

# Princeton Boatyard Project

PLN2005-00349

Approved by ZHO in 2008:

4 commercial buildings, 3-story, 36 ft tall, totaling 17,147 sf

Appealed to Planning Commission – scheduled for hearing 9/12/2012

Re-design submitted by applicant 8/10/2012:

**6** buildings, 3-story, **30** ft tall, totaling **18,318 sf**

(reduced height due to substandard 25-ft-wide lots)

MCC Presentation by Lisa Ketcham, 8/22/2012

Princeton Boatyard, the only Pillar Point Harbor haul-out facility, operated approximately 30 years, finally closing in 2003.

The parcel with 100-yr-old house at upper left is not included in the project.



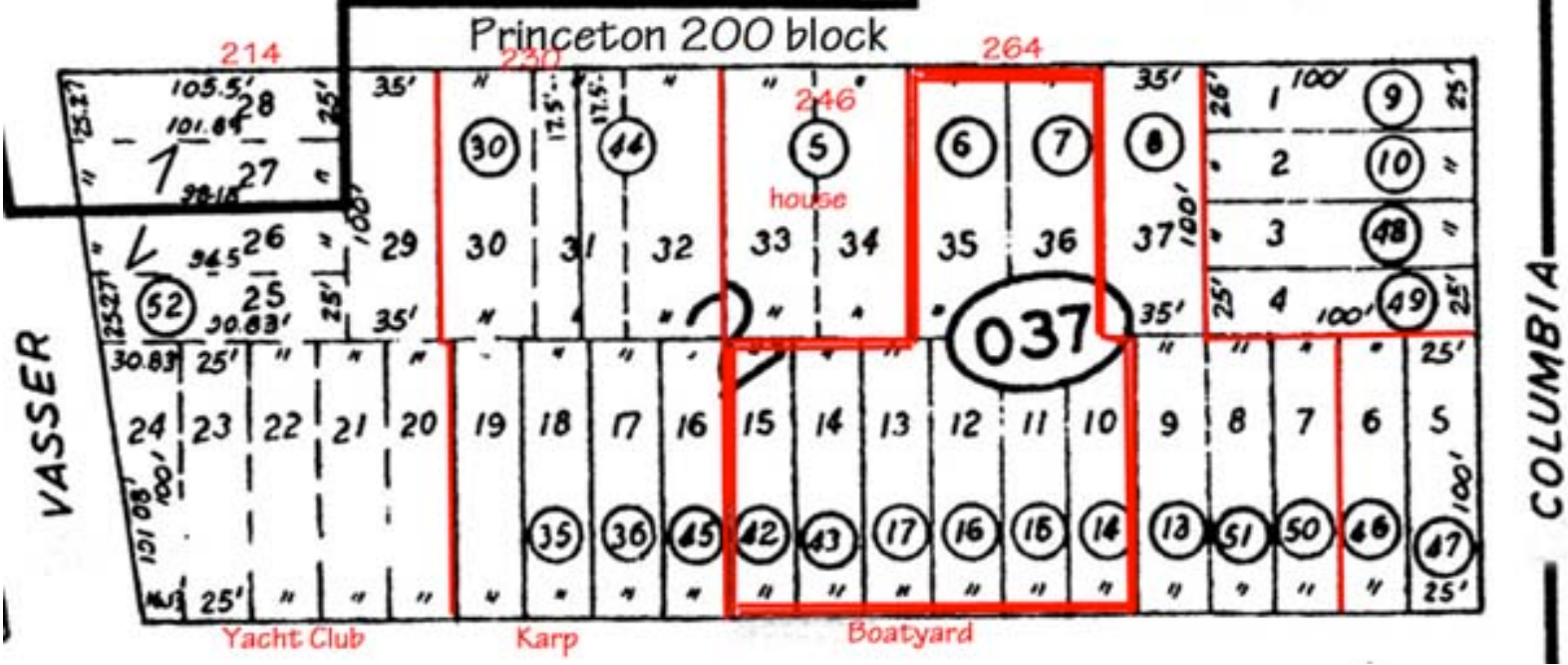
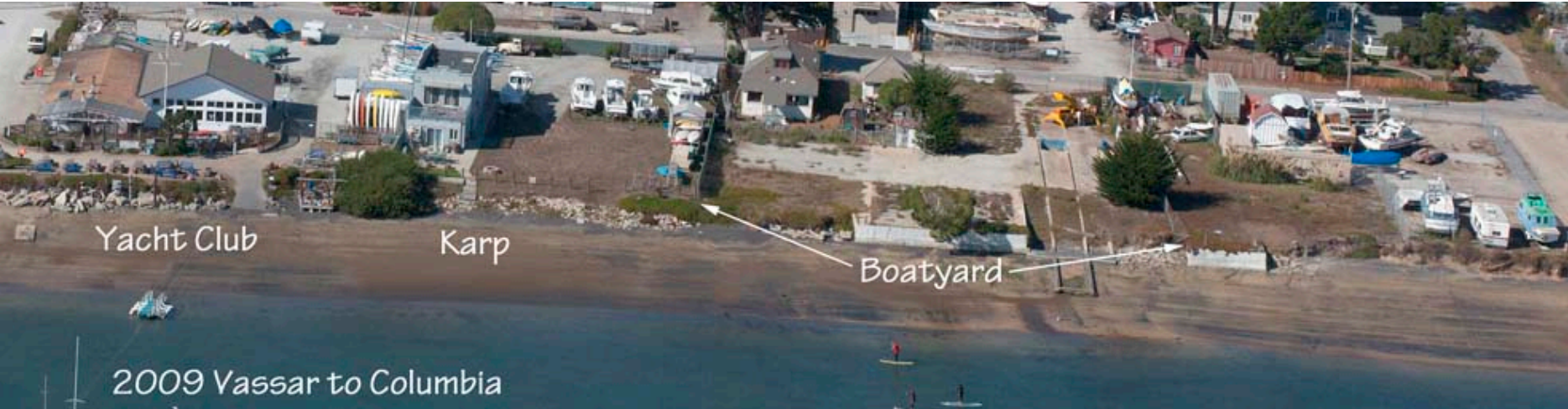


