



**Preferred Plan Review Meeting
March 25, 2015**

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**

Community Vision: Key Themes

- **“Don’t Change”**
 - Very little or no new development
 - Support for nuisance abatement, code enforcement, street lights, more policing
- **Preserve Existing Character**
 - Funky, mixed use, working waterfront
 - Scenic coastal setting
 - Small scale and community feeling



Community Plan, Local Coastal Program,
and Zoning Regulations Update

Community Visioning Report

October 2013



Community Vision Key Themes: Land Use

- **Allow for a Mix of Uses**

- Marine-related uses

- Limited demand recognized
 - May not need to be on waterfront

- Recreational and visitor-oriented uses

- Coastal location, assets should be more accessible
 - Visitor-oriented uses and marine uses can have synergy

- Industrial, warehouse, R&D uses

- Appropriate for inland locations

- Residential and live-work uses

- Supported by some as a component of new development
 - Limited by airport and may not be appropriate along waterfront

Community Vision Key Themes: Coastal Access and Resources

- **Protect the Shoreline**
 - Erosion a concern for many
 - Managed approach at community scale
- **Improve Access to Coastal Recreation**
 - New multi-use trails, paths and bike lanes
 - Better pedestrian experience
 - More parking
 - Traffic is a concern
- **Protect Coastal Resources**
 - Water quality in Harbor related to runoff
 - Pillar Point Marsh: habitat and scenic values

Existing Conditions Analysis

- Preliminary Draft Existing Conditions Report Reviewed by TAC, December 2013
- Revised Draft Reviewed by Steering Committee
- Existing Conditions Report Released Publicly, May 2014



Existing Conditions Report

May 2014



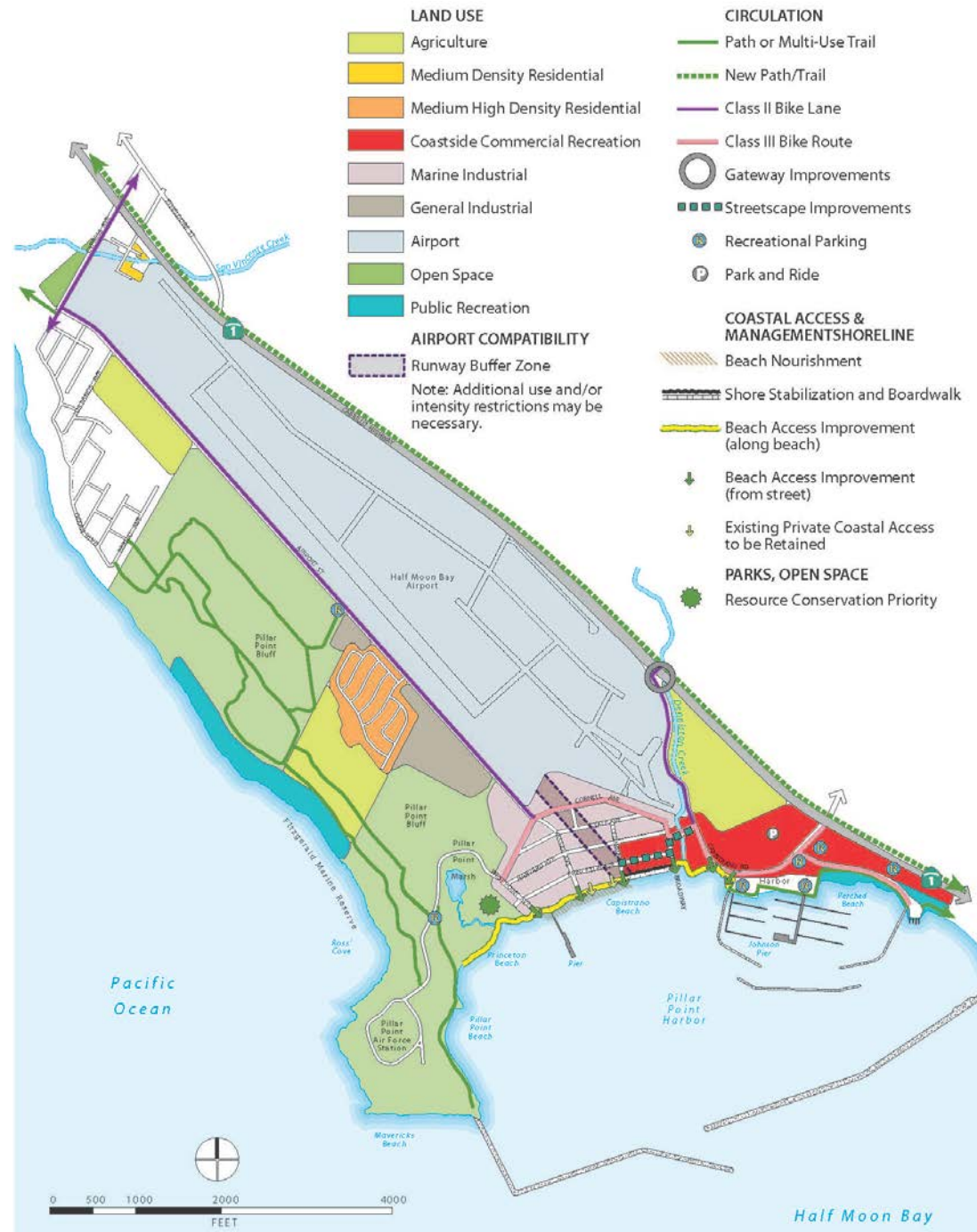
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Summary of Key Issues

