



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

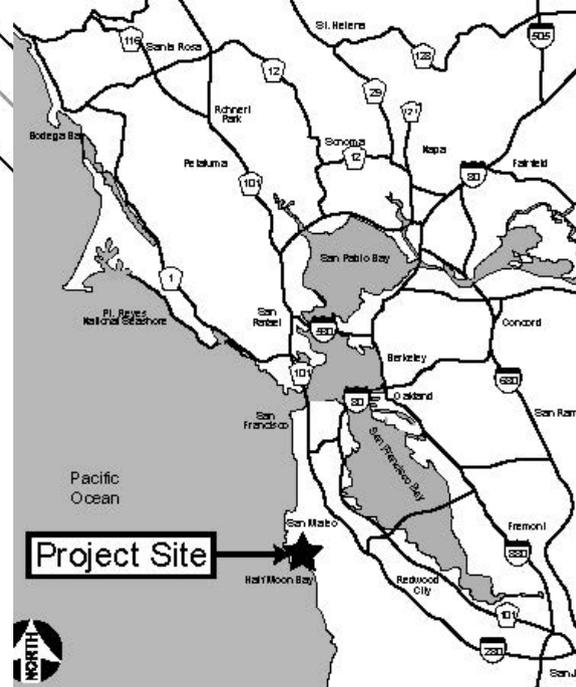
ITEM #5

Applicant: **Jeff Peck, Big Wave, LLC**

Location: **Airport Street, Princeton**

Project Description:

Adoption of an Ordinance approving a 3rd amendment to the Development Agreement between the County of San Mateo and Big Wave (Big Wave, LLC and Big Wave Group)



South Parcel



North Parcel



Amendment Context

- Condition No. 1 authorizes the Community Development Director to approve minor changes to the approved permits.
- Adoption of an ordinance is necessary to amend the Development Agreement.



Proposed Changes

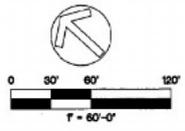
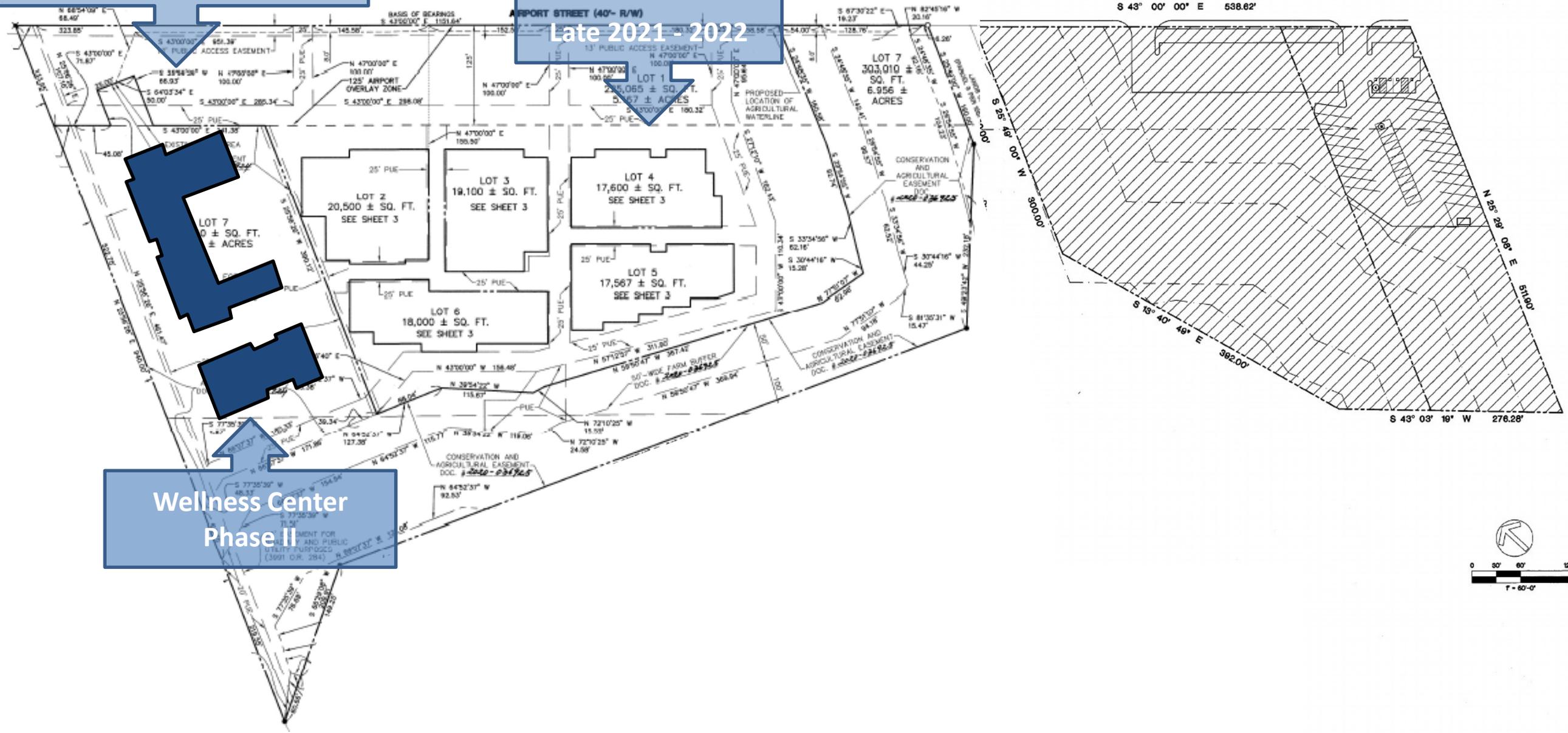
1. Allow construction of Office Park buildings prior to the completion of Phase 1 of the Wellness Center (WC Phase 1), subject to limitations on the full development of the Office Park.



