



PLANNING COMMISSION

El Granada Elementary

ITEM # 1

Owner: **Big Wave LLC; Big Wave Group**
Applicant: **Dave Byers, Scott Holmes**
File Number: **PLN2013-00451**
Location: **Airport Street, Princeton**
APN: **047-311-060 (North); 047-312-040 (South)**

Project Description:

Request for Certification of an EIR Addendum and a Use Permit, Subdivision, Coastal Development Permit, Design Review Permit, and Grading Permit, for the Big Wave North Parcel Alternative (NPA) Project 8-Building Option consisting of 189,000 sq. ft. of business uses and 70,500 sq. ft. of affordable housing for 50 developmentally disabled adults and 20 staff.



OUTLINE OF PRESENTATION

- BACKGROUND:
 - Planning Commission action on November 12, 2014
- PROJECT DESCRIPTION: Big Wave NPA Project - 8 Building Option
 - Plans submitted on January 7, 2015
 - Construction Phasing
- SUMMARY OF REVIEW AGENCY COMMENTS:
 - California Coastal Commission
 - Coastside Design Review Committee (CDRC)
 - Midcoast Community Council (MCC)
 - Committee for Green Foothills (CGF)
- RECOMMENDATION



BACKGROUND

- **March 2011:** County's approval of the 2010 project.
- **August 2012:** Approval of the CDP was appealed to the California Coastal Commission (CCC); CCC found substantial issues with the project and sustained the appeal, resulting in the denial of the project.
- **October 2013:** New application submitted for the Big Wave North Parcel Alternative (Big Wave NPA), reflects a working collaboration with the Coastal Commission and other agencies to address the issues of concern.
- **July 2014 and Nov. 2014:** Release of Addendum & Final Addendum.
- **July 2014 and Nov. 2014:** CDRC Review Process ending in review of 4-building project.
- **November 12, 2014:** Presentation of 8-Building Option at the Planning Commission Meeting.
- **December 18, 2014:** CDRC Review of 8-Building Option



Planning Commission Action on November 12, 2014

- Staff presented New 8 – Building Option
- Planning Commission continued item in order to:
 1. Obtain a detailed Building Elevations and Site Plan
 2. Staff to send referral of 8-Building Option to the Coastside Design Review Committee, CA Coastal Commission and Midcoast Community Council
 3. Additional time for Public Review of 8-Building Option
 4. Staff Report, including clarification of Lanterman-Petris-Short Act and Olmstead Decision
- These items are accomplished by the scheduling of this meeting and discussed in the staff report.
- Presentation will focus on Items 1 and 2.



PROJECT CHANGES

- **Reduction in Building Scale:** 4-Building Project to 8-Building Project
 - Wellness Center: From 1 to 3 Buildings
 - Size Reduction: 97,500 sq. ft. to Average of 32,500 sq. ft.
 - Office Park: From 3 to 5 Buildings
 - Size Reduction: from Average of 54,000 sq. ft. to 32,400 sq. ft.
- **Wellness Center:** Covered Fiberglass Basketball Court and Steel Bridges
- **Parking Allocation by Lot** to provide each lot with a guaranteed amount of parking based on lowest intensity use
- **Project Phasing** has been revised to prioritize construction of Wellness Center buildings, front buildings of Office Park, and cluster development