- **Land Use**
 - Coastal Zone and Coastal-Dependent Uses
 - Airport-Related Land Use Limitations
- **Circulation and Streetscape**
 - Highway 1 Safety and Mobility
 - Bicycle and Pedestrian Improvements
- **Coastal Recreation, Coastal Access and Shoreline Management**
 - Improving Coastal Access Points
 - Enhancing the Coastal Trail
 - Parking
- **Parks and Open Space**
 - Lack of Active Recreational Opportunities, Community Gathering Places
 - Conservation of Natural Resources

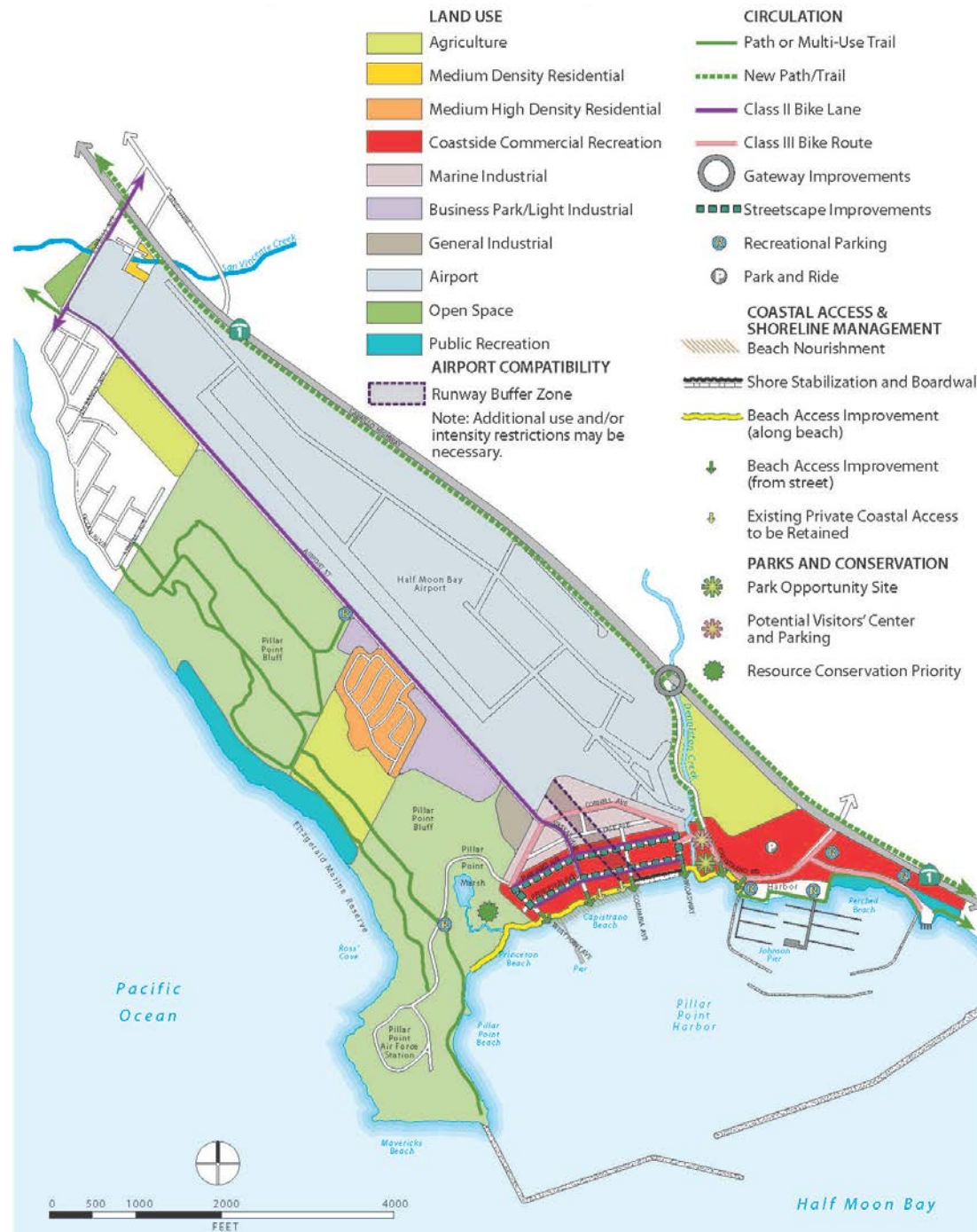
Alternative A: Refined Current Land Use Plan

