

# Port of San Diego

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# Port Master Plan Update



North Embarcadero Subdistrict Workshop Preview  
Homeowner's Associations  
*Thursday, July 30, 2020*



**North Embarcadero  
Subdistrict**

**Embarcadero**

**Working  
Waterfront**

**Harbor Island**

**Coronado  
Bayfront**

**National City  
Bayfront**

**Shelter Island**

**Chula Vista  
Bayfront**

**Silver  
Strand**

**South Bay**

**Imperial Beach  
Oceanfront**

# **Port Master Plan**

## **Planning Districts**



# Port of San Diego Granted Lands

**34**

miles of waterfront

**2,404**

acres of Port Tidelands

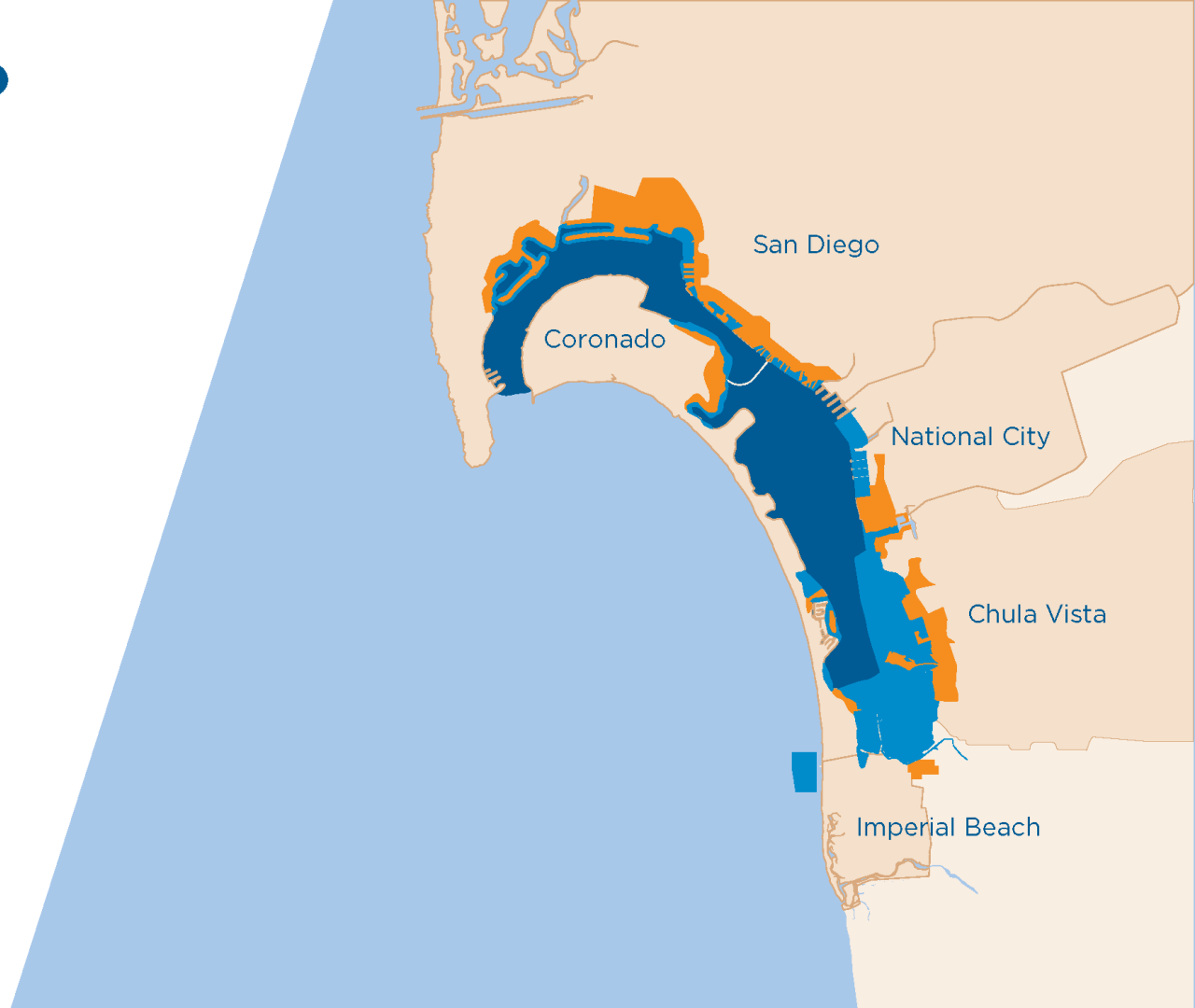
**3,677**

acres of Submerged Tidelands  
prior to January 1, 2020

Approximately

**8,300**

acres of new Submerged Tidelands  
(subject to survey) as of January 1, 2020



# 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, recreation, environmental stewardship, and fisheries



# Port Master Plan



**PORT**of  
**SAN DIEGO**  
Waterfront of Opportunity



# Why do we need a 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

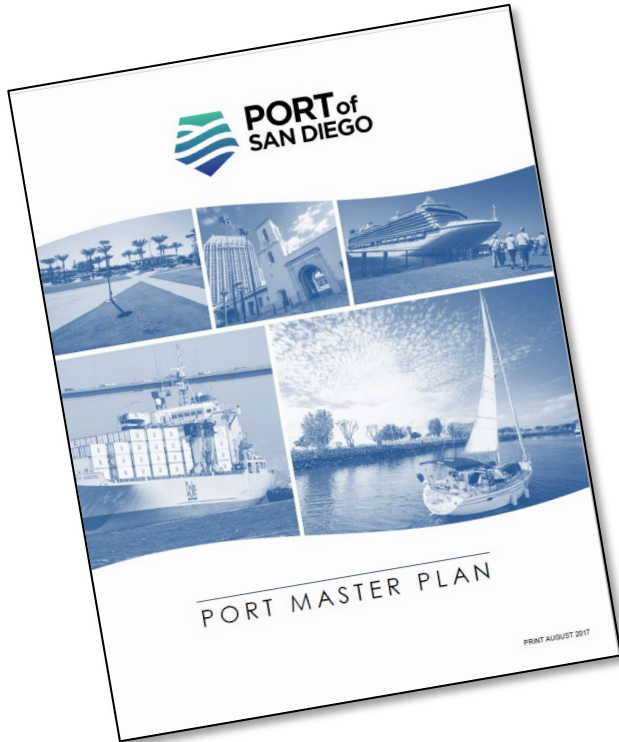
restaurants

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
- 1 of 4 commercial ports in California that is required to have a Port Master Plan
- 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



