



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: May 14, 2014
Board Meeting Date: June 3, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Jim Eggemeyer, Community Development Director
Subject: EXECUTIVE SUMMARY: Update on the Plan Princeton Project

RECOMMENDATION:

Accept report on the Plan Princeton Project.

BACKGROUND:

The County of San Mateo Planning and Building Department, along with assistance from Dyett & Bhatia (project consultant), has begun the process of preparing comprehensive updates to the General Plan, Zoning Regulations and Local Coastal Program for the Princeton area. The planning area consists of the land area from Pillar Point Harbor to the north side of the Half Moon Bay Airport, west of and including Highway 1, and including the Half Moon Bay Airport, Pillar Ridge residential community, and the community of Princeton.

The updates are intended to help realize the community's vision for the future. Focused attention will be given to land use regulation and policy amendments that prioritize coastal-dependent and coastal-related land uses, enhance coastal access and recreation, and protect coastal resources to ensure compliance with the State Coastal Act. Relevant needs of the community will also be considered in the updates, including benefits and amenities for the commercial fishing industry, recreational boaters, and community residents, local jobs and services, and abatement of neighborhood blight and zoning violations. Furthermore, the updates will address parking, circulation, and infrastructure needs, identify and evaluate potential solutions to shoreline erosion problems, and protect and restore water quality and sensitive habitats. Any updates will also seek to maintain compliance with airport compatibility requirements.

DISCUSSION:

Since staff's introduction and last update to the Board of Supervisors on December 10, 2013 of the County's Plan Princeton efforts from project initiation through the production of a Community Vision Report, the project team has been working on an Existing

Conditions Report. The Existing Conditions Report, included as Attachment C to this staff report, summarizes the background information, long-term trends, and opportunities and constraints associated with the Princeton study area based on physical and regulatory conditions affecting local development. The report covers Land Use and Urban Design; Fishing, Boating, and Visitor Needs; Environmental Resources; Natural Hazards and Shoreline Erosion; Circulation, Parking, and Coastal Access; and Infrastructure, Public Services and Facilities. The report also includes opportunities and constraints that will affect decision-making during the planning update process. As the project transitions into the next phase, the assessments presented in the Existing Conditions Report are being used, along with the Community Vision Report, as a guiding tool in formulating conceptual alternative land use amendments that balance community vision and concerns with existing conditions, opportunities, and constraints. The next project phase will include a public workshop for the community to discuss, analyze, and comment on the conceptual alternatives prior to developing a preferred plan.

The Princeton Planning Update project contributes to the 2025 Shared Vision outcome of a Livable Community because the project will result in updated land use policies and regulations that will promote appropriate types of intensities of growth, in a manner that benefits residents, visitors, and the environment.

FISCAL IMPACT:

A contract agreement between the County of San Mateo and the project consultant, Dyett & Bhatia, for the Princeton Planning Update project was approved by the Board of Supervisors on May 7, 2013 (Resolution No. 072501).