- Minimal Change to Current Land Use Designations
- Basic Streetscape Improvements, Emphasis on Stormwater Management
- Beach Nourishment, Shoreline Stabilization and Coastal Access



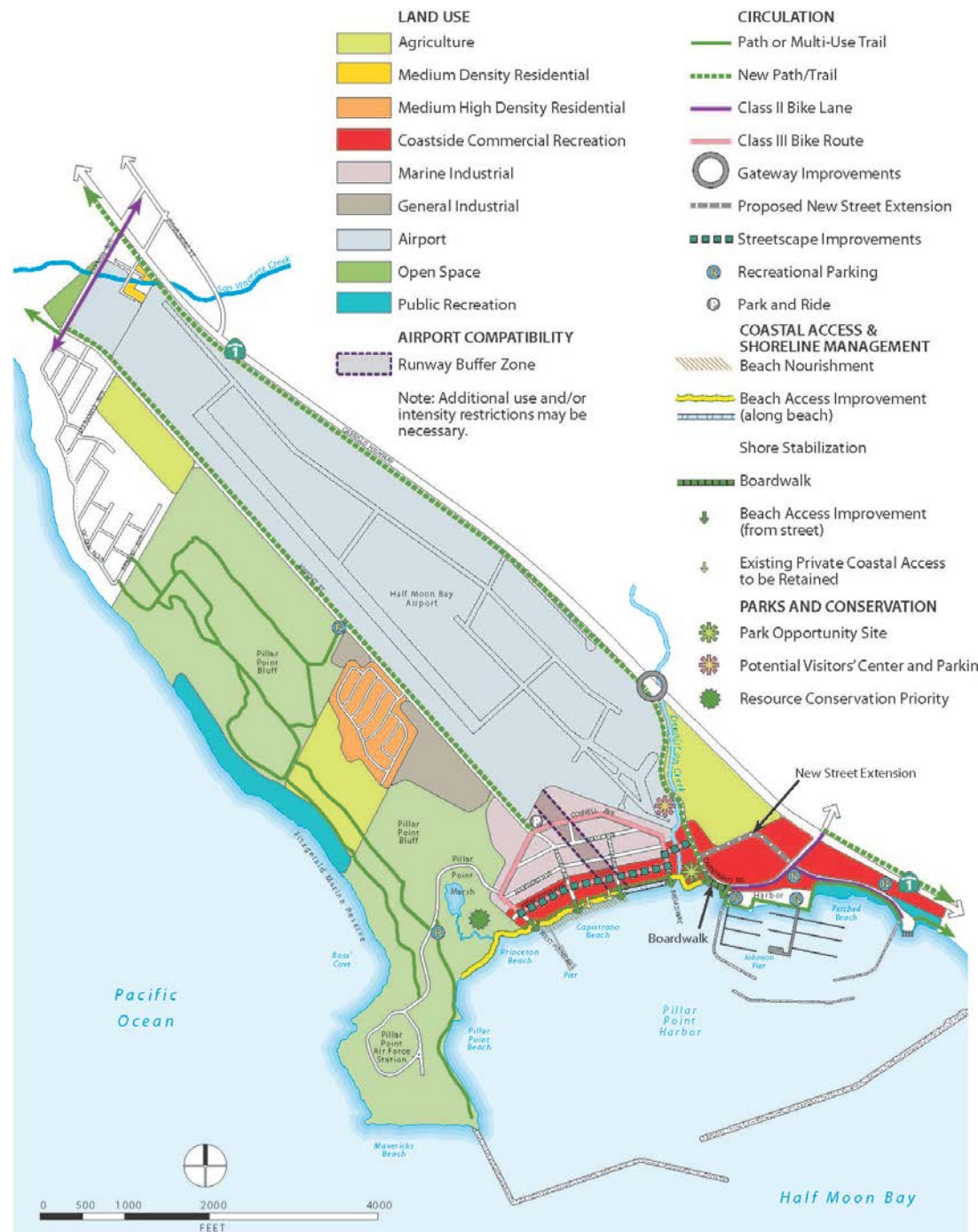
Alternative B: Expanded Visitor- Serving Area

- Princeton and Harvard are One-Way Couplet in Expanded Visitor-Oriented District
- Marine Industrial on Inland Triangle
- Business Park, Industrial Along Airport Street
- Substantial Streetscape Improvements to Support Visitor Uses
- Beach Nourishment, Shoreline Stabilization, Coastal Access