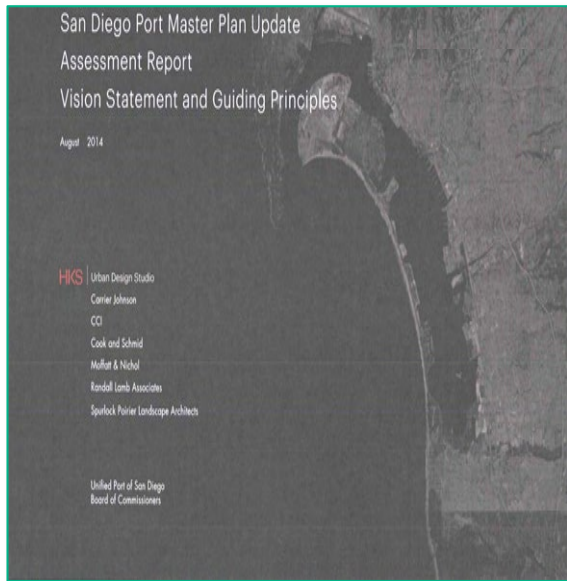


# Port Master Plan Update



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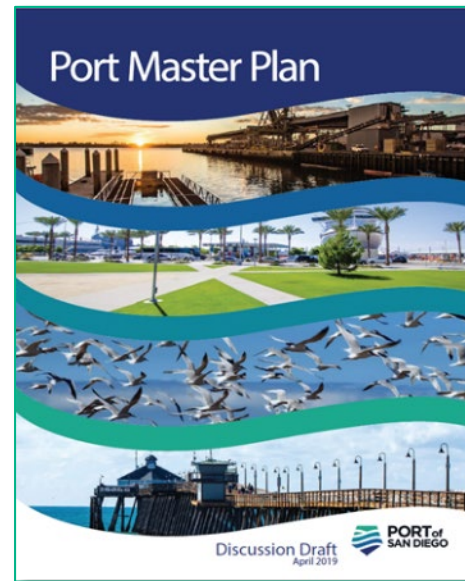
# Port Master Plan Update



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



**Framework Report  
2014-2015**



**Discussion Draft  
2016-2019  
Revised Draft PMPU  
2019-2020**

**VISION  
STATEMENT  
& GUIDING  
PRINCIPLES**

**FRAMEWORK  
REPORT**

**PMPU  
GOALS**

**PMPU  
POLICIES**

**OBJECTIVES**

- Market Ready
- Streamline Permit Process
- Certainty with Flexibility
- Balance Development with Natural Resources while Enhancing Fiscal Sustainability

The Port Master Plan is a long-range planning document that focuses on *policies* not **projects**



PROJECTS



POLICIES

# Port Master Plan Update Discussion Draft



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# 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.





# PMPU Discussion Draft - Contents

1. Background

2. User Guide

3. Elements } Coastal Access

4. Planning Districts

5. Appendices



Ecology



Economics



Environmental Justice



Safety & Resiliency



Mobility



Water & Land Use

# 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

\* This Planning District was not included in the PMPU Discussion Draft



Figure PD4.0 - Tidelands consist of ten planning districts.

# PMPU Discussion Draft

## 90-Day Review Period



**April 30 – July 31, 2019**

- Available:
  - Download on Port website: [www.portofsandiego.org/waterfront-development/integrated-planning-port-master-plan-update](http://www.portofsandiego.org/waterfront-development/integrated-planning-port-master-plan-update)
  - Review hardcopy in Clerks Office
  - Purchase hardcopy from Clerks Office
- Submit written comments to:
  - [PMPU@portofsandiego.org](mailto:PMPU@portofsandiego.org)
  - 3165 Pacific Highway, San Diego, CA 92101

# PMPU Community Discussions



# Comments Letters Received

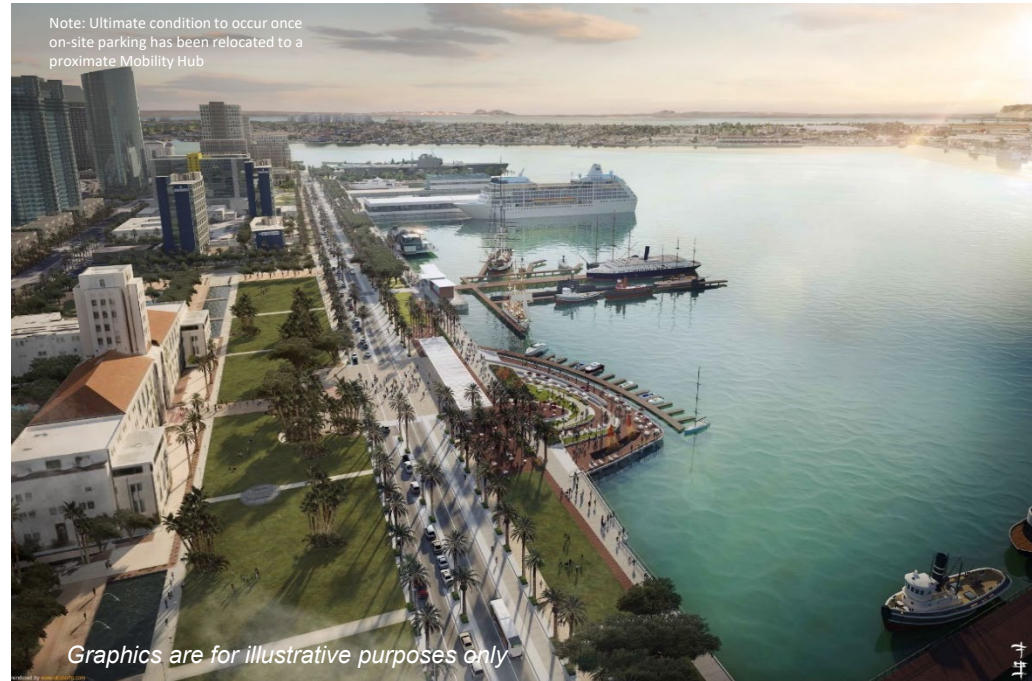
- **11** comment letters from agencies
- **43** comment letters from organizations
- Approx **2,800** comment letters from individuals
- Nearly **3,000** comment letters total
- Almost **4,000** pages total



# What was proposed in the Discussion Draft?

## *North Embarcadero Subdistrict*

- Increase water mobility
- Introduce mobility hubs
- Protect commercial fishing uses
- Reconfigure Harbor Drive with Bayfront Circulator
- Increase public space
- Potential increase in hotel rooms, retail and meeting space
- Convert Navy Pier into a park





# Primary themes heard from residents near North Embarcadero on the Discussion Draft PMPU

- **Development Intensity**

- Opposition to net increase of new hotel rooms at Wyndham and/or 1220 sites
- Requests to prioritize keeping existing development footprints
- Suggestions to position any new building footprints closer and perpendicular to Harbor Drive
- Requests to consider aesthetic impacts to Pacific Highway side of development

- **Heights and View Impacts**

- Overall concern with buildings heights and increased development intensity that may result in impacts to private views from residences
- Requests to specify building height limits in the plan
- Requests to preserve the A Street View Corridor

# Primary themes heard from residents near North Embarcadero on the Discussion Draft PMPU

- **Traffic Congestion**

- Overall concern related to increased traffic congestion as a result of new development
- Concern about reduced travel lanes on Pacific Highway

