

Agenda Item No. 1
File No. 2019-0058

Integrated Planning Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE
PORT MASTER PLAN UPDATE:

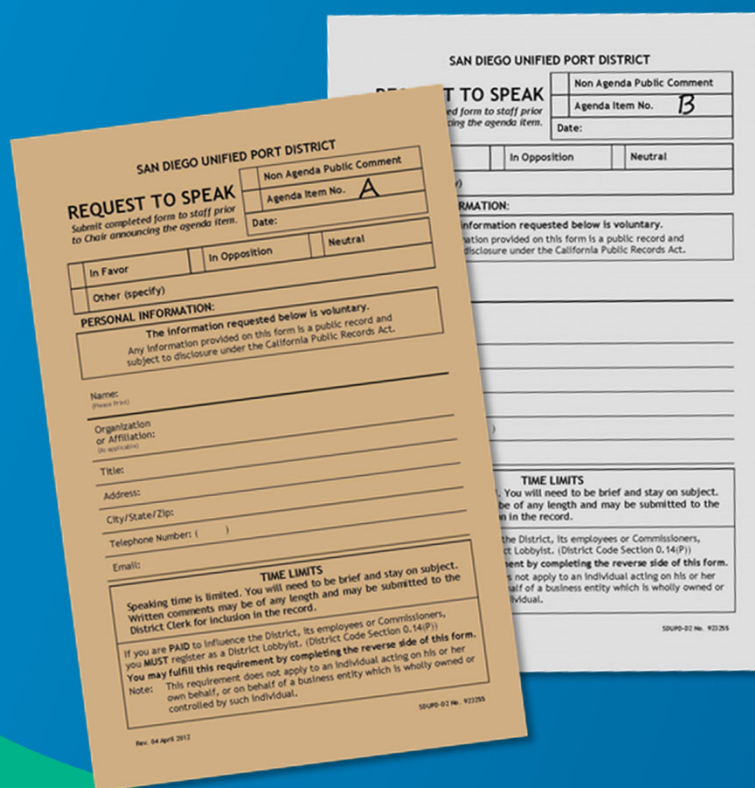
- A. EMBARCADERO PLANNING DISTRICT PUBLIC
OUTREACH RESULTS**
- B. FOLLOW-UP DRAFT POLICY CONCEPTS
SPECIFIC TO COMMERCIAL FISHING**



Board of Port Commissioners

February 12, 2019

TODAY'S WORKSHOP:



SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment
Agenda Item No. **A**
Date: _____

☐ In Favor ☐ In Opposition ☐ Neutral
Other (specify): _____

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
(Please Print)
Organization or Affiliation: _____
(If applicable)
Title: _____
Address: _____
City/State/Zip: _____
Telephone Number: () _____
Email: _____

TIME LIMITS
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Note: This requirement does not apply to an individual acting on his or her own behalf, or on behalf of a business entity which is wholly owned or controlled by such individual.

SDUPD-02 Rev. 04 April 2012

Workshop Introduction

A) Embarcadero Public Outreach Results

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

B) Follow-up Draft Policy Concepts Specific to Commercial Fishing

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

Conclusions and Next Steps

TODAY'S WORKSHOP:

Workshop Introduction

A. Embarcadero Public Outreach Results

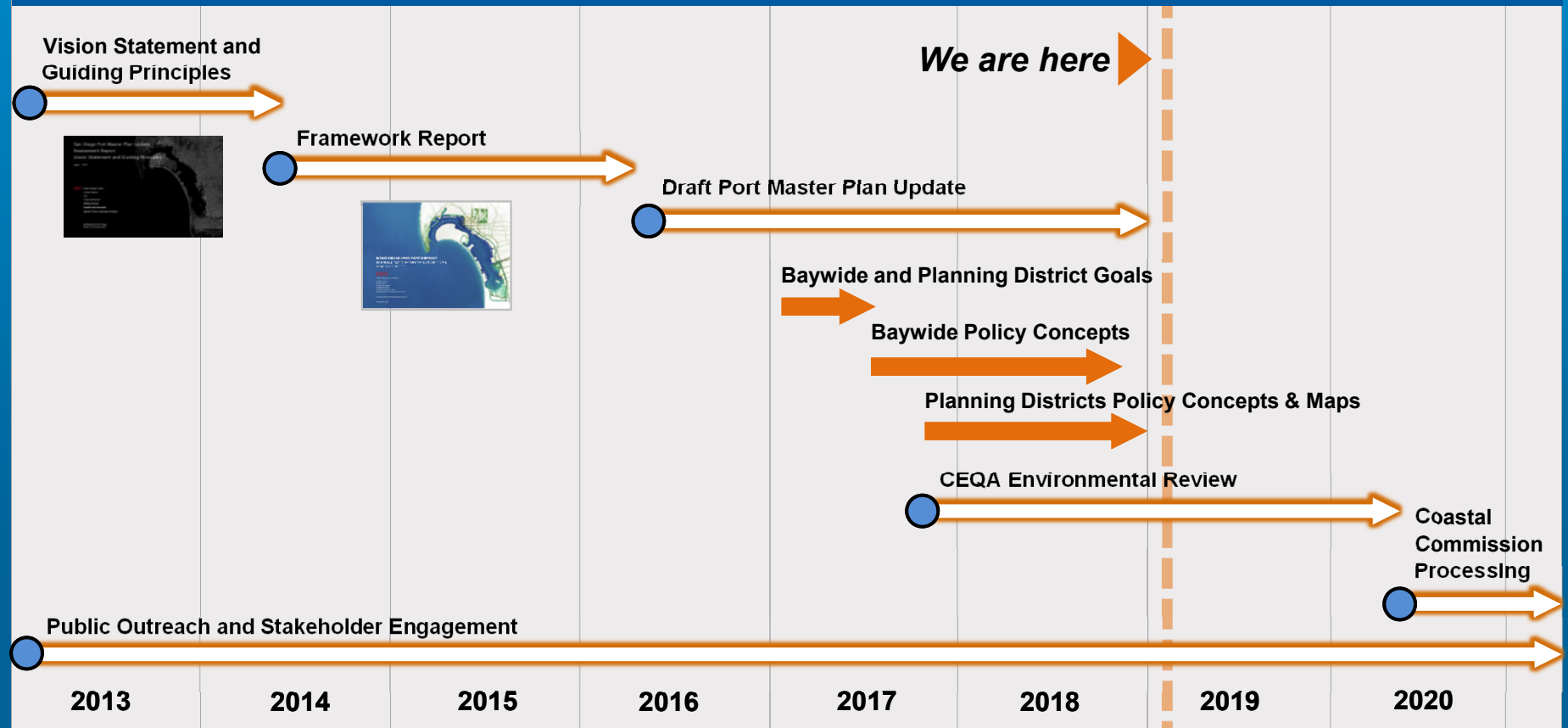
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Conclusions and Next Steps

INTEGRATED PLANNING PROCESS



12/17/2018

**VISION
STATEMENT
& GUIDING
PRINCIPLES**

**FRAMEWORK
REPORT**

**PMPU
GOALS**

**PMPU
POLICY
CONCEPTS**

OBJECTIVES

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

Port Master Plan Update: Document Contents

1. Introduction

2. – 7. Elements

8. Planning Districts 1-10

9. Definitions/Glossary

Cross-Connecting Themes

- 2. Land and Water Use
- 3. Mobility
- 4. Coastal Access & Recreation
- 5. Natural Resources
- 6. Resiliency and Safety
- 7. Economic Development
- ❖ Environmental Justice

Port Master Plan Update:

Document Contents

1. Introduction

2. – 7. Elements

8. Planning Districts 1-10

9. Definitions/Glossary

1. Shelter Island
2. Harbor Island
3. Embarcadero
4. Working Waterfront
5. National City Bayfront
6. Chula Vista Bayfront
7. South Bay
8. Imperial Beach Oceanfront
9. Silver Strand
10. Coronado Bayfront



PROJECTS



POLICIES



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Port Planning Districts

Planning District 3: Embarcadero

Planning District 3 – Embarcadero

Current State

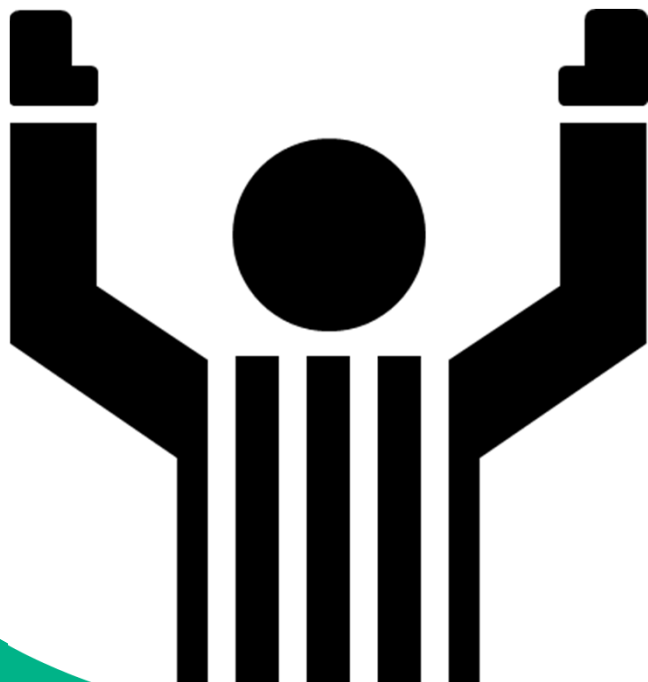
- Over three miles of waterfront lined with an assortment of commercial, visitor-serving, recreational, and even industrial uses
- Conveniently located south of the San Diego International Airport and close to Downtown San Diego
- Close proximity to regional roadways and freeways
- Linear public access areas with shoreline path and play areas
- Panoramic scenic vistas of San Diego Bay and city lights

Future State

- A 'front door' to San Diego welcoming travelers arriving by sea, land, or air
- A vibrant, waterfront experience with broad mix of coastal-dependent uses and activities showcasing and celebrating San Diego's diverse waterfront
- Home of the Next Great Waterfront Street
- An active entertainment, recreation, and hospitality destination that is a highlight along the Green Necklace and picturesque San Diego Bay

GOALS

Planning District 3



- A “front door” to San Diego for travelers arriving by sea, land, or air, offering a vibrant mix of visitor-serving commercial and recreational activities, and internationally-recognized attractions that showcase and celebrate the history of San Diego’s waterfront
- Celebrated water areas that support historic ship, ferry and excursion vessel, recreational vessel, and commercial fishing berthing, and that preserve deep-water dependent cruise ship berthing
- An active experience that provides people meaningful waterfront gathering places and access to a broad mix of land and water-based entertainment, recreation, hospitality, and visitor destinations

BPC Workshop: May 25, 2017

Public Outreach – Embarcadero Planning District



Public Outreach – Embarcadero Planning District

Engagement Strategy

- Multiple touch points, with different engagement techniques
- Engagement included questions related to the entire Embarcadero Planning District, as well as specific questions for the North and Central Embarcadero sub-districts

1. Online Survey

- Survey was open from December 13th through January 31st
- 3,330 participants

2. Public Open House

- Hosted an open house at the Port building
- Over 70 participants attended

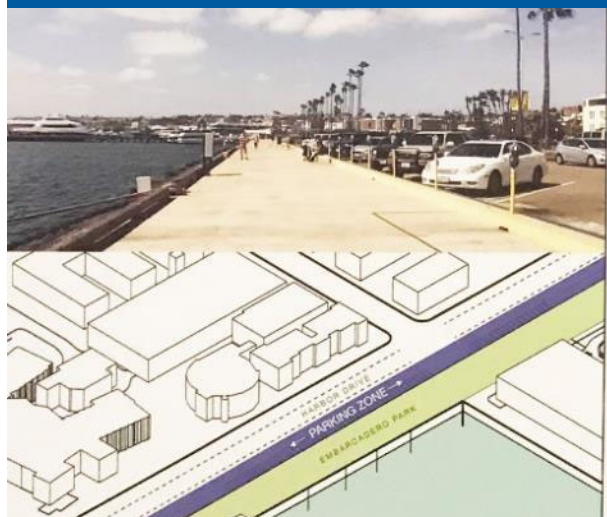
PLANNING DISTRICT 3 - EMBARCADERO



Public Outreach – Embarcadero Planning District

Thinking about how best to balance the availability of parking and park space on the Embarcadero, which of the following is closest to your opinion?

I prefer parking right next to my destination, even if it means less park space.



I'm willing to walk 5 to 10 minutes from my parking space in order to allow for more park space.



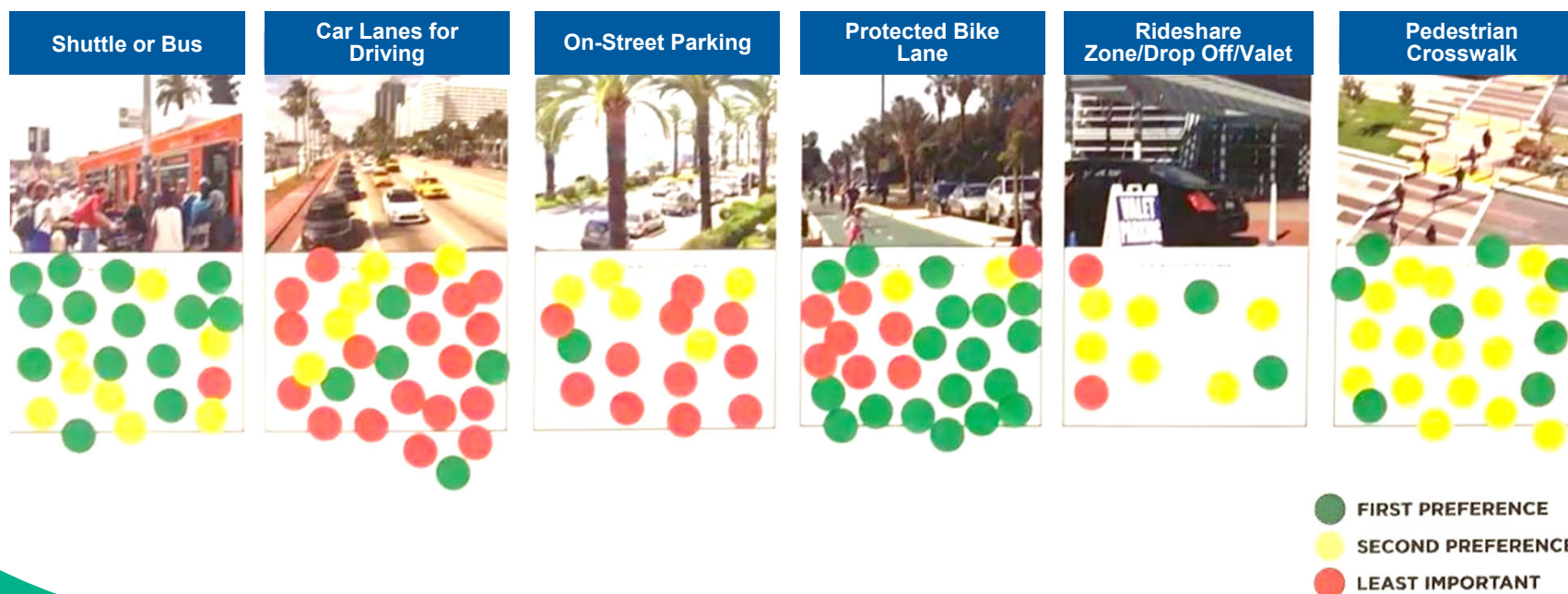
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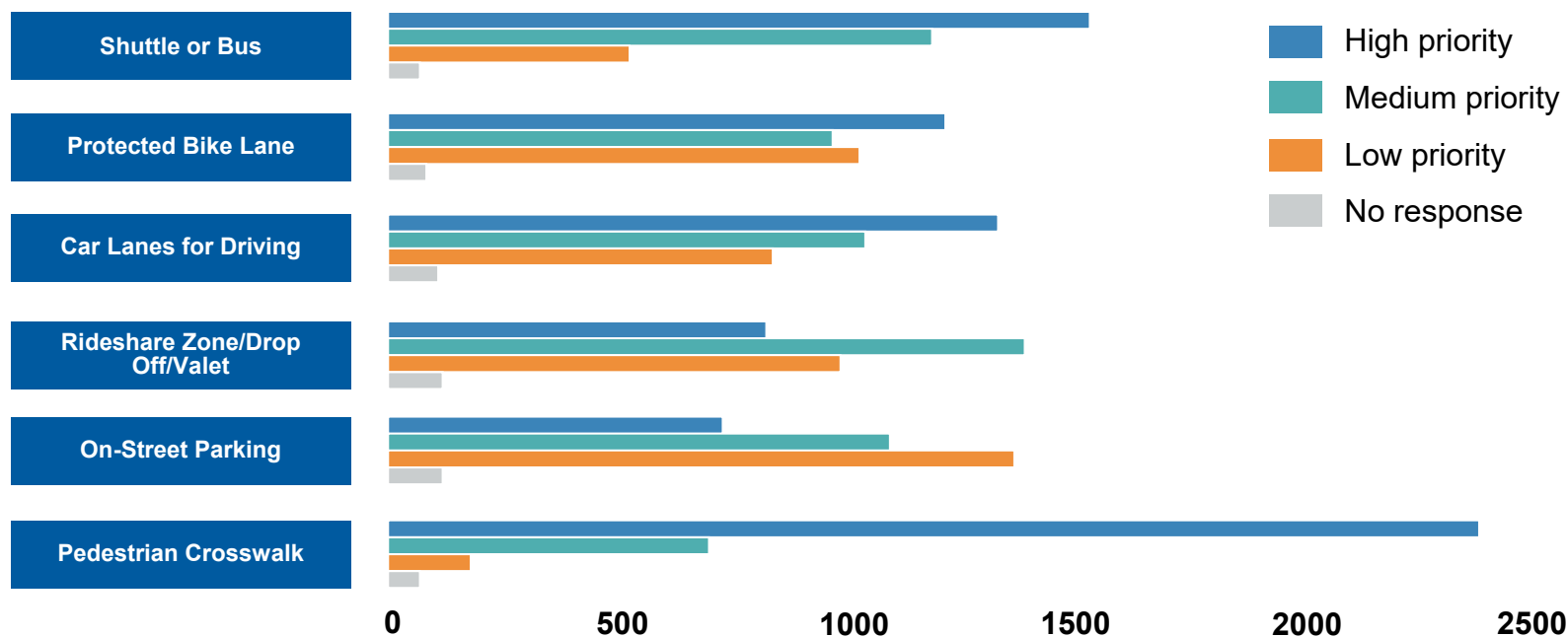
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With limited space along Harbor Drive, how should we prioritize various forms of transportation and supporting amenities?