Wellness Center Phase I
2021 - 2022

Lot 4
Late 2021 - 2022

Wellness Center
Phase II





Proposed Changes

2. Allow Wellness Center bedrooms to be constructed at a floor elevation of 30 feet (2 feet above the 28-foot established tsunami inundation level) in order to increase affordable bedrooms constructed in Phase 1 from 33 to approximately 46 bedrooms.

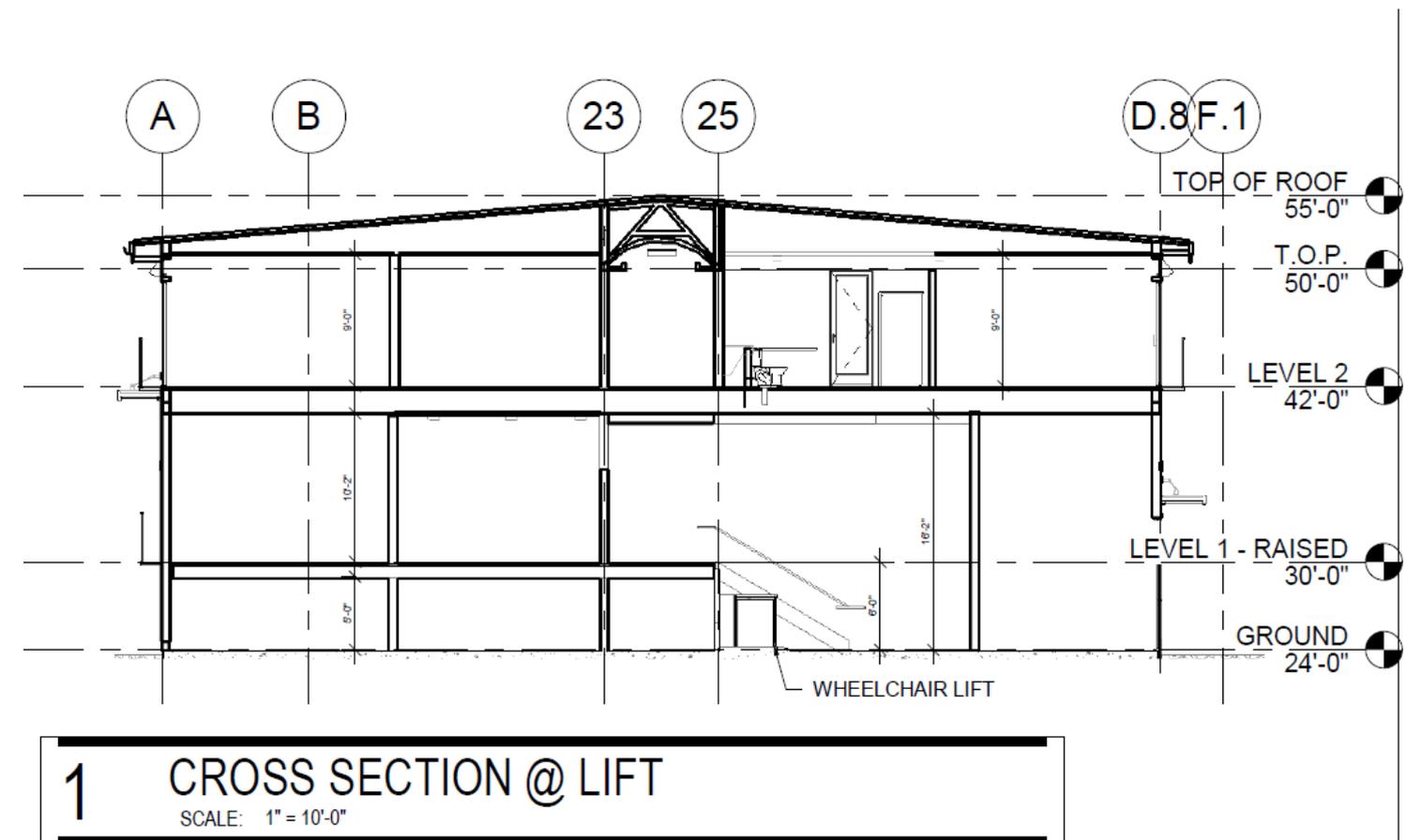


Change to Floor Height from 35 to 30 feet for WC Bedrooms

The established tsunami inundation level for the site is 28-feet.

No change to:

- Approved exterior grade: Involves a wheelchair lift and stairs within the building.
- Building height
- Tsunami hazard risks





