



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

THURSDAY NOVEMBER 21, 2019
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**
10.17.19
- III. PUBLIC COMMENT**
- IV. COMMITTEE MEETING ITEMS**
 - a. INFORMATION ITEM:** Pilot project for a temporary parklet within the public-right-of-way
LOCATION: 522 Main Street
OWNER/APPLICANT: City of Half Moon Bay / Café Society
 - b. PROJECT:** An application for a Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception for the construction of a new two story mixed residential and commercial building.
CITY FILE #: PDP-16-061
LOCATION: 795 Main Street
OWNER/APPLICANT: Moody Properties, LLC / RM Construction
- V. DIRECTOR'S REPORT**
- VI. COMMITTEE MEMBER COMMUNICATIONS**
- VII. ADJOURNMENT**



MEETING SUMMARY NOTES

CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE

THURSDAY, OCTOBER 17, 2019

TED ADCOCK COMMUNITY CENTER, SOUTH DAYROOM / 535 KELLY AVENUE

First Meeting of the Architectural Advisory Committee (AAC) began at 8:30 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 Bridget Jett

APPROVAL OF MEETING SUMMARY NOTES

None. First meeting.

PUBLIC COMMENT

None

SUMMARY

- No projects were presented.
- Swearing in of AAC members.
- Reviewed Bylaws
- Staff reviewed binder that was handed to each committee member.

ARCHITECTURAL ADVISORY DISCUSSION

- Overlap of planning and design: staff will provide guidance, and this will be better developed over time.
- Diverse input: staff explained that the Planning Commission is interested in the context of the design input and that staff and the Commission expect to be able to work with diverse input.
- Project interests: Design Guidelines
 - Downtown priority
 - Change/update existing for Single-family Residential
 - Highway 1 corridor

October 17, 2019

Architectural Advisory Committee (AAC)

Page 2 of 2

MEETING FORMAT GOING FORWARD

- Applicant Presentation
- Public Comment
- AAC Discussion
- Staff Confirmation of Direction

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

ADJOURNMENT

Meeting adjourned: 10:30 am

Respectfully Submitted:

Bridget Jett, Planning Analyst

Architectural Advisory Committee:
Request for Design Review and Recommendations

Date: November 21, 2019

To: Architectural Advisory Committee Members

From: Scott Phillips

Subject: 522 Main Street, Parklet Pilot Project within Three Diagonal Parking Spaces
Public Right-of-Way

PROJECT DESCRIPTION:

The project involves implementation of a temporary pilot project “parklet” consisting of tables, chairs, boardwalk, barricade, and landscaping of approximately 430 square feet within three vehicle parking spaces on Main Street. The improvements are designed to be removable when needed and have been evaluated by the City Engineer to ensure proper drainage and safety.

The primary purpose of the project is to establish high quality sidewalk café space in front of an existing Downtown café/restaurant business. Sidewalk dining space is a critical component to Downtown’s vitality; however, sidewalks throughout the primary retail span of Main Street are narrow and limit options for outside seating areas. This pilot project will be evaluated to guide future approaches to expanding sidewalk space and outdoor use options. City staff also recently conducted a parking occupancy survey of Downtown and found that parking spaces are available on this block or within one-half block of the pilot location during all of the numerous peak periods evaluated. Staff will consider parking and other impacts of this pilot relative to the anticipated benefits to the Downtown pedestrian environment. This pilot may lead to future design standards, ordinances, or streetscape improvements.

REVIEW:

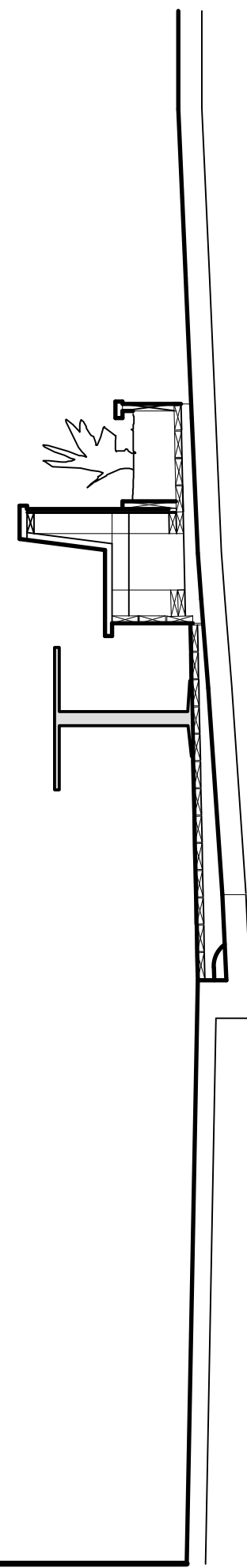
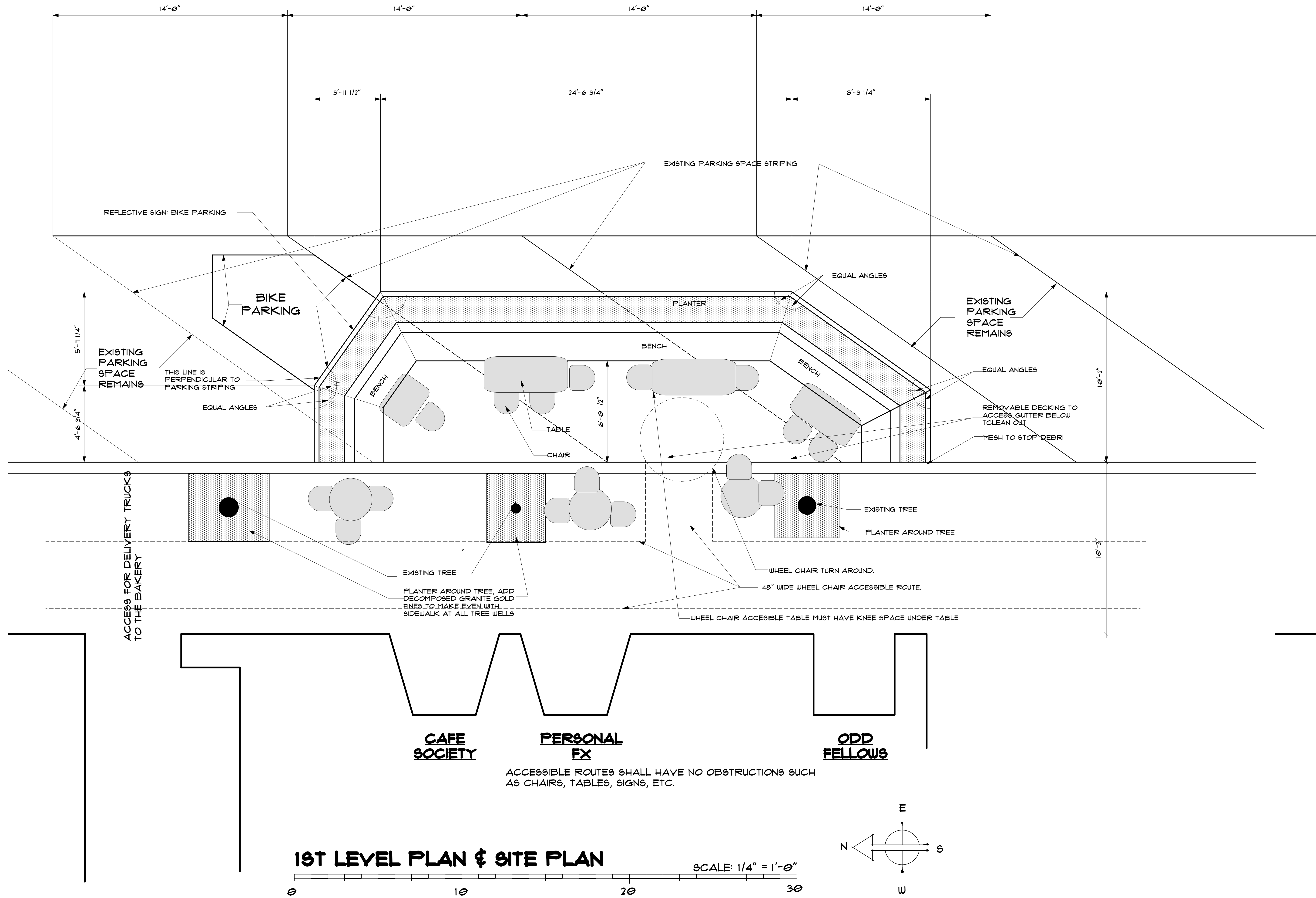
This project was developed prior to the appointment of the Architectural Advisory Committee. Staff is presenting the project to the Architectural Advisory Committee as an informational item.

NEXT STEPS:

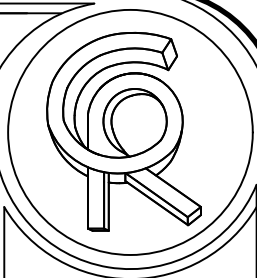
The license agreement allowing for temporary improvements in the public right-of-way will be presented to the City Council, tentatively scheduled for one of its December sessions.

ATTACHMENTS:

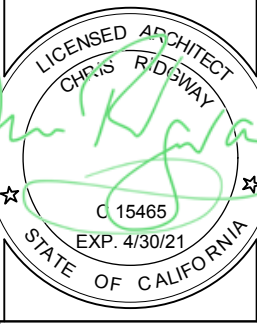
1. Plan Set



SECTION SEE A-A SHEET A2



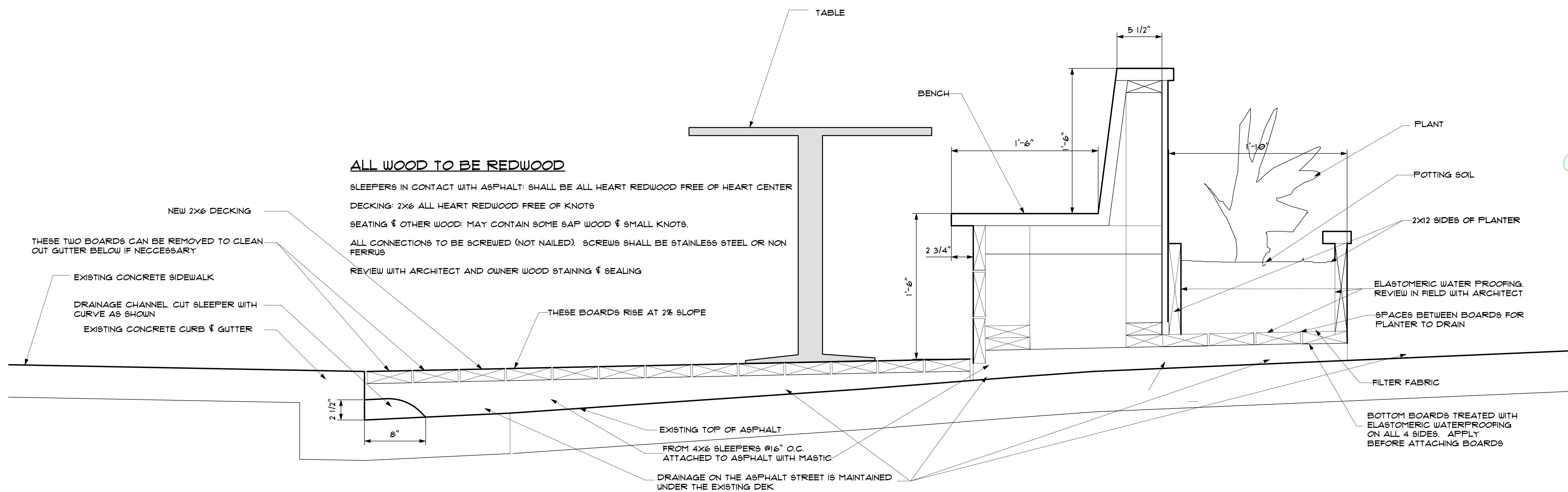
CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH: 650.622.6901 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET



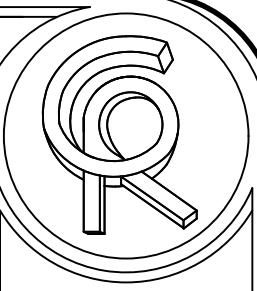
PARLET FOR CAFE SOCIETY
522 MAIN STREET, HALF MOON BAY, CA

JOB # 1906
SCALE AS NOTED
DATE 10/22/19

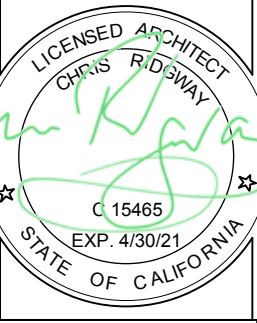
SHEET
A1



A-A SECTION
SCALE 2" = 1'-0"



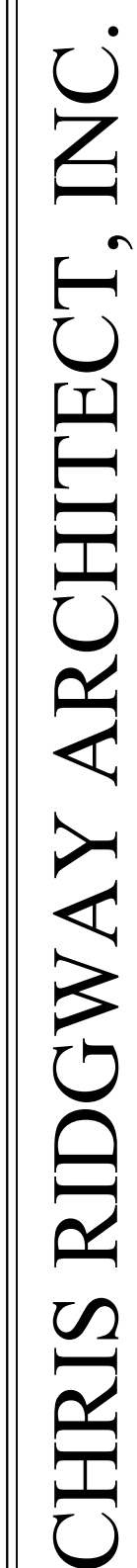
CHRIS RIDGWAY ARCHITECT, INC.
670 POPLAR STREET, HALF MOON BAY, CA. 94019
PH: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET



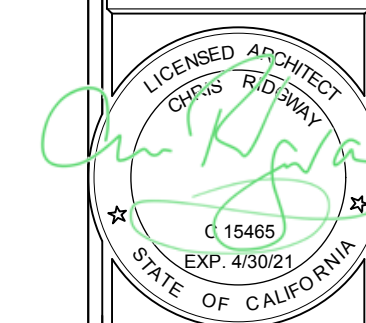
PARLET FOR CAFE SOCIETY
522 MAIN STREET, HALF MOON BAY, CA

JOB #
1306
SCALE
AS NOTED
DATE
10/22/19

SHEET
A2



670 POPLAR STREET, HALF MOON BAY, CA. 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET



PARLET FOR CAFE SOCIETY

522 MAIN STREET HALF MOON BAY CA

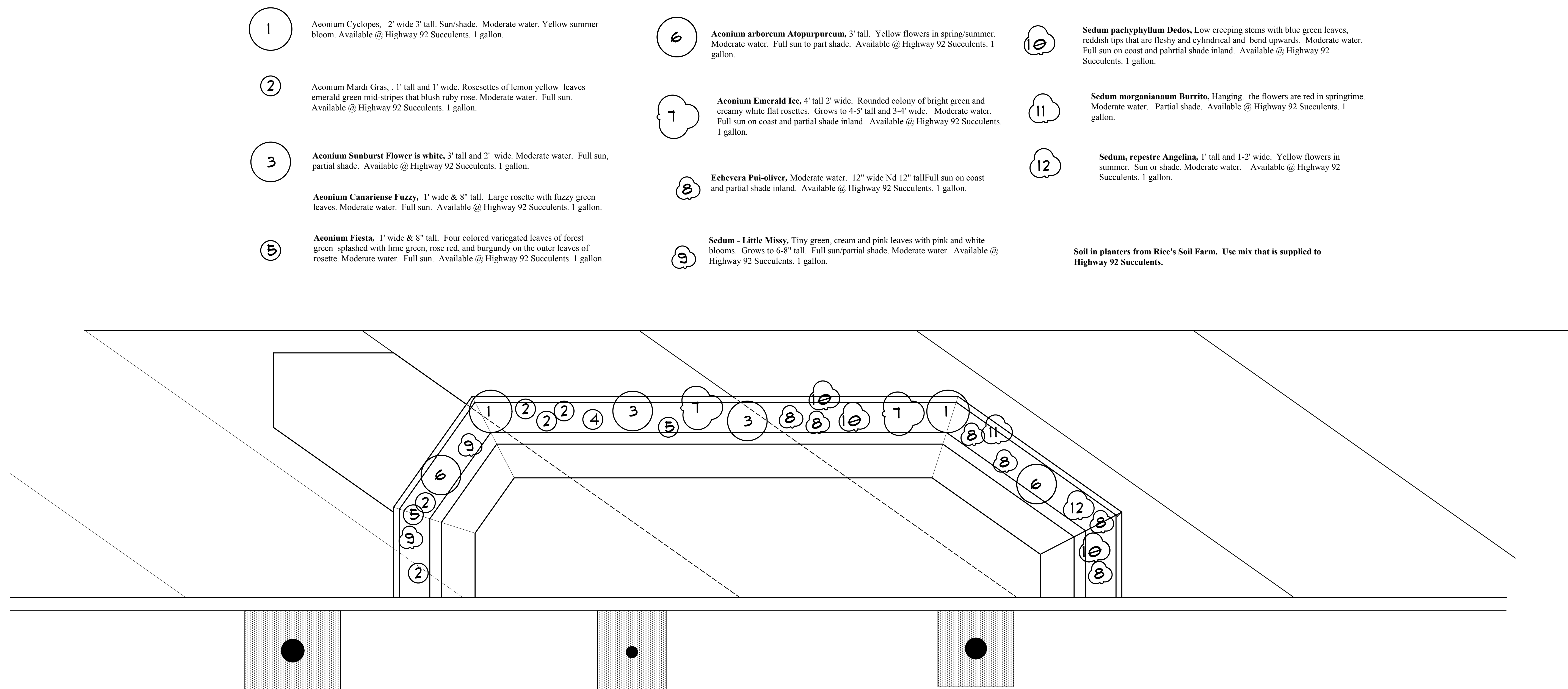
JOB #
1906

SCALE
AS NOTED

DATE
10/22/19

SHEET

L1





PARKLET FOR CAFE SOCIETY
CHRIS RIDGWAY ARCHITECT

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

Date: November 21, 2019

To: Architectural Advisory Committee Members

From: Scott Phillips, Associate Planner

Subject: 795 Main Street, New Mixed-Use Development, PDP-16-061

PROJECT DESCRIPTION:

The project includes a new mixed-use commercial/residential building on a site partially developed with a two-story commercial building.

Applicable Development Standards: The site is zoned Commercial Downtown (C-D).

Development Standards	Zoning Requirements	Proposed
Min. Site Area	5,000 sq. ft.	9,019 sq. ft. (After Merger)
Min. Site Width	50 ft.	100 ft. (After Merger)
Min. Front and Side Setbacks	Per 18.07.040 (B), not applicable to mixed-use projects	
Min. Rear Setback	5 feet (adjacent to residential)	5 feet (proposed)
Max. Site Coverage and Floor Area	Per 18.07.030 (C), not applicable to mixed-use projects	
Max. Building Height	36 ft.	25 ft.
Off-Street Parking Requirement: 2 Residential Units	4 garage spaces and 1 uncovered guest space	7 covered parking spaces, Parking Exception Required (-13)
Off-Street Parking Requirement: Commercial (existing & proposed)	1 space per 250 sq.ft. of commercial space= 15 spaces	
Bicycle Parking	3 short term spaces and 3 long term spaces	3 short term spaces and 4 long term spaces

Visual Resource Requirements, Design Guidelines, or Downtown Specific Plan: The site is not within a visual resource area and/or within the Old Downtown as defined in the Visual Resource Protection Standards (Chapter 18.37). The proposed project is subject to architectural review per Chapter 14.37 and applicable design criteria. The site is also within the planning area boundaries for the Downtown Specific Plan.

Required Permits: Coastal Development Permit, Use Permit, Architectural Review and Parking Exception

REVIEW:

The Planning Commission held a study session on October 22, 2019 and provided initial input on this project. Staff brought this item forward to the Commission in advance of the Architectural Advisory Committee because the project is significantly under-parked with respect to the current zoning provisions. Because parking is a design driver for many components of this project, the Commission's input on parking was determined to be a prerequisite to design review. The Commission requested that the Architectural Advisory Committee review and provide recommendations. The Commission's input related to project design is summarized below:

Architecture

- Appreciates having an Architectural Advisory Committee; refer to Architectural Advisory Committee.
- Consider a taller building to reduce footprint, it does not block views from Highway 1
- North and south elevations are flat; needs increased architectural/articulation interest
- Current design does not feel like a commercial building
- What can be done with the balconies?
- Solar important for this project

Parking

- On-street parking may be available currently, but with future development will be more heavily used and should not be relied upon; however, currently there are peak busy times in the area now,
- Kitty Fernandez Park should not be used as a parking area.
- Difference in this case between what is required and what is needed is too big; refer to the July Study Session discussion about parking; as proposed this project's parking would be sufficient. Not comfortable going well below those standards
- Open to creative solutions when it comes to parking; benefits should be brought forward, such as on-street public electric vehicle charging stations
- In the future there may be potential for use of the IDES lot for shared use
- Increase bike parking

BACKGROUND:

Site Plan

Site Conditions: The site contains a two-story commercial building with a building footprint of approximately 1,000 square feet. One driveway apron across the concrete sidewalk provides access to the site. The site is flat, does not include any environmental resources, and is part of an urbanized setting.

