



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

THURSDAY APRIL 15, 2021
8:30 A.M.

ALL REMOTE/TELECONFERENCE MEETING
(SEE DETAILS BELOW)

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).

SPECIAL TELECONFERENCE MEETING PROTOCOLS

In accordance with the San Mateo County Health Officer's March 16, 2020 and March 31, 2020 Shelter In-Place Orders and Governor Newsom's Executive Order No-29-20, this will be a teleconference meeting without a physical location to help stop the spread of COVID-19. This meeting will be conducted entirely by remote participation, in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act.

This meeting will be conducted via Zoom Webinar. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the “raise your hand” feature and will be called upon and unmuted when it is your turn to speak.

If you do not have access to join by computer. Members of the public are welcome to submit comments (in accordance with the three-minute per speaker limit) via email to bjett@hmbcity.com prior to meeting.

AAC Meeting will be held remotely at 8:30 am

Please click the link below to join the webinar:

[Click Here to Join the AAC Meeting](#)

Webinar ID: 952 3374 7384

Passcode: 501501

iPhone one-tap: 1-408-638-0968, 95233747384#, 0#, 501501#

Telephone: 1-408-638-0968

- I. CALL TO ORDER**
- II. REVIEW MEETING SUMMARY NOTES**
03/18/21
- III. PUBLIC COMMENT**
- IV. STAFF PRESENTATION**
Veronika Vostinak, the City’s Sustainability Coordinator will present on the City’s efforts to adopt a Building Electrification Ordinance.
- V. AGENDA FORCAST / STAFF UPDATE**
- VI. COMMITTEE MEMBER COMMUNICATIONS**
- VII. ADJOURNMENT**



**DRAFT MEETING SUMMARY NOTES
CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE
THURSDAY, MARCH 18, 2021
ALL REMOTE/VIRTUAL MEETING VIA ZOOM**

Virtual meeting of the Architectural Advisory Committee (AAC) began at 8:35 AM

PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

STAFF PRESENT: Jill Ekas, Bridget Jett, Scott Phillips, Brittney Cozzolino and Doug Garrison

MEETING SUMMARY NOTES OF FEBRUARY 18, 2021

Architectural Advisory Committee (AAC) recommended minor change to the summary notes.

PUBLIC COMMENT

None

1. New Residence on Magnolia Street – Design Review

Project overview by Brittney Cozzolino, Associate Planner

Location: 574 Magnolia Street

City File No.: PDP-20-069

Applicant: Hailekiros and Simin Hailu

AAC Comments:

- What is the scope of review? A. staff confirmed that focus is site plan, but all comments are welcome.

The applicant provided additional information about the project.

Site Plan:

- Generally, AAC members prefer Option D.
- All four options have a building envelope encroachment.
- Why house isn't pushed all the way back to rear setback line? Could do that with a version of Option D and create outside space courtyard between parking and the house while also diminishing the building envelope encroachment.
- Parking: Consider taking advantage of the zoning code for substandard lot to have a one-car garage and carport to deemphasize the appearance of the parking.
- Might be useful to increase deck on east side of the house.

Architectural Design:

- Architectural Approach: Need to make a statement and focus on design integrity of the chosen architectural approach.
- Details: Remain very concerned about the appearance; site is in a visual resource area, close to the trail, and very visible. Project design still needs a lot of work and needs a lot of detail. Applicant should look at examples of other houses on substandard lots and the quality of detail is very successful.
- Roof: 3/12 roof may be an improvement. However, dependent on architectural approach, alternate pitches may be more appropriate. With a traditional design, consider a steeper pitch with a hipped roof and adding eaves. If the design goes in a very contemporary direction, a flat roof could work better; e.g. a flat roof with a thick fascia and deep overhangs. Check on allowances for eaves to encroach in building envelope.
- Entry: Front porch and entry details are an opportunity to enhance the building.
- Sound Protection: provide more detail on protection from highway noise.

The applicant shared images of the modular home details for “Connect Homes” which has a contemporary aesthetic.

The AAC responded that that this approach is encouraging but that articulation, overhangs, and numerous other details need to be included. In consideration of this additional information, the AAC confirmed that a contemporary approach is preferred and that a flat roof would therefore be acceptable provided that site planning and architectural details can be addressed.

