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 Tidelands & 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
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

- Shelter Island
- Harbor Island
- Embarcadero
- Tenth Avenue Marine Terminal
- National City Bayfront
- Coronado Bayfront
- Chula Vista Bayfront
- Silver Strand
- South Bay
- Imperial Beach Oceanfront
Port Master Plan v. Projects
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
What is the difference between the Port Master Plan and a project?

- Projects contain more site, or development specific, details
What is the difference between the Port Master Plan and a project?

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

- **Ecology**
  - Vibrant Ecosystems
  - Healthy Bay and Communities
  - Collaboration

- **Economics**
  - Thriving Economy
  - Vibrant Waterfront
  - Growth and Diversity
  - Financial Sustainable

- **Environmental Justice**
  - Public Access
  - Public Health
  - Pollution Reduction
  - Public Engagement

- **Safety + Resiliency**
  - Public Safety
  - Hazard Avoidance and Preparation
  - Planning and Monitoring
  - Regional Coordination

- **Mobility**
  - Moving People
  - Moving Goods

- **Water + Land Use**
  - Coastal Access
  - Connected Open Space
  - Comprehensive Waterside Facilities
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
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IV. Construction

V. Operation & Maintenance
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

**2018**

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- **PMPU Discussion Draft**
- **Programmatic EIR**
- **CCC**

- Drafting Policy Concepts
- PMPU Discussion Draft
- PMPU Prelim Project Description
- Draft PEIR Public Review
- PEIR Certification & BPC Approved PMPU
- CCC Certified PMPU

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
  - 3165 Pacific Highway, San Diego, CA 92101
Port of San Diego
Port Master Plan Update

Planning Department
Planning & Green Port

Monday, July 15, 2019
Community Discussion - Coronado