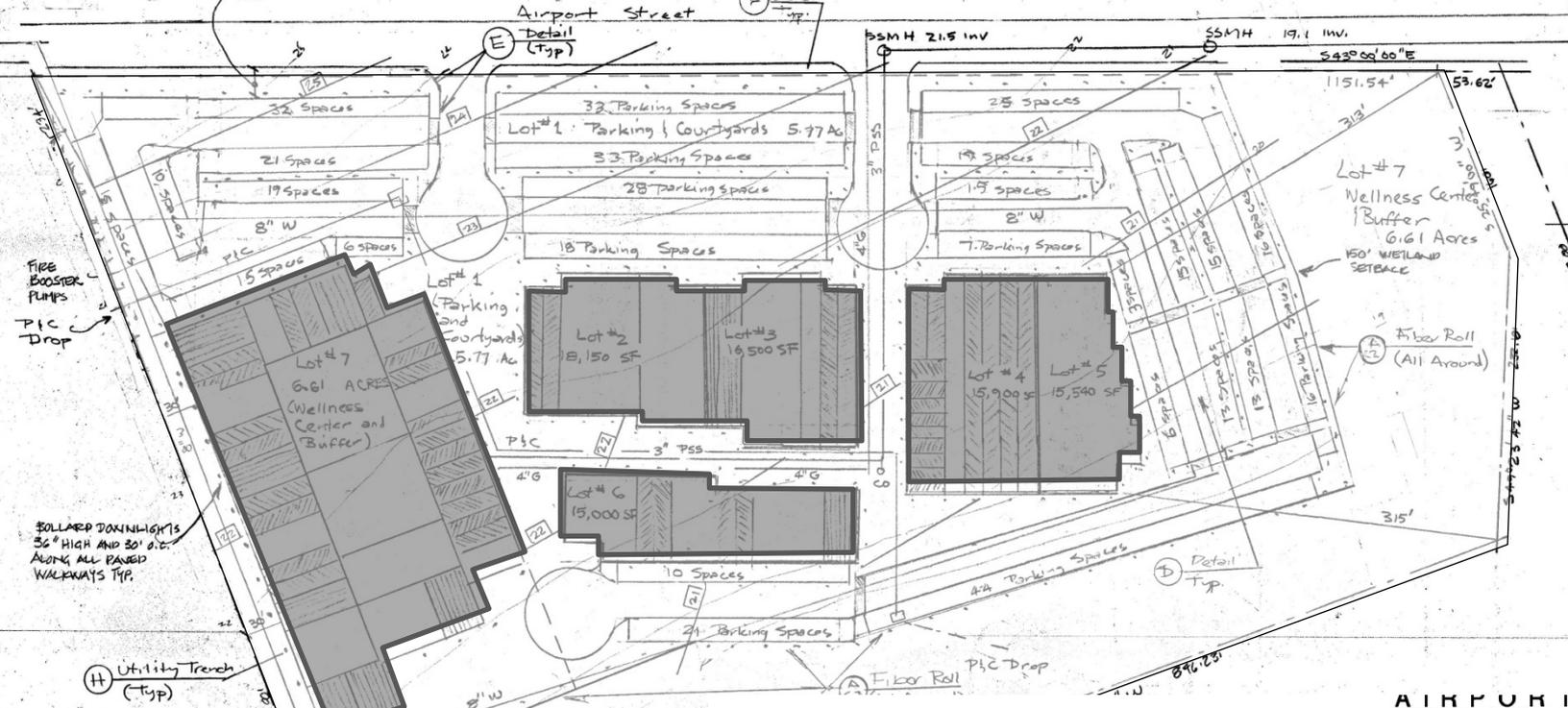


CEQA Analysis of PROJECT CHANGES

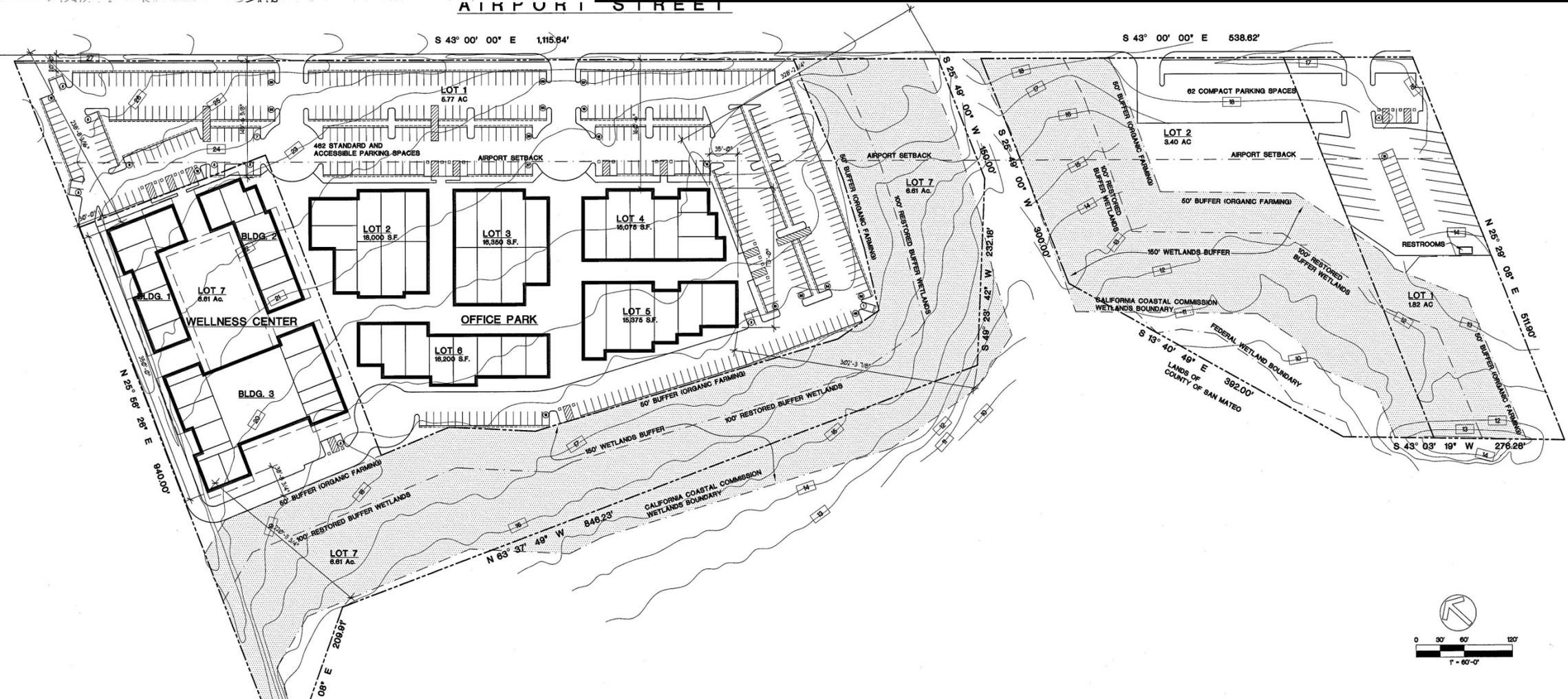
The 8-Building Option varies from the 4-building project.

- As project square footage, parking, and wetland buffer have been maintained, project would not result in increased impacts to Air Quality, Biological Resources, Cultural Resources, Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, Transportation/Traffic, or Utilities and Service Systems.
- Aesthetics: Reduces building sizes (similar to the original NPA Project) and changes made to building facades further increase compatibility with buildings in the surrounding community. Visual simulations remains adequate for characterization of project scale and view impacts from viewing locations.
- Public Services: The Coastside County Fire Protection District has reviewed the 8-Building Option and has preliminarily approved the project subject to conditions.
- Geology and Soils: 2nd fault trench study reaffirms that the Seal Cove fault does not cross the project site.