- **Mobility Hubs**

- Some opposition to any form of structured parking with preference for more park space
- Preference for siting parking away from Embarcadero
- Support for use of Bayfront Circulator to connect to parking in outer areas
- Support for efforts to reduce reliance on single occupancy vehicles, which will also decrease parking demands
- Mixed support for siting a Local Gateway Mobility Hub between Ash and B Streets
- General support for siting a Regional Mobility Hub at the Grape Street parcel
- Overall excitement for increased water-based transit opportunities

# Primary themes heard from residents near North Embarcadero on the Discussion Draft PMPU

- **General Feedback**

- Activating park space and creating linkages to promenade areas is important
- Lighting and safety improvements should be prioritized
- Access to the water should be preserved
- Important to balance tourism and residential uses
- Iconic architecture should be encouraged
- Critical that decision making is data-driven and coordinated with other jurisdictions

# Revised Draft PMPU

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# Proposed Subdistrict Revisions



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# Existing Conditions





# Existing Conditions – Building Height



- Existing Residential - 450'
- Lane Field - 185' (north) & 210' (south)
- Wyndham – 170' & 60'

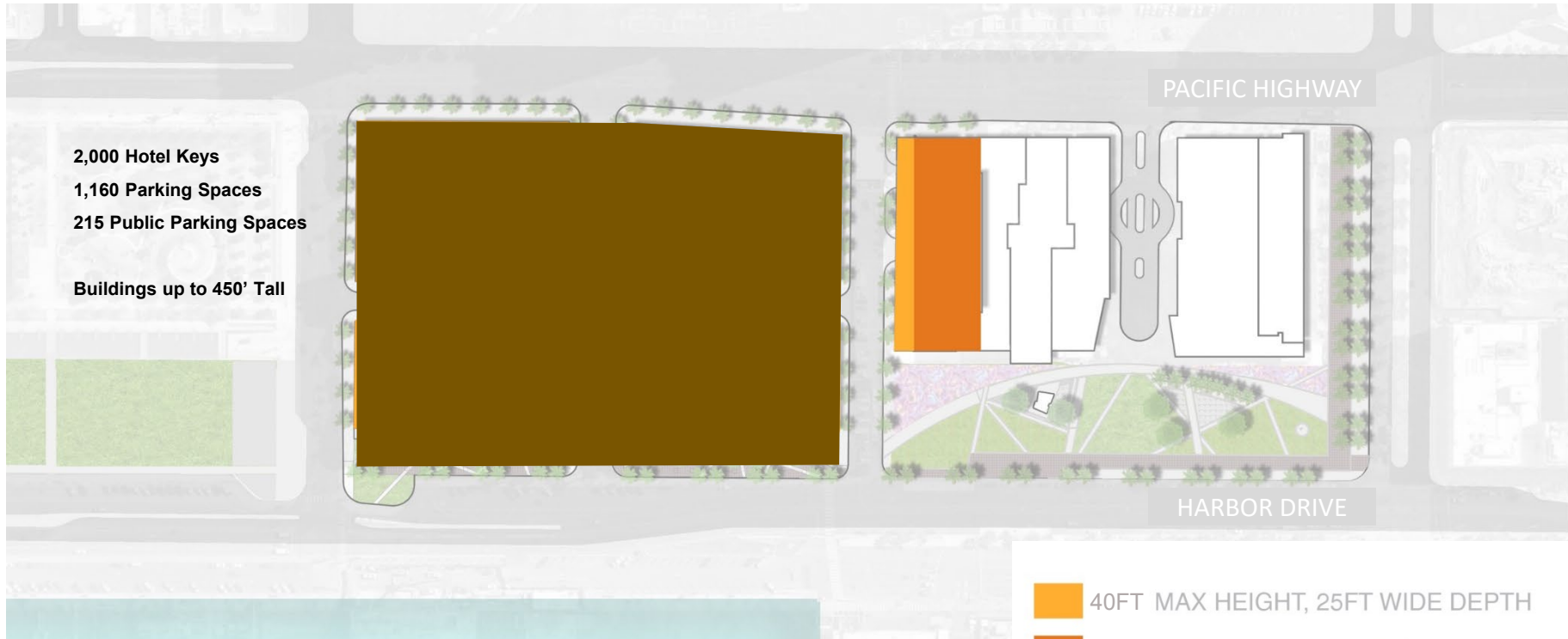





# Existing Conditions – Uses



- Lane Field - 800 hotel Keys
- Wyndham – 600 hotel Keys

# Discussion Draft Version – Building Step back and Setback Requirements



-  40FT MAX HEIGHT, 25FT WIDE DEPTH
-  160FT MAX HEIGHT,
-  MATCH ADJACENT (UP TO 450')

