



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

November 17, 2014

Big Wave LLC
Attn: Jeff Peck
P.O. Box 1901
El Granada, CA 94018

PROJECT FILE

Dear Mr. Peck:

Subject: **LETTER OF CONTINUANCE**
File Number: PLN2013-00451
Location: Airport Street in Princeton-by-the-Sea
APNs: 047-311-060 and 047-312-040

On November 12, 2014, the San Mateo County Planning Commission considered (1) the Certification of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Revised Big Wave North Parcel Alternative Project (Big Wave NPA Project), pursuant to the California Environmental Quality Act (CEQA); (2) a Use Permit for the modern sanitarium component of the Wellness Center and an Outdoor Boat Storage Use; (3) a Major Subdivision of the north parcel into seven lots and the creation of 108, approximately 1,500 sq. ft., business condominiums; (4) a Minor Subdivision of the south parcel into two lots; (5) a Coastal Development Permit, appealable to the California Coastal Commission, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit for the proposed structures and associated grading; and (7) a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and 16,400 cy of imported gravel. The project involves the development of the north parcel (APN 047-311-060) with an Office Park, including three buildings containing a total 162,000 sq. ft. of industrial/office/storage uses; a Wellness Center consisting of 70,500 sq. ft. of affordable housing and associated uses with a maximum of 57 bedrooms for a maximum of 50 developmentally disabled adults and 20 staff and 27,000 sq. ft. of industrial/office/storage uses; and a total of 554 private parking spaces, as well as the development of the south parcel (APN 047-312-040) with a boat storage lot and 92 coastal access public parking spaces, proposed on two undeveloped parcels.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission voted 5-0-0 to continue the item until the hearing scheduled for January 14, 2015.

Please direct any questions regarding this matter to Camille Leung, Senior Planner, at (650)363-1826 or Email: cleung@smcgov.org.

Sincerely,

Heather Hardy
Planning Commission Secretary

cc: David Byers
Scott Holmes
Stephen St. Marie

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL FOR THE BENEFIT OF THE OTHER PARCELS WHERE APPROPRIATE. THE DELINEATION OF THOSE EASEMENTS IS NOT SHOWN ON THESE PLANS, BUT WILL BE CONFIGURED AND DELINEATED DURING THE BUILDING PERMIT PROCESS.

GRADING QUANTITIES

NORTH PARCEL	CUT (CY):	FILL (CY):
UTILITY TRENCHING:	640	0
GRAVEL MATERIAL	0	15,000
SOUTH PARCEL		
UTILITY TRENCHING	96	0
GRAVEL MATERIAL	0	1400
TOTAL	736	16,400

RECORD OWNER AND SUBDIVIDER:

88 WAVE LLC
P.O. BOX 700
OCEASIDE, CA 92056

LAND SURVEYOR AND CIVIL ENGINEER:

MUELLER & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 963-8000

ASSESSOR'S PARCEL NUMBERS:

047-31-060 AND 047-312-040

EXISTING & PROPOSED ZONING:

M-1/DR - LIGHT INDUSTRIAL WITH DESIGN REVIEW
W/OB - WATERBODY WITH DESIGN REVIEW

UTILITIES:

GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER: MONTARA SANITARY DISTRICT
WATER: COASTSIDE WATER DISTRICT
TELEPHONE: A T & T
FIRE PROTECTION: HALF MOON BAY

FLOOD ZONE:

* X * (PER LETTER OF MAP AMENDMENT CASE NO. 06-09-0050A)

LEGEND:

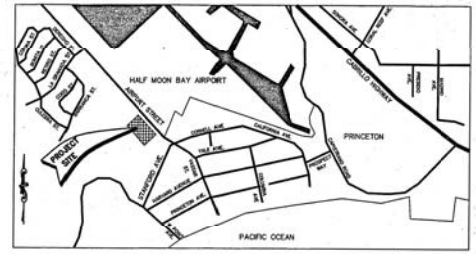
- C ELEVATION
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- S STANDARD PARKING
- SMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- GAS LINE
- ELECTRIC LINE
- FIRE SERVICE
- DW DOMESTIC WATER
- SS SANITARY SEWER
- PPS PRESSURE SERVICE

PARKING NOTE:

- TYPICAL STANDARD PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL HANDICAP PARKING STALL DIMENSIONS = 8' X 18' WITH 8' WIDE UNLOADING AREA
- TOTAL NUMBER OF PARKING STALLS = 554
- 85% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS

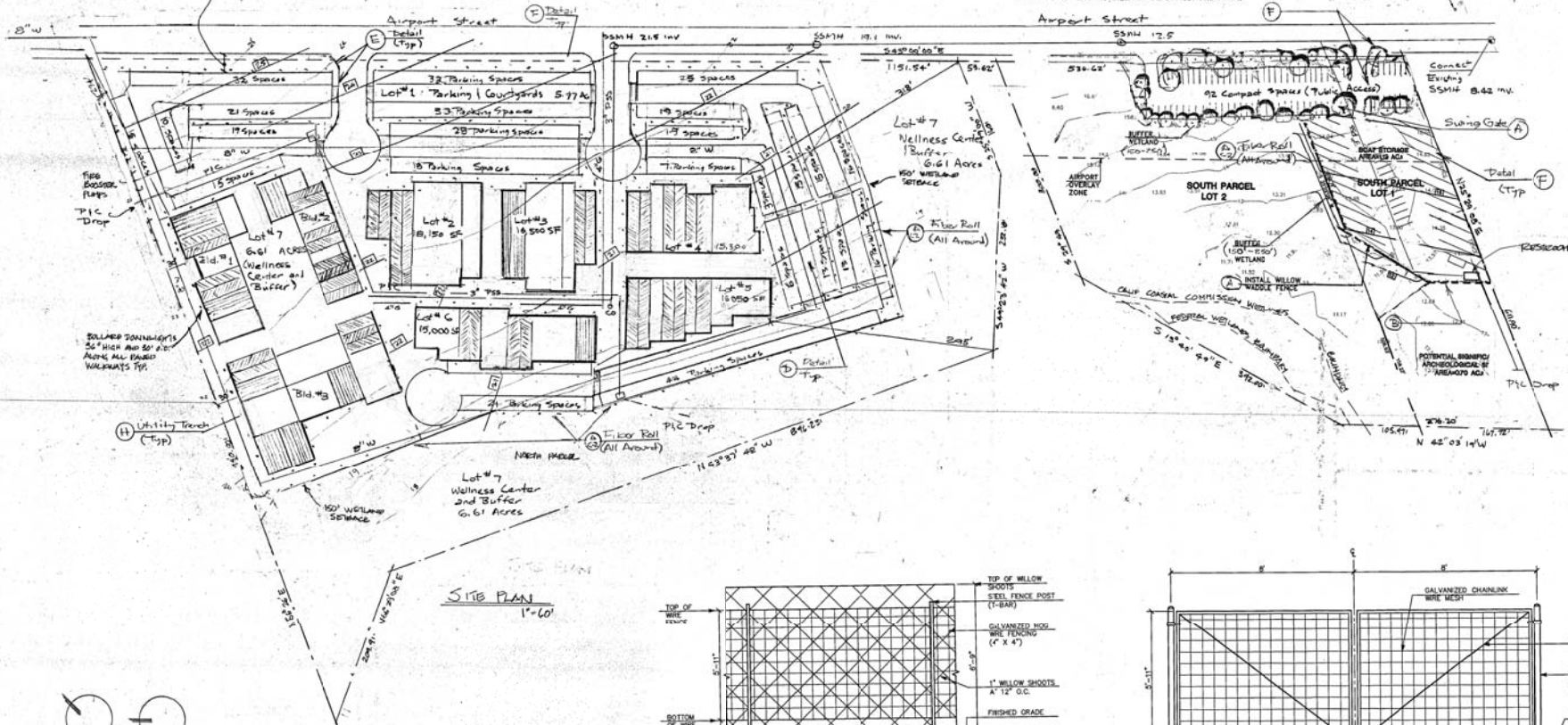
TREE NOTE:

