

Princeton Shoreline Development

Overview – August 2012

Past and existing development

Projects on appeal

Projects approved but not yet built

MCC Presentation by Lisa Ketcham

8/22/2012

West (100) block – West Point to Vassar, surrounding Romeo Packing, zoned W (waterfront marine-related industrial)



In 2000 a new style of architecture, by Fred Herring, began to appear in the block around Romeo Pier - fitting 3-story buildings on 25-ft-wide substandard lots. By 2009 there were 10 built (red lines), with one other approved.



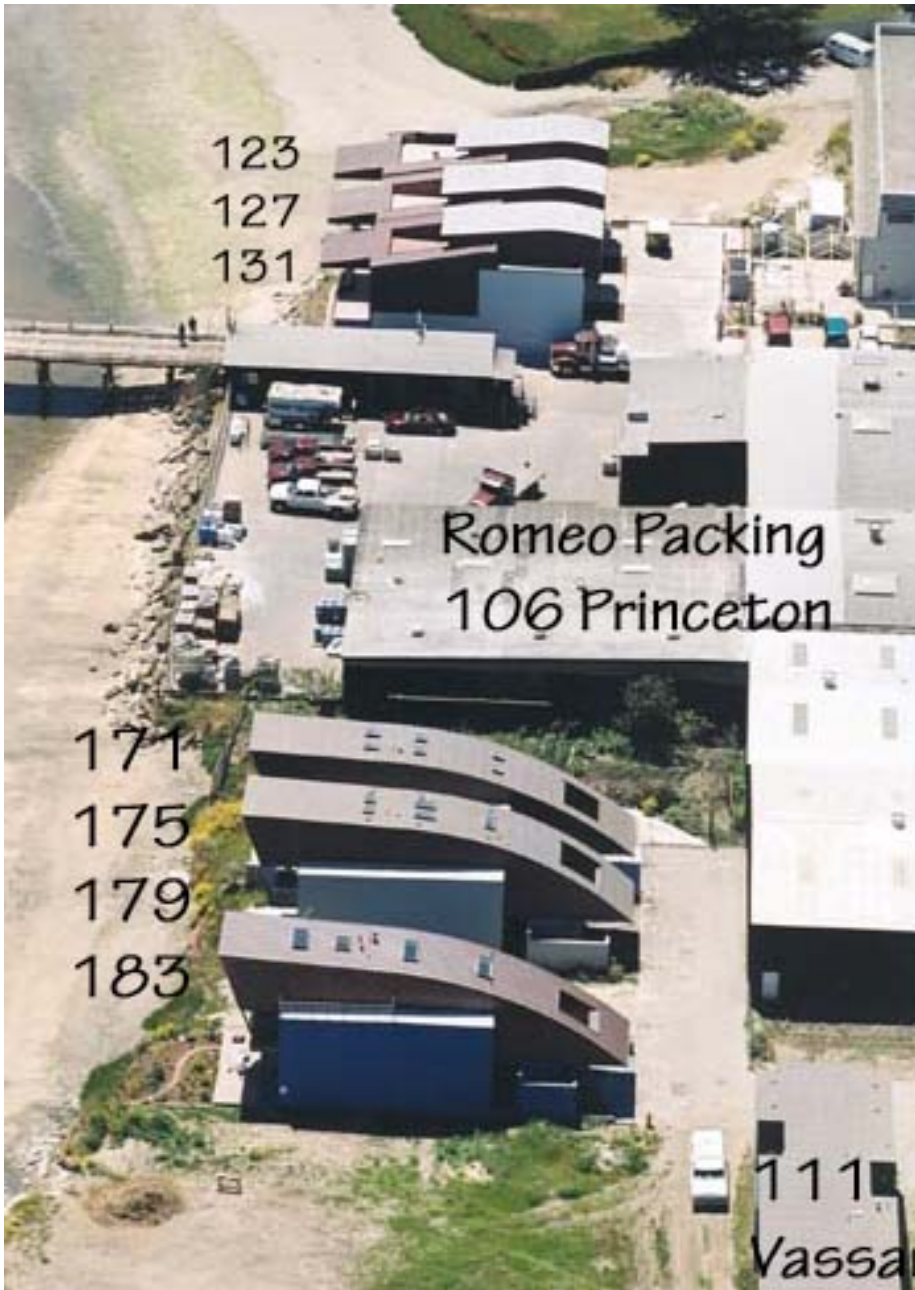


photo circa 2004

Ocean Blvd (paper street)
access from Princeton Av.

