

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

January 6, 2015

David J. Byers
Big Wave Group, LLC
259 W. Third Avenue
San Mateo, CA 94402

Dear Mr. Byers:

SUBJECT: Coastside Design Review Recommendation
Airport Street, Princeton
APNs 047-311-060 and 047-312-040
County File No. PLN 2013-00451

On December 18, 2014, the Coastside Design Review Committee (CDRC), in a 2:0:1 vote (Sarab, Whitaker; Williams absent) recommended **denial** of the design review permit for the project, finding it fundamentally out of scale and out of character with the Princeton community.

While you have responded to some previously recommended design changes, the responses have not come close to addressing the concerns, and the project has remained out of scale and out of character with the Princeton community. Presentation materials have repeatedly failed to include appropriate and comprehensive details and visualizations, and have not been completed to a reasonable professional standard. The project plainly lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact.

The CDRC thanks the Planning Commission (PC) for another opportunity to review the project with the most recent minor changes, and strongly reaffirms our previous recommendation to deny.

Please note that the decision of the CDRC is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a Use Permit, Major and Minor Subdivisions, Grading Permit, Coastal Development Permit, and Design Review Permit. The decision on the Use Permit, Major and Minor Subdivisions, Grading Permit, Coastal Development Permit and Design



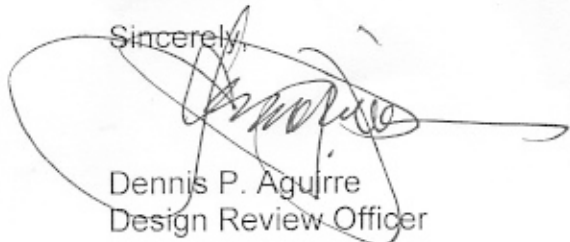
David J. Byers

- 2 -

January 6, 2015

Review Permit will take place at the next scheduled PC hearing of January 14, 2015. For more information, please contact the Design Review Officer, Dennis P. Aguirre, at 650/363-1867.

Sincerely,



Dennis P. Aguirre
Design Review Officer

David J. Byers
Bid Law Group, LLC
220 V. Third Avenue
San Mateo, CA 94402

DPA:fc – DPAZ0015_WFN.DOCX

- cc: Dianne Whitaker, Member Architect
- Willard Williams, Member Architect
- Greg Sarab, Princeton Community Representative
- Beverly Garrity
- Ronald Madson
- Christopher Johnson
- Lisa Ketcham
- Laura Stein
- Scott Holmes, Project Civil Engineer

The OPRC Planning Commission (PC) for another meeting to review the project...

...and that the OPRC Planning Commission (PC) for another meeting to review the project...

...and that the OPRC Planning Commission (PC) for another meeting to review the project...