Building Placement: As identified in both the zoning ordinance and the Downtown Specific Plan, new buildings are to be placed close to the sidewalk to encourage walkability and continuity of the building setback.

Parking: The Planning Commission provided initial feedback regarding the requested parking exception and determined that parking provisions are inadequate. The applicant is researching options for reconfiguring the parking. That said, staff anticipates that the changes still won't meet future parking code requirements and some redesign will be necessary. For example, adding a new residential unit on the second floor of the existing building instead of the commercial space would eliminate the two required off-street parking spaces. In July 2019, the Planning Commission considered potential revisions to the City's parking requirements in a study session. The Commission advised this applicant to design the project to at least meet the draft parking standards evaluated during the July meeting.

Landscape

Right-of-way: The Downtown Specific Plan contains policies related to landscaping encouraging planting and maintaining street trees. Three Mayten street trees are proposed.

Site: Small pockets of landscaping are also included within the site layout. A variety of succulents, as well as two fruit trees would occupy the landscape pockets.

Lighting: The lighting plan needs to be evaluated. The Planning Commission requires dark sky approved fixtures.

Architecture

Neighborhood Context: The site is surrounded by a mixture of developed residential, commercial properties, and active recreation (City Park). The land use is fully consistent with the intended uses in Downtown and could support Downtown vitality in several positive ways along this span of Main Street.

Building Envelope: The new building as proposed is substantially lower than the maximum allowed height. As noted by the Planning Commission, it may be possible for the building to be increased in height in order to free up site area for open space or parking.

Architectural Elements: The building is L-shaped with a simple gable roof form. Three balconies provide open space for second-story uses. Staff is seeking the Architectural Advisory Committee's input with respect to building articulation, fenestration, and street presence in particular.

Use Considerations: Similar mixed-use buildings are located to the north and south. The site is across the street from Kitty Fernandez Park. Developed residential lots abut the site to the east. The proposed mixed-use building would be compatible with the existing development to the north and south along Main Street.

Sustainability Features: The Planning Commission has requested incorporation of sustainability features in all recently approved mixed-use projects. The Architectural Advisory Committee is encouraged to provide guidance for incorporating such measures.

Signage: Within the new building, a designated area for business signage will need to be designed into the project. In general, free-standing signs, which tend to be suburban in nature, are discouraged in Downtown. Storefront signage, including building façade signs, blade signs, and other pedestrian oriented approaches are encouraged.

NEXT STEPS

Staff recommends that the Architectural Advisory Committee provide design recommendations. Staff will work with the applicant to address recommended revisions. If needed, the revised project design will be presented to the Architectural Advisory Committee for further design review. Once project design can meet the required design criteria and findings, the project will be presented to the Planning Commission for a decision on the requested permits.

ATTACHMENTS:

1. Plan Set

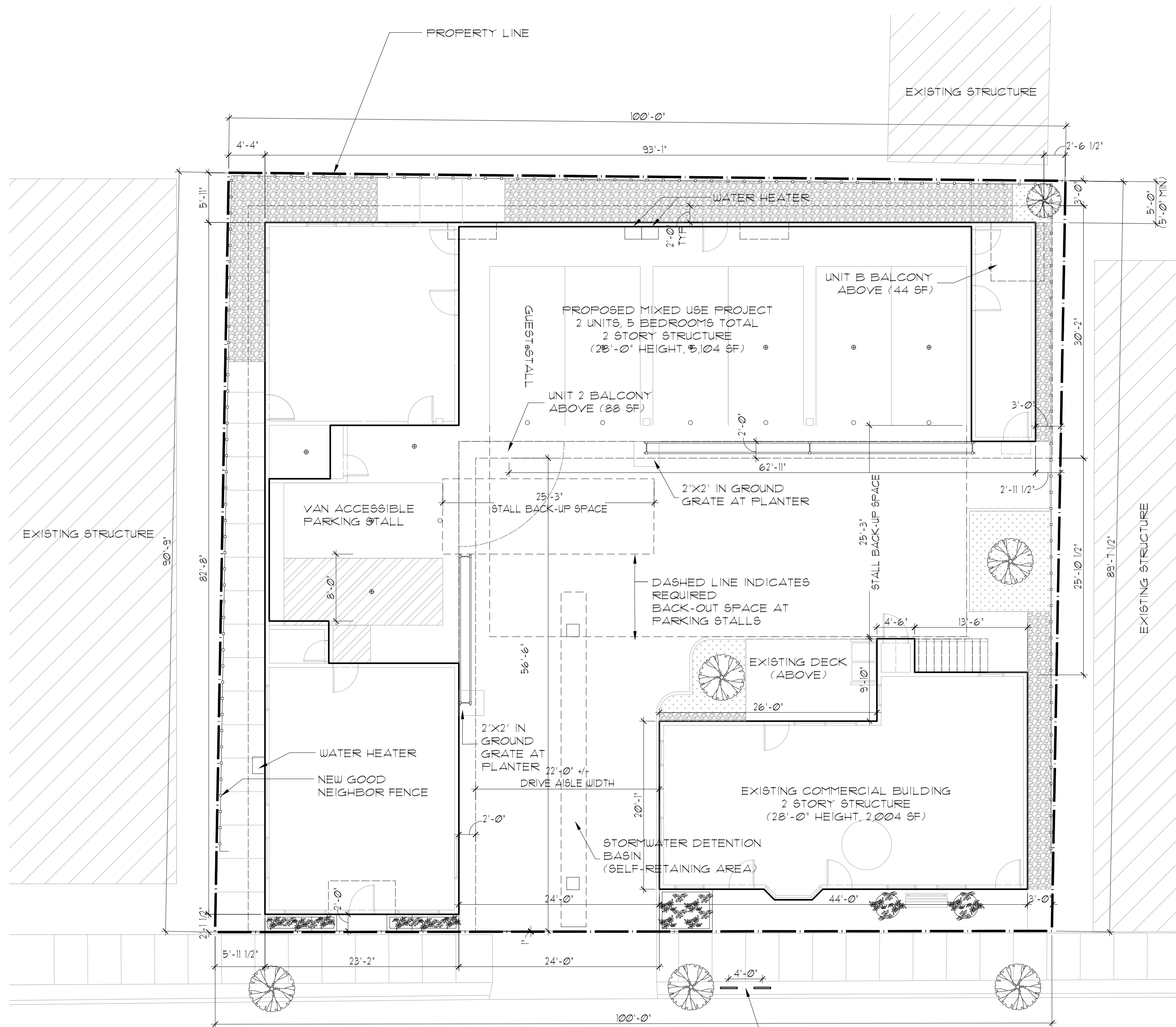
795 MAIN STREET HALF MOON BAY, CA



RM CONSTRUCTION

PLANNING SET RESUBMITTAL

2019.0830



PROJECT INFORMATION

ZONING: COMMERCIAL DOWNTOWN (C-D) DOWNTOWN SPECIFIC PLAN
LOT AREA: 9,019 SF
F.A.R. CALCULATION:
PROPOSED BUILDING AREA: 5,135 SF (3,480 SF RESIDENTIAL, 1,655 SF COMMERCIAL)
EXISTING BUILDING AREA: 2,004 SF (COMMERCIAL)
SITE AREA: 9,019 SF
PROJECT F.A.R.: 0.192
LOT COVERAGE:
EXISTING STRUCTURE: 1,014 SF
PROPOSED STRUCTURE: 3,718 SF
SITE AREA: 9,019 SF
TOTAL LOT COVERAGE: 52.50%
PARKING CALCULATIONS: (SEE A2.01 FOR LOCATIONS)
EXISTING STRUCTURE:
TOTAL PARKING REQUIRED: 1 PER 250 SF = 8 STALLS (2,004 / 250)
TOTAL PARKING PROVIDED: 0 STALLS (SEE INCLUDED PARKING EXCEPTION)
PROPOSED STRUCTURE:
RESIDENTIAL:
2 STALLS PER UNIT: 2 UNITS X 2 = 4 STALLS
GUEST STALL: 1 TOTAL
TOTAL PARKING REQUIRED: 5 STALLS
TOTAL PARKING PROVIDED: 5 STALLS (1 ACCESSIBLE)
COMMERCIAL:
TOTAL PARKING REQUIRED: 1 PER 250 SF = 1 STALL
TOTAL PARKING PROVIDED: 1 STALLS (SEE INCLUDED PARKING EXCEPTION)
TOTAL:
TOTAL PARKING REQUIRED (EXISTING AND PROPOSED BUILDINGS): 20 STALLS
TOTAL PARKING PROVIDED (EXISTING AND PROPOSED BUILDINGS): 7 STALLS
(SEE INCLUDED PARKING EXCEPTION REQUEST FOR PARKING STALLS NOT PROVIDED)
BICYCLE PARKING:
SHORT TERM BICYCLE PARKING: 4 REQUIRED, 4 PROVIDED (SEE A2.01)
LONG TERM BICYCLE PARKING: 2 REQUIRED, 2 PROVIDED (SEE A2.01)

SHEET INDEX

- A1.01 SITE PLAN AND PROJECT INFORMATION
- A1.02 TOPOGRAPHIC AND BOUNDARY SURVEY
- A2.01 FIRST FLOOR PLAN
- A2.02 SECOND FLOOR PLAN
- A2.03 ROOF PLAN
- A3.01 PROPOSED ELEVATIONS
- A3.02 PROPOSED ELEVATIONS
- A3.03 PROPOSED ELEVATIONS
- INCL (E) BUILDING
- A4.01 EXISTING AND PROPOSED VIEWS
- A5.01 DETAILS
- C1 GRADING AND DRAINAGE PLAN
- C2 EROSION CONTROL PLAN
- C3 ADA PLAN
- C4 UTILITY PLAN
- L1.01 CONCEPTUAL LANDSCAPE PLAN

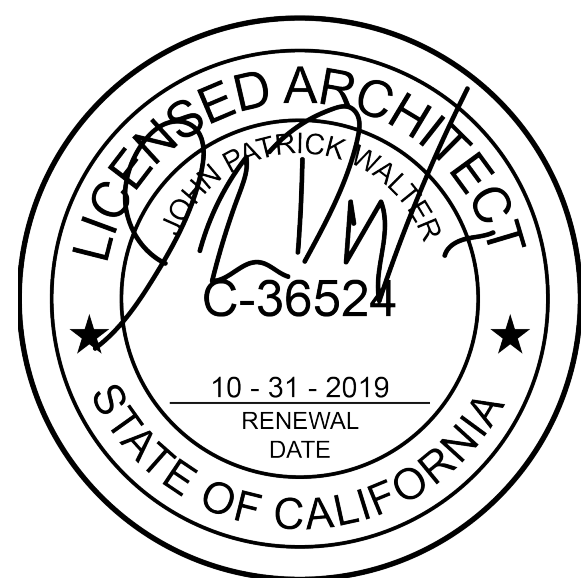
PROJECT TEAM

OWNER
ROBERT A AND JANICE MOODY
RM CONSTRUCTION
532 PURISSIMA STREET
HALF MOON BAY, CA 94019
650-867-3971
ARCHITECT
JOHN F WALTER
547 GATES ST
SAN FRANCISCO CA 94110
CIVIL ENGINEER
CHARLES KISSICK
SIGMA PRIME GEOSCIENCES, INC
332 PRINCETON AVE
HALF MOON BAY, CA 94019
650-728-3590



795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA

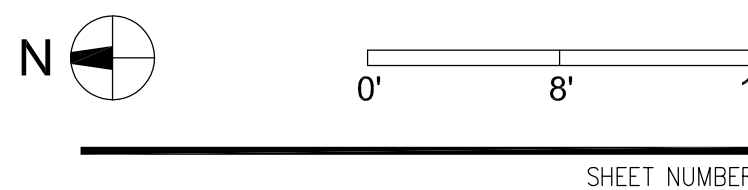


ISSUES AND REVISIONS			
NO.	DATE	DESCRIPTION	
	08.26.16	PLANNING SET	
	05.10.17	PLANNING RESUBMITTAL	
	04.11.18	PLANNING RESUBMITTAL	
	07.01.19	PLANNING RESUBMITTAL	
	08.30.19	PLANNING RESUBMITTAL	

PROJECT NUMBER
160401

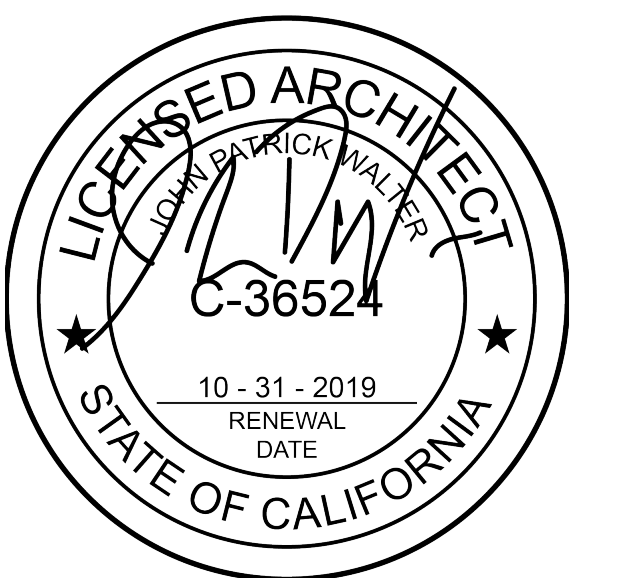
SHEET TITLE
SITE PLAN AND PROJECT INFORMATION

SCALE
1/8" = 1'-0"



A1.01

RM CONSTRUCTION
HALF MOON BAY, CA



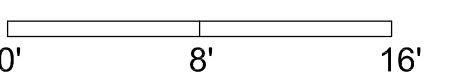
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NO.	DATE	DESCRIPTION
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	07.01.19	PLANNING RESUBMITTAL
	08.30.19	PLANNING RESUBMITTAL

PROJECT NUMBER
160401

SHEET TITLE

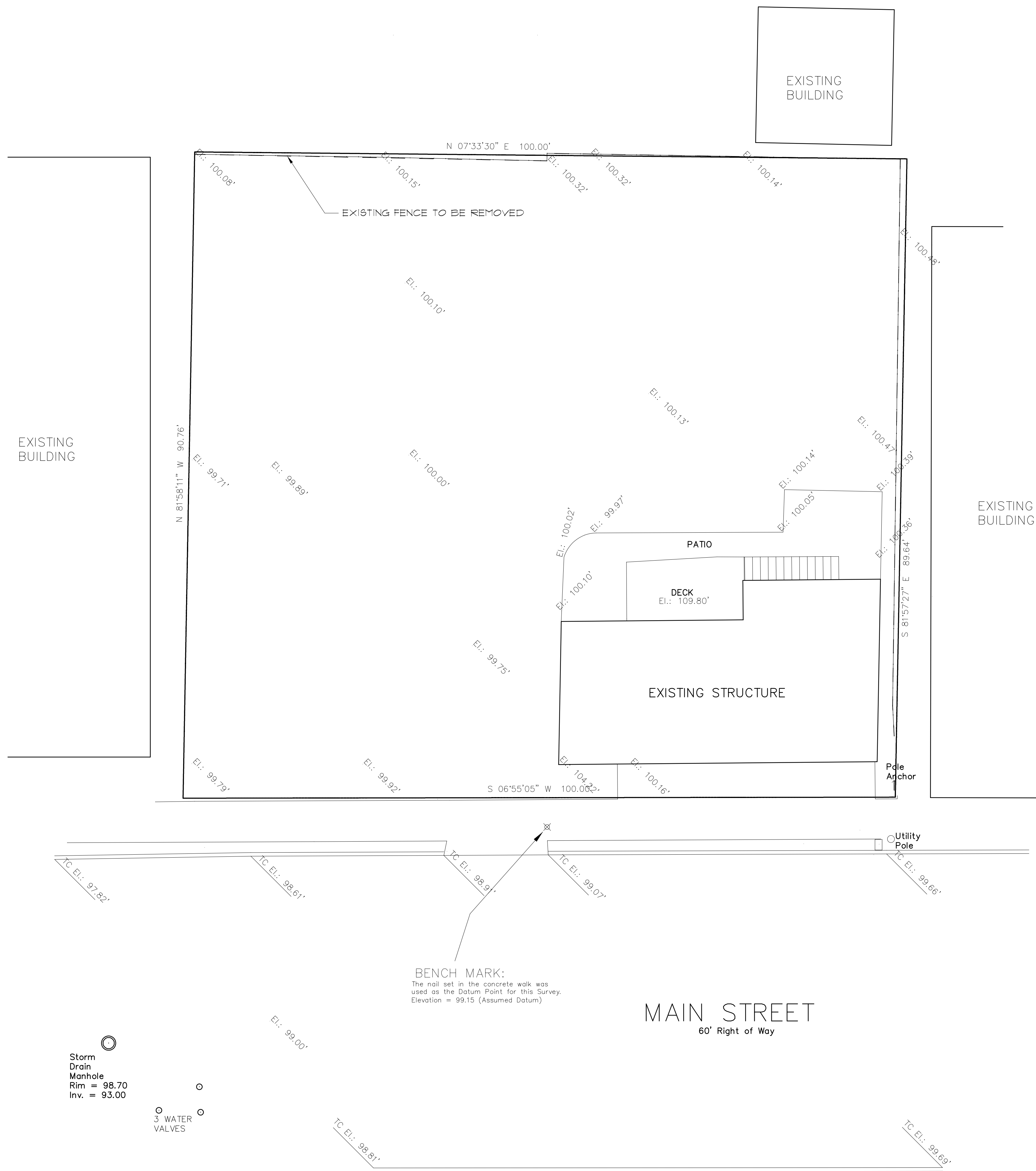
TOPOGRAPHIC AND BOUNDARY SURVEY

SCALE
1/8" = 1'-0"