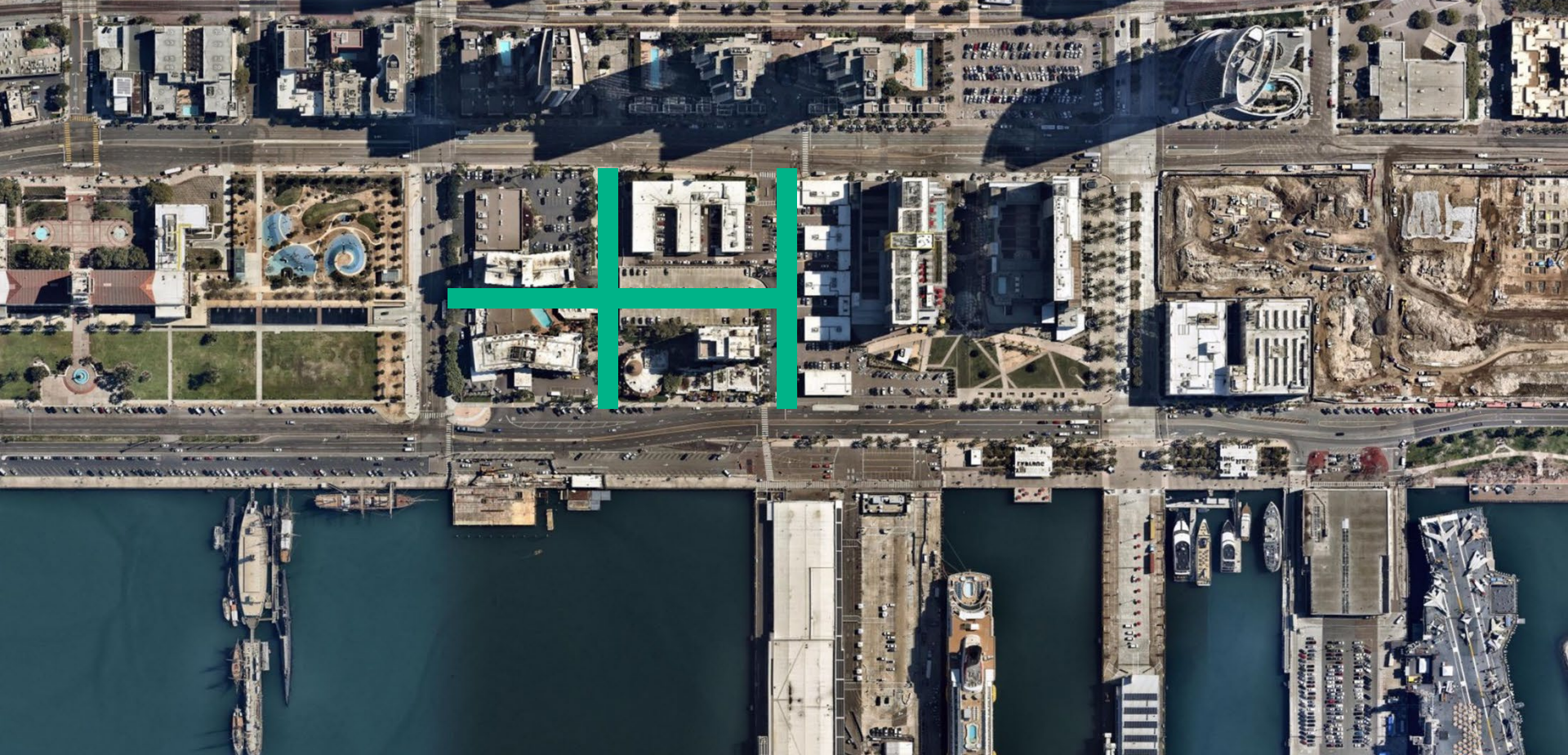


# Protect and Enhance View Corridors





# Reconnect the City Grid



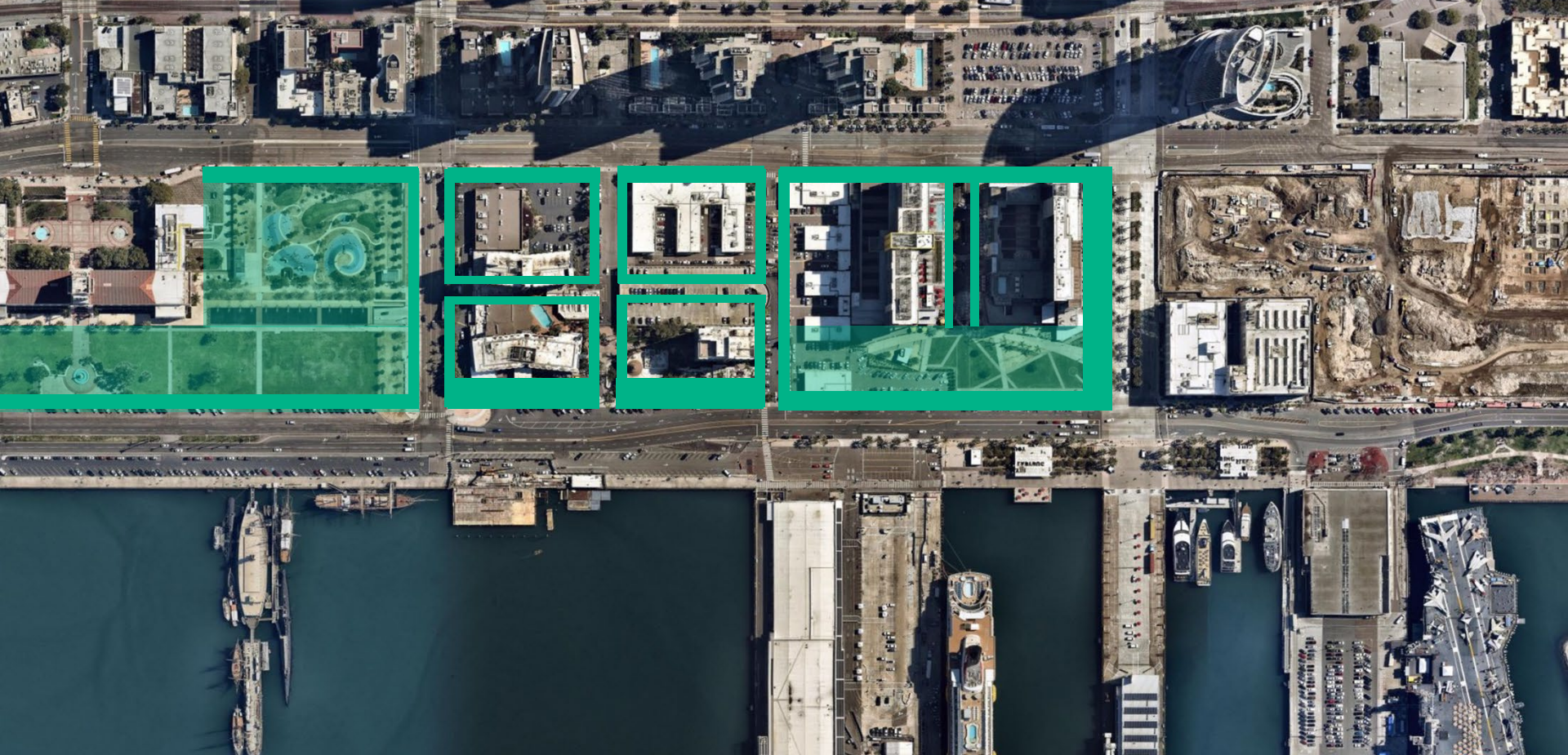


# Setback Development to Connect the Parks



