

Text changes from August 2021 are shown in ~~single strikeout~~/single underline
Proposed text changes in September 2022 are shown in ~~double strikeout~~/double underline

San Diego Unified Port District
Port Master Plan Amendment

DRAFT

National City Balanced Plan

*Existing/Proposed Plan
Text and Graphics*

~~August 2021~~September 2022

**Note: Text to be deleted shown ~~stricken~~ and text to be added shown underlined
Text in italics is for clarification only and is not part of the Plan Amendment.**

NATIONAL CITY BAYFRONT: Planning District 5

Precise Plan Concept

The National City Bayfront is an established and developed marine industrial area and recreational area of the waterfront. Continued use and intensification of the marine related and recreational uses is anticipated for the duration of the near- and long-term planning period. Substantial areas are currently used for lumber storage, wood products and vehicle storage, manufacturing and distribution, which are dependent on close proximity to the Port's deep-water wharves. The plan proposes improvements to the Port related road transportation network and expansion of current recreational assets. In addition, new public access and water-oriented recreational, educational, and commercial uses are focused on the development of a pleasure craft marina of approximately 250 slips, RV park followed by hotel development, and an expansion of Pepper Park.

Land and Water Use Allocations

The National City Bayfront planning area contains a total of roughly 420 acres, consisting of 250 acres of land and 170 acres of water (Table 14). The Master Plan assigns most of the land to Marine Related Industrial and Marine Terminal use, with Commercial Recreation, Park and Recreational Boat Berthing located north of the Sweetwater Channel.

National City Bayfront Planning Subareas

The subareas are listed on Figure 16. The National City Marina District Balanced Land Use Plan (Balanced Plan) includes all of Subarea 58 and part of Subarea 55. The Balanced Plan proposes to reconfigures land uses to enhance for the maritime commerce, commercial recreational, and public access uses in the Marina District. The Balanced Plan

~~to increase expands public recreational spaces and public access by increase increasing the commercial uses, and increase efficiencies for current and future maritime uses. Implementation of these efficiencies allows the The Balanced Plan recommends to expanding Pepper Park, and adding numerous public access corridors, and by reconfiguring a portion of the marine terminal that is located adjacent to the Marina District, the Balanced Plan createsing a contiguous commercial area, allows for adding a new rail track, and realigning Marina Way, and adding dry boat storage between the realigned Marina Way and new rail track. The Balanced Plan provides for the realigned Marina Way and the development of a new dry boat storage facility that to serve as the a separation between of maritime marine related industrial uses and commercial land uses.~~

Northern Industrial Area

The Northern Industrial Area is isolated from the water by the San Diego (32nd Street) Naval Station, which occupies all of the adjacent waterfront and forms the western and northern boundary of this subarea. The subarea contains a ship repair and lumber transport/storage yard. These uses, or similar ones, are expected to occupy this land into the foreseeable future.

Due to its distance from the water, its remoteness and its relatively small size, this subarea will remain a backup storage area for the marine terminal and other marine industries occupying water frontage. Permitted uses under the marine industrial designation might also include manufacturing, storage, transportation and distribution.

A new street section connecting Harbor Drive to Tidelands Avenue is proposed just north of this planning subarea. This street improvement will more directly link Harbor Drive with Tidelands Avenue; creating a north-south street to serve traffic in the National City waterfront area west of the I-5 freeway and enhancing access to the Civic Center freeway interchange.

Lumber Yards

~~In areas further back from~~ The area in back from of the National City Marine Terminal ~~the current uses include areas for is used for~~ storage, assembly and handling of lumber and wood products and other marine related industrial uses. A food cold storage ~~facility locker~~ is the only other use. These uses display the benefits of water linkage with the marine terminal and require a considerable amount of space. Other activities appropriate for this area, as well as Subareas 51 and 52, include wood preserving, manufacturing of wood products, wholesaling of building supplies, ice manufacture, food processing, petroleum storage, freight distribution and associated or similar uses. Industrial performance standards are encouraged, especially landscaping and appearance treatments along Tidelands Avenue; however, such standards for development must be consistent with the functional needs of the industrial area and individual operations.