Herring-designed 25-ft-wide
3-story buildings

Year construction complete:

123: 2003

127: 2003

131: 2003

171: 2000

175: 2001

179: 2005-09...

183: 2003

111 Vassar: 2000

not shown: 152 West Pt (2006)

101 Vassar (2007)

Note lack of armoring fronting

171-183 & width of riprap

fronting Romeo

West of Romeo Pier: 123 – 131 Ocean Blvd, built in 2002.
Caretaker units 3rd floor. Extensive ongoing unpermitted armoring.



3450 sf commercial building approved in 2008 but not built
at end of West Point Ave (initially called 101 Ocean Blvd.)
Planning permit expired 2012.



- East of Romeo Pier
171-183 Ocean Blvd.
- 30 ft tall
 - no side setbacks
 - caretaker units 3rd fl.
 - built 2000-2009



Marketed as luxury homes.

No enforcement of Waterfront industrial zoning which restricts uses to:

- Boat building, repair, sales, launching, docking
- Marine supply stores
- Fresh fish sales
- Aquaculture & processing
- Marine-related clubs, schools, offices, research
- Caretaker quarters not to exceed 35% of floor area or 750 sq.ft. max.

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SATURDAY
SAN JOSE MERCURY NEWS
MARCH 30, 2002

Real Estate

www.bayarea.com/realestate

FANTASY HOME OF THE WEEK

Luxurious El Granada oceanfront home can double as workspace

WHAT: New wave-shaped oceanfront single family live/work dwelling; zoned commercial; three stories; one bedroom, one master bath, 2½ baths; kitchen with high-end appliances; skylights, patio, deck; 2,500 square feet; 25-foot-by-100-foot lot.

WHERE: 175 Ocean Blvd., El Granada

ASKING: \$895,000

BROKER: Kerj Nicholas, (650) 329-6654, Tom Cooke, (415) 447-8811, Coldwell Banker

DETAILS: Just like the artsy live/work spaces so prevalent in San Francisco's South of Market area, El Granada has its own SOMA with a cluster of single-family live/work dwellings on a boulevard about 50 yards long. Unlike the San Francisco version with its views of alleys and city streets, El Granada's waterfront version sits on Princeton Harbor with spectacular views of the Pacific Ocean.

You enter this three-story building on the middle floor with its long, narrow kitchen and a living room that offers ocean views occasionally obstructed by seagulls, kayakers or fishing boats.

If your "work" is to run a surf shop for the Mavericks community around the corner, you could use the huge concrete-floor basement as your workspace. A writer? Compose your masterpiece on the main floor with the ocean as your muse. An artist? Use the sunlight-flooded top floor, where the outside wall tilts out toward the ocean.

When you knock off work, walk a few blocks to Mezza Luna, a fine new restaurant on the coast, or to Half Moon Bay Restaurant and Brew Pub or Barbara's Fish Trap.



Katherine Clay



Wall of 30-foot-tall buildings blocks all coastal views from the westernmost block of Princeton Avenue – route of the CA Coastal Trail.
No sign of any marine-related business here.



Armoring rocks illegally beefed up in 2009 in front of Romeo Packing now cover even more beach, limiting public access.