INCLUDE AND NO. EXISTING TREES ON THE SUBJECT PROPERTIES

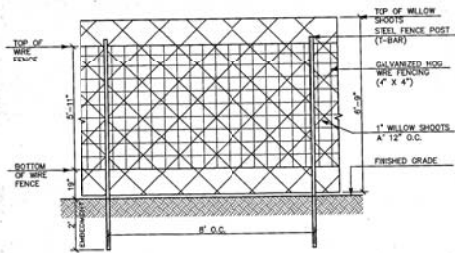
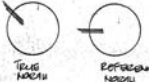


LOCATION MAP
NOT TO SCALE

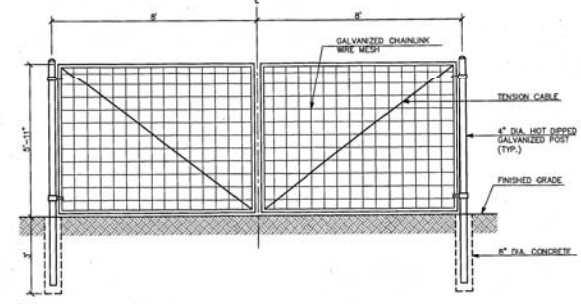
- 10' Coastal Trail
- 5' Landscape Strip
- 5' Parking Lot Walkway



SITE PLAN
1" = 60'

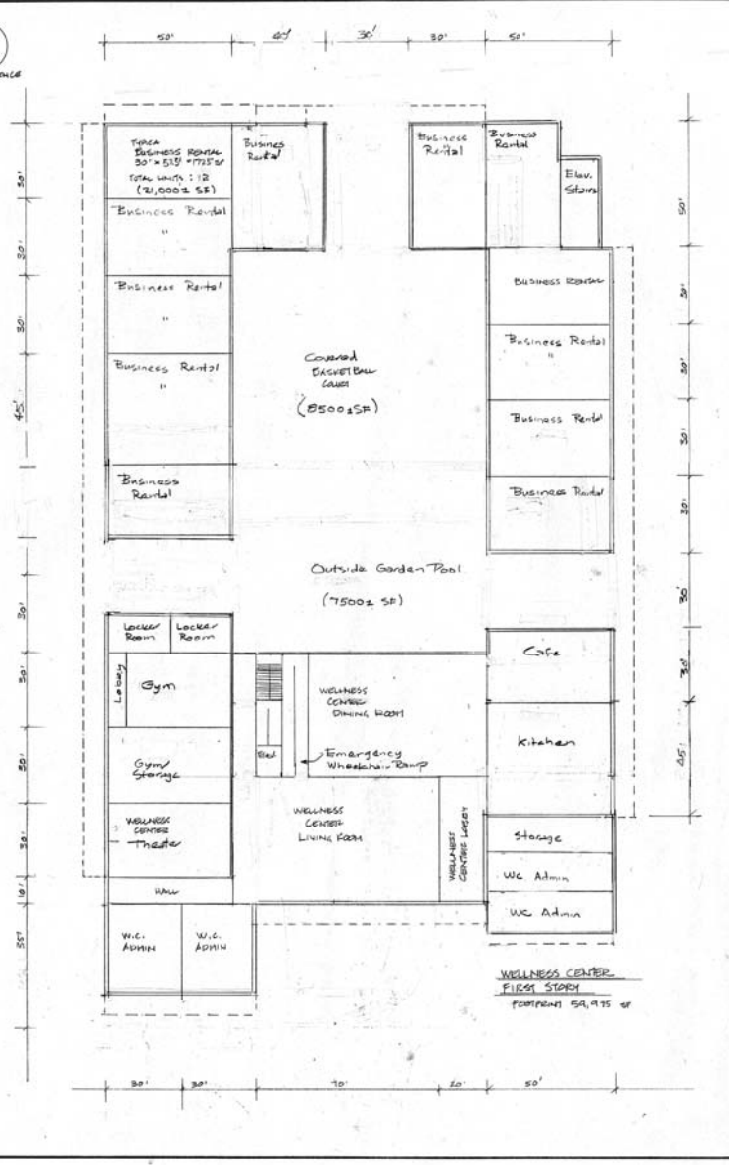
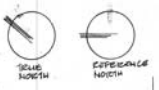
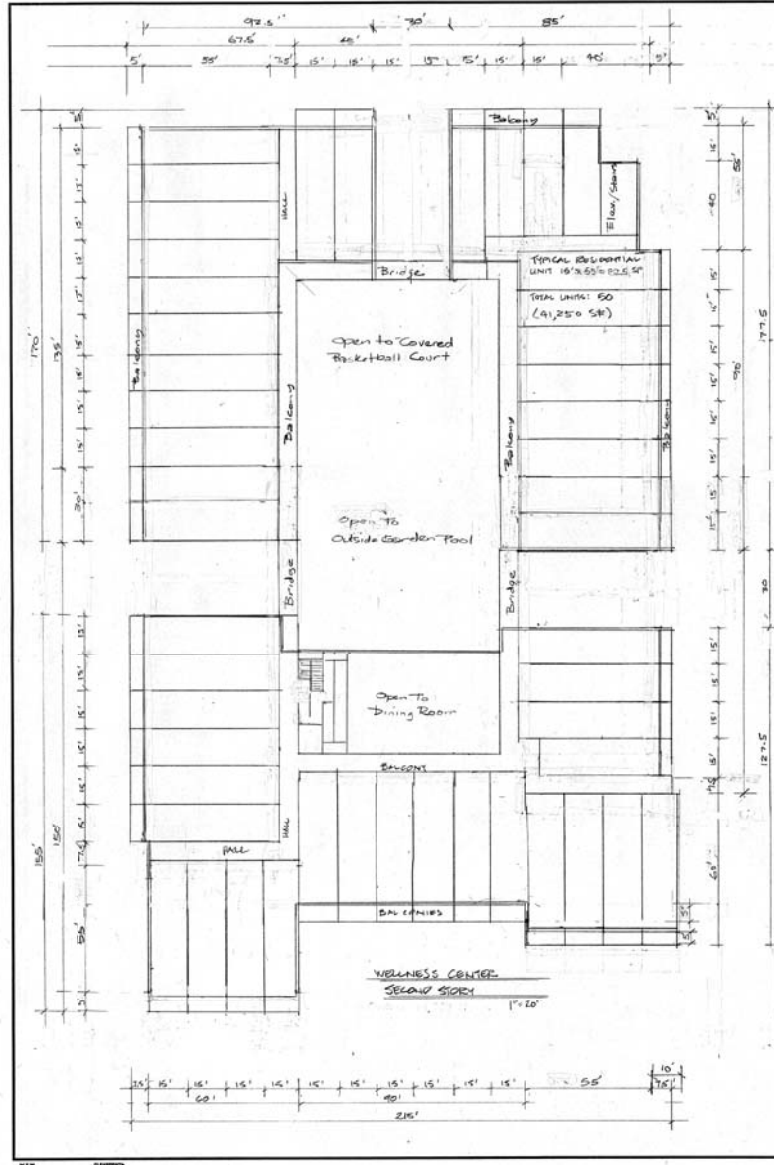


