



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: July 13, 2015
Board Meeting Date: August 4, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Update on the Plan Princeton Project

RECOMMENDATION:

Accept an update report on the County's "Plan Princeton" project.

BACKGROUND:

The County of San Mateo Planning and Building Department, with assistance from project consultant Dyett and Bhatia, is preparing comprehensive updates to the General Plan, Zoning Regulations, and Local Coastal Program for the Princeton area. This effort is known collectively as "Plan Princeton." 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.

Plan Princeton is intended to help realize the community's vision for the future. Focused attention is being 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. Community needs are being considered in the Plan Princeton updates, including benefits and amenities for the commercial fishing industry, recreational boaters, 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. Resulting updates will maintain compliance with compatibility requirements for the Half Moon Bay Airport.

DISCUSSION:

Since staff's last update to the Board of Supervisors on June 3, 2014 regarding the Existing Conditions Report, the project team has been working on conceptual

Alternatives based on the goals, issues and opportunities identified through extensive community outreach and thorough technical analysis of existing conditions and constraints in the area. Preferred characteristics from each alternative, and regulatory guidelines, were incorporated into a Preferred Plan, which will provide the conceptual framework for land use policy, plan, and zoning amendments.

Alternatives

The following three conceptual alternatives developed for Plan Princeton were presented to the public in October 2014 for feedback. While the alternatives differ in their specific strategies, they share several common characteristics including compliance with the State Coastal Act and compatibility requirements for the Half Moon Bay Airport; improved vehicle, bicycle, and pedestrian circulation; streetscape improvements that incorporate stormwater best management practices; and a managed shoreline strategy that includes treatments that address erosion and public access improvements.

Alternative A: Refined Current Land Use Plan. Alternative A included minimal change to current land use designations, minimal shoreline erosion improvements necessary to stabilize the shoreline and meet Coastal Act requirements for access, and moderate streetscape and circulation improvements, with emphasis on stormwater management.

Alternative B: Expanded Visitor-Serving Area. Alternative B provided the most expanded visitor-serving area in Princeton with a reduced marine industrial area. This alternative maintained industrial uses on the inland triangle of Princeton and facilitated business park uses along the west side of Airport Street. Princeton and Harvard Avenues became a one-way couplet in the expanded visitor-oriented district, with enhanced streetscape improvements. Alternative B included more substantial shoreline and coastal access improvements, including beach nourishment and revetment.

Alternative C: Waterfront and Recreation Focus. Alternative C focused on visitor-serving uses and access improvements along Princeton Avenue, directly along the waterfront. This alternative consisted of more substantial shoreline improvements, potentially including a seawall and improved trail.

Preferred Plan and Policy Framework

The Preferred Plan features the most favored components of each alternative with guiding framework policies that support the preferred elements of the plan. Thus, no one alternative in its entire form was selected as the Preferred Plan. Key features of the Preferred Plan include:

- Extension of the visitor-serving land use designation along two segments of Princeton Avenue;
- Minimal change to other land use designations;

- Improved circulation designed to meet the needs of different users, including streetscape improvements focused along the waterfront with stormwater best management practices;
- An area-wide shoreline management strategy that incorporates natural processes and limits the use of engineered structures where feasible, integrated with coastal access; and
- Protection of natural resources.

The Preferred Plan and Policy Framework, along with community feedback, will be used to develop detailed updates to the land use plans, development policies, and zoning regulations for the Princeton area. The updates will require a consistency determination by the (City/County Association of Governments) Airport Land Use Commission, recommendation by the Planning Commission, adoption by the Board of Supervisors (BOS), and certification by the California Coastal Commission. The updates are expected to be presented to the Planning Commission for recommendation to the BOS in early 2016.

The Plan Princeton update project contributes to the 2025 Shared Vision outcome of a Livable Community by fostering 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:

An agreement between the County of San Mateo and the project consultant, Dyett and Bhatia, for the Plan Princeton project was approved by the Board of Supervisors on May 7, 2013 (Resolution No. 072501). The dollar value of the agreement was \$579,033. An amendment to the contract was approved by the Board of Supervisors on April 28, 2015 (Resolution No. 073768). The amendment added \$124,704 for a new maximum fiscal obligation of \$703,737. The contract amendment resulted in no new Net County Cost as the Planning and Building Department was originally allocated a total of \$750,000 to complete the project, with appropriations of \$250,000 in FY 2012-13, FY 2013-14, and FY 2014-15 to cover the cost of the contract and provide approximately \$170,000 to the Department to cover any unforeseen additional expenses and the cost of managing the project. The unbudgeted \$170,000 was used to cover the increased contract amount of \$124,704.