



A map of Planning District 9 Silver Strand. The map shows a large body of water (Silver Strand) and a surrounding land area. The land area is divided into three subdistricts, which are shaded in light blue. The water area is unshaded. The map is oriented with the water area at the top and the land area at the bottom. The title 'PLANNING DISTRICT 9 Silver Strand' is written in large, bold, blue letters across the middle of the map. Below the title, a table provides statistics for the district.

PLANNING DISTRICT 9 Silver Strand

Total Planning District Area:	231.7 acres
Total Water Area:	199.1 acres
Total Land Area:	32.6 acres
Number of Subdistricts:	3

PLANNING DISTRICT 9: SILVER STRAND



Figure PD9.1 - 2019 aerial of Silver Strand Planning District

Planning District Setting

The Silver Strand Planning District is in the southwest corner of the Bay, east of Silver Strand State Beach. This planning district provides public access and recreation to the Bay and shoreline parks surrounding the Coronado Cays residential marina development. The Silver Strand Planning District is characterized by a natural shoreline, a hotel with associated marina, a yacht club, open space, and existing private-use residential piers. Boat navigation corridors extend from Coronado Cays to the Bay. The Silver Strand Planning District is divided into three subdistricts: State Park Basin, Crowne Isle, and Grand Caribe Isle and South Cays.

Planning District Character

A diverse range of outdoor recreational activities occur within the Silver Strand Planning District from walking along nature trails, enjoying expansive views of the Bay, and bird watching opportunities. Additional outdoor activities include boating, kayaking, and other non-programmed recreational uses. Natural wildlife habitat, with native plants, is one of the highlights that visitors can enjoy along the water's edge.

Planning District Characteristics

The Silver Strand Planning District should be complementary to existing uses and activities and is envisioned to have a strong emphasis on establishing additional recreation open space, which complements the scale and character of development adjacent to the area.

Improvements in this planning district should encourage enhancement, preservation, and conservation of habitats and potential mitigation banking opportunities. Complementary uses such as opportunities for aquaculture and blue technology may be feasible in this planning district.

Dock maintenance and vessel slip reconfiguration may occur, as well as limited expansion of recreational marina facilities for continued use of visitor-serving waterside facilities and potential waterside transportation opportunities. Further, maintenance to existing anchorages could occur to better serve the boating community.

The characteristics of the Silver Strand Planning District include:

- Context sensitive shoreline areas, water and land connections, visitor-serving commercial and recreation activities, and water areas that provide for the enjoyment of the Bay and water-based recreational activities by all people.
- Enhanced wayfinding and convenient connections throughout Tidelands, the Bayshore Bikeway, and Silver Strand State Beach.

STANDARDS

The following standards apply to all water and land development and improvement within the Silver Strand Planning District, unless it is infeasible due to geographic or site constraints and/or inconsistent with public safety, security, or protection of sensitive coastal resources. The Silver Strand Water and Land Use map may be used as a reference by the District to interpret the location of use designations or standards, as needed.

SILVER STRAND PLANNING DISTRICT



PD9.1 Coordinate with adjacent jurisdictions to maintain connections between the Bayshore Bikeway and Tidelands.



PD9.2 Support limited small-scale development in Commercial Recreation land use designations, compatible with existing development in the planning district and in the adjacent areas by:

- a. Requiring building height is compatible, but does not need to be in conformance, with adjacent jurisdiction standards.
- b. Designing development and improvements to be context-sensitive in design with the Coronado Cays community and views to the Bay.



PD9.3 Require that all structural improvements that solely benefit the Coronado Cays be paid for by the residents or structural improvements that partially benefit the residents include a fair-share contribution by the residents upon the creation of fee program.

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State Park Basin Subdistrict



PD9.4 Allow for the redevelopment of the Crowne Cove Anchorage (A7), as an extension of Silver Strand State Beach.



PD9.5 Establish and preserve the Scenic Vista Area at Crowne Cove, as depicted on the Silver Strand Planning District Water and Land Use map.

Crowne Isle Subdistrict



PD9.6 Maintain the existing transient docking and water-transfer point located south of the existing hotel parcel, as depicted on Figure PD9.2.



PD9.7 Allow for new hotel rooms with associated meeting space at the existing hotel facility.



PD9.8 Piers and docks adjacent to residences off Tidelands may be altered, destroyed, or removed, when environmental impacts are avoided or mitigated; provided, however, no increase in over-water coverage shall occur and there is no existing direct public access from the landside.



PD9.9 Allow for maintenance and slip modifications of existing recreational marinas to support changes to waterside facilities and boating needs.