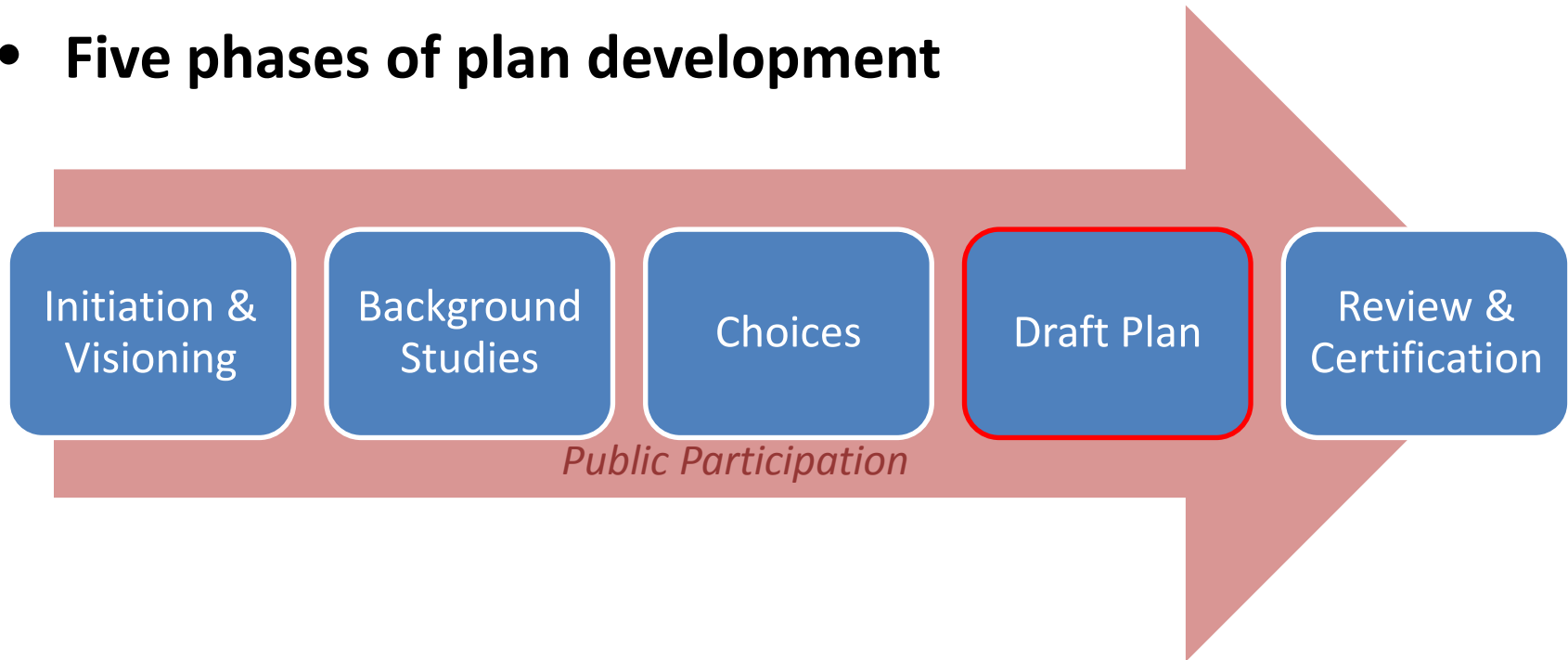
Alternative C: Waterfront and Recreation Focus

- Focus Visitor-Serving Uses, Commercial Recreation, and Access Improvements along Waterfront
- New Street Connection in Capistrano Area
- Most Substantial Beach Nourishment, Shore Stabilization, Coastal Access Improvements