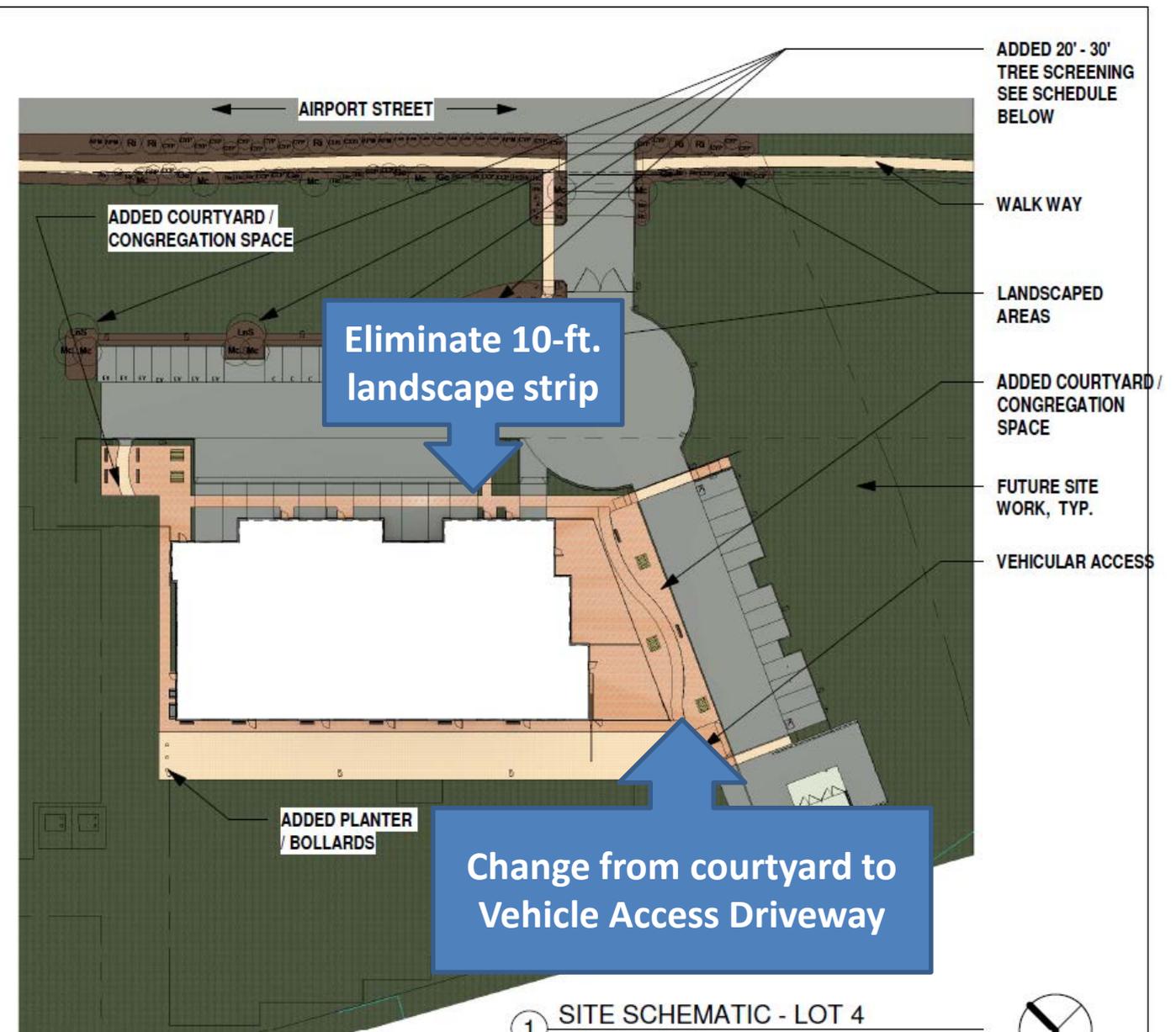
Proposed Changes

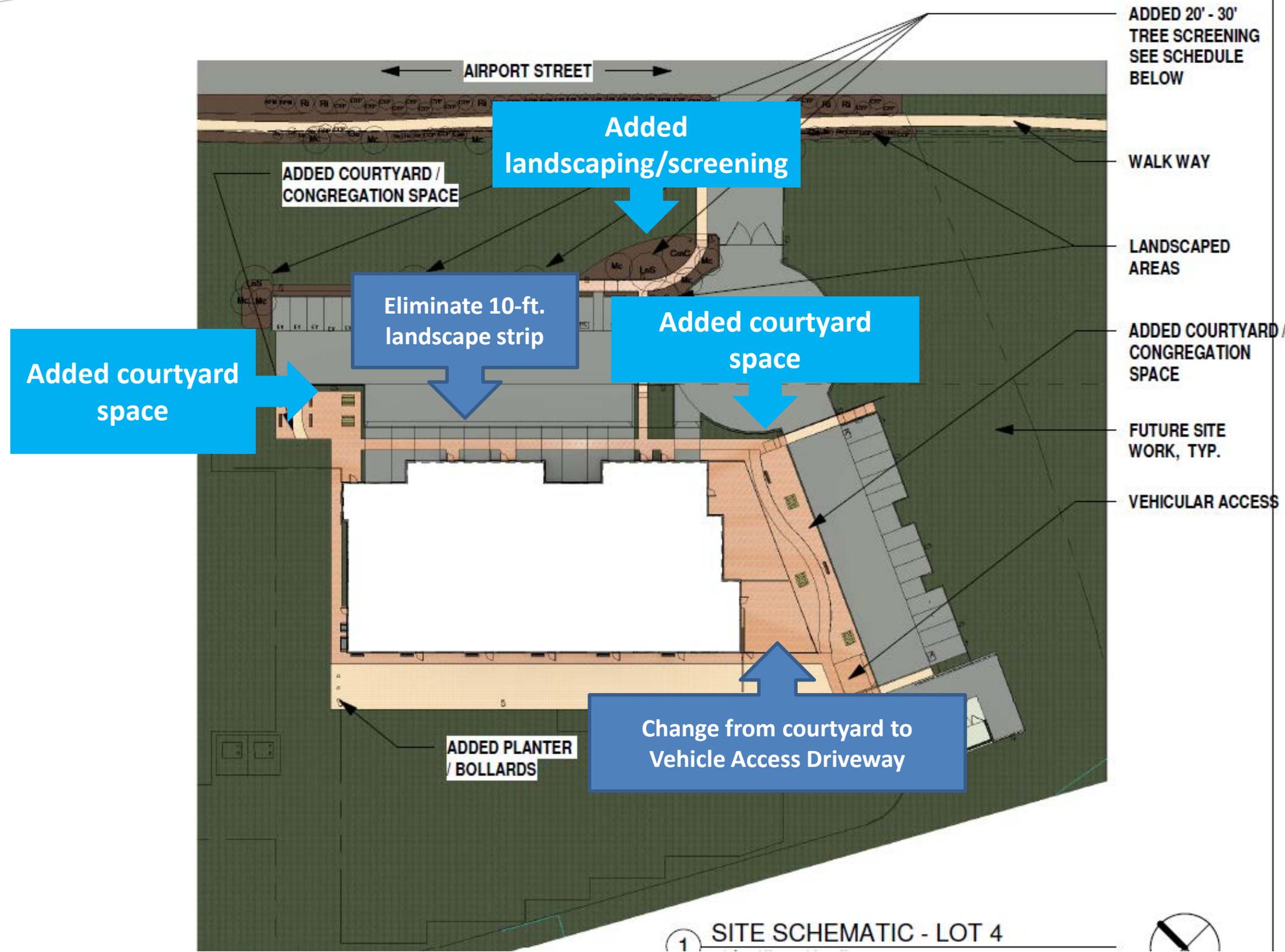
3. Allow vehicular use of the courtyard between Lots 4 and 5 and replacing a 10-foot wide landscape strip with other screening landscaping, associated with development of Lot 4 for indoor luxury vehicle storage.