A WILLOW WATTLE FENCE DETAIL
SCALE: (NOT TO SCALE)



B SWING GATE DETAIL
SCALE: (NOT TO SCALE)

VESTING TENTATIVE MAP FOR RESIDENTIAL WELLNESS CENTER AND COMMERCIAL CONDOMINIUM PURPOSES BIG WAVE BUSINESS PARK (REVISION SHEET TO THE 6-30-2014 VESTING TENTATIVE MAP)

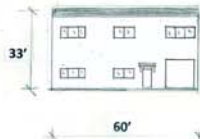


REVISIONS	BY

VESTING TENTATIVE MAP FOR RESIDENTIAL WELLNESS CENTER AND COMMERCIAL CONDOMINIUM PURPOSES BIG WAVE BUSINESS PARK (REVISION SHEET TO THE 6-30-2014 VESTING TENTATIVE MAP)

Date: 10.2.14
 Scale: 1" = 20'
 Drawn:
 JAY WILLIAMS
 JAY WILLIAMS ARCHITECTS
 8880 S. GARDEN LANE, SUITE 100
 DENVER, CO 80231
 (303) 755-1100
AL.I
 ARCHITECTS

BUSINESS BUILDING LOT#5 SOUTH FACE (SCALE 1"=20')



BUSINESS BUILDING LOT #4 SOUTH FACE (SCALE 1"=20')



BUSINESS BUILDING LOT #4 EAST FACE (AIRPORT STREET)



BUSINESS BUILDING LOT #3 EAST FACE (AIRPORT STREET)



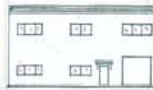
BUSINESS BUILDING LOT #2 EAST FACE (AIRPORT STREET)



BUSINESS BUILDING LOT #2 NORTH FACE



BUSINESS BUILDING LOT #6 NORTH FACE



BUSINESS BUILDING LOT #6 WEST FACE (SCALE 1"=20')



BUSINESS BUILDING LOT #5 WEST FACE (SCALE 1"=20')



WELLNESS CENTER BUILDING 3 SOUTH FACE (SCALE 1"=20')



WELLNESS CENTER BUILDING 2 SOUTH FACE (SCALE 1"=20')



WELLNESS CENTER BUILDING 3 NORTH FACE (PILLAR RIDGE)



WELLNESS CENTER BUILDING 1 NORTH FACE (PILLAR RIDGE)



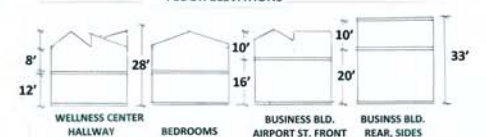
WELLNESS CENTER EAST FACE (AIRPORT STREET)



WELLNESS CENTER BUILDING WEST FACE (FACING BLUFFS) (SCALE: 1"=20')



FLOOR ELEVATIONS



BUSINESS BUILDING COLOR SCHEME (AIRPORT STREET) (SCALE 1"=10')



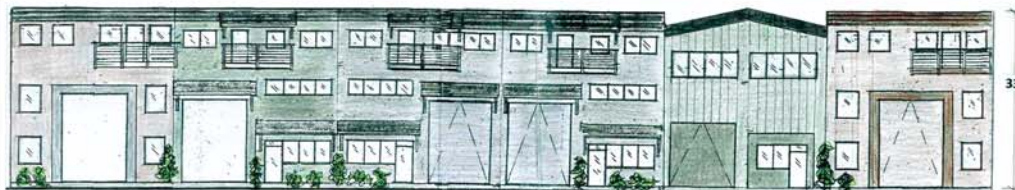
WELLNESS CENTER COLOR SCHEME (SCALE 1"=10')



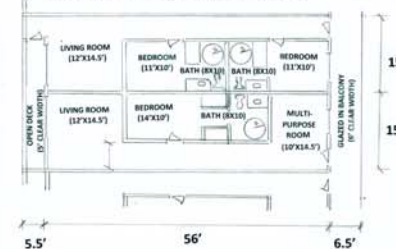
COLOR KEY (BENJAMIN MOORE COLORS)

- SAGE WISDOM (BUSINESS BLD. SIDING)
- SUMMERS DAY (BUSINESS BLD. DARK TRIM)
- SHITAKE MUSHROOM (BUSINESS BLD. SIDING)
- WET CLAY (BUSINESS BLD. TRIM)
- ROOF TOP GARDEN (BUSINESS BUILDING SHINGLES)
- FLOWER BOX (WELLNESS CENTER AND BUSINESS SIDING)
- QUICKSAND (TRIM)
- CHARCOAL GREY (BUSINESS BLD AND 2ND FLOOR WELLNESS CENTER WINDOW AND DOOR FRAMES)
- COLONIAL RED (1ST FLOOR WINDOW AND DOOR FRAMES)
- ACH VERSALUX GRAY (WINDOW GLASS)

BUSINESS BUILDING COLOR SCHEME (SIDES, REAR, INTERIOR) (SCALE 1"=10')



WELLNESS CENTER TYPICAL LIVING UNITS (SCALE 1"=10')



BIG WAVE ELEVATIONS	
SCALE: 1"=10'	APPROVED BY:
DATE: 12-1-14	DRAWN BY:
	REVIEWED:
	DESIGNED BY:

LANDSCAPE ALONG AIRPORT STREET

SHRUBS



California Fuchsia (*Zauschneria coccinea*) - bright green foliage, white, pink, orange or red flowers in summer and fall, drought tolerant, native (red flowers) Beth Bluff on coast



Cleveland Currant (*Ribes cereum*) - light or dark green foliage, pink flowers October through April, drought tolerant, native



Echinacea (*Echinacea purpurea*) - bright green leaves, purple flowers in summer, drought tolerant, Mediterranean region



Troya Berry (*Astragalus alba*) - white flowers in summer, red berry in winter, drought tolerant, native



California Lilac (*Ceanothus thyrsiflorus*) - dark green foliage, blue flowers spring through summer, can be pruned to hedge or screen, drought tolerant, native



Shrubbery (*Artemisia tridentata*) - light green foliage, pink flowers October through April, drought tolerant, native



Eucalyptus (*Eucalyptus globulus*) - light green foliage, dark flowers in spring, drought tolerant, native

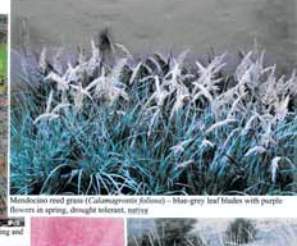


Purple Haze Bush (*Abutilon striatum*) - bright green foliage, magenta-purple flowers in summer, drought tolerant, good screen, can be pruned to hedge or ornamental, Australia