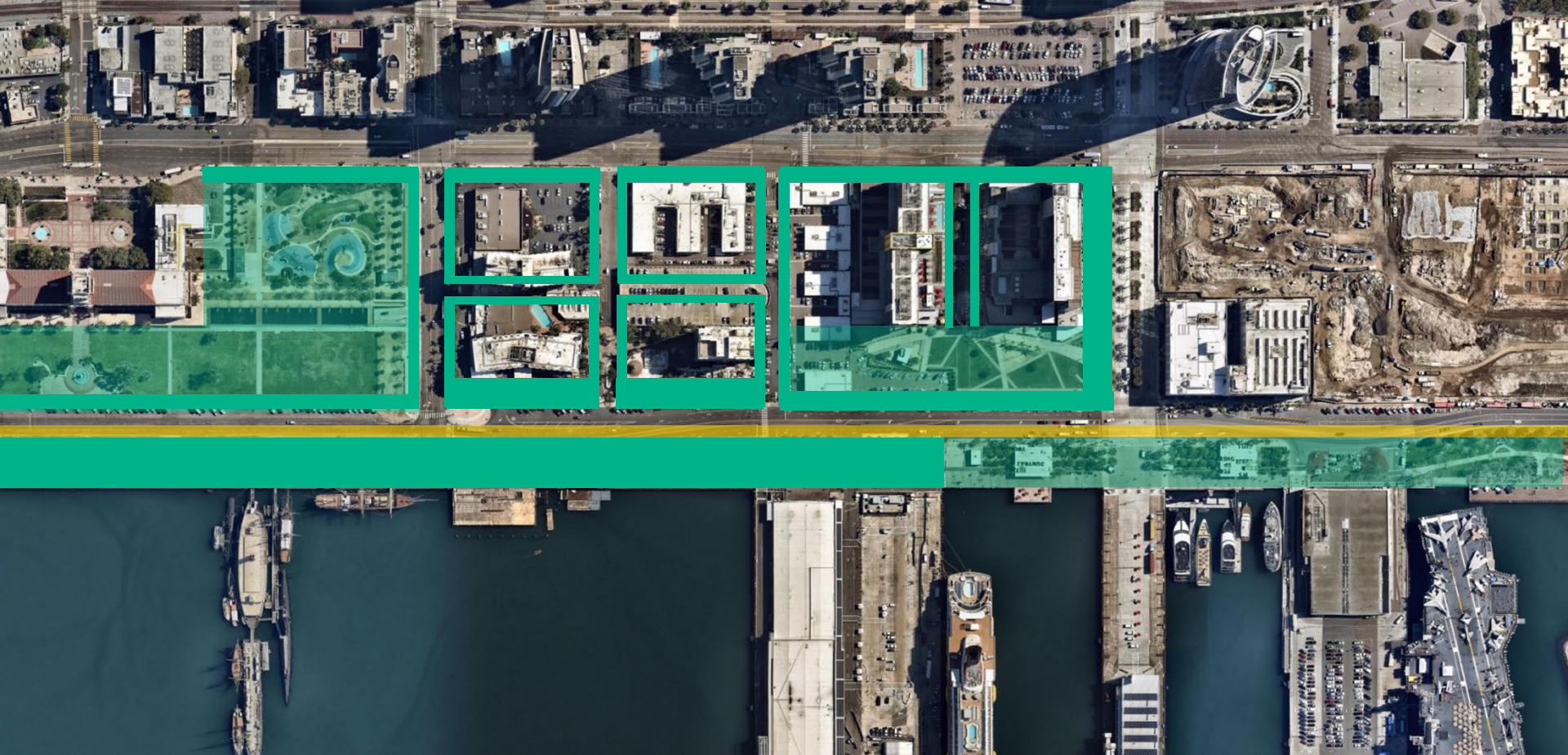


# Enhance the Pedestrian Experience

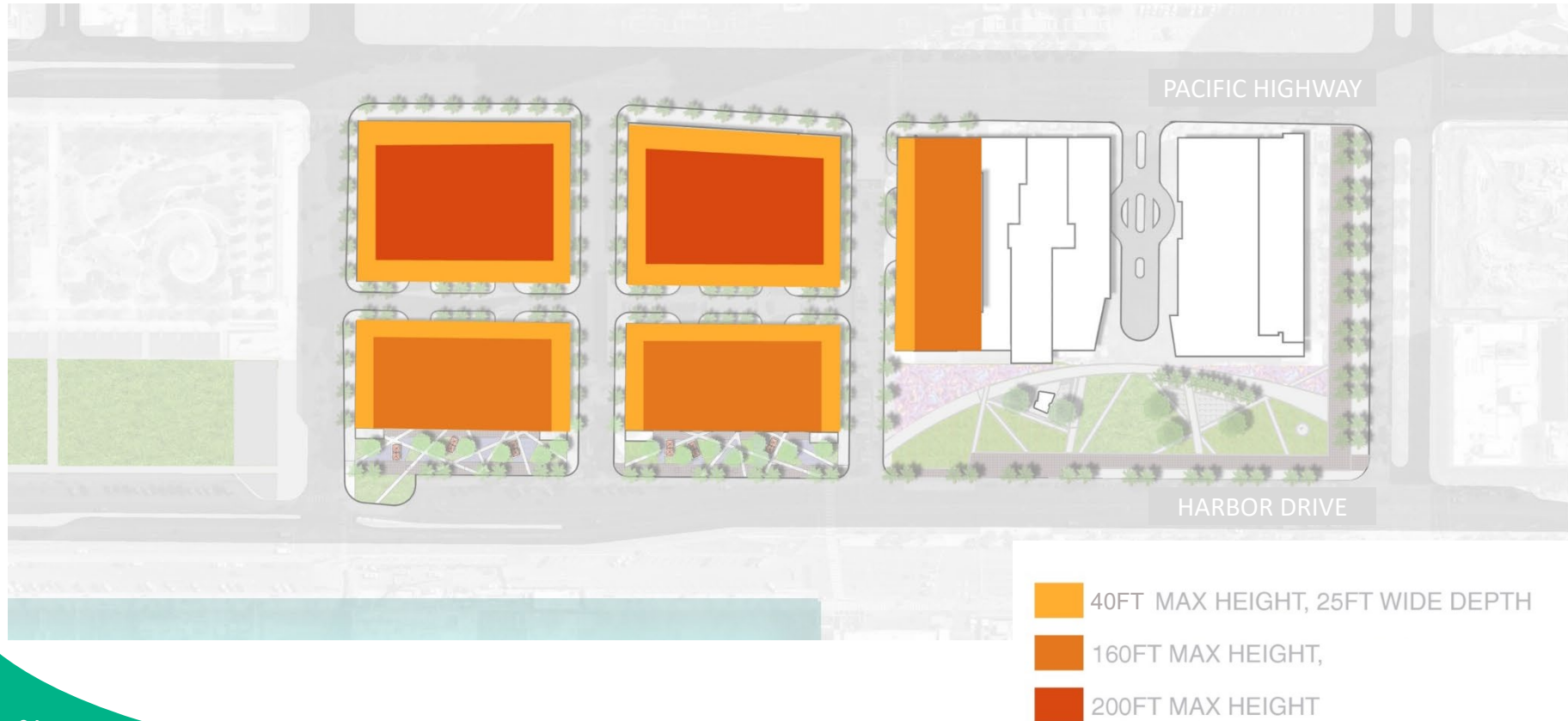




# Enhance the Pedestrian Experience



# Building Step back and Setback