



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

PLANNING PERMIT APPLICATION REFERRAL

Date: November 26, 2014

TO:

- Airports
X California Coastal Commission
County Counsel
Environmental Health
Fire Department
Geotechnical Department
Local Agency Formation Commission
X Midcoast Community Council
Other Agency
Sewer Districts - Multiple
Water Districts - Multiple

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 12/10/2014 to avoid delay in permit processing. Thank you for your cooperation.

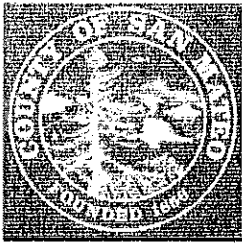
APPLICATION INFORMATION:

Planning Case Number: PLN2013-00451
Property Owner:
Project Applicant: SCOTT HOLMES 415-999-0145

Assessor's Parcel Number: 047311060

PROJECT LOCATION: PILLAR POINT MARSH

PROJECT DESCRIPTION:



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Consideration of: (1) the Certification of an Addendum to the Certified 2010 EIR for the Revised Big Wave North Parcel Alternative Project; (2) a Use Permit for modern sanitarium component of the Wellness Center, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an Outdoor Boat Storage Use; (3) a Major Subdivision of the north parcel into seven lots and the creation of up to 108 business condominium units; (4) a Minor Subdivision of the south parcel into two lots; (5) a Coastal Development Permit, appealable to the California Coastal Commission; (6) a Design Review Permit for proposed structures and associated grading; and (7) a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel, for the development of a 162,000 sq. ft. 5-building Office Park consisting of industrial/office/storage uses and a 70,500 sq. ft. 3-building Wellness Center consisting of affordable housing for 50 developmentally disabled adults and 20 staff and 27,000 sq. ft. of industrial/office/storage uses, proposed on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County.

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
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063
(650) 363-1826
cleung@smcgov.org

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, EXACT LOCATION, OR THE 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 THESE EASEMENTS IS NOT SHOWN ON THESE PLANS, BUT WILL BE CONFIGURED AND DELINEATED DURING THE BUILDING PERMIT PROCESS.

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	1800
TOTAL	736	16,400

RECORD OWNER AND SUBDIVIDER

800 WINE AVE
P.O. BOX 200
REARVIEW CA 94022

LAND SURVEYOR AND CIVIL ENGINEER

MULLEN & ASSOCIATES
105 CENTER STREET
SAN CARLOS, CA 94070
(925) 382-9000

ASSESSOR'S PARCEL NUMBERS

047-311-000 AND 047-312-040

EXISTING & PROPOSED ZONING

M-1/DR - LIGHT INDUSTRIAL WITH DESIGN REVIEW
R-200 - RESIDENTIAL WITH DESIGN REVIEW

UTILITIES

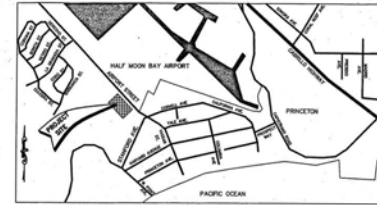
GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER: MONTARA SANITARY DISTRICT
WATER: QUARTER TOWN DISTRICT
TELEPHONE: A T & T
FIRE PROTECTION: HALF MOON BAY

FLOOD ZONE

* X * PER LETTER OF MAP AMENDMENT CASE NO. 08-08-00504

LEGEND:

- C COMPACT PARKING
- EL ELEVATION
- EP EASEMENT
- FM FIRE MOUND
- S STANDARD PARKING
- SMH SANITARY SEWER MANHOLE
- WM WATER VALVE
- WM WATER METER
- GL GAS LINE
- EL ELECTRIC LINE
- FS FIRE SERVICE
- DS DOMESTIC WATER
- SS SANITARY SEWER
- PS "PRESURIZED SERVICE"