HEET NUMBER

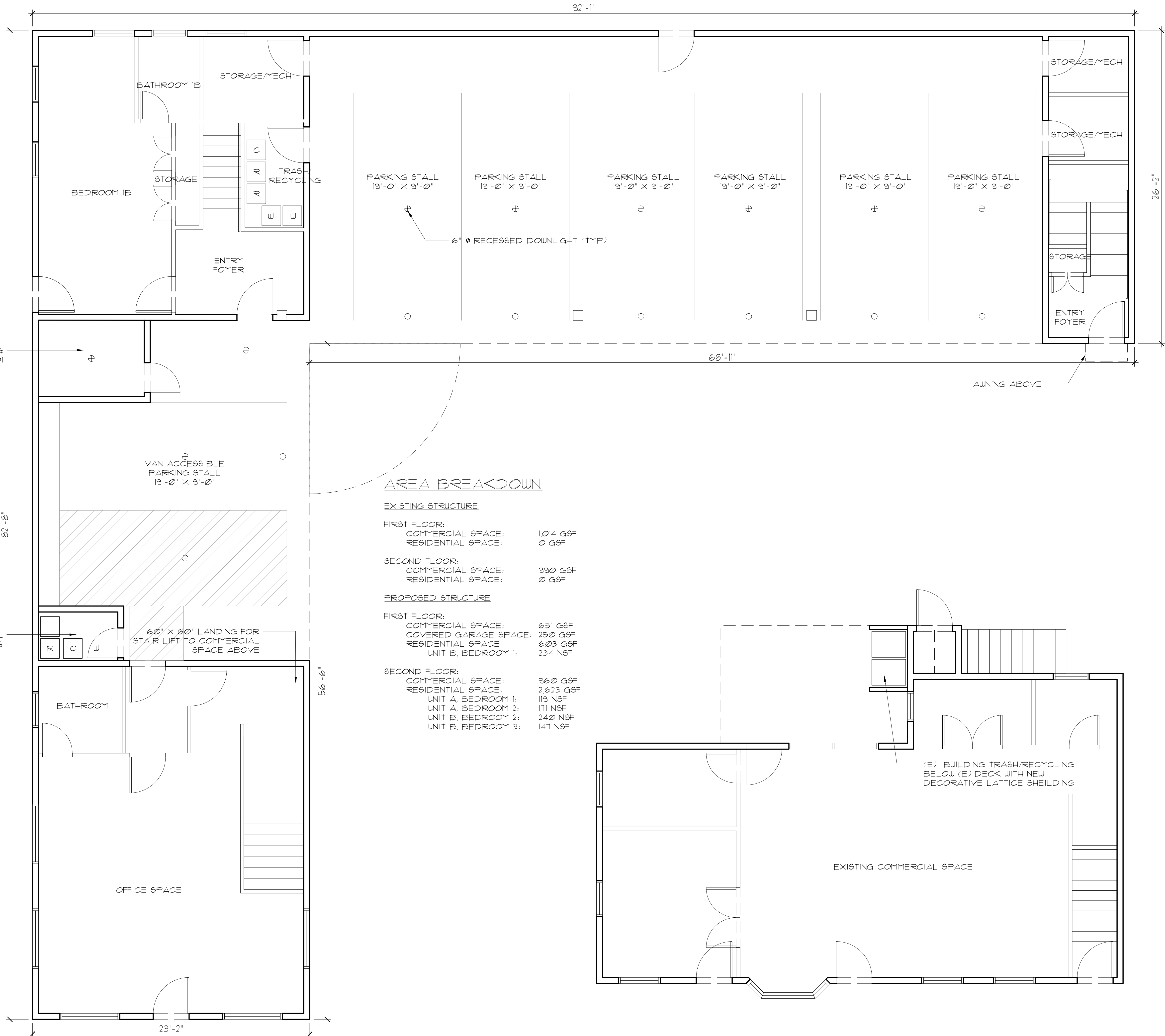
A1.02



BOUNDARY & TOPOGRAPHY MAP

Prepared By:
Pat McNulty
Professional Land Surveyor
1604 Francis Avenue
Belmont, California 94002
650-654-6460

DATE: FEBRUARY 2016 JOB NO.: 2-16



AREA BREAKDOWN

EXISTING STRUCTURE

FIRST FLOOR:
COMMERCIAL SPACE: 1014 GSF
RESIDENTIAL SPACE: 0 GSF

SECOND FLOOR:
COMMERCIAL SPACE: 990 GSF
RESIDENTIAL SPACE: 0 GSF

PROPOSED STRUCTURE

FIRST FLOOR:
COMMERCIAL SPACE: 651 GSF
COVERED GARAGE SPACE: 250 GSF
RESIDENTIAL SPACE: 603 GSF
UNIT B, BEDROOM 1: 234 NSF

SECOND FLOOR:
COMMERCIAL SPACE: 960 GSF
RESIDENTIAL SPACE: 2,623 GSF
UNIT A, BEDROOM 1: 119 NSF
UNIT A, BEDROOM 2: 171 NSF
UNIT B, BEDROOM 2: 240 NSF
UNIT B, BEDROOM 3: 147 NSF

795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	08.26.16	PLANNING SET
	05.10.17	PLANNING RESUBMITTAL
	04.11.18	PLANNING RESUBMITTAL
	07.01.19	PLANNING RESUBMITTAL
	08.30.19	PLANNING RESUBMITTAL

PROJECT NUMBER
160401

SHEET TITLE
FIRST FLOOR PLAN

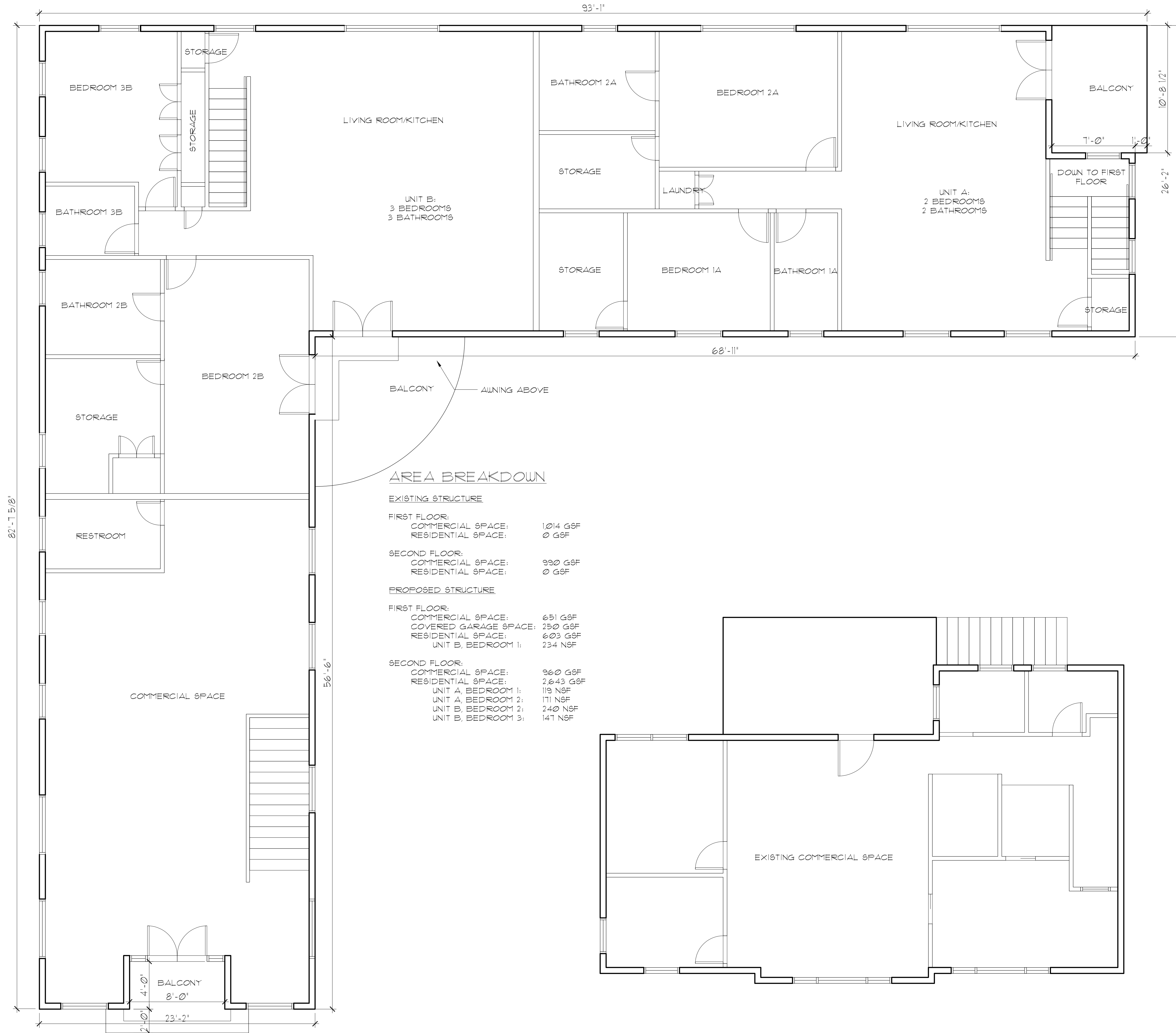
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0' 4' 8'

SHEET NUMBER

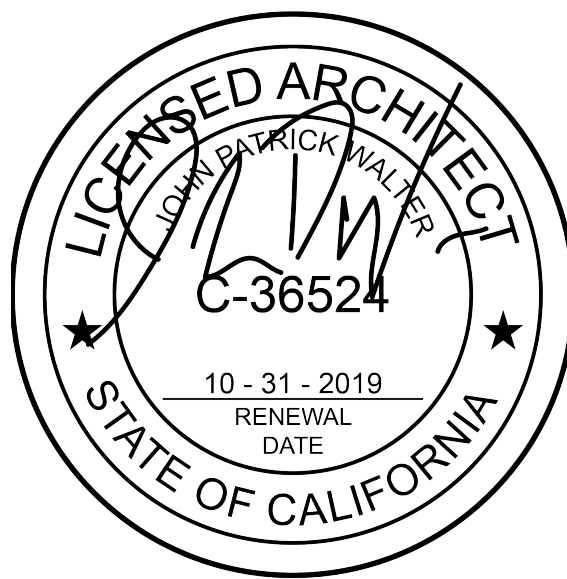
A2.01



1 | 2ND FLOOR PLAN
1/4" = 1'-0"

795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA

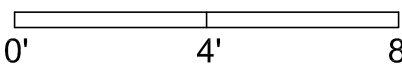


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	08.26.16	PLANNING SET
	05.10.17	PLANNING RESUBMITTAL
	04.11.18	PLANNING RESUBMITTAL
	07.01.19	PLANNING RESUBMITTAL
	08.30.19	PLANNING RESUBMITTAL

PROJECT NUMBER
160401

SHEET TITLE
SECOND FLOOR PLAN

SCALE
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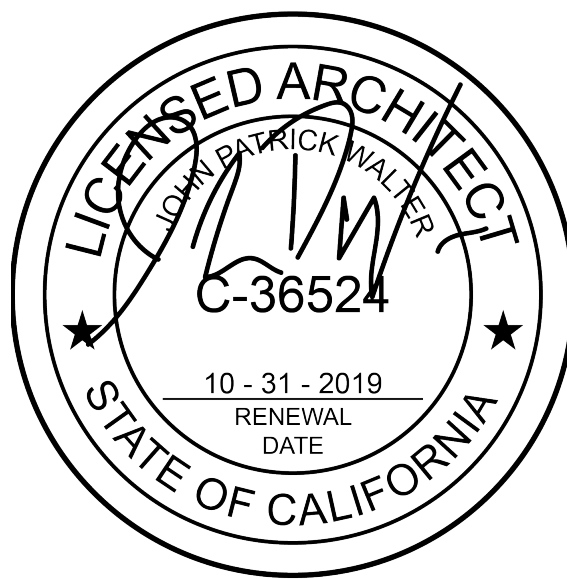


SHEET NUMBER

A2.02

795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA

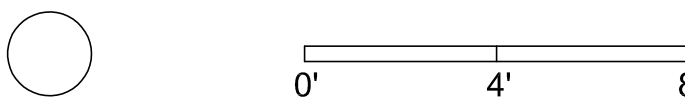


ISSUES AND REVISIONS		
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	08.30.19	PLANNING RESUBMITTAL

PROJECT NUMBER
160401

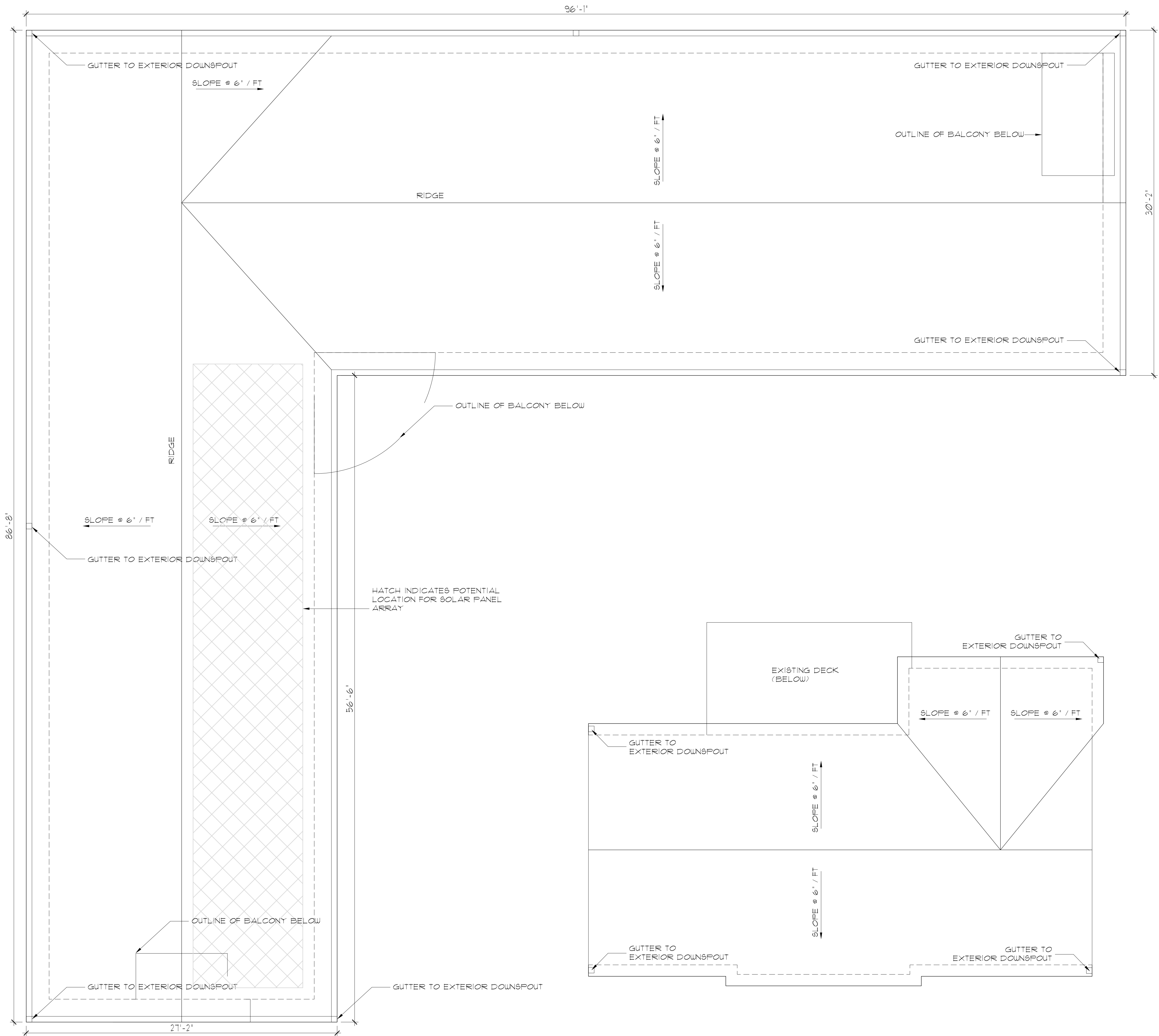
SHEET TITLE
ROOF PLAN

SCALE
1/4" = 1'-0"



SHEET NUMBER

A2.03



1 ROOF PLAN
1/4" = 1'-0"

RANDLE RESIDENCE



PORTION LOT 14
EL GRANADA, CA

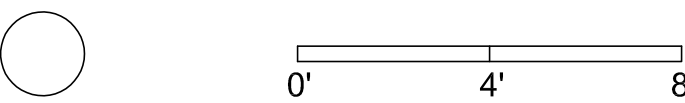


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.19.19	Design Review-Draft
	06.03.19	Design Review

PROJECT NUMBER
190001

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.01



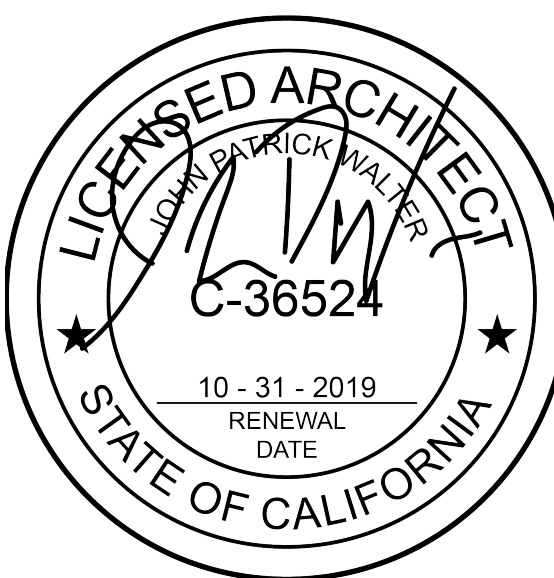
2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA



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	08.30.19	PLANNING RESUBMITTAL

PROJECT NUMBER
160401

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

0'

4'

8'

SHEET NUMBER

A3.02

EL. 25'-0"
T.O. ROOF

7'-0"

9'-0"

EL. 9'-0"
T.O. 2ND FLOOR

9'-0"

EL. 0'-0"
T.O. 1ST FLOOR
CIVIL
EL: 99.15

2 EAST ELEVATION
1/4" = 1'-0"



ASPHALT SHINGLE ROOF

MARVIN ULTIMATE GLIDER WINDOW WITH SIMULATED DIVIDED LIGHT (OR APPROVED EQUAL)

MARVIN NG ULTIMATE DOUBLE HUNG WINDOW WITH SIMULATED DIVIDED LIGHT (OR APPROVED EQUAL)

DECORATIVE SHUTTER AT WINDOW

INTEGRAL COLOR 'HARDIPANEL' SIDING

EXTERIOR DOWNLIGHT

MARVIN NG ULTIMATE DOUBLE HUNG WINDOW WITH SIMULATED DIVIDED LIGHT (OR APPROVED EQUAL)

INTEGRAL COLOR 'HARDIPANEL' SIDING

EXTERIOR DOOR WITH ACCENT PAINT, TYP

EL. 25'-0"
T.O. ROOF

7'-0"

9'-0"

EL. 9'-0"
T.O. 2ND FLOOR

9'-0"

EL. 0'-0"
T.O. 1ST FLOOR
CIVIL
EL: 99.15

1 WEST ELEVATION
1/4" = 1'-0"



ASPHALT SHINGLE ROOF

MARVIN ULTIMATE GLIDER WINDOW WITH SIMULATED DIVIDED LIGHT (OR APPROVED EQUAL)

MARVIN NG ULTIMATE DOUBLE HUNG WINDOW WITH SIMULATED DIVIDED LIGHT (OR APPROVED EQUAL)

INTEGRAL COLOR 'HARDISHINGLE' SIDING

BALCONY AND PAINTED WOODEN GUARDRAIL

EXTERIOR DOWNLIGHT

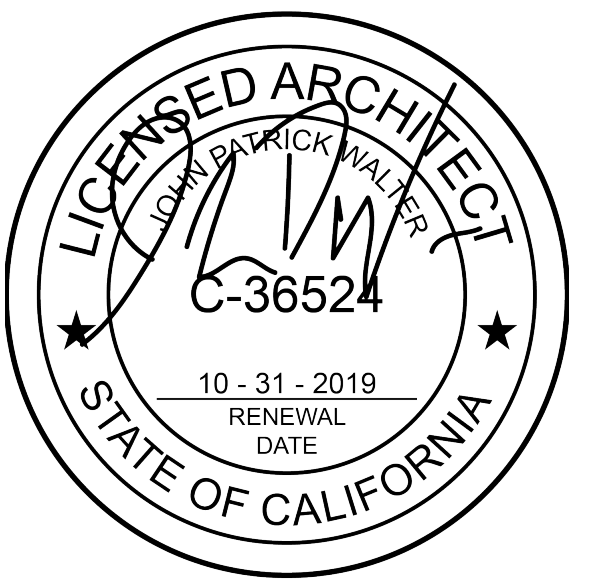
EXTERIOR DOOR WITH ACCENT PAINT, TYP

INTEGRAL COLOR 'HARDIPANEL' SIDING

EXTERIOR WALL SCONCE

795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA

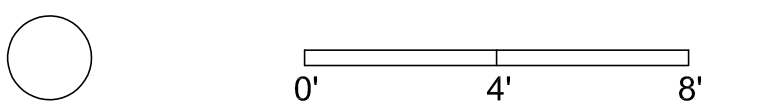


ISSUES AND REVISIONS			
NO.	DATE	DESCRIPTION	
	08.26.16	PLANNING SET	
	05.10.17	PLANNING RESUBMITTAL	
	04.11.18	PLANNING RESUBMITTAL	
	07.01.19	PLANNING RESUBMITTAL	
	08.30.19	PLANNING RESUBMITTAL	

