

# Port of San Diego

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# Port Master Plan Update



**Planning Department**  
Planning & Green Port

Monday, July 15, 2019  
Community Discussion - Coronado

# Tonight's Agenda

- Presentation by Port staff
  - Introduction to the Port of San Diego
  - What is the Port Master Plan?
  - Port Master Plan v. Projects
  - Port Master Plan Update Discussion Draft
  - Issues & Concerns Identified by the Coronado Community & City
- General Q&A – 20 minutes
- Table discussions (one-on-one or small groups)

# Port of San Diego **What is the Port of San Diego?**



# Port of San Diego Jurisdiction

**34**  
miles of waterfront

**2,403**  
acres of land

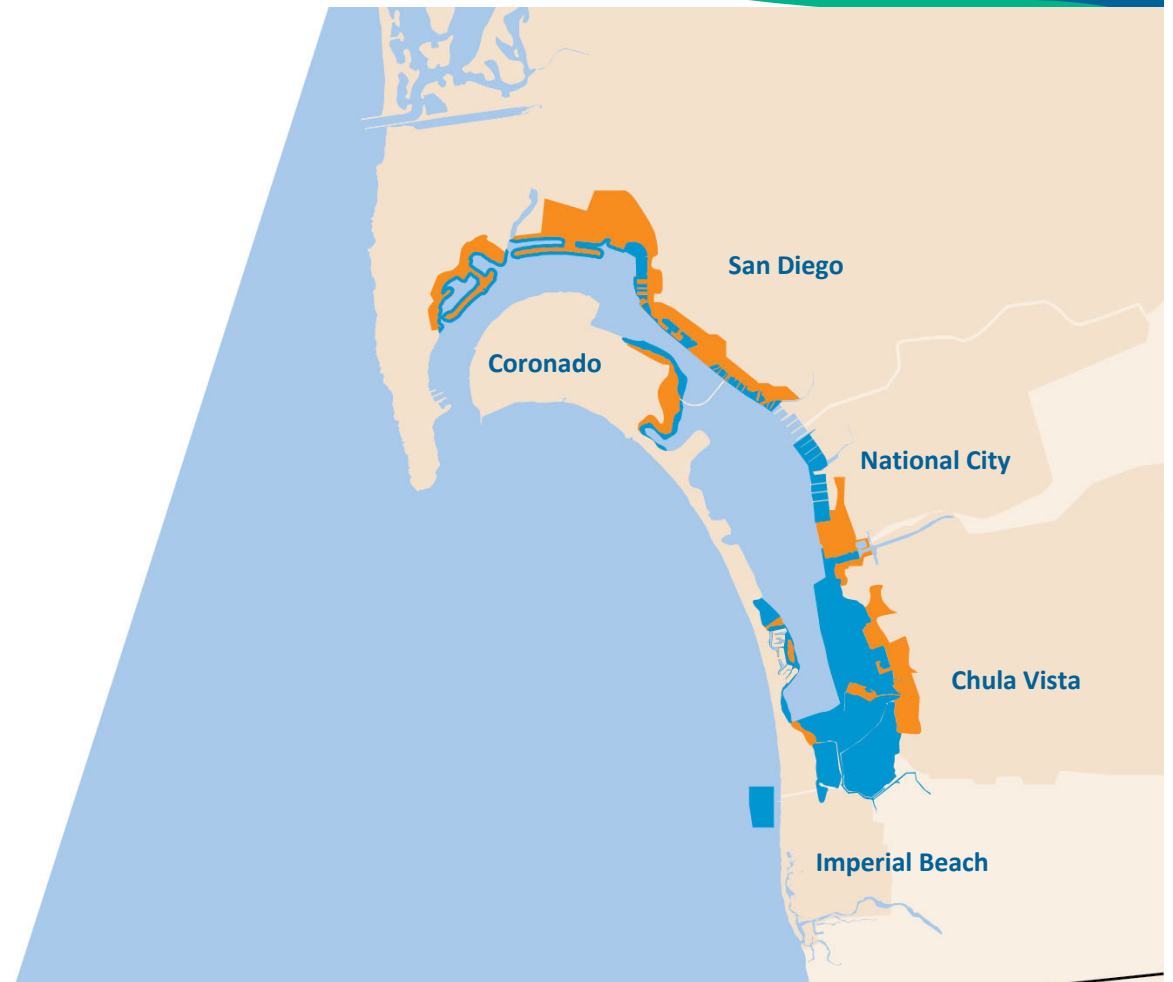
**3,535**  
acres of water



Port Tidelands



Submerged Tidelands



## Port Tidelands on the Coronado Bayfront



## Port Tidelands on the Silver Strand/Coronado Cays



# 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)

# The Port Act and Tidelands 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



## Port Tideland & Public Coastal Access



## Board of Port Commissioners



**Garry Bonelli**  
Chairman