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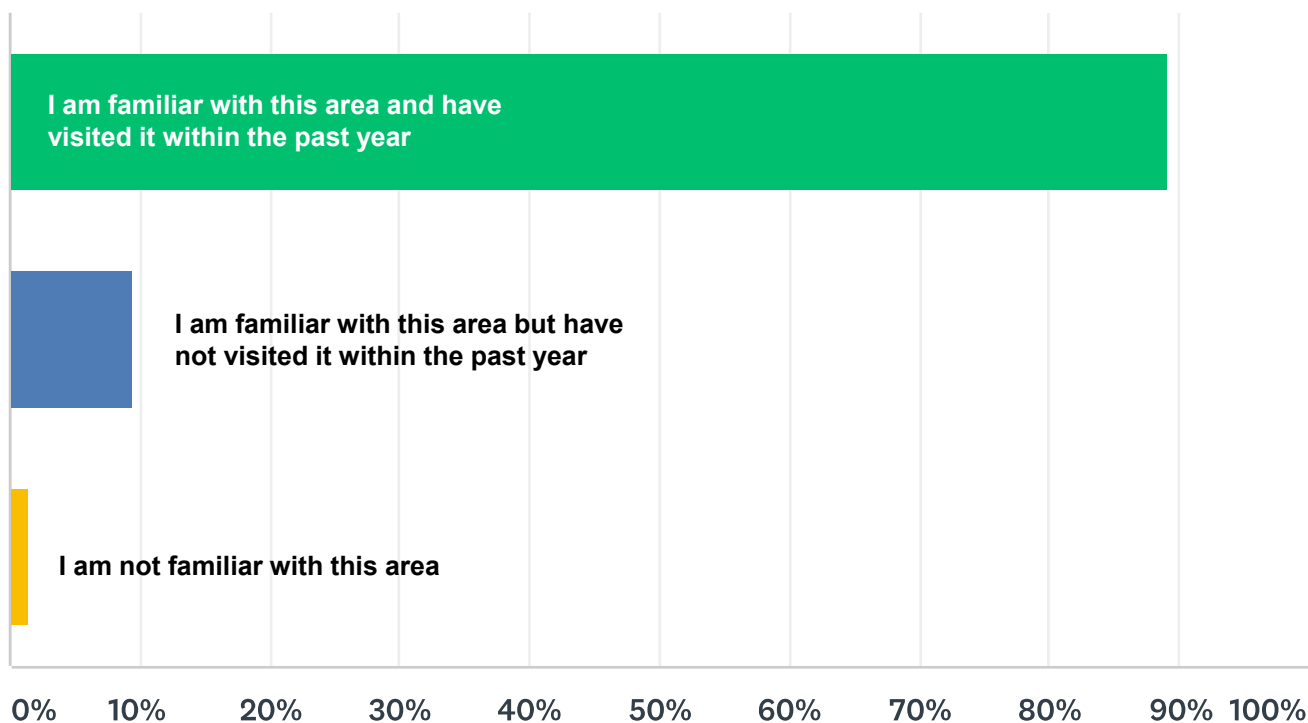


PLANNING DISTRICT 3 - EMBARCADERO



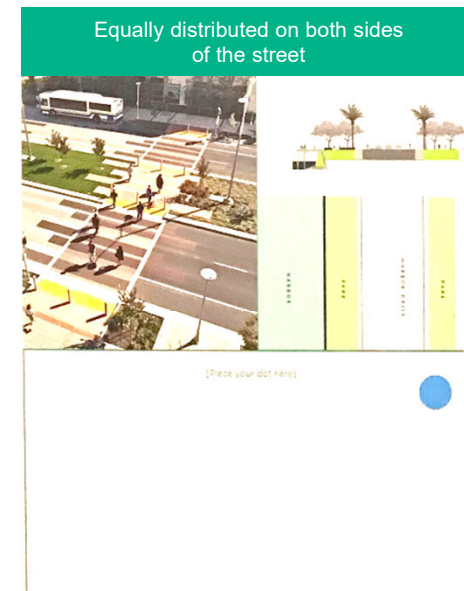
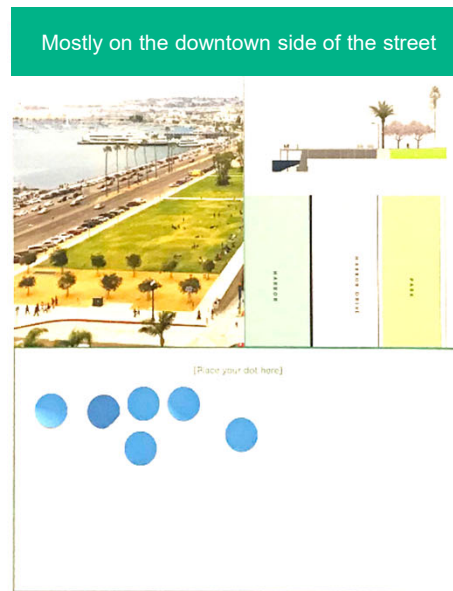
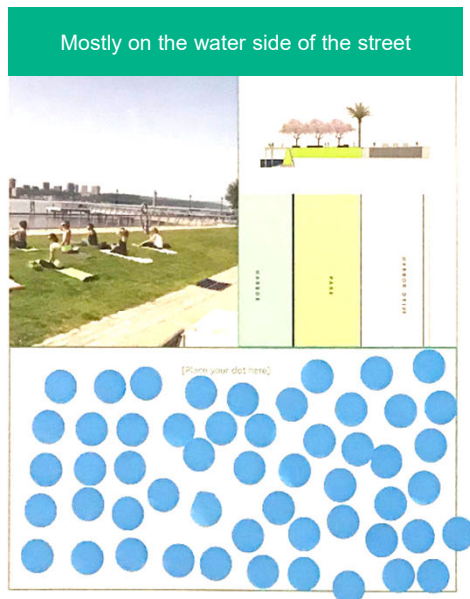
Public Outreach – North Embarcadero Sub-District

Which of these statements best describes your familiarity with the North Embarcadero?



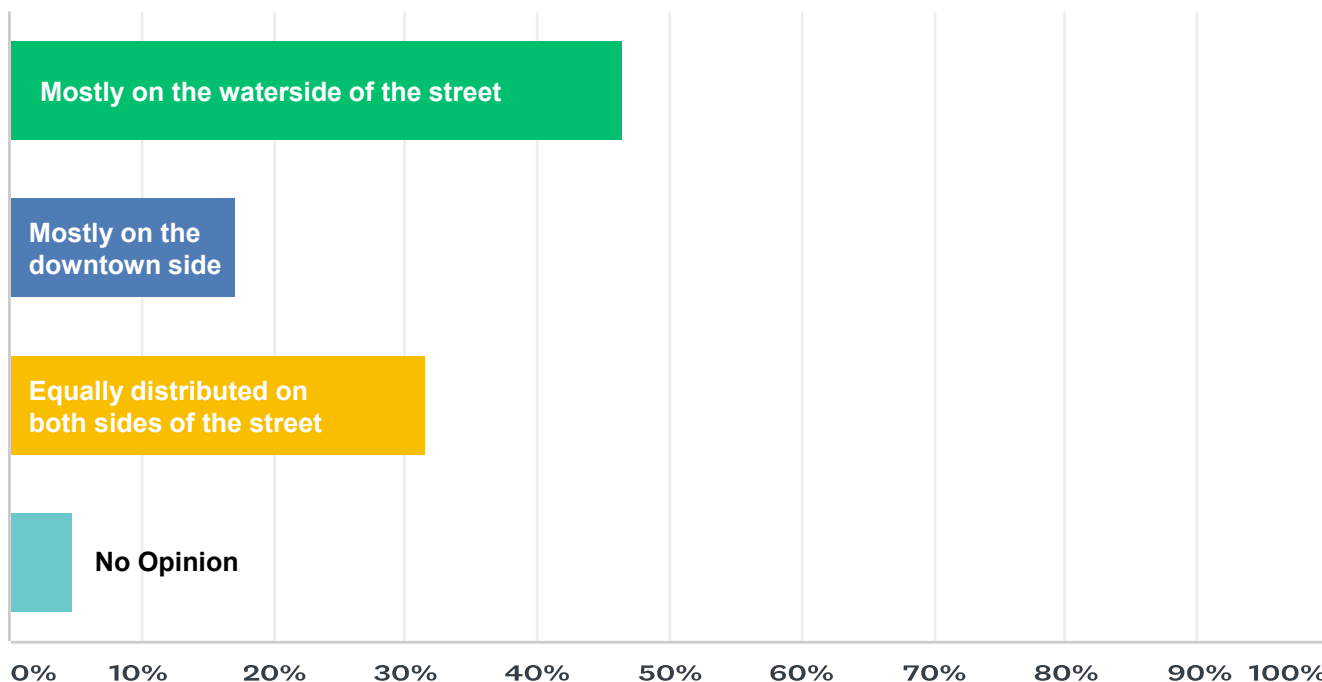
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In the North Embarcadero Harbor Drive runs along the waterfront. In your opinion where should public space such as parks and plazas be located?



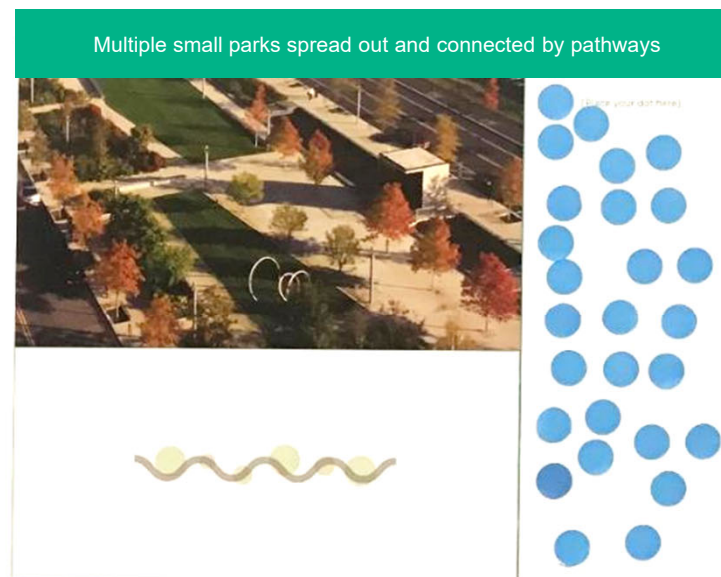
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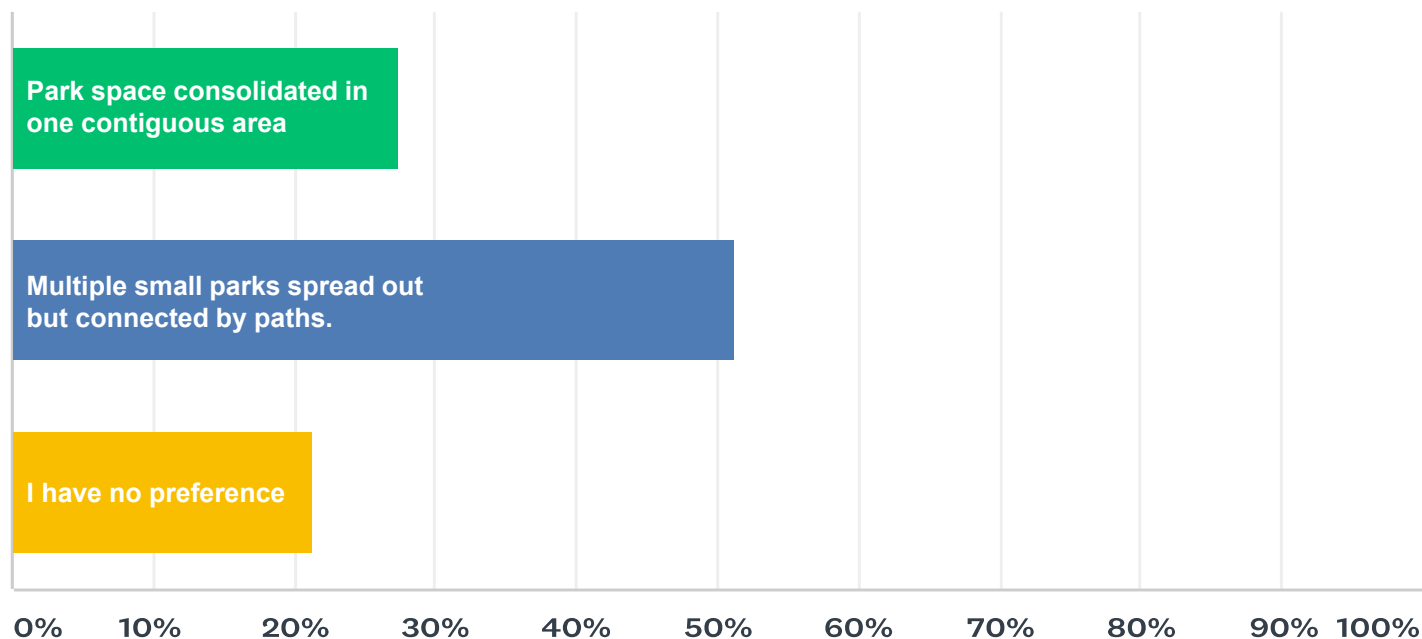
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Thinking about the North Embarcadero area, which option for park space configuration do you prefer?



