



Board of Port Commissioners
November 14, 2017

Integrated Planning Port Master Plan Update

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

- A) PLANNING DISTRICT 10 (CORONADO BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- B) PLANNING DISTRICT 9 (SILVER STRAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- C) PLANNING DISTRICT 8 (IMPERIAL BEACH OCEANFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- D) PLANNING DISTRICT 7 (SOUTH BAY) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

TODAY'S WORKSHOP:

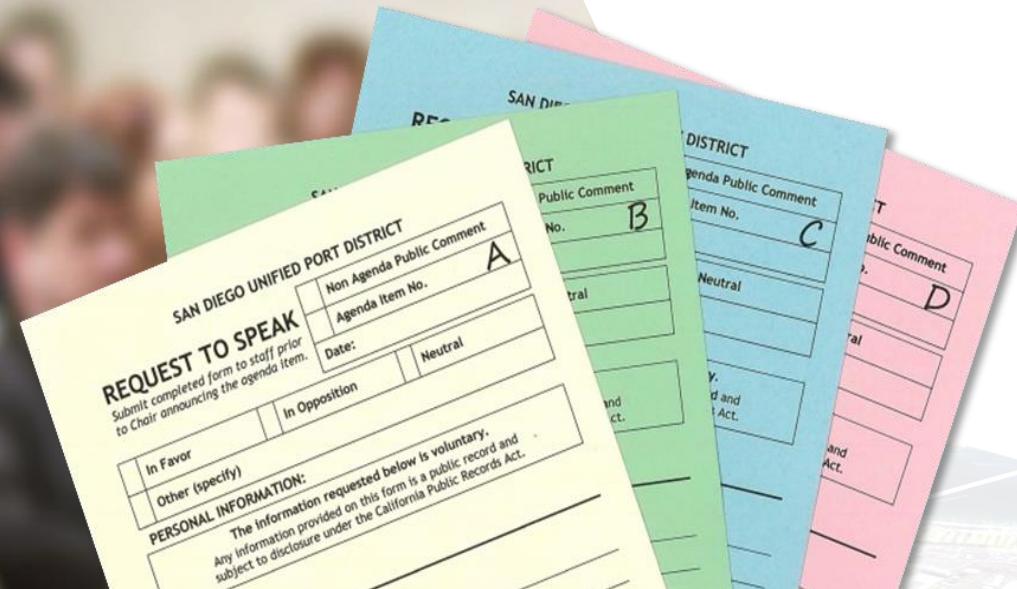
- A) PLANNING DISTRICT 10**
 - Staff Presentation
 - Board Clarifying Questions
 - Public Comment
 - Board Discussion

- B) PLANNING DISTRICT 9**
 - Staff Presentation
 - Board Clarifying Questions
 - Public Comment
 - Board Discussion

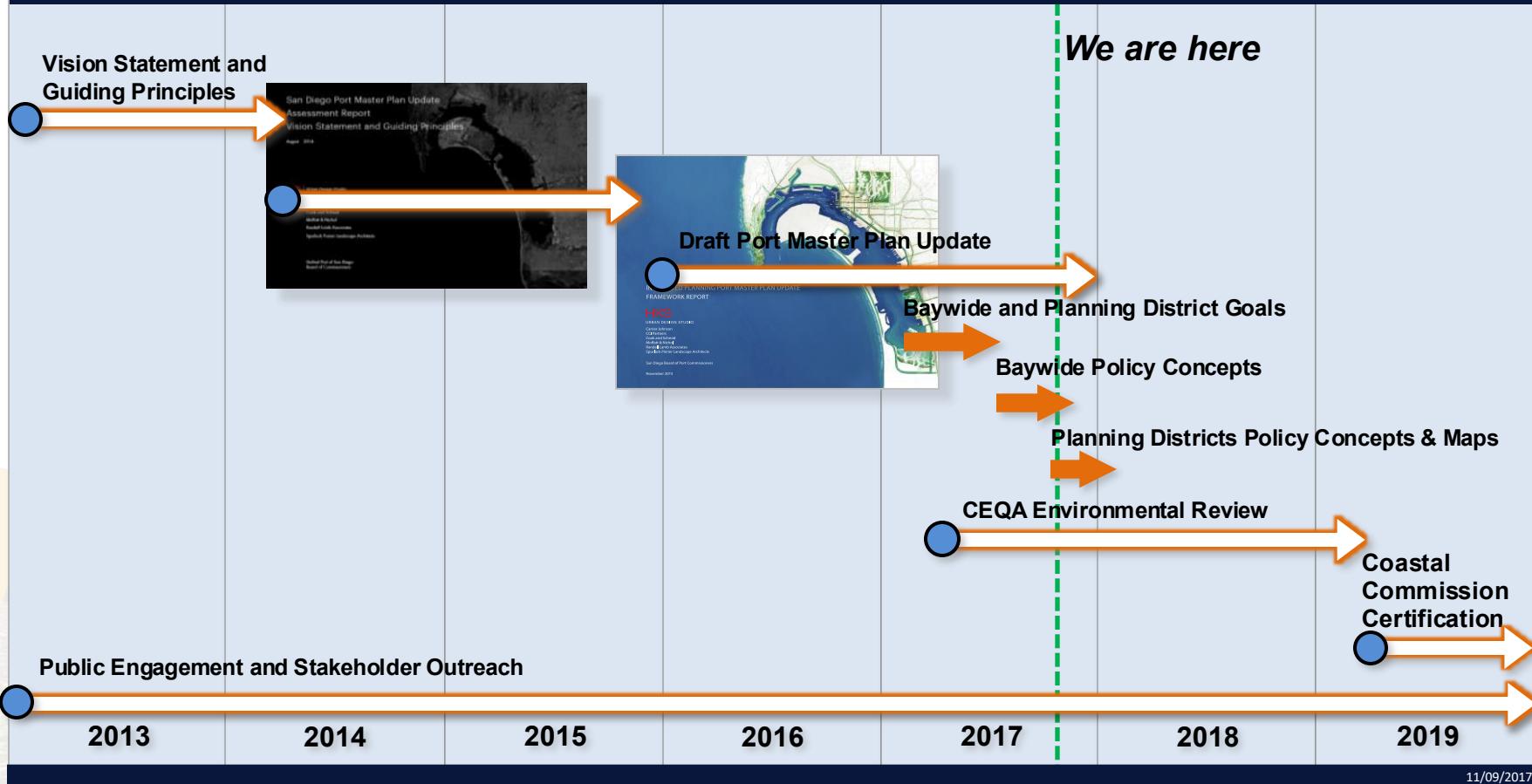
- C) PLANNING DISTRICT 8**
 - Staff Presentation
 - Board Clarifying Questions
 - Public Comment
 - Board Discussion

- D) PLANNING DISTRICT 7**
 - Staff Presentation
 - Board Clarifying Questions
 - Public Comment
 - Board Discussion

CONCLUSION AND NEXT STEPS



INTEGRATED PLANNING PROCESS



INTEGRATED PLANNING PROCESS

2017

We are here

2018

Draft Port Master Plan Update

Baywide & Planning District Goals

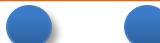


Baywide Policy Concepts



Planning District Policy Concepts & Maps

Board Workshops



CEQA Environmental Review

Public Engagement and Stakeholder Outreach

JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC JAN FEB

11/09/2017

Port Master Plan Update: DOCUMENT CONTENTS

1. Introduction

2. – 7. Elements

8. Planning Districts 1-10

9. Definitions/Glossary

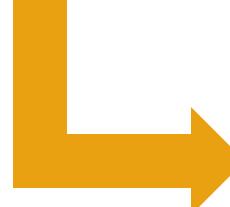
1. Shelter Island
2. Harbor Island
3. Embarcadero
4. Working Waterfront
5. National City Bayfront
6. Chula Vista Bayfront
7. South Bay
8. Imperial Beach Oceanfront
9. Silver Strand
10. Coronado Bayfront