2. New Signage for ACE Hardware – Design Review

Project overview by Scott Phillips, Associate Planner

Location: 111 Main Street

City File No.: PDP-21-017

Applicant: Jacqueline Fenton / The Signworks of America

The applicant presented the intention for the project. It was noted that a portion of the existing sign is not illumination and that the illuminated portion is difficult to see. Thus, the design includes a larger sign mounted higher on the building.

AAC Clarifying Questions:

- Clarify the sign area as presented in plans. A. Staff explained that the calculated area is less than as presented on plans; and further explained that as rendered the sign size is accurately depicted.

AAC Discussion:

- General:
 - Appreciate the need to improve visibility.
 - Could put the sign on the wall like the old Ocean Shore Hardware.
 - Too big, too close to the soffit line, and a bit overwhelming relative to the mansard roof. If built this big, will be more of a detraction than a compliment to the store.
- Construction:
 - Constructing a box with flashing creating a vertical face, would allow for better mounting approach with a more vertical plane for attachment, e.g. tuck flashing under the shingles, with framing in the roofing with flashing above it. The aluminum brackets would be hidden and then the raceway could be well integrated into the mansard roof.
- Lighting:
 - Copy color and lighting: Lower kelvin rating (4K or lower) and soft white on “Hardware” to control glare.
 - Dimmer: Require a dimmer to ensure not too bright if needs to be adjusted.

Applicant acknowledged can reduce the sign width to be more in scale with the storefront fenestration.

3. Main and Kelly Mixed Use Project Resubmittal – Design Review

Project overview by Doug Garrison, Senior Planner

Location: 433 Main Street

City File No.: PDP-20-051

Applicant: Cardoni / Anthony Uccelli

AAC Clarifying Questions and Discussion:

- 1) Are there 3 proposed parcels?
- 2) Storm drain question?
- 3) Sign Program?
- 4) Window requirements along an interior property line?

AAC Comments:

Architecture:

- no elevator shown,
- More distinction between the residential and commercial buildings is needed,
- East Elevation is flat and could use more detailing,
- Iron work needs to be appropriately depicted,
- More improvements to the Kelly Avenue elevation,
- Continue 2nd story root partially down Kelly Avenue,
- No ADA features shown:
 - ADA units need to be adaptable to future tenants,

- Accessible path needs to be shown.

Site Plan:

- 6 units now proposed,
- Same floor plans for residential,
- Tower element has been eliminated,
- Water meters and backflow devices are shown for each of the three proposed lots. Is it possible to conceal or consolidate the water infrastructure?
- Paseo needs more work, including landscaping, tenant amenities,
- Dumpsters could be relocated and consolidated to allow for a larger paseo.

DIRECTOR'S REPORT

- Agenda forecast – AAC meeting April 15, 2021

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

- None

ADJOURNMENT

Meeting adjourned: 11:05 am

Respectfully Submitted:

Scott Phillips, Associate Planner



1. What is Building Electrification?

Building electrification describes the move from Fuel Gas powered appliances — like gas and propane furnaces, hot water heaters and stoves — to clean, highly efficient electric appliances like electric heat pumps, hot water heaters and induction stoves.

2. Why Adopt a Building Electrification Ordinance?

The State of California has adopted ambitious climate goals mandating the reduction greenhouse gas (GHG) emissions by 40% (over 1990 levels) by 2030¹ and to reach carbon neutrality by 2045.²

According to the most recent data, 48% of Half Moon Bay’s GHG emissions come from building energy with 80% of those emissions coming from Fuel Gas powered energy.

97% of Half Moon Bay energy customers are receiving carbon-free electricity from Peninsula Clean Energy (PCE). Switching our buildings’ energy sources away from Fuel Gas and towards electric appliances has the potential to drastically reduce the City’s GHG emissions and assist the City in achieving State-wide goals.

3. What is Fuel Gas?

Fuel gas is defined in the California Building Standards Code as natural, manufactured liquefied petroleum, or a mixture of these. This includes natural gas and propane.

4. What is happening now?

City staff is drafting a Building Electrification Ordinance based on City Council’s direction from the February 2, 2021 study session on Building Decarbonization.

