



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: November 21, 2013
Board Meeting Date: December 10, 2013
Special Notice / Hearing: None
Vote Required: Majority

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

RECOMMENDATION:

Accept this report.

BACKGROUND:

Proposal: 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, the Zoning Regulations and the 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, the Pillar Ridge residential community, and the community of Princeton.

The updates will be responsive to community interests, consistent with the County's Shared Vision 2025, and conform to State laws regarding coastal resources and airport compatibility. Specifically, the updates are intended to help realize the community's vision for the future while ensuring that development enhances coastal access, recreation, research and education opportunities; supports coastal-dependent and coastal-related uses; protects coastal resources; provides benefits and amenities for the commercial fishing industry, recreational boaters, and community residents; creates local jobs and services; abates neighborhood blight and zoning violations; addresses parking, circulation, and infrastructure needs; identifies and evaluates potential solutions to shoreline erosion problems; protects and restores water quality and sensitive habitats; and maintains compliance with the State Coastal Act and airport compatibility requirements.

DISCUSSION:

The County has contracted Dyett & Bhatia, Urban and Regional Planners, to assist with the Princeton Planning Update (also referred to as "Plan Princeton"). Dyett & Bhatia

has assembled a team of sub-consultants to cover the full spectrum of expertise needed to complete the Princeton Planning Update. An extensive public outreach and participation program will ensure the community has ample opportunities to engage in, and provide input throughout, the Princeton Planning Update process. Additionally, updates to the Midcoast Community Council, Planning Commission, Board of Supervisors, and California Coastal Commission will be scheduled at key milestones throughout the process. The resulting Draft Land Use Plan, Zoning and Local Coastal Program Amendments will require a determination of consistency with the Half Moon Bay Airport Land Use Compatibility Plan by the Airport Land Use Commission as well as final certification by the California Coastal Commission. To date, a Community Visioning Report has been prepared (see Attachment G) which summarizes the events and key themes that have emerged through a series of public outreach efforts designed to understand the community's vision for the future of Princeton. Additionally, an Existing Conditions, Opportunities, and Challenges Report is currently being prepared which will be used, along with the Community Visioning Report, to formulate concepts for alternative land use amendments that balance community vision and concerns with existing conditions, opportunities and constraints.

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).