Port Master Plan Update: **TIERED BAYWIDE GOALS & POLICIES APPROACH**

Baywide Goals



Baywide Policies



Planning District Goals
& Policies



PROJECTS

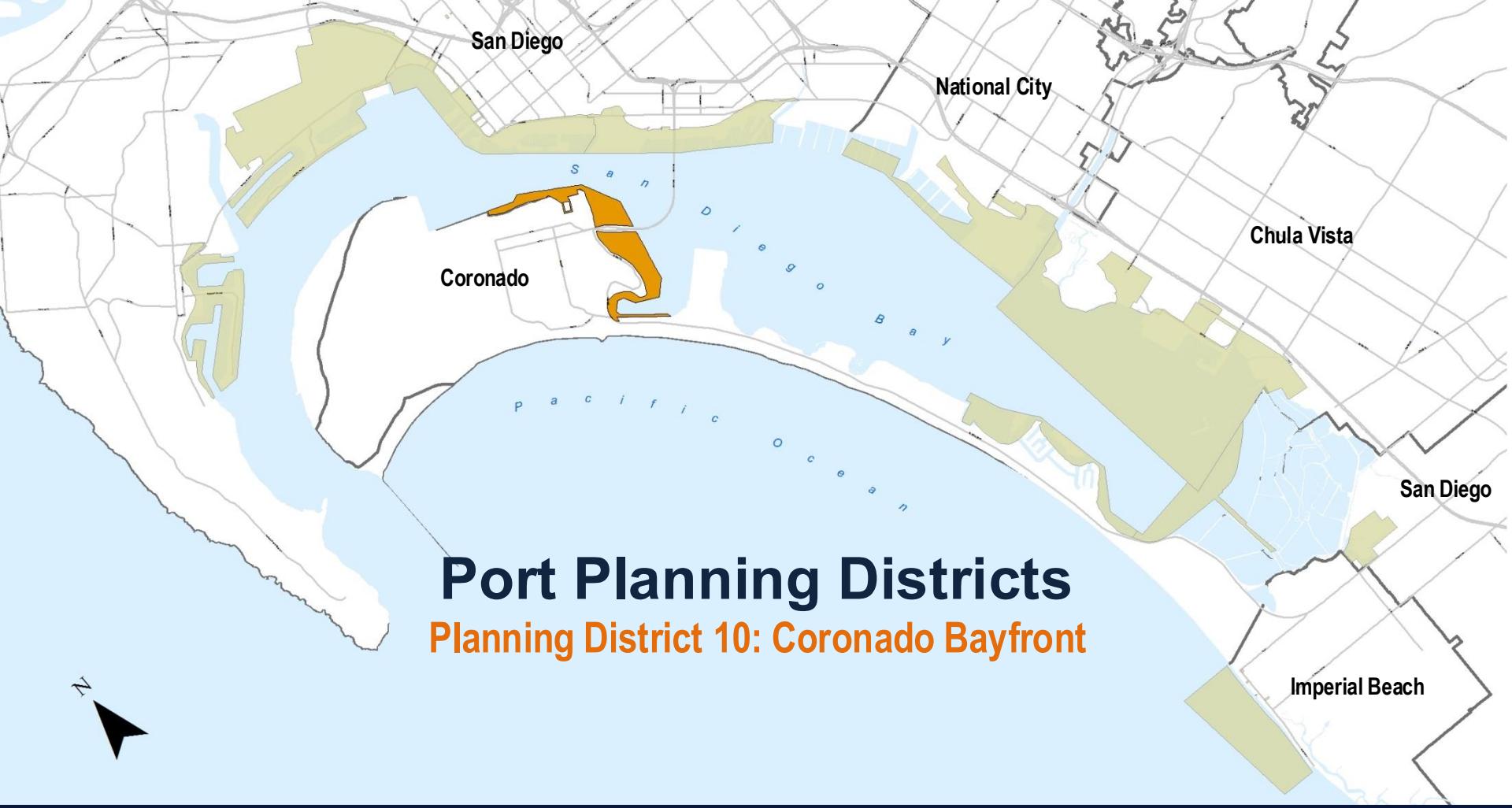


POLICIES





Planning District Policy Concepts & Updated Land and Water Use Maps



Port Planning Districts

Planning District 10: Coronado Bayfront

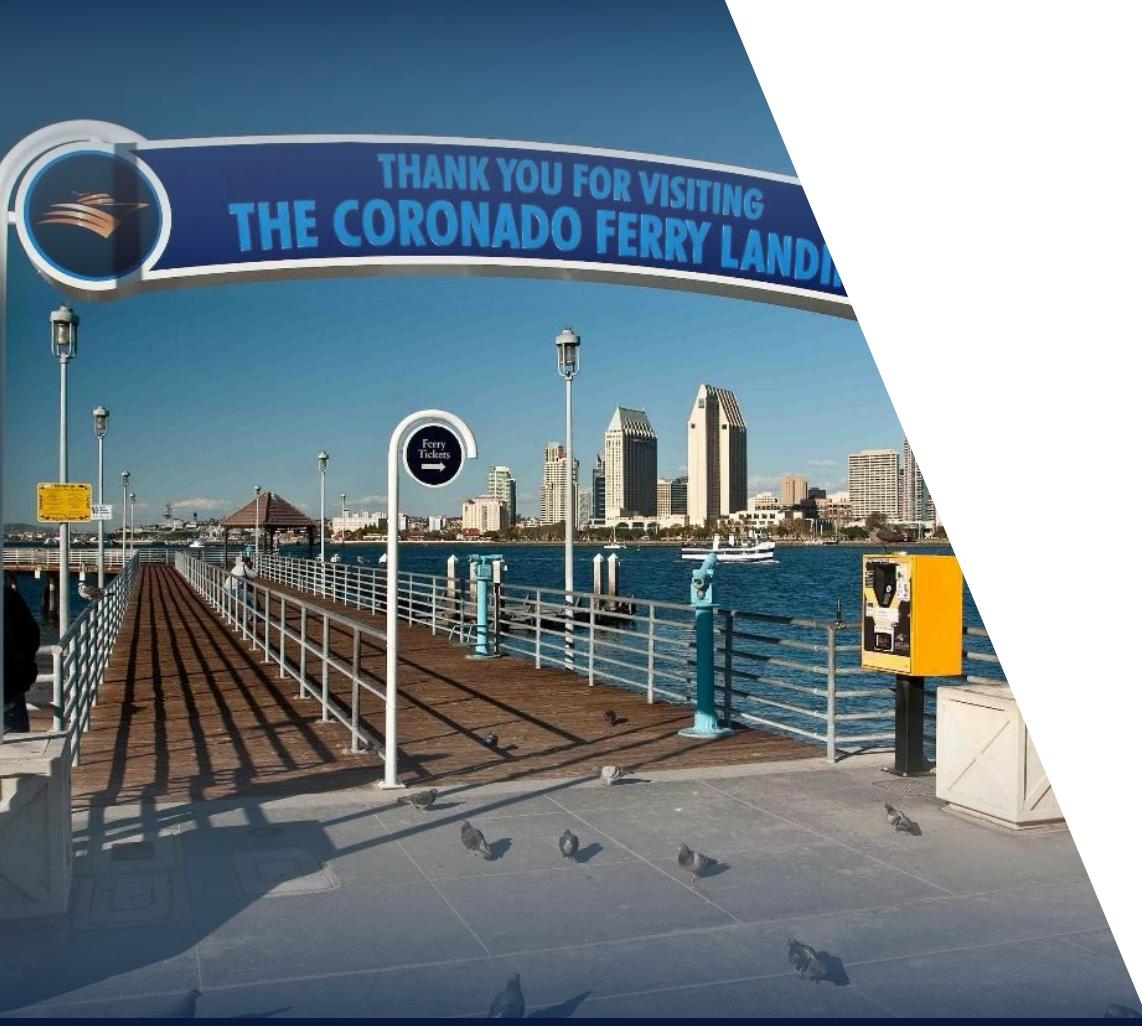
Planning District 10 – Coronado Bayfront

Current State

- Unique open space areas and recreational amenities
- Numerous public access opportunities
- Variety of visitor-serving commercial amenities
- Memorable views of San Diego Bay and its surroundings

Future State

- Enhanced public realm to further improve the way people experience the Bayfront
- Optimized public access opportunities interconnected with Green Necklace
- Reinvigorated visitor-serving commercial amenities
- Complementary visual connections and view corridors



Planning District 10 Goals Policy Concepts Map



Planning District 10 Goals

Policy Concepts
Map

GOALS

Planning District 10



- *Celebrated recreational open space areas, continuous Bayfront access, water-based activities, and visitor-commercial uses and amenities that encourage a variety of ways for people to enjoy the Coronado Bayfront*
- *Enhanced visual and physical connections and views between the City, District Tidelands, and the water*
- *New and expanded Visitor-Serving Recreation Commercial development that supports continued economic strength*

BPC Workshop: April 27, 2017



Planning District 10

Goals

Policy Concepts

Map

PD 10 POLICY CONCEPT #1: EXPAND PUBLIC ACCESS OPPORTUNITIES
Designate a public walkway along golf course leasehold's shoreline



PD 10 POLICY CONCEPT #2: EXPAND DEVELOPMENT OPPORTUNITIES

Allow for new or expanded visitor-serving commercial opportunities consistent with the existing development character





