downtown with recent additions. Encourages that this be done with input from the residents.
- **Corners:** Need to have care with corner connections of the Hardie board-type materials.
- **Ground Floor Detailing:** There is an opportunity to soften via window trim, the base of the building concrete needs to be well done (e.g. board-formed with texture),

Building Systems:

- **Solar Panels:** Should face westwardly instead of south because of morning fog.
- **Battery Backup:** Very important.
- **Heat Pumps:** Where will they be located? The architect clarified that the studios and 1-bedrooms can address in unit. But will need condensers for commercial space and 2-bedrooms.

AGENDA FORECAST / STAFF UPDATE

- Creekside Resubmittal
- 149 Kelly Avenue

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

ADJOURNMENT

Meeting adjourned: 11:30 am

Respectfully Submitted:

Scott Phillips, Senior Planner