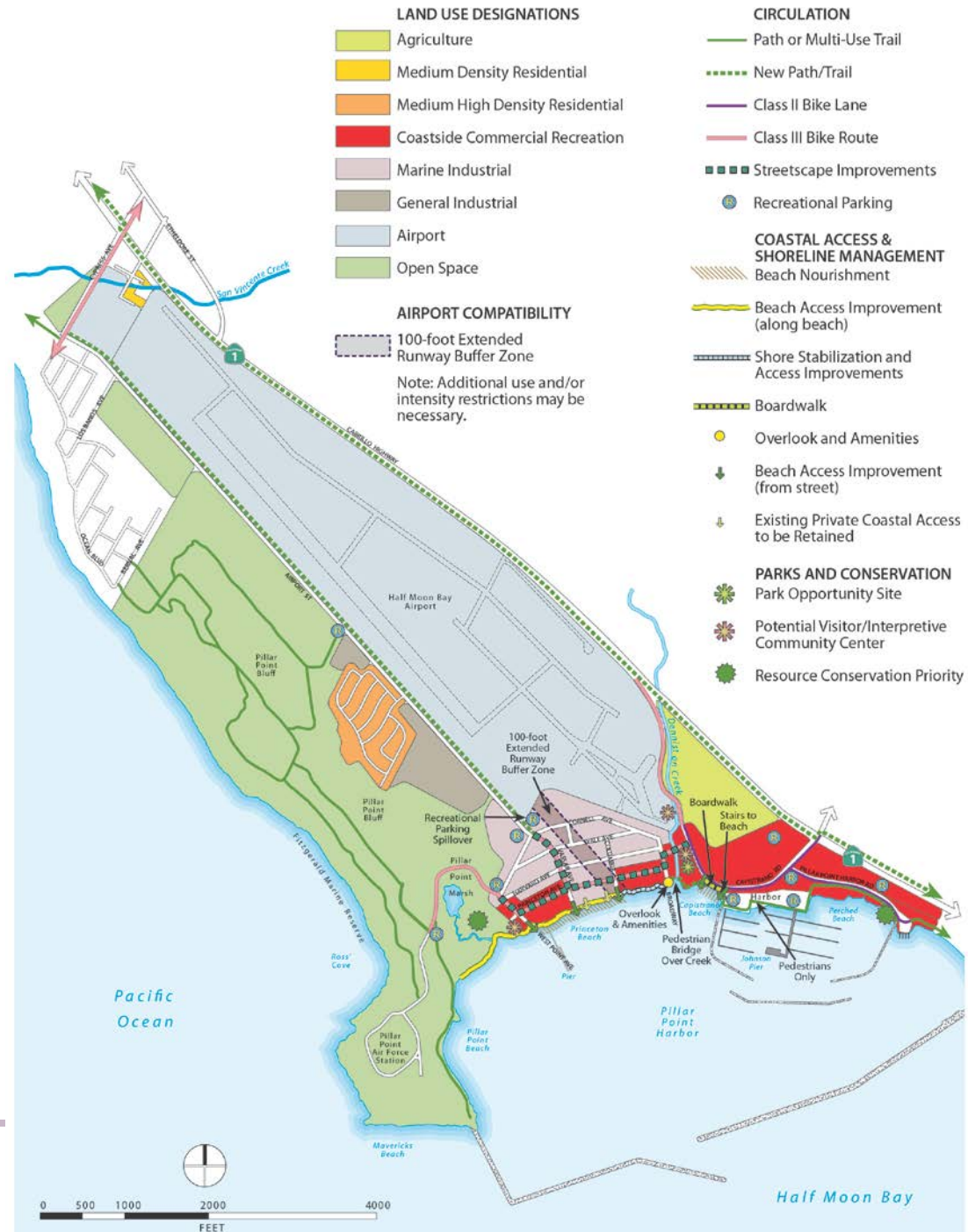
Overview of Project Schedule

- **Five phases of plan development**



Preferred Plan

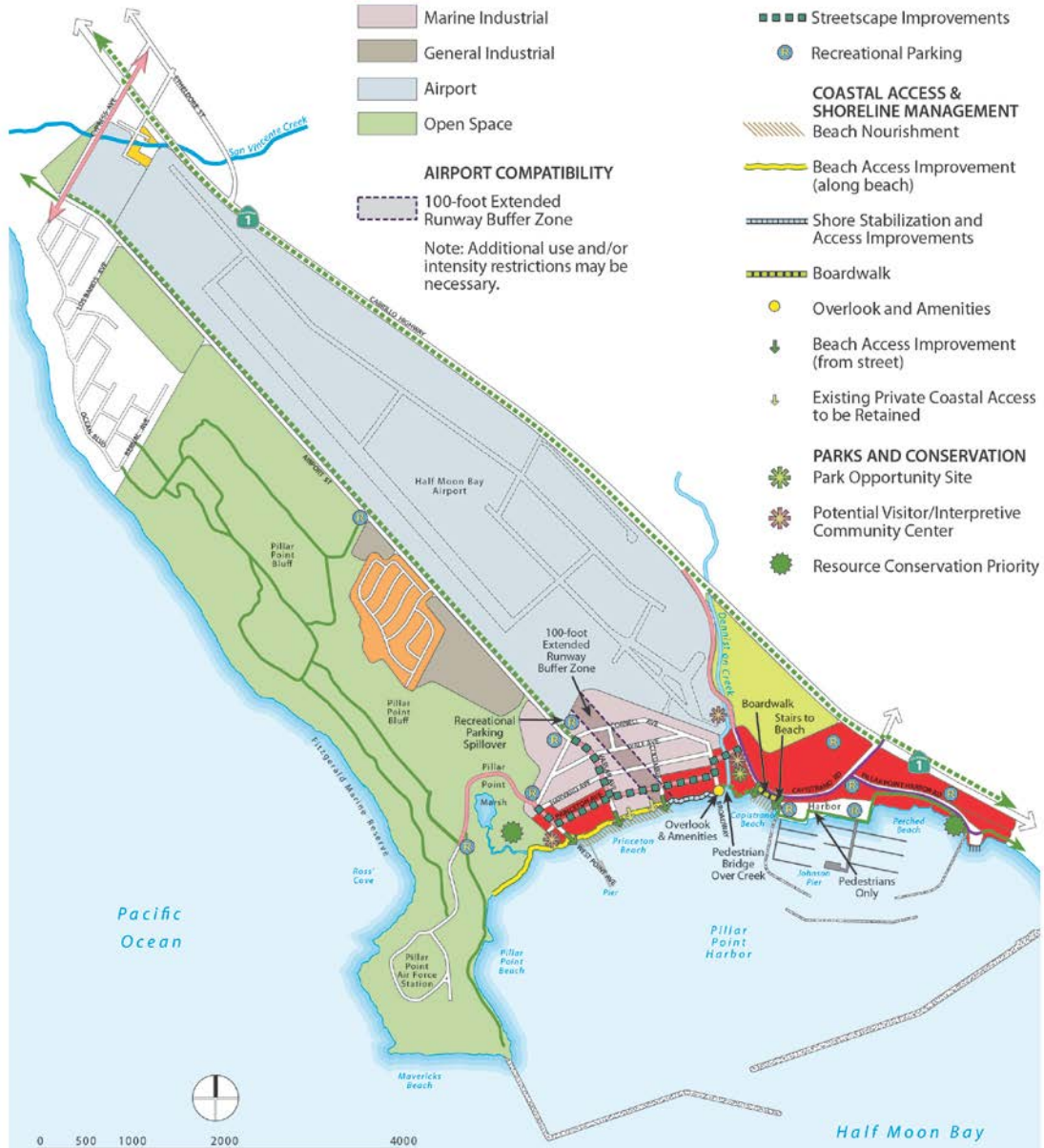
- Extension of Coastside Commercial Recreation (CCR) designation
- Circulation improvements
- Waterfront pedestrian- and bike-oriented streetscape improvements
- Shoreline management strategy and coastal access
- Potential public recreation and community sites
- Resource protection