Planning District 10

Goals

Policy Concepts

Map

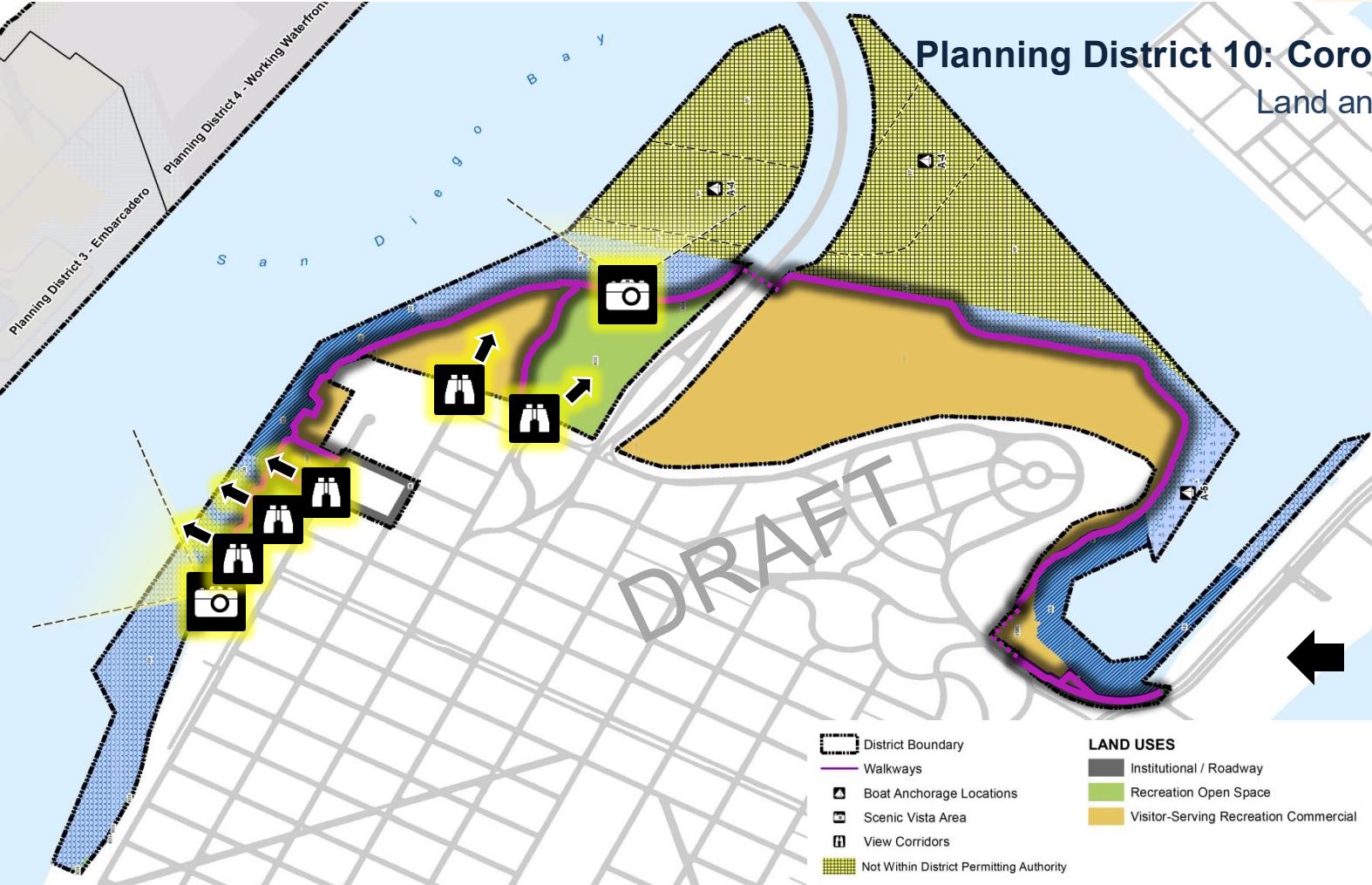
Planning District 10: Coronado Bayfront

Land and Water Use Map



Planning District 10: Coronado Bayfront

Land and Water Use Map



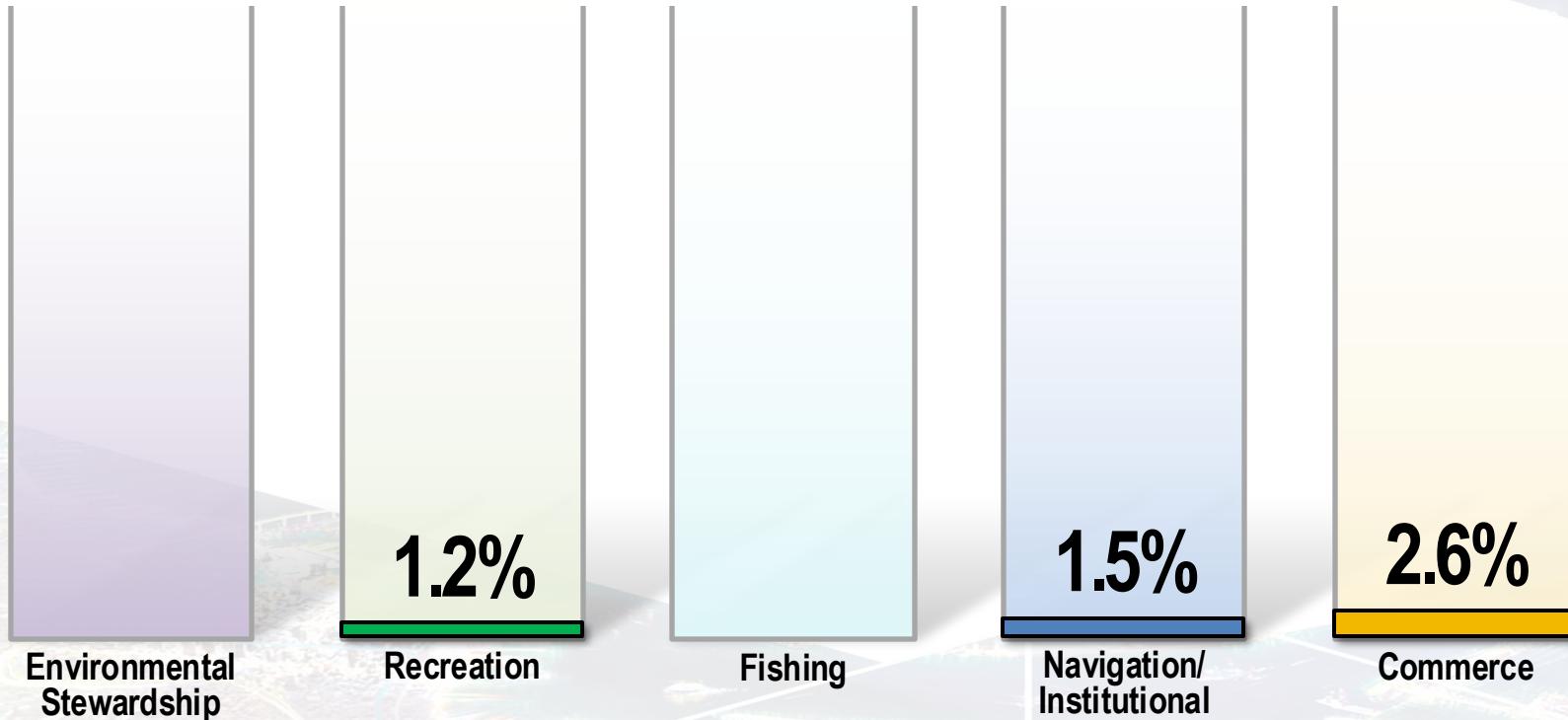
PUBLIC TRUST AND LAND / WATER USE ALIGNMENT



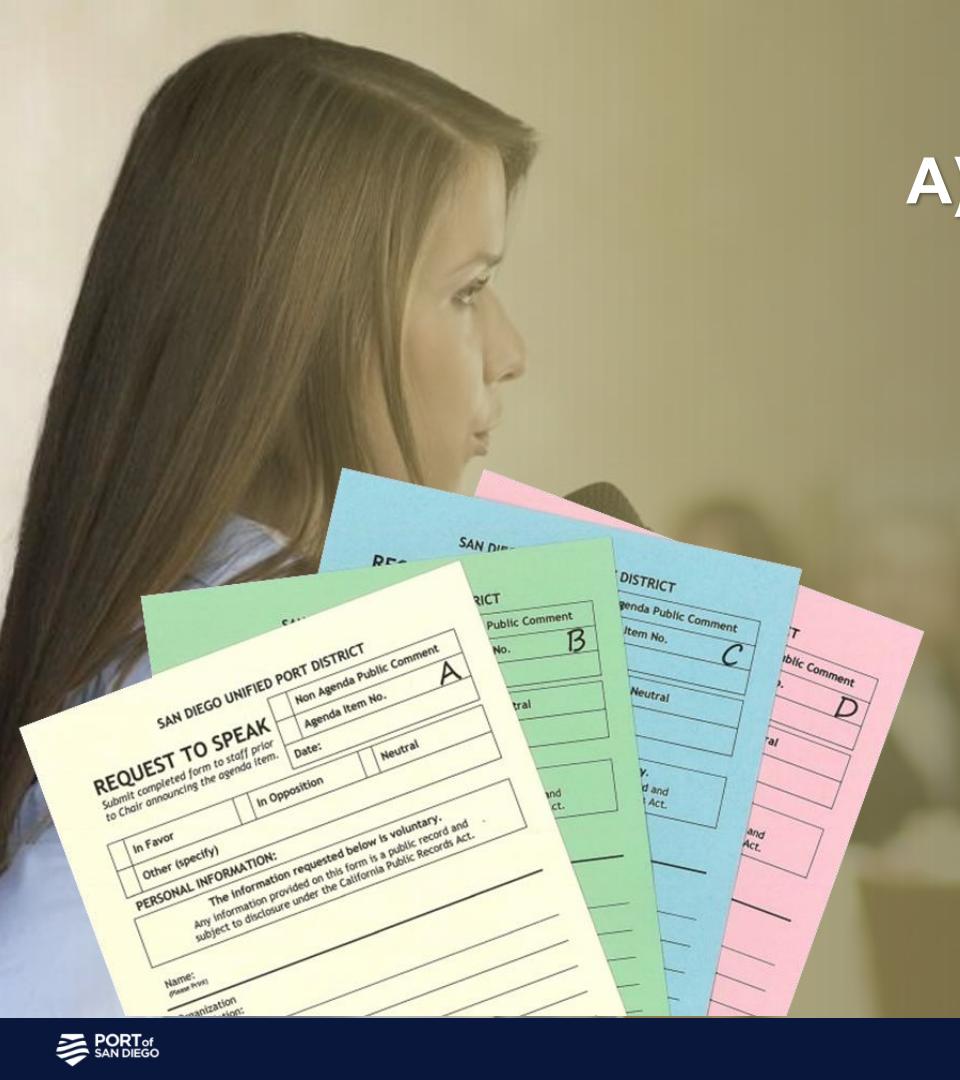
	Environmental Stewardship	Recreation	Fisheries	Navigation/Institutional	Commerce	
Current Designations	<i>Land Uses: 1</i> <i>Water Uses: 2</i> Total: 3	<i>Land Uses: 3</i> <i>Water Uses: 1</i> Total: 4	<i>Land Uses: 2</i> <i>Water Uses: 2</i> Total: 4	<i>Land Uses: 4</i> <i>Water Uses: 8</i> Total: 12	<i>Land Uses: 9</i> <i>Water Uses: 3</i> Total: 12	= 19 = 16 35
Proposed Designations	<i>Land Uses: 1</i> <i>Water Uses: 1</i> Total: 2	<i>Land Uses: 1</i> <i>Water Uses: 1</i> Total: 2	<i>Land Uses: 2</i> <i>Water Uses: 2</i> Total: 4	<i>Land Uses: 1</i> <i>Water Uses: 4</i> Total: 5	<i>Land Uses: 6</i> <i>Water Uses: 2</i> Total: 8	= 11 = 10 21

The order of the Public Trust categories do not indicate a priority or preference.

Planning District 10: Summary Acreage Allocation



The order of the Public Trust categories do not indicate a priority or preference.

A woman with long brown hair is shown in profile, looking down at a stack of colorful comment cards. The cards are from the San Diego Unified Port District and are titled 'REQUEST TO SPEAK'. They include fields for 'Non Agenda Public Comment', 'Agenda Item No.', 'Date', and 'Public Comment'. The cards are color-coded: one is white with black text, and others are blue, green, and pink. The pink card has the letters 'A', 'B', 'C', and 'D' written on it. The background is a plain, light-colored wall.