GRASSES



California Fescue (*Festuca californica*) - blue-green blades, silvery flowers in spring, drought tolerant, native



Mediterranean reed grass (*Calamagrostis canadensis*) - blue-grey leaf blades with purple flowers in spring, drought tolerant, native



Dear Grass (*Muhlenbergia capillaris*) - green leaf blades with yellow or purple flower spikes in fall, drought tolerant, native



Pacific reed grass (*Calamagrostis nutkanensis*) - dark green leaf blades, pinkish flowers in spring, drought tolerant, native

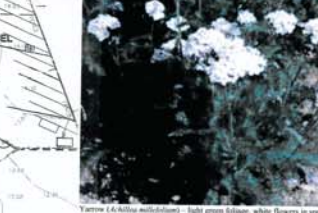
NATIVE ANNUALS



Aster (*Aster chinensis*) - lavender flowers late summer, drought tolerant, native



Red-head Aster (*Eriogonum fasciculatum*) - grey foliage with white-pink flowers bloom in summer, good for erosion control, drought tolerant, native

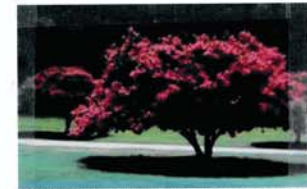


Yarrow (*Achillea millefolium*) - light green foliage, white flowers in spring into summer, drought tolerant, native

PARKING LOT TREES



California Bay Laurel (*Umbellularia californica*) - green foliage, yellow-green flowers in spring, green berry maturing purple in fall, native



Cape Myrtle (*Lagerströmia indica*) - light green leaves, white, pink, red or purple flowers in spring into summer, green vertical, India



Douglas Iris (*Iris douglasiana*) - green blades, flowers light blue through violet in spring, likes some moisture, native

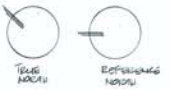


Wood Strawberry (*Fragaria californica*) or Sand Strawberry (*Fragaria chiloensis*) - white flowers in spring followed by red fruit, native ground cover



SITE PLAN 1"=10'

- Notes:
1. Trees in center of turnarounds: Flowering Cherry, Flowering Plum or Japanese Maple.
 2. Against Buildings: Varieties of low chill pear, apple and Santa Rosa Plum. Alpine and Seaside Strawberries. Can be espaliered.
 3. Berries on North Perimeter Fence: Raspberries, Blackberries, Currants, Gooseberries, Boysenberries, Marionberries, Lallieberries, Tayberries, Loganberries and Oregon (Drakes) Grape.
 4. Blueberries in large pots throughout the plaza.
 5. All irrigation for landscaping will be drip.



LANDSCAPE PLAN

DESCRIPTION

Bollards are designed for walkways, entranceways, drives and other small-area lighting applications where low mounting heights are desirable.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

TOP: Rugged, minimum 5/32" thick cast aluminum top cap secured via a concealed stainless steel allen screw with twist removal mechanism for lamp access. Flow through ventilation assure cool to the touch top. **LOUVERS:** Cast aluminum louver blades provide sharp cutoff delivering no direct light above 90°. Louvers are secured to the shaft via tamper stainless steel rods and fasteners. **LOWER HOUSING:** Nominal 1/8" thick aluminum extruded housing. Bollard housing is secured to the base with flathead, counter-sunk screws for smooth, uncluttered appearance. **BASE:** Rugged cast aluminum. Completely concealed.

Electrical

BALLAST: HID high power factor ballast for -20°F starting. Product is factory mounted to the base. Quick disconnects provided between lamp and electrical assembly. **LAMP:** Metal Halide and High Pressure Sodium lamp sources up to 100W.

Optical

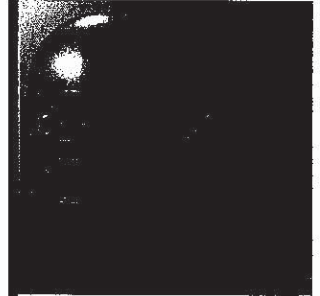
One-piece tempered glass with internal flutes for even disbursement of illumination. Decorative colored glass optional. Globe is fully gasketed via EPDM material.

Mounting

Base mounts onto foundation with three (3) 1/2" x 12-1/2" anchor bolts on a 5" Dia. bolt circle (a centrally located 2-7/8" x 3 1/2" wire entrance opening provided).

Finish

Finished in weather- and abrasion-resistant polyester powder coat. Standard bronze finish. Other finishes available. Consult your Streetworks Representative.



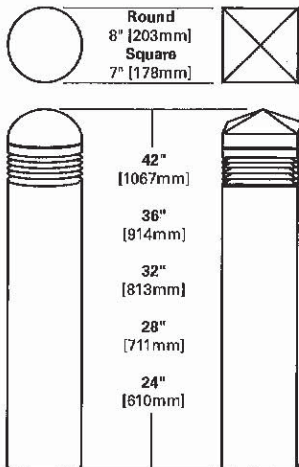
LBS/LBR LOUVERED BOLLARD

35 - 100 W
High Pressure Sodium
Metal Halide

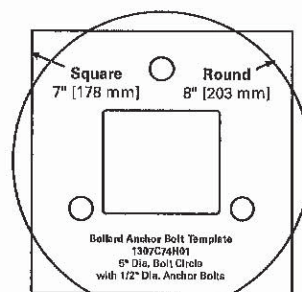
PATHWAY LUMINAIRE

DARK SKY COMPLIANT **CO**
Cutoff

DIMENSIONS



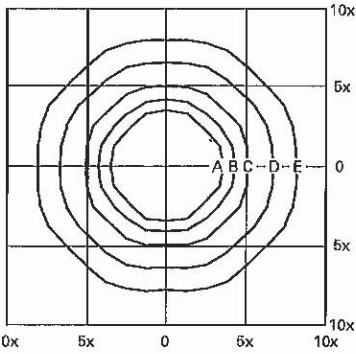
ANCHOR BOLT TEMPLATE (NOT TO SCALE)



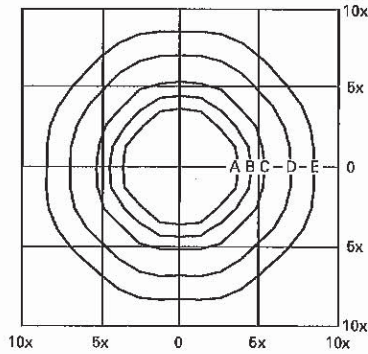
NOTE:
Conduit must be inside of opening with a maximum height of 2 1/4" above concrete.
Anchor bolt projection to be 1 1/2" minimum and 2 1/4" maximum above concrete.

SHIPPING DATA
Approximate Net Weight:
26 lbs. (2 kgs.)