- LAND USE DESIGNATIONS**
- Agriculture
 - Medium Density Residential
 - Medium High Density Residential
 - Coastside Commercial Recreation
 - Marine Industrial
 - General Industrial
 - Airport
 - Open Space

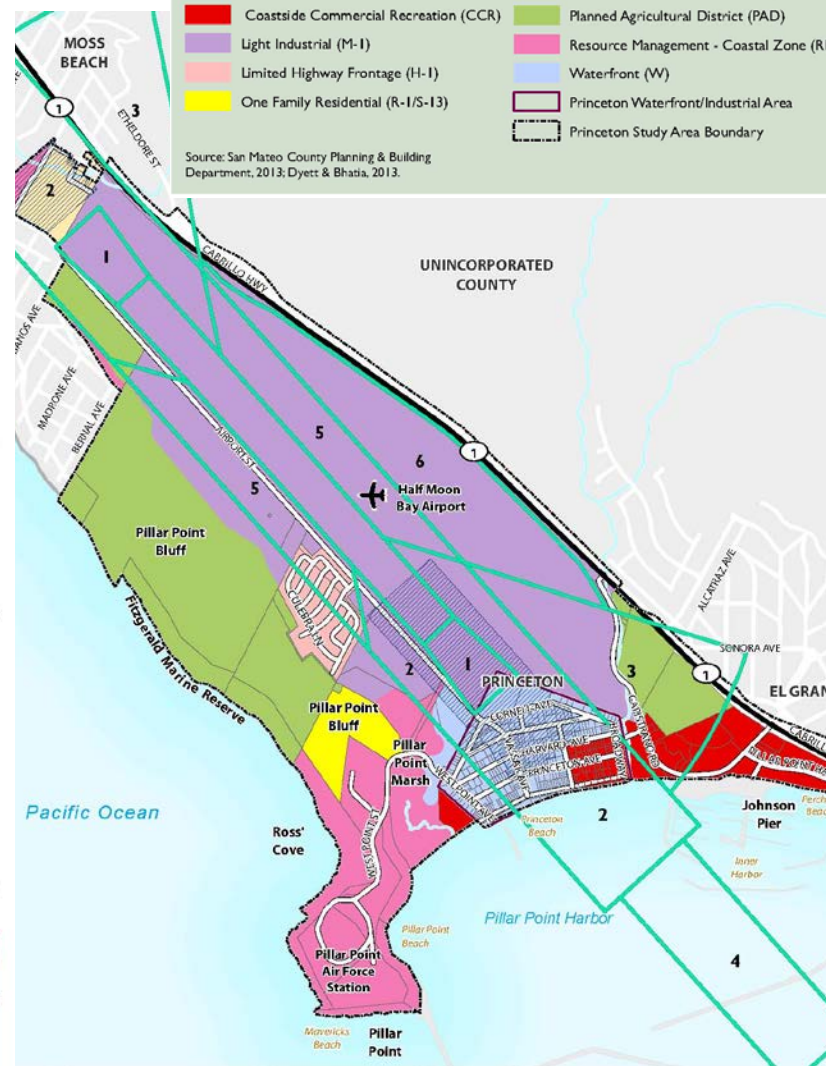
- AIRPORT COMPATIBILITY**
- 100-foot Extended Runway Buffer Zone
- Note: Additional use and/or intensity restrictions may be necessary.

- CIRCULATION**
- Path or Multi-Use Trail
 - New Path/Trail
 - Class II Bike Lane
 - Class III Bike Route
 - Streetscape Improvements
 - Recreational Parking
- 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



- Zoning Districts**
- Coastside Commercial Recreation (CCR)
 - Light Industrial (M-1)
 - Limited Highway Frontage (H-1)
 - One Family Residential (R-1/S-13)
 - One Family Residential (R-1/S-17)
 - Planned Agricultural District (PAD)
 - Resource Management - Coastal Zone (R)
 - Water-front (W)
 - Princeton Waterfront/Industrial Area
 - Princeton Study Area Boundary

Source: San Mateo County Planning & Building Department, 2013; Dyett & Bhatia, 2013.



