



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

PLANNING PERMIT APPLICATION REFERRAL

Date: May 17, 2017

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year: \_\_\_\_\_
2nd Unit Project: Y / N

TO:

- X Building Department
X County Counsel
X Department of Public Works
X Fire Department
X Midcoast Community Council
X Other Agency

FROM: Camille Leung, Project Planner
CLEung@smcgov.org
650 363-1826

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 05/31/2017 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Table with 3 columns: Planning Case Number, Property Owner, Project Applicant. Values include PLN2013-00451, BIG WAVE LLC, C/O JEFF PECK, and JEFF PECK.

Assessor's Parcel Number
047311060

PROJECT LOCATION: PILLAR POINT MARSH

PROJECT DESCRIPTION:



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5/17/17 CML - Big Wave requests a Minor Modification to the approved Big Wave NPA Project and to amend the Development Agreement, which allows project construction over 15 years consistent with the proposed amendments, to allow clarifications as well as minor modifications to the project requirements, including, but not limited to, the following:

1. Allow construction of Lot 4 (where Lot 2 is allowed) prior to construction of Building 3 of the Wellness Center and other changes in Office Park building phasing to allow additional funding for Wellness Center building construction while reserving the lots closest to the wetlands to be developed last;
2. Allow construction types other than Type 1 (steel and concrete) for the Wellness Center buildings, as long as Coastside Fire Protection District requirements are met; and
3. Allow the property owner to obtain building permits for Office Park building construction prior to obtaining Caltrans approval to install a signal or roundabout (where the property owner is required to obtain a Caltrans encroachment permit first), such that the County may fully explore the feasibility of a roundabout without creating unnecessary delays for the project.

Consideration of: Certification of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report; the proposed Use Permit, Minor and Major Subdivisions, Coastal Development Permit (appealable to the California Coastal Commission), Design Review Permit, and Grading Permit; Adoption of an Ordinance approving the execution of a Development Agreement to allow project construction over 15 years; and Approve the execution of an Affordable Housing Agreement, for the Big Wave North Parcel Alternative (NPA) Project consisting of a 5-building Office Park and a 3-building Wellness Center (consisting of affordable housing for 50 developmentally disabled (DD) adults and 20 staff) on the north parcel and a boat storage lot and 92 coastal access public parking spaces on the south parcel, on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County.

Consideration of: Certification of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report; the proposed Use Permit, Minor and Major Subdivisions, Coastal Development Permit (appealable to the California Coastal Commission), Design Review Permit, and Grading Permit; Adoption of an Ordinance approving the execution of a Development Agreement to allow project construction over 15 years; and Approve the execution of an Affordable Housing Agreement, for the Big Wave North Parcel Alternative (NPA) Project consisting of a 5-building Office Park and a 3-building Wellness Center (consisting of affordable housing for 50 developmentally disabled (DD) adults and 20 staff) on the north parcel and a boat storage lot and 92 coastal access public parking spaces on the south parcel, on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County.



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DECISION MAKER:

Staff Zoning Hearing Officer Planning Commission
Board of Supervisors Design Review Committee/Officer

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

No Comments Refer to Permit Plan for Comments
Other Comments:

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

No Recommended Conditions Refer to Permit Plan for Comments
Refer to Attached Material for Conditions
Other Conditions:

Name of Person Completing this Form (Print): Date:

Phone: Email:

RETURN THIS FORM TO:

Camille Leung
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