



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 2

Update on the Plan Princeton Project – Presentation of Alternatives and Preferred Plan

PLANNING AND BUILDING DEPARTMENT



Introduction

- Project Overview
- Alternatives
- Preferred Plan
- Next Steps



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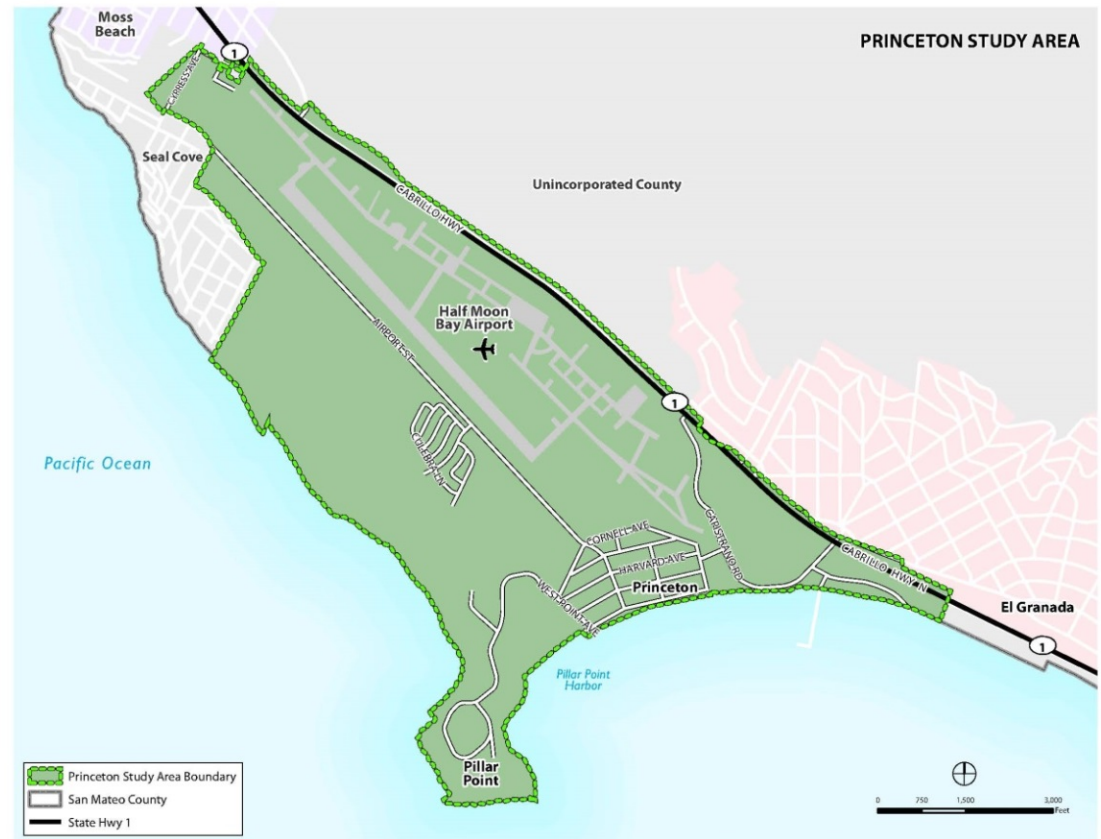
Plan Princeton Overview

What is Plan Princeton?

County initiative to provide comprehensive policy, plan, and zoning amendments that will help realize the community's vision for the future of Princeton.

Planning Area

Includes Half Moon Bay Airport, Pillar Ridge residential community, and community of Princeton.