**Ann Moore**  
Vice Chairman



**Michael Zucchet**  
Secretary



**Rafael  
Castellanos**



**Dan Malcolm**



**Marshall Merrifield**



**Dukie Valderrama**

# Economic Engine

More than \$1.7 Billion Invested Since 1963



- Two Maritime Cargo Terminals
- B Street Cruise Ship Terminal
- Port Pavilion on Broadway Pier
- Expansion of NC Marine Terminal Wharf



- SD Convention Center & Expansion
- Airport Terminals and Expansions
- Shelter Island
- Harbor Island



- South Bay Wildlife Refuge
- Wildlife and Habitat Preservation



- 22 Dedicated Public Parks
- National City Marina Basin
- North Embarcadero Visionary Plan Phase I

# Port of San Diego

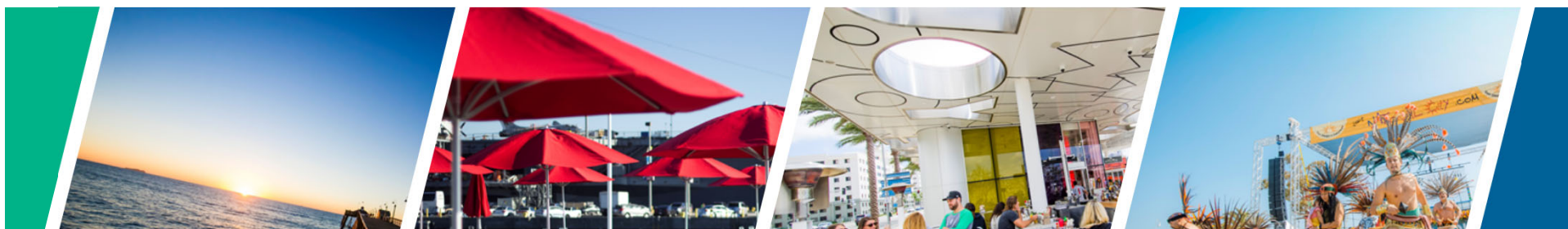
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# Port Master Plan



## What is the Port Master Plan?

*The Port Master Plan protects and promotes coastal uses and coastal access, and allows for and encourages a diverse range of uses around San Diego Bay*