PROJECT NUMBER
160401

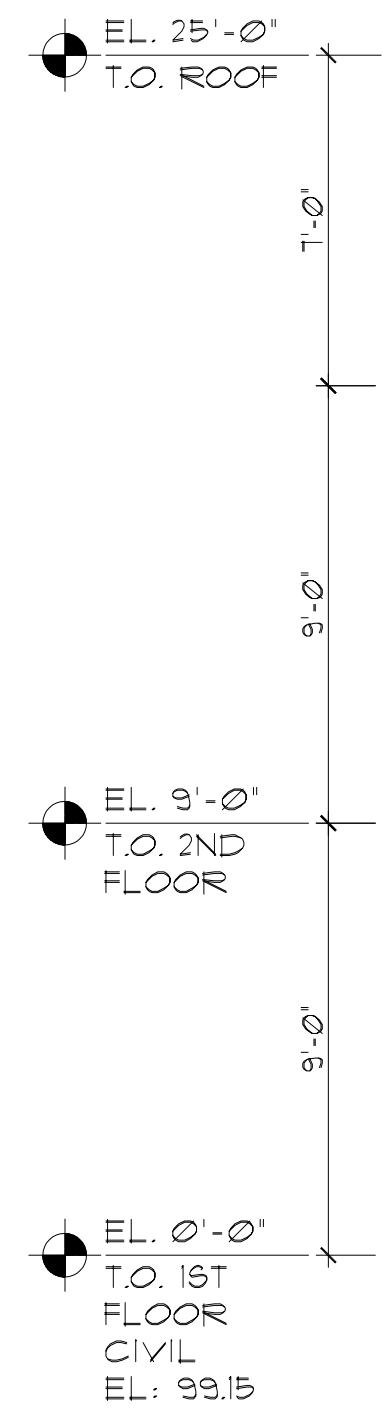
SHEET TITLE
PROPOSED ELEVATIONS
WITH EXISTING BUILDING

SCALE
1/4" = 1'-0"

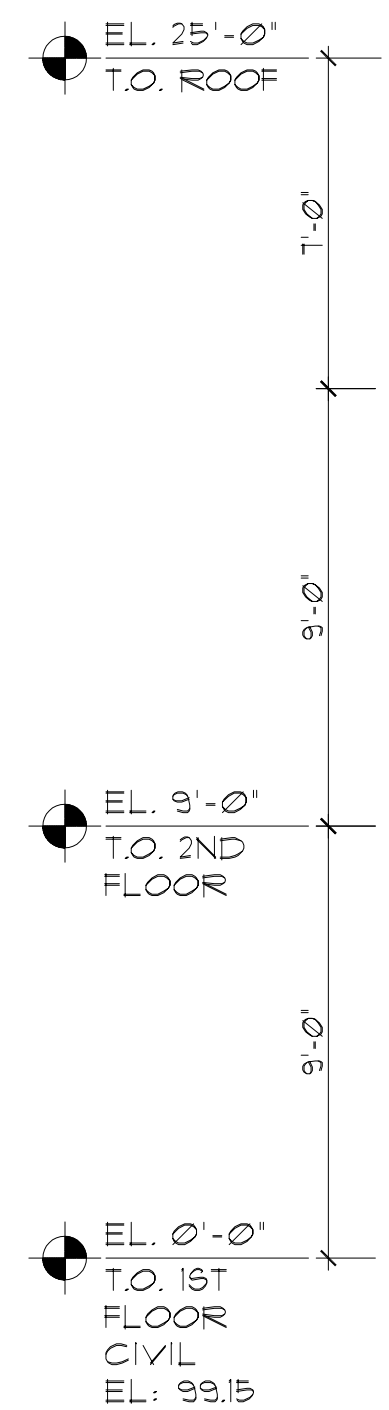


SHEET NUMBER

A3.03



2 SOUTH ELEVATION WITH EXISTING BUILDING
1/4" = 1'-0"

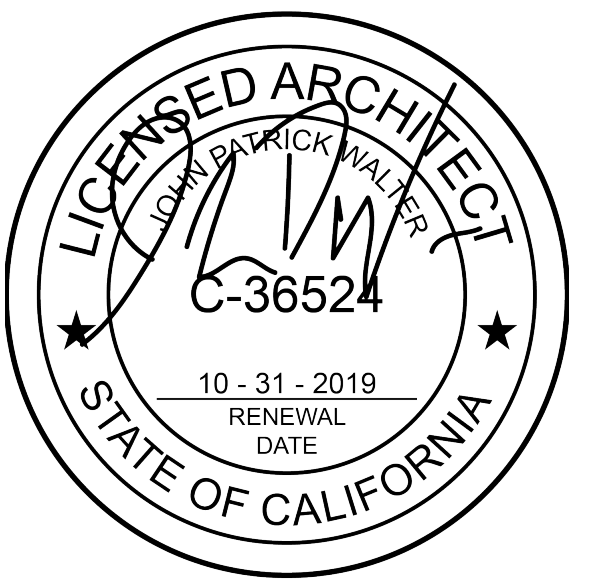


1 WEST ELEVATION WITH EXISTING BUILDING
1/4" = 1'-0"



795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA

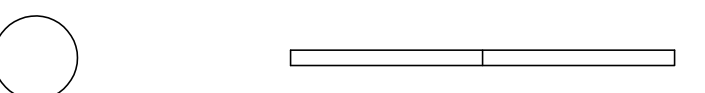


ISSUES AND REVISIONS			
NO.	DATE	DESCRIPTION	
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	04.11.18	PLANNING RESUBMITTAL	
	07.01.19	PLANNING RESUBMITTAL	
	08.30.19	PLANNING RESUBMITTAL	

PROJECT NUMBER
160401

SHEET TITLE
PERSPECTIVES

SCALE
NTS



SHEET NUMBER

A4.01



4 VIEW FROM MAIN STREET - NORTH (EXISTING)
NTS



2 VIEW FROM MAIN STREET - NORTH (PROPOSED)
NTS



3 VIEW FROM MAIN STREET - SOUTH (EXISTING)
NTS

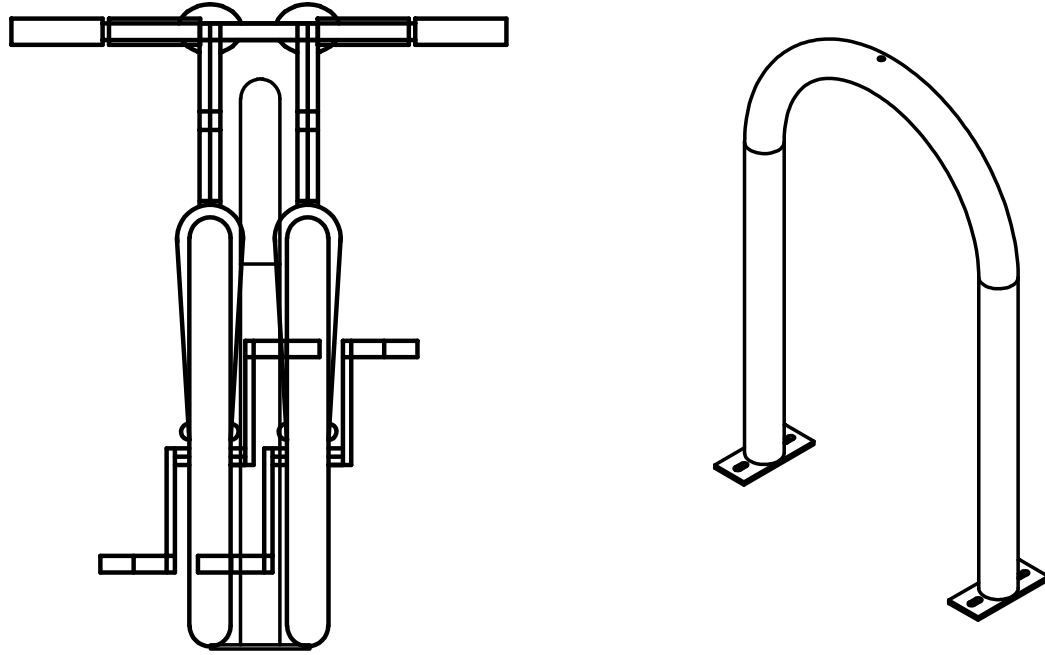


1 VIEW FROM MAIN STREET - SOUTH (PROPOSED)
NTS

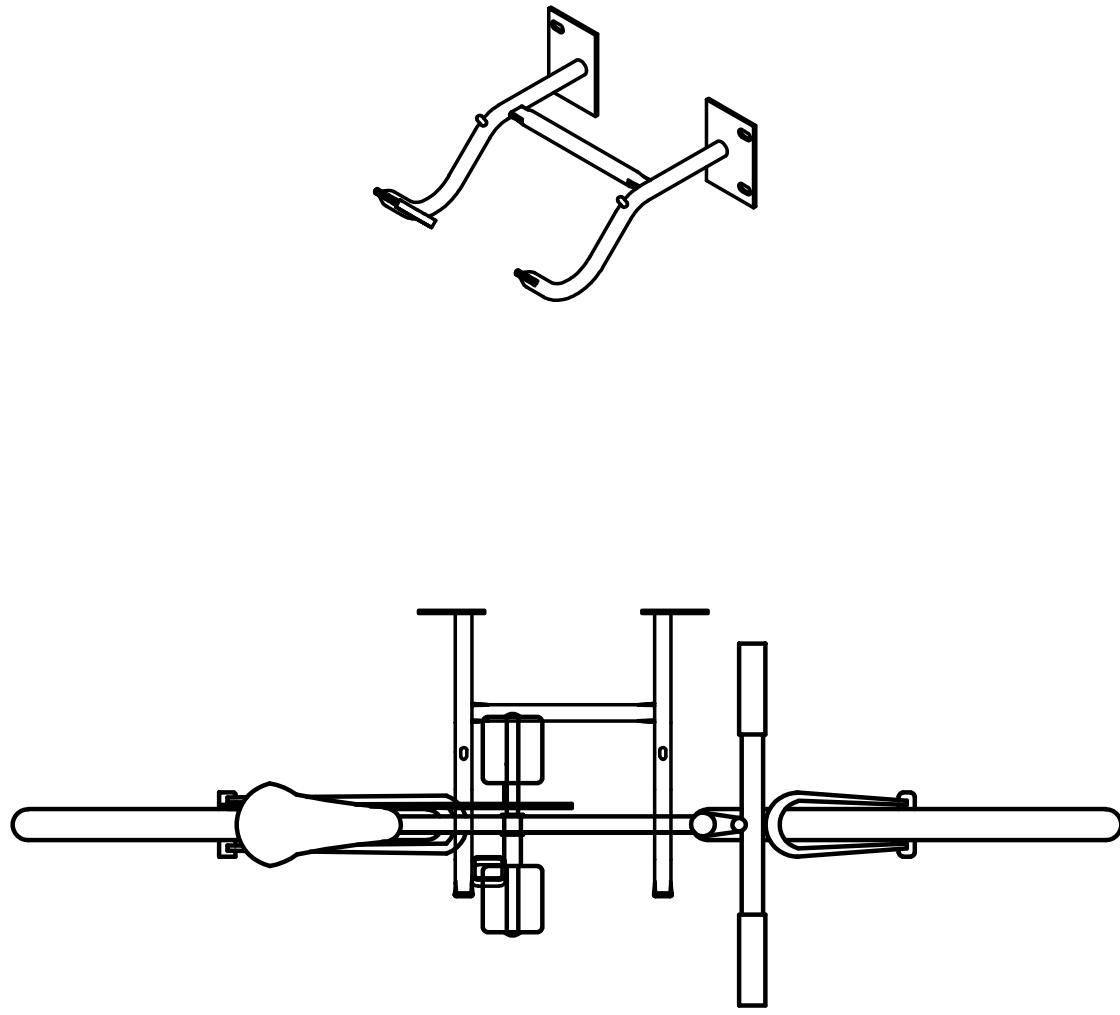
11 | GOOD NEIGHBOR FENCE DETAIL
NTS



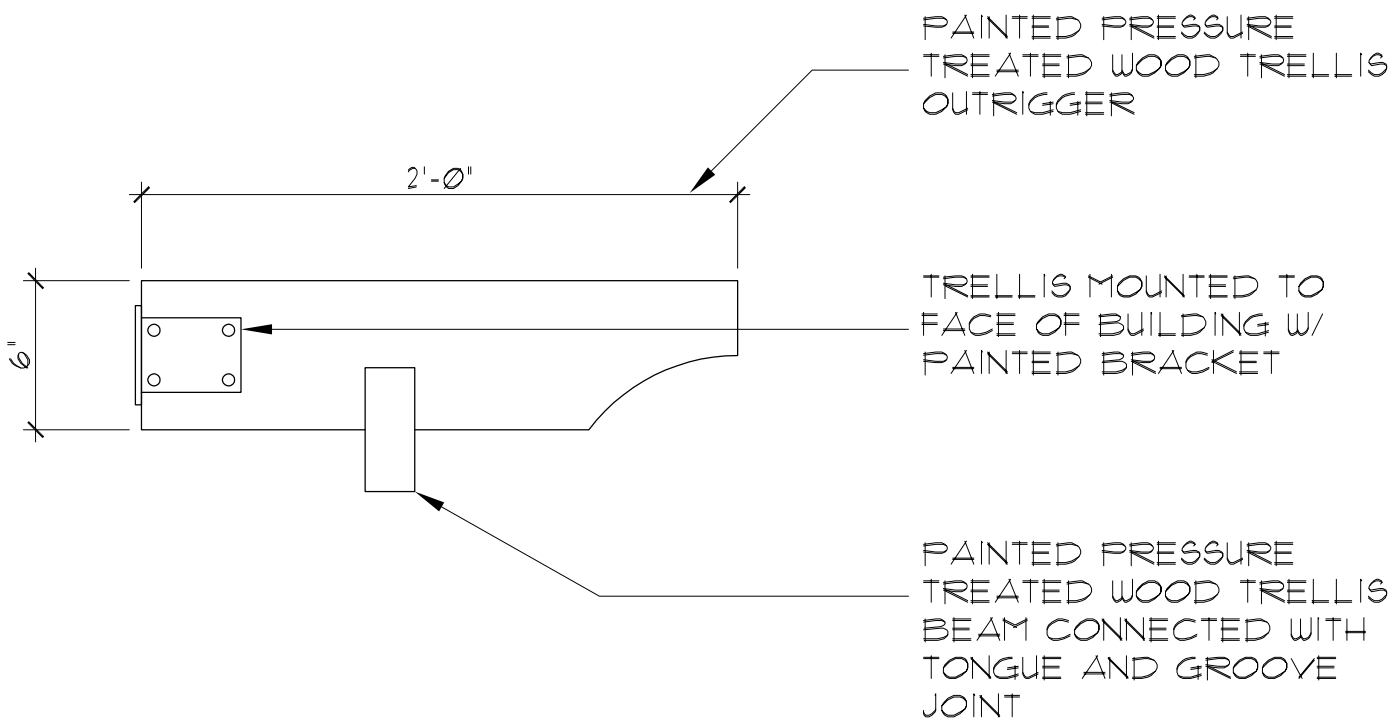
8 | DERO HOOP RACK HEAVY DUTY
NTS



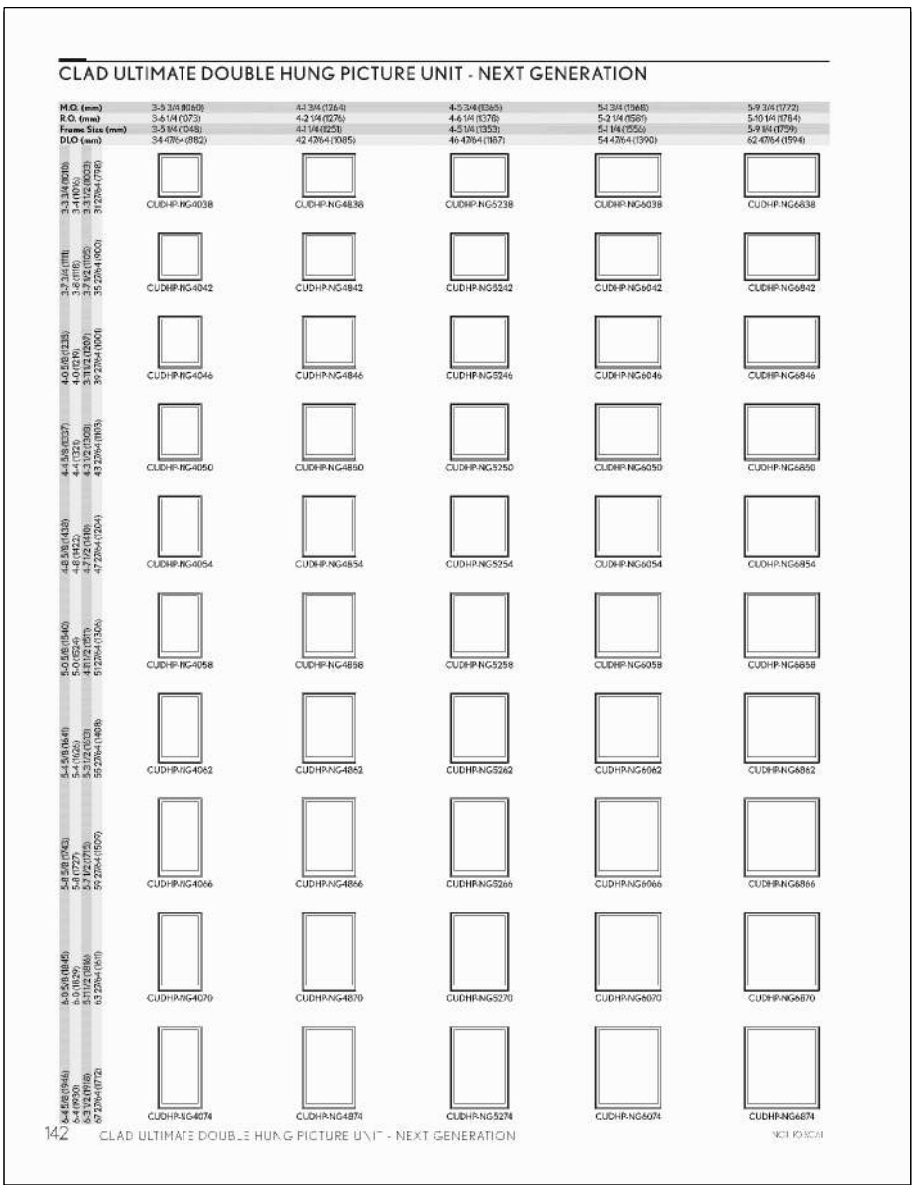
9 | DERO WALL RACK
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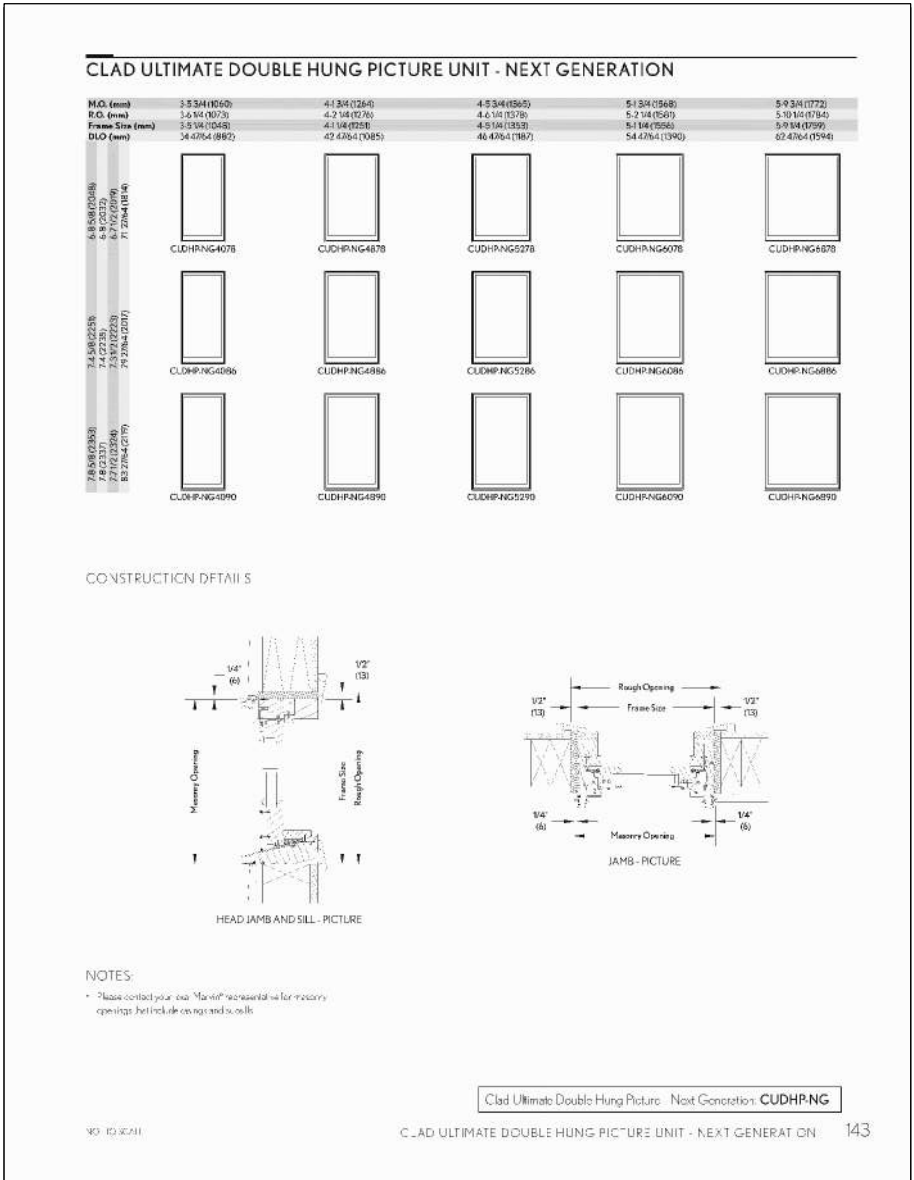
7 | TRELLIS OUTRIGGER DETAIL
1 1/2" = 1'-0"



