The meeting will begin at 1pm

Port of San Diego
Port Master Plan Update
Status & Next Steps

Planning Department
December 14, 2023, 1:00pm
How to Select Your Language

Interpretation In Windows/MacOS / Interpretación en Windows/MacOS
Things to note about this virtual meeting

• Meeting is being recorded to note comments and questions
• Microphones and cameras of attendees are disabled until “Comment” portion of meeting
  – Port staff will enable microphones during “Comment” portion
• Chat is enabled
• “Comment” portion of meeting will be after Port staff presentation
  – Each commenter will be limited to 3 minutes.
Today’s Agenda

• Introduce Port staff presenters

• Presentation on PMPU
  - Background
  - PMPU Process
  - Summary of Comments Received on Revised Draft PMPU
  - Summary of Changes in Final Draft PMPU

• Next Steps – *February 28, 2024 public hearing*

• Comments from Attendees
Port of San Diego

What is the Port of San Diego?
Port Member Cities

- Coronado
- Chula Vista
- Imperial Beach
- San Diego
- National City
The Port Act and Public Trust Doctrine

- Details responsibility on behalf of the people of the State of California
- Manage San Diego Bay and the Waterfront Tidelands
- Promote commerce, navigation, fisheries, recreation, and environmental stewardship
- We collect no taxes; we generate our own revenue
Port Tidelands & Public Coastal Access

- 2 marine terminals
- 5 public piers
- 9 museums & attractions
- 18 hotels
- 22 parks
- 70 artworks
- 78 restaurants
- 80+ sponsored events
Legislative Framework

*Port Act*
San Diego Unified Port District Act (1962)

*Public Trust*
Common Law Doctrine of the Public Trust

*Coastal Act*
California Coastal Act (1976)
Port Master Plan

• Guides development and special events on Port property

• Port Master Plan required by:
  - Port Act – Section 19
  - Coastal Act – Chapter 8
    - 1 of 4 commercial ports in California that is required to have a Port Master Plan

• Adopted by the Port’s Board of Port Commissioners in 1972

• Certified by the California Coastal Commission in 1981

• There have been over 40 location-specific amendments to this Port Master Plan that have been certified by the California Coastal Commission
Port Master Plan Update

PMPU Process
The Port Master Plan Update Objectives

- Advance a “Market Ready” approach for development
- Provide greater certainty while increasing flexibility
- Provide a streamlined permitting process
- Balance the Port of San Diego’s public trust purpose
  - Commerce, navigation, fisheries, recreation, and environmental stewardship
The Port Master Plan is a long-range planning document that focuses on *policies* not *projects*.
Port Master Plan Update

PMPU Process & Public Engagement
PMPU Public Outreach
PMPU Public Outreach and Stakeholder Engagement

Vision Statement & Guiding Principles

Framework Report

Draft PMPU

Stakeholder Meetings: 481
Public Events: 21
BPC Meetings and Workshops: 40

As of 12/2023
PMPU Milestones

Vision Statement and Guiding Principles 2013-2014


Discussion Draft 2016-2019

Revised Draft PMPU 2019-2020

Draft PMPU November 2021
PMPU Milestones

Final Draft PMPU
December 2023
PMPU Input

Discussion Draft 2016-2019
• Nearly 3,000 comment letters

Revised Draft PMPU 2019-2020
• Nearly 400 comment letters

Draft PMPU and Draft PEIR 2021-2022
• Nearly 370 comment letters
PMPU Revisions

- Mobility
- Maritime Uses
- Environmental Stewardship & Environmental Justice
- Development Intensity – Reduction / Elimination of Hotel Rooms
- Height Limits & Development Standards
- La Playa Piers
Draft PMPU

Summary of Comments Received
Draft PMPU and Draft PEIR

- Draft PMPU and Draft Program EIR published on November 8, 2021
- 62-day CEQA public review period ended January 10, 2022
- 367 comment letters received
Comment Letters – 367 Total

- Total Comment Letters from Agencies: 11
- Total Comment Letters from Businesses and Tenants: 20
- Total Comment Letters from Organizations: 19
- Total Comment Letters from Individuals and Resident Groups: 317
Common Themes from Comments on Draft PMPU & Draft PEIR