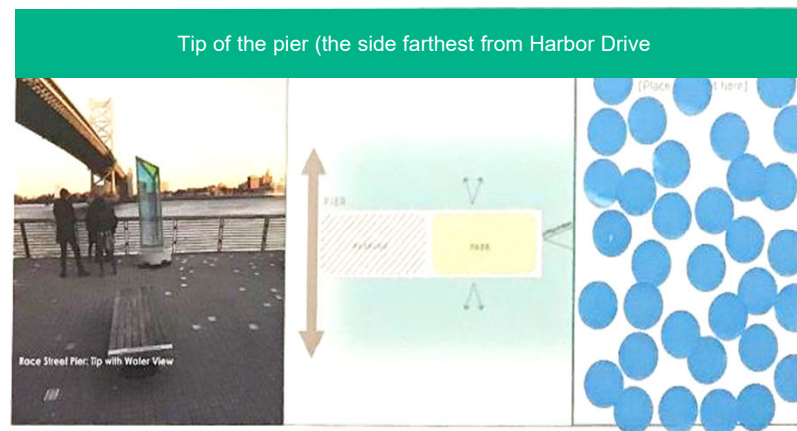
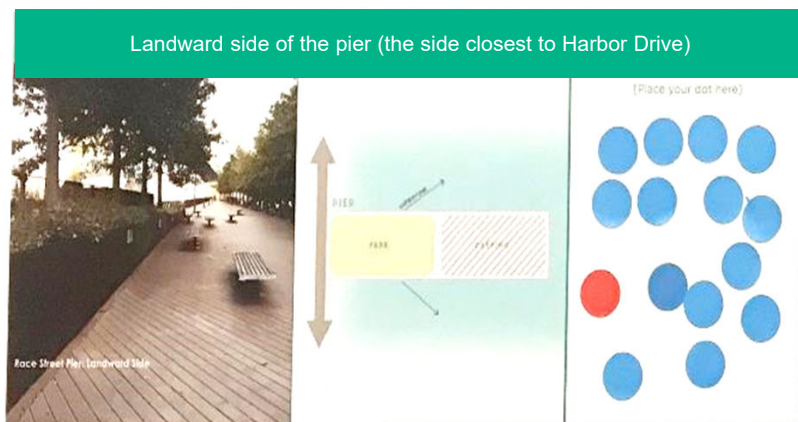
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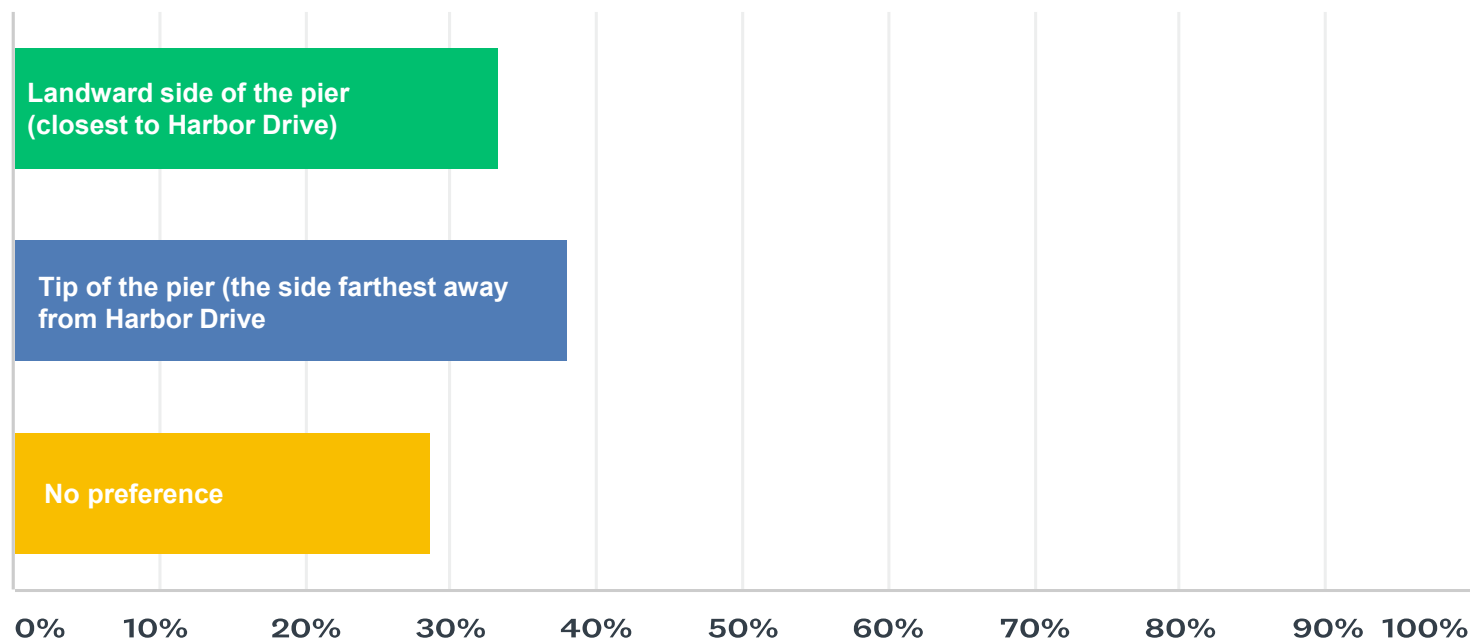
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Thinking about a future park on a pier, which of the following locations would you prefer for the park?



Public Outreach – North Embarcadero Sub-District

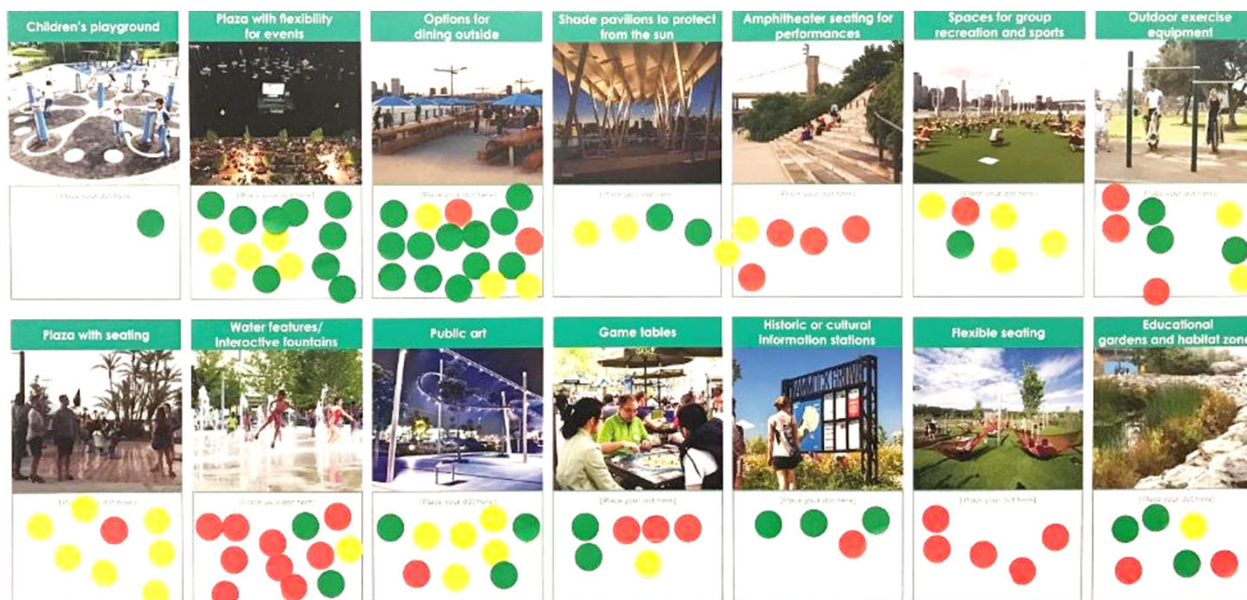
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Public Outreach – North Embarcadero Sub-District

Because there is limited space on the North Embarcadero, the Port will need to prioritize among a variety of facilities and amenities that could be available.

- FIRST PREFERENCE
- SECOND PREFERENCE
- LEAST IMPORTANT

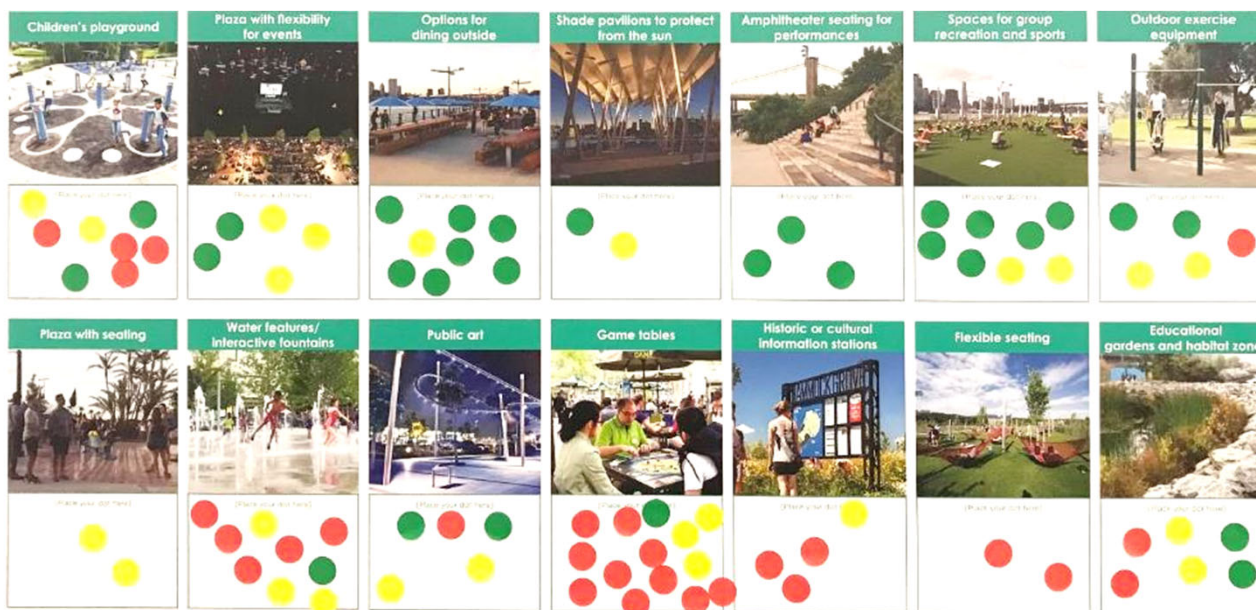


Board 1 of 2

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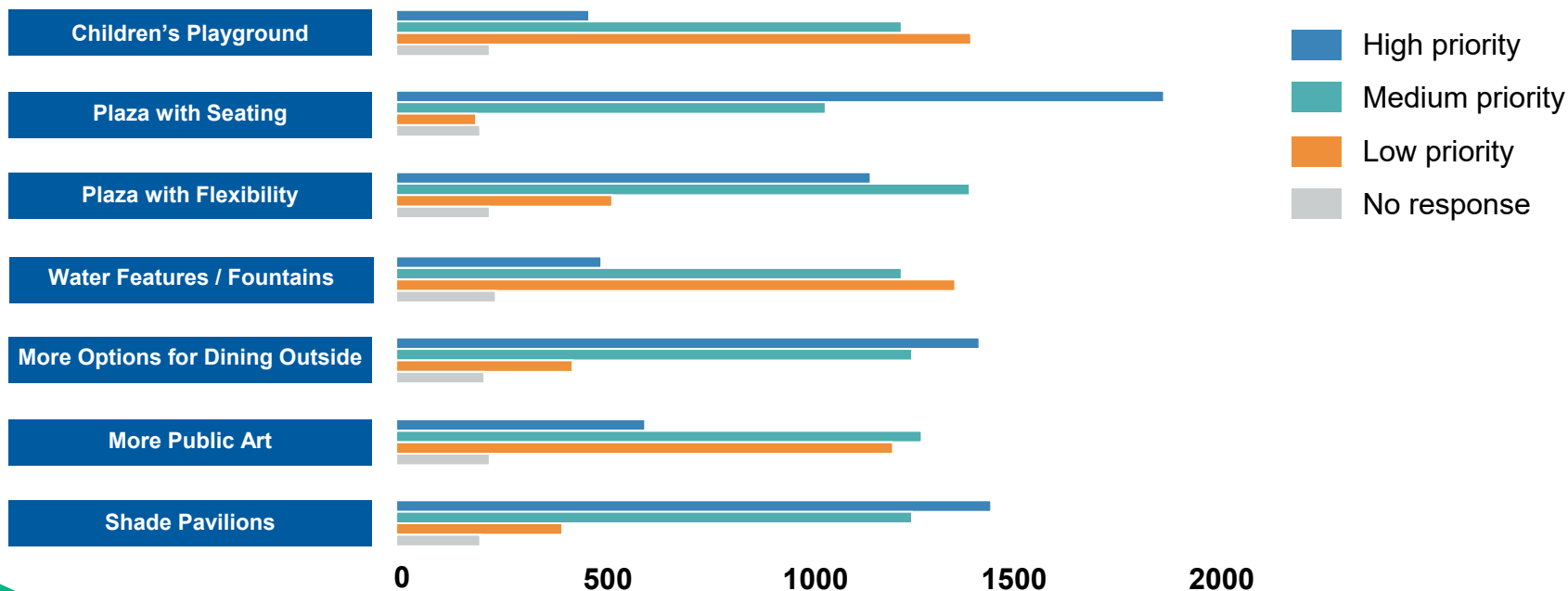
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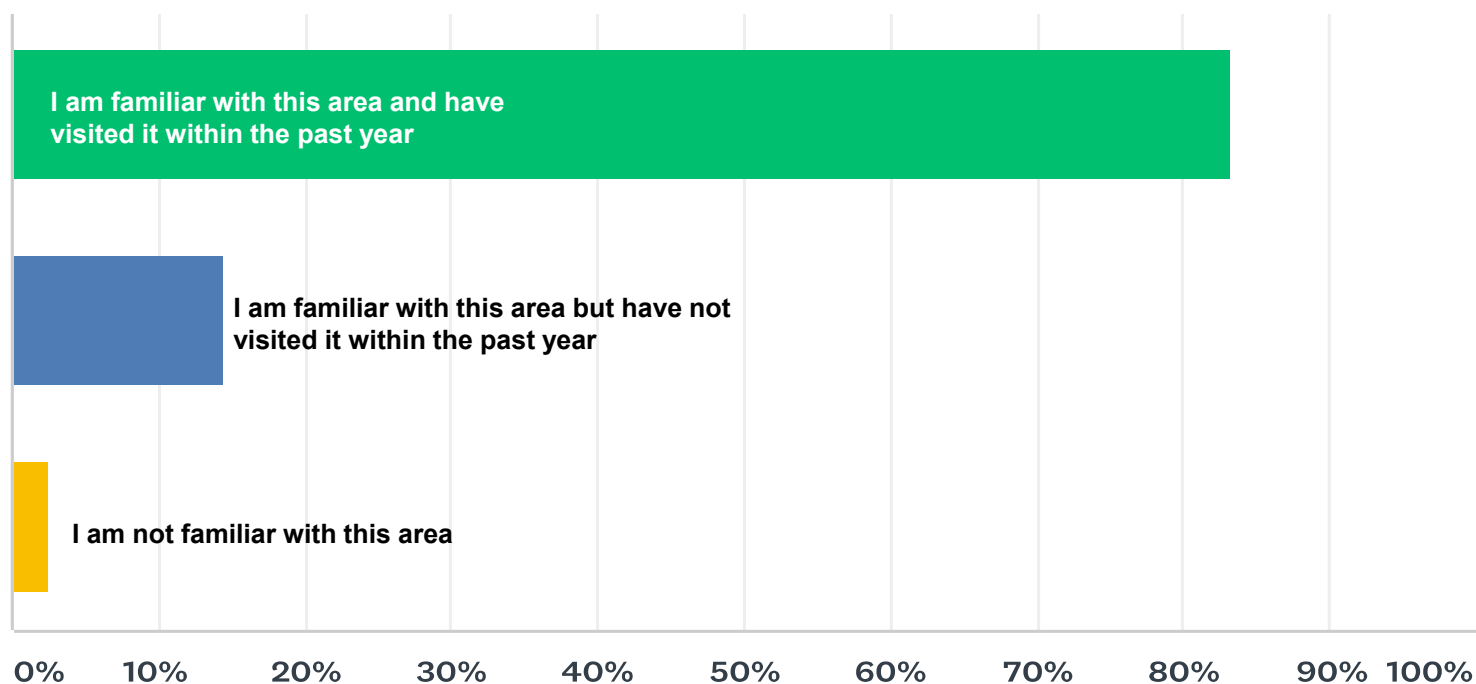


