

*San Diego Unified Port District  
Port Master Plan Amendment*



*DRAFT*

***East Harbor Island Subarea  
Port Master Plan Amendment***

***Existing/Proposed Plan Text  
and Plan Graphics***

***December 2009***

*Note: Text to be **deleted** shown ~~stricken~~ and text to be **added** shown underlined.  
Text in italics is for clarification only and is not part of the Plan Amendment.*

The 1980 Port Master Plan was certified by vote of the California Coastal Commission (CCC) on January 21, 1981. Subsequent amendments, all of which have been incorporated into this copy, are listed below:

<b>Amendment Title</b>	<b>BPC Res. No.</b>	<b>CCC Certification Date</b>
Coronado Tidelands	83-133	12 Apr 1984
Convention Center and Option Site Hotel	84-290	14 Mar 1985
Bay Mooring and Anchorage Management Plan	84-304	25 Apr 1985
Chula Vista Bayside Park Extension	84-379	27 Aug 1985
Crosby Street Site	86-365	27 Feb 1987
Shelter Island Roadstead	88-212	15 Nov 1988
Coronado Boatyard/The Wharf	89-383	11 Apr 1990
East Harbor Island Hotel	90-170	14 Sep 1990
Seaport Village Street Relocation	92-74	11 Jun 1992
NASSCO Ways Modification	92-118	11 Jun 1992
Solar Turbines Incorporated	92-190	13 Oct 1992
Lindbergh Field Immediate Action Program	92-406	13 Apr 1993
Driscoll Boatyard Expansion	93-033	14 May 1993
National City Marina	94-152	11 Aug 1994
Design Refinements to IAP	95-223	15 Dec 1995
San Diego Convention Center Expansion	95-389	12 Jan 1996
A-9 Cruiser Anchorage	95-266	11 Apr 1996
Convair Lagoon	96-135	12 Nov 1996
Imperial Beach Oceanfront	97-187	10 Dec 1997
--Chula Vista Industrial Business Park Expansion	97-227	10 Mar 1998
South Embarcadero Redevelopment Program 1	98-136	15 Oct 1998
North Embarcadero Alliance Visionary Plan	2000-83	14 Mar 2001
Former Naval Training Center Land Transfer	2000-166	12 Jun 2001
D Street Fill Mitigation Site	2001-86	11 Sep 2001
South Embarcadero Redevelopment Program 2	2001-72	12 Dec 2001
National Distribution Center, National City	2001-99	12 Dec 2001
South Bay Boat Yard, Chula Vista	2001-190	12 Dec 2001
Glorietta Bay Redevelopment	2001-65	05 Feb 2003
America's Cup Harbor	2002-120	12 Jun 2003
Fifth Avenue Landing Spinnaker Hotel	2004-66	12 Aug 2004
Old Police Headquarters	2006-29	10 Aug 2006
National City Aquatic Center	2006-162	15 Feb 2007
Broadway Pier Cruise Ship Terminal	2009-37	03 Feb 2009
East Harbor Island Subarea	2010-XX	XX XX 2010