5

public piers

9

museums &  
attractions

18

hotels

22

parks

70

artworks

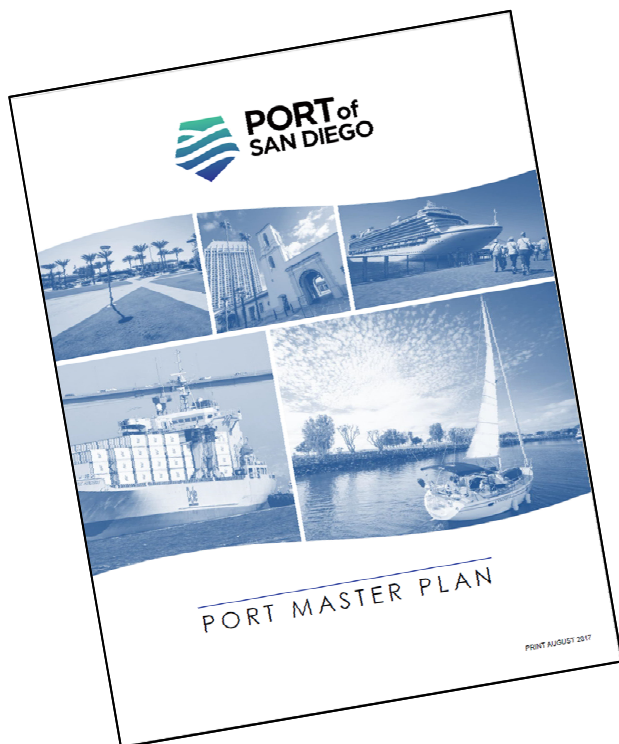
74

restaurants

80+

sponsored events

## Current Port Master Plan



- Guides development and special events on Port property
- Adopted by the Port's Board of Port Commissioners in 1972
- Certified by the California Coastal Commission in 1981
- There have been 40 location-specific amendments to this Port Master Plan that have been certified by the California Coastal Commission
- 1 of 4 commercial ports in California that is required to have a Port Master Plan



## Port Master Plan Planning Districts

# Port Master Plan v. Projects

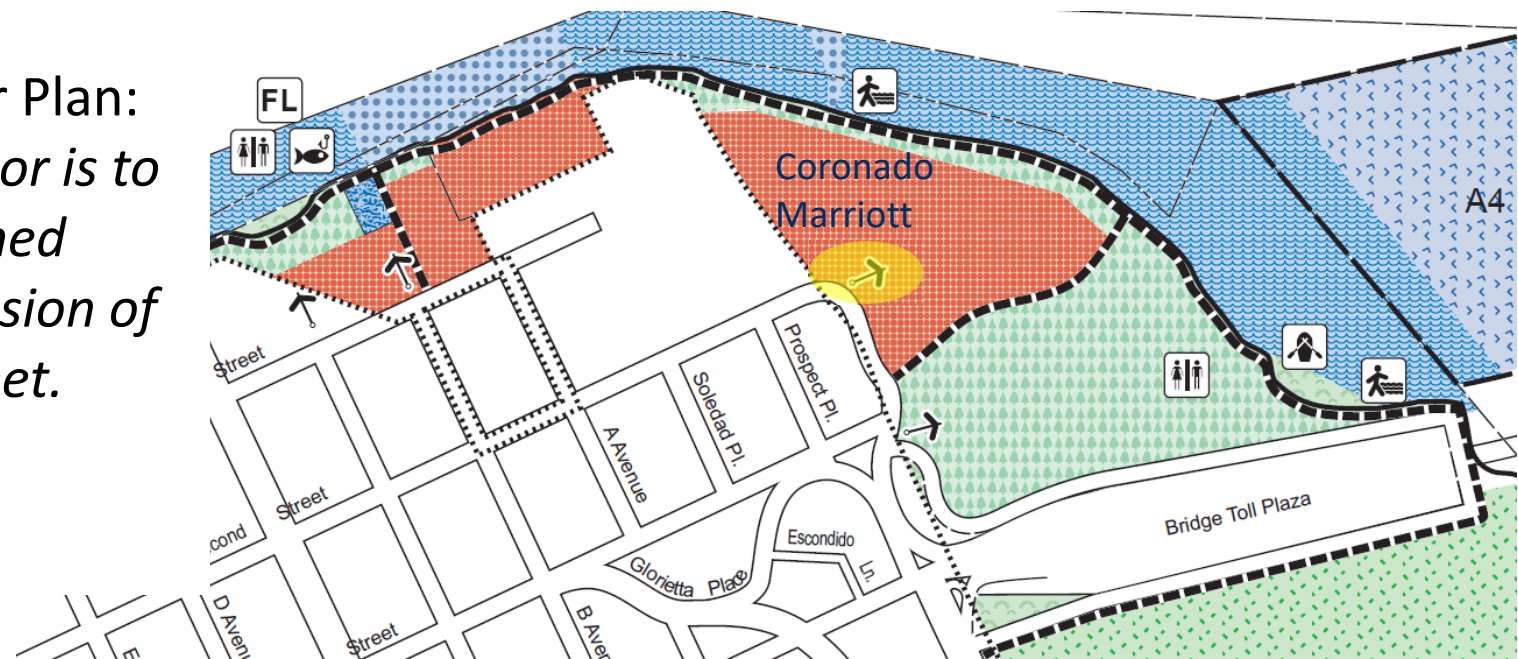
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## What is the difference between the Port Master Plan and a project?