PLANNING DISTRICT 3 - EMBARCADERO



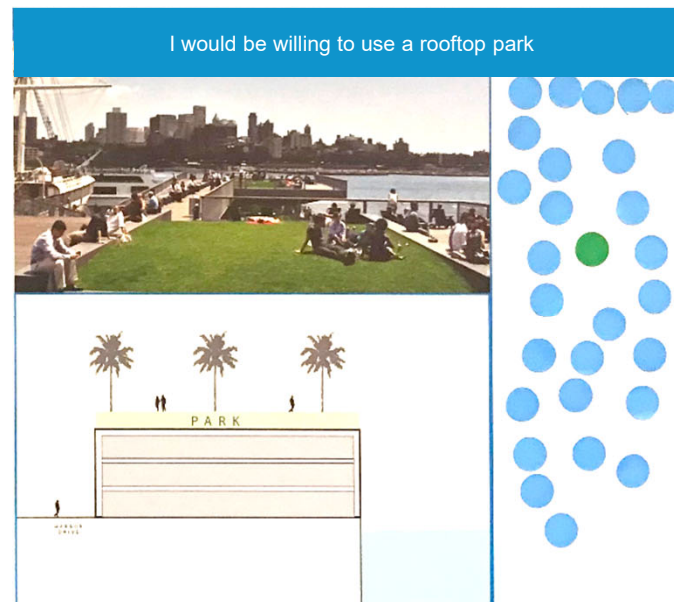
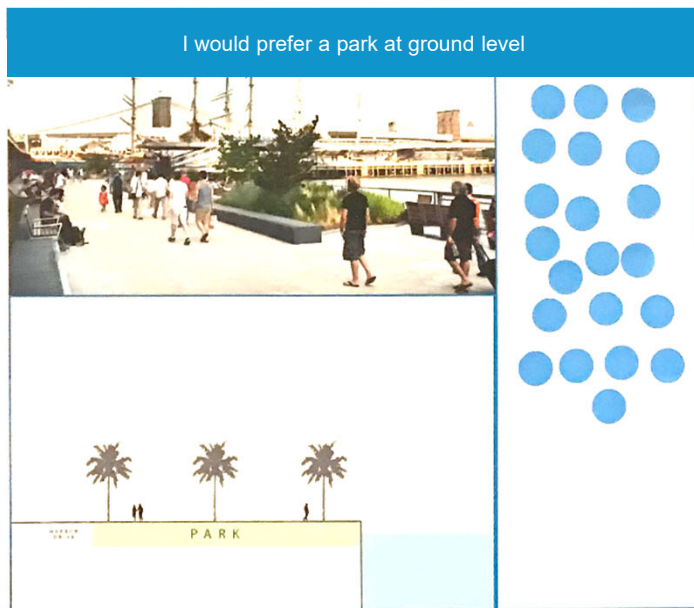
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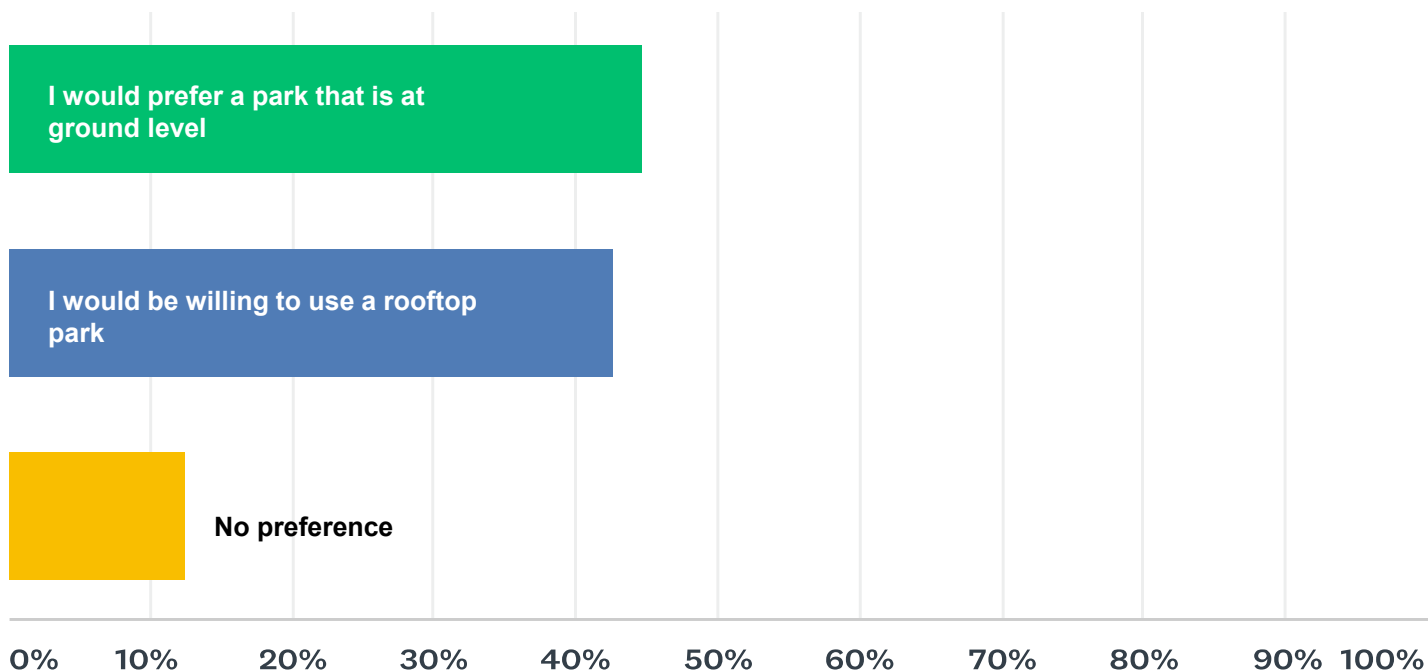
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Do you generally prefer to visit a park that is at ground level or would you be willing to visit a rooftop park for enjoyment and recreation?



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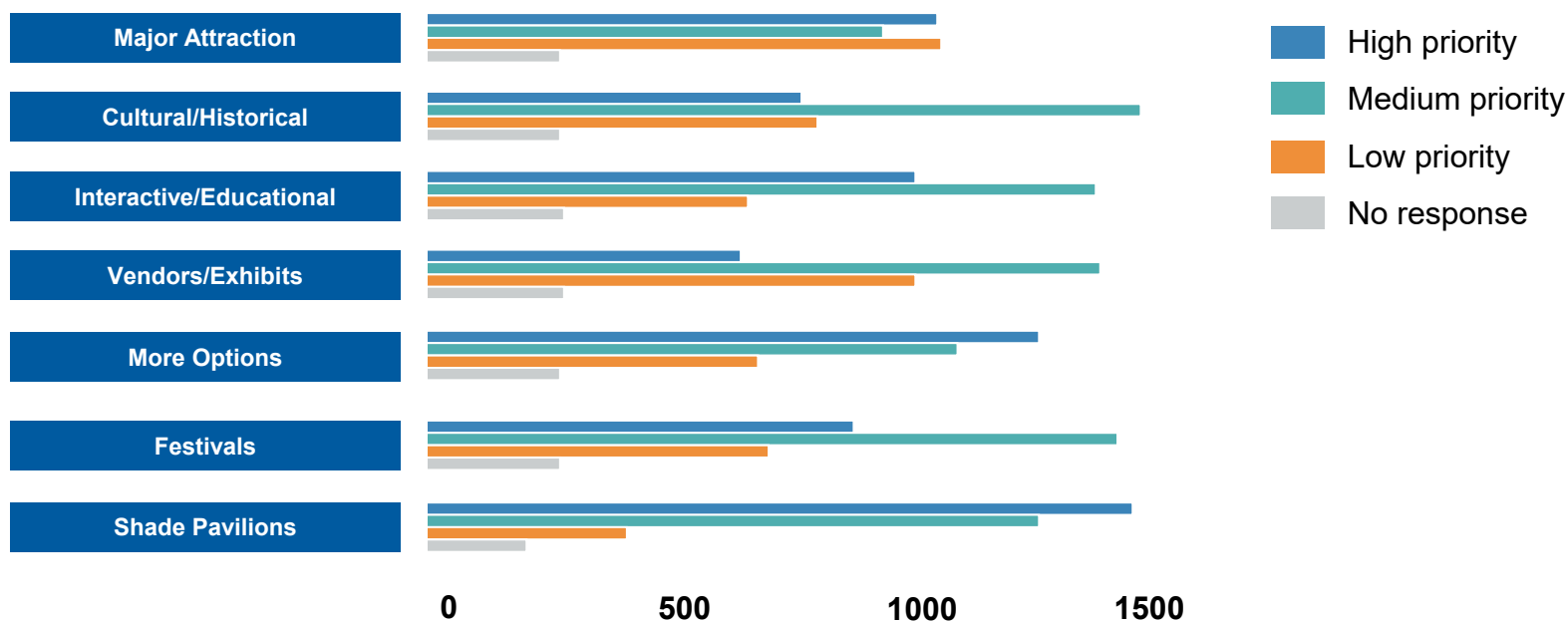
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For each commercial and cultural amenity, please indicate whether it should be a priority for inclusion in the Central Embarcadero.



Public Outreach – Central Embarcadero Sub-District







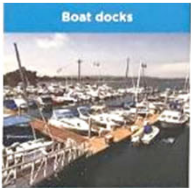
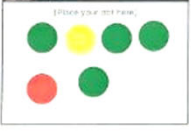

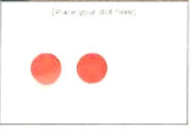


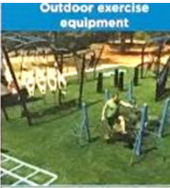



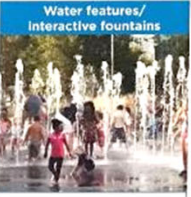





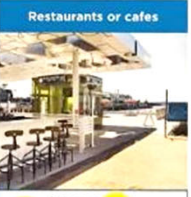

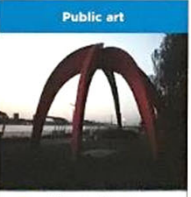

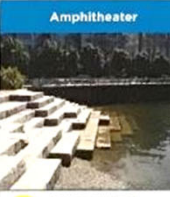

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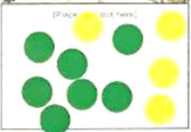

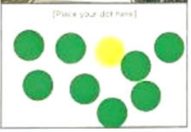





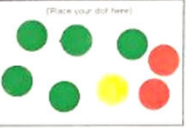




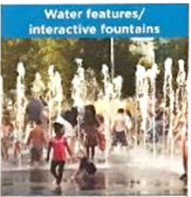
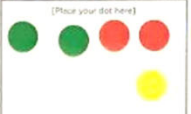






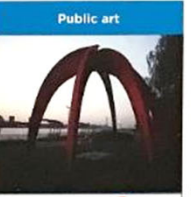

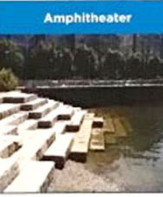

Office space  	Overlooks to enjoy the waterfront view  	Wetland habitat  	Boat docks  	Play structures  	Urban beach  	Outdoor exercise equipment  
Shade pavilions to protect from the sun  	Water features/interactive fountains  	Non-motorized boat launch  	Outdoor recreation space for tai chi, yoga, etc.  	Restaurants or cafes  	Public art  	Amphitheater  

Board 1 of 2

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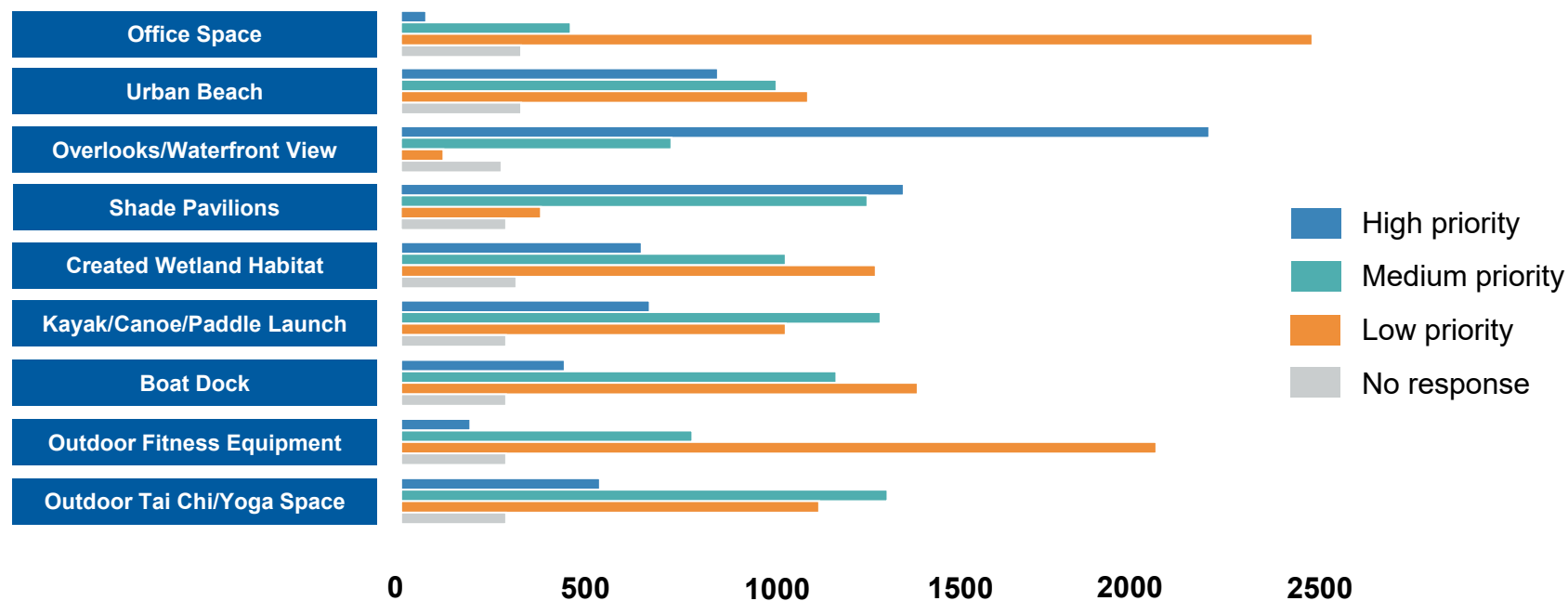
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Public Outreach – Embarcadero Planning District

What makes an
active and
dynamic
waterfront?

Public Outreach – Embarcadero Planning District

Dining and Eating

Common themes: more restaurants, food trucks, casual cafes, food and drink kiosks, local, artisan, small business, non-chain, affordable, different price points

Sample Comments:

- More local shops & restaurants with San Diego Vibe
- More outdoor dining, craft breweries and an area for Food Trucks!
- More variety of restaurants, including low-price, quick snacks, as well as up-scale, view oriented eateries.
- Good but affordable restaurants. Food stands. Places to sit, have refreshment and view of our harbor.