*Draft*

**TABLE 4  
PORT MASTER PLAN  
LAND AND WATER USE ALLOCATION SUMMARY**

<u>LAND USE</u>	<u>ACRES</u>		<u>WATER USE</u>	<u>ACRES</u>		<u>TOTAL ACRES</u>		<u>% OF TOTAL</u>	
	Existing	Revised		Existing	Revised	Existing	Revised	Existing	Revised
<b>COMMERCIAL</b>	<b>373.5</b>	<b><u>373.1</u></b>	<b>COMMERCIAL</b>	<b>383.0</b>		<b>756.5</b>	<b><u>756.1</u></b>	<b>14%</b>	
Marine Sales and Services	18.8		Marine Services Berthing	17.7					
Airport Related Commercial	38.0		Commercial Fishing Berthing	18.8					
Commercial Fishing	8.3		Recreational Boat Berthing	335.4					
Commercial Recreation	304.4	<b><u>303.7</u></b>	Sportfishing Berthing	11.1					
Sportfishing	4.3								
<b>INDUSTRIAL</b>	<b>1206.4</b>		<b>INDUSTRIAL</b>	<b>217.7</b>		<b>1424.1</b>		<b>26%</b>	
Aviation Related Industrial	152.9		Specialized Berthing	170.5					
Industrial Business Park	113.7		Terminal Berthing	47.2					
Marine Related Industrial	322.1								
Marine Terminal	149.6								
International Airport	468.1								
<b>PUBLIC RECREATION</b>	<b>280.5</b>	<b><u>281.0</u></b>	<b>PUBLIC RECREATION</b>	<b>681.0</b>		<b>961.5</b>	<b><u>962.0</u></b>	<b>18%</b>	
Open Space	49.0	<b><u>18.7</u></b>	Open Bay/Water	681.0					
Park/Plaza	146.4								
Golf Course	97.8								
Promenade	47.3	<b><u>18.1</u></b>							
<b>CONSERVATION</b>	<b>399.2</b>		<b>CONSERVATION</b>	<b>1058.6</b>		<b>1457.8</b>		<b>27%</b>	
Wetlands	304.9		Estuary	1058.6					
Habitat Replacement	94.3								
<b>PUBLIC FACILITIES</b>	<b>222.9</b>	<b><u>222.8</u></b>	<b>PUBLIC FACILITIES</b>	<b>394.3</b>		<b>617.2</b>	<b><u>617.1</u></b>	<b>12%</b>	
Harbor Services	2.7		Harbor Services	10.5					
City Pump Station	0.4		Boat Navigation Corridor	284.6					
Streets	219.8	<b><u>219.7</u></b>	Boat Anchorage	25.0					
			Ship Navigation Corridor	50.0					
			Ship Anchorage	24.2					
<b>MILITARY</b>	<b>25.9</b>		<b>MILITARY</b>	<b>125.6</b>		<b>151.5</b>		<b>3%</b>	
Navy Fleet School	25.9		Navy Small Craft Berthing	6.2					
			Navy Ship Berthing	119.4					
<b>TOTAL LAND AREA</b>	<b>2508.4</b>		<b>TOTAL WATER AREA</b>	<b>2860.3</b>					
<b>MASTER PLAN LAND AND WATER ACREAGE TOTAL</b>						<b>5368.6</b>		<b>100%</b>	

Draft

Development of unleased parcels on Harbor Island is expected to be completed with the construction of the hotels on the east basin. Along Harbor Drive, from the Navy Estuary to the Coast Guard facility, planning concepts focus on providing a sense of entry into downtown San Diego for travelers coming via Lindbergh Field and Point Loma, with activities and landscape features that strengthen the image of San Diego as a pleasant place to visit. Considerable attention must be paid to improvements in the general appearance of existing industrial uses and the planned expansion of these uses. Public park, pedestrian promenade and open space are reserved on the bayside and in the circulation gateway of Harbor Island. Coastal access is enhanced by a shoreline park with leisure facilities, including restroom, and a 1.3 mile bayside public pathway.

### Land and Water Use Allocations

The Harbor Island/Lindbergh Field Planning District contains an approximate total of 996 acres, consisting of about 816 acres of tidelands and 180 acres of submerged tidelands. Table 8 summarizes the land and water use allocations proposed in the Precise Plan. As in the Shelter Island Planning District, a significant portion of the area is already developed and is under long term lease commitment. The east end of the Harbor Island peninsula is vacant and thus offers development potential uncomplicated by the presence of structures or lease interest. A balanced allocation of use activities is provided within the major use categories of commercial, industrial, public recreation, and public facilities.

The use allocation table, the **Precise Plan Map**, and the following text supplement the general plan guideline presented in the preceding part of this document.

### Harbor Island/Lindbergh Field Planning Subareas

Planning District 2 has been divided into nine subareas (**Figure 10**) to provide a more specific explanation of the intent of the Plan.