Plan Princeton Overview

Purpose of Plan Princeton

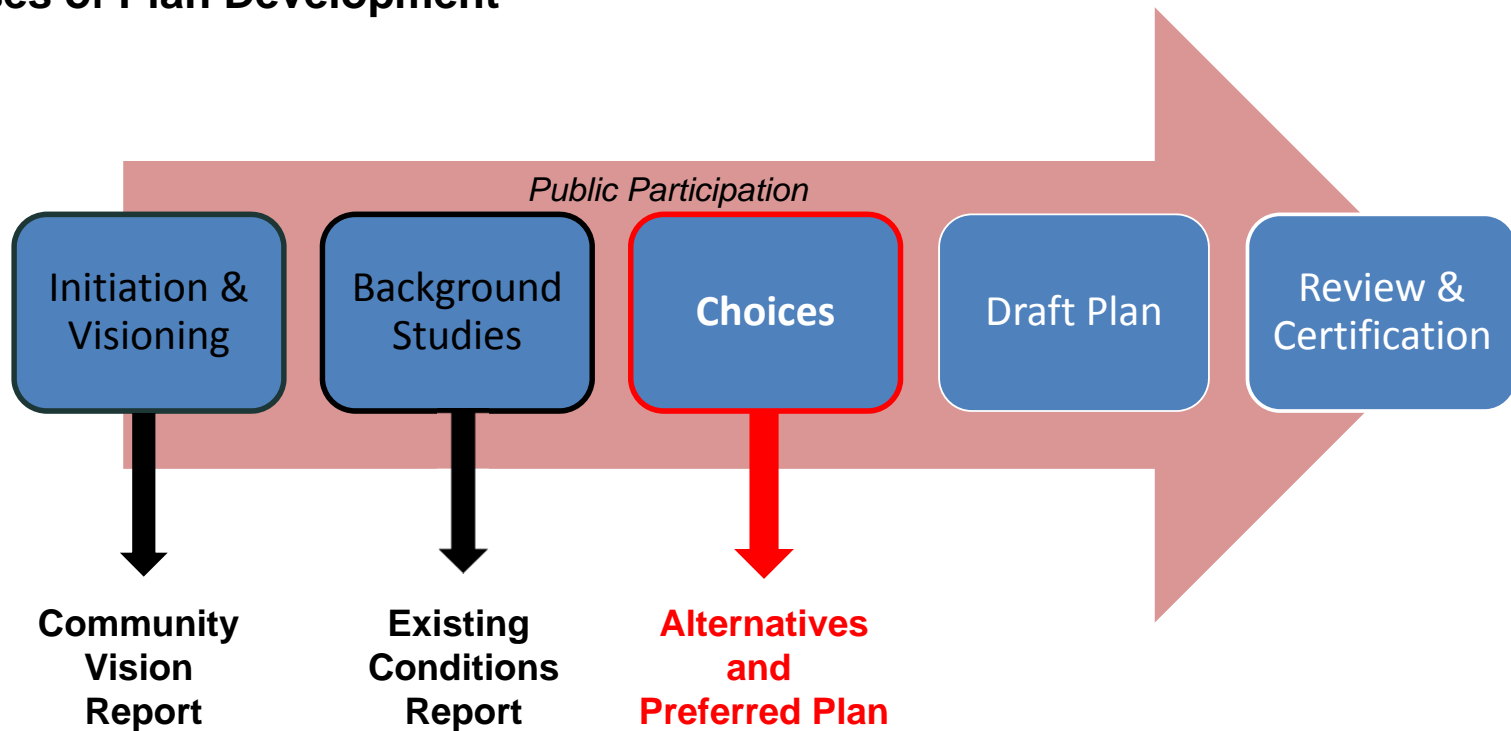
- Enhance coastal access, recreation & education opportunities
- Support coastal-dependent & coastal-related uses
- Provide needed facilities for commercial fishing industry & recreational boaters
- Promote economic development
- Abate neighborhood blight & zoning violations
- Address parking, circulation, & infrastructure needs
- Identify & evaluate potential solutions to shoreline erosion
- Protect & restore water quality & sensitive habitats
- Comply with State Coastal Act & State airport compatibility requirements

