



## Planning & Building Department Planning Commission

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

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

### Action Minutes

MEETING NO. 1587

Wednesday, November 12, 2014

---

In the Multi Use Room, El Granada Elementary School, located at 400 Santiago Avenue, Half Moon Bay, CA 94019.

Chair Hansson called the meeting to order at 5:15 p.m.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Hansson.

**Roll Call:**

|                        |  |
|------------------------|--|
| Commissioners Present: | Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson |
| Commissioners Absent:  | None   |
| Staff Present:         | Monowitz, Fox, Shu                                     |

Legal notice published in the San Mateo County Times on November 1, 2014 and in the Half Moon Bay Review on November 5, 2014.

**Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

None.

**Consideration of the Minutes** of the Planning Commission meeting of October 22, 2014.

Commissioner Simonson moved, and Commissioner Dworetzky seconded, that the minutes be approved as submitted. Motion carried 5-0-0-0.

---

### REGULAR AGENDA 5:00 p.m.

- Owner:** Big Wave Group; Big Wave LLC  
**Applicant:** David Byers  
**File No.:** PLN2013-00451  
**Location:** Airport Street in Princeton-by-the-Sea  
**APNs:** 047-311-060 and 047-312-040

Consideration of (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 Revised Big Wave North Parcel Alternative Project (Big Wave NPA Project), pursuant to the California Environmental Quality Act (CEQA); (2) a Use Permit for modern sanitarium component of the Wellness Center and an Outdoor Boat Storage Use; (3) a Major Subdivision of the north parcel into seven lots and the creation of 108, approximately 1,500 sq. ft., business condominiums; (4) a Minor Subdivision of the south parcel into two lots; (5) a Coastal Development Permit, appealable to the California Coastal Commission, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit for proposed structures and associated grading; and (7) a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and 16,400 cy of imported gravel. The project involves the development of the north parcel (Assessor’s Parcel Number 047-311-060) with an Office Park, including three buildings containing a total 162,000 sq. ft. of industrial/office/storage uses; a 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 adults and 20 staff and 27,000 sq. ft. of industrial/office/storage uses; and a total of 554 private parking spaces, as well as the development of the south parcel (Assessor’s Parcel Number 047-312-040) with a boat storage lot and 92 coastal access public parking spaces, proposed on two undeveloped parcels.

**SPEAKERS:**

- |   |  |
|---|--|
| 1. Stephen St. Marie, Big Wave                  | 27. Mary Berzin                                  |
| 2. David Byers, Big Wave                        | 28. Terry McKinney                               |
| 3. Jeff Peck, Big Wave                          | 29. Kris Liang                                   |
| 4. Scott Holmes, Big Wave                       | 30. Dave Olson                                   |
| 5. Ed Larenas, Surfrider Foundation             | 31. David Gainza                                 |
| 6. Mary Larenas                                 | 32. Harvey Rarback                               |
| 7. William Nack, Building Trades Council        | 33. Chris Johnson, Coastside Design Review       |
| 8. Bill Sanders, California Pilots Association  | 34. Dave Worden                                  |
| 9. Lynda Steele                                 | 35. Ann Forrister, Committee for Green Foothills |
| 10. Jesse                                       | 36. Greg Sarab, Coastside Design Review          |
| 11. Dianne Whitaker, Coastside Design Review    | 37. Kathryn Slater-Carter (left before speaking) |
| 12. Lisa Ketcham, Midcoast Community Council    | 38. Patricia Hanson, Big Wave                    |
| 13. Allie Molina                                | 39. Bill Kehoe (left before speaking)            |
| 14. Elizabeth Peck                              | 40. David Vespremi                               |
| 15. James Larimer                               | 41. Patricia Stevenson                           |
| 16. David Schricker, Montara Water and Sanitary | 42. Debby Lesser                                 |
| 17. Clemens Heldmaier (left before speaking)    | 43. Kim Hines                                    |
| 18. Elizabeth Vespremi                          | 44. Gregory Off (left before speaking)           |
| 19. Laslo Vespremi                              | 45. Michael Liang                                |
| 20. Laura Stein, Midcoast Community Council     | 46. Dan Haggerty                                 |
| 21. Judy Taylor (left before speaking)          | 47. Evan Milburn, Big Wave                       |
| 22. Jon Yoshimine, Big Wave                     | 48. Sarah Mack                                   |
| 23. Devon Yoshimine, Big Wave                   | 49. Debbie Gehret                                |
| 24. Robert Salera, Big Wave                     | 50. Darby Moyer                                  |
| 25. Joe Sayles                                  | 51. MaryEm Wallace                               |
| 26. Kathy Reed, Big Wave                        | 52. Leonard Woren                                |

**COMMISSION ACTION:**

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission continued the item until January 14, 2015. Commissioner Kersteen-Tucker made the motion, which was seconded by Commissioner Ramirez. **Motion carried 5-0-0-0.**

---

2. **Correspondence and Other Matters**

None

3. **Consideration of Study Session for Next Meeting**

None

4. **Director's Report**

None

5. **Adjournment**

The meeting adjourned at 9:36 p.m.