If additional backup cargo storage area is required because of expansion of the marine terminal, this subarea could be utilized for this purpose. Quay Avenue, between Bay Marina Drive (formerly 24th Street) and 28th Street, 28th Street, west of Quay Avenue, and 32nd Street west of Tidelands Avenue may also be closed to accommodate additional marine related operations. To provide for maritime operational flexibility, Tidelands Avenue, between Bay Marina Drive and 32nd Street, as well as 28th Street between Quay Avenue and Tidelands Avenue, may also be closed to increase operational operating efficiencies for marine related operations; however, if the District, in its discretion, determines that tenant or customer access through the road closures area is needed, such access shall be provided.

A connector rail track may be constructed near the southeastern boundary of this subarea and would connect the existing rail yard along the west side of Marina Way (east of the National Distribution Center) to the existing balloon track that goes onto the marine terminal.

Southwest Corner

South of the present marine terminal is a fill area reserved on the Master Plan for Marine Related Industrial use. ~~Current use is about half for industrial production~~ currently occupies and about half of the area while the other areas are currently vacant.

~~As the Plan relates to mentioned in the description of~~ the Container Terminal subarea, the Master Plan envisions the extension of the apron wharf ~~from the container crane~~ along the Pierhead/Bulkhead Line to the Sweetwater Channel where it would follow the U.S. Bulkhead Line to the present day Sweetwater Wharf.

Future use of the western parcel may be ~~is~~ envisioned as a shipyard or other marine industrial use. The eastern parcel could also be used for similar purposes. Generally, in any case, planning for this area is well suited for ~~favors~~ large marine industries or activities which can utilize its unique attributes of deep-water berthing, railroad and highway access, distance from residential neighborhoods, and ample cargo space.

Sweetwater Wharf

~~The Sweetwater Wharf is designated the that~~ part of the National City Marine Terminal that is located on the Sweetwater Channel. This area is linked operationally administratively to the container terminal (Subarea 54). It currently has a 1,400-foot-long wharf which and is used almost exclusively for landing shipments of lumber and vehicles. This use is planned to continue into the future with a possibility of other products being shipped through the Sweetwater Wharf.

Launching Ramp Marina District

This subarea is located generally north and west of the marina and includes a mix of public recreation, maritime/industrial related, and commercial recreation uses.

~~This~~ The public recreation area includes a park lawn area, a public fishing pier, a boat launch ramp and a parking area serving the park uses

~~entire site.~~ The park provides picnic tables, a shoreline promenade with seating, open and shaded lawn areas and walkways leading to the fishing pier. ~~A The 2.5-acre park expansion is proposed approximately 1.5 acres to the northwest and approximately 1-acre to the north and east. In order to accommodate the additional park space, the adjacent marine terminal area will be reconfigured to the northeast, and some of the existing Commercial Recreation-designated areas will be redesignated as Park/Plaza. An approximately 24-foot-wide area west of the marina basin will remain designated with a Commercial Recreation land use and will provide a boat access path combined with additional public access associated with an adjacent pier platform and nearby dry boat storage operation. The current entrance to the park would be relocated eastward. The new expanded park space may will be designed independently, or in conjunction with a possible reconfiguration of the existing park. After expansion, the park by way of example may include a mixture of hardscape and landscape, as well as a community stage/kiosk, and an interactive fountain/splashground. The park will enhance pedestrian and visual access to the waterfront and create an inviting pleasant area for event gatherings and public activities. A recreational facility may be included within the park. If such facility is included in the park, it will be available for the general public at least 85% of the year, and the remaining (up to 15%) portion of the year the facility will be available for events or uses with limited public access shall not exceed more than 15% of the year and shall be distributed throughout the year and not occur only in the summer months.~~

Marina Way is proposed to be realigned to and forms a curve that rounds out when traveling toward the southwest through the Marina District and then would connects to the new park entrance. The commercial recreation area within the Marina District is proposed to be expanded and made more contiguous through the realignment of Marina Way and closure of 32nd Street east of Tideland Avenue and the closure of the secondary park access to vehicles. Public access and view corridors will be are provided within the existing alignments of Marina Way and 32nd Street and will allow for visual, pedestrian, bicycle, and emergency access. The public access corridor

within the existing alignment of Marina Way will provide north-south access to the Marina District and will range from 20-40 feet wide and be centered on the existing 20-foot-wide view corridor at the marina. The public access corridor within the existing alignment of 32nd Street will range from 14-40 feet wide. No vehicular parking, permanent structures, or other barriers-impediments to access are allowed within the north-south public access and view corridors.