4 Building Project

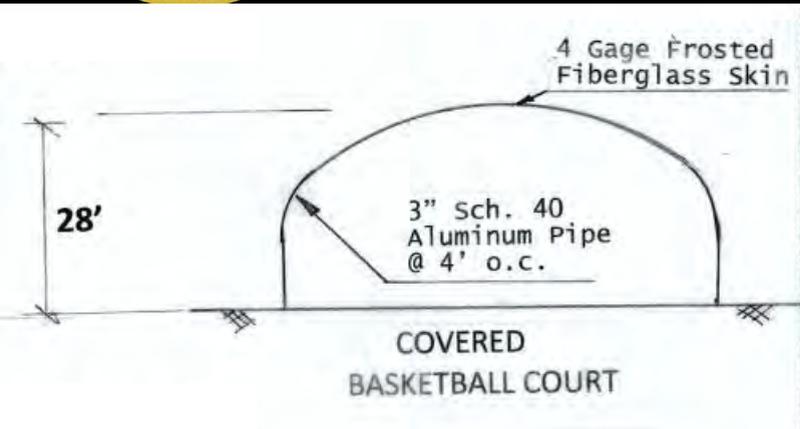


8 Building Option



COUNTY OF
SAN MATEO

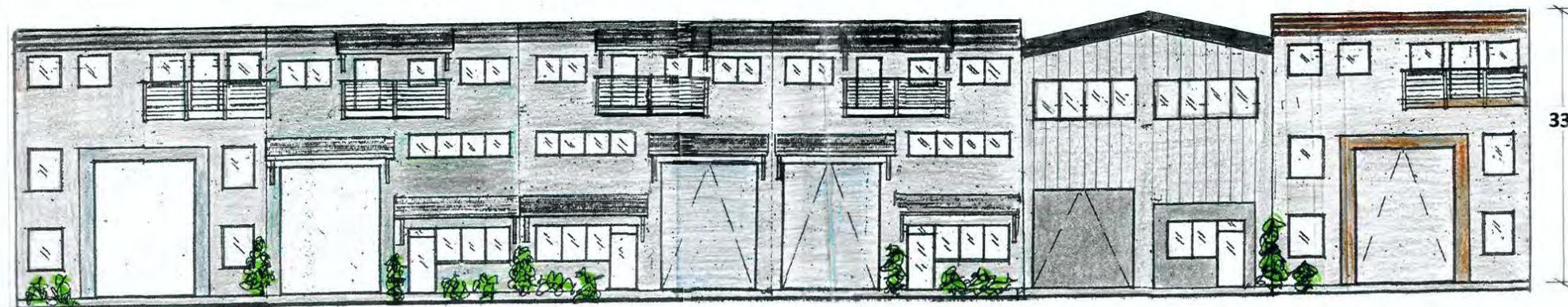




BUSINESS BUILDING COLOR SCHEME (AIRPORT STREET) (SCALE 1"=10')



BUSINESS BUILDING COLOR SCHEME (SIDES, REAR, INTERIOR) (SCALE 1"=10')



COLOR KEY (BENJAMIN MOORE COLORS)

- SAGE WISDOM (BUSINESS BLD. SIDING)
- SUMMERS DAY (BUSINESS BLD. DARK TRIM)
- SHITAKE MUSHROOM (BUSINESS BLD. SIDING)
- WET CLAY (BUSINESS BLD. TRIM)
- ROOF TOP GARDEN (BUSINESS BUILDING SHINGLES)
- FLOWER BOX (WELLNESS CENTER AND BUSINESS SIDING)
- QUICKSAND (TRIM)
- CHARCOAL GREY (BUSINESS BLD AND 2ND FLOOR WELLNESS CENTER WINDOW AND DOOR FRAMES)
- COLONIAL RED (1ST FLOOR WINDOW AND DOOR FRAMES)
- ACH VERSALUX GRAY (WINDOW GLASS)