5. What was the City Council direction at the February 2, 2021 Study Session on Building Decarbonization?

The City Council directed staff to draft a Building Electrification Ordinance specifically to:

¹ [Senate Bill 32](#) (2016)

² [Executive Order B-55-18](#) (2018)



- a) Require all-electric construction for all new buildings (residential and commercial)
- b) Develop a plan to phase out all Fuel Gas applications and distribution within the City by a certain date

Due to limited public comment received at the study session, the City Council directed staff to launch an outreach effort to receive more input from the City's businesses and residents to better determine the impacts of the directed policy.

6. What are the next steps?

The draft ordinance is expected to be published in May with a public outreach effort to follow in June – September 2021. A first reading of the Ordinance will be presented to City Council after public input has been received and no earlier than September 2021.

7. Will there be public meetings in the future?

Part of City Council's direction from the February 2, 2021 study session was to launch a public outreach effort to get input from residents and businesses.

A draft Building Electrification Ordinance based on City Council's direction will be available by May 2021. Public Outreach events will follow in June – September 2021 before the Ordinance is presented to the City Council for a first reading. Public outreach meetings will be announced in the City's weekly eNews, monthly Sustainability Source newsletter, on the dedicated website (www.hmbcity.com/reachcodes).

Ordinances must go through a minimum of two readings at a public forum before becoming adopted. The public can participate and provide comments at one or both of the readings of the Ordinance for the City Council to consider. All City Council meetings are noticed according to State law.

8. Where can I find more information?

All information regarding the Building Electrification Ordinance process will be posted to www.hmbcity.com/electrification.

9. Who should I contact with questions and comments?

Any emailed comments and questions should be directed to: sustainability@hmbcity.com



The staff contact for the Half Moon Bay Building Electrification Ordinance is:

Veronika Vostinak
Sustainability Analyst
vvostinak@hmbcity.com
650-750-2019

10. Isn't electricity more expensive than Fuel Gas?

Yes, however, while electricity is more expensive than Fuel Gas per Btu, electric appliances like heat pumps are generally more efficient and use less energy overall to run. Cost to run will vary dependent on the product chosen and consumer behavior.

11. Is electricity from the grid "clean?"

PCE's base service is 100% carbon-free as of January 2021.

To learn more about PCE's power mix, please visit:
<https://www.peninsulacleanenergy.com/power-mix/>

12. How reliable is the electric grid as compared to natural gas?

The natural gas grid and electric grid both go down on occasion. In fact, during California's primary natural disaster events, wildfires and earthquakes, utilities are supposed to turn the gas off. Additionally, many new fuel gas appliances require electricity to operate.

If 100% reliability is a goal for your home or project, electrification with battery and solar backup is the best option.

13. Does all-electric heating use a lot of energy and can it work in our cool climate?

All-electric heat pumps are highly efficient and effective in weather far colder than ours. Department of Energy studies show heat pump space heaters as highly efficient at as little as 5 degrees Fahrenheit. California Energy Commissions cost effectiveness studies also show high efficiency.

14. Don't people prefer gas stoves?

Yes, many people prefer gas stoves. However, most people are unfamiliar with induction stoves which offer superior speed, control, maintain cool and safe surfaces while cooking, and better indoor air quality. Induction stoves are increasing in popularity and are a great alternative to gas stoves.

15. What are the safety and health benefits of building electrification?

Research indicates that natural gas is a major fire risk in the event of earthquake. The link between earthquakes and natural gas triggered fires is documented in the State's 2002 study: https://ssc.ca.gov/forms_pubs/cssc_2002-03_natural_gas_safety.pdf

Natural gas use in the home is linked with asthma and other health risks:

- EPA identifies indoor air quality as a significant health risk and gas appliances are listed as a point of concern: <https://www.epa.gov/indoor-air-quality-iaq/inside-story-guide-indoor-air-quality>
- 2019 meta research links gas stoves and asthma <https://heetma.org/gas-cooking-and-asthma/>
- 2008 Johns Hopkins study linking gas stoves and asthma <https://www.sciencedaily.com/releases/2008/10/081013131530.htm>
- Lawrence Berkeley Labs, California Energy Commission and others have also produced similar studies
- Carbon monoxide from fuel use has been long deemed a risk. Enough that CO sensors are required in homes that burn fossil fuels: <https://www.creia.org/california-carbon-monoxide-law-takes-effect>