- **Plans, like the Port Master Plan, establish goals and policies to guide future development or projects**

# Policy Example from Port Master Plan

Port Master Plan:  
*View Corridor is to be maintained down extension of Second Street.*



## Project Example – Coronado Marriott

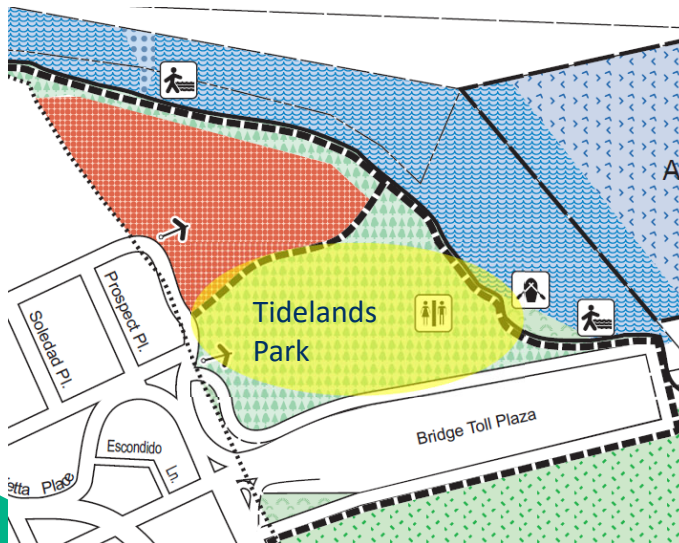


Coronado Marriott was built to preserve the Second Street view corridor.