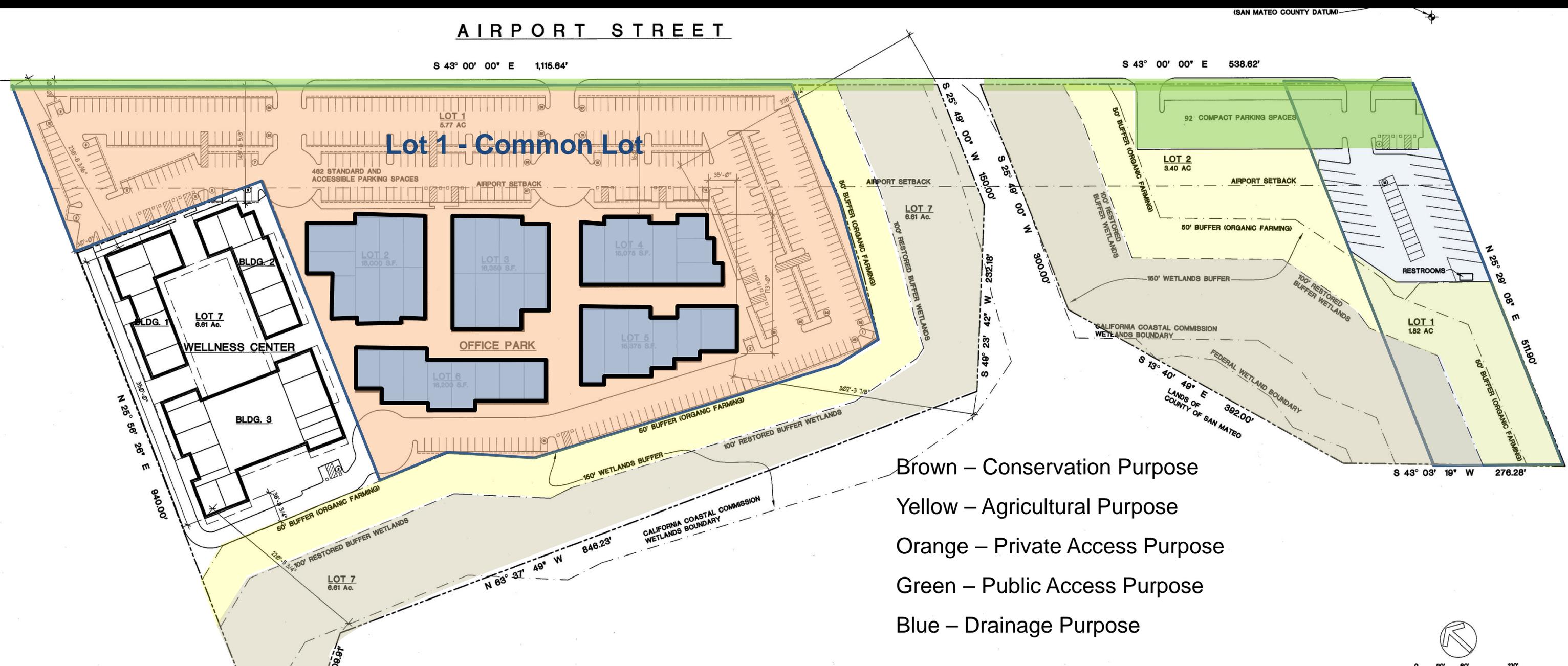
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SAN MATEO**