The commercial recreation area is designed to accommodate the needs of workers in the nearby industrial area, people enjoying the nearby recreational park, and the existing marina and attendant commercial facilities. Landside planned development in this area includes an RV park with up to 135 sites; up to 60 modular cabins south (on or near the existing jetty) and east of the marina; an approximately 10,000-square-foot, 2-story administration/ recreation building; and an approximately 4,000-square-foot 2-story support building with restrooms, laundry facilities and staff support services. In later development phases, the RV park is reduced or eliminated to accommodate new hotel development.

Dry boat storage, for up to 210 boats, is proposed west of the realigned Marina Way, between the roadway and Subarea 55. The dry boat storage racks would have a maximum height of 65 feet and the facility also includes an approximately 4,000-square-foot maintenance building and an approximately 8,200-square-foot maintenance yard. An approximately 4,400-square-foot pier platform will be located immediately northeast of the aquatic center, with floating docks and two gangways. The pier platform and gangways will be used to transfer boats from the dry boat storage and place boats into the Sweetwater Channel; and then to retrieve the boats from the Sweetwater Channel and place them back into the dry boat storage facility. When the pier platform is not in use by the dry boat storage facility, it would be open to the public for viewing opportunities. An approximately 8-foot-wide waterside promenade (located east of the existing marina parking curb) plus a 24-foot-wide access pathway will be located west of the marina basin. The access pathway will serve as the path of travel to and from the dry

boat storage facility to and from the pier platform. Immediately west of that access pathway is the expanded Pepper Park. The 24-foot-wide access pathway will include design features to provide strong visual connections (e.g., pavement treatments) to the adjacent expanded area of Pepper Park. When the access pathway is not being utilized for dry boat storage operations, it would be open and accessible to the public. For safety reasons during dry boat storage operations, access barriers would be deployed while the boats are in transit to and from the pier platform and then reopened after the launching equipment is returned to the boat storage facility.

To enhance public access to the Bay, ~~Waterside~~ planned development in this area includes the addition of up to 20 moorings in the Sweetwater Channel; a new floating dock with up to 30 fingers in the Sweetwater Channel, south of the jetty; and a new dock in the marina basin, north of the jetty, for additional boats to be side-tied. As the ~~National City hotel~~ Based on market demand increases over time, up to four hotels may also be constructed in various phases within the commercial recreation area. It is projected that hotels could include: – a 3-story, 40 room hotel; a 4-story, 60 room hotel with retail; an 11-story, 282 room hotel; and a 4-story, 81 room hotel. In order to accommodate the hotels, it- It may will be necessary to decrease the size of the RV park by approximately 65 RV spaces to accommodate the hotels. A portion of the Bayshore Bikeway may traverse the commercial recreation area.

Existing buoys located in the Sweetwater Channel, south of the marina, may be relocated further east to allow non-motorized watercraft to access the area farther to the east in the channel. The buoys would be placed ~~se~~ ~~as~~ to prevent human and domestic animal encroachment into the adjacent Wildlife Refuge areas, both in the north and south areas of the channel.

Due to its proximity to the Wildlife Refuge/Paradise Marsh, a habitat buffer (designated with an Open Space land use designation) ~~is~~ will be located along the eastern edge of the commercial recreation area. The habitat buffer ~~is~~ will be 100 feet wide ~~and is~~

measured from the delineated wetlands west of the Wildlife Refuge/Paradise Marsh. In addition, it is required that there will be ~~there is~~ a 200-foot-wide building setback from the western edge of the Wildlife Refuge/Paradise Marsh. However, ~~vehicular parking and low-impact non-motorized uses such as public access trails and bike paths are allowed~~ can be located between the habitat buffer and building setback.

Uses in the commercial recreation area ~~allows~~ for ~~could include a~~ restaurants and/or coffee shops, convenience store, bait and tackle shop, boat slips and dry storage, lodging and other business activities consistent with public demand. Activities associated with the boat launch ramp, such as the sale and repair of trailered boats, boating equipment sales, water ski gear, and selected marine hardware, are appropriate uses.