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Plan Princeton Overview

Five Phases of Plan Development

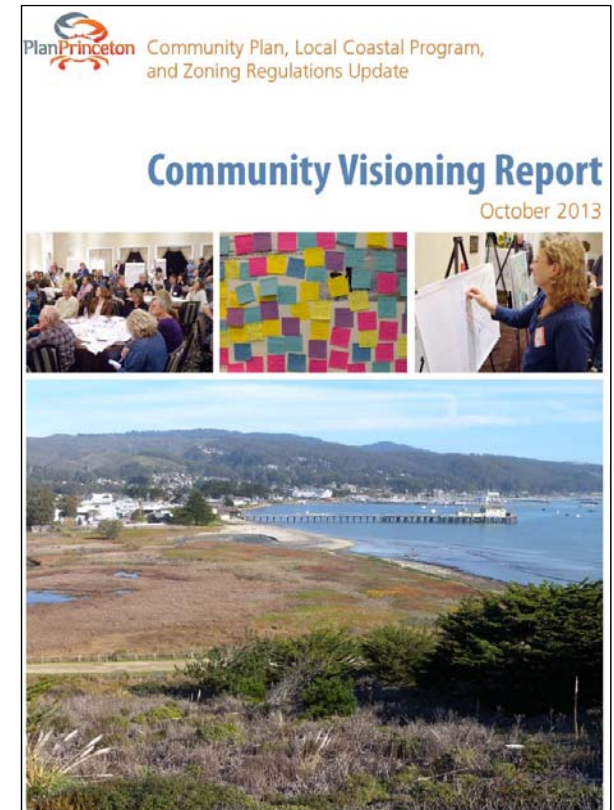


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Community Vision: Key Themes

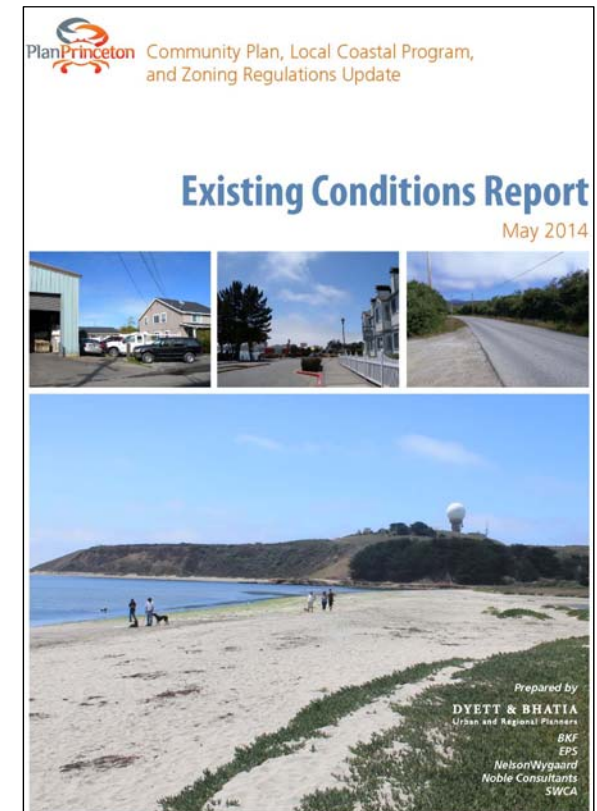
- “Don’t Change”
- Preserve Existing Character
- Allow for a Mix of Uses
- Protect the Shoreline
- Improve Access to Coastal Recreation
- Protect Coastal Resources





Existing Conditions Analysis

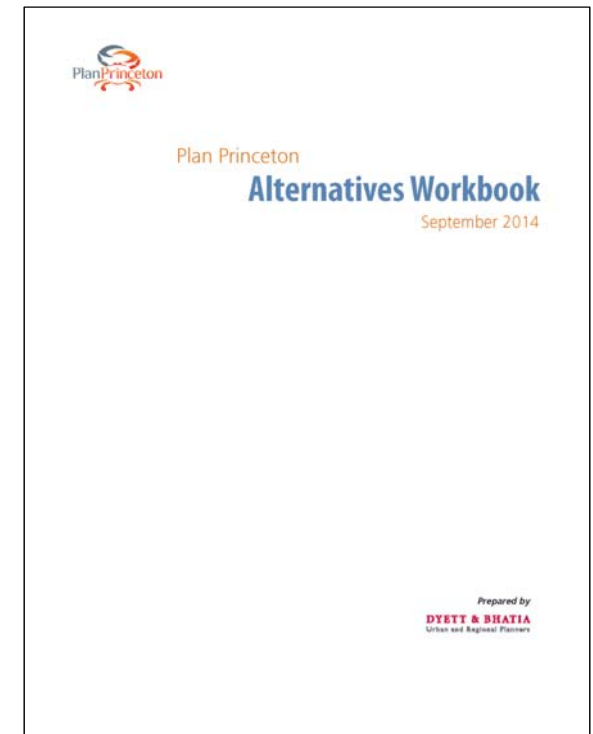
- Land Use & Design
- Fishing, Boating, and Visitor Needs
- Environmental Resources
- Natural Hazards and Shoreline Erosion
- Circulation, Parking, and Coastal Access
- Infrastructure, Public Services and Facilities
- Regulatory Guidelines