Public Outreach – Embarcadero Planning District

Pedestrian Access

Common themes: wider sidewalks, waterfront promenades, separate pedestrian and biking paths, walking trails

Sample Comments:

- People should be able to walk along the ocean
- Separate anything with wheels such as bikes, scooters, and pedicabs from pedestrian
- Critical that enough space is devoted to people and not to cars, buses, buildings etc.
- Easy walking along the waterfront with great views to the water

Public Outreach – Embarcadero Planning District

Parking

Common themes: affordability, more handicap spaces, close to attractions, maintain USS Midway lot, multi-level structures, connected to public transportation

Sample Comments:

- I frequently take visiting guests to the museums and Fish Market, and need easy inexpensive parking. The present payment options for the Midway are ridiculous
- Increase in handicap parking along all areas of the North Embarcadero. Cars without handicap challenged occupants, should be able to walk and enjoy the great scenery 1-2 blocks that challenged people cannot
- Parking away from the Embarcadero with shuttle service to the parks, walkways, and museums

Public Outreach – Embarcadero Planning District

Picnic | Park Space

Common themes: place for picnics, connected parks, waterfronts park space to enjoy the bay, green space, grassy areas, playgrounds, parks large enough to host activities, activated through programming

Sample Comments:

- Attractive, world class park that adds to the unique character of San Diego, like Balboa Park, but leaves an open view of the water for all to enjoy
- Dynamic and activated park space. A lot of activity, action and big lights for nighttime use. Let's make it safe and enjoyable 24/7
- Nice parks to enjoy the day or picnic in

Public Outreach – Embarcadero Planning District

Outlooks | Views of the Water

Common themes: maintain views of the waterfront, not blocking pedestrian views, unobstructed views, open views

Sample Comments:

- Unobstructed views of the bay
- Preserving an open and expansive water view of the entire bay should be the highest priority. All business/commercial including restaurants and hotels should be on the land side
- Open visual field. Area that is not dominated by commercial interests. Design with a San Diego feel that is mostly designed for locals rather than tourists
- Elevated viewing platforms

Public Outreach – Embarcadero Planning District

Bicycle Friendly

Common themes: protected bike lanes, separate lines for wheeled transportation, bike paths, separate from pedestrian walkways

Sample Comments:

- Protected bike lanes, with pedestrian only sidewalks. We don't need bikes bumping into people, and cars running over people on bikes
- Clearly marked, separate lanes for scooters/bikes/pedicabs and pedestrians - separated by some physical boundary (grass median, curb, etc.) clearly marked, approved parking areas for scooters/bikes/pedicabs
- Separate the scooters/bikes from the pedestrian sidewalk

Public Outreach – Embarcadero Planning District

Seating Areas with Shade

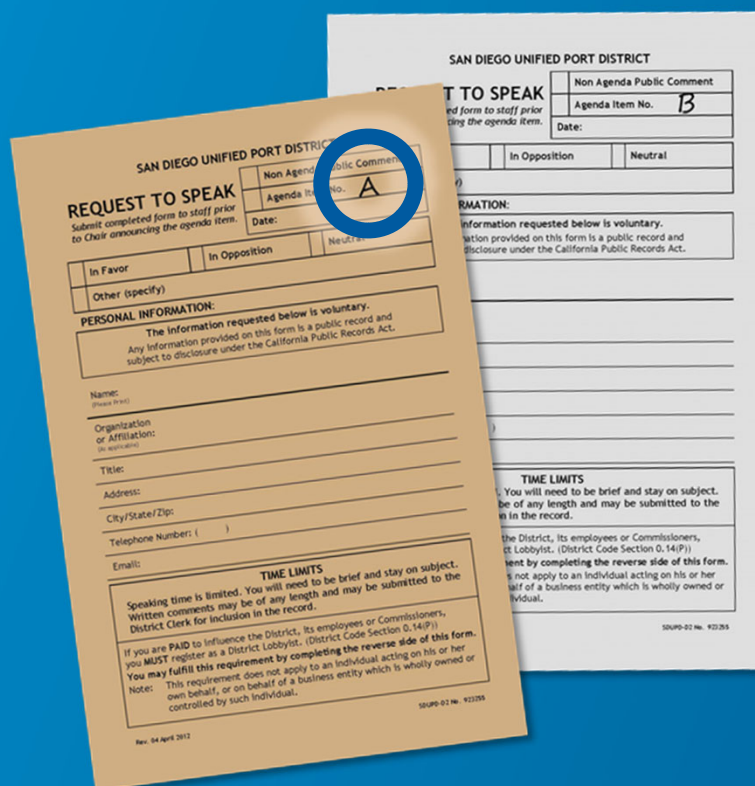
Common themes: taking a moment to stop and enjoy the waterfront, shaded areas to rest while walking, areas for elderly visitors to rest, quiet areas to enjoy the waterfront, family friendly

Sample Comments:

- Seating in parks areas. Some of us are older and would find it nice to be able to sit and occasionally as we stroll the waterfront
- A variety of opportunities for viewing the bay at different times of the day with creative, comfortable seating, adequate lighting, and options for grabbing light snacks or beverages
- Shade trellis/pavilions, street trees for shade and atmosphere

Embarcadero Public Outreach Results

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REQUEST TO SPEAK
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Non Agenda Public Comment
Agenda Item No. **A**
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☐ In Favor ☐ In Opposition ☐ Neutral
Other (specify): _____

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City/State/Zip: _____
Telephone Numbers: () _____
Email: _____

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SDUPD-02 Rev. 4/23/05
Rev. 04 April 2017



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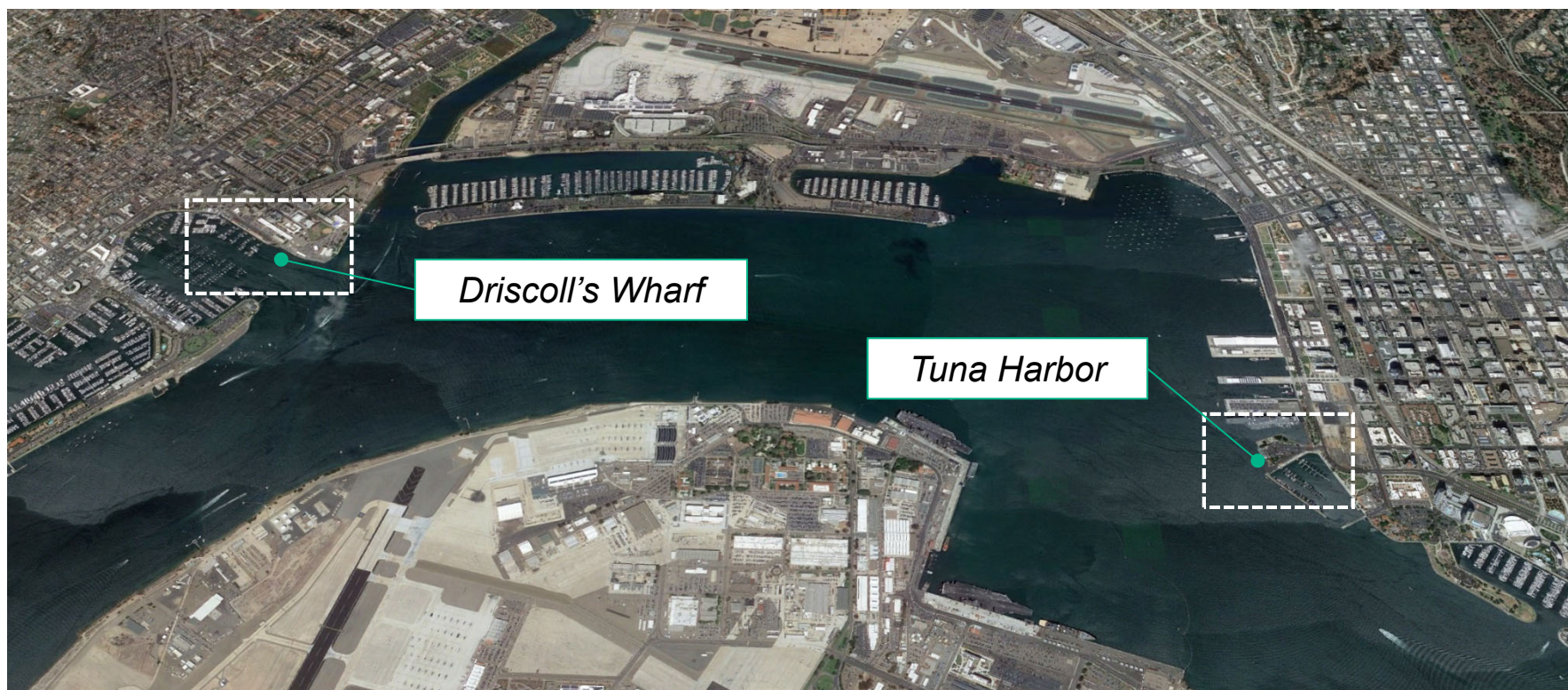
Conclusions and Next Steps

Draft Policy Concepts: Commercial Fishing

- **District's charge to promote fisheries based on Port Act and Public Trust Doctrine**
- **Considered a high-priority use under the Coastal Act**
- **Overarching Draft Policy Concepts include:**
 - Preserve and protect the maritime fishing industries throughout the waterfront
 - Celebrating commercial fishing's significance to the history of San Diego's waterfront through educational opportunities and visual access to and around this important industry
 - Prioritizing commercial fishing operations by locating landside support uses immediately next to associated berthing areas

Draft Policy Concepts: Commercial Fishing

Existing Facilities

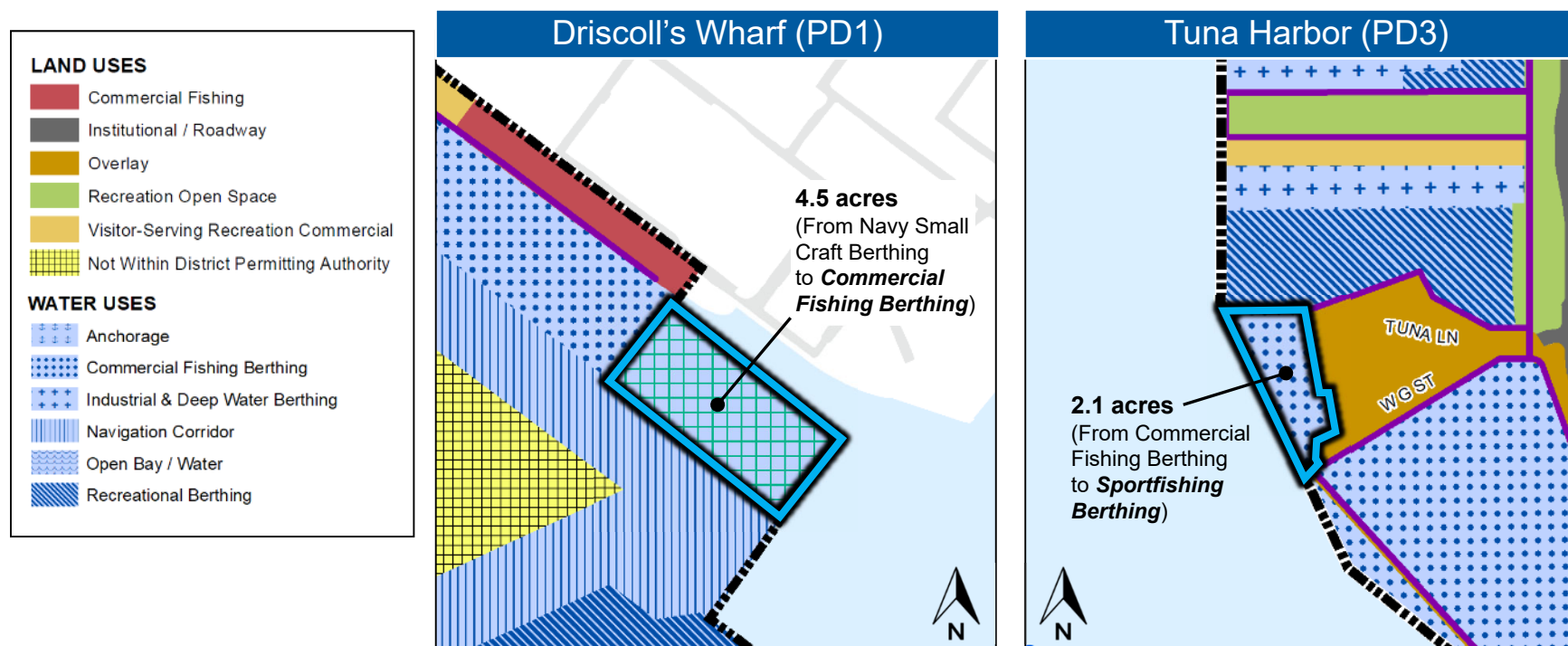


Draft Policy Concepts: **Commercial Fishing**

Recent Studies related to Commercial Fishing in San Diego

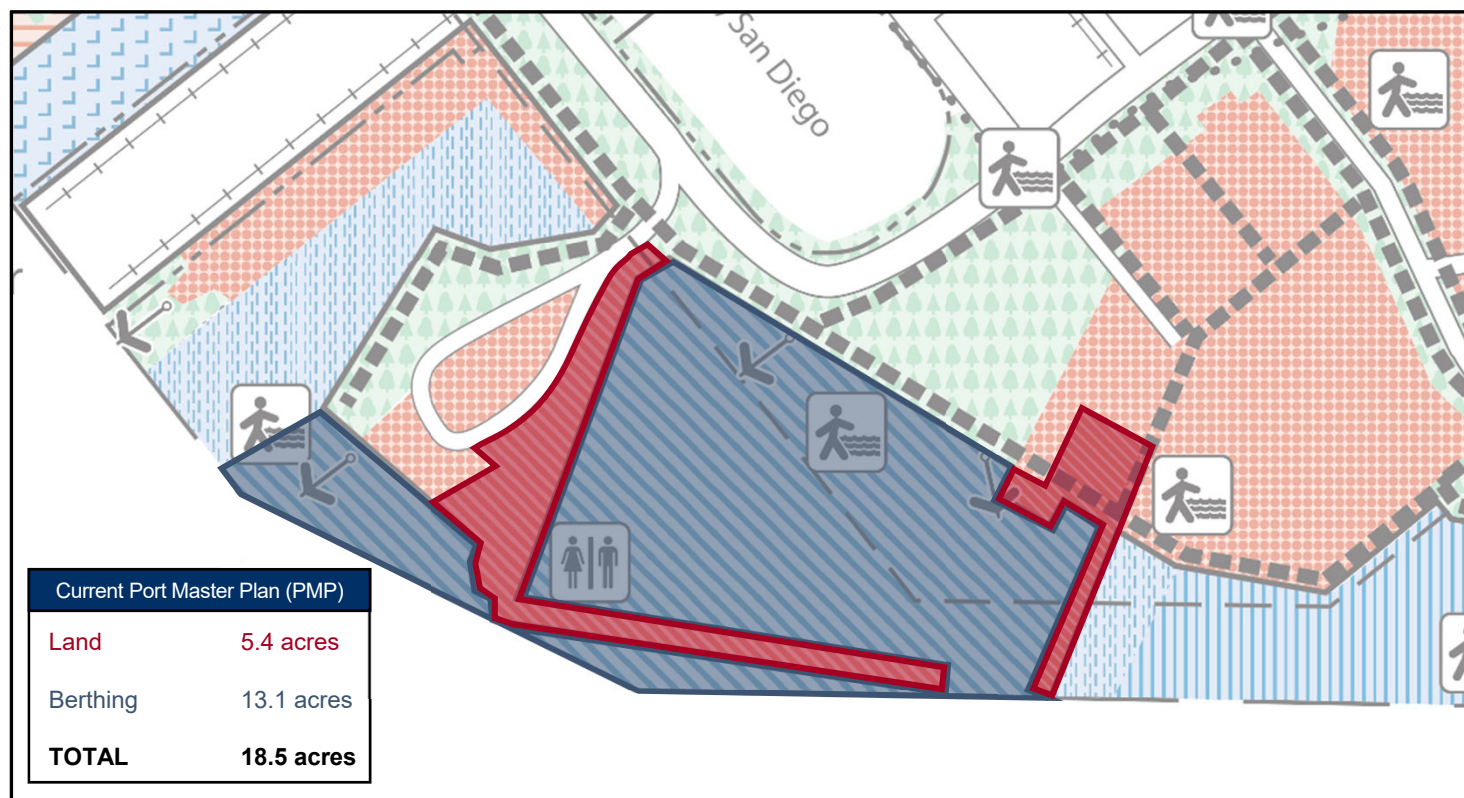
- West Coast Commercial Fishing Facilities Benchmarking Study, July 2017
- An Analysis of Commercial Fishing in the San Diego Area with a Primary Focus on Commercial Fishing Facilities and Infrastructure within the Port of San Diego at Tuna Harbor and Driscoll's Wharf, August 2018

Draft Policy Concepts: Commercial Fishing Designated Areas Prior Board Concurrence



