



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: July 30, 2012
Board Meeting Date: August 28, 2012
Special Notice / Hearing: None
Vote Required: None

To: Honorable Board of Supervisors
From: Jim Eggemeyer, Community Development Director
Subject: Princeton Planning Effort Scope of Work

RECOMMENDATION:

Receive and provide input to the proposed scope of work for the Princeton Planning Effort.

BACKGROUND:

Princeton-by-the-Sea is a small coastal area north of Half Moon Bay where businesses that support fishing, boating, and coastal recreation are the dominant land uses. Situated between Pillar Point Harbor and the Half Moon Bay Airport, Princeton is one of a few working waterfronts along the central coast of California that support fishing, boating, and marine-related industries. With its scenic coastal surrounding, coastal trails, and the famous Mavericks surf break, Princeton is also a renowned destination for coastal recreation.

The San Mateo County Local Coastal Program (LCP) establishes standards for new development that seek to preserve Princeton's unique character by prioritizing coastal-related land uses and restricting other uses. The LCP also includes regulations for development within the flight path of the Half Moon Bay Airport that are intended to protect public safety and maintain compatibility with airport operations.

As with other elements of the San Mateo County General Plan, the effectiveness and impacts of these policies need to be periodically evaluated and updated. Indeed, the desire to complete such an update was voiced by Princeton property and business owners during the development of the Midcoast LCP Update. Although significant progress was made at that time, the Princeton amendments were deferred to a later date. More recently, an appeal of a use permit renewal for a fish and crab processing business that raised issues of airport compatibility and site coverage limits renewed the County's interest in completing an update for the Princeton area. The County's commitment to completing this update is reflected by the recently approved budget for

FY 2012-13, which allocates \$250,000 this year, with the expectation that it will be a three-year process requiring equivalent allocations in the following two budget cycles.

DISCUSSION:

The Planning and Building Department intends to hire a professional planning consultant to assist with the development and review of policy and regulation changes that will be responsive to community interests, consistent with Shared Vision 2025, and conform to State laws regarding coastal resources and airport compatibility. This must be done in close coordination with residents and stakeholders, in a manner that provides maximum opportunity for public participation.

To this end, staff has developed the proposed scope of work included as Attachment 1 to this memorandum. An earlier version of the proposed scope was presented to the Midcoast Community Council (MCC) on May 23, 2012. The MCC's resulting comment letter (Attachment 2) was used to refine the prior draft and create the currently proposed scope of work. Specifically, the scope was expanded to include additional background materials and references to specific LCP policies, as well as to address issues such as water quality, alternative modes of travel, and the need to focus on fishing and marine-related industry in the Waterfront District. In addition, the section regarding project documents was supplemented to include written summaries of comments and input received during community workshops and stakeholder meetings.

Another issue raised by the Board of Supervisors during recent budget hearings is the possibility of phasing the project so that the airport compatibility amendments (i.e., updates to the Airport Overlay zoning district) can proceed as soon as possible. The objective of this would be to expedite the resolution of the permit issues associated with the fish processing business noted above. In response to this suggestion, the MCC requested that height limits within the M-1 District, as well as shoreline erosion/access/armoring issues, be similarly fast tracked.

Notwithstanding the potential benefits of a phased process, there are some significant procedural and technical obstacles to such an approach. The first has to do with the timing of the airport operations and land use plan updates, which are currently underway. These plans will contain essential information and have important implications in the way in which airport compatibility issues need to be addressed. The time required to complete these plans will limit any opportunity to fast track the resolution of airport compatibility issues. Similarly, analyzing and developing solutions to shoreline erosion and armoring issues will take a significant amount of time, which will limit the Department's ability to expedite this matter. Finally, packaging all of the proposed changes as a single LCP amendment package will be more efficient procedurally, and ensure that the interrelated issues and impacts of each change are considered in a comprehensive manner. Staff has therefore not included a directive to phase the project in the proposed scope of work, but will keep these options open if more favorable circumstances for phasing come about in the future.

County Counsel has reviewed and approved the materials as to form.

The proposed scope of work contributes to the 2025 Shared Vision outcome of a Livable Community by describing the purpose and the component of a planning effort that will promote appropriate types and intensities of growth, in a manner that benefits residents, visitors, and the environment.

FISCAL IMPACT:

The activities to be performed pursuant to the proposed scope of work will be financed by the funds that have been allocated to this planning effort in the County's budget for FY 2012-13.

ATTACHMENTS:

1. Princeton Planning Effort Scope of Work
2. Midcoast Community Council Comment Letter
3. Map of Project Area