# What is the difference between the Port Master Plan and a project?

- Projects contain more site, or development specific, details

Plan representation



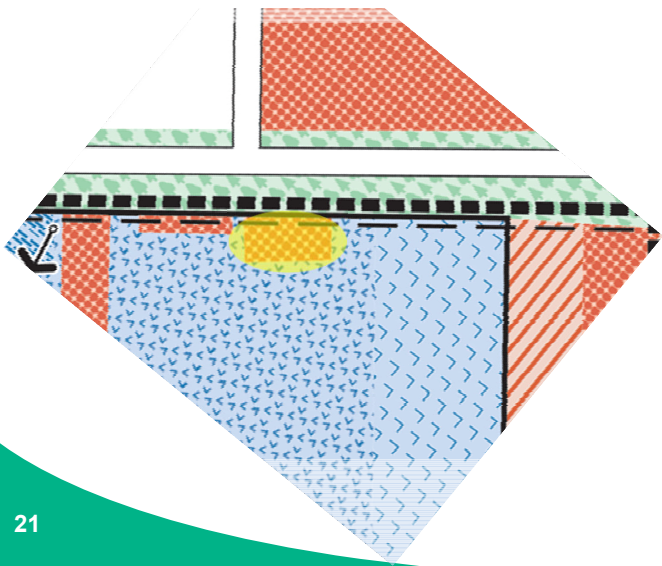
Project



# What is the difference between the Port Master Plan and a project?

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Plan representation



Project



# What is the difference between the Port Master Plan and a project?

- The Port Master Plan is a *plan*, not a project



PROJECTS



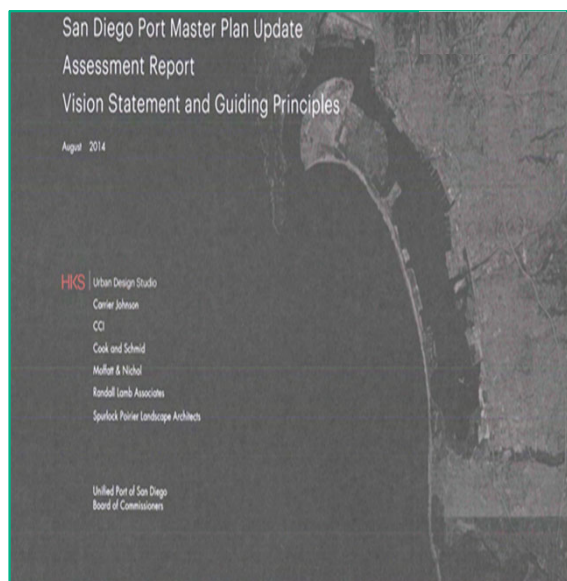
POLICIES

## Typical Project review at the Port of San Diego

- I. Pre-Submittal Staff Review
- II. Project submittal
- III. Project Review
  - a. Environmental review (CEQA) – *public process*
  - b. Coastal review – *public process*
    1. Consistency with Port Master Plan
    2. Consistency with California Coastal Act
- IV. Construction
- V. Operation & Maintenance

# Port Master Plan Update **Discussion Draft**

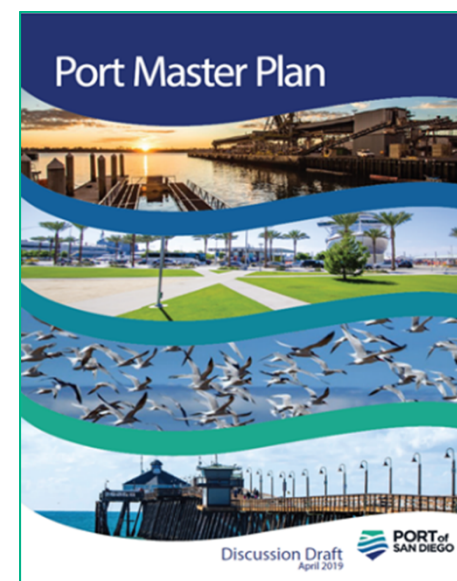
# Port Master Plan Update



**Vision Statement and  
Guiding Principles  
2013-2014**



**Framework Report  
2014-2015**



**Discussion Draft  
2016-2019**

## Port Master Plan Blueprint

The Port Master Plan provides a mix of goals, policies, and standards to guide existing uses and activities, as well as future development, activation, and management of Tidelands.



# Key Elements to Achieve Coastal Access



## What is staying the same in the PMPU within Coronado?

### Existing Uses

- Parks
- Golf course
- Bike and pedestrian paths
- Yacht Club
- Anchorages

*Land use designation **names** are being updated, however the uses allowed within those designations (between the existing and updated designations) are not changing much.*