#### Spanish Landing Park

Spanish Landing Park, subarea 21, extends along the north bank of the Harbor Island West Basin and occupies 11.2 acres of land. Another 1.3 acres is designated for promenade in the form of a bicycle and pedestrian path. This area is completely developed except for the possibility of a fishing pier near the west end. Approximately one mile of public access to the shore is provided by this park. Historic markers located in the park commemorate Juan Rodriguez Cabrillo's discovery of San Diego Bay in 1542, and the exploratory party of Gaspar de Portola in 1769-70.

#### West Harbor Island

West Harbor Island, subarea 22, has been completely developed with commercial recreational uses such as hotels, restaurants, marinas, and marine related commercial business. No changes to this 37.7-acre commercial recreation area are anticipated.

#### East Harbor Island

The east end of Harbor Island, subarea 23, has been the last subarea to complete phased development and is designated commercial recreation. The last project, a future development in this subarea includes hotels totaling high quality hotel of approximately 500 rooms, which are sited to be responsive to views of San Diego Bay, the airport, and the downtown San Diego skyline. Maximum building heights will be established consistently with adopted aircraft approach paths and Federal Aviation Administration (FAA)

regulations. The hotel/Hotels complex may include typical supporting facilities such as swimming pools, spas, commercial retail, restaurants, cocktail lounges, meeting and conference space, recreational facilities, including piers, and ancillary uses. A marina of approximately 550 slips is located adjacent to the hotels and occupies most of the basin. The eastern end of the peninsula is anchored by restaurants, which are uniquely sited on the water's edge.

The existing promenade along the southern side of Harbor Island Drive will be extended to the eastern portion of the East Harbor Island subarea and along Harbor Island East Basin as the subarea is developed or redeveloped. The promenade will provide pedestrian access around East Harbor Island and will connect the hotel developments, marina, and restaurants to the rest of Harbor Island. The promenade will be located to provide views of the San Diego Bay, the downtown San Diego skyline, and the Harbor Island East Basin. Public access will be maintained along the promenade. Private uses shall not obstruct the public promenades. Benches and overlooks adjacent to the promenade will be sited to provide viewing opportunities in a manner that does not obstruct pedestrian flow. Public access and other path-finding signage will be placed at strategic locations throughout East Harbor Island to guide guests and visitors to and from public use areas, restaurants, and other facilities.

A public access plan will be prepared and implemented for each hotel development. The public access plans will include information on signage, amenities, and public information to inform and invite the public to and around East Harbor Island and downtown San Diego.

All hotel developments should provide shuttle service to and from the airport and information regarding other transit opportunities.

A parking management plan will be prepared for each hotel development.

As the East Harbor Island subarea is developed or redeveloped, Harbor Island Drive may be resized and realigned to optimize use of East Harbor Island. This may allow for increased and enhanced public enjoyment of the bay. The promenade and new public access features (i.e. benches) will provide enhanced open space and public access opportunities within the East Harbor Island subarea. Proportionate to the development or redevelopment, activating uses such as restaurants, outdoor seating and dining areas, and retail shops open to the public may be integrated into the hotel development or redevelopment.

A public promenade parallels the active ship channel of the bay and ensures pedestrian and bicycle coastal access. Landscaped open space on Harbor Island Drive is retained with the street design of an upgraded and modified "T" intersection. Utility capacity is expanded to meet increased service needs.