Boatyard property 2009



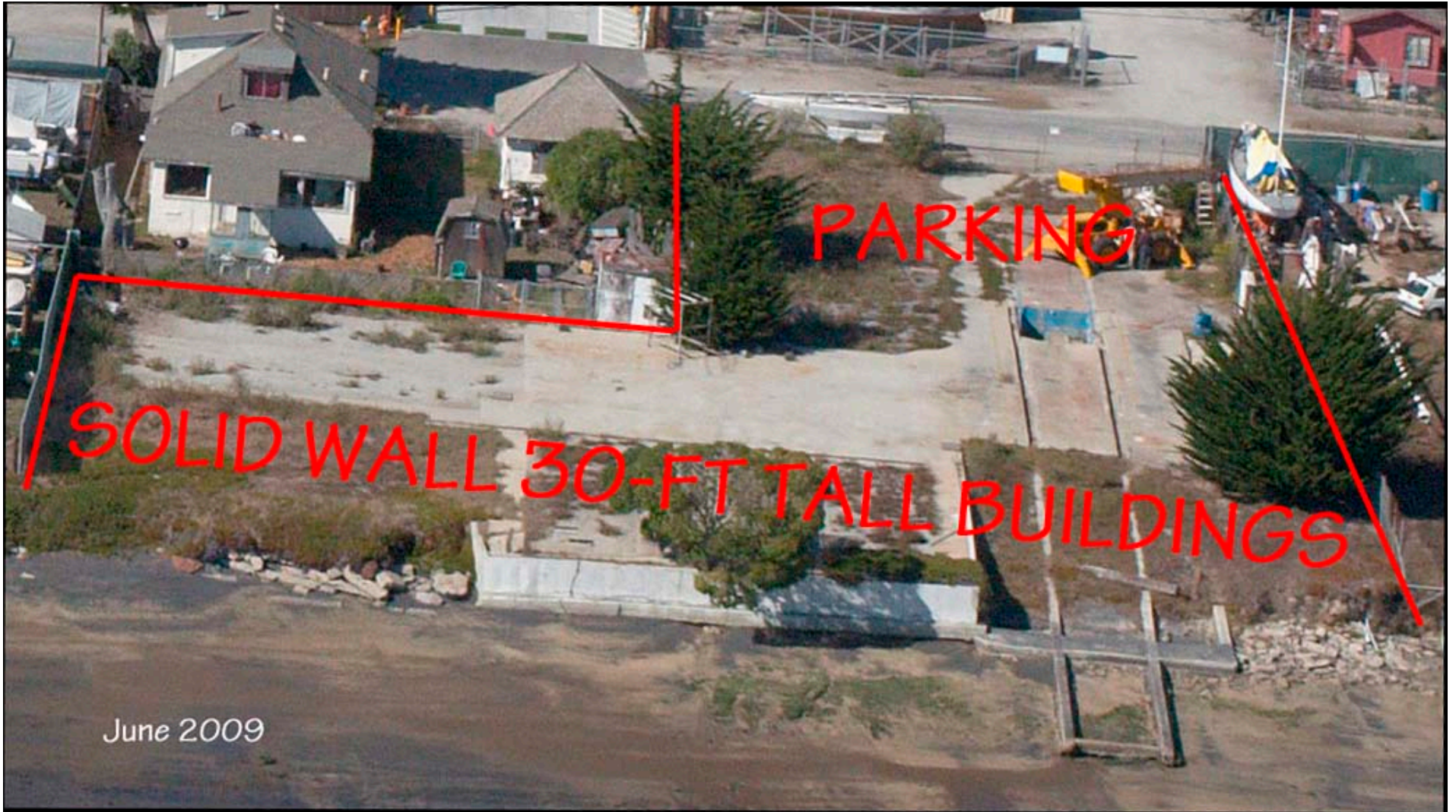


Project covers one third of Princeton shoreline between Vassar & Columbia.





Parking is provided on the Princeton Ave parcels.  
A row of 6 adjoined 30-ft-tall buildings on 25-ft-wide substandard lots would be built from west to east property line (no side setbacks) at the top of the bank with no room for any shoreline retreat.





LCP does not allow approval of projects that require coastal armoring.