A) PLANNING DISTRICT 10

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





Port Planning Districts

Planning District 9: Silver Strand

Planning District 9 – Silver Strand

Current State

- Unique shoreline open space and recreation areas along San Diego Bay
- Limited access to touch the water and enjoy shore side experiences
- Modest amount of existing visitor serving commercial uses
- Memorable scenic vistas

Future State

- Enhanced recreational amenities
- Potential mitigation banking site to complement surrounding conservation areas
- Optimized public access opportunities and interconnected with Green Necklace network
- Reinvigorated visitor-serving commercial amenities
- Enhanced visual connections and view corridors



Planning District 9 Goals Policy Concepts Map



Planning District 9 Goals

Policy Concepts
Map

GOALS

Planning District 9



- *Context sensitive shoreline spaces, land/water connections, visitor serving development, and Open Bay areas that provide for the enjoyment of the Bay and water-based recreational activities by all people*
- *Provide convenient connections among District Tidelands, the Bayshore Bikeway, and Silver Strand State Beach*

BPC Workshop: April 27, 2017



Planning District 9

Goals

Policy Concepts

Map

PD 9 POLICY CONCEPT #1: CREATE UNIQUE JEWELS ALONG THE GREEN NECKLACE

Promote and enhance the Grand Caribe open space area as a naturalized park that is complementary to habitat conservation areas



PD 9 POLICY CONCEPT #2: DESIGN WALKWAYS APPROPRIATE TO OPEN SPACE

Establish a maximum nature trail width of 6 feet within the Grand Caribe sub-district to ensure walkways are compatible with the passive open space area



PD 9 POLICY CONCEPT #3: OPTIMIZE CONSERVATION AREAS

Potential mitigation banking opportunity to maximize the co-benefits of the conservation area in the Grand Caribe sub-district



PD 9 POLICY CONCEPT #4: ALLOW REDEVELOPMENT OPPORTUNITIES

Allow for moderate expansion of the existing visitor-serving hotel facility at Crowne Isle





Planning District 9

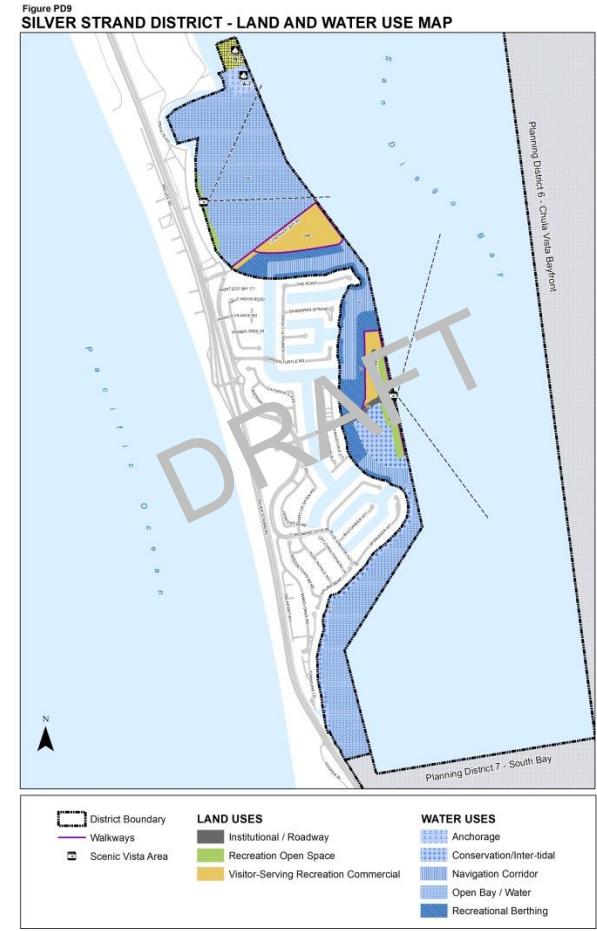
Goals

Policy Concepts

Map

Planning District 9: Silver Strand

Land and Water Use Map



Planning District 9: Silver Strand

Land and Water Use Map

Planning District 1

1

DRAFT



LAND USES

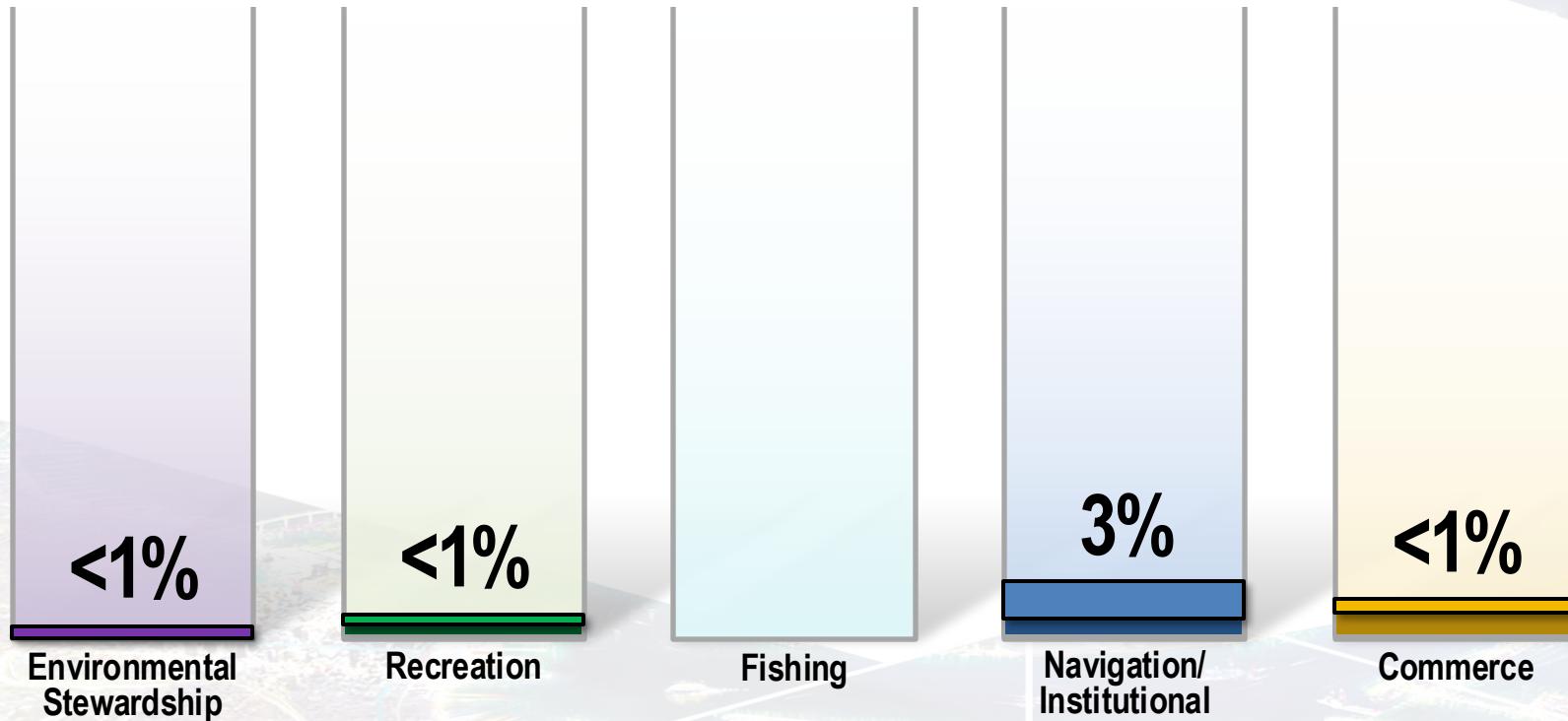
Legend:

- Walkways
- Scenic Vista Area
- Institutional / Roadway
- Recreation Open Space
- Native Green Areas

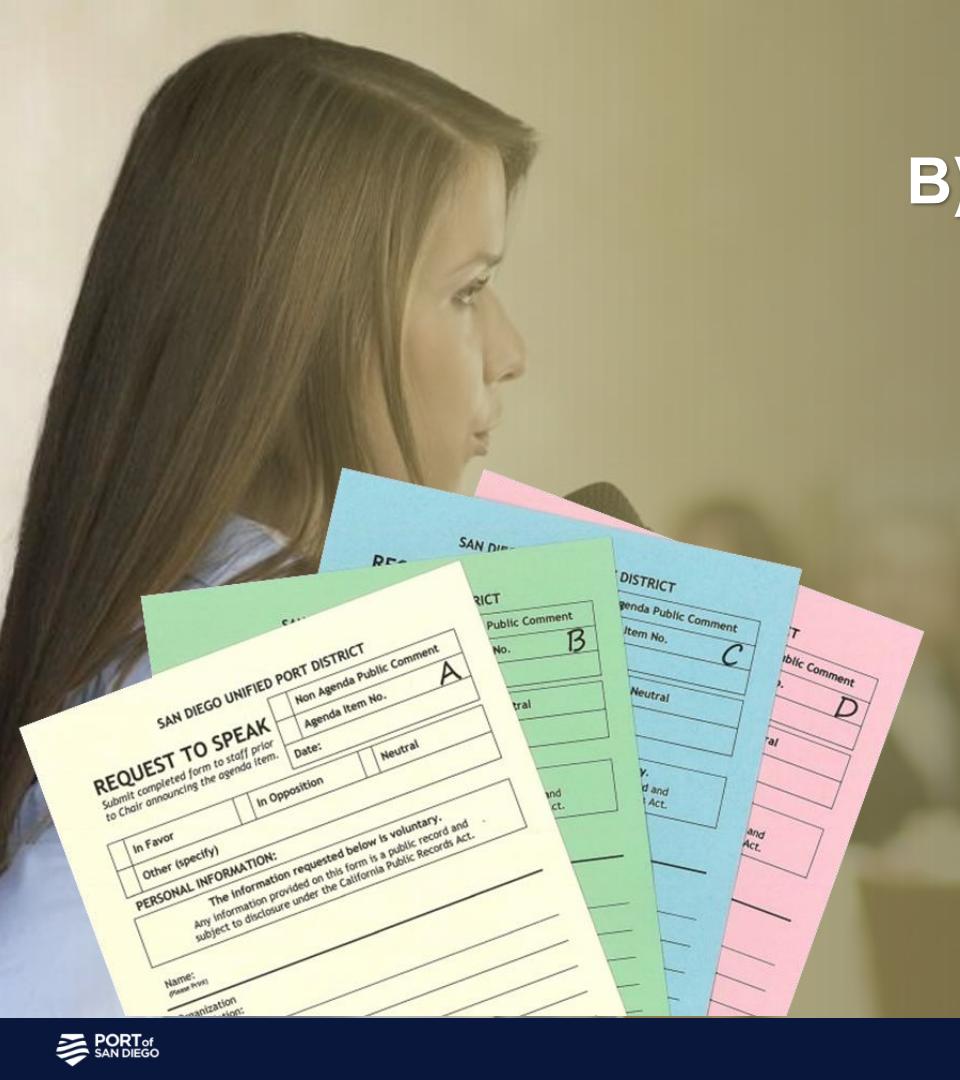
WATER USES

-  Anchorage
-  Conservation/Inter-tidal
-  Navigation Corridor
-  Open Bay / Water
-  Recreational Berthing