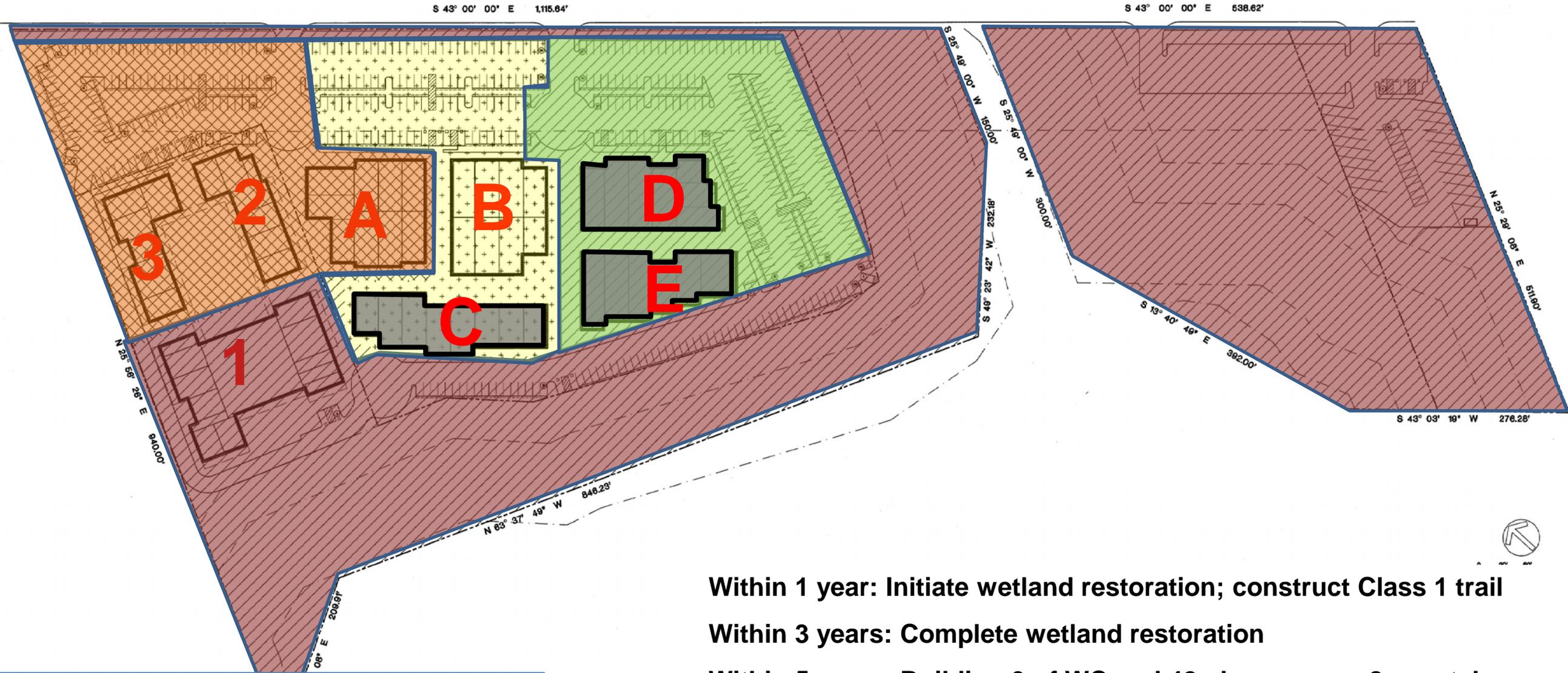


Revised Big Wave NPA Project Private and Public Parking

Total Parking for Wellness Center and Office Park (North Parcel)	462
Wellness Center	42
Office Park	420
20% Coastal Access Public Parking Required	92.4
Total Coastal Access Public Parking Provided (South Parcel)	92
Coastal Access Public Parking on South Parcel	92
Total Parking	554

Areas to be Covered by Easements





Order of Building Construction
Color areas (in rainbow order) show area to be developed along with corresponding building

- Within 1 year: Initiate wetland restoration; construct Class 1 trail**
- Within 3 years: Complete wetland restoration**
- Within 5 years: Building 3 of WC and 42 pkg. spaces; 8 coastal access parking spaces, landscaping along Airport**
- Within 12 years: Complete Wellness Center (must be prior to Office Park Bldgs. 4, 5, and 6)**
- Within 15 years: Complete project**



COUNTY OF SAN MATEO

**As-Conditioned Project Phasing
(supercedes proposed phasing plan)**



California Coastal Commission (CCC) Review

Concerns, among others, expressed in letter dated December 17, 2014:

- Does traffic report cover an all-office-use scenario (84,000 sq. ft. of office)?
 - Traffic report in the Final Addendum adequately evaluates traffic impacts from a mix of uses, including 84,000 sq. ft. of office plus the Wellness Center.
- What happens if project uses all allocated water in early phases of the project?
 - Per Condition No. 85, approval of utility providers and CDP Amendment are required.
- Size and scale of project is significantly larger than buildings in the community.
- Density of development: "Density" refers to dwelling units per acre. No dwelling units are proposed.
- Other Issues: Farming within 150-foot wetland buffer (COA No. 59), 2nd fault trench report (Att. U), limiting parking to support business uses to 420 spaces (COA. No.7).



Coastside Design Review Committee (CDRC) Review

- On December 18, 2014 (5th review of the project), the CDRC recommended denial of the Design Review Permit for the project, finding:
 - The Project is fundamentally out of scale and out of character with the Princeton community.
 - Presentation materials have repeatedly failed to include appropriate and comprehensive details and visualizations, and have not been completed to a reasonable professional standard.
 - The project lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact.
 - While the applicant responded to some previously recommended design changes, the responses have not come close to addressing CDRC concerns.