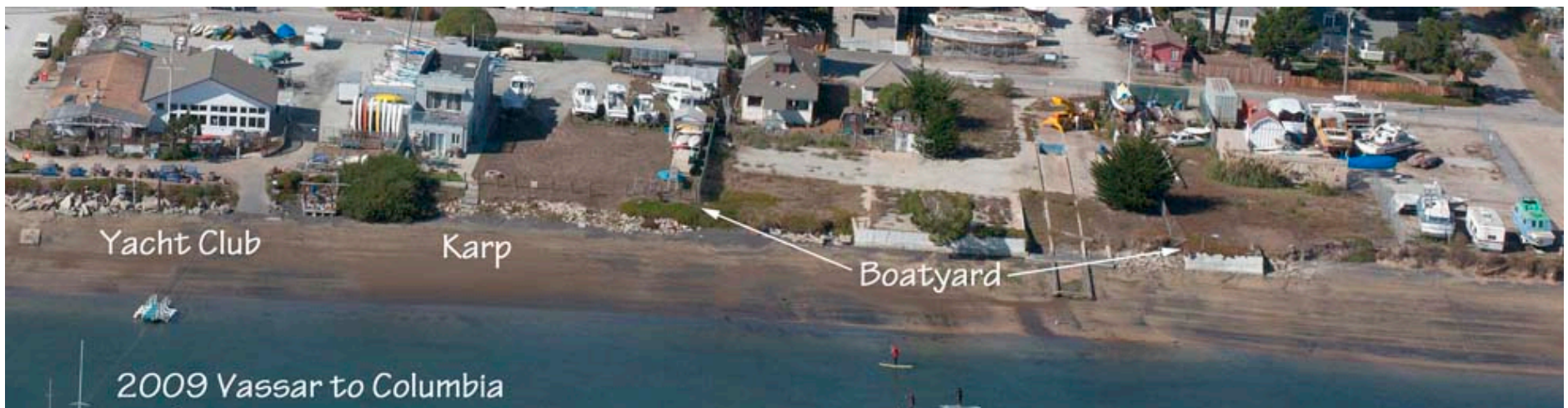
Outdoor storage on what is now a peninsula jutting out on the shoreline includes tanks, pallets of bagged chemical fertilizer, & bundled plastic trash. None of this material is marine related. The pier is closed. “W” zoning for shoreline area does not allow indoor or outdoor manufacturing or storage of goods.

Middle (200) block between Vassar & Columbia – zoned “W”



1972 Vassar to Columbia

Both 1972 buildings remain (100-yr-old house among trees).
Karp (1991 warehouse/caretaker) and new yacht club building (2009) added.
Major development approved in 2008 (& appealed) for former boatyard.



2009 Vassar to Columbia

New yacht club clubhouse is 1-story, set well back from the beach.



Karp 2-story caretaker/warehouse is set back from beach with plenty of open area for views & boat storage



Boatyard Project approved in 2008 (appealed to Planning Commission) – solid row of 6 buildings, 30 ft tall, on 25-ft-wide lots, at edge of deteriorated unpermitted old seawall & haphazard riprap, with no room for coastal retreat. Herring architectural design is similar to new development around Romeo Pier.



East (300) block, Columbia to Broadway, zoned CCR
(Coastside Commercial Recreation)



Much erosion & armoring since 1972, and 3 new buildings:
house at Columbia, Inn mid-block and Event Center at Broadway.



3-story 1993 house at Columbia, with unpermitted riprap in front. Tall narrow building towers over beach on substandard 25-ft-wide lot. This east-side view shows extensive erosion of parcels east of riprap.




Inn at Mavericks – 2-story, 6 guest-room hostelry, built in 1994.
Building set back from shore. Side setback allows coastal view from Princeton Ave.