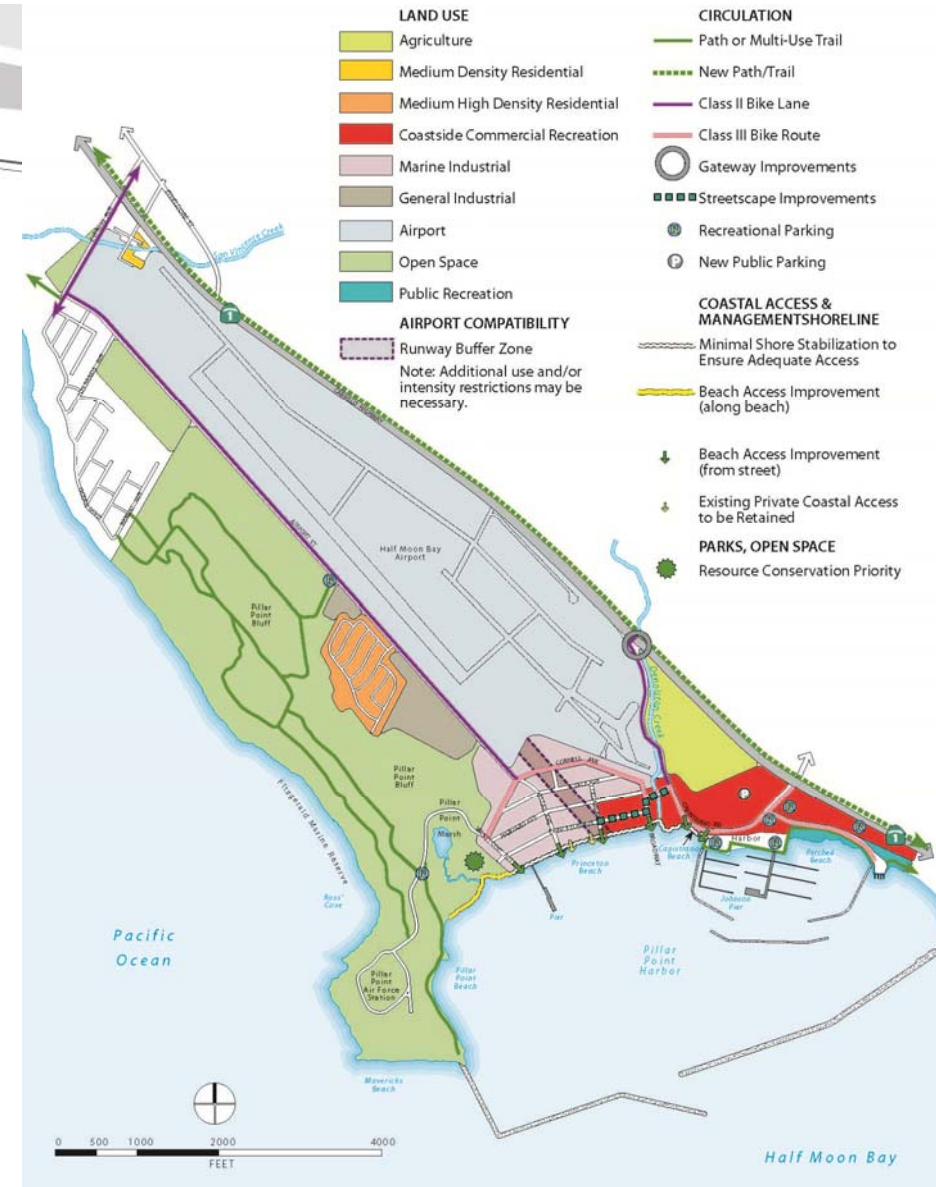
Alternatives: Common Characteristics

- **Land Use**
 - Align mix of uses with Coastal Act priorities
 - Ensure compatibility with Airport Land Use Compatibility Plan
 - Update development and design standards
- **Circulation and Streetscape**
 - Improve vehicle, bicycle, and pedestrian circulation
 - Streetscape improvements
 - Stormwater best management practices
- **Coastal Access and Shoreline Management**
 - Managed shoreline strategy
 - Access improvements
- **Parks, Recreation, Conservation, Public Facilities**
 - Habitat and access improvements at Pillar Point Marsh