Design Review District Regulations

Notwithstanding the CDRC's findings, Staff has determined that the project, as proposed and conditioned, complies with the Design Review District Regulations:

- Meets the permit application requirements for a Design Review Permit.
- The project has complied with the CDRC review process, has, in good faith, implemented many of the CDRC suggested changes.
- The project, as proposed and conditioned, complies with applicable Design Review Standards:
 - Landscaping provides a smooth transition.
 - Proposed buildings do not significantly obscure, detract from, or negatively affect the quality of views from Highway 1.
 - Open Space Preservation: Buildings are clustered to maximize open space.
 - Reduced building scale under the 8-Building Option.
- Condition No. 88 requires the property owner to work with a licensed architect to revise plans to incorporate additional modifications to simplify and unite design.



Midcoast Community Council (MCC) Review

- Development restrictions on the south parcel: Easements for agricultural use and conservation prevent development (COA No. 20 and 58).
- Building Scale and Height: Existing buildings cited range in height from 23 – 30 feet in height, with a maximum of 2 stories.
 - Project buildings are 2-stories with maximum heights of 28-feet for Wellness Center and 28-feet (along Airport) to 33-feet for Office Park.
- 4-feet high Propane Deflection Wall deflects fumes towards Pillar Ridge Manufactured Home Community (PRMHC). PRMHC is enclosed with a 6-feet high slatted fence that also provides some amount of deflection and can be upgraded to provide similar protection.
- Trail should be located on the east side to minimize conflicts with project vehicles: COA No. 66 allows for trail to be located on east side of Airport as may be required by County Parks.



Midcoast Community Council (MCC) Review

- A bridge over the drainage is preferred to the K-rails: Development Agreement requires property owner to fund bridge widening.
- Visitors to the Wellness Center were not factored in the traffic study: Condition 5.j requires "Visitation and friend and family use of the Wellness Center will occur in off-peak non-commute hours (not during weekdays 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 8:00 p.m.) and weekends."
- Project would not help jobs-housing imbalance but create more demand for housing and infrastructure: 2010 DEIR states that a majority of new jobs are likely to be filled by those who work on the Coast who currently commute over the hill, based on unemployment data.
- Roll-up Doors in Courtyards conflict with required courtyard improvements: Applicant proposes limited access in courtyards by fork lifts only.
- Update of EIR Addendum: Staff report provides CEQA analysis and supplements Addendum.



Committee for Green Foothills (CGF) Review

- Incomplete Vesting Tentative Map:
 - VTM consists of all plans submitted and labeled as VTM, including the utility plan, floor plans, grading plans, etc., which contain many of the details requested by CGF.
 - Revised Condition No. 40 addresses information that can be provided at the Final Map/Parcel Map stage.
- 92 public coastal access spaces: Typo of "62 spaces" occurs on site plan. Spaces are accurately labelled on VTM.
- CGF recommends Story Poles: Story poles were used in the past and were not effective.
- Agrees with various COAs added by staff.



Revised Condition No. 5

5. The property owner(s) of both the Wellness Center and the Office Park shall construct and maintain the project and project details, as **approved by the County and California Coastal Commission (if applicable)** ~~described in the certified EIR,~~ over the life of the project including, but not limited to, the following features:

New Condition 5.n:

Vehicular use of all courtyard areas of the north parcel is prohibited, with the exception of emergency vehicles and fork lifts.



Revised Condition No. 7

Upon relinquishing ownership of Lot 1, Big Wave LLC shall form an association of all property owners on the north parcel (including the Wellness Center) for the management of parking on Lot 1, and shall transfer ownership of Lot 1 to that entity. The property owners association is responsible for ensuring that all uses on the north parcel comply with County parking regulations as described in Table 5 of the staff report prepared for the January 14, 2015 Planning Commission meeting.

A minimum number of Pparking spaces on the north parcel shall be allocated irrevocably by lot using a 1 parking space to 2,000 sq. ft. ratio according to as demonstrated in the schedule below. The minimum number of parking spaces allocated to each lot shall be shown on the Final Map and Covenants, Conditions and Restrictions (as applicable) for subdivision of the north parcel. No fewer than 42 irrevocable parking space licenses shall be issued to the residential uses of the Wellness Center. No more than 420 parking space licenses shall be issued to owners of business uses. No more than 462 parking spaces shall be provided at the north parcel.