## What is staying the same in the PMPU within Coronado?

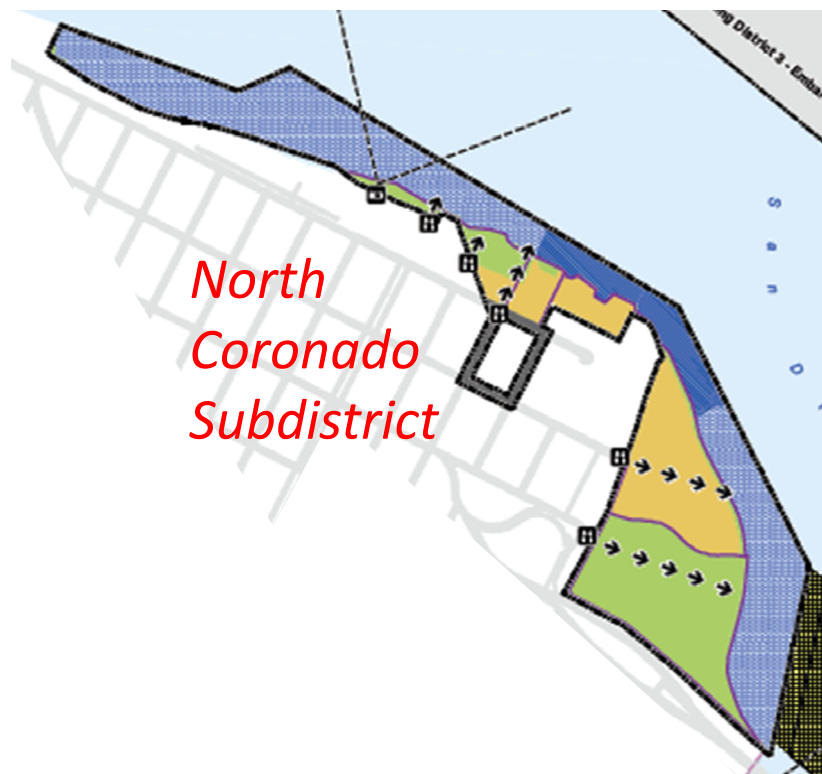
### Policies & Standards

- Maintain heights consistent with City height limits
- Preserve view corridors
- Maintain bike and pedestrian paths
- Maintain anchorages

# What is new in the PMPU?

## *North Coronado*

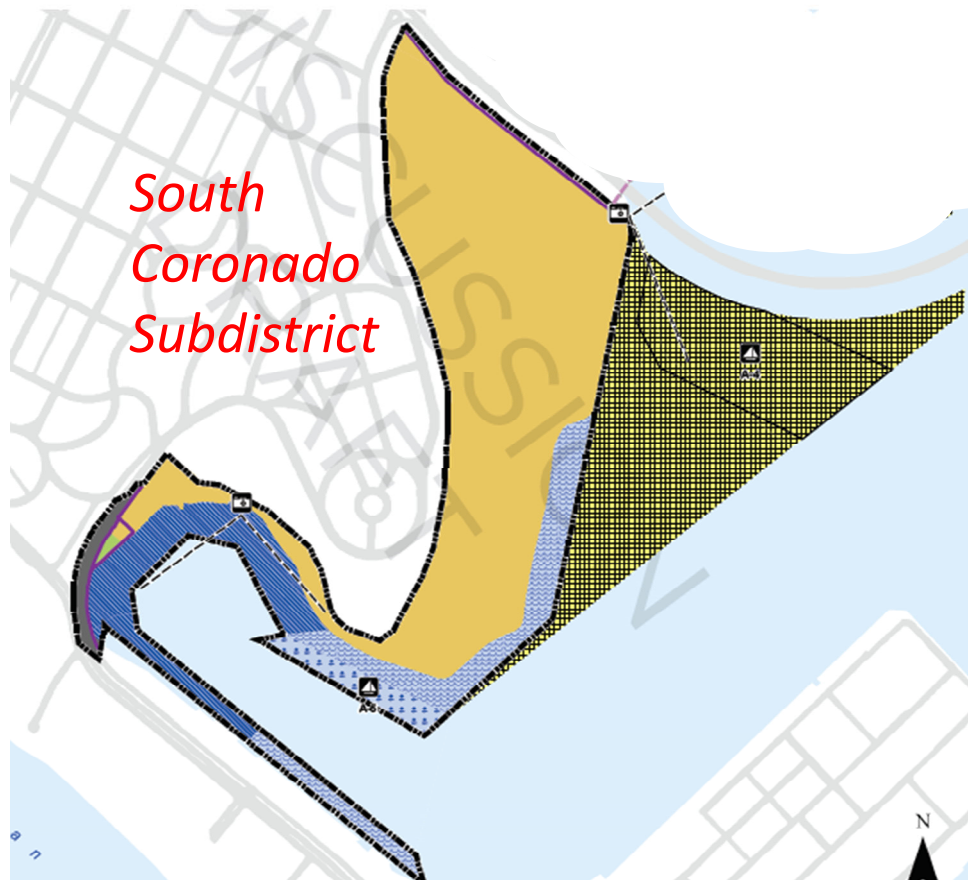
- Potential increase in hotel rooms, retail and office space
- Up to 12 new vessel slips
- Increased water mobility