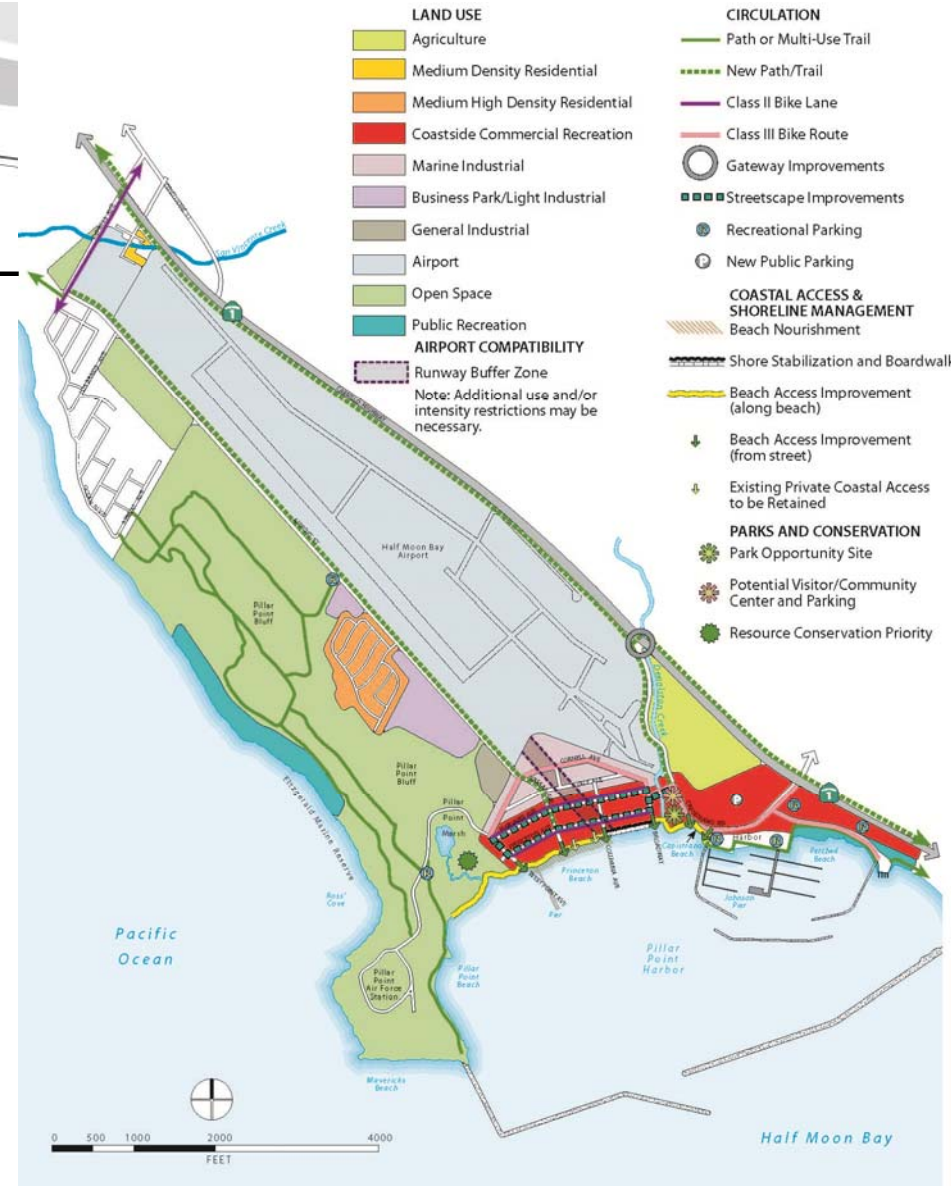
- Minimal change to current land use designations.
- Parallel Trail along east side of Highway 1.
- Minimal shoreline improvements to stabilize shoreline, meet Coastal Act requirements for access.
- Basic streetscape improvements, emphasis on stormwater management.





ALTERNATIVE B: Expanded Visitor-Serving Area

- Princeton and Harvard are one-way couplet in expanded visitor-oriented district.
- New Marine Industrial designation on inland triangle.
- Business Park, Industrial along Airport Street.
- Parallel Trail along west side of Highway 1.
- Substantial streetscape improvements to support visitor uses.
- Beach nourishment, shoreline stabilization, coastal access.
- Public facilities – visitor center, community center, park.