Planning District 9: Summary Acreage Allocation



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B) PLANNING DISTRICT 9

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





Planning District 8 – Imperial Beach Oceanfront

Current State

- The most southerly visitor-serving beach in California, with a rich beach culture and history
- Home to the iconic Imperial Beach Pier
- Existing assortment of visitor-serving, institutional, and recreational uses amongst beachfront uses that are being reinvigorated
- Attractive public realm, which revolves around the beach and pier

Future State

- Enhanced year-round experience for all beach visitors
- Improved public access opportunities and interconnected with Green Necklace network
- New or enhanced visitor-serving commercial amenities that complement ongoing reinvestment in the area
- Optimally activated public realm



Planning District 8

Goals

Policy Concepts

Map



Planning District 8 Goals

Policy Concepts
Map

GOALS

Planning District 8



- *Expanded Visitor-Serving Recreation Commercial development and services that support beach visitors and provide for a variety of recreational activities and enhanced amenities on beaches and pier*
- *Enhanced safe public access and use of the pier and beaches*

BPC Workshop: April 27, 2017



Planning District 8

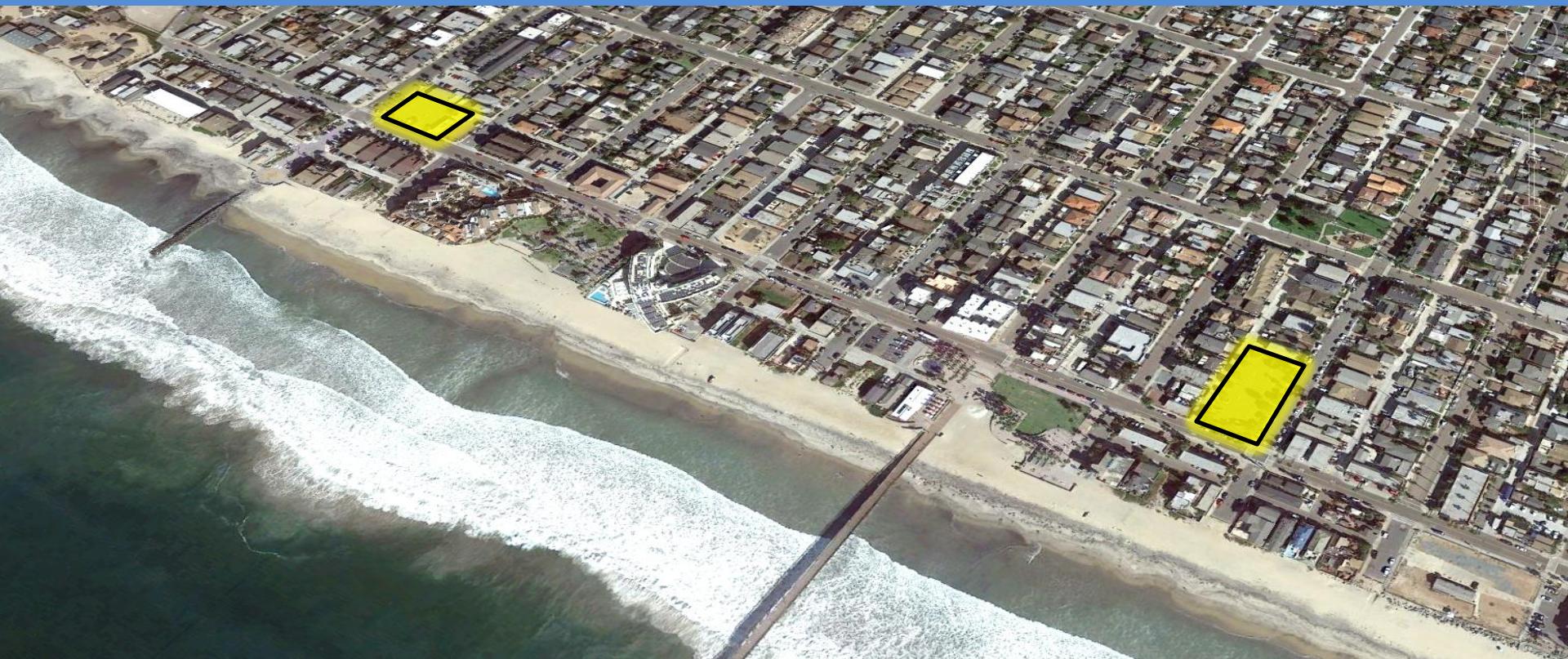
Goals

Policy Concepts

Map

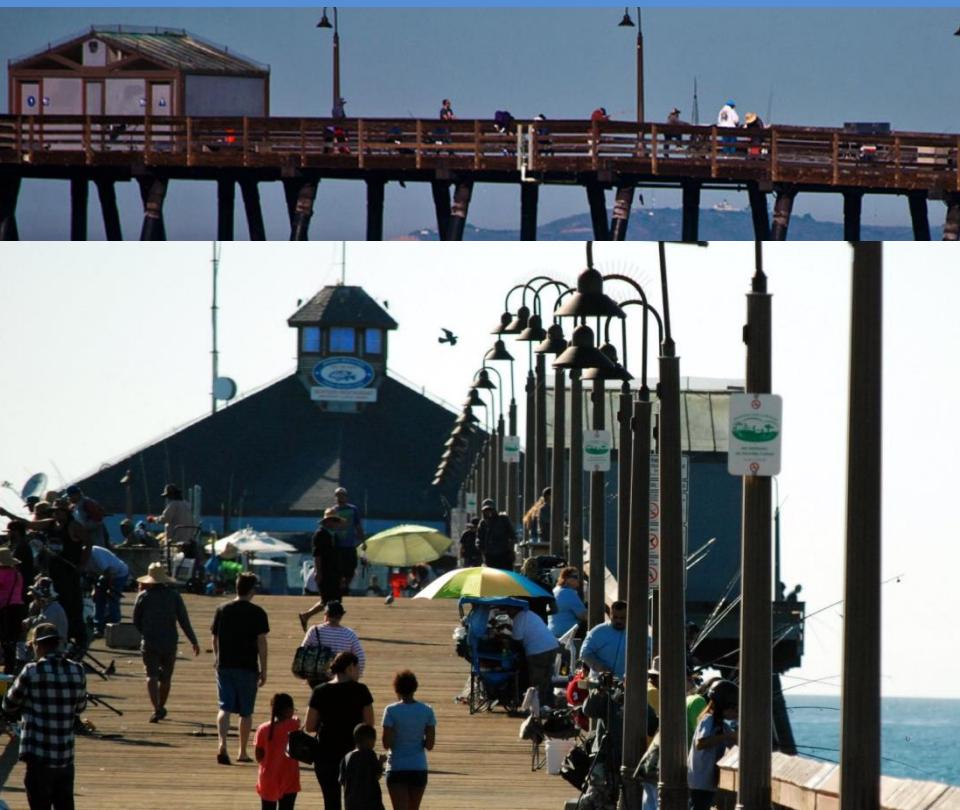
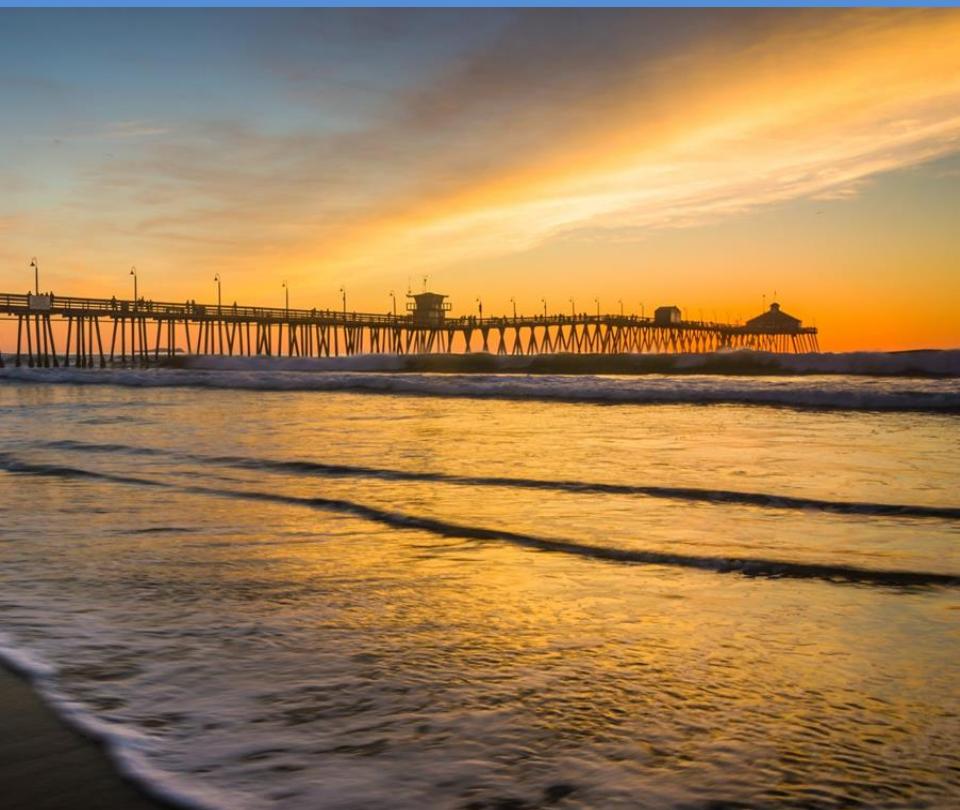
PD 8 POLICY CONCEPT #1: PROMOTE REDEVELOPMENT OPPORTUNITIES