Pedestrian Circulation

- Streetscape enhancements on Prospect Way, Broadway, and Princeton Avenue
 - Route from Pillar Point Harbor and Harbor Village to Princeton Waterfront
 - Part of Coastal Trail
- Pedestrian improvements on Vassar Avenue



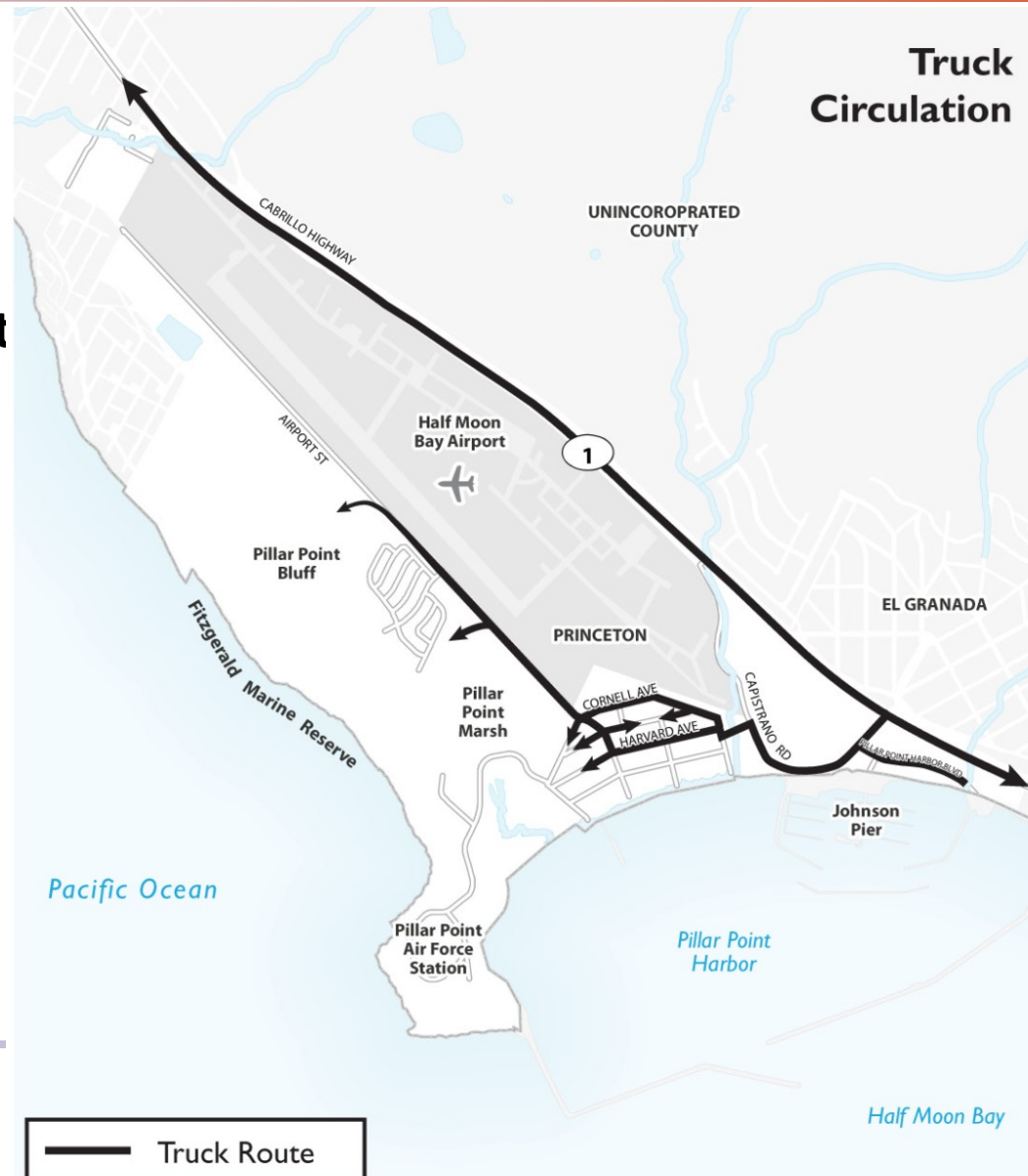
Bicycle Circulation

- Parallel Trail along Highway 1
- Multiuse Trail along Airport Street
- Class III (shared with vehicles) on Cypress, Vassar, Princeton, and Broadway
- Class II (painted lanes) on Prospect Way and Capistrano Road to Highway 1



Truck Circulation

- Use Highway 1, southern segment of Capistrano Road; Pillar Point Harbor roadway; streets of the northern Princeton waterfront; Airport Street
- Freight movement should have priority in Princeton Waterfront streets north of Harvard Avenue



Auto Circulation and Parking

- **Visitors**








- Enter Princeton area at Capistrano Road (south) and use Harbor area roadways
- At waterfront, guide drivers along Princeton Avenue, connecting to Pillar Point/Mavericks parking lot.