# What is new in the PMPU?

## *South Coronado*

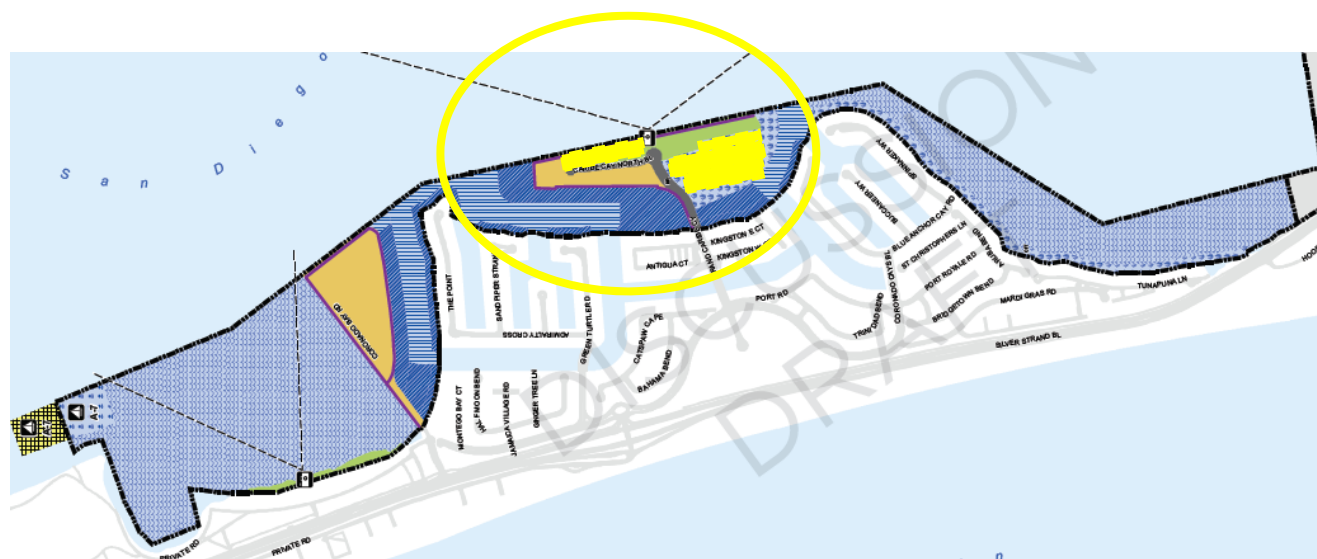
- Increased water mobility
- Increase or decrease of up to 10% in vessel slip quantity
- Golf course use consolidated into new designation category



# What is new in the PMPU?

## *Silver Strand*

- One land use change in Grand Caribe Isle
  - Change from *Commercial* to *Recreation Open Space*
- Increased water mobility



# Issues & Concerns Identified by the Coronado Community & City

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- Coronado Ferry Landing redevelopment project