**TABLE 8  
Precise Plan Land and Water Use Allocation**

**HARBOR ISLAND/LINDBERGH FIELD: PLANNING DISTRICT 2**

LAND USE	ACRES		WATER USE	ACRES	TOTAL ACRES		% OF TOTAL
	Existing	Revised			Existing	Revised	
<b>COMMERCIAL</b>	90.6	<u>90.2</u>	<b>COMMERCIAL</b>	105.8	496.4	<u>196.0</u>	20%
Airport Related Commercial	38.0						
Commercial Recreation	52.6	<u>52.2</u>	Recreational Boat Berthing	105.8			
<b>INDUSTRIAL</b>	631.8		<b>INDUSTRIAL</b>	11.2	643.0		65%
Aviation Related Industrial	130.6						
Industrial Business Park	33.1		Specialized Berthing	11.2			
International Airport	468.1						
<b>PUBLIC RECREATION</b>	26.2	<u>26.7</u>	<b>PUBLIC RECREATION</b>	45.0	71.2	<u>71.7</u>	7%
Open Space	7.5	<u>7.2</u>	Open Bay/Water	45.0			
Park	16.4						
Promenade	2.3	<u>3.1</u>					
<b>PUBLIC FACILITIES</b>	66.8	<u>66.7</u>	<b>PUBLIC FACILITIES</b>	18.0	84.8	<u>84.7</u>	8%
Harbor Services	1.3		Harbor Services	5.3			
Streets	65.5	<u>65.4</u>	Boat Navigation Corridor	12.7			
<b>TOTAL LAND AREA</b>	<b>815.4</b>		<b>TOTAL WATER AREA</b>	<b>180.0</b>			
<b>PRECISE PLAN LAND AND WATER ACREAGE TOTAL</b>					<b>995.4</b>		<b>100%</b>

*Note: Does not include:*

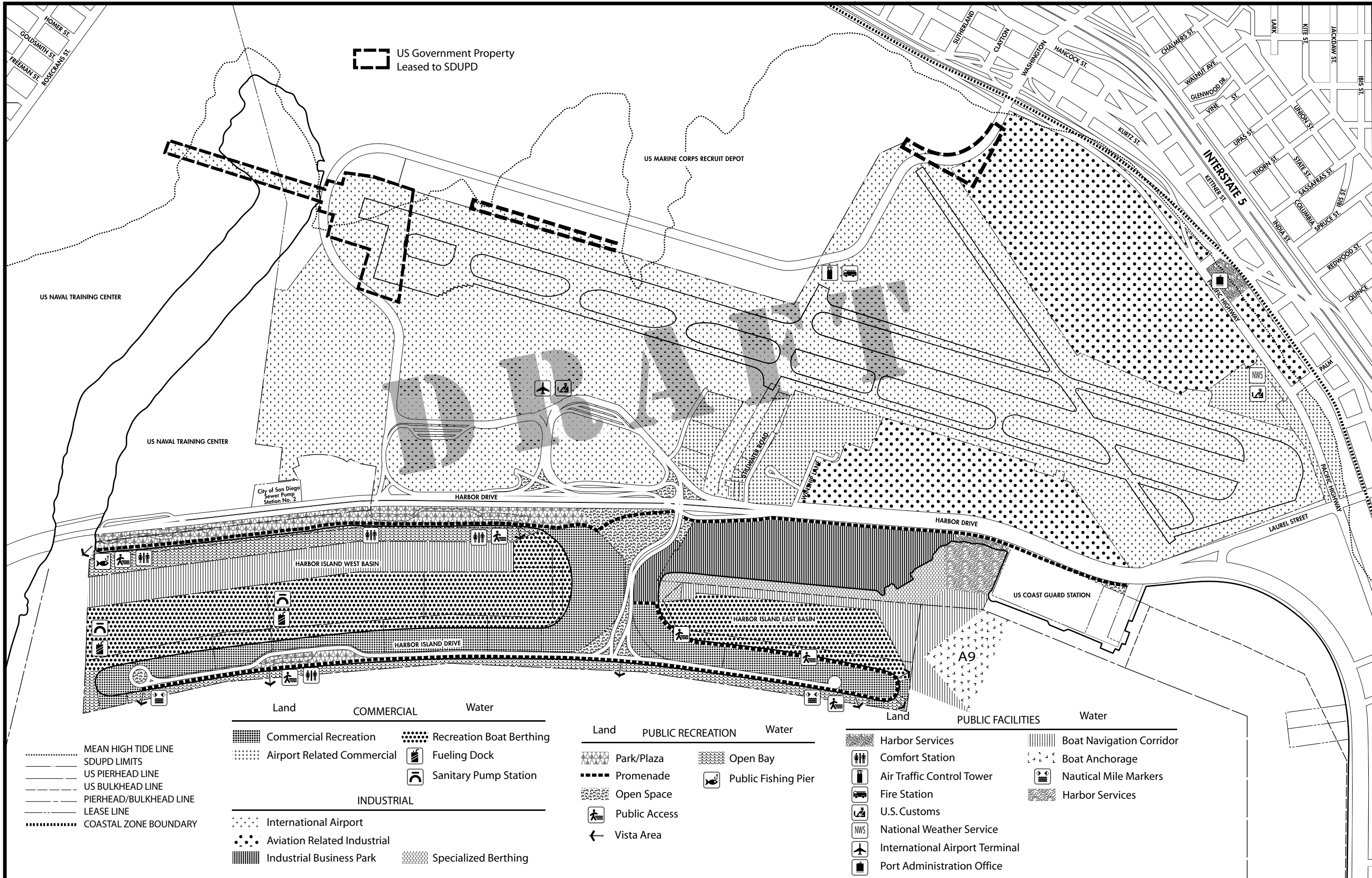
Leased Federal Land 22.5 acres  
 State Submerged Tidelands 41.3 acres  
 Leased Uplands 4.1 acres