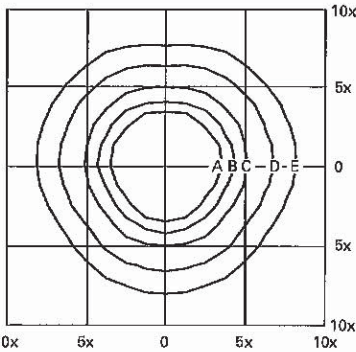
PHOTOMETRICS [Complete IES files available at www.cooperlighting.com]



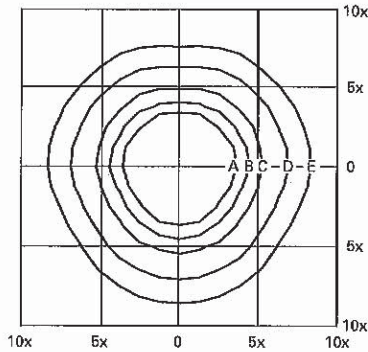
LBS10M11W36
100-Watt MH
7,900-Lumen Lamp (Coated ED-17)



LBSLBS10S11W36
100-Watt HPS
8,800-Lumen Lamp (Coated ED-17)



LBR10M11W36
100-Watt MH
7,900-Lumen Lamp (Coated ED-17)



LBR10211W36
100-Watt HPS
8,800-Lumen Lamp (Coated ED-17)

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
42"	1.20	0.60	0.30	0.12	0.06
36"	2.00	1.00	0.50	0.20	0.10
32"	2.40	1.20	0.80	0.24	0.12
28"	3.20	1.60	0.80	0.32	0.16
24"	4.40	2.20	1.10	0.44	0.22

ORDERING INFORMATION

SAMPLE NUMBER: LBS10M12242BZL

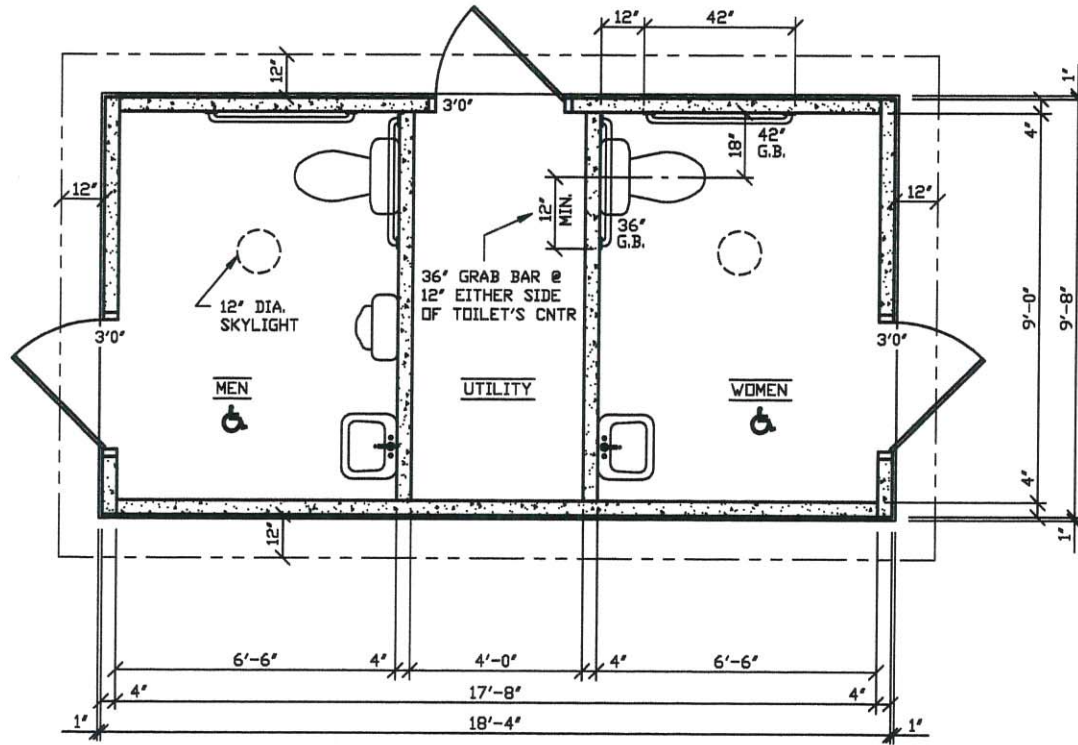
Product Family LBS=Square Bollard with Stacked Louvers and Pyramid Top LBR=Round Bollard with Stacked Louvers and Dome Top	Lamp Wattage ¹ 35=35W 50=50W 70=70W 10=100W	Lamp Type M=Metal Halide S=High Pressure Sodium	Socket 1=Medium	Ballast 1=NPF 2=HPF	Voltage ² 2=120V 0=208V 4=240V 7=277V W=Multi-tap wired 120V	Fixture Height 24=24" 28=28" 32=32" 36=36" 42=42"	Colors (add as suffix) AP=Grey BK=Black BZ=Bronze DP=Dark Platinum GM=Graphite Metallic WH=White	Options (add as suffix) 1=Single Fuse (120, 277 or 347V) Specify Voltage 2=Double Fused (208 or 240V) Specify Voltage R1=Provisional Cut for GFI Receptacle ⁴ R2=Installed GFI Receptacle ⁴ L=Lamp Included

NOTES: 1 All lamps are medium-base. 2 35W High Pressure Sodium available in 120V only. 3 Refer to technical section for lamp/ballast/voltage compatibility. 4 Location of R1 and R2 option on housing subject to height of luminaire. 5 Specifications and dimensions subject to change without notice.

NOTE: Specifications and dimensions subject to change without notice.



Precast/Preassembled Reinforced Concrete Bathroom



FLOOR PLAN
SCALE: 1/4" = 1'-0"

N.P.C.A. CERTIFIED PLANT
&
MEMBER OF:
NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS

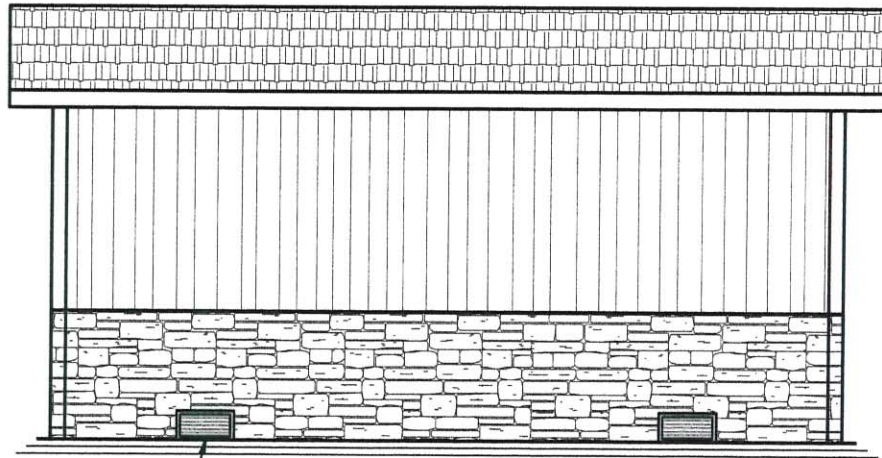
THIS DRAWING SHALL NOT
BE COPIED OR SUBMITTED
TO OTHERS WITHOUT THE
CONSENT OF THIS COMPANY.