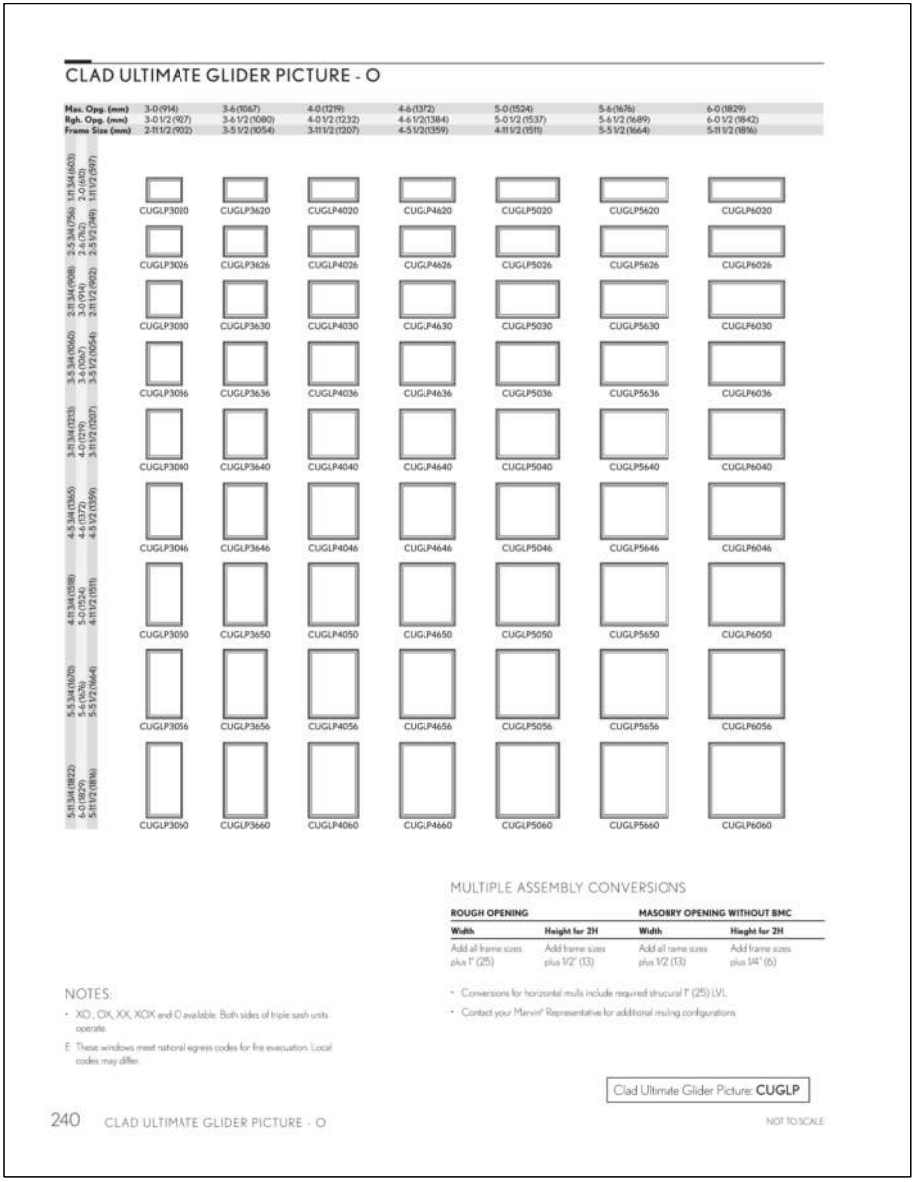
4 | DOUBLE-HUNG WINDOW DETAILS
3/8" = 1'-0"



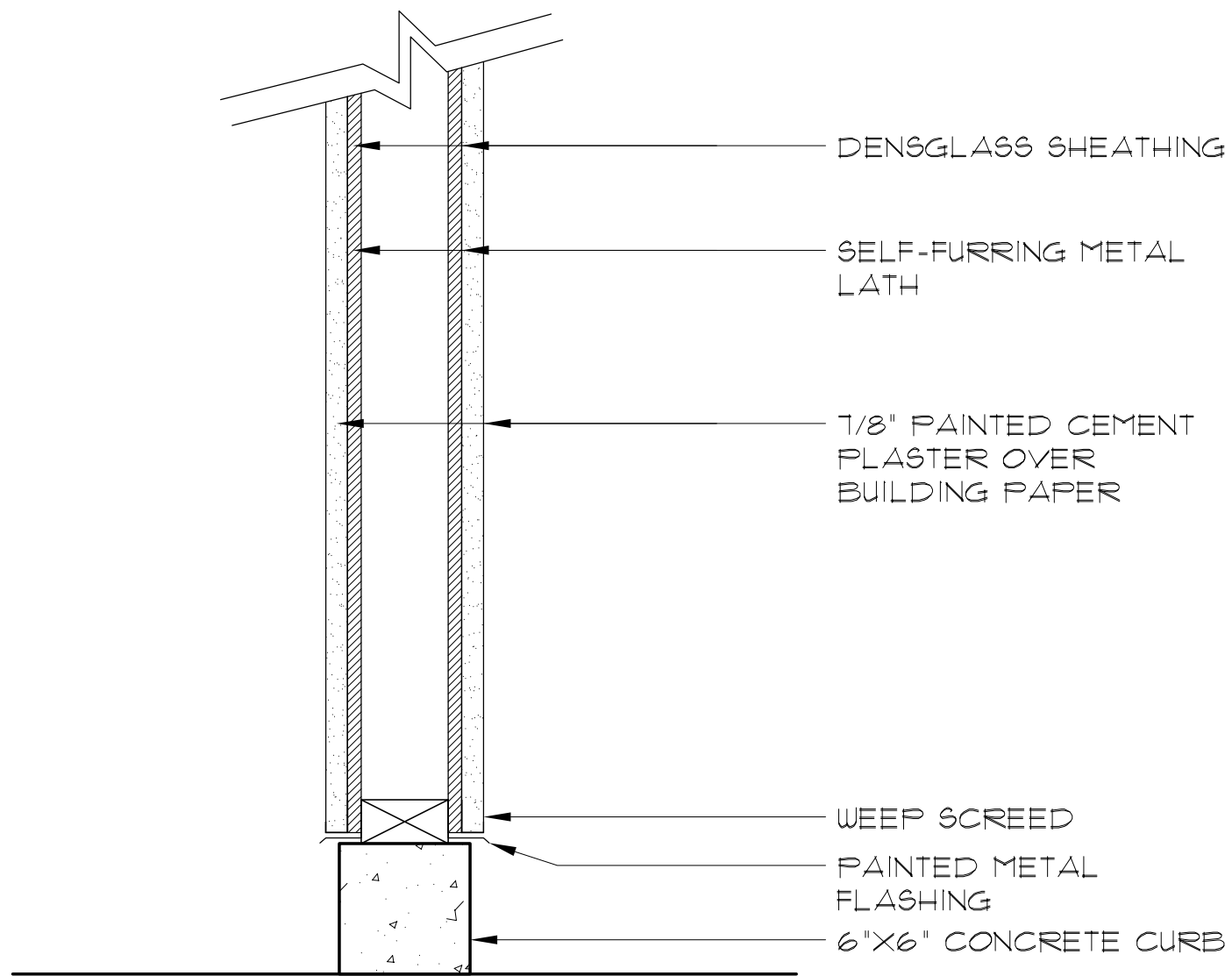
5 | DOUBLE-HUNG WINDOW DETAILS
3/8" = 1'-0"



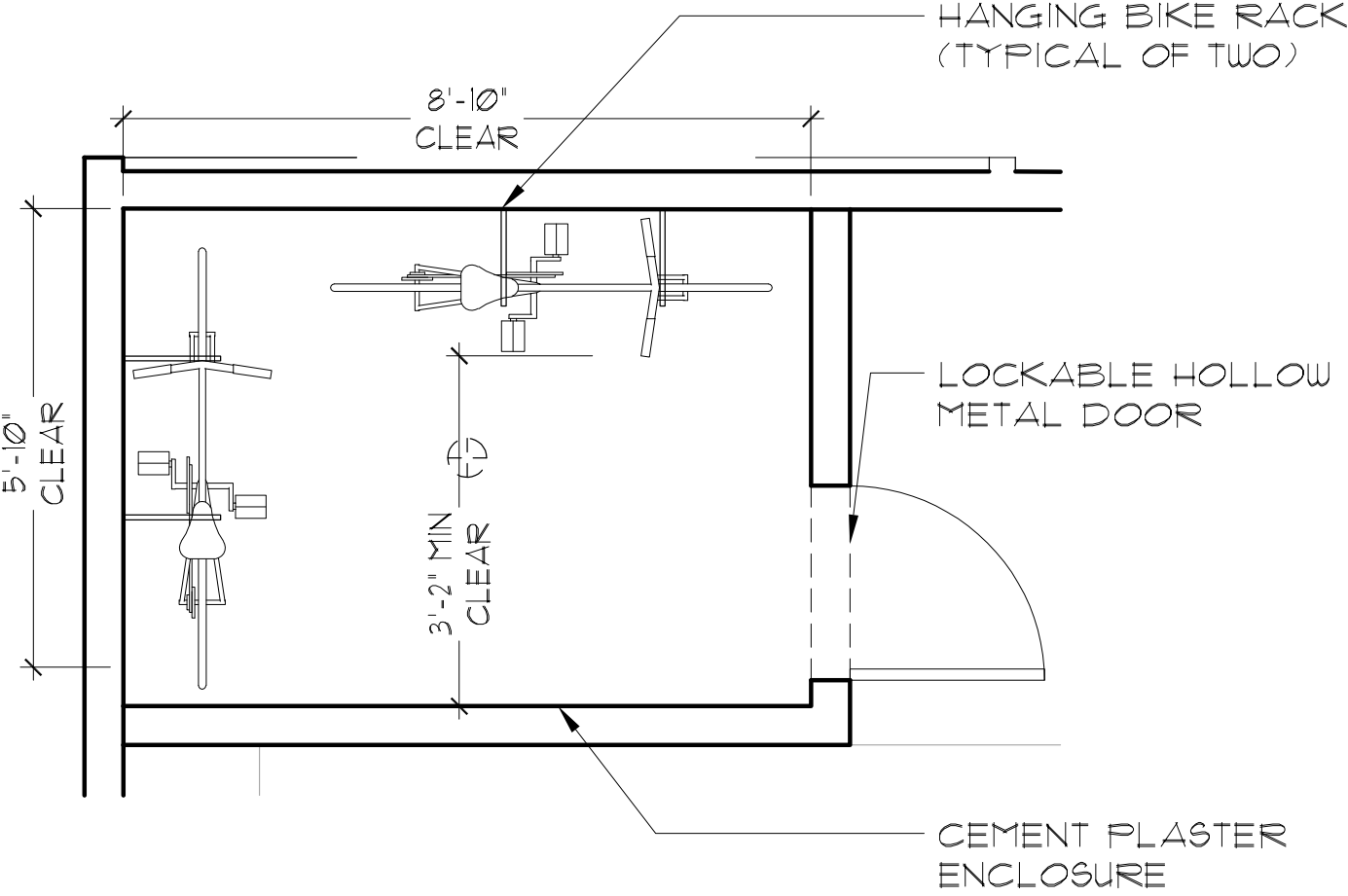
6 | GLIDING WINDOW DETAILS
3/8" = 1'-0"



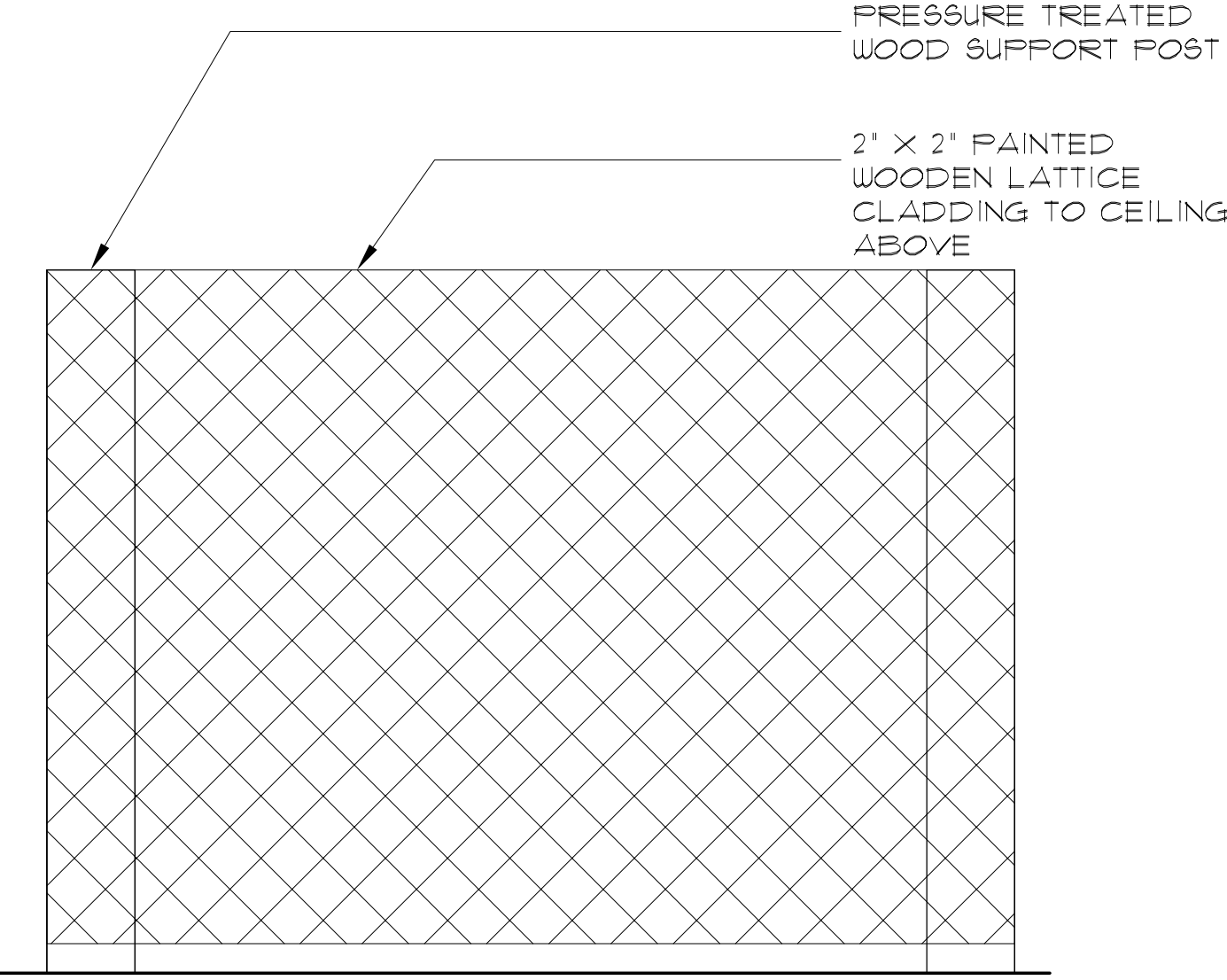
1 | BIKE PARKING WALL DETAIL
1 1/2" = 1'-0"



2 | BIKE PARKING ENLARGED PLAN
3/8" = 1'-0"



3 | TRASH ENCLOSURE SCREEN DETAIL
NTS



795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA

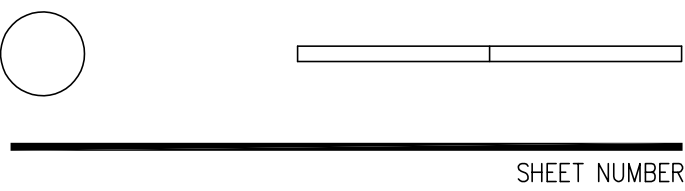


ISSUES AND REVISIONS			
NO.	DATE	DESCRIPTION	
	08.26.16	PLANNING SET	
	05.10.17	PLANNING RESUBMITTAL	
	04.11.18	PLANNING RESUBMITTAL	
	07.01.19	PLANNING RESUBMITTAL	
	08.30.19	PLANNING RESUBMITTAL	

PROJECT NUMBER
160401

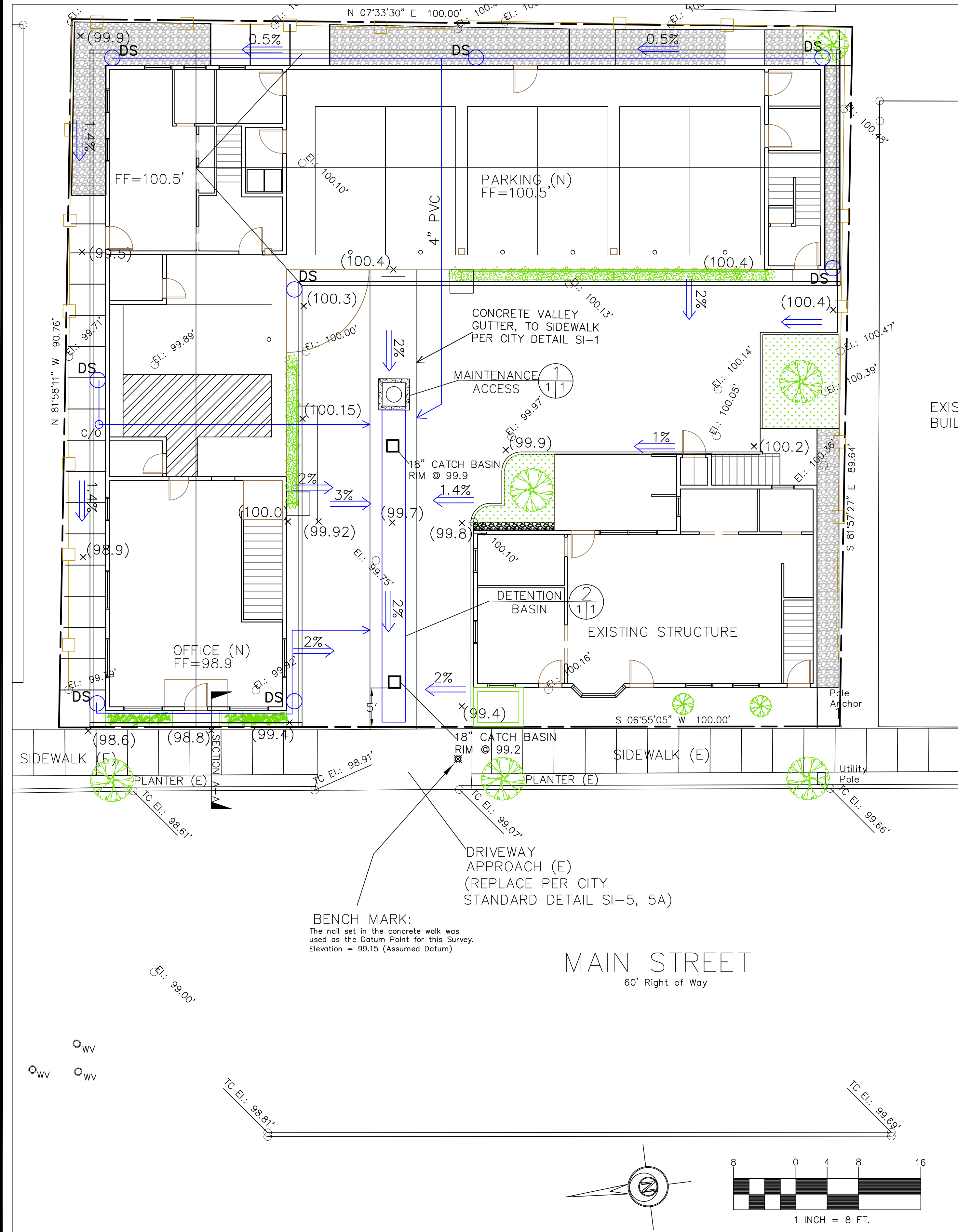
SHEET TITLE
DETAILS

SCALE
VARIES



SHEET NUMBER

A5.01



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SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SURFACE DRAINAGE FLOW
- DOWNSPOUT

ABBREVIATIONS

- E N EXISTING NEW, OR PROPOSED
- WV WATER VALVE
- FF FINISHED FLOOR
- SDMH STORM DRAIN MANHOLE
- SSMH SEWER MANHOLE

SHEET INDEX

1. GRADING AND DRAINAGE PLAN
2. EROSION CONTROL PLAN
3. ADA PLAN
4. UTILITY PLAN

GENERAL NOTES

1. PLANS PREPARED FOR: ROBERT AND JANICE MOODY
2. ELEVATION DATUM: ASSUMED
3. SITE SURVEYED BY PAT McNULTY, L.S., FEB., 2016.
4. THIS IS NOT A BOUNDARY SURVEY.
5. ELEVATION DATUM ASSUMED.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PREVENT AN INCREASE IN RUNOFF TO NEIGHBORING PROPERTIES.
2. PARKING AREA SHALL SLOPE TO DETENTION BASIN, AS SHOWN. RUNOFF SHALL FLOW INTO DETENTION BASIN VIA 18" CATCH BASINS. CATCH BASINS SHALL CONNECT TO PERFORATED PIPE DIRECTLY BELOW.
3. OVERFLOW FROM DETENTION BASIN SHALL FLOW TO 3 CURB DRAINS, AS SHOWN.
4. THE DETENTION BASIN IS SIZED TO HOLD THE VOLUME OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACE AREAS.