Encourage new low-intensity, visitor-serving commercial development on underutilized property



PD 8 POLICY CONCEPT #2: ACTIVATE EXISTING PUBLIC SPACE

Support activating amenities and enhancements that attract and encourage a wide variety of users on the pier





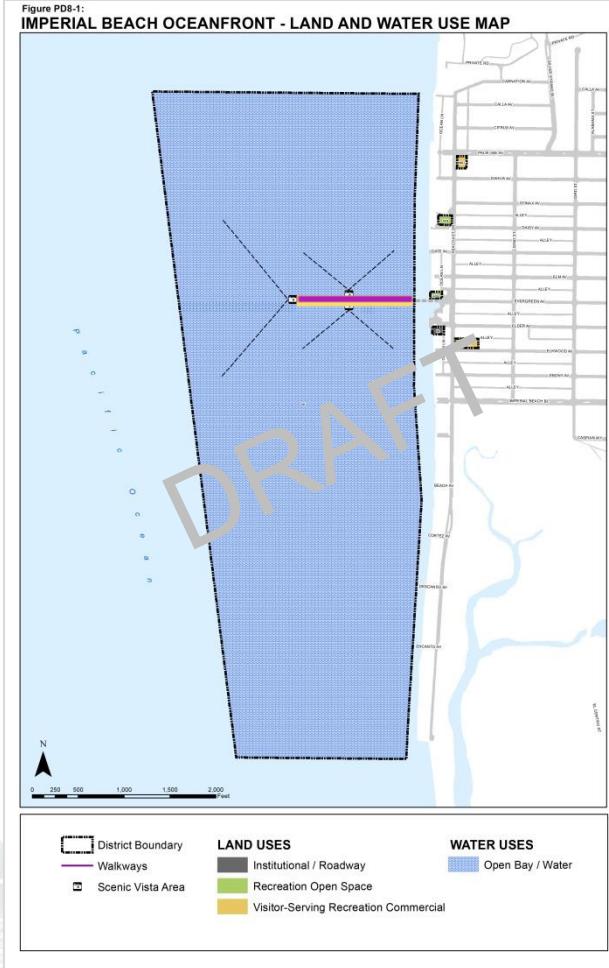
Planning District 8

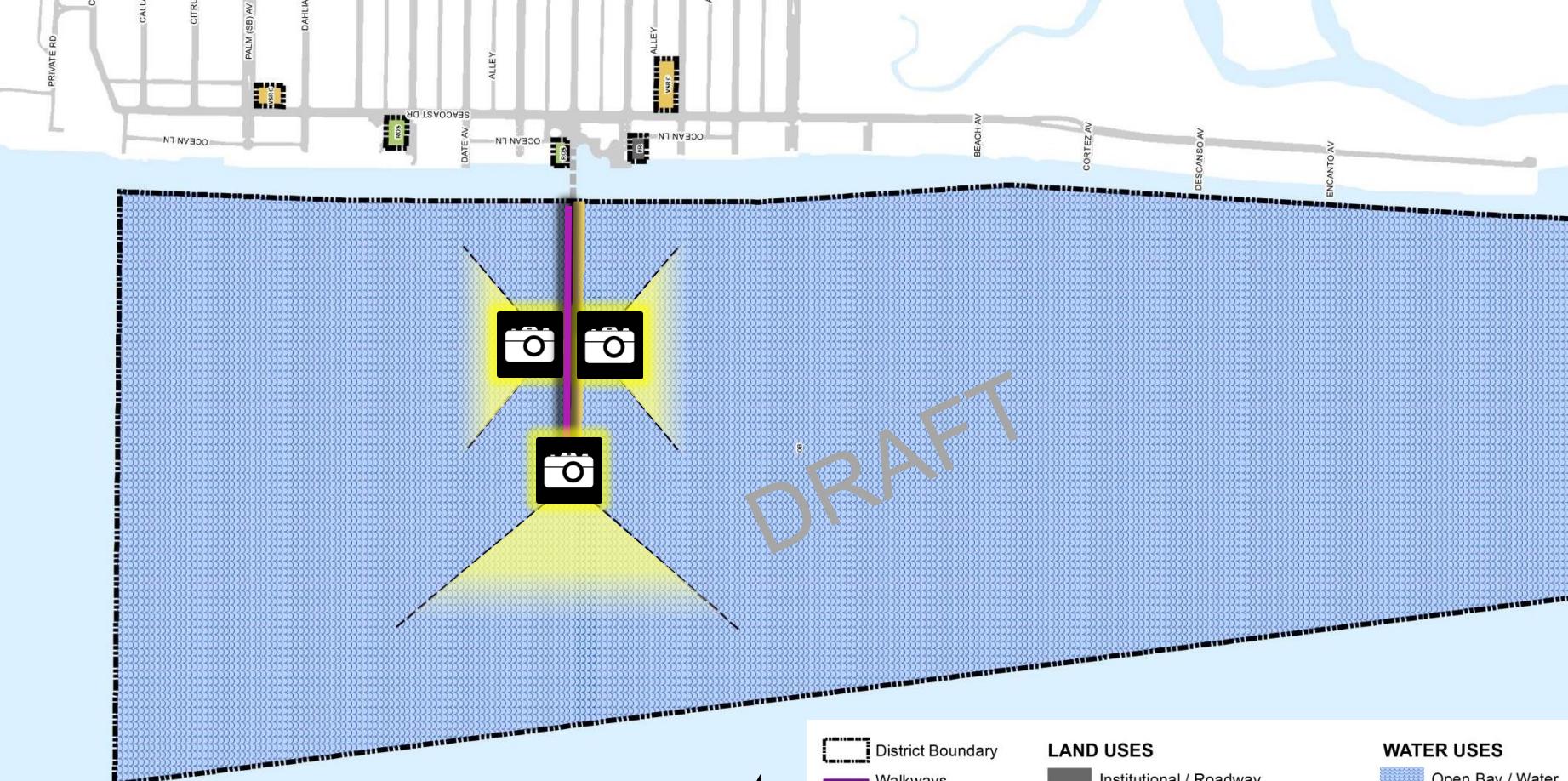
Goals

Policy Concepts

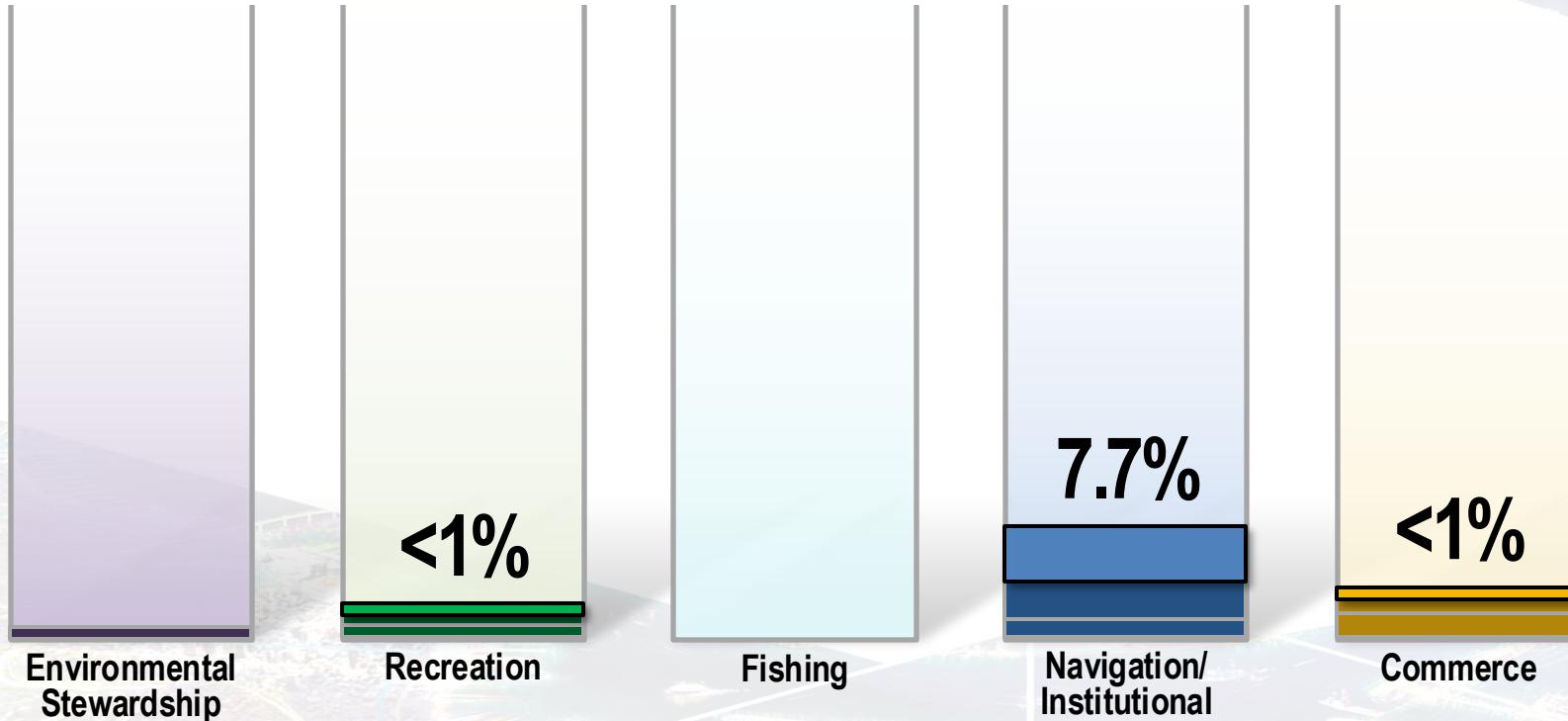
Map

Planning District 8: Imperial Beach Oceanfront Land and Water Use Map

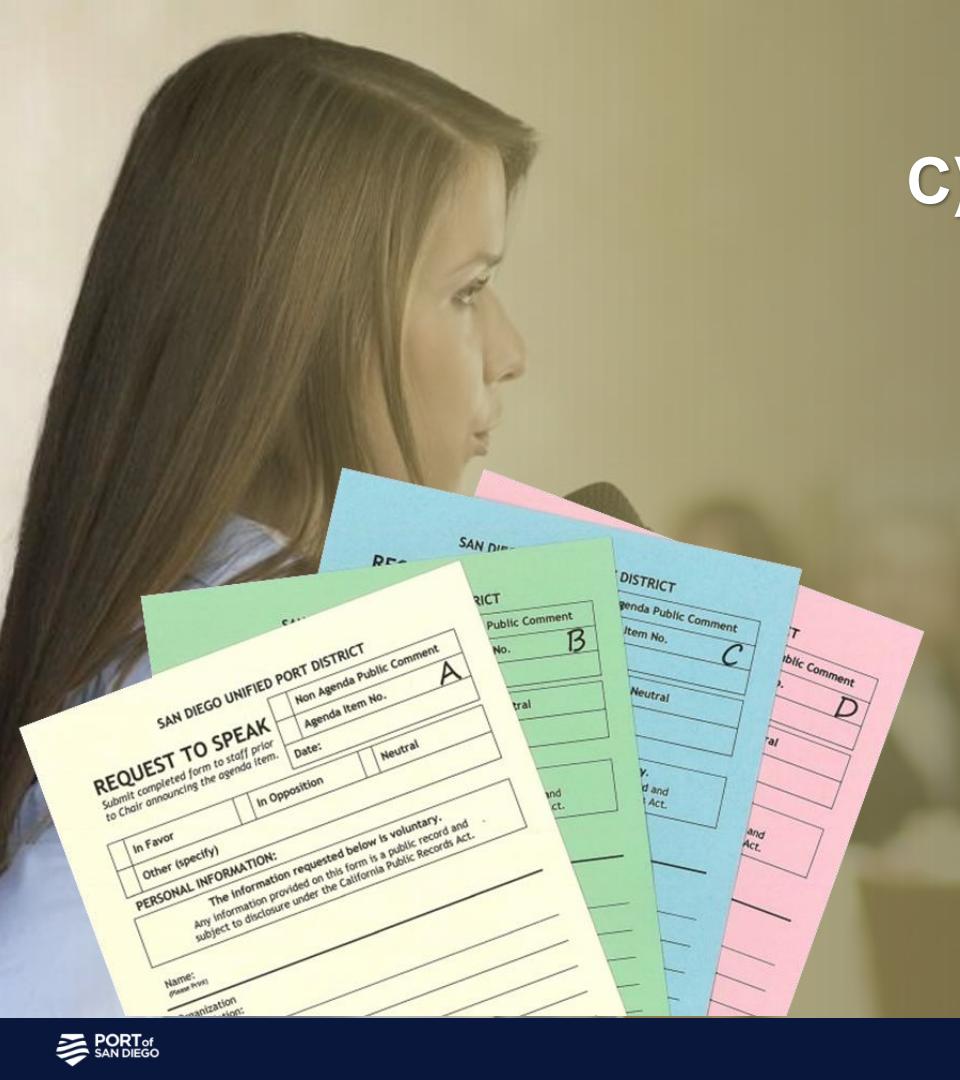




Planning District 8: Summary Acreage Allocation



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C) PLANNING DISTRICT 8

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





Port Planning Districts

Planning District 7: South Bay

Planning District 7 – South Bay

Current State

- Home to undeveloped or remnant salt pond, known as Pond 20
- Isolated and disconnected land and water uses
- Limited access to touch and explore the land/water interface
- One-of-a-kind views of San Diego Bay

Future State

- Home to the Port's first mitigation banking site, complementing surrounding conservation areas and serving as a catalyst for additional mitigation bank sites
- New visitor-serving commercial and recreational amenities
- Integrated land and water uses
- Optimized public access opportunities and interconnected with Green Necklace network
- Enhanced visual connections and view corridors



Planning District 7

Goals

Policy Concepts

Map



Planning District 7

Goals

Policy Concepts

Map

GOALS

Planning District 7



- *Conservation, mitigation banking, and management efforts that contribute to the overall marine and biological health of south San Diego Bay*
- *Expand opportunities for lower-scale, lower-cost visitor-serving commercial and recreational activities near the Bay*

BPC Workshop: April 27, 2017



Planning District 7

Goals

Policy Concepts

Map

PD 7 POLICY CONCEPT #1: POND 20 INTEGRATION

Incorporate Pond 20 with Visitor-Serving Recreation Commercial and Conservation/Inter-tidal Land and Water Use Designations



