

Princeton Citizens Advisory Committee

April 20, 2003

Sandy Emerson, Chair
MidCoast Community Council
P.O. Box 64
Moss Beach, CA 94038

RE: LCP Workshop Outcomes Report – Input from PCAC

Dear Ms. Emerson:

At the March 11 Princeton Citizens Advisory Committee (PCAC) meeting, the PCAC members reviewed the MidCoast LCP Update Project Workshop Outcomes Report by the San Mateo County Environmental Services, Planning and Building Division. The PCAC members specifically reviewed the LCP task outcomes with keen interest since a large percentage of our members voiced their input of Princeton's changing community needs at many of the LCP workshops.

For the most part, we agreed with the county's summation of the workshops specifically for tasks 5, 8, 9, 10, 11, 13, and 14, which reflect requests from the community for needed changes in zoning for Princeton. We see the following issues as especially vital to Princeton's future as a thriving economic center for the MidCoast and as a healthy diversified community including:

Increasing commercial and employment opportunities (Task 8)

Princeton – Waterfront (Inland Area): Approximately 50% of participants spoke endorsed adding five new permitted uses including limited Research and Development facilities, business offices, retail businesses, restaurants, and construction and maintenance firms

We would like to emphasize here that an additional 20% of those present supported limited additional uses, e.g. trade and construction businesses and limited retail of goods made on site. The remaining 30% were divided between the status quo and other options.

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Princeton – Waterfront (Enlarging Shoreline Area): Approximately 70% of participants endorsed status quo – no enlargement of shoreline area

Princeton – Waterfront (Permitted Uses): Approximately 50% of participants spoke endorsed adding limited restaurants (≤ 3000 s.f. and with an emphasis on serving locally caught seafood) as a new permitted use.

Half Moon Bay Airport – Approximately 67% of participants spoke endorsed permitting and office uses at two Airport sites

Whether to revise AO Zoning district (Task 9)

Approximately 63% of participants spoke endorsed reducing _ the size of the AO District **NOW**

Whether residential units in the W district in Princeton should be limited to caretaker's quarters, with a cap at 20% of the developed parcels (Task 11)

Approximately 55% of participants spoke endorsed having no cap on number of caretakers' quarters: eliminate 20% limit, increase permitted unit size from 750 sq. ft. to 1,000 sq. ft, and a use permit requirement

Here, again, it is important to note that the remaining 45% of those present were split among several other options – that 55% support was a very solid majority.

While it did not appear on the staff Outcomes Report, yet another option was presented at a later meeting for a caretaker's unit cap of 30% of developed properties.

Note: staff agreed to clarify the process for determining the number of caretakers' quarters available and identify options to equitably allocate caretakers' quarters when they become available to waiting property owners

The PCAC adopted the following vision statement at the September 1999 general membership meeting: The vision for Princeton-by-the-Sea foremost is a community comprised of businesses, residents and visitors engaged in industry, the arts and recreation in harmony with a working waterfront and nature. It is a community that supports existing businesses and fosters the development of new ones while protecting and enhancing the unique character of its working waterfront and light industrial area. It is a community that promotes the communication between the landowners,

business owners, special interest groups, and County and State government agencies relating to Princeton-by-the-Sea.

This vision statement has guided the principles and decision making of the PCAC, including our input to the scoping sessions and public workshops for the LCP Review and Update Project. We look forward to working with the MCC to ensure that Princeton's voice for our changing community is acknowledged and our recommendations be considered as part of the LCP document within the process established by the County of San Mateo.

If you have any questions, please do not hesitate to contact me at 650-728-5316.

Sincerely,



Julian McCurrach, Chair
Princeton Citizens Advisory Committee

cc: Supervisor Rich Gordon
Marcia Raines, Director, San Mateo County Environmental Services
George Bergman, San Mateo County Environmental Services