(Table 1)

All owners/tenants of business uses shall obtain a building permit for a “change in use” prior to any construction/tenant improvement and occupancy. It is the County’s responsibility to verify that applicants for building permits have adequate parking space licenses for the proposed use.



Revised Condition No. 60

The property owner(s) shall submit a Final Map for the subdivision of the north parcel to the Department of Public Works for review and recording. The property owner(s) shall submit a Parcel Map for the subdivision of the south parcel to the Department of Public Works for review and recording.

Final Map and Parcel Map shall show the following:

- a) Easements, including benefitting party(ies), area, boundaries, and purpose(s) (i.e., private access, public access, drainage, conservation, farming)
- b) Proposed location for relocation of agricultural line between project parcels
- c) On north parcel, all access bulbs shall be entirely located on Lot 1
- d) Meets and bounds information for all property lines
- e) Air space map for business condominiums
- f) Add Note: Per Condition No. 73, all land within the approved building envelope that remains undeveloped at the end of the authorized construction period shall be retained in open space, farmed, and included in the easement required by Condition Nos. 58, pursuant to an easement amendment.
- g) Add Note: Project implementation and operation for the life of the project is subject to the Conditions of Approval, as approved by the County of San Mateo and California Coastal Commission (if applicable).



Revised Condition No. 88.d

Break Up Parking: A 4'x4' minimum landscape island shall be provided for every 10 spaces; islands should vary in size and can be combined and clustered; landscaping shall vary within each island. **Landscaping shall be added along all driveways and bulbs to provide further visual separation of parking areas, through the introduction of significantly-sized east-west oriented landscaping focal points.**

Revised Conditions of Approval Note:

These conditions establish parameters for the project such that, when a conflict exists between the approved project and these parameters, the project size must be reduced (building **and parking areas** cannot be relocated to another part of the project site) to maintain compliance with all parameters.



Revised Finding 1

Regarding Environmental Review:

1. That the Addendum and Final Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Revised Big Wave North Parcel Alternative Project (Big Wave NPA Project) (Addendum), **along with the information contained in the Staff Report for the January 14, 2015 Planning Commission meeting which supplements the Addendum**, as reviewed by the Planning Commission at its meeting of January 14, 2015, is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. In particular, the County is specifically relying on information contained in the previously certified Draft EIR and Final EIR to make findings regarding approval of the Big Wave NPA Project. The County, as the Lead Agency, followed procedures required by CEQA, such that the public was provided meaningful opportunities to comment regarding potential environmental effects of the project.



Revised Finding 2.m

Regarding Environmental Review:

Transportation and Traffic: An updated traffic report prepared by Hexagon Transportation Consultants indicates the change in project scale, specifically the reduction in office space from 225,000 sq. ft. to 189,000 sq. ft. which results in fewer project vehicle trips: from 2,123 daily trips to 1,479 daily trips. The adopted mitigation measure addressing improvement of the ~~Capistrano Road~~ **Cypress Avenue** and Highway 1 intersection is still necessary. With the implementation of transportation mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.



RECOMMENDATION

That the Planning Commission:

- 1) Certify the Addendum to the Certified 2010 EIR,
- 2) Approve a Use Permit for the modern sanitarium component of the Wellness Center, outdoor parking uses in the AO Zoning District, and an Outdoor Boat Storage Use, (3) a Major Subdivision to subdivide the northern parcel into 7 lots with up to 108 business condominium units and a Minor Subdivision to subdivide the southern parcel into 2 lots, (4) a Coastal Development Permit, appealable to the California Coastal Commission, (5) a Design Review Permit for proposed project structures and associated grading, and (6) a Grading Permit to perform 735 cy of cut and 16,400 cy of imported gravel.
- By making the required findings, and subject to the conditions of approval, listed in Attachment A of the staff report, **Revised overall condition note and revised Condition Nos. 5, 7, 60, 88.d**, and (7) recommend to the Board of Supervisors approval of the draft Development Agreement to allow project construction in phases over a 15-year term.