**Overall Summary**

- Add Seaport San Diego, Chula Vista Bayfront, National City Bayfront to PMPU
- Air Quality/GHG Section needs more mitigation
- More commitments to natural resource protection
- Transportation analysis identified significant and unavoidable impacts
- Promenades are too wide, and flexibility needed for tenants that cannot accommodate them
- Development Standards, including promenade widths, should allow for flexibility
- Bulk and scale of development proposed in North Embarcadero
Comment Letters – *Individual & Form Letters*

- **Harbor Island**: 0
- **Embarcadero**: 78
- **Working Waterfront**: 0
- **Coronado Bayfront**: 23
- **National City Bayfront**: 198
- **Chula Vista Bayfront**: 5
- **Silver Strand**: 1
- **South Bay**: 1
- **Imperial Beach Oceanfront**: 8
- **Baywide**: 8
- **Multiple Planning Districts**: 1
- **Other (not location-specific)**: 8
Draft PMPU ➡️ Final Draft PMPU

Summary of Changes
Final Draft PMPU - Contents

1. Background
2. User Guide
3. Elements
4. Baywide Development Standards
5. Planning Districts
6. Plan Implementation and Development Conformance
7. Appendices

- Water and Land Use
- Mobility
- Ecology
- Safety and Resiliency
- Environmental Justice
- Economics
Final Draft PMPU

Planning Districts

PD1  Shelter Island
PD2  Harbor Island
PD3  Embarcadero
PD4  Working Waterfront
PD5  National City Bayfront*
PD6  Chula Vista Bayfront*
PD7  South Bay (Pond 20 Excluded*)
PD8  Imperial Beach Oceanfront
PD9  Silver Strand
PD10 Coronado Bayfront

* Not included in the PMPU
Changes: Draft PMPU → Final Draft PMPU

Generally, changes made in the Final Draft PMPU reflect:

- Revisions or additions based on comments received during the Draft PMPU and Draft PEIR review period.

- Revisions to clarify or slightly modify intent of a narrative, policy, or standard; or to make a correction.

A “track changes” version of the Final Draft PMPU and a “what’s changed” document summarizing changes in the Planning Districts in the Final Draft PMPU are available at www.portofsandiego.org/pmpu.
Examples of Changes

Generally, changes made in the Final Draft PMPU reflect:

- Revisions or additions based on comments received during the Draft PMPU and Draft PEIR review period:

  EXAMPLES

  - **Elements** – new Mobility policy to **consider adjacent parking rates** when setting rates on Tidelands
    - *M Policy 1.3.9* The District may consider adjacent parking rates when setting or updating parking rates for parking areas on Tidelands.
  
  - **Planning Districts** – new planned improvement in Planning District 4 to **encourage urban greening** features to establish enhanced buffer between park and industrial uses
    - *PD4.19* Develop additional urban greening features to Cesar Chavez Park to establish an enhanced buffer between the park and industrial uses, where feasible.
Examples of Changes

Generally, changes made in the Final Draft PMPU reflect:

- Revisions to clarify or slightly modify intent of a narrative, policy, or standard; or to make a correction

EXAMPLE

- **Elements** – incorporated additional language in Ecology Element text boxes describing concepts such as aquaculture and ecological opportunity areas

  The ecological opportunity areas identify approximate locations for potential shallow subtidal and intertidal habitat restoration, creation, or enhancement. An example of shallow subtidal habitat restoration, creation, or enhancement includes sediment augmentation to support eelgrass, and an example of intertidal habitat restoration, creation, or enhancement includes living shorelines, such as a native oyster reef. The ecological opportunity areas may also support other nature-inspired solutions that would improve the adaptive capacity and ecological benefit of the adjacent shoreline with a co-benefit of protecting coastal uses, particularly along shorelines that are armored under baseline conditions. The ecological opportunity areas identified in Figure 3.3.2 are approximate locations and sizes, and through the lifetime of this Plan, more areas may be identified. Figure 3.3.2 Ecological Opportunity Areas illustrates a “snapshot in time” as of certification of this Plan for an initial identification of these ecological opportunity areas.

