



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

County Office Building
455 County Center
Redwood City, California 94063
650/363-1859

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION MEETING NO. 1581

Wednesday, August 13, 2014
9:00 a.m.

Board of Supervisors Chambers
400 County Center, Redwood City

Planning Commission meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Planning Commission Secretary at least five (5) working days before the meeting at the contact information provided below. Notification in advance of the meeting will enable the Secretary to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

SPEAKING AT THE PUBLIC HEARING:

All parties wishing to speak will have an opportunity to do so after filling out a speaker's slip and depositing it in the speaker's slip box. The Commission has established time limits for speakers, allowing 15 minutes for the applicant and appellant, if any, and 5 minutes for all others. These time limits may be modified by the Commission's Chairperson in order to accommodate all speakers.

CORRESPONDENCE TO THE COMMISSION:

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: planning-commission@smcgov.org

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to the Planning Commission or staff at least five (5) days in advance of a hearing. All materials (including but not limited to models and pictures) presented by any person speaking on any item on the agenda are considered part of the administrative record for that item, and must be retained by the Commission Secretary until such time as all administrative appeals are exhausted and the time for legal challenge to a decision on the item has passed. If you wish to retain the original of an item, a legible copy must be left with the Commission Secretary. The original or a computer-generated copy of a photograph must be submitted. Fifteen (15) copies of written material should be provided so that each Commission member, staff and other interested parties will have copies to review.

DECISIONS AND APPEALS PROCESS:

Decisions made by the Planning Commission are appealable to the Board of Supervisors. The appeal fee is \$639.83 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City.

AGENDAS AND STAFF REPORTS ONLINE:

To view the [agenda](#), please visit our website at <http://planning.smcgov.org/planning-commission>, the [staff report](#) and maps will be available on our website one week prior to meeting. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

For further information on any item listed below, please contact the Project Planner indicated.

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 Staff: Monowitz, Fox, Shu

Oral Communications to allow the public to address the Commission on any matter not on the agenda. **Speakers are customarily limited to 5 minutes.** A speaker's slip is required.

Consideration of the Minutes of the Planning Commission meeting of June 25, 2014.

REGULAR AGENDA

9:00 a.m.

- 1. **Owner:** Big Wave Group; Big Wave LLC
Applicant: David Byers
 File No.: PLN2013-00451
 Location: Airport Street in Princeton-by-the-Sea
 Assessor's Parcel Nos.: 047-311-060, 047-312-040

INFORMATIONAL ITEM: Introduction conducted during the courtesy 30-day public review period of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR), pursuant to the California Environmental Quality Act (CEQA), for the Big Wave North Parcel Alternative Project proposed on two undeveloped parcels on Airport Street. The project includes development of the north parcel (APN 047-311-060) with an Office Park, including five (5) buildings containing a total 189,000 sq. ft. of industrial/office/manufacturing/storage uses; a Wellness Center, including four (4) buildings containing a total 70,500 sq. ft. and a maximum of 57 bedrooms to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff. The project includes development of the south parcel (APN 047-312-040) with a commercial boat storage lot. The project would provide 554 parking spaces including 92 spaces for coastal access public parking. The project requires consideration of the following:

- 1) Use Permit for proposed parking uses to be located within the Airport Overlay (AO) Zoning District; the modern sanitarium component of the Wellness Center and its accessory uses; and Outdoor Boat Storage Use.
- 2) Major Subdivision: The north parcel would be subdivided into seven lots.
- 3) Minor Subdivision: The south parcel would be subdivided into two lots.
- 4) Coastal Development Permit, appealable to the California Coastal Commission, for proposed uses, improvements, and public water and sewer service.
- 5) Design Review Permit for proposed structures and associated grading.
- 6) Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and 21,400 cy of imported gravel.
- 7) Adoption of an ordinance approving the execution of a Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

The Addendum and the 2010 EIR are available at <http://planning.smcgov.org/projects/big-wave>. Application filed October 9, 2013. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

10:00 a.m.

- 2. **Owner:** Laurel Enterprises, Inc
Applicant: Sandra Pereznegron/Bay Area Catering and Events
 File No.: PLN2014-00261
 Location: 3250 Middlefield Rd in North Fair Oaks
 Assessor's Parcel No.: 060-091-260

Consideration of an Off-Street Parking Exception to allow a minimum of 6 on-site parking spaces where 12 spaces are required (with an off-site location to accommodate parking for 15 employee vehicles) in conjunction with a proposal for a commercial catering business to occupy an existing commercial building, with the 1st floor being utilized for all cooking preparation/catering production, and the 2nd floor being restricted for use as a single office, with the remaining as storage area. Application filed July 31, 2014. Please direct any questions to Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org or to Deputy Director Lisa Aozasa at 650-363-4852 or laozasa@smcgov.org.

- 3. **Correspondence and Other Matters**
- 4. **Consideration of Study Session for Next Meeting and Director's Report**
- 5. **Adjournment**