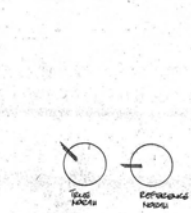
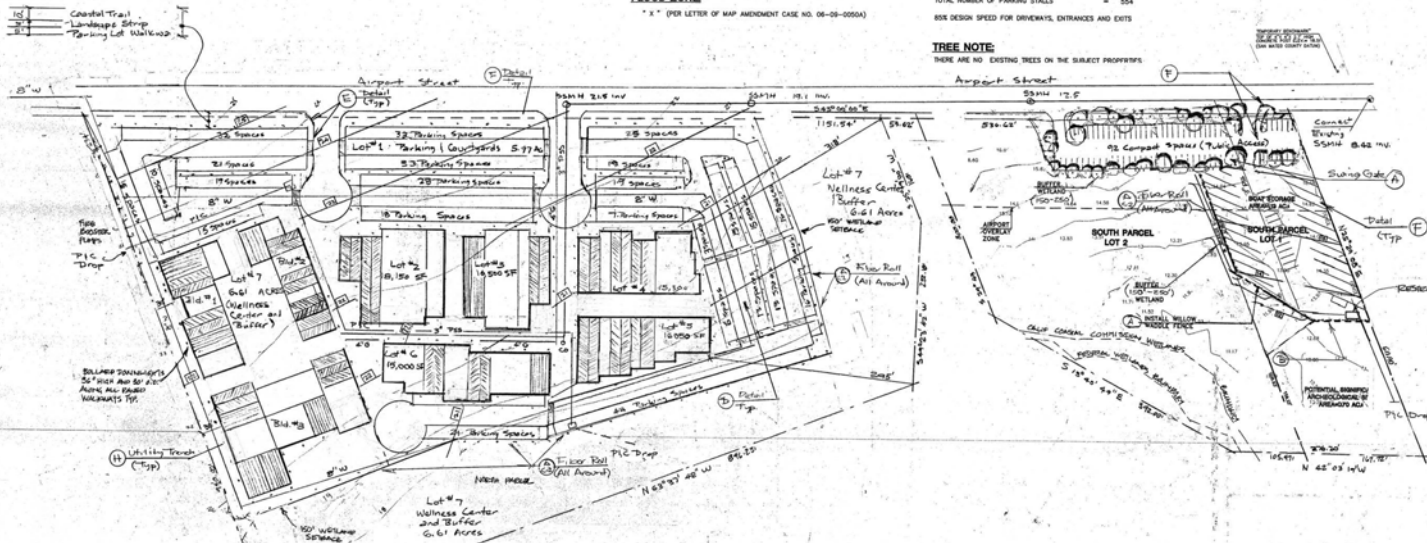
LOCATION MAP
NOT TO SCALE

PARKING NOTE

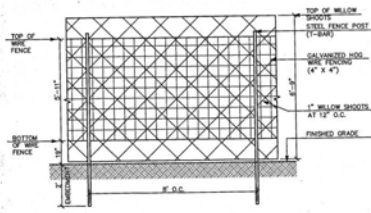
- TYPICAL STANDARD PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL HANDICAP PARKING STALL DIMENSIONS = 8' X 18' WITH 7' WIDE UNLOADING AREA
- TOTAL NUMBER OF PARKING STALLS = 554
- 80% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS

TREE NOTE

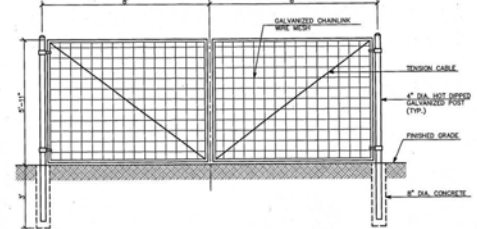
THERE ARE NO EXISTING TREES ON THE SUBJECT PARCELS.



SITE PLAN
1"=60'



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



B SHING 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'
10 7 17

C1vt

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GRADING QUANTITIES

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

RECORD OWNER AND SUBDIVIDER:

BIG WAVE LLC
P.O. BOX 700
BELMONT, CA 94002

LAND SURVEYOR AND CIVIL ENGINEER:

McCLEOD & ASSOCIATES
985 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-8980

ASSESSOR'S PARCEL NUMBERS

047-311-060 AND 047-312-040

EXISTING & PROPOSED ZONING

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

UTILITIES:

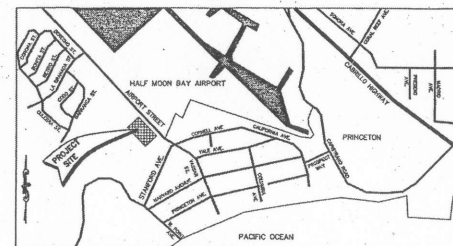
GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER: MONTERA SANITARY DISTRICT
WATER: COASTSIDE WATER DISTRICT
TELEPHONE: A.T. & T.
FIRE PROTECTION: HALF MOON BAY

FLOOD ZONE:

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

LEGEND:

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



LOCATION MAP

NOT TO SCALE

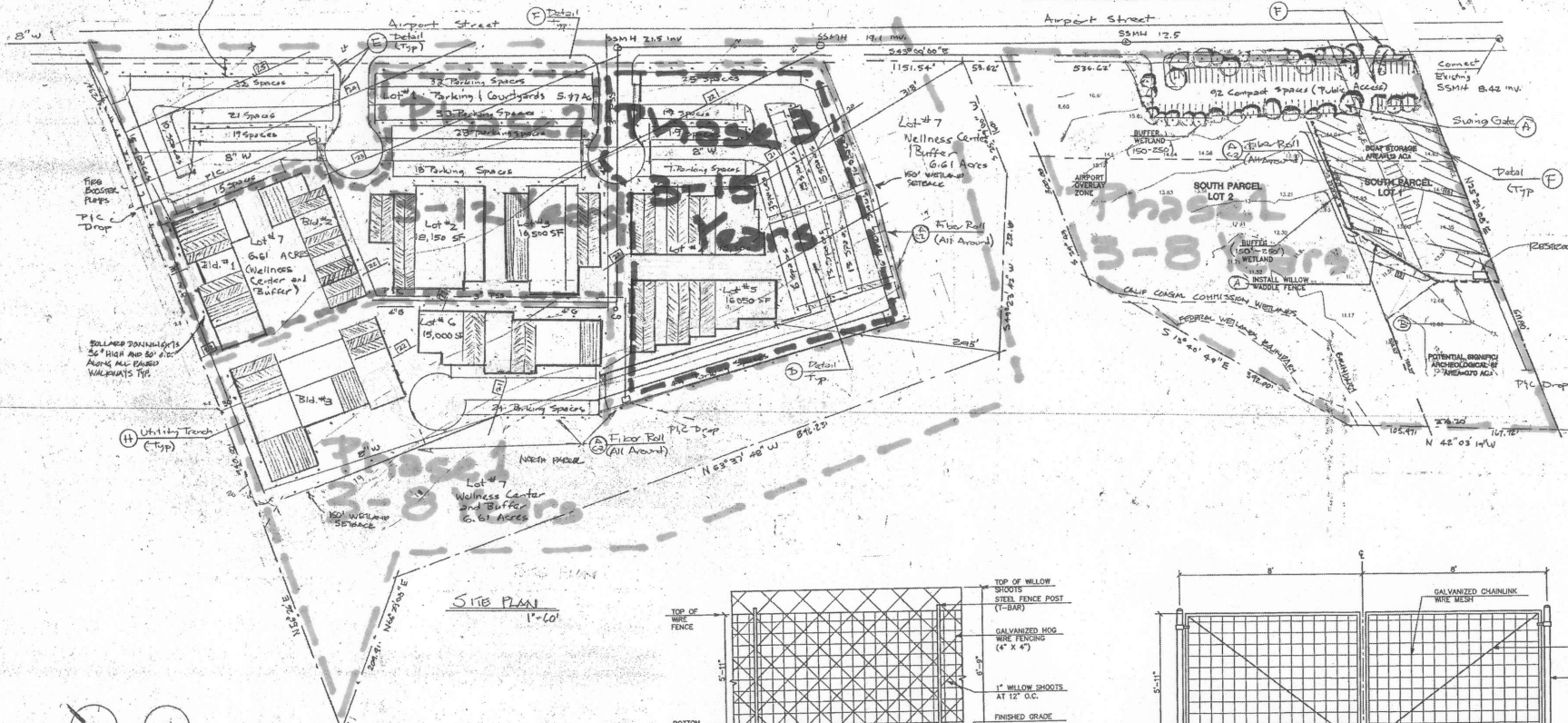
PARKING NOTE:

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- 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

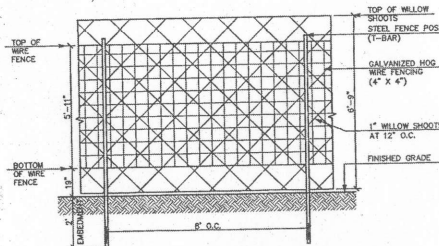
TREE NOTE:

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES.

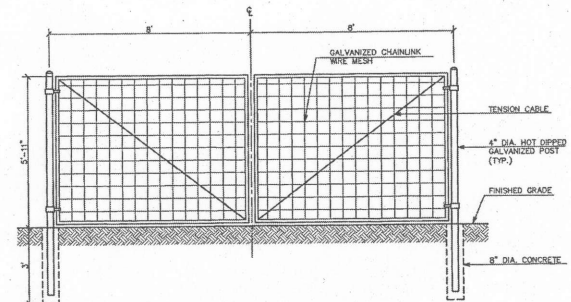
- 15 Coastal Trail
- 27 Landscape Strip
- 8 Parking Lot Walkway



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)

1" = 60'
10 - 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)		