  Future ecological opportunity areas may include, but are not limited to, locations that: may presently or are projected to be suitable for habitat restoration, creation, or enhancement; may be suitable for nature-based shoreline solutions that can provide climate resiliency for adjacent uses while also providing environmental benefits; or may be suitable for innovative, habitat-friendly pilot projects. Future ecological opportunity areas may be identified based on available relevant information or data, including but not limited to, natural resource surveys or monitoring reports, climate vulnerability assessments, and stakeholder engagement.
Examples of Changes

Generally, changes made in the Final Draft PMPU reflect:

• Revisions to clarify or slightly modify intent of a narrative, policy, or standard; or to make a correction

EXAMPLES

- **Planning Districts** – revised development standards related to **heights** in North Embarcadero Subdistrict

**PD3.38** In the area bounded by Ash Street, North Harbor Drive, B Street, and Pacific Highway, including portions of the block south of B Street, as generally depicted in Figure PD3.8, the following standards apply:

  a. Base building structure height shall not exceed be limited to a maximum height of 655 feet.

**PD3.39** The following tower requirements (as depicted in the table to the right) apply to all buildings over 65-55 feet in height:

<table>
<thead>
<tr>
<th>Tower Component</th>
<th>Numeric Standard</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Tower Height</td>
<td>See PD3.38 for maximum total</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>structure height by block.</td>
<td></td>
</tr>
<tr>
<td>Maximum North-South Tower Dimension</td>
<td>889.136 ft</td>
<td>The maximum tower floor plate dimension of any tower shall be measured from elevation drawings.</td>
</tr>
<tr>
<td>Maximum East-West Dimension</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Minimum Tower Separation</td>
<td>60 ft between Towers</td>
<td></td>
</tr>
<tr>
<td>Maximum Tower Coverage</td>
<td>30% of Allowable Footprint</td>
<td>Allowable footprint means maximum allowable footprint at ground level (of base building area), after building setback or other requirements.</td>
</tr>
<tr>
<td>Tower Setback</td>
<td>Towers shall conform to setback, stopback, and streetwall requirements, as identified in PD3.40 through PD3.43</td>
<td>n/a</td>
</tr>
</tbody>
</table>
Final Draft PMPU

• Made available to public on December 6, 2023
• Final Program EIR also available
• View or download at www.portofsandiego.org/pmpu
Final Draft PMPU

Next Steps
Upcoming Milestones

- **February 28, 2024:** Board of Port Commissioners Public Hearing
  - Port staff to present overview of Final Draft PMPU and findings of Final Program EIR
  - Staff will request the Board:
    - Certify the Final PEIR, and
    - Approve the Final Draft PMPU

- **If the Board approves the Final Draft PMPU,** Port staff will submit the PMPU “application” to Coastal Commission staff

- **Coastal Commission Certification Process** (anticipated to take at least 1 year to complete)
Port Master Plan Update Timeline

--- | --- | --- | --- | --- | --- | --- | --- | ---

### Drafting Process
- **PMPU Disc Draft**
- **Complete Revisions to Draft PMPU**
- **Complete Preparation of Draft PEIR**
- **Prepare RTC & Final PEIR**
- **CCC PMPU Processing**

### CEQA Process / CCC Process
- **November 8, 2021 – January 10, 2022**
  - Draft PEIR & Draft PMPU Public Review
- **February 28, 2024**
  - Final PEIR Certification & BPC PMPU Approval
- **February 2025**
  - Certified PMPU

### Public Outreach and Stakeholder Engagement
- We Are Here
Final Draft PMPU

Comments
Instructions for Comments

Order of making comments:
- Verbal comments
- Written comments

How to provide your comment:
- **Verbally**: raise your “hand”
- **Written**: Type your comment in the “chat” feature

Verbal comments limited to 3 minutes
Stay Involved!

• Click “Sign Up” at Port’s PMPU webpage: www.portofsandiego.org/pmpu
• Click “CLICK HERE TO SIGN UP FOR EMAIL UPDATES” (half-way down page)
• Check “Integrated Planning/Port Master Plan Update” box on form

• **Between now and February 28 Board meeting**
  - Submit testimony, statements and evidence relative to the Final Draft PMPU in **written form** to the Port District Clerk (PublicRecords@portofsandiego.org)

• **February 28 Board meeting** – provide written or oral comment on the Final Program EIR and/or Final Draft PMPU
  - Attend in-person or virtually

• Future Coastal Commission Certification Hearing: **Date TBD**
  - Date will be posted on PMPU webpage (www.portofsandiego.org/pmpu)

• **Questions?** pmpu@portofsandiego.org