



A Live-Work Community for Adults with Disabilities

March 22, 2021

Camille Leung, Senior Planner
Planning & Building Department, County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Big Wave COA amendments

Dear Camille:

Here are the minor amendments we are requesting for the April 2021 BOS hearing. Please let us know if we properly represented our agreement with the County.

1. Replacement of 10' wide planter in front of Lot 4:

This would conflict with our intended usage which require roll-up doors on the east elevation and access to these doors. We will add landscaping/trees at four (4) locations in the parking lot on the east side of the site to mitigate this change.

2. Change the elevation of Wellness Center living areas to be above the 28 feet inundation level established in 2015 but below the approved residential floor heights of 35 feet:

This would give Big Wave the potential to add up to 20 more units of affordable housing units for adults with IDD (in lieu of up to 12,000 sq. feet of commercial space on Level 1 of the Wellness Center/Phase 1).

The funds to replace the lost revenue from the Wellness Center commercial to allow the Wellness Center to construct more affordable housing units would have to come from other areas since Big Wave Group (the non-profit entity which owns the Wellness Center) does not have the funds to replace this lost commercial revenue. The funds could come from development of the adjacent business park (Lots 2, 3, 4, 5 and 6) once the County permits Big Wave to build and occupy these lots or from other donations or grants. Big Wave would like to develop more affordable housing units in the first phase and all of Big Wave's volunteers and families feel optimistic they can make this happen. Once the County gives the Wellness Center



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this option to build more affordable housing on the first floor, Big Wave's entire organization will have the green light to pursue this opportunity.

3. Phasing:

- Allow Big Wave to begin construction of office park buildings prior to completion of Phase 1 of the Wellness Center based on the addition of the following requirements:
 - *Big Wave will comply with the County requirement for the Wellness Center/Phase 1 to be completed within 2 years of the issuance of the grading permit hard card for that project.*
 - *Big Wave will comply with the County requirement that if the Wellness Center/Phase 1 construction takes longer than 2 years from that date to complete, no office park building (other than Lot 4) shall be occupied until Wellness Center/Phase 1 is complete and no additional office park buildings shall commence construction until Wellness Center/Phase 1 is complete.*
 - Big Wave proposes that once Phase 1 of the Wellness Center is complete, there will be no other phasing restrictions.

The Wellness Center has been financially possible only because of the generosity of Big Wave LLC, the for-profit entity that has donated over \$10 million in land and entitlement costs to the Wellness Center. In addition to that enormous donation of money, land and time, Big Wave LLC has agreed to provide an annual fee to support the Wellness Center, as well as provide employment to adults with IDD, once it has constructed and occupied the business park.

It is very important that Big Wave LLC start development on all lots as soon as possible so the funds and jobs start flowing to the Wellness Center. We need the phasing changed so that all commercial property can come on-line shortly after the Wellness Center is completed. If Big Wave is subject to the existing phasing requirement, the Wellness Center will lose hundreds of thousands of dollars in fees, as well as many potential jobs that would have come from the business park. Under the existing phasing requirement, Big Wave cannot effectively even market, let alone start to design, the business park lots. That phase of development should be starting immediately so within 6 months of the Wellness Center being completed the fee-paying business park buildings are underway.

The Wellness Center is already underway. In addition to the \$10 million already spent on land and entitlement, Big Wave has constructed a 1.5-mile water main to the Wellness Center and has paid for all sewer hook-up and permit fees to install a 1500-foot sewer main. We have spent over \$2 million in infrastructure costs alone for the Wellness Center to date and, once the rainy season is over, we will commence grading and construction



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of the Wellness Center. It is clear that the Wellness Center is underway and will be completed by July of 2022. The Wellness Center needs the fees from the business park, or at least the certainty that the fees will be forthcoming in the near future, to have the funds to construct more affordable housing for adults with IDD

4. Eliminate the order of commercial lot development:

Big Wave is requesting this to be able to develop lots based on financial feasibility analysis/market realities. Big Wave LLC cannot control what the market wants. If somebody wants a building on Lot 6 instead of Lot 3 then Big Wave needs to be able to accommodate that request. The Wellness Center needs the fees and the jobs these buildings will provide and phasing should not get in the way of that necessity.

5. Increase time to construct Phase 2 of Wellness Center to 15 years:

The marketability for commercial real estate is and may remain unknown for some time. Big Wave requests an extension of time for completing Phase 2 of the Wellness Center to account for this unpredictability.

6. Replace organic farming with pesticide free farming:

We can provide the same quality of food without paying for an organic certification.

7. Allow "shuttle services" or equivalent at Wellness Center:

Big Wave needs the option to provide commuter service for residents based on price and safety concerns. A shuttle service may not be the best solution for the Wellness Center residents. There are many safer and lower priced alternatives for transportation needs which may not include a shuttle service. Big Wave, the residents and the families need flexibility in deciding what types of transportation best fits the needs of Big Wave residents.

8. Coastal Access/Beach Parking:

Big Wave requests the flexibility of providing shoreline parking on either the South Parcel or North Parcel.

9. Driveway between Lots 4&5:

Allow vehicular access to the west side of the buildings roll-up doors (functional requirement).

10. Wetland Restoration:

Extend completion of wetland restoration to March 31, 2022.



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Thank you

A handwritten signature in blue ink that reads "Jeff Peck". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeff Peck

President, Big Wave Group