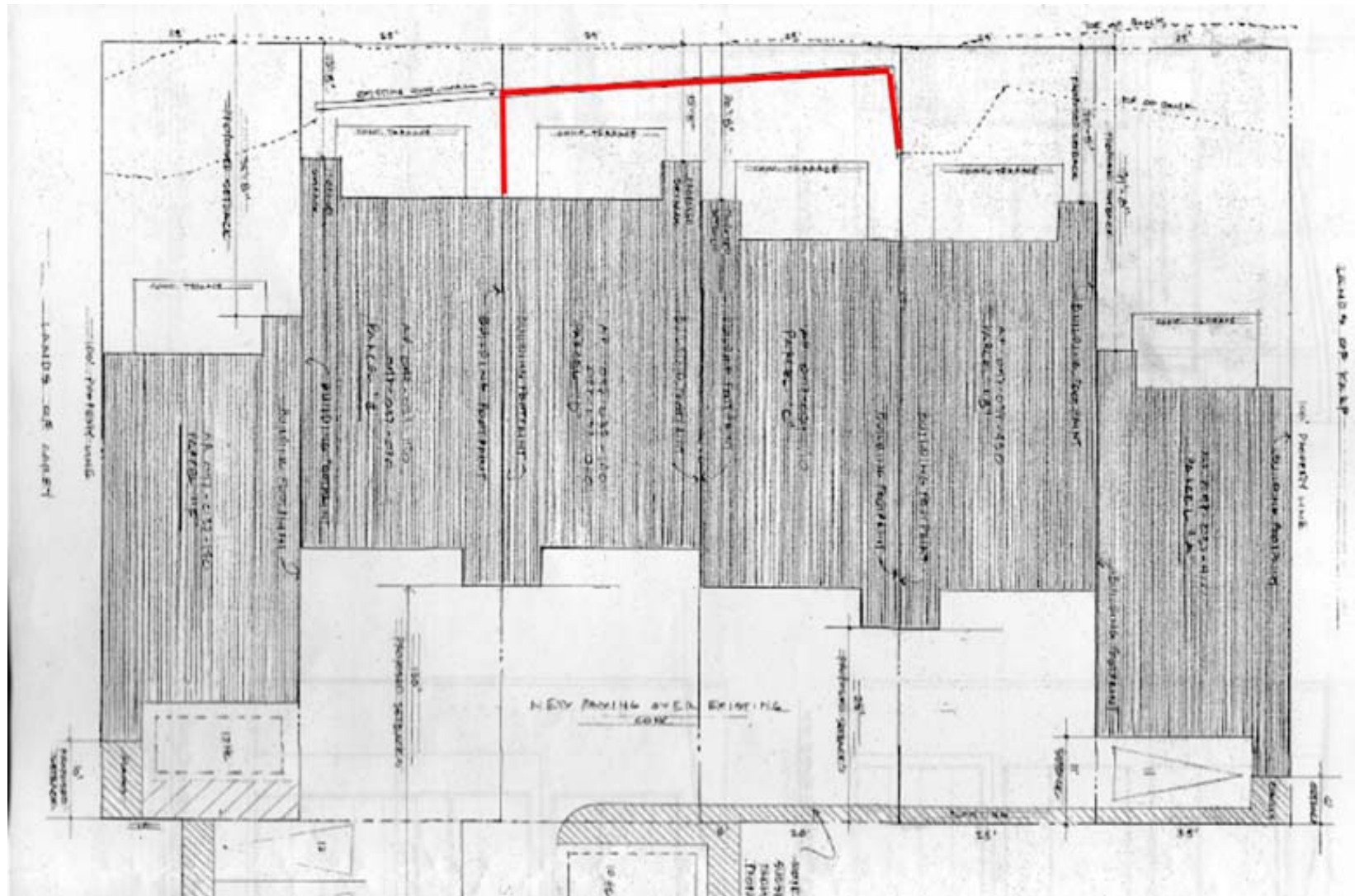


30-yr-old sea wall: badly cracked, and undermined. Built without permit at what was toe of slope 30 