Requirements

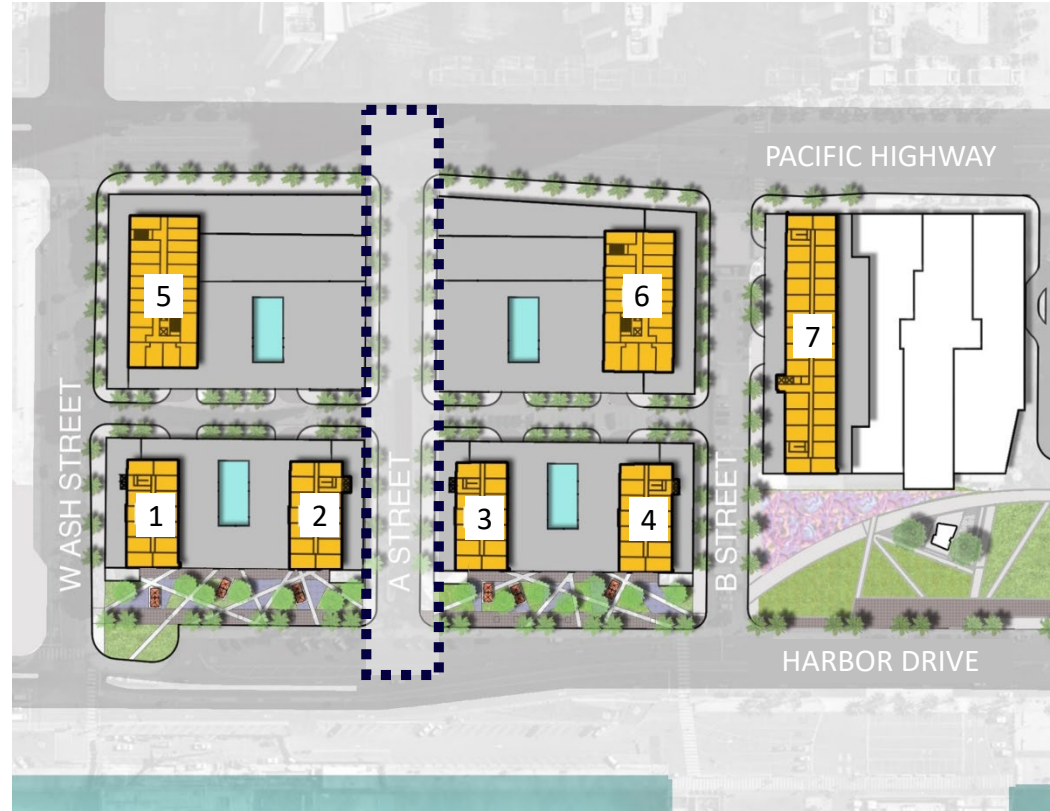
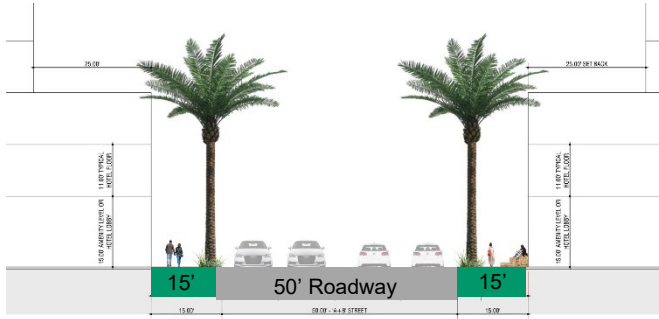




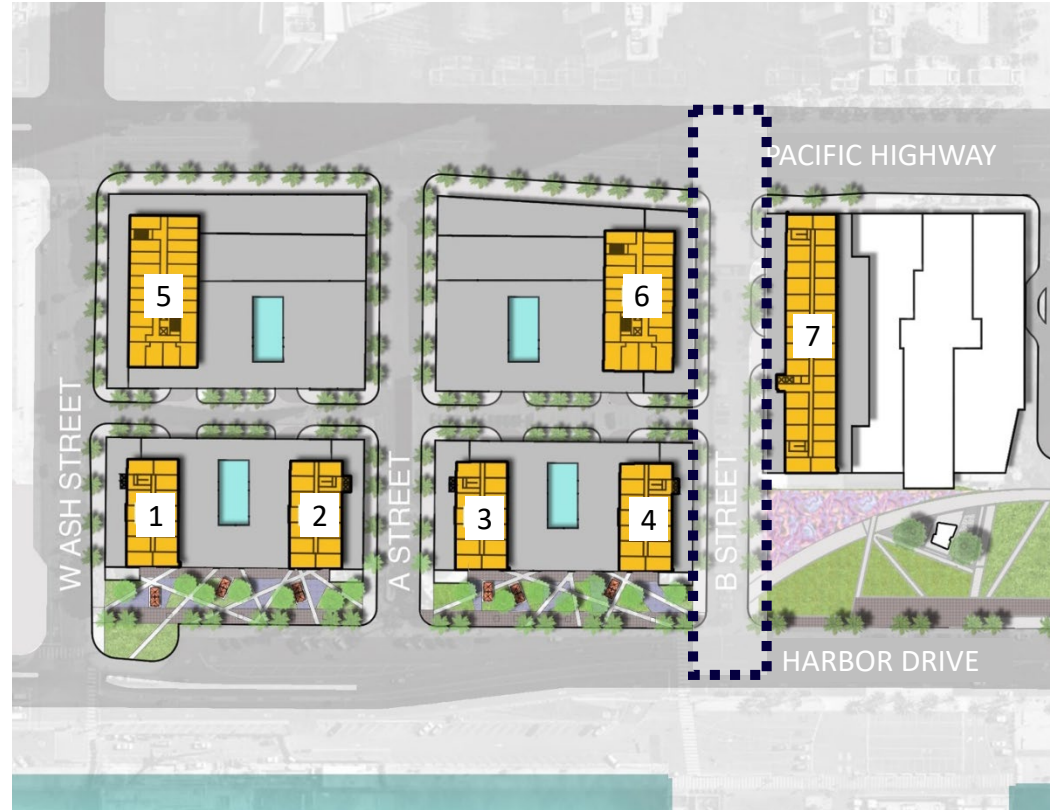
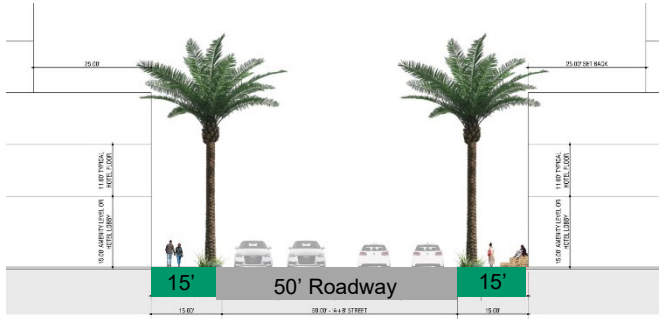
# Development Intensity