- Focus visitor-serving uses, commercial recreation, and access improvements along waterfront.
- Most substantial beach nourishment, shore stabilization, coastal access improvements.
- Public facilities – visitor center, community center, park.





Alternatives: Community Workshop

- Minimal change to land use; balance marine industrial uses with commercial recreation.
- Focus visitor-serving uses and pedestrian-oriented streetscape improvements along waterfront/Princeton Avenue.
- Broader mix of types of uses along waterfront.



- Improve safety and access for pedestrians and bicycles.
- Parallel Trail on west side of Highway 1.
- Clearer traffic circulation patterns.

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Alternatives: Community Workshop

- Minimal shoreline improvements to meet Coastal Act access requirements.
- Boardwalk along Capistrano Road.
- Community center and visitors' center as separate facilities.



- Desire for park facility in Princeton.
- Preserve agriculture and open space.
- Conserve habitat at Pillar Point Marsh and Denniston Creek.



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- LAND USE DESIGNATIONS**
- Agriculture
 - Medium Density Residential
 - Medium High Density Residential
 - Coastside Commercial Recreation
 - Marine Industrial
 - General Industrial
 - Airport
 - Open Space
- AIRPORT COMPATIBILITY**
- 100-foot Extended Runway Buffer Zone
- Note: Additional use and/or intensity restrictions may be necessary.
- COASTAL ACCESS & SHORELINE MANAGEMENT**
- Beach Nourishment
 - Beach Access Improvement (along beach)
 - Shore Stabilization and Access Improvements
 - Boardwalk
 - Overlook and Amenities
 - Beach Access Improvement (from street)
 - Existing Private Coastal Access to be Retained
- PARKS AND CONSERVATION**
- Park Opportunity Site
 - Potential Visitor/Interpretive Community Center
 - Resource Conservation Priority
- Path or Multi-Use Trail**
- New Path/Trail
 - Class II Bike Lane
 - Class III Bike Route
 - Streetscape Improvements
 - Recreational Parking
- Map Labels:**
- San Mateo County
 - Half Moon Bay Airport
 - Pillar Point Bluff
 - Pillar Point Marsh
 - Pillar Point Air Force Station
 - Mavericks Beach
 - Pillar Point Beach
 - Overlook & Amenities
 - Pedestrian Bridge Over Creek
 - Boardwalk
 - Stairs to Beach
 - Pedestrians Only
 - Pillar Point Harbor
 - Half Moon Bay
 - Pacific Ocean
- Scale:** 0 500 1000 2000 4000 FEET
- North Arrow:** (Indicated by a circle with an arrow pointing up)



Preferred Plan: Community Open House

- Maintain local character and small-scale development.
- Allow mix of commercial recreation and marine industrial uses along Princeton Avenue.
- Continue allowing caretaker units.
- Streets to remain two-way streets.
- Separate bike lanes where possible.
- Wayfinding signage program to improve public parking options.
- Incorporate public transit component into circulation network.





Preferred Plan: Community Open House

- Consider stop sign at Capistrano Road and Prospect Way.
- Support divided for location of Parallel Trail.
- Support for boardwalk along Capistrano Road.
- Opposition for shoreline armoring.
- Parking needs to be factored in to any public facility use.
- Other ideas for public facilities...
- Priority to preserve cultural resources, agriculture.