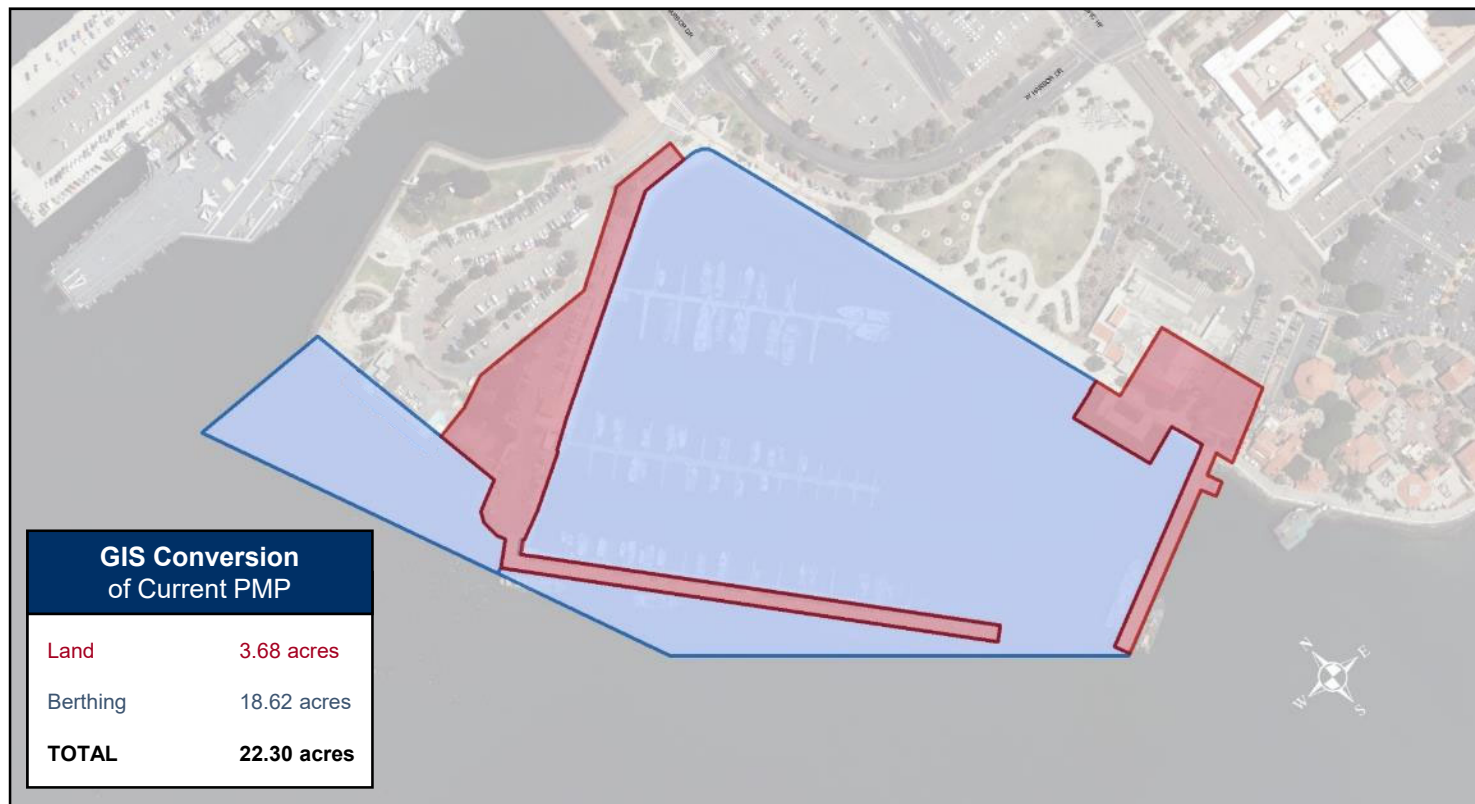
Planning Districts 1 and 3 – **Commercial Fishing Designations**

Memorializing Existing Commercial Fishing Acreage – *Method 1*



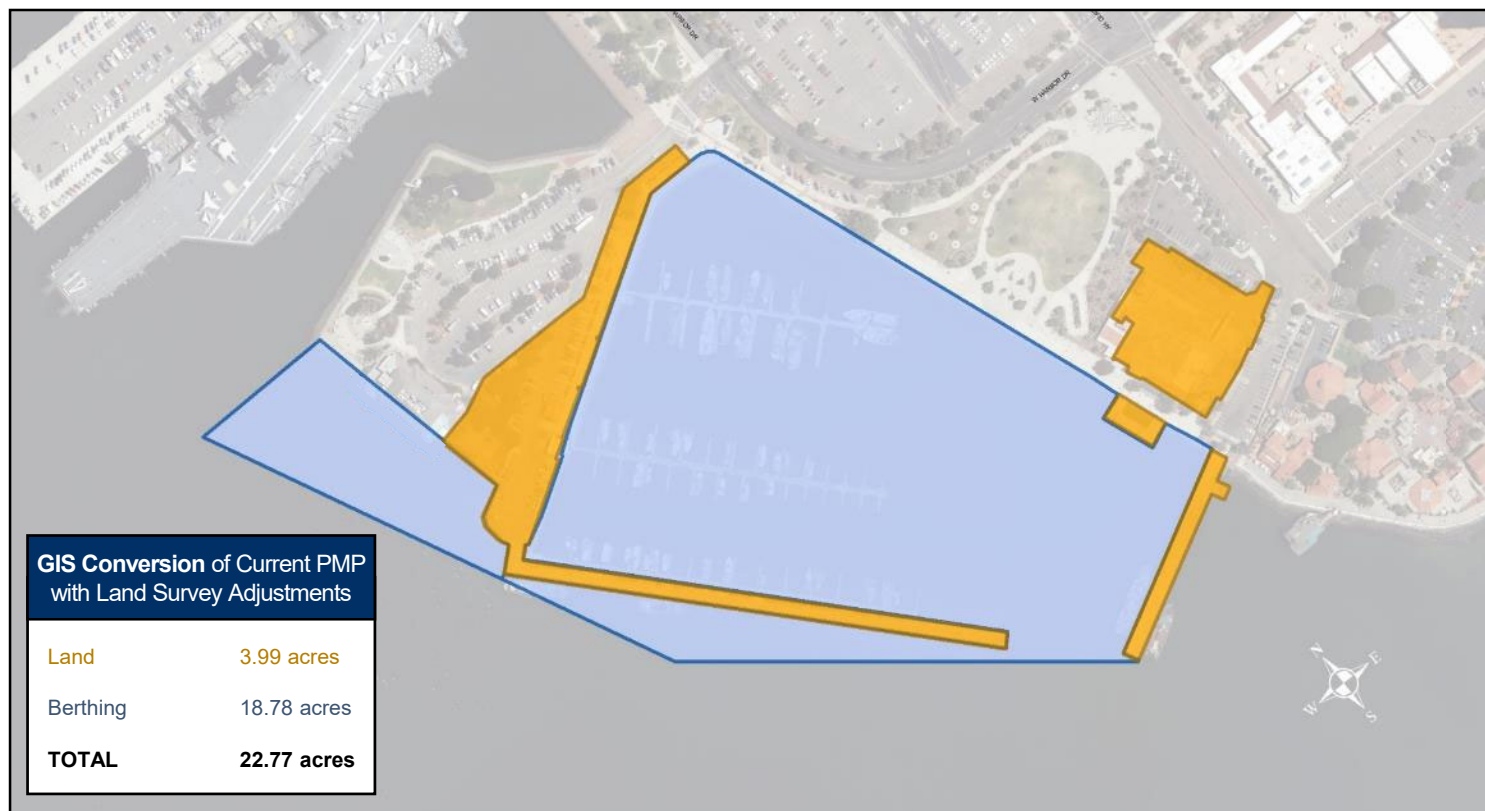
Planning District 3 – Commercial Fishing Designations

Memorializing Existing Commercial Fishing Acreage – *Method 2*



Planning District 3 – **Commercial Fishing Designations**

Memorializing Existing Commercial Fishing Acreage – *Method 3*



Planning District 3 – Commercial Fishing Designations

Options to Increase Commercial Fishing Acreage –

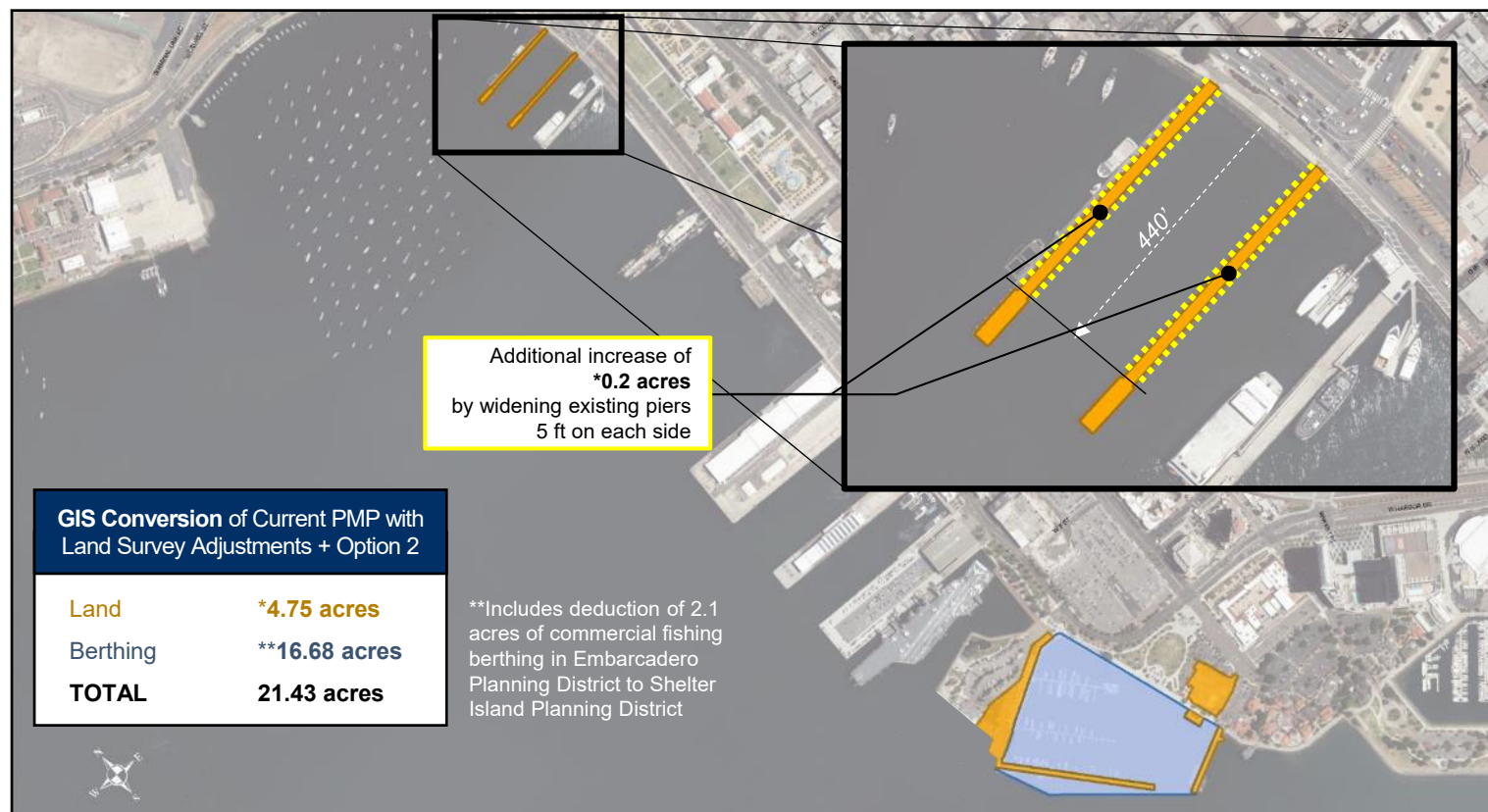
Option 1



Planning District 3 – Commercial Fishing Designations

Options to Increase Commercial Fishing Acreage –

Option 2



Planning District 3 – Commercial Fishing Designations

Draft Policy Concepts: Commercial Fishing Designated Areas

Commercial Fishing (CF) Designation	<u>METHOD 1</u> Current Port Master Plan CF Acreage – Shelter Island + Embarcadero Planning Districts	<u>METHOD 2</u> Total CF Acreage Using GIS Conversion of Current Port Master Plan – Shelter Island + Embarcadero Planning Districts	<u>METHOD 3</u> Total CF Acreage Using GIS Conversion for Shelter Island + Survey Adjustment for Embarcadero	<u>OPTION 1</u> Total CF Acreage in Shelter Island + Embarcadero Planning Districts, with <u>METHOD 3</u> Incorporated	<u>OPTION 2</u> Total CF Acreage in Shelter Island + Embarcadero Planning Districts, within <u>METHOD 3</u> Incorporated
Land	8.3 ac	6.11 ac	6.42 ac*	6.98 ac	7.18 ac
Berthing	18.8 ac	27.64 ac*	27.8 ac*	27.8 ac*	27.8 ac*
TOTALS	27.1 ac	33.75 ac*	34.22 ac*	34.78 ac*	34.98 ac*

* Includes the berthing acreage changes from the March 28, 2018 PMPU Board workshop where staff received concurrence from the Board to shift some of the commercial fishing berthing designation currently located in the Embarcadero Planning District to the Shelter Island Planning District.

Draft Policy Concepts: **Commercial Fishing**

Land & Water Use Designations Table – *Allowed Secondary Uses*

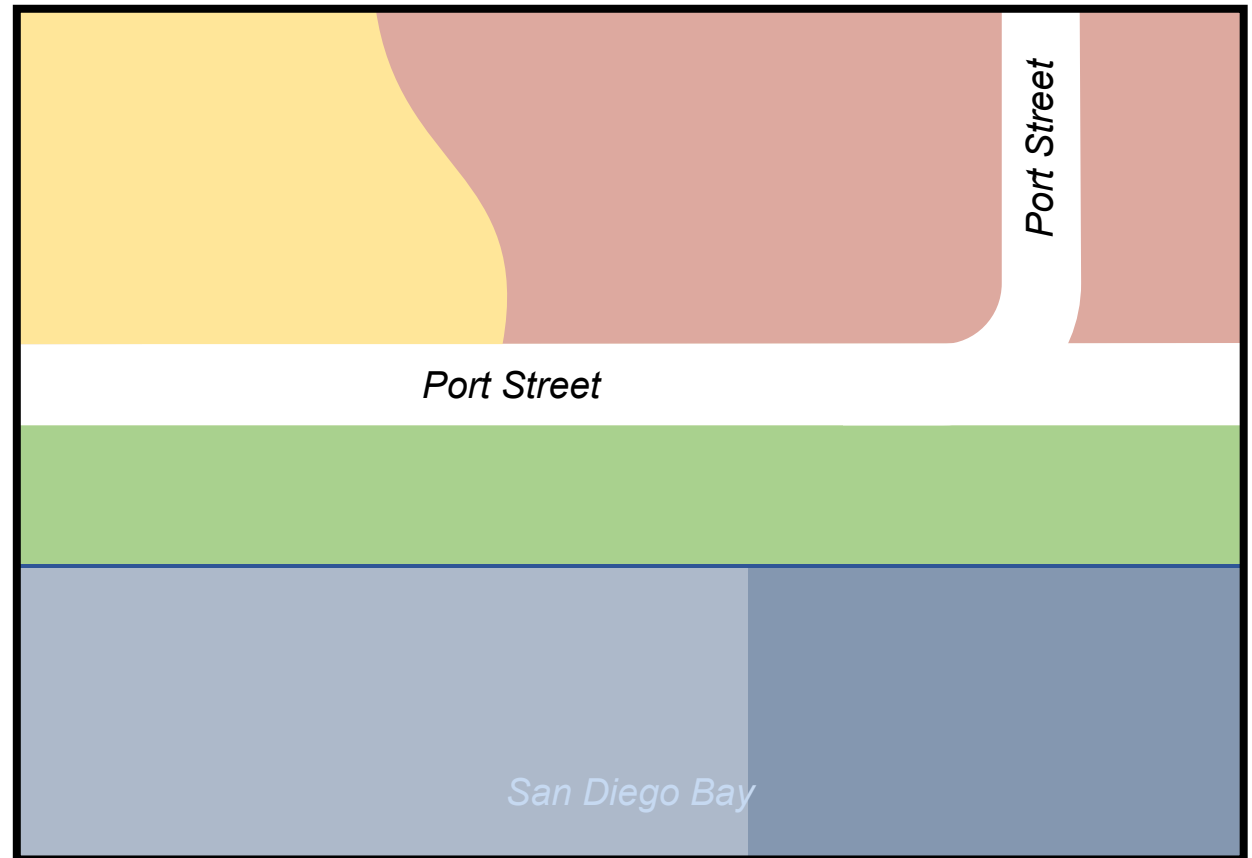
- **Commercial Fishing LAND**
 - Aquaculture, including associated fish laboratories and testing
 - Food Service/Restaurant (full service) that does not occupy ground floor areas and does not involve access or operations that conflict with Commercial Fishing
- **Commercial Fishing BERTHING***
 - Spill Response Services
 - Marine and Towing Services
 - Aquaculture
 - Other coastal-dependent commercial uses that do not interfere, conflict, or are not incompatible with commercial fishing operations