Changes Associated with Luxury Vehicle Storage on Lot 4

Currently, a minimum 10-foot landscape strip is required along the front of the buildings (Condition No. 4.aa.i.(1)), but would impede garage door access





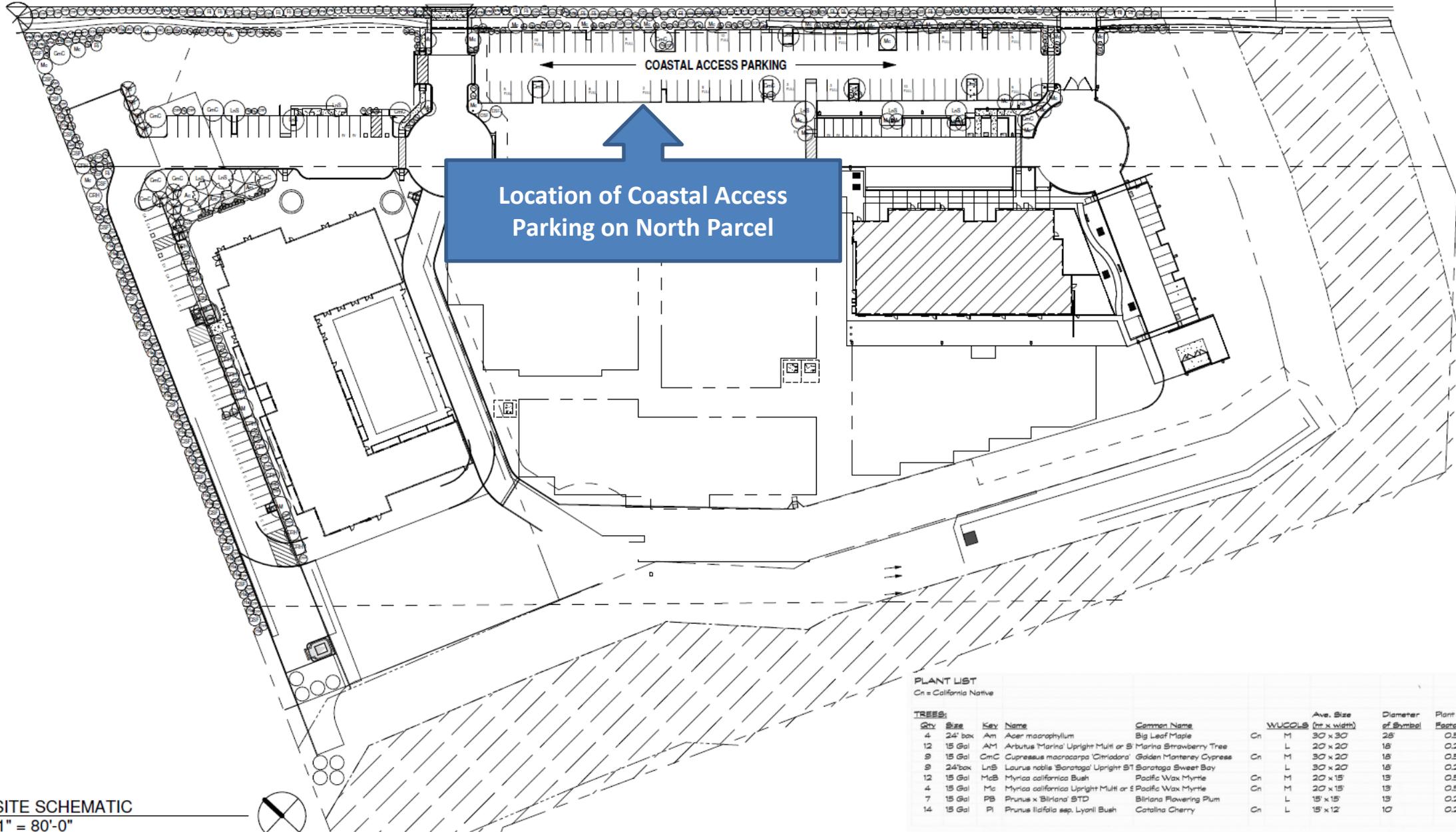
1 SITE SCHEMATIC - LOT 4





Proposed Changes

4. Relocate coastal access public parking from the south parcel to the north parcel.



Location of Coastal Access Parking on North Parcel

1 SITE SCHEMATIC
1" = 80'-0"

PLANT LIST
Cn = California Native

Qty	Size	Key	Name	Common Name	WUCOLS	Ave. Size (ft. x width)	Diameter of Symbol	Plant Factor
4	24" box	Am	Acer macrophyllum	Big Leaf Maple	Cn	30 x 30	28	0.5
12	15 Gal	AM	Arbutus Marina Upright Multi or S	Marina Strawberry Tree		20 x 20	18	0.2
9	15 Gal	CnC	Cupressus macrocarpa 'Citradora'	Golden Monterey Cypress	Cn	30 x 20	18	0.5
9	24" box	LnS	Laurus nobilis 'Saratoga' Upright S1	Saratoga Sweet Bay		30 x 20	18	0.2
12	15 Gal	McS	Myrica californica Bush	Pacific Wax Myrtle	Cn	20 x 15'	13	0.5
4	15 Gal	Mc	Myrica californica Upright Multi or S	Pacific Wax Myrtle	Cn	20 x 15'	13	0.5
7	15 Gal	PB	Prunus x Birliana STD	Birliana Flowering Plum		15' x 15'	13	0.2
14	15 Gal	PI	Prunus ilicifolia esp. Lyonil Bush	Catalina Cherry	Cn	15' x 12'	10	0.2

SLM Architecture & Design
207 Seventh Ave., #4
San Mateo, CA 94401
Office: 415-846-7943
stevemac@slm-aia.com

BIG WAVE
MOVE SHORELINE PARKING FROM SOUTHERN PARCEL TO NORTHERN PARCEL

No.	Description	Date

COASTAL PARKING SITE PLAN		SMC
Project number	55-160823-A	
Date	04/03/2021	
Drawn by	SLM	



Proposed Changes