# A Street View Corridor

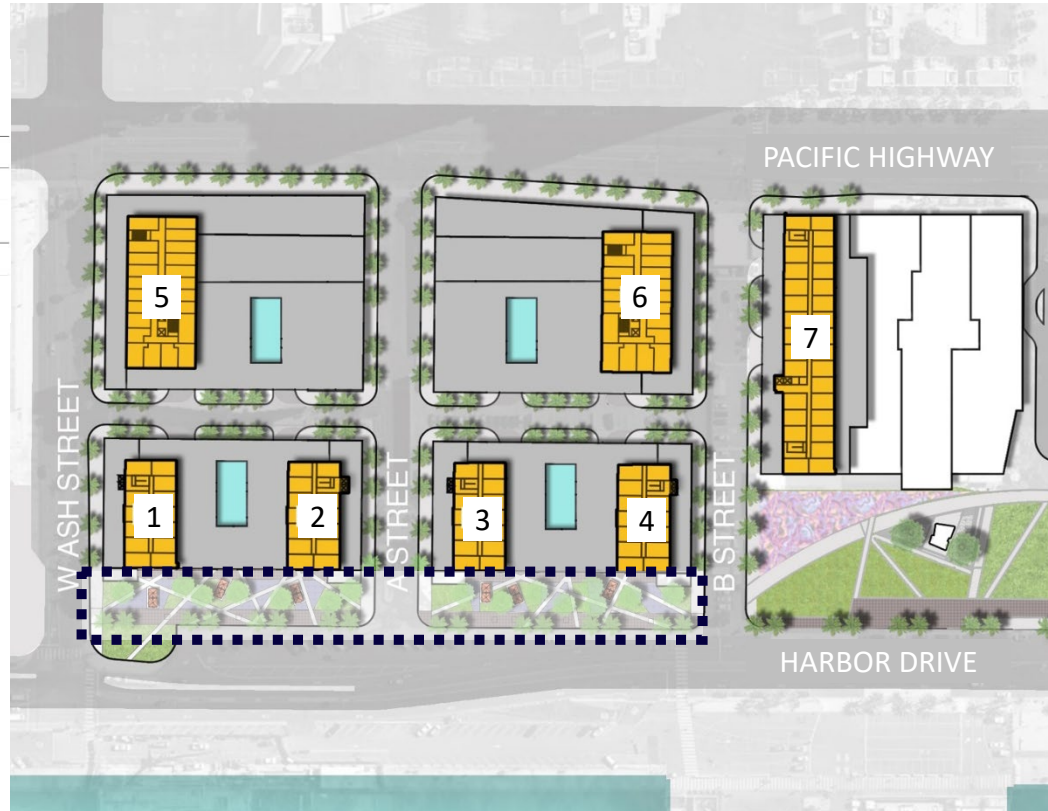
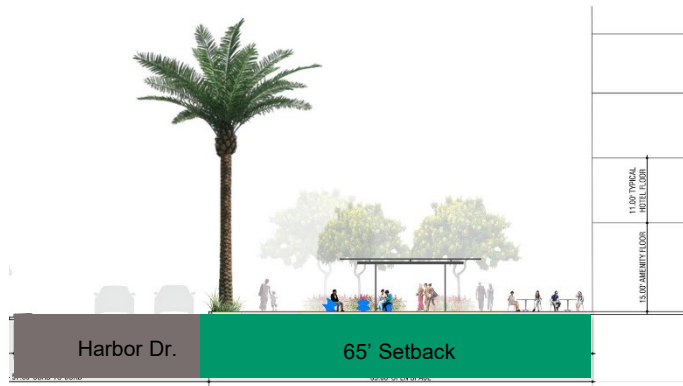
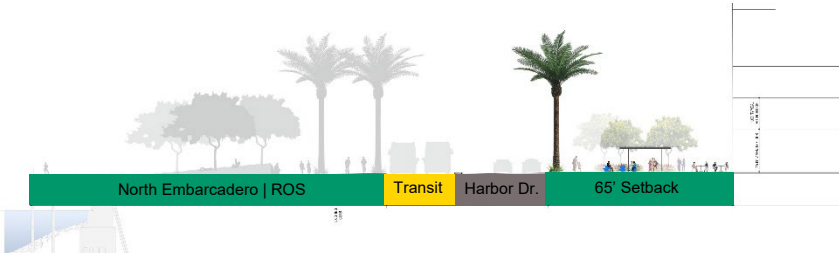


# B Street View Corridor



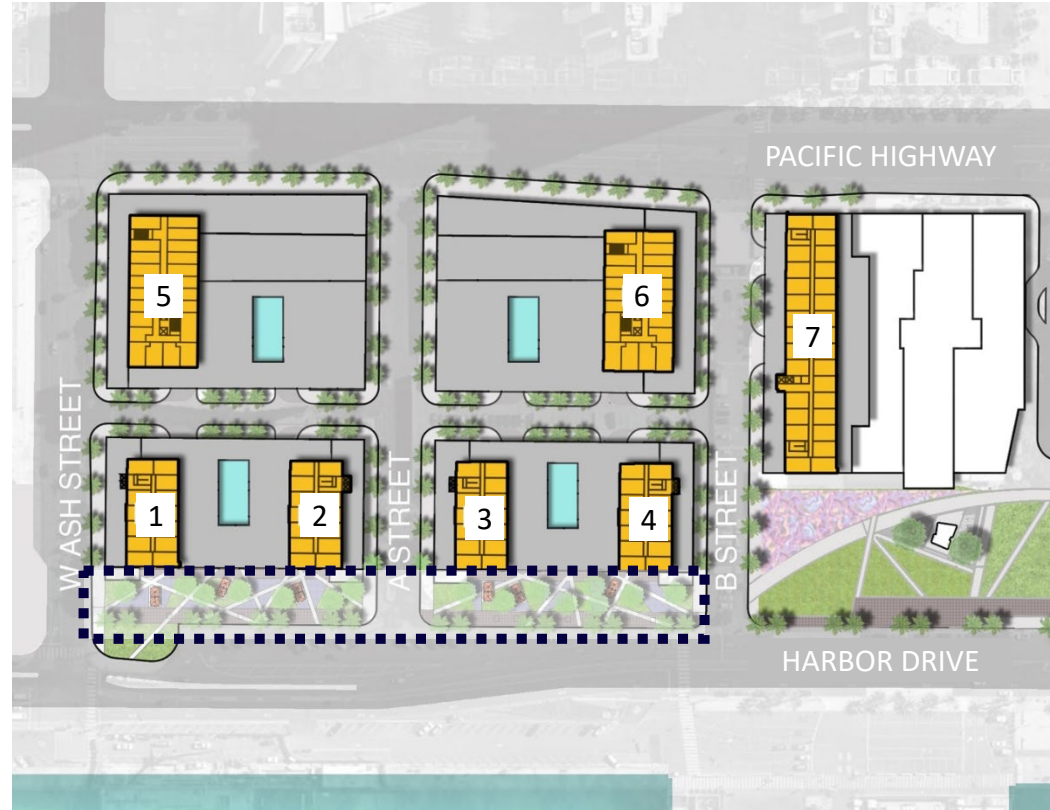
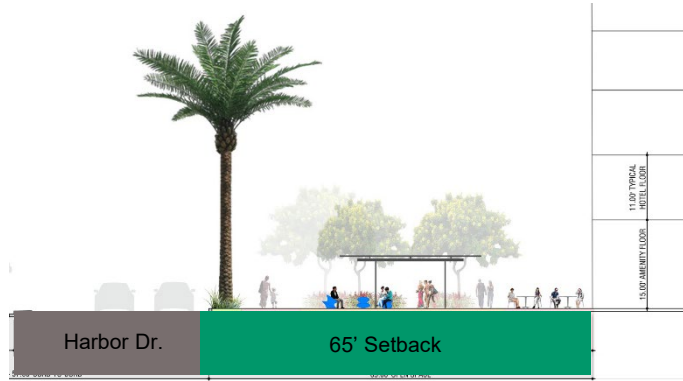