4154 123rd STREET
CHIPPEVA FALLS, WI 54729
(715) 723-7446 # (800) 924-1516
FAX (715) 723-7111 # www.huffcutt.com

H HUFFCUTT
CONCRETE, INC

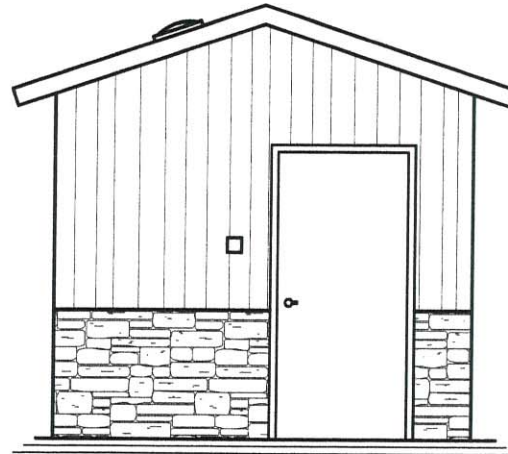


PROJECT:
RR200
BUILDING



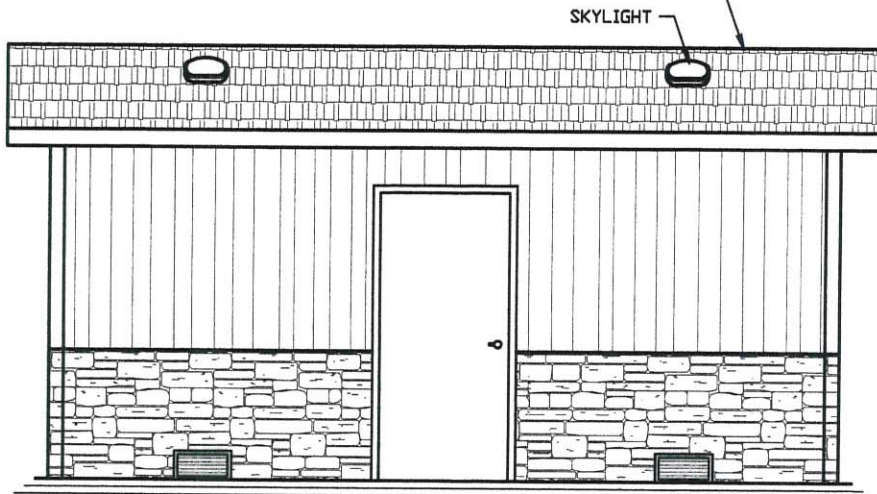
16' x 8' CAST ALUMINUM VENT

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

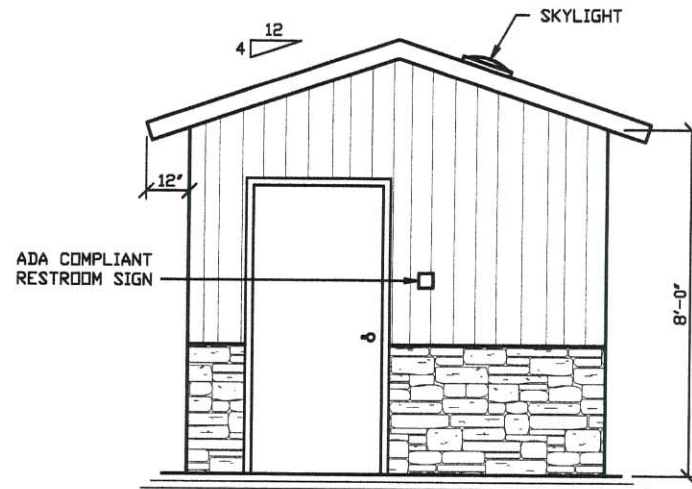


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

5" CONCRETE ROOF PANELS WITH CEDAR SHAKE SHINGLE APPEARANCE



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

N.P.C.A. CERTIFIED PLANT & MEMBER OF:
NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS

THIS DRAWING SHALL NOT BE COPIED OR SUBMITTED TO OTHERS WITHOUT THE CONSENT OF THIS COMPANY.

4154 123RD STREET
CHIPPEVA FALLS, WI 54729
(715) 723-7446 ■ (800) 924-1516
FAX (715) 723-7111 ■ www.huffcutt.com

HUFFCUTT
CONCRETE, INC.



PROJECT:
RR200
BUILDING

2 4 2

UTILITY NOTE:

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GRADING QUANTITIES

PARCEL	CUT (CY):	FILL (CY):
NORTH PARCEL	640	0
UTILITY TRENCHING:		
GRAVEL MATERIAL:	0	15,000
SOUTH PARCEL	96	0
UTILITY TRENCHING:		
GRAVEL MATERIAL:	0	1400
TOTAL	736	16,400

RECORD OWNER AND SUBDIVIDER:

BIG WAVE LLC
P.O. BOX 709
BELMONT CA 94002

LAND SURVEYOR AND CIVIL ENGINEER:

MULLICO & ASSOCIATES
985 CENTER STREET
SAN CARLOS, CA 94570
(650) 593-8930

ASSESSOR'S PARCEL NUMBERS:

047-311-060 AND 047-312-040

EXISTING & PROPOSED ZONING:

M-1/D - LIGHT INDUSTRIAL WITH DESIGN REVIEW
W/DR - WATERFRONT WITH DESIGN REVIEW

UTILITIES:

GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER: MONTARA SANITARY DISTRICT
WATER: COASTSIDE WATER DISTRICT
TELEPHONE: A.T.&T.
FIRE PROTECTION: HALF MOON BAY

FLOOD ZONE:

* X * (PER LETTER OF MAP AMENDMENT CASE NO. 08-09-0000A)

LEGEND:

- C COMPACT PARKING
- EL ELEVATION
- EP EDGE OF PAVEMENT
- PH FIRE HYDRANT
- S STANDARD PARKING
- SMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- GL GAS LINE
- EL ELECTRIC LINE
- FS FIRE SERVICE
- DW DOMESTIC WATER
- SS SANITARY SEWER
- FS FIRE SERVICE
- FS FIRE SERVICE
- FS FIRE SERVICE



LOCATION MAP

NOT TO SCALE

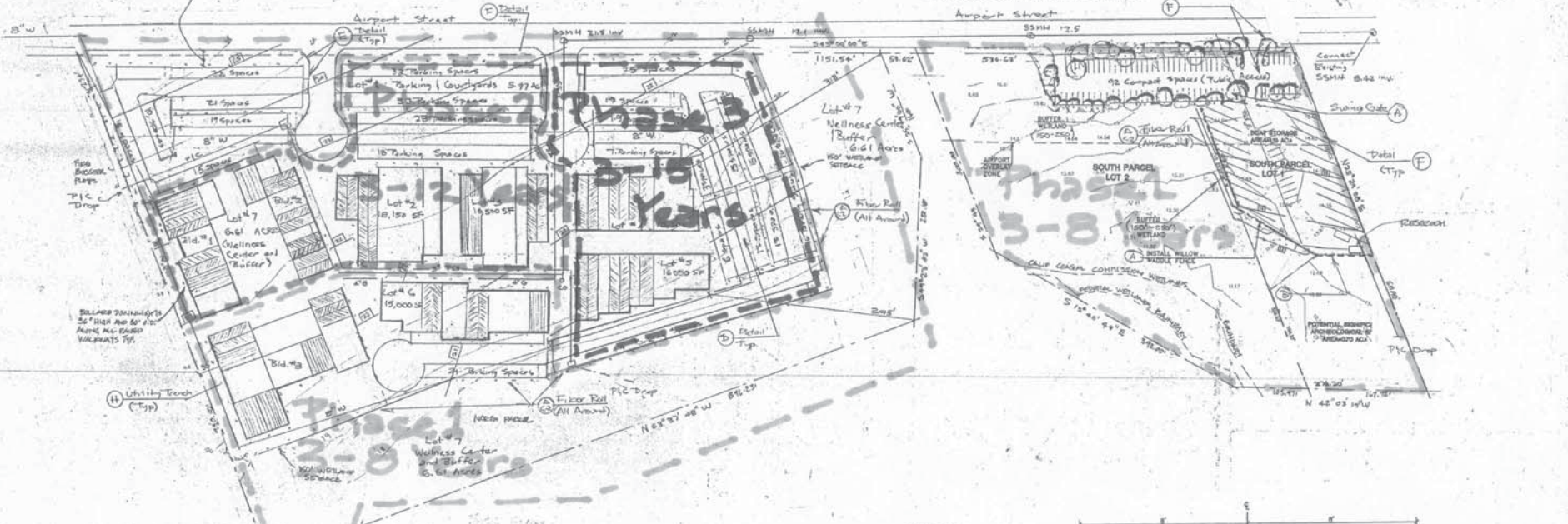
PARKING NOTE:

- TYPICAL STANDARD PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL HANDICAP PARKING STALL DIMENSIONS = 8' X 18' WITH 8' WIDE UNLOADING AREA
- TOTAL NUMBER OF PARKING STALLS = 354
- 85% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS

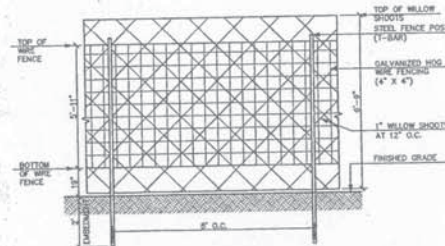
TREE NOTE:

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES

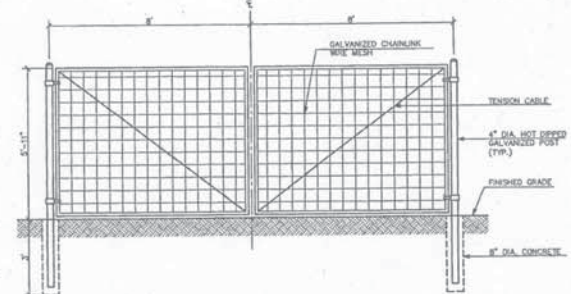
- 10 Coastal Trail
- 11 Landscape Strip
- 12 Parking Lot Walkway



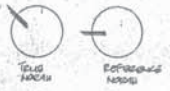
STIB PLAN
1"=60'



WILLOW WATTLE FENCE DETAIL
SCALE: (NOT TO SCALE)



SWING GATE DETAIL
SCALE: (NOT TO SCALE)



VESTING TENTATIVE MAP FOR RESIDENTIAL WELLNESS CENTER AND COMMERCIAL CONDOMINIUM PURPOSES BIG WAVE BUSINESS PARK (REVISION SHEET TO THE 6-30-2014 VESTING TENTATIVE MAP)

1" = 60'
ID: 7.14

C1vr

Comparison between 4 Building NPA Project and 8 Building

Description	Lot Area	Building Print (ft ²)	Building Area (ft ²)	Max Height above finished grade (ft)	Slab Elevation (ft)
4 Building Option					
Parking Lot, Trails and Courtyards (Lot 1)	5.77 acres				
Total Business Building Areas Lots 2-6	81,000(ft ²)	81,000(ft ²)	162,000(ft ²)	33	22-23.5
Wellness Center Building Areas	6.4 acres	59,500(ft ²)	97,500(ft ²)	28	23.5
8 Building Option					
Parking Lot, Trails and Courtyards (Lot 1)	5.77 acres				
Total Business Building Areas Lots 2-6	81,000(ft ²)	81,000(ft ²)	162,000(ft ²)	33	21-23
Wellness Center Building Areas Lot 7	6.4 acres	57,470(ft ²)	97,520(ft ²)	28	22-23

Comparison between 4 Building NPA Project and 8 Building

Description	Lot Area	Building Print (ft ²)	Building Area (ft ²)	Max Height above finished grade (ft)	Slab Elevation (ft)
4 Building Option					
Parking Lot, Trails and Courtyards (Lot 1)	5.77 acres				
NE Business Bld. (Business Bld. 1) Lot 2 Lot 3 Total Area	18,150(ft ²) <u>16,500(ft²)</u> 34,650(ft ²)	34,650(ft ²)	69,300(ft ²)	33	23.5
SE Business Bld. (Business Bld. 2) Lot 4 Lot 5 Total Area	15,900(ft ²) <u>15,540(ft²)</u> 31,440(ft ²)	31,440(ft ²)	62,880(ft ²)	33	22
W Business Bld. (Business Bld. 3) Lot 6	15,000(ft ²)			33	22
Total Business	81,000(ft ²)	81,000(ft ²)	162,000(ft ²)		
Wellness Center Building1 (Lot 7)	6.4 acres	59,500(ft ²)	97,500(ft ²)	28	23.5
8 Building Option					
Parking Lot, Trails and Courtyards (Lot 1)	5.77 acres				
Business Bld. 1 Lot 2	17,700(ft ²)	17,700(ft ²)	35,700(ft ²)	33	23
Business Bld. 2 Lot 3	17,700(ft ²)	17,700(ft ²)	35,700(ft ²)	33	22
Business Bld. 3 Lot 4	14,400(ft ²)	14,400(ft ²)	28,800(ft ²)	33	21.5
Business Bld. 1 Lot 5	15,600(ft ²)	15,600(ft ²)	31,200(ft ²)	33	21
Business Bld. 1 Lot 6	15,600(ft ²)	15,600(ft ²)	31,200(ft ²)	33	21
Total Business	81,000(ft ²)	81,000(ft ²)	162,000(ft ²)	33	
Wellness Center (Lot 7)	6.4 acres			28	
Building 1		13,125(ft ²)	23,250(ft ²)		23
Building 2		12,245(ft ²)	21,170(ft ²)		23
Building 3		26,000(ft ²)	47,000(ft ²)		22
Covered BBCourt		<u>6,100(ft²)</u>	<u>6,100(ft²)</u>		
Total Wellness C		57,470(ft ²)	97,520(ft ²)		

Application for Design Review by the County Coastside Design Review Committee

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
Mail Drop PLN 122 ■ 650.363.4161 ■ FAX 650.363.4849

Permit #: PLN 2013-00451

Other Permit #: _____

1. Basic Information

Applicant:

Name: Big Wave Group, Big Wave LLC

Address: 40 David J. Byers, Esq

259 W. 3rd Ave SM, CA Zip: 94402

Phone, W: 759-3375 H: _____

Email: dbyers@landuselaw.net

Owner (if different from Applicant):

Name: _____

Address: _____

Zip: _____

Phone, W: _____ H: _____

Email: _____

Architect or Designer (if different from Applicant):

Name: George Meu Associates

Address: 27 Embarcadero Cv Oakland CA Zip: 94606

Phone, W: 510-434-9888 H: _____ Email: Lmeu@geom.eu.com

2. Project Site Information

Project location:

APN: 047-311-060; 047-312-040

Address: 888 Airport Street

Zip: _____

Zoning (311): M-1/A0/DR/CD; (312): W/A0/DR/CD

Parcel/lot size: 19.5 acres sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Describe Project:

Wellness Center

Commercial Office

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	Concrete Fiber	redwood/weathered redwood	<input type="checkbox"/>
b. Trim	same		<input type="checkbox"/>
c. Windows	Dark grey aluminum	grey tinted glass	<input type="checkbox"/>
d. Doors	same	same	<input type="checkbox"/>
e. Roof	White Polyurethane	white with solar	<input type="checkbox"/>
f. Chimneys	none		<input type="checkbox"/>
g. Decks & railings	concrete	gray	<input type="checkbox"/>
h. Stairs	no external stairs	n/a	<input type="checkbox"/>
i. Retaining walls	none	n/a	<input type="checkbox"/>
j. Fences	willow waddle	green/brown	<input type="checkbox"/>
k. Accessory buildings	none	none	<input type="checkbox"/>
l. Garage/Carport	none	none	<input type="checkbox"/>

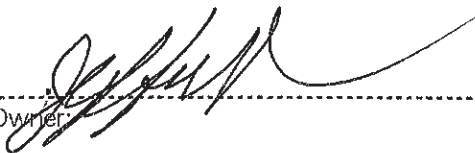
5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

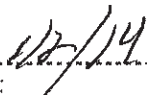
- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

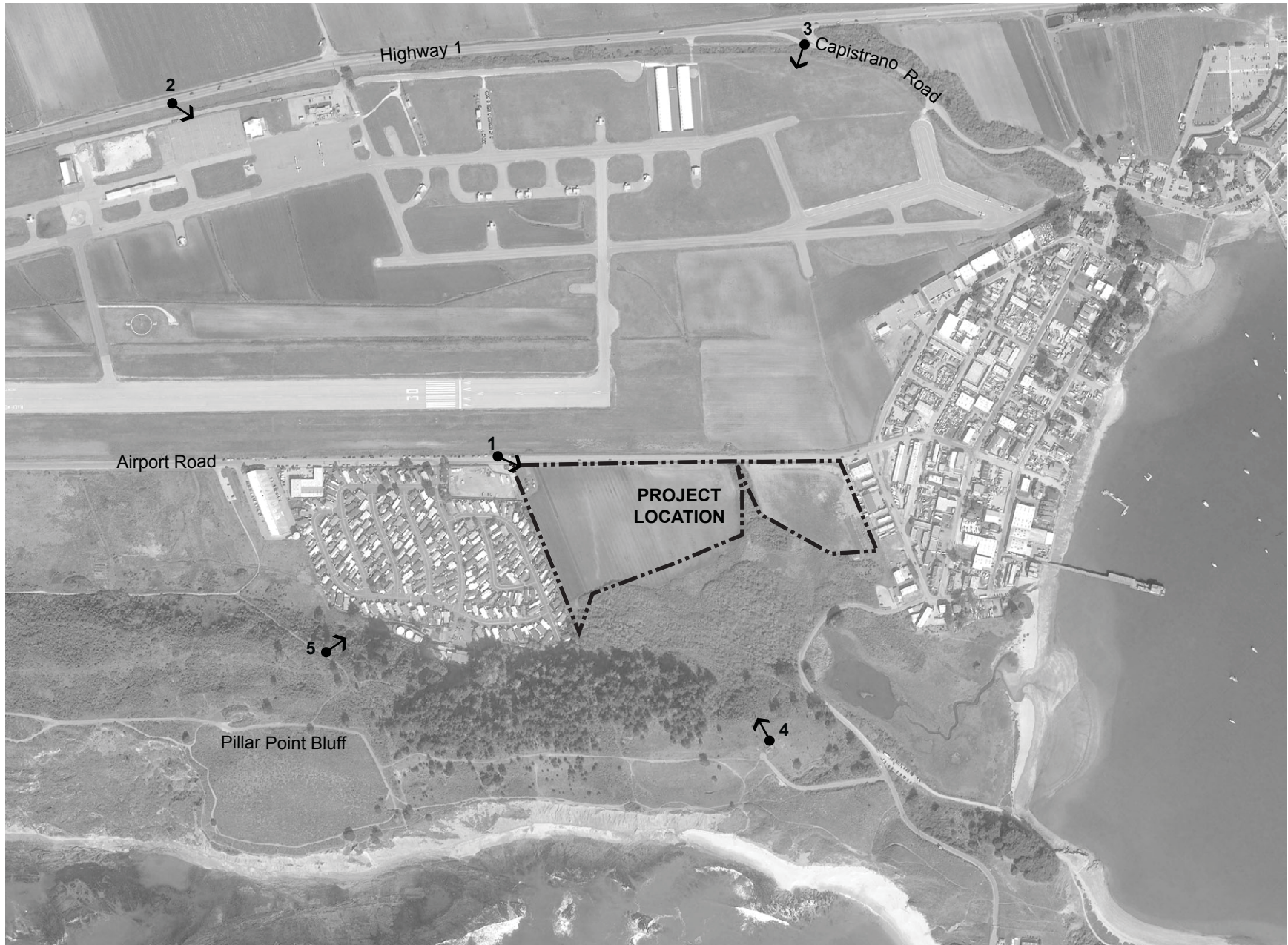
I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: 

Applicant: 

Date: 

Date: 



1 ● → Photograph Viewpoint Location and Direction

Figure 1
Simulation Viewpoint Locations
 Big Wave North Parcel Alternative



Existing view from Airport Road looking south (VP 1)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations

Figure 2
Visual Simulation - Airport Road
Big Wave North Parcel Alternative



Existing view from Airport Road looking south (VP 1)



Visual simulation of Proposed Project with landscaping at 15 years
Refer to Figure 1 for photograph viewpoint locations

Figure 3
Visual Simulation - Airport Road
Big Wave North Parcel Alternative



Existing view from Highway 1 at Moss Beach Airport looking south (VP 2)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations



Existing view from Highway 1 at Moss Beach Airport looking south (VP 2)



Visual simulation of Proposed Project with landscaping at 15 years
Refer to Figure 1 for photograph viewpoint locations



Existing view from Capistrano Road at Highway 1 looking southwest (VP 3)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations



Existing view from Capistrano Road at Highway 1 looking southwest (VP 3)



Visual simulation of Proposed Project with landscaping at 15 years

Refer to Figure 1 for photograph viewpoint locations

Figure 7
Visual Simulation - Capistrano Road
Big Wave North Parcel Alternative



Existing view from Pillar Point Radio Tower looking north (VP 4)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations



Existing view from Pillar Point Radio Tower looking north (VP 4)



Visual simulation of Proposed Project with landscaping at 15 years
Refer to Figure 1 for photograph viewpoint locations



Existing view from Pillar Point Bluff Trail looking east (VP 5)



Visual simulation of Proposed Project with landscaping at installation

Refer to Figure 1 for photograph viewpoint locations

Figure 10
Visual Simulation - Pillar Point Bluff
Big Wave North Parcel Alternative



Existing view from Pillar Point Bluff Trail looking east (VP 5)



Visual simulation of Proposed Project with landscaping at 15 years

Refer to Figure 1 for photograph viewpoint locations

Figure 11
Visual Simulation - Pillar Point Bluff
Big Wave North Parcel Alternative