*Revised acreage includes:*

East Harbor Island Subarea PMPA – CCC on XXXX XX, 2010

Revised: 9-14-09

*Draft*



US Government Property  
Leased to SDUPD

MEAN HIGH TIDE LINE  
SDUPD LIMITS  
US PIERHEAD LINE  
US BULKHEAD LINE  
PIERHEAD/BULKHEAD LINE  
LEASE LINE  
COASTAL ZONE BOUNDARY

Commercial Recreation	Recreation Boat Berthing
Airport Related Commercial	Fueling Dock
Industrial Business Park	Sanitary Pump Station
International Airport	
Aviation Related Industrial	
Industrial Business Park	Specialized Berthing

Park/Plaza	Open Bay
Promenade	Public Fishing Pier
Open Space	
Public Access	
Vista Area	

Harbor Services	Boat Navigation Corridor
Comfort Station	Boat Anchorage
Air Traffic Control Tower	Nautical Mile Markers
Fire Station	Harbor Services
U.S. Customs	
National Weather Service	
International Airport Terminal	
Port Administration Office	

scale approx.  
  
Land Use Planning

**Planning District 2  
LINDBERG FIELD/HARBOR ISLAND**

**PRECISE PLAN**

**FIGURE 9**

DATE: Feb 23 - 2009  
DRWN / CHK: T.O. - A.B.

FILE TITLE:  
PPdist2\_pmpa\_DRAFT\_HI  
hotel plan



## Project List

A listing of projects and appealable classifications is shown in Table 9.

TABLE 9: PROJECT LIST		APPEALABLE ↓			FISCAL YEAR
HARBOR ISLAND/LINDBERGH FIELD: PLANNING DISTRICT 2		DEVELOPER ↓			
		SUBAREA ↓			
1.	HOTELS COMPLEX: up to 500 rooms in multiple hotels, including restaurants, cocktail lounges, meeting and conference space; parking; landscaping; public promenade; realignment of traffic circle and roadway	23	T	Y	1993- 942012- 2016
2.	PORT ADMINISTRATION BUILDING RENOVATION: Renovate building; Construct parking structure; install landscaping	29	P	N	1993-95
3.	AIRPORT ACCESS ROAD: Construct	27	P	Y	1995-96
4.	FUEL FACILITY: Expansion to north side of airport	25	P	N	1992-93
5.	ACCESS ROADS: Revise airport internal road system	26	P	N	1993-94
6.	LAUREL STREET: Widen between Harbor Drive and Pacific Highway	27	P	Y	1994-95
7.	NEW AIRPORT TERMINAL: Construct facility; apron; taxiway	26	P	N	1993-95
8.	ANCHORAGE FACILITY: Install perimeter marker buoys at Anchorage A-9	23	P	Y	1995-96
9.	CONVAIR LAGOON: Sediment remediation	24	T	N	1996-97
10.	INTERIM EMPLOYEE PARKING LOT: Construct airport employee parking lot and staging area for taxis, shuttle vans and charter buses; replace storm drain	26	P	N	2001-03

P- Port District	N- No
T- Tenant	Y- Yes

(Revised 11/16/09)

Draft