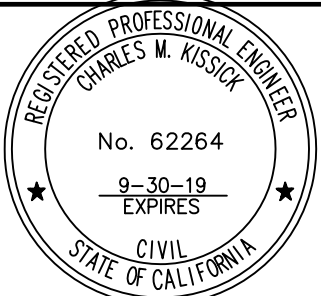
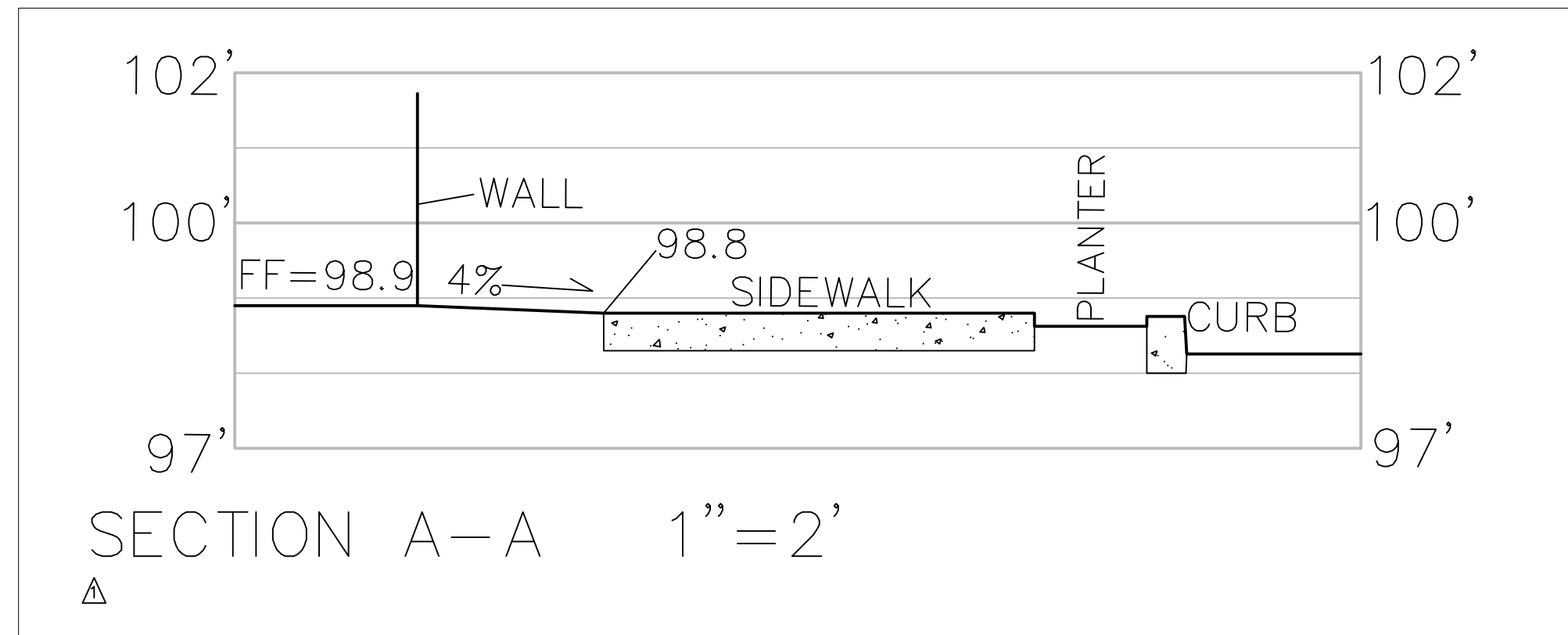
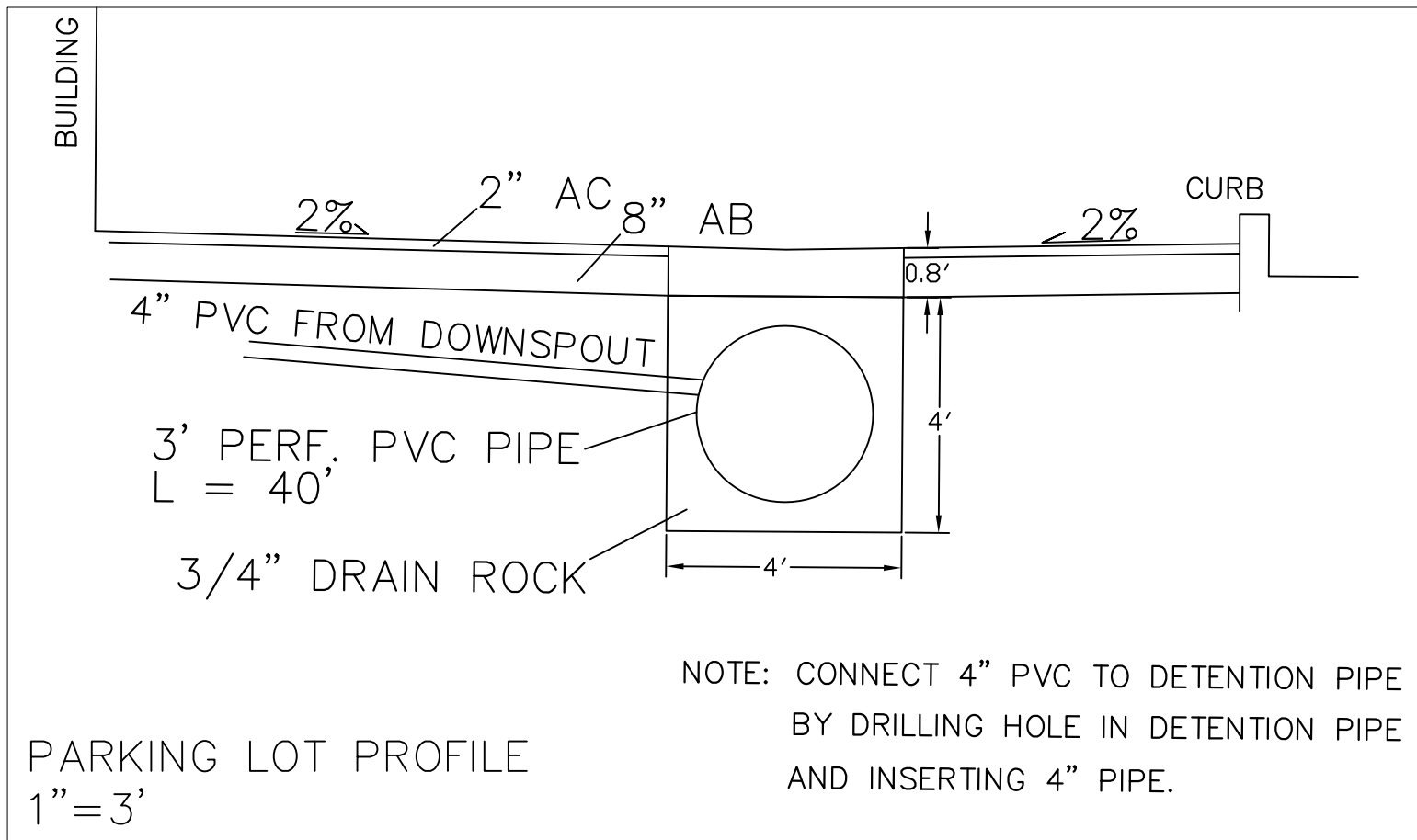
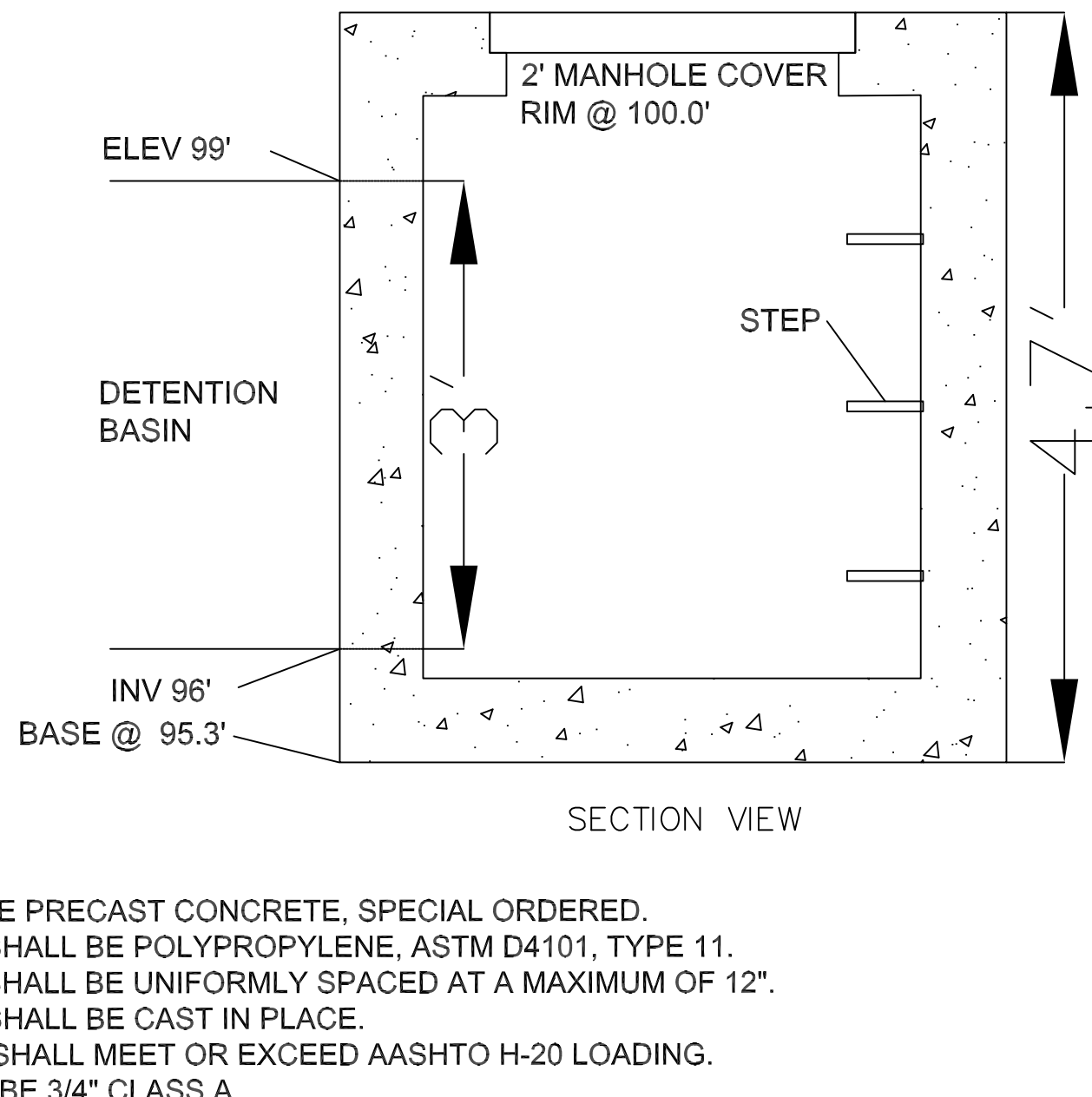
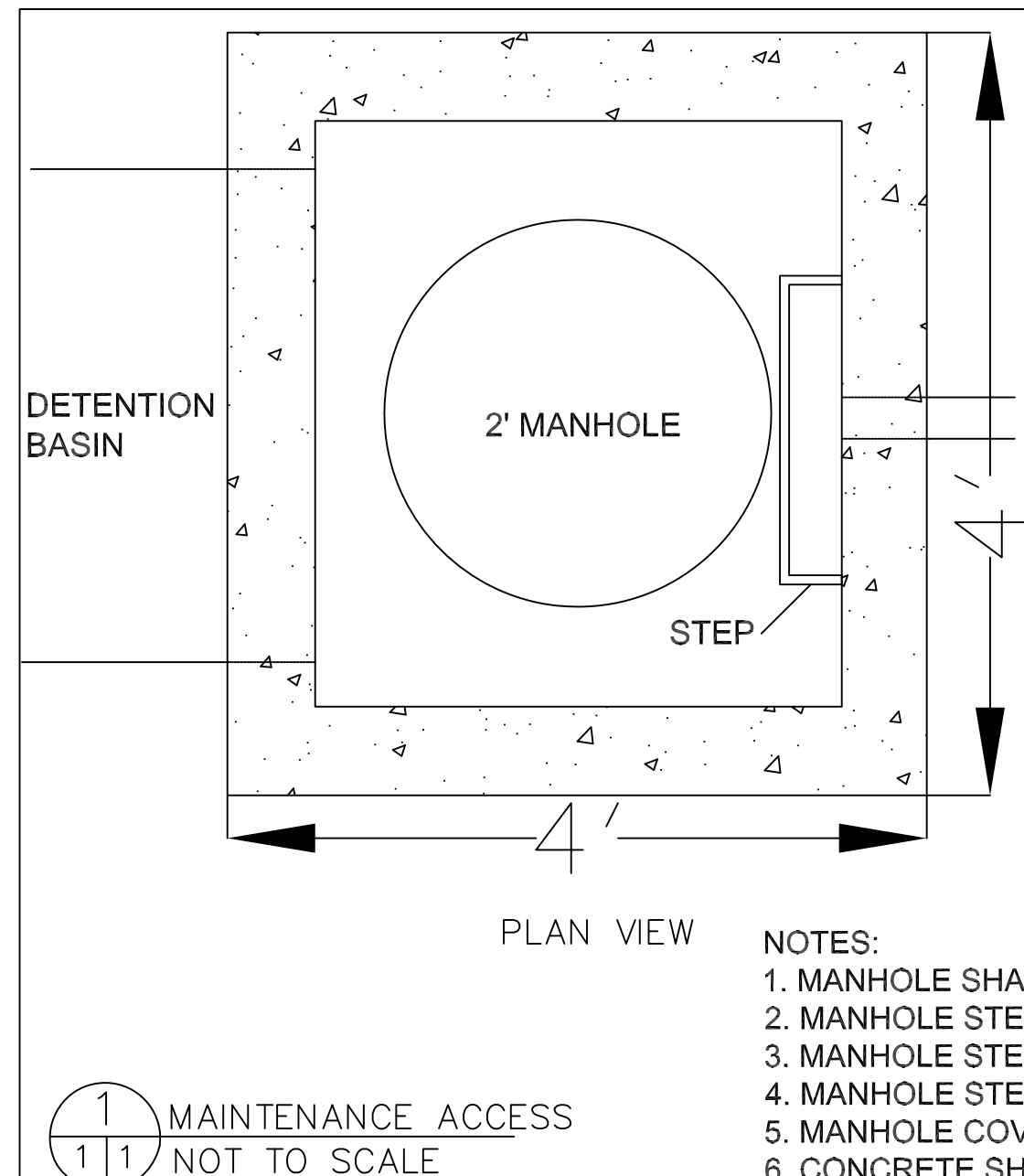
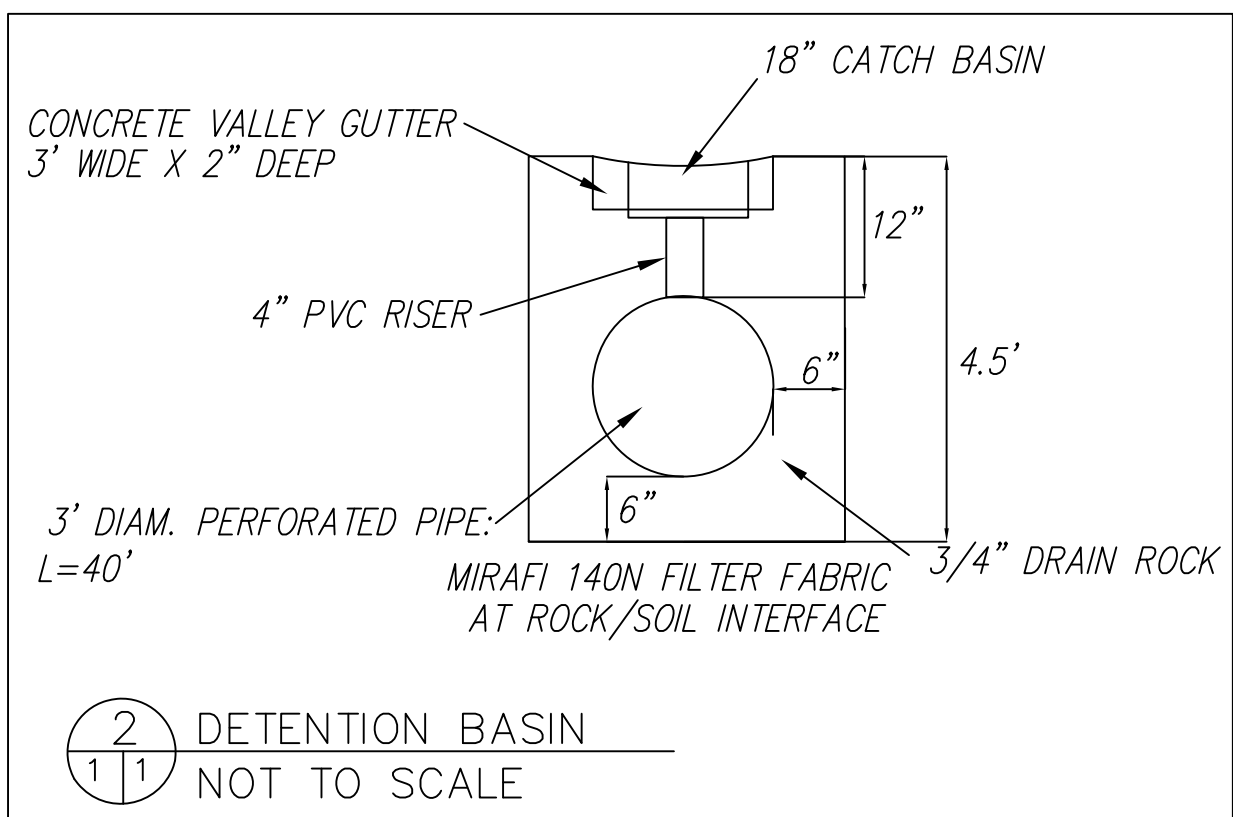
GRADING NOTES