# Harbor Drive Open Space Setback 65'

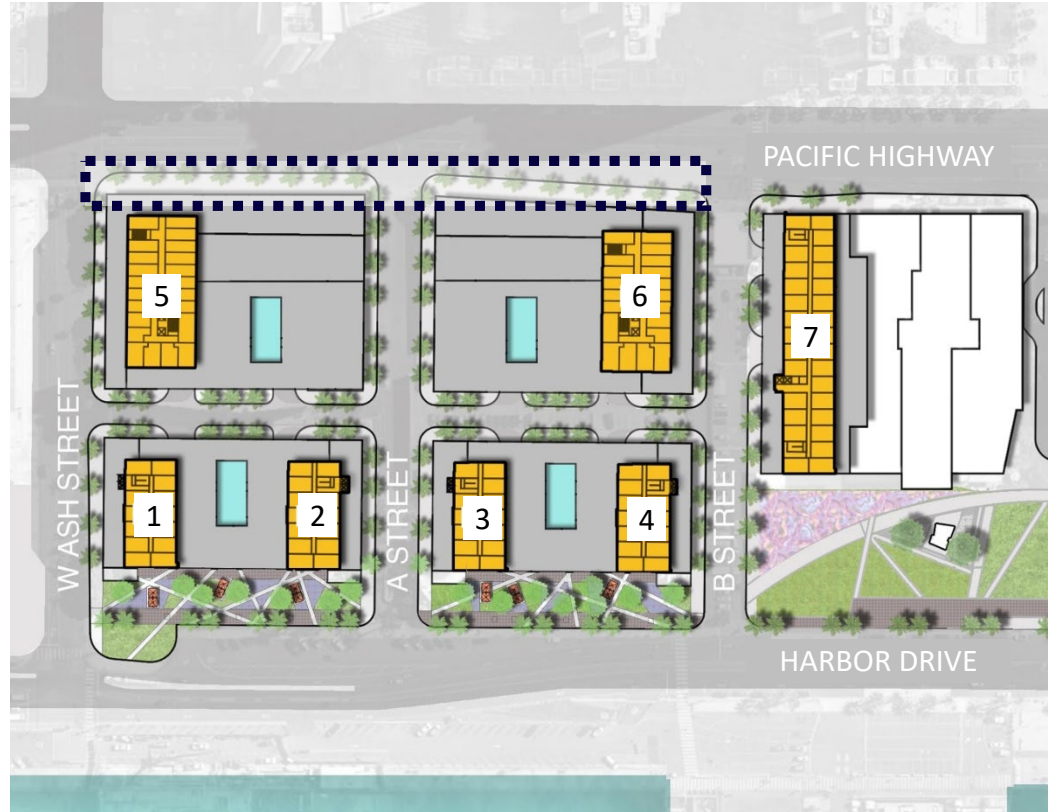




# Harbor Drive Open Space Setback 65'



# Pacific Highway Setback 25'





Note: Ultimate condition to occur  
once on-site parking has been  
relocated to a proximate Mobility Hub



Graphics are for illustrative purposes only

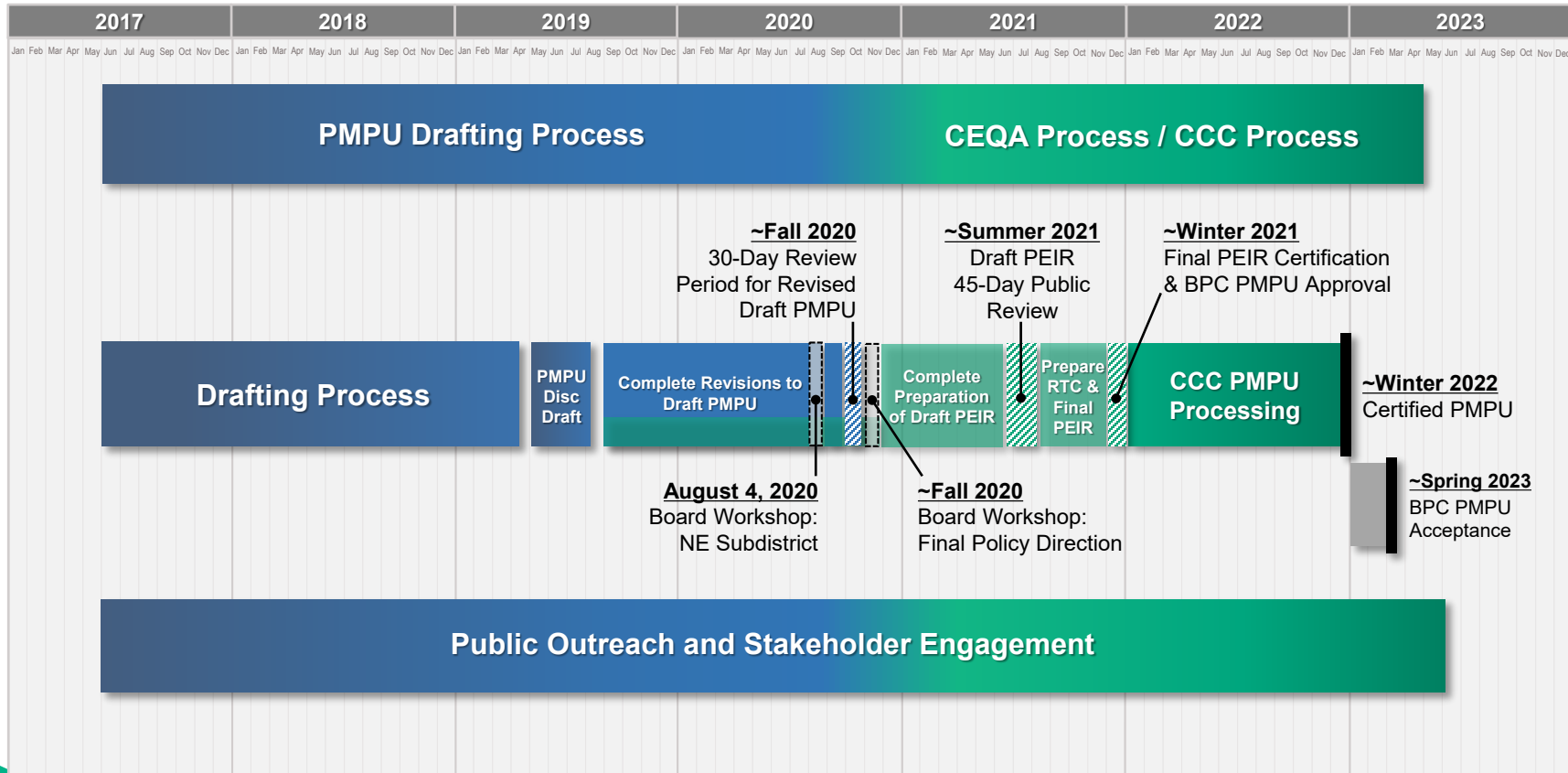
# Port Master Plan Update

## Next Steps



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# Integrated Planning: Port Master Plan Update Timeline





# Stay Informed!

- Click “Sign Up” at Port home page: [www.portofsandiego.org](http://www.portofsandiego.org)
- Check “*Integrated Planning/Port Master Plan Update*” box on form



- View the **August 4, 2020** PMPU Board Workshop Agenda Materials:
  - Download on Port website:  
<https://portofsandiego.legistar.com/Calendar.aspx>
- To submit public comments (voicemail, live or written), please follow instructions posted on the agenda.