5. Eliminate requirements pertaining to the order of Office Park lot development.

Currently, Big Wave may only commence construction on Lot 4 of the Office Park Buildings until the 1st Wellness Center building is complete.

The proposed amendment replaces this and other phasing requirements with the following limitations:

- a. A minimum of 33 Wellness Center bedrooms shall be completed within 2 years of the issuance of the grading permit for that project.
- b. In the event that this does not occur, no Office Park building (other than Lot 4) shall be occupied until WC Phase 1 is complete, and no additional Office Park buildings shall commence construction until WC Phase 1 is complete.



Other Modification Requests

6. Allow more time for full construction of the Wellness Center (Phases 1 and 2), from 12 years to full 15 years of Development Agreement.
- Other Minor Changes:
 - “Pesticide-free” farming to replace the organic farming requirement
 - Transportation services (such as use of ride sharing services) in-lieu of providing shuttle services
 - Extend deadline for the completion of wetland restoration from January 2021 to March 31, 2022



RECOMMENDATION

Recommend that the Board of Supervisors:

- A) Open public hearing;
- B) Close public hearing; and
- C) Adopt an ordinance approving a 3rd Amendment of the Development Agreement between the County of San Mateo and Big Wave, LLC, pursuant to Chapter 24.5 (Sections 6510, *et seq.*), Part One, Division VI (Planning) of the San Mateo County Ordinance Code, and waive the reading of the ordinance in its entirety.