years ago and filled in behind to create extended level ground.

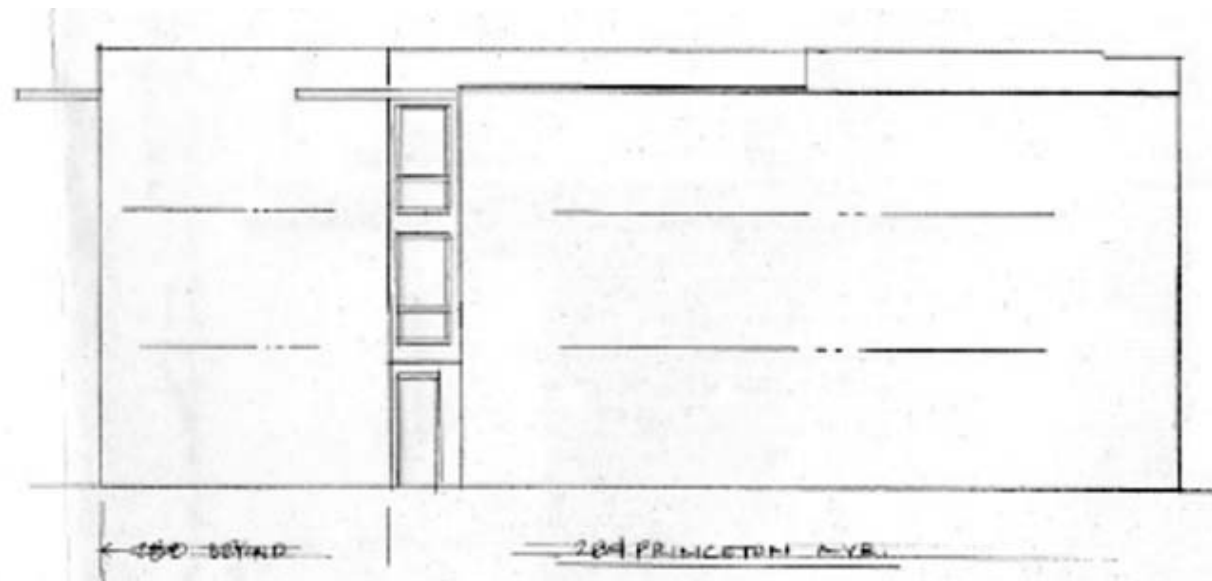
Site plan, as seen facing harbor at top.