**Subject to termination provisions when space is needed by Commercial Fishing, along with commitment to establish an administrative process requiring consultation with the San Diego Fishermen's Working Group for management, monitoring and conflict resolution*

RECAP

CURRENT

Traditional
Arrangement

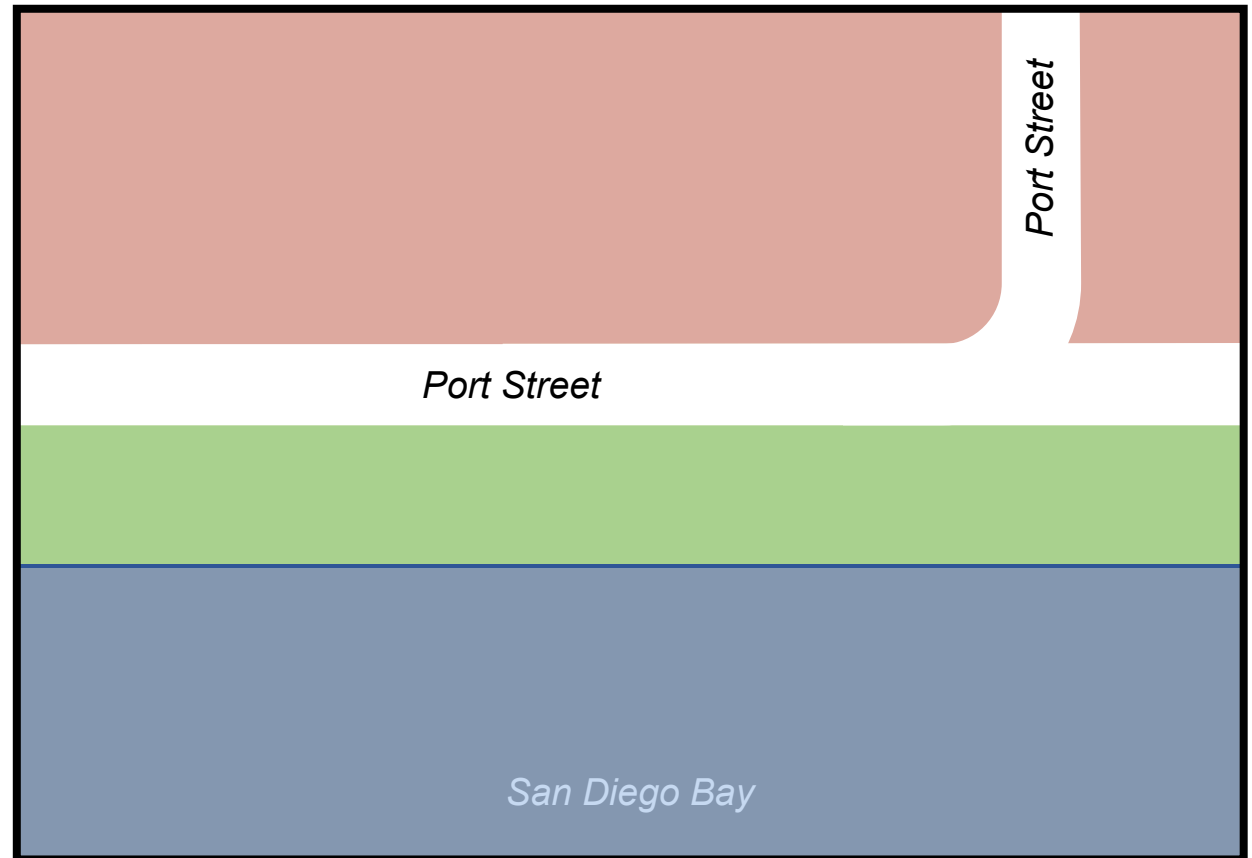


Sample for discussion purposes only

RECAP

FUTURE

Flexible Option
(Consolidate Land
and Water Use
Designations)

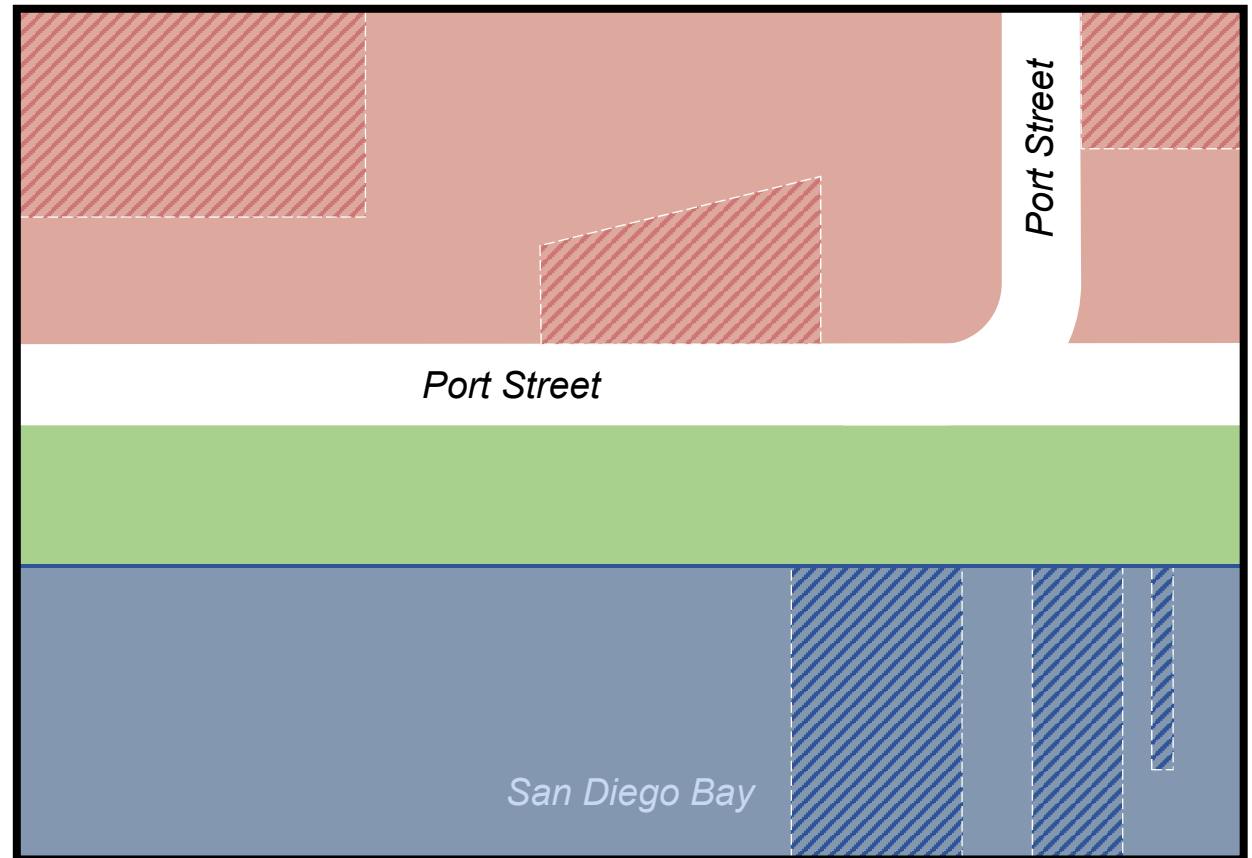
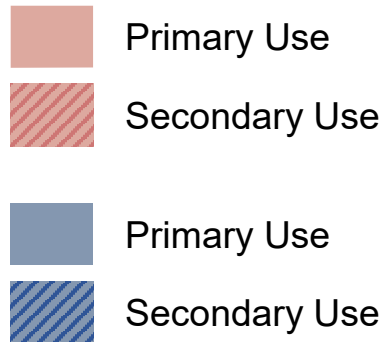


Sample for discussion purposes only

RECAP

FUTURE

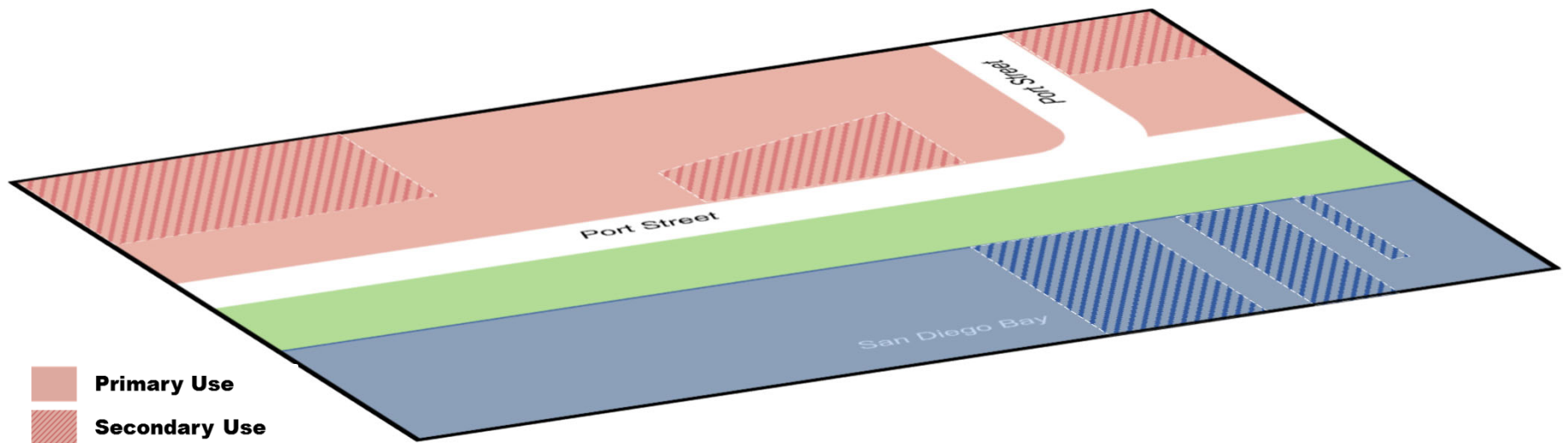
More Flexible Option
(Introduce Primary
and Secondary
Allowable Uses)



Sample for discussion purposes only

RECAP

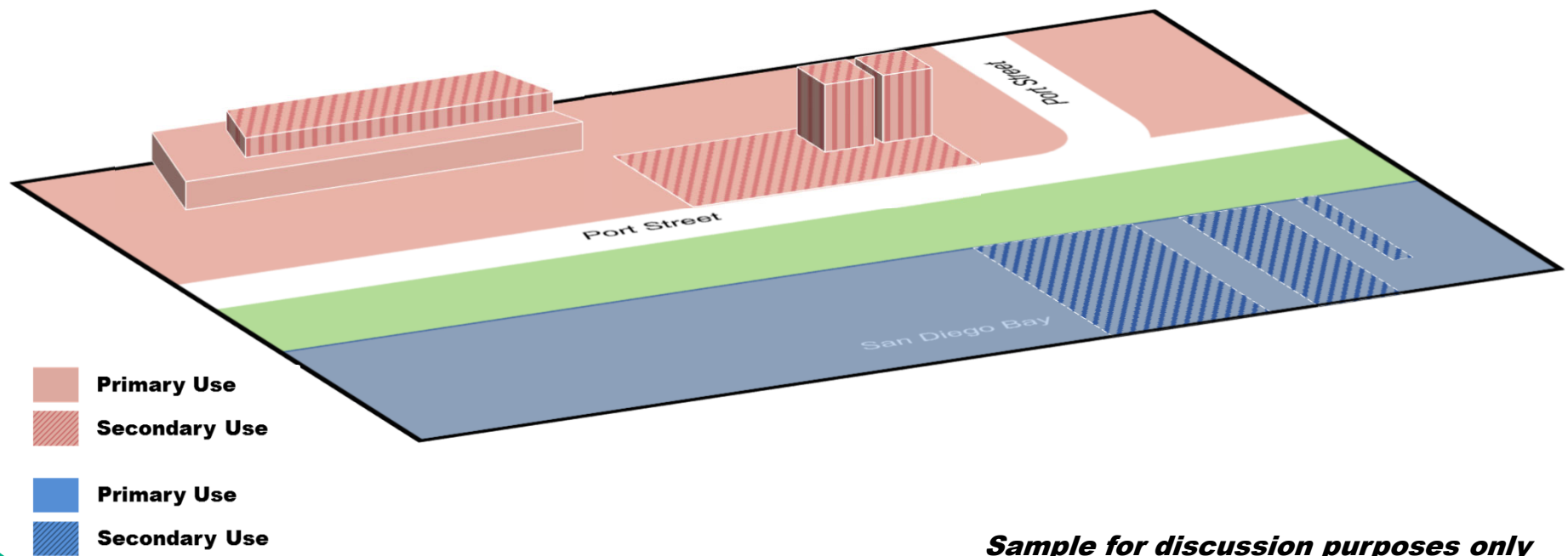
Limit **Secondary Uses** up to ***one-fourth*** of the Development Site



Sample for discussion purposes only

RECAP

Limit **Secondary Uses** up to **one-fourth** of the Development Site

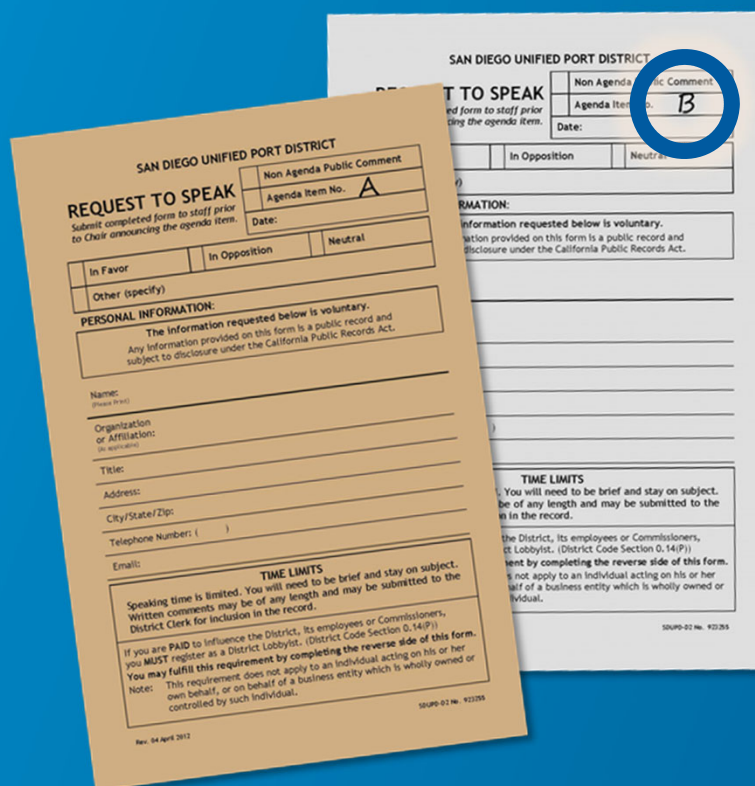


Sample for discussion purposes only

Draft Policy Concepts: **Commercial Fishing**

Land & Water Use Designations Table – Ratio of Allowed Secondary Uses

- **Consensus has not yet been established on:**
 - 1/4 (3:1 ratio of primary to secondary uses)
 - 1/3 (2:1 ratio of primary to secondary uses)
- **Staff recommends 1/4 ratio to demonstrate protection of high-priority coastal-dependent primary uses, such as Commercial Fishing**



SAN DIEGO UNIFIED PORT DISTRICT
REQUEST TO SPEAK
 Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment
 Agenda Item No. **A**
 Date: _____

☐ In Favor ☐ In Opposition ☐ Neutral
 Other (specify): _____

PERSONAL INFORMATION:
 The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
 Organization or Affiliation: _____
 Title: _____
 Address: _____
 City/State/Zip: _____
 Telephone Numbers: () _____
 Email: _____

TIME LIMITS
 Speaking time is limited. You will need to be brief and stay on subject. Written comments may be of any length and may be submitted to the District Clerk for inclusion in the record.

