

SAN MATEO COUNTY BOARD OF SUPERVISORS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the San Mateo County Board of Supervisors will hold a public hearing to consider (1) the certification 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) for the Big Wave North Parcel Alternative Project (Big Wave NPA Project), pursuant to the California Environmental Quality Act (CEQA); (2) a Use Permit, pursuant to Section 6500 of the Zoning Regulations, for the modern sanitarium component of the Wellness Center, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an outdoor boat storage facility; (3) a Major Subdivision, pursuant to the County Subdivision Regulations, of the north parcel into seven lots and the creation of up to 108, approximately 1,500 sq. ft., business condominium units; (4) a Minor Subdivision, pursuant to the County Subdivision Regulations, of the south parcel into two lots; (5) a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, appealable to the California Coastal Commission, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, for proposed structures and associated grading; (7) a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel; (8) adoption of an Ordinance approving the execution of a Development Agreement to allow project construction over 15 years; and (9) approval of the execution of an Affordable Housing Agreement. The project involves the development of the north parcel (APN 047-311-060) with an Office Park, including five buildings containing approximately 155,500 sq. ft. of industrial/office/storage uses; a 3-building Wellness Center consisting of 70,500 sq. ft. of affordable housing and associated uses with a maximum of 57 bedrooms for a maximum of 50 developmentally disabled (DD) adults and 20 staff, and approximately 20,500 sq. ft. of industrial/office/storage uses; and a total of 554 private parking spaces, as well as the development of the south parcel (APN 047-312-040) with a boat storage facility and 92 coastal access public parking spaces. The Office Park and Wellness Center will contain no more than 176,000 sq. ft. of industrial/office/storage uses. (Appeal of the decision of the Planning Commission to approve this project.)

The application file number is PLN2013-00451.

The applicants/owners are Big Wave Group, LLC; Big Wave Group, Inc.

The appellants are Committee for Green Foothills, Loma Prieta Chapter of the Sierra Club, the San Mateo Chapter of the Surfrider Foundation, and the Pillar Ridge Homeowners Association.

The project is located on Airport Street in Princeton-by-the-Sea.

The Assessor's Parcel Numbers are: 047-311-060 and 047-312-040.

The application was deemed complete May 29, 2014. The project is located in the

Coastal Zone and is appealable to the California Coastal Commission.

The hearing will be held as follows:

DATE: May 19, 2015

TIME: 9:00 AM

PLACE: Board of Supervisors Chambers
Hall of Justice and Records
400 County Center
Redwood City, California

The meeting will be open to the public and anyone interested may appear and be heard on this matter. All inquiries should be directed to Camille Leung, Senior Planner, Planning and Building Department, 650/363-1826 or cleung@smcgov.org.

The Board of Supervisor's agenda and supporting documents are available on the Thursday before the meeting at <http://bos.smcgov.org/board-meetings>.

Dated: April 27, 2015

John Maltbie, County Manager/Clerk of the Board
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650/363-4123