## Typical Project review at the Port of San Diego

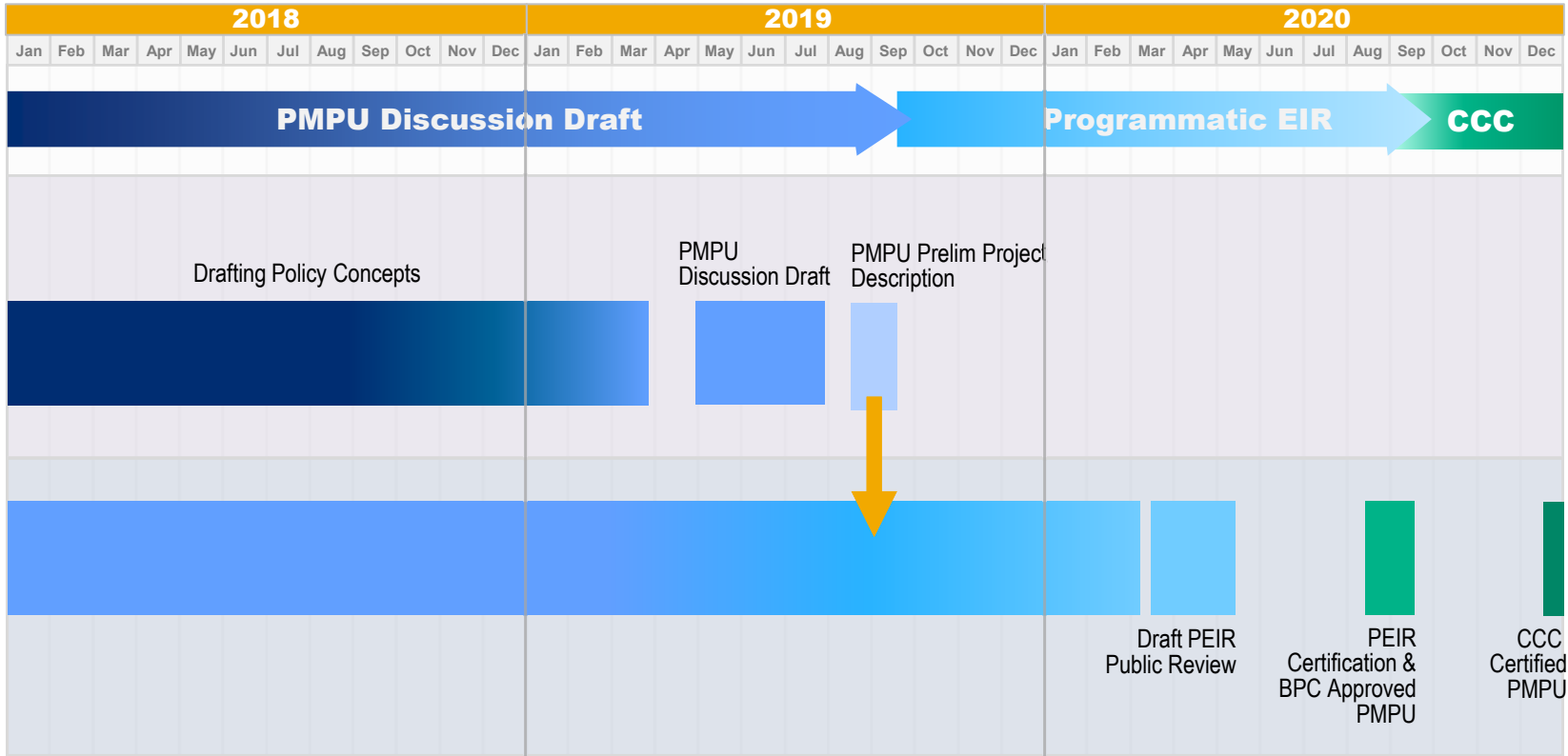
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## Issues & Concerns Identified by the Coronado Community & City

- Coronado Ferry Landing redevelopment project
- Tidelands Overlay Zone
- Promenade within Coronado Yacht Club
- Promenade within Coronado Golf Course
- Potential Hotel on Grand Caribe Isle
- Other issues to be discussed at City Council tomorrow

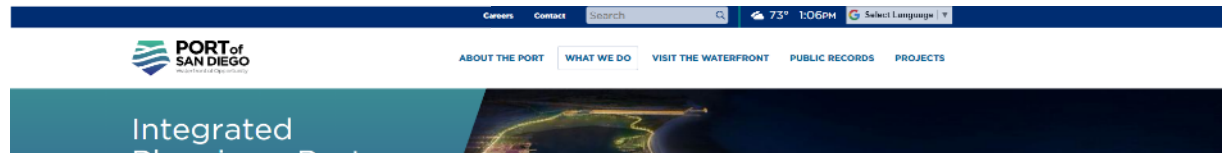
# PMPU Discussion Draft **Next Steps**

## Integrated Planning: Port Master Plan Update Drafting Process



6/18/2019

# How to Comment



- Discussion Draft available on the Port's webpage
- Available for review through **July 31, 2019**
- Submit written comments to:
  - [PMPU@portofsandiego.org](mailto:PMPU@portofsandiego.org)
  - 3165 Pacific Highway, San Diego, CA 92101

# Port of San Diego

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# Port Master Plan Update



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Planning & Green Port

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