The current boat launch has 8 lanes for boating access, a restroom and a dock facility on the Sweetwater Channel. An aquatic center facility including restrooms, locker rooms, offices, classrooms, watercraft storage, paved exterior activity areas, security walls, fencing, lighting, and landscape improvements is located east of the boat launch. Public restrooms are located northwest of the boat launch and are accessible to the Pepper Park, launch ramp, and landing users. Continued heavy use of this public recreation area is anticipated for active yachting, instructional turf play and the more passive activities of fishing, picnicking and sightseeing, and public gatherings.

Anchorage A-8, the Sweetwater Small Craft Anchorage, occupies a water area of approximately 200 acres. Although sheltered from the waves of the open ocean by the Silver Strand, the anchorage is exposed to long fetches inside the harbor. Approximately 250 vessels at single swing point anchorage using vessel ground tackle can be accommodated; however, use shall be incremental, the first phase to provide for up to 100 vessels, with any additional 100 increments to be subject to further public hearings and consultations with District member cities. About 30 percent of the spaces are to be reserved for short-term use by transient ocean cruising vessels. The boundaries of the anchorage are proposed to be identified by marker buoys and shown on

bay charts. Control over the anchorage is to be exercised by the Port District. The existing National City small craft launching ramp provides landing and shoreside support services consisting of automobile parking, restrooms, public telephone, drinking water, trash disposal, and docking facilities.

Marina

~~The commercial recreation area shown on the Planning District Map is designed to accommodate the needs of workers in the nearby industrial area, people enjoying the nearby recreational park, and the adjacent marina and attendant commercial facilities. Uses could include a restaurant or coffee shop, convenience store, bait and tackle shop, boat slips and dry storage, lodging and other business activities consistent with public demand. Activities associated with the boat launch ramp, such as the sale and repair of trailered boats, boating equipment sales, water ski gear, and selected marine hardware, are appropriate uses.~~

~~The location and design of the commercial area, and possibly even its market feasibility, is dependent on improved access to Interstate 5. The additional traffic and increased activity in this presently isolated property would greatly enhance its attractiveness for commercial enterprise.~~

TABLE 15: Project List

NATIONAL CITY BAYFRONT: PLANNING DISTRICT 5	SUBAREA ↓	APPEALABLE ↓		FISCAL YEAR
		DEVELOPER ↓		
1. CONTAINER WHARF: Extend rock revetment and apron wharf 1,000 feet. Excavate, drive support piles, place rock, construct wharf.	54	P	N	1988-99
2. COMPLETION OF TERMINAL WHARF: Extend rock revetment and apron wharf an additional 2,400 feet, to Sweetwater Wharf. Construct as above.	56	P	N	1998-99
3. SECOND CONTAINER CRANE: Install second container crane, miscellaneous equipment. Pave backup area.	54	P	N	1998-99
4. CONTAINER TRACK EXTENSION: Convert 500 feet of Berth 3 to a container wharf.	54	P	N	1998-99
5. MECHANICAL BULKLOADER: Install bulkloader, paving, railroad siding, conveyors, unloading pit.	54	P	N	1997-98
6. SHIPYARD: Construct shipyard facilities, buildings, cranes, dry-dock.	56	T	N	1993-94
7. COMMERCIAL SUPPORT AREA: Construct buildings, parking, landscape.	58	T	Y	1995-96
8. MECHANICAL UNLOADER: Erect cargo handling equipment.	54	P	N	1995-96
9. CONNECTING STREET: Linking Harbor Drive to Tidelands Avenue north of the Civic Center Drive.	51	P	N	1993-97
10. PEPPER PARK PUBLIC RESTROOMS: Demolish and remove existing structure, drinking fountain, public pay phone, and landscape materials. Construct new ADA compliant restroom facility, drinking fountain, public pay phone, walkways and landscape improvements.	58	P	N	2006-08
11. RECREATIONAL MARINA: Install marina docks, utility services, shoreside structures, walkways, landscape improvements and parking area; <u>expand marina facilities by adding up to 20 moorings in the Sweetwater Channel, a new floating dock with up to 30 fingers in the Sweetwater Channel, and a new dock in the marina basin (north of the jetty).</u>	59 58	T	Y	1994-95; <u>2022-2024</u>
12. AQUATIC CENTER: Construct and operate aquatic center facility, including restrooms, locker rooms, offices, classrooms, watercraft storage, paved exterior activity areas, security walls, fencing, lighting, and landscape improvements. Remove temporary classroom and storage facility and return pavement area to parking use.	58	T	Y	2006-08
13. CLOSE PORTIONS OF QUAY AVENUE, 28TH STREET, 32ND STREET: Close Quay Avenue, between Bay Marina Drive and 28th Street, 28th Street, west of Quay Avenue, and 32nd Street west of Tidelands Avenue to accommodate additional marine terminal operations and improve efficiencies with these operations.	55	T	N	2016-2017
14. <u>BALANCED PLAN PUBLIC IMPROVEMENTS: (a) expand Pepper Park to the northwest, north and east, and include a mixture of hardscape and landscape, and features such as a community stage/kiosk and an interactive fountain/splashground; (b) relocate park entrance to the east; (c) realign Marina Way to form a curve that rounds out when traveling southwest</u>	<u>58</u>	<u>P</u>	<u>Y*</u>	<u>2022-2024</u>