If you are PAID to influence the District, its employees or Commissioners, you **MUST** register as a District Lobbyist. (District Code Section 0.14(P))
 You may fulfill this requirement by completing the reverse side of this form.
 Note: This requirement does not apply to an individual acting on his or her own behalf, or on behalf of a business entity which is wholly owned or controlled by such individual.

SDUPD-02 Rev. 4/23/05
 Rev. 04 April 2017

Follow-up Draft Policy Concepts Specific to Commercial Fishing

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion



TODAY'S WORKSHOP:

Workshop Introduction

A. Embarcadero Public Outreach Results

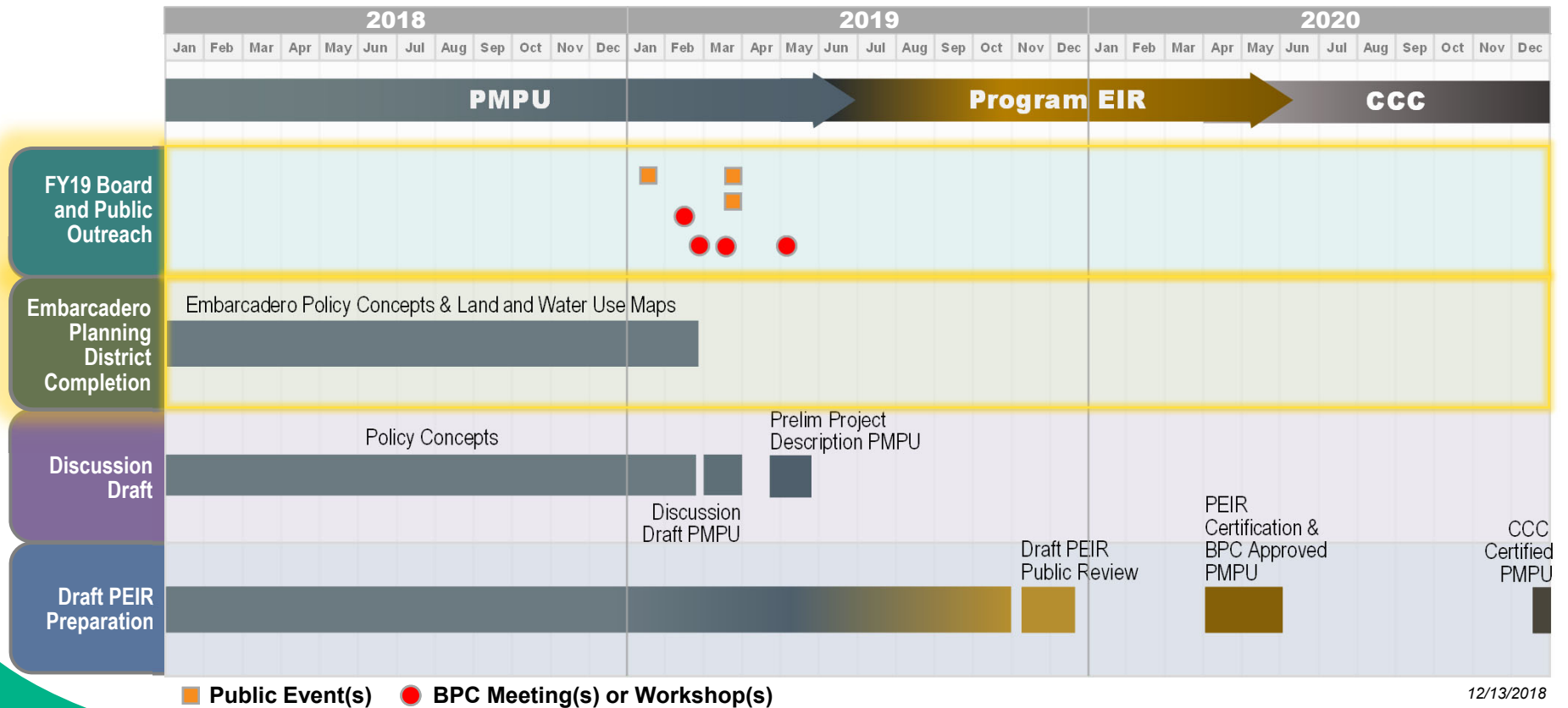
- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

B. Follow-up Draft Policy Concepts Specific to Commercial Fishing

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

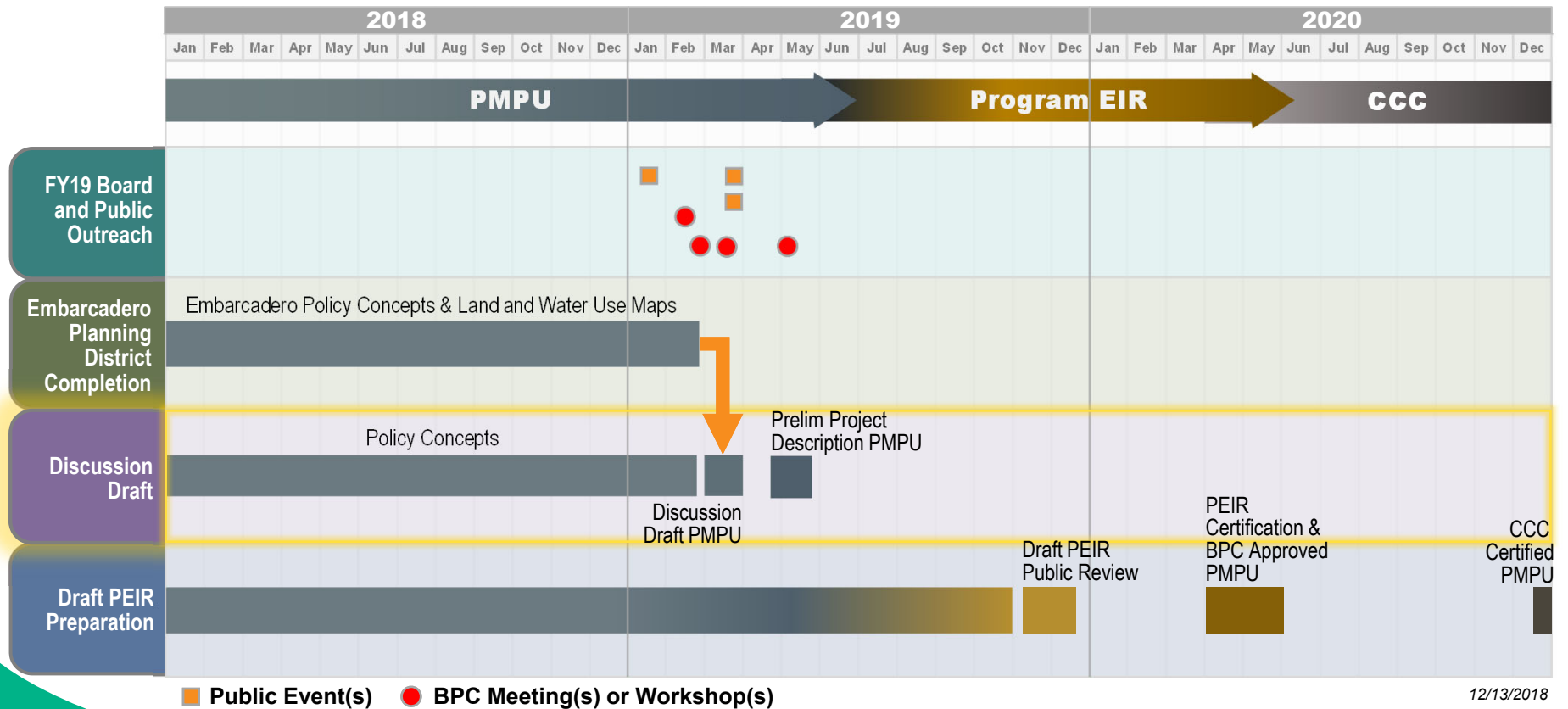
Conclusions and Next Steps

Integrated Planning: Port Master Plan Update Drafting Process



12/13/2018

Integrated Planning: Port Master Plan Update Drafting Process



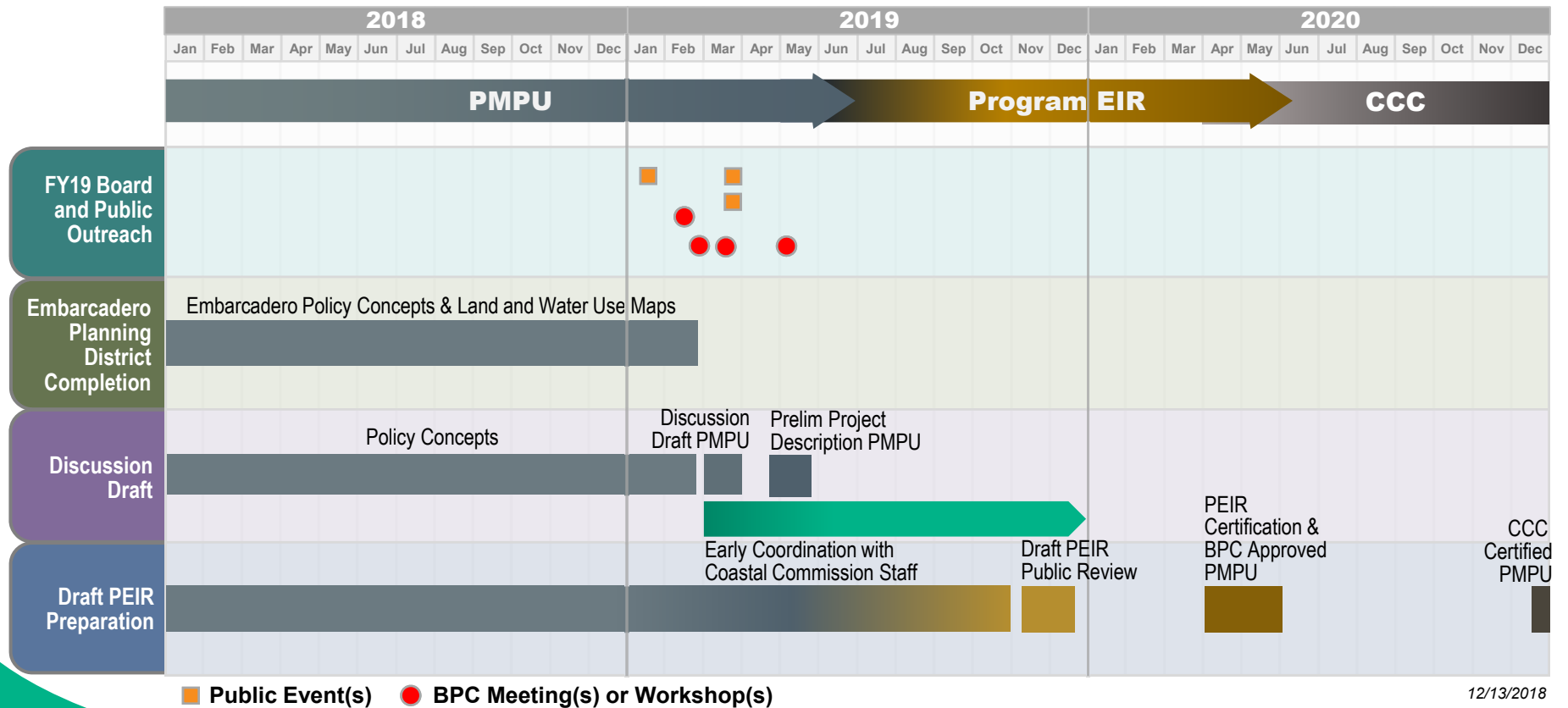
12/13/2018

Public Outreach and Stakeholder Engagement

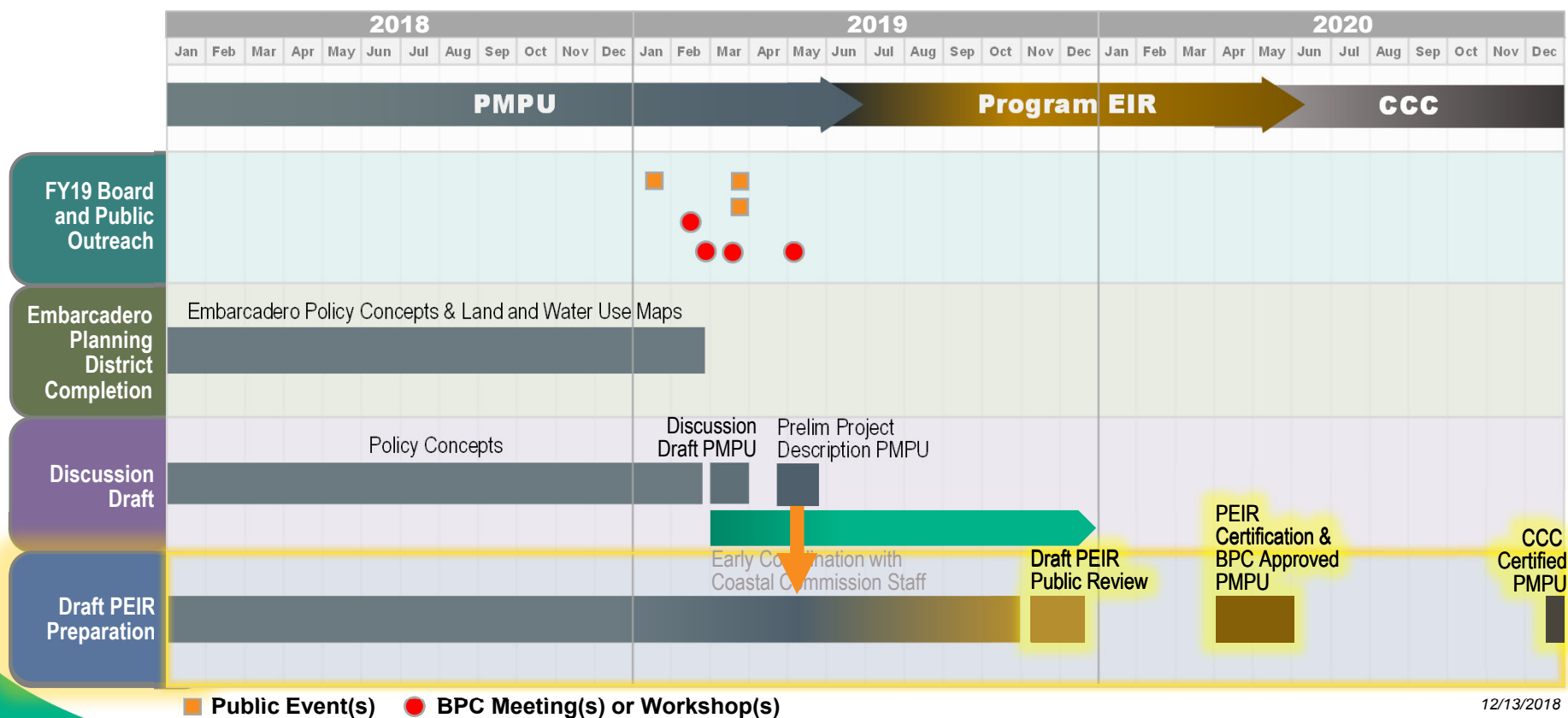
PMPU Discussion Draft

- **Board Workshop – March/April**
 - Overview of Discussion Draft
 - Kick-off Public Review
- **Public Open House Events – April**
- **Stakeholder Meetings – March-May**
- **Board Workshop – May/June**
 - Overview of Discussion Draft Comments
 - Present Revised Draft PMPU
 - Direct Staff to Use Draft PMPU as PEIR Project Description

Integrated Planning: Port Master Plan Update Drafting Process



Integrated Planning: Port Master Plan Update Drafting Process



12/13/2018

Agenda Item No. 1
File No. 2019-0058

Integrated Planning Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE
PORT MASTER PLAN UPDATE:

- A. EMBARCADERO PLANNING DISTRICT PUBLIC
OUTREACH RESULTS**
- B. FOLLOW-UP DRAFT POLICY CONCEPTS
SPECIFIC TO COMMERCIAL FISHING**



Board of Port Commissioners

February 12, 2019