CUT VOLUME : 210 CY
FILL VOLUME: 0 CY

ABOVE VOLUMES ARE APPROXIMATE. CUT VOLUME IS FOR FOUNDATION EXCAVATION AND TRENCH FOR DETENTION SYSTEM. ASSUMES 1-FOOT CUT UNDER BUILDINGS, 6-INCH CUT UNDER PARKING AREA.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



3-4-17	ADDED SECTION	CMK	AZG	CMK
5-7-19	NARROWER NORTH WING, WIDER DRIVEWAY			
8-26-19	ELIMINATE CURB DRAIN			
DATE	SYMBOL	REVISIONS	BY	CHECKED APPROVED

DATE 6-28-18	SUBMITTED	DATE	APPROVED	DATE
CMK DESIGNED	PROJECT ENGINEER			
DATE 6-28-18	SUBMITTED	DATE	APPROVED	DATE
CMK	PROJECT ENGINEER			
DATE 6-28-18	APPROVED	DATE	APPROVED	DATE
AZG CHECKED				

FILE NO.: 16-143	SCALE: AS SHOWN	AUTOCAD DRAWING FILE: DRAINAGE PLAN
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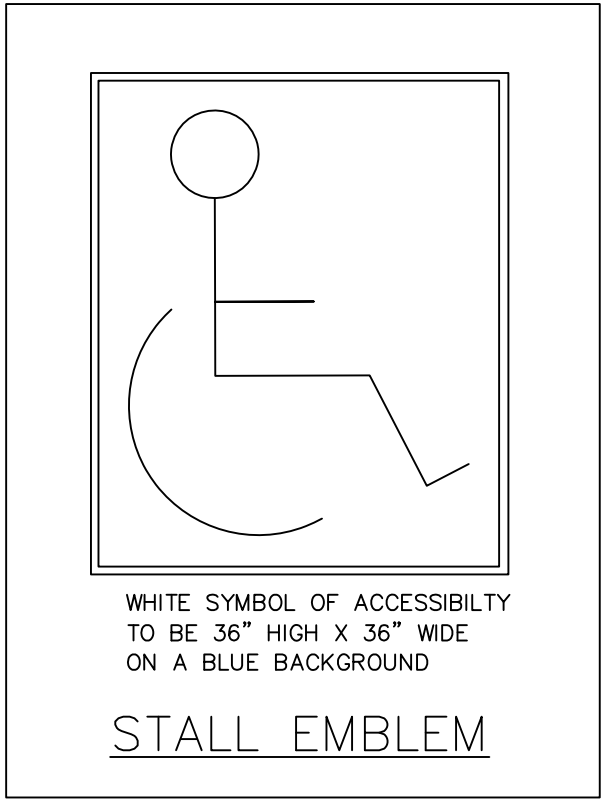
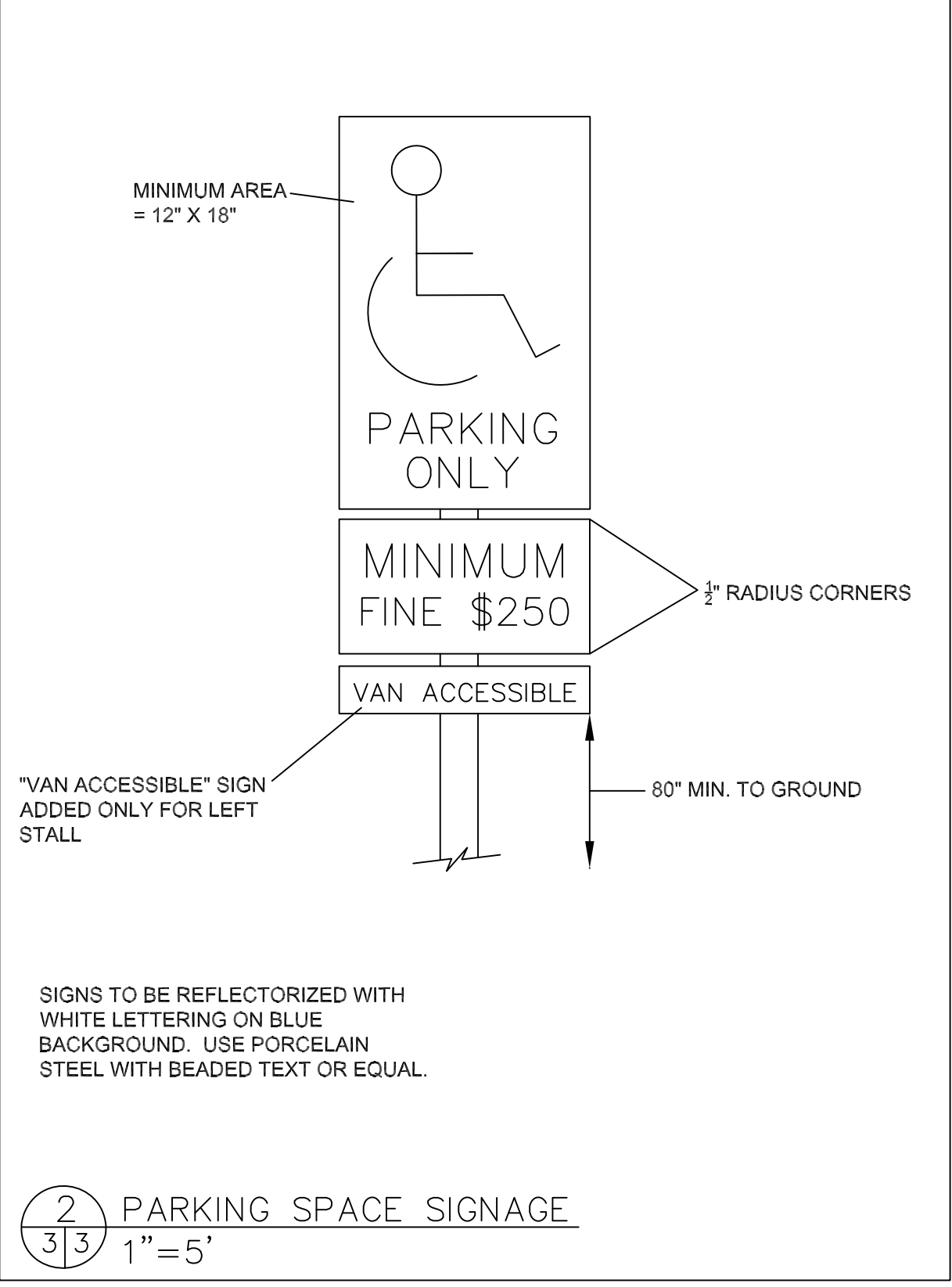
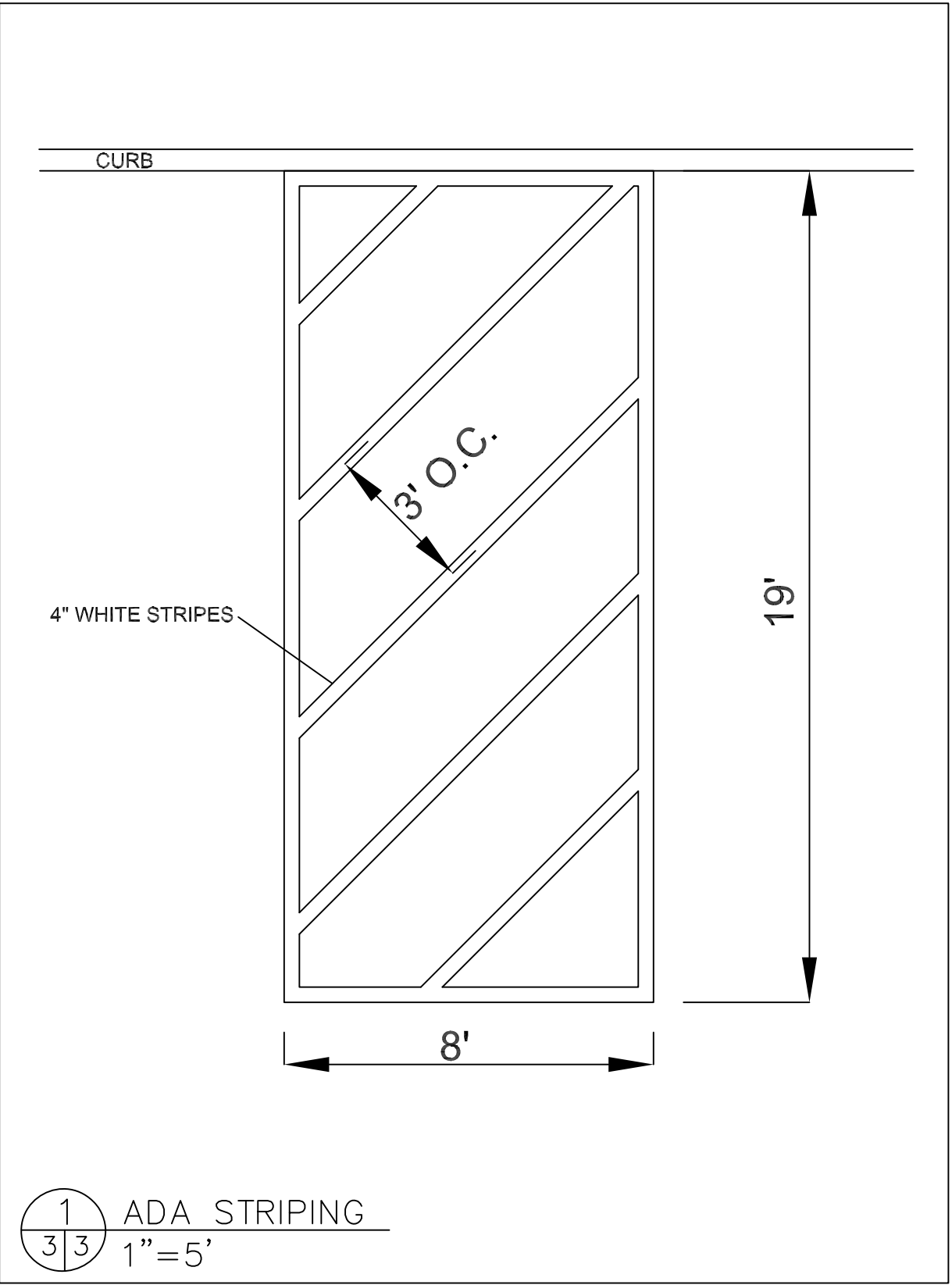
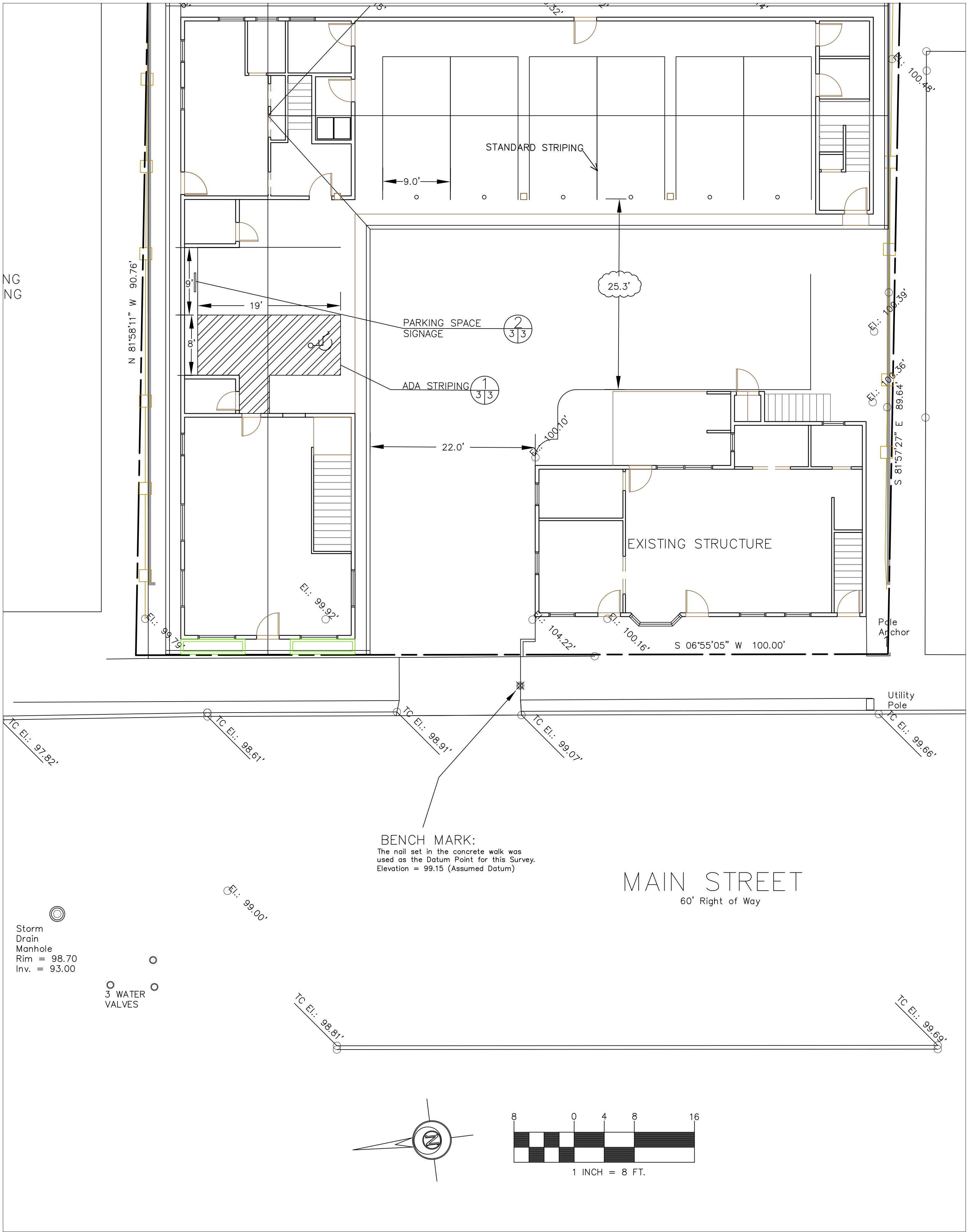
HALF MOON BAY
ENGINEERING DIVISION
CALIFORNIA

Sigma Prime Geosciences, Inc.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

GRADING AND DRAINAGE PLAN

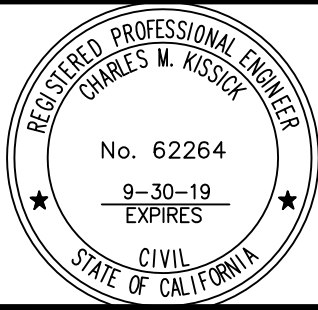
795 MAIN ST.
HALF MOON BAY, CALIFORNIA
APN 056-192-160

SHEET NO. 1 OF 4 SHEETS



- SIGNAGE NOTES**
- SIGNAGE AT EACH SPACE TO BE PROVIDED, USING COUNTY SIGN STANDARDS.
 - 18"x24" SIGN SHALL STATE: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUES FOR PERSONS WITH DISABILITIES MAY BE TOWED AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."
 - HANDICAPPED PARKING SIGNS SHALL BE IN FRONT OF EACH PARKING SPACE DESIGNATED FOR HANDICAPPED USE.
 - LETTERS STATING "NO PARKING" IN ACCESSIBLE LANE SHALL BE NO LESS THAN 12" HIGH.

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3-4-17	ADDED SECTION				
5-7-19	NARROWER NORTH WING, WIDER DRIVEWAY				
8-26-19	REVISE WIDTH OF PARKING ISLE				
DATE	SYMBOL	REVISIONS	BY	CHECKED	APPROVED

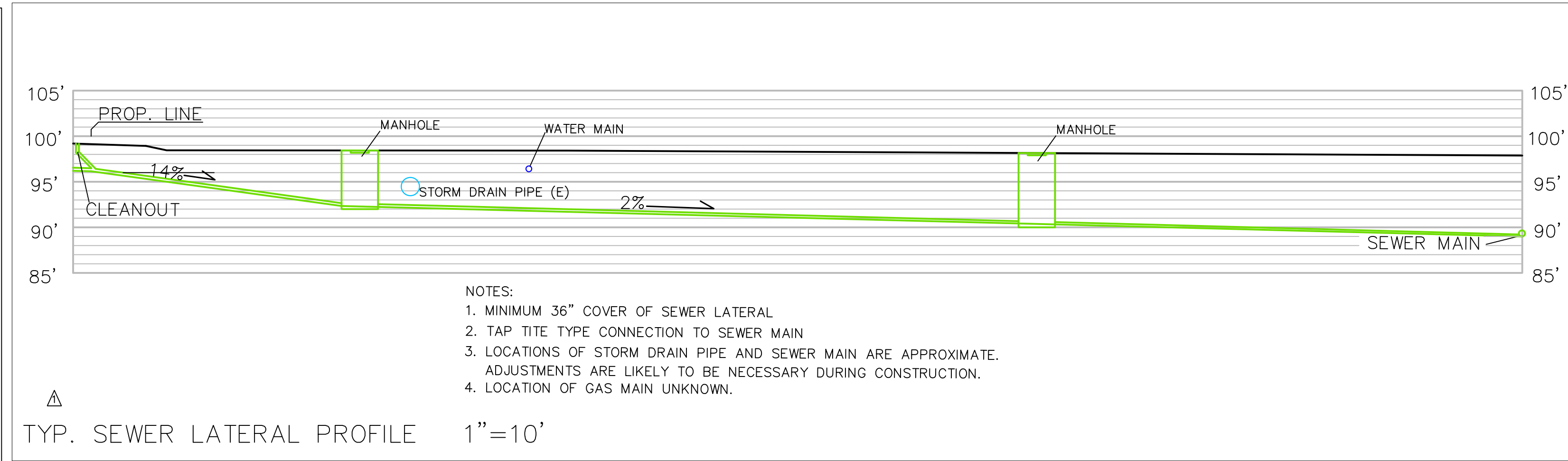
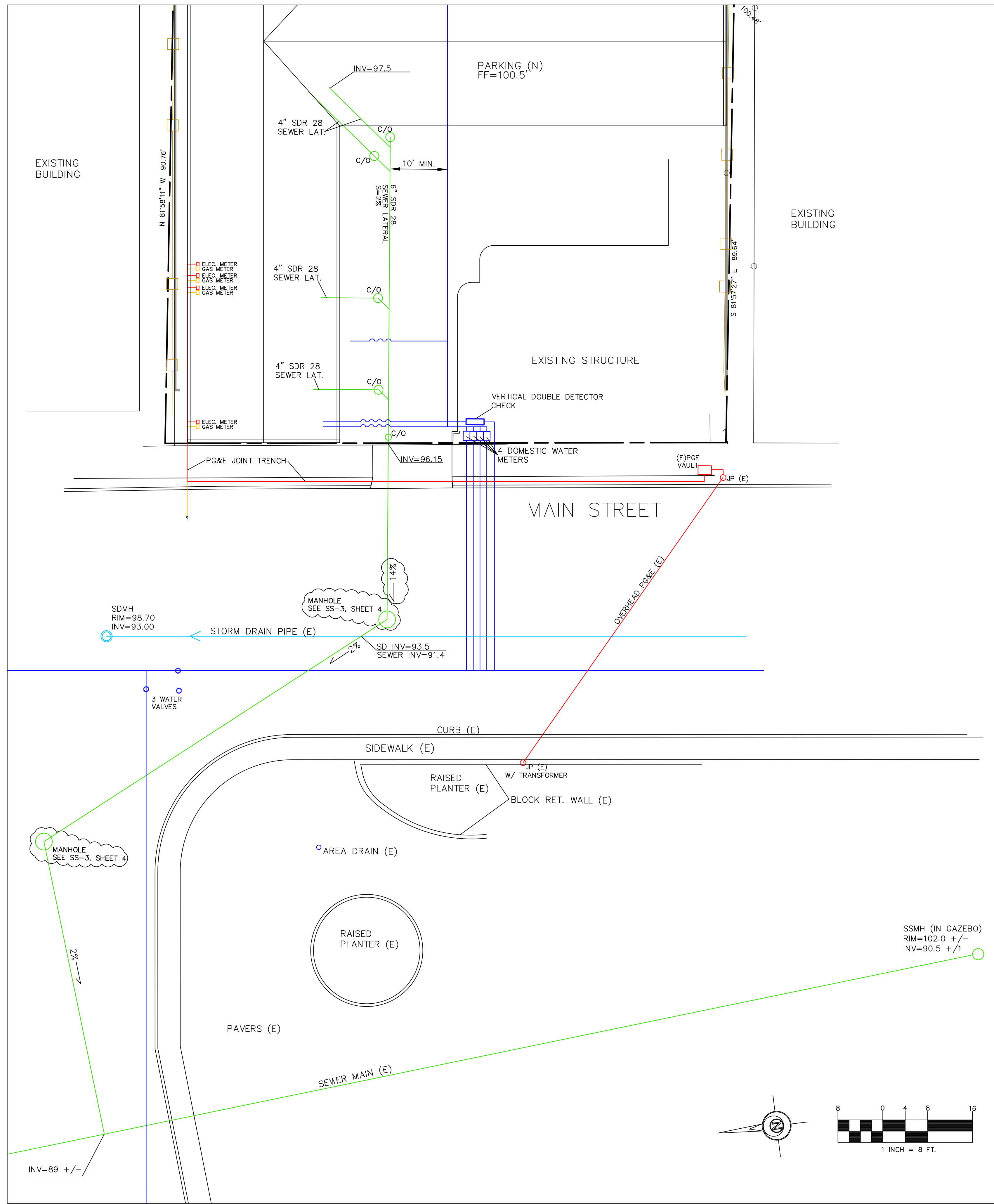
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CMK DESIGNED	PROJECT ENGINEER	DATE	APPROVED	DATE
CMK SUBMITTED	PROJECT ENGINEER	DATE	APPROVED	DATE
DELINEATED	PROJECT ENGINEER	DATE	APPROVED	DATE
DATE 8-28-16	APPROVED	DATE	APPROVED	DATE
AZG				
CHECKED				
	BRIAN LEE - CITY ENGINEER			