through the Marina District subarea and create a public access corridor along the former Marina Way alignment (generally north-south alignment); (d) close 32nd Street east of Tidelands Avenue and create public access corridor along that former 32nd Street alignment (generally east-east alignment); (e) close southern half of Goesno Place to create a public access corridor.

<p>15. <u>CLOSE PORTIONS OF TIDELANDS AVENUE, BETWEEN BAY MARINA DRIVE AND 32ND STREET: Close Tidelands Avenue, between Bay Marina Drive and 32nd Street to improve marine-related industrial operational efficiencies, and potentially accommodate additional marine terminal operations. Closure may be phased, with closure of Tidelands Avenue, between 28th Street and 32nd Street, occurring first; and closure of Tidelands Avenue, between Bay Marina Drive and 28th Street occurring second.</u></p>	55	I	Y	2022-2024
<p>16. <u>CLOSE PORTION OF 28TH STREET, BETWEEN QUAY AVENUE AND TIDELANDS AVENUE: Close 28th Street, between Quay Avenue and Tidelands Avenue to improve marine-related industrial operational efficiencies, and potentially accommodate additional marine terminal operations.</u></p>	55	I	N	2024
<p>17. <u>CONSTRUCT AND OPERATE CONNECTOR RAIL TRACK: Construct a connector rail track near the southeastern boundary of Subarea 55 to connect the existing rail yard along the west side of Marina Way (east of the National Distribution Center) to the existing balloon track that goes onto the marine terminal.</u></p>	55	I	N	2024
<p>18. <u>OVERNIGHT ACCOMMODATIONS: Construct and operate overnight accommodations, in the commercial recreation area of the Marina District subarea, in at least two phases. Phase 1 includes up to 135 RV sites, up to 60 modular cabins south (on the existing jetty) and east of the marina, and ancillary facilities; and Phase 2, which would be constructed based on market demand, includes up to four hotels - a 3-story, 40 room hotel; a 4-story, 60 room hotel with retail; an 11-story, 282 room hotel; and a 4-story, 81 room hotel. In order to accommodate the hotels, it will may be necessary to decrease the size of the RV park by approximately 65 RV spaces to accommodate the hotels.</u></p>	58	I	Y	2022-2026
<p>19. <u>DRY BOAT STORAGE FACILITY: Construct and operate an approximately 40,000-square-foot dry boat storage facility west of the realigned Marina Way and Subarea 55, and associated approximately 4,400-square-foot pier platform, floating docks, and gangways northeast of the aquatic center. The dry boat storage facility, which can store up to 210 boats, will store the boats in racks housed within up to five separate structures, each with a maximum height of 65 feet. An approximately 4,000-square-foot maintenance building and associated approximately 8,200-square-foot maintenance yard, both related to the dry boat storage, are proposed to be located northeast of the storage racks. When the pier platform is not being used for placing dry boat storage boats in the water or removing them from the water, it would be open to the public. An approximately 8-foot-wide waterside promenade (located east of the existing marina parking curb) plus a 24-foot-wide access pathway will be located west of the marina basin. The access pathway will serve as the path of travel to and from the dry boat storage facility to and from the pier platform. Immediately west of that access pathway is the expanded Pepper Park. When the 24-foot-wide access pathway is not being utilized for dry boat storage operations, it would be open and accessible to the public.</u></p>	58	I	Y	2022-2026

P- Port District N- No T- Tenant Y- Yes

* The only appealable project is the realignment of Marina Way.