Red line is existing seawall.

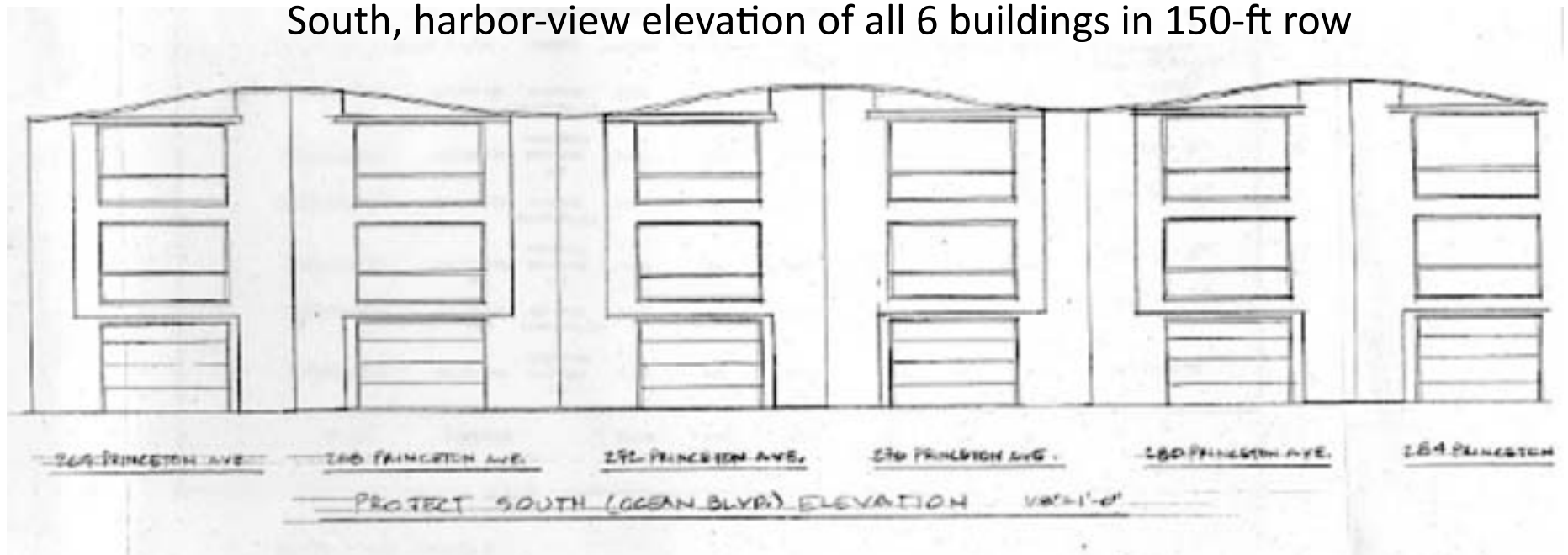
No side setbacks. Rear setback next to existing house is 6 ft.



Side elevation --  
inner buildings  
extend past end  
building.



South, harbor-view elevation of all 6 buildings in 150-ft row





Row of 4 buildings by same designer along western block of Princeton shoreline