- **Community Residents**

- May more easily drive on Cypress Avenue, Airport Street, and the north segment of Capistrano Road

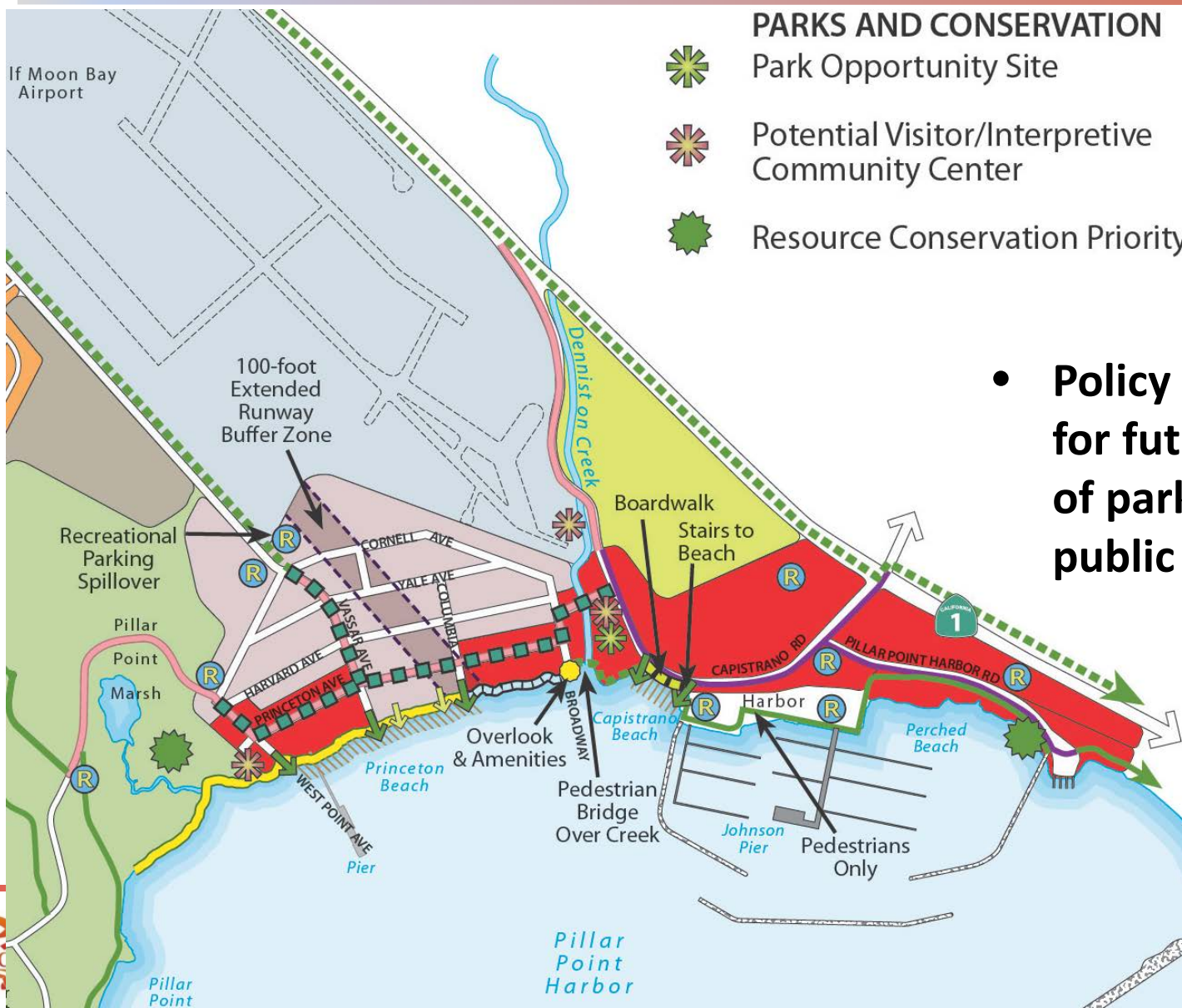


Coastal Access and Shoreline Management

- COASTAL ACCESS & SHORELINE MANAGEMENT**
-  Beach Nourishment
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Parks and Public Facilities



- Policy direction for future pursuit of park and public facilities

Conservation

- Protection and restoration measures for natural resources and manage public access
- Preserve agriculture
- Avoid environmentally sensitive lands
- Pillar Point Marsh identified as resource conservation priority
- Pillar Point Bluff designated as open space
- Streetscape improvements include stormwater management to improve water quality



Discussion

Next Steps

- **Community Open House, April 11**
 - 1:00 to 3:00 pm, Yacht Club

Public Announcements

Thank you!