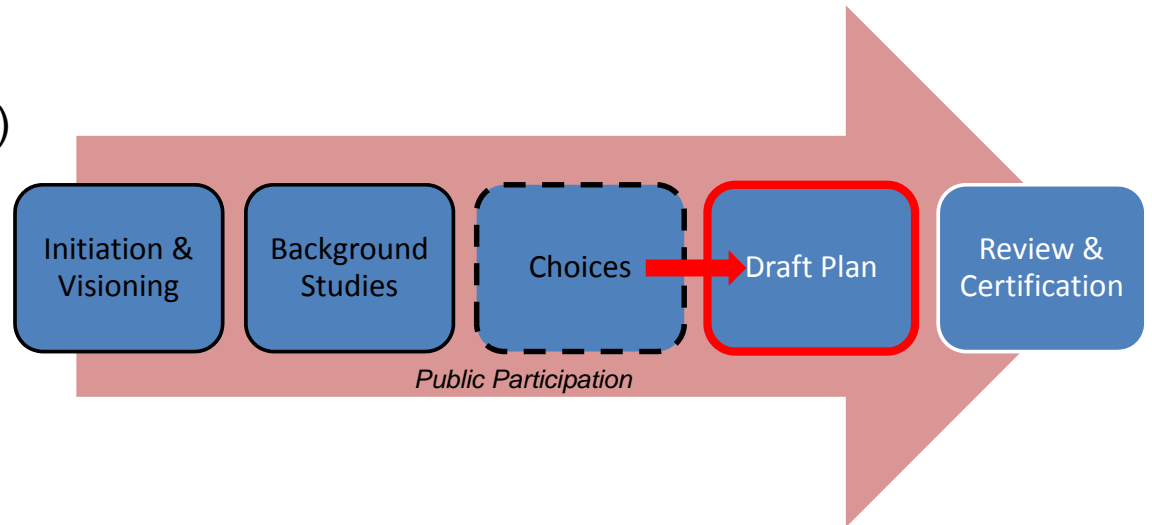
Next Step

Project Status Update

- ✓ Planning Commission
- ✓ **Board of Supervisors**
- ☐ California Coastal Commission (staff)

Draft Plan

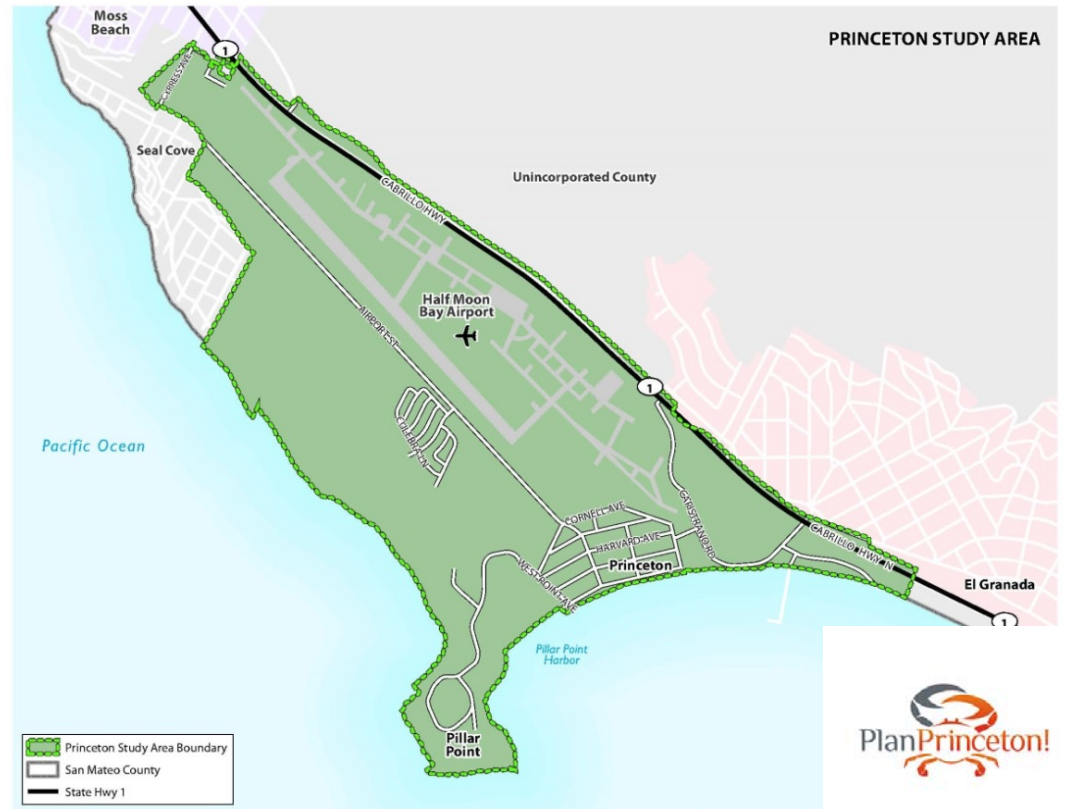
- Focus group sessions
- Technical Advisory Committee
- Steering Committee
- Midcoast Community Council
- Airport Land Use Commission
- Planning Commission, Board of Supervisors, California Coastal Commission





Recommendation

Accept the updated report on the County's Plan Princeton project.



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