

### PORT MASTER PLAN UPDATE (PMPU)

**POSITION:** The Chamber's Transportation and Land Development Committee voted to SUPPORT the update on October 20, 2020. The Chamber's Board of Directors voted to SUPPORT the update on November 19, 2020.

**RATIONALE:** The plan updates the latest master plan which is now 40 years old and determines economically significant geography that is relevant to a number of industries region-wide.

**STATUS:** The plan update was opened for public comment on October 20<sup>th</sup>. The comment period will close on November 17<sup>th</sup>, and is expected to go before the Port Commission in December to present feedback heard and make revisions. The Draft Environmental Impact Report is expected to kick off in mid-2021. The update would not be able to be officially adopted before 2022.

#### SUMMARY

In 2013, the Port of San Diego kicked off its process to revise and update the Port Master Plan which was originally adopted in 1964 and determines the vision for 34 miles of waterfront land governed by the Port. This plan would be in effect through 2050. This effort spans all of the Port's six planning districts including maritime and non-maritime activities. Since 2013, the Port published a framework report in 2014, and then a discussion draft of the update that has been revised and worked on since 2016. The current document under consideration is a revised edition that will still receive input, go through CEQA review, and be considered by the Coastal Commission before it can be adopted. Major changes in the recently released version includes height limits and generally scaled back numbers of hotel rooms, however that will be offset by a private development project on the Embarcadero and increased hotels in Harbor Island. The Port Master Plan Update is necessary to streamline the permitting for major projects on Port property and to provide balance between development needs and natural resources in the area. More simply put, the plan designates what activities are permitted to happen where on Port property, reflecting shared principles and goals.

#### INDUSTRY/IES IMPACTED

Industries impacted are broad and difficult to limit given the scope of the Plan Update. Maritime, tourism, cargo, shipping, the military, and development industries are likely among the most impacted, however.

#### SUPPORTERS

- Downtown San Diego Resident Association

#### OPPONENTS

#### ARGUMENTS IN SUPPORT

- Downtown San Diego Resident Association

#### ARGUMENTS IN OPPOSITION

#### MORE INFORMATION

The aforementioned process should continue to include robust discussions, particularly given the restrictive impact of COVID-19 on outreach and engagement. Even with general support, the Chamber should be playing a role to help convene continued discussion and fine-tuning with stakeholders, particularly in the business arena.