Mavericks Event Center at Broadway





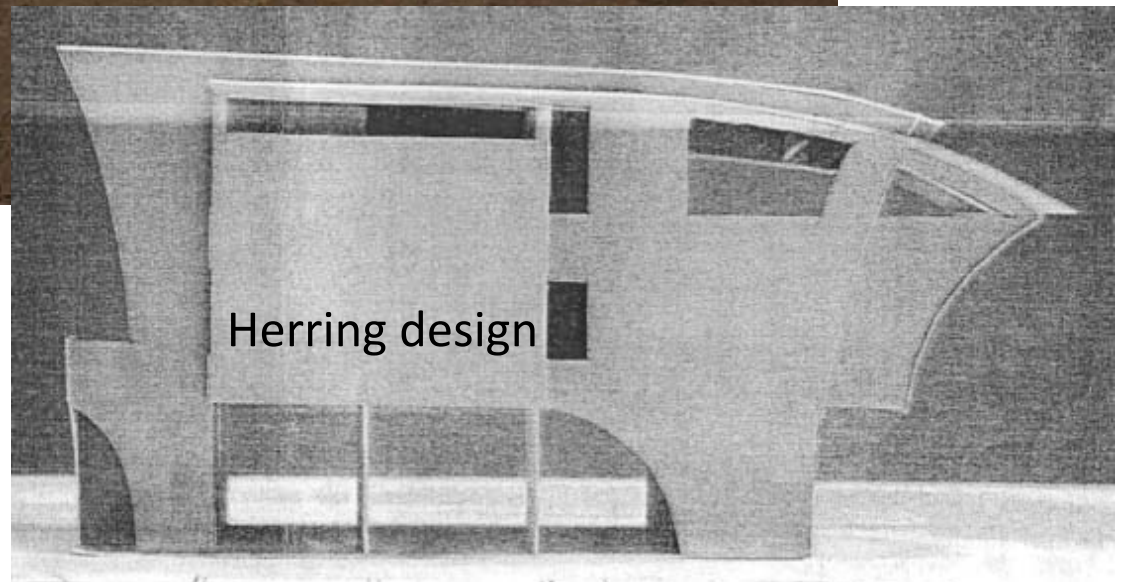
Kissick building 2012:
36 ft tall, “commercial mixed use”
ground floor garage,
2nd floor offices,
3rd floor residential.
Floor plan could easily be 3BR,
3BA residential, or 2 units.

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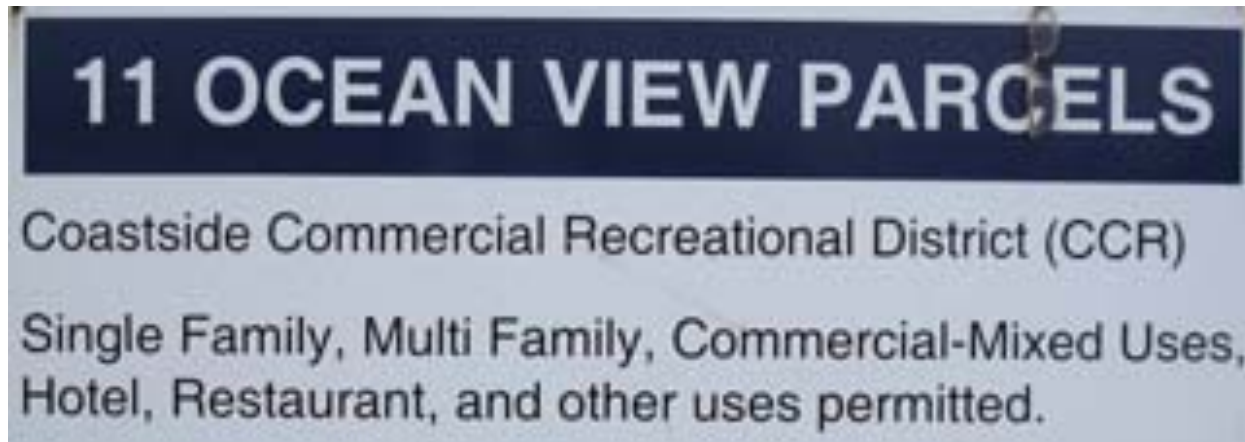
DANGER
CONSTRUCTION ZONE
UNAUTHORIZED
PERSONNEL KEEP OUT



Princeton Ave (between Inn & Event Center): 2 “mixed use” residential/commercial buildings, approved by ZHO 2009, appealed to Coastal Commission



Herring design



sign on Princeton Ave at corner of Columbia

Development permitted under current zoning regulations has led to a walling off of one block of Princeton shoreline with tall adjoined private residences looming over the shore, with zero room for coastal retreat, and relying on increasing unpermitted armoring. Even the Princeton boatyard property has been approved for such development. Only the appeals process has delayed this trend, leaving hope for a different outcome for the remaining two shoreline blocks.

Will the opportunity to achieve a better outcome for Princeton shoreline be lost during the lengthy complex planning effort about to begin?