HALF MOON BAY
ENGINEERING DIVISION
CALIFORNIA

FILE NO.: 16-143 SCALE: AS SHOWN AUTOCAD DRAWING FILE: DRAINAGE PLAN

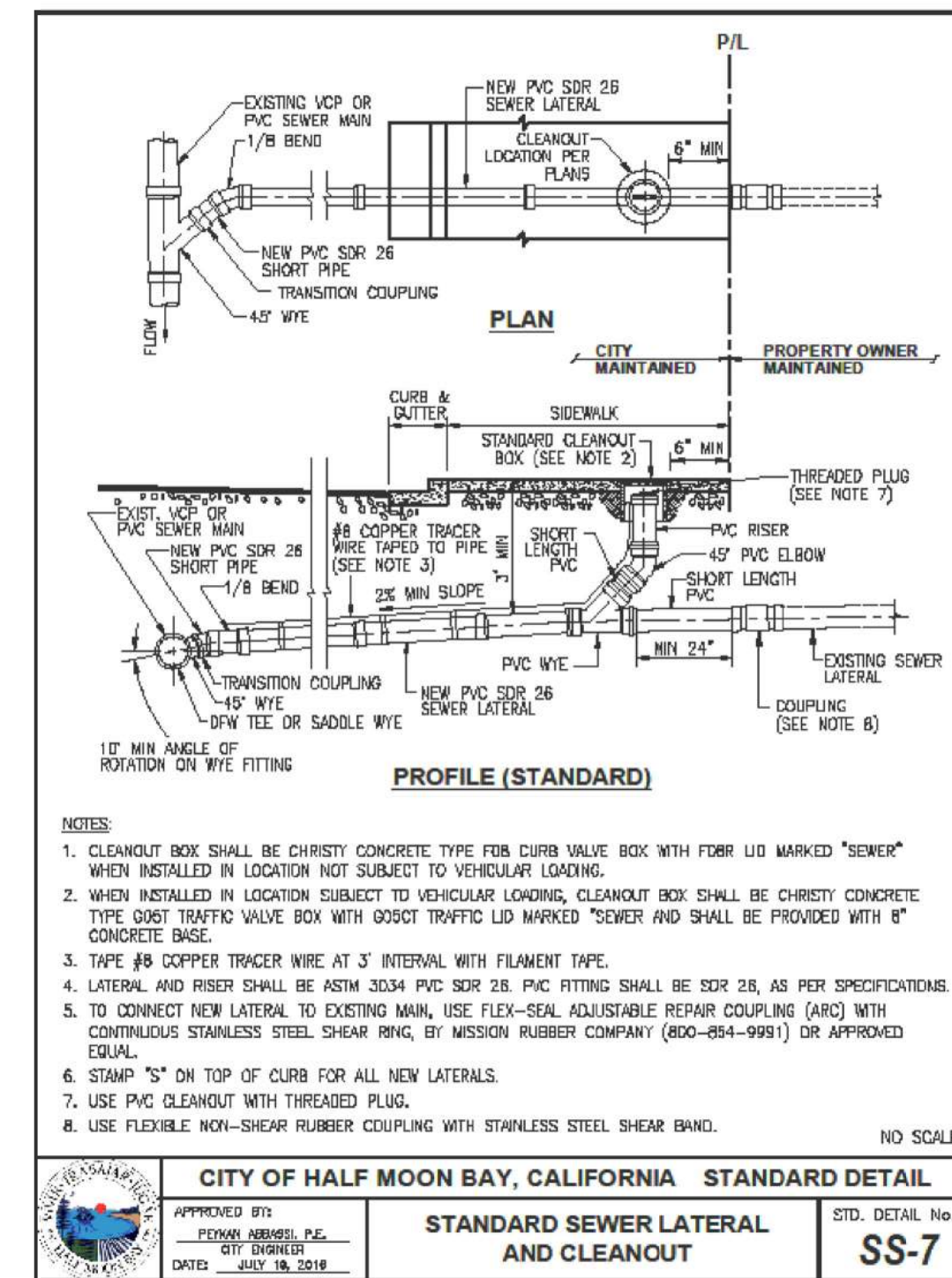
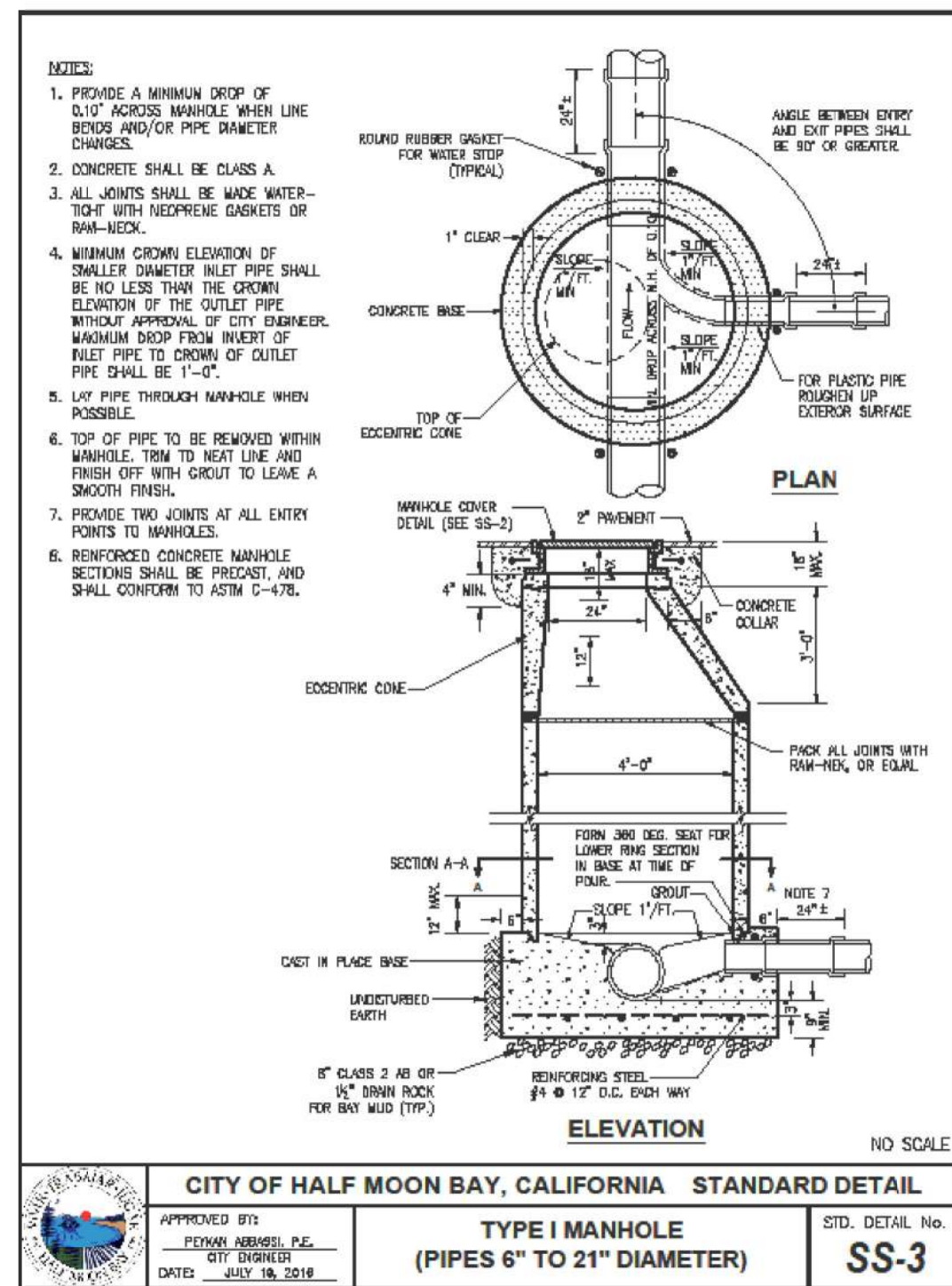
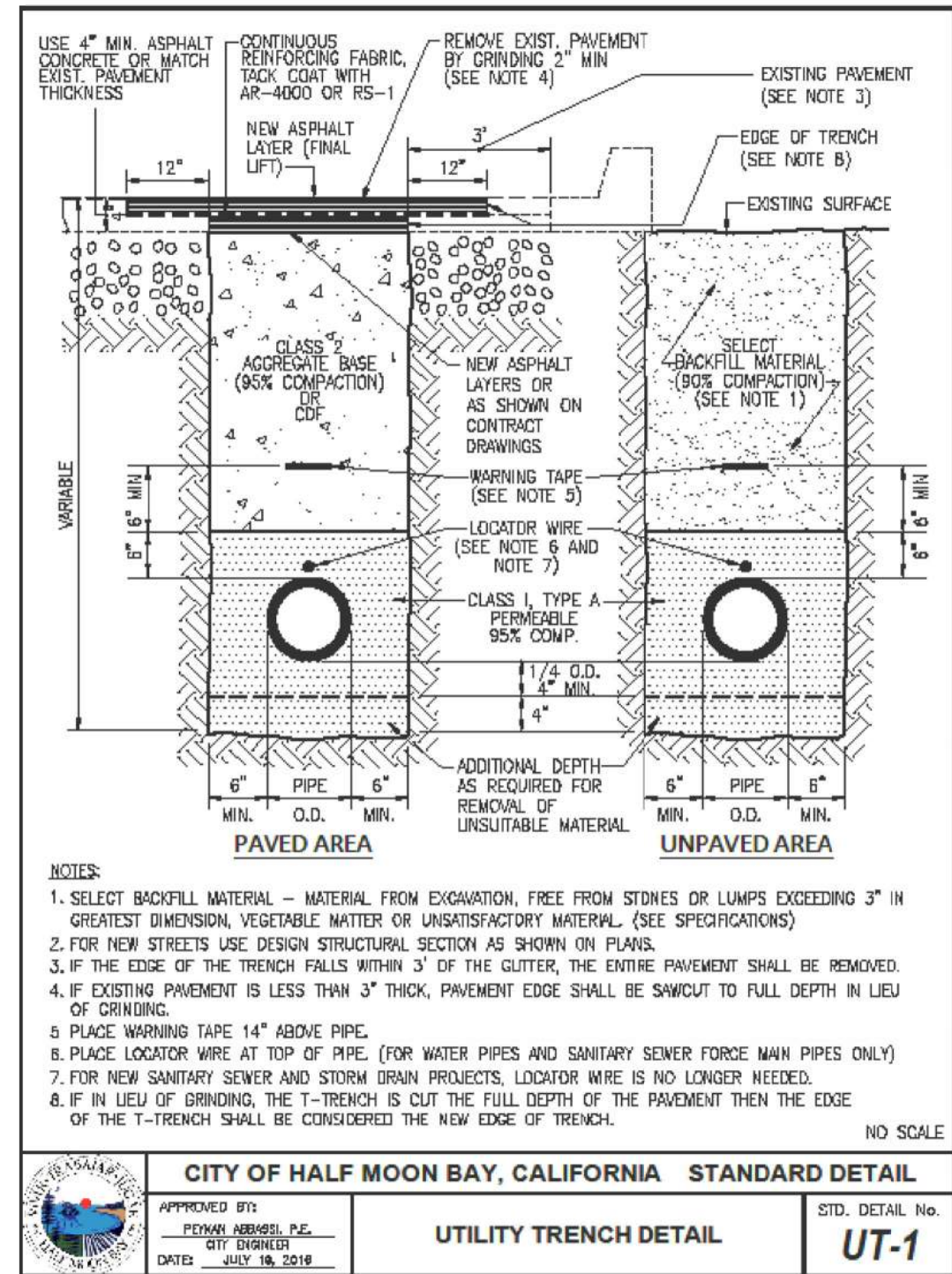
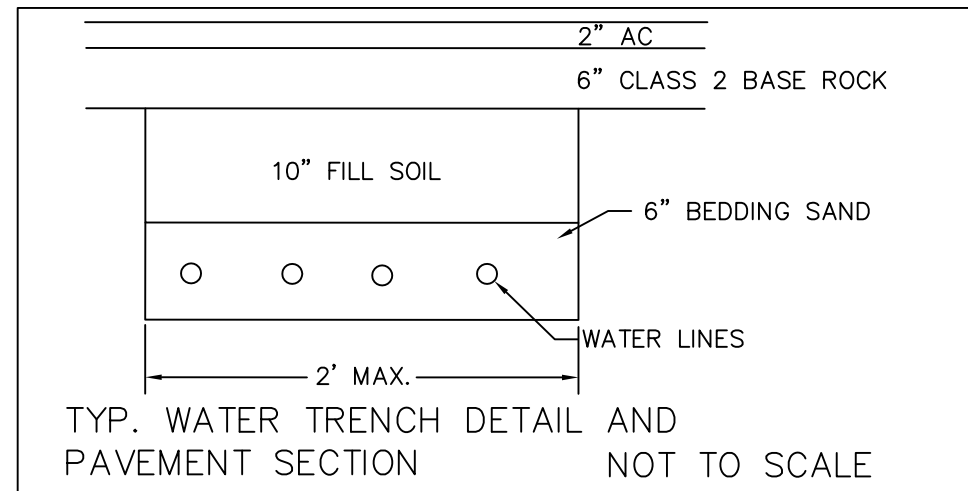
 Sigma Prime Geosciences, Inc.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
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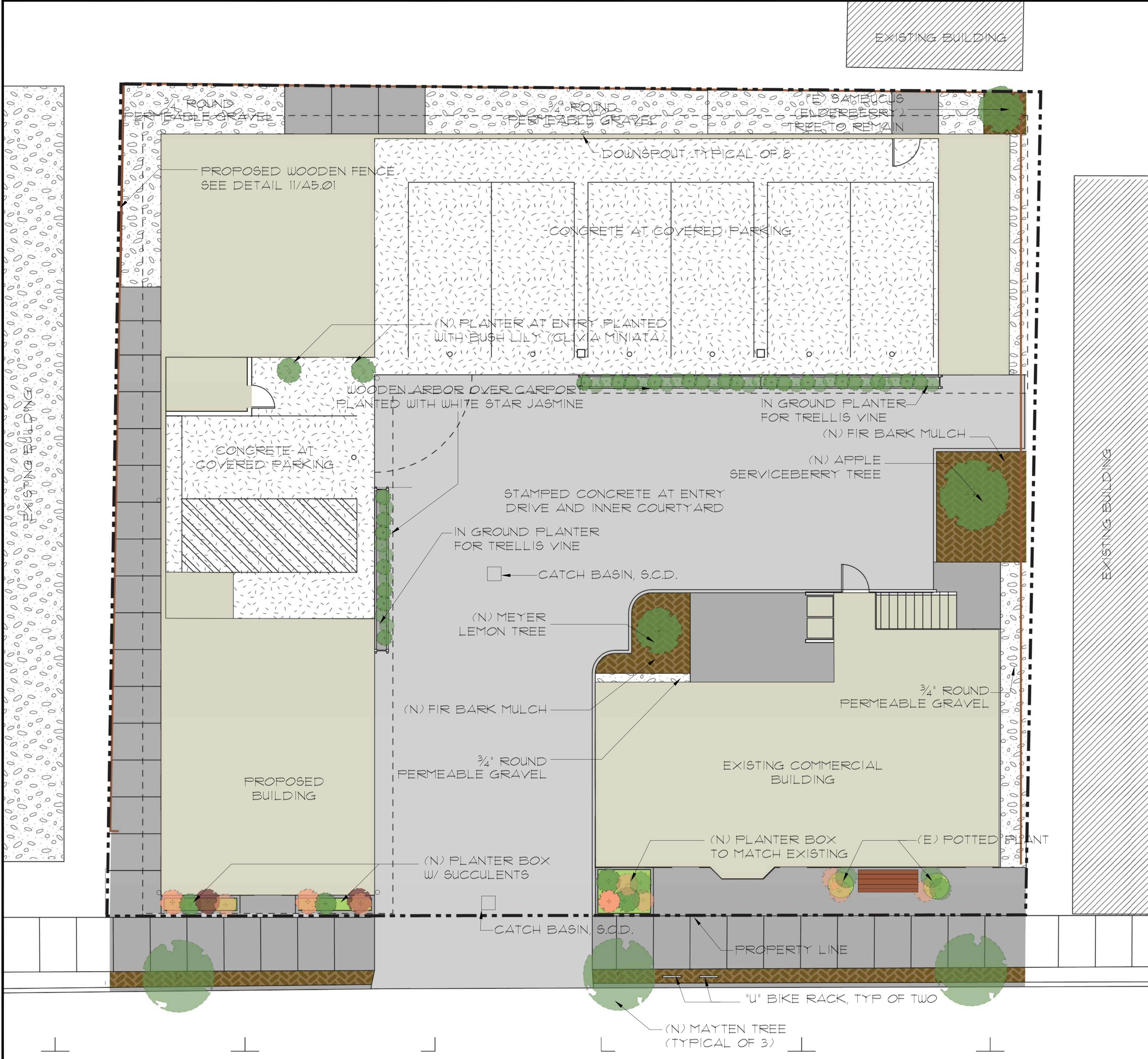
ADA PLAN
795 MAIN ST.
HALF MOON BAY, CALIFORNIA
APN 066-192-160



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- UTILITY NOTES**
1. WATER LATERALS SHALL CROSS OVER TOP OF SEWER LATERAL WITH MINIMUM 12" CLEARANCE.
 2. SEWER MAIN IS DEEP. SEWER LATERAL WILL BE BELOW ALL OTHER UTILITIES AT CROSSINGS.
 3. ALL UTILITIES SHALL BE UNDERGROUND.
 4. PG&E SHALL REVIEW UTILITY PLAN AND REQUEST ANY NECESSARY REVISIONS.





PLANTING LEGEND		
TYPE	SIZE	QUANT.
MAYTENUS BOARIA	15-GAL	3
AMELANCHIER X GRANDIFLORA	15-GAL	1
CLIVIA MINIATA	5-GAL	2
CITUS LIMON 'MEYER IMPROVED'	15-GAL	1
JASMINUM POLYANTHUM	5-GAL	2
SUCCULENT ASSORT.	EXST.	EXST.



STAMPED CONCRETE

795 MAIN STREET

RM CONSTRUCTION
HALF MOON BAY, CA



ISSUES AND REVISIONS		
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	04.11.18	PLANNING RESUBMITTAL
	07.01.19	PLANNING RESUBMITTAL
	08.30.19	PLANNING RESUBMITTAL

PROJECT NUMBER
160401

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE
3/16" = 1'-0"



SHEET NUMBER

L1.01