PD 7 POLICY CONCEPT #2: **ENSURE COMPATIBLE DEVELOPMENT**

**Allow low-intensity, visitor-serving commercial development
appropriately scaled to the adjacent mitigation area**





Planning District 7

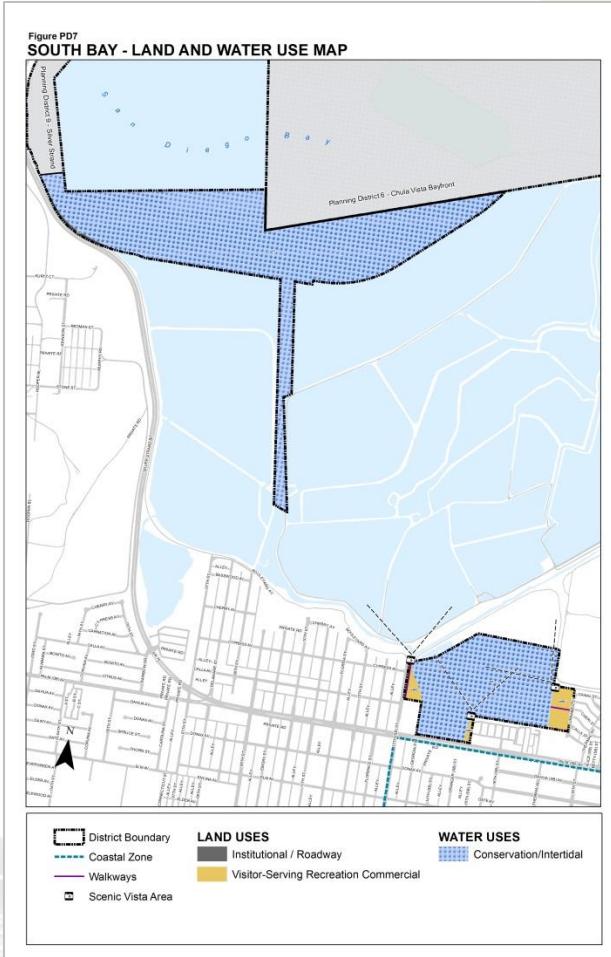
Goals

Policy Concepts

Map

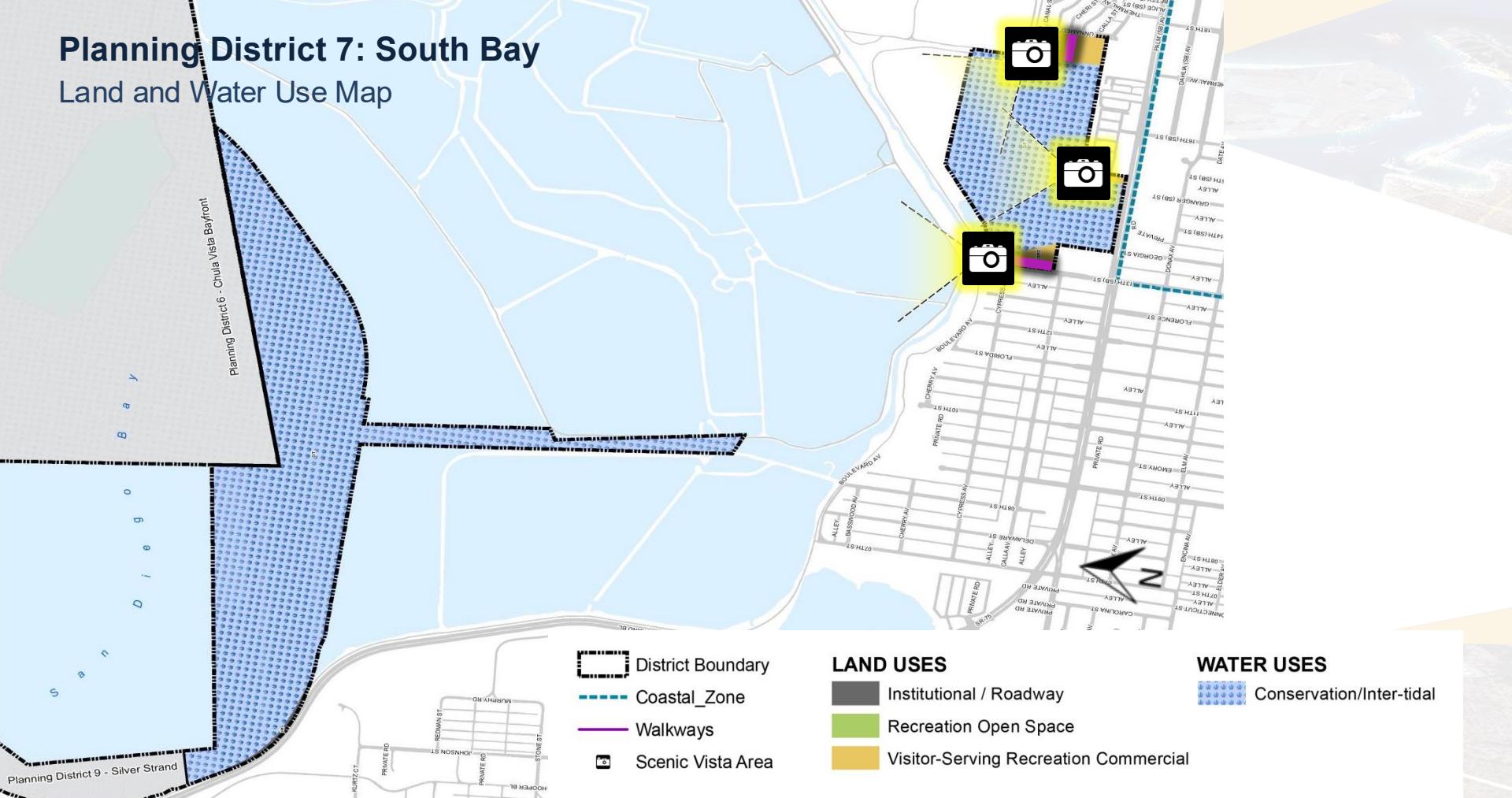
Planning District 7: South Bay

Land and Water Use Map

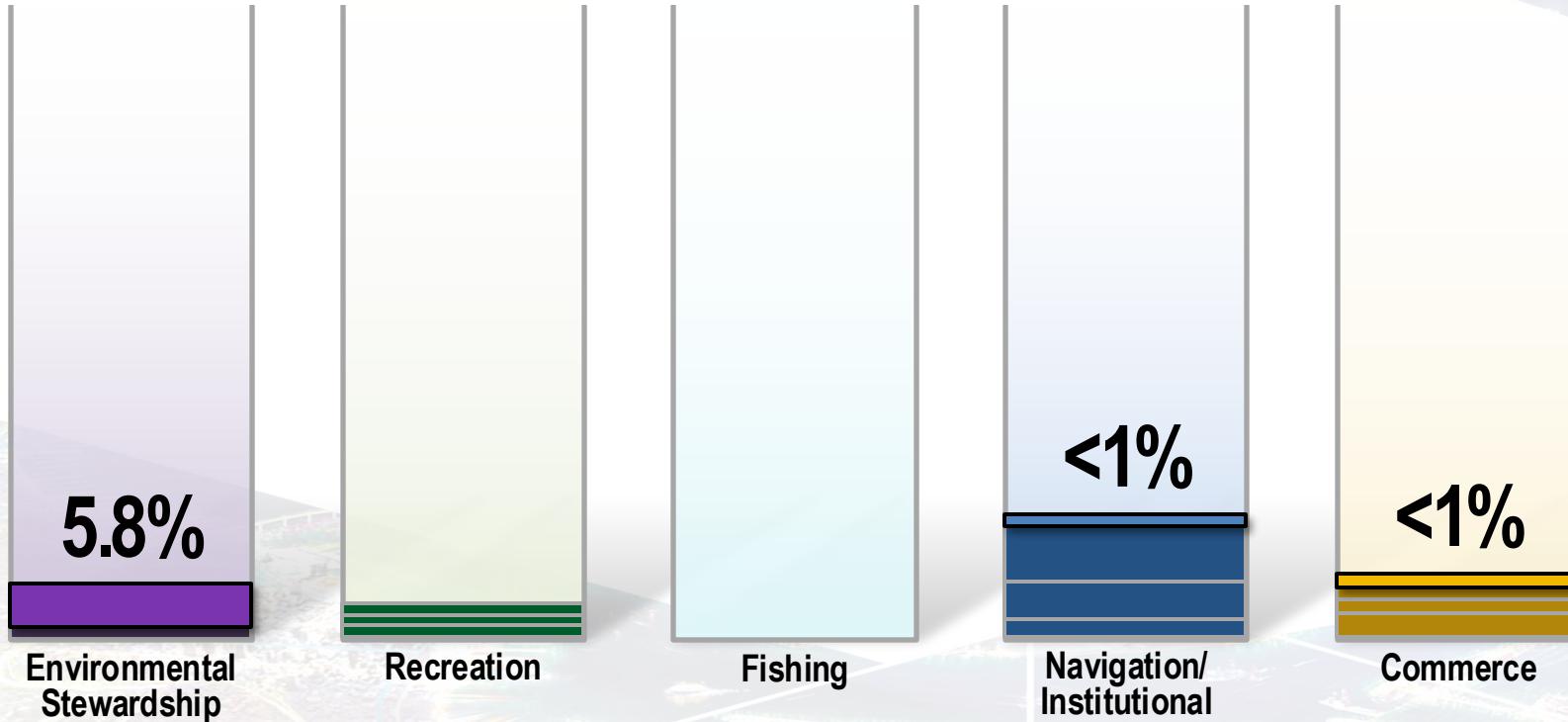


Planning District 7: South Bay

Land and Water Use Map



Planning District 7: Summary Acreage Allocation



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D) PLANNING DISTRICT 7

- Staff Presentation
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Next Steps

Integrated Planning: Port Master Plan Update

Public Engagement Timeline

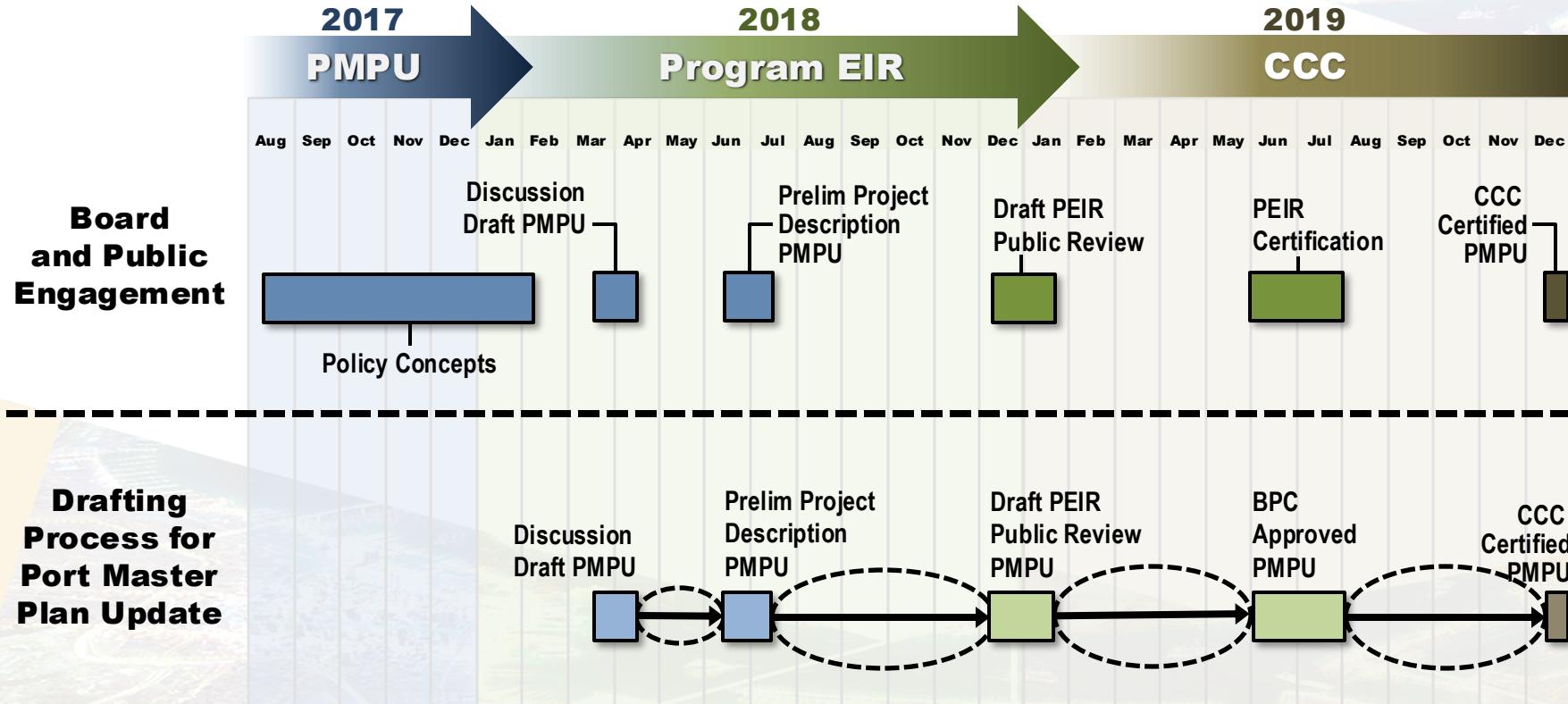
<p>BPC Meeting: August 8, 2017</p> <ul style="list-style-type: none">• <i>Mobility Element Policy Concepts</i>• <i>Natural Resources Element Policy Concepts</i>• <i>Resiliency and Safety Element Policy Concepts</i>• <i>Economic Development Element Policy Concepts</i>	<p>PUBLIC OPEN HOUSE EVENT</p> <p>August 10, 2017 6-8pm Port Administration Building</p>	<p>BPC Meeting: November 14, 2017</p> <ul style="list-style-type: none">• <i>Land and Water Use Element Policy Concepts</i>• <i>Coastal Access and Recreation Element Policy Concepts</i>• <i>Planning Districts 7-10 Policy Concepts & Land and Water Use Maps</i>	<p>PUBLIC OPEN HOUSE EVENT</p> <p>November 15, 2017 6-8pm Port Administration Building</p>	<p>BPC Meeting: December 5, 2017</p> <ul style="list-style-type: none">• <i>Planning Districts 4, 5 & 6 Policy Concepts & Land and Water Use Maps</i>	<p>Special BPC Meeting: December 12, 2017</p> <ul style="list-style-type: none">• <i>Planning Districts 1 & 2 Policy Concepts & Land and Water Use Maps</i>	<p>BPC Meeting: (Jan/Feb 2018)</p> <ul style="list-style-type: none">• <i>Planning District 3 Policy Concepts & Land and Water Use Map</i>	<p>PUBLIC OPEN HOUSE EVENT</p> <p>TBD (will be scheduled to follow completion of all Planning Districts)</p>
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Ongoing Stakeholder and Agency Involvement

Rev11/7/2017

Integrated Planning: Port Master Plan Update

Drafting Process



Rev11/1/2017



Board of Port Commissioners
November 14, 2017

Integrated Planning Port Master Plan Update

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

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