PD9.10 Provide a Connector Mobility Hub located south of the existing hotel parcel, integrated with the existing transient docking and water-based transfer point, as depicted on Figure PD9.2. The mobility hub should connect to the nearby water-based transfer point by providing wayfinding and pathway connections.





-  **BIKE LANE**
-  **EXISTING TRANSIENT DOCKING**
-  **EXISTING WATER-BASED TRANSFER POINT**
-  **POTENTIAL CONNECTOR MOBILITY HUB**



Figure PD9.2 - Silver Strand water and land-based mobility system

Grand Caribe Isle and South Cays Subdistrict



PD9.11 Investigate and potentially create mitigation banking in Conservation/Inter-tidal areas.



PD9.12 Support improvements and maintenance of pathways, including:

- Providing a minimum 12-foot-wide paved or unpaved promenade, beginning north of Grand Caribe Causeway, that extends along the bayside and loops around to the north basin-side of the subdistrict.
- Maintaining the current continuous unpaved pathway on the east edge of Grand Caribe Isle, south of Grand Caribe Causeway, not to exceed 6-feet in width.



PD9.13 Expand Grand Caribe Shoreline Park, starting north of Grand Caribe Causeway as illustrated on the Silver Strand Planning District Water and Land Use map, in a manner that is complimentary to adjacent natural open space and sensitive coastal resource areas.



PD9.14 Support programmed uses and special events, as well as non-programmed uses at Grand Caribe Shoreline Park.



PD9.15 Encourage non-programmed recreational activities and amenities along the shoreline.



PD9.16 Establish and preserve the Scenic Vista Area at Grand Caribe Shoreline Park, as depicted on the Silver Strand Planning District Water and Land Use map.



PD9.17 Support limited small-scale water-oriented development that is in character with the scale and size of the surrounding development in the Commercial Recreation land use designation on Grand Caribe Isle, west of Caribe Cay North Boulevard.



PD9.18 When appropriate, develop public restroom facilities at Grand Caribe Shoreline Park north of Grand Caribe Causeway.



PD9.19 Support aquaculture and blue technology opportunities complementary with the existing water and land uses within the planning district.



PD9.20 Piers and docks adjacent to residences off Tideland's may be altered, destroyed, or removed, when environmental impacts are avoided; provided, however, no increase in over-water coverage shall occur and there is no existing direct public access from the landside.



PD9.21 Allow for maintenance and slip modifications of existing recreational marinas to support changes to waterside facilities and boating needs.

APPEALABLE PROJECTS

For development categories pursuant to Coastal Act Section 30715, additional projects pertaining to the maintenance, removal, demolition, and/or modernization of existing infrastructure, commercial facilities, and recreation facilities shall be permitted. This shall apply to facilities such as, but not limited to: upland connecting roadways; offices not principally devoted to District administration activities; overnight accommodations; non-water-oriented retail, which may include retail with restaurant space; commercial fishing facilities; and, recreational marina-related facilities.

Table PD9.1: PD9 Appealable Projects Table

	Upland Connecting Roadways	Non-District Administration Office	Overnight Accommodations	Non-Water-Oriented Retail	Commercial Fishing Facilities	Recreational Marina-Related Facilities
State Park Basin						
Crowne Isle						
Grande Caribe Isle and South Cays						

State Park Basin Subdistrict

Recreational Marina-Related Facilities	Development of existing Crown Cove Anchorage (A7) in support of transient vessel berthing.
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Crowne Isle Subdistrict

Overnight Accommodations	Up to 360 net new hotel rooms with associated meeting space.
Recreational Marina-Related Facilities	Dock maintenance, vessel slip reconfiguration and enhancement in the water basin, including an increase or decrease of up to 10 percent vessel slips.

Grand Caribe Isle and South Cays Subdistrict

Recreational Marina-Related Facilities	Dock maintenance, vessel slip reconfiguration and enhancement in the water basin, including an increase or decrease of up to 10 percent in vessel slips if associated with the existing yacht club.
	Small-scale water-oriented or marina-related development that is in character with the scale and size of the surrounding development.

Table PD9.2: PD9 Water and Land Use Table

Water	acres
<i>Anchorage</i>	3.9
<i>Conservation/Intertidal</i>	18.8
<i>Navigation Corridor</i>	22.6
<i>Open Bay/Water</i>	127.8
<i>Recreational Berthing</i>	26.0
<i>Subtotal, Water</i>	199.1

Land	acres
<i>Commercial Recreation</i>	20.8
<i>Institutional/Roadway</i>	2.8
<i>Recreation Open Space</i>	9.0
<i>Subtotal, Land</i>	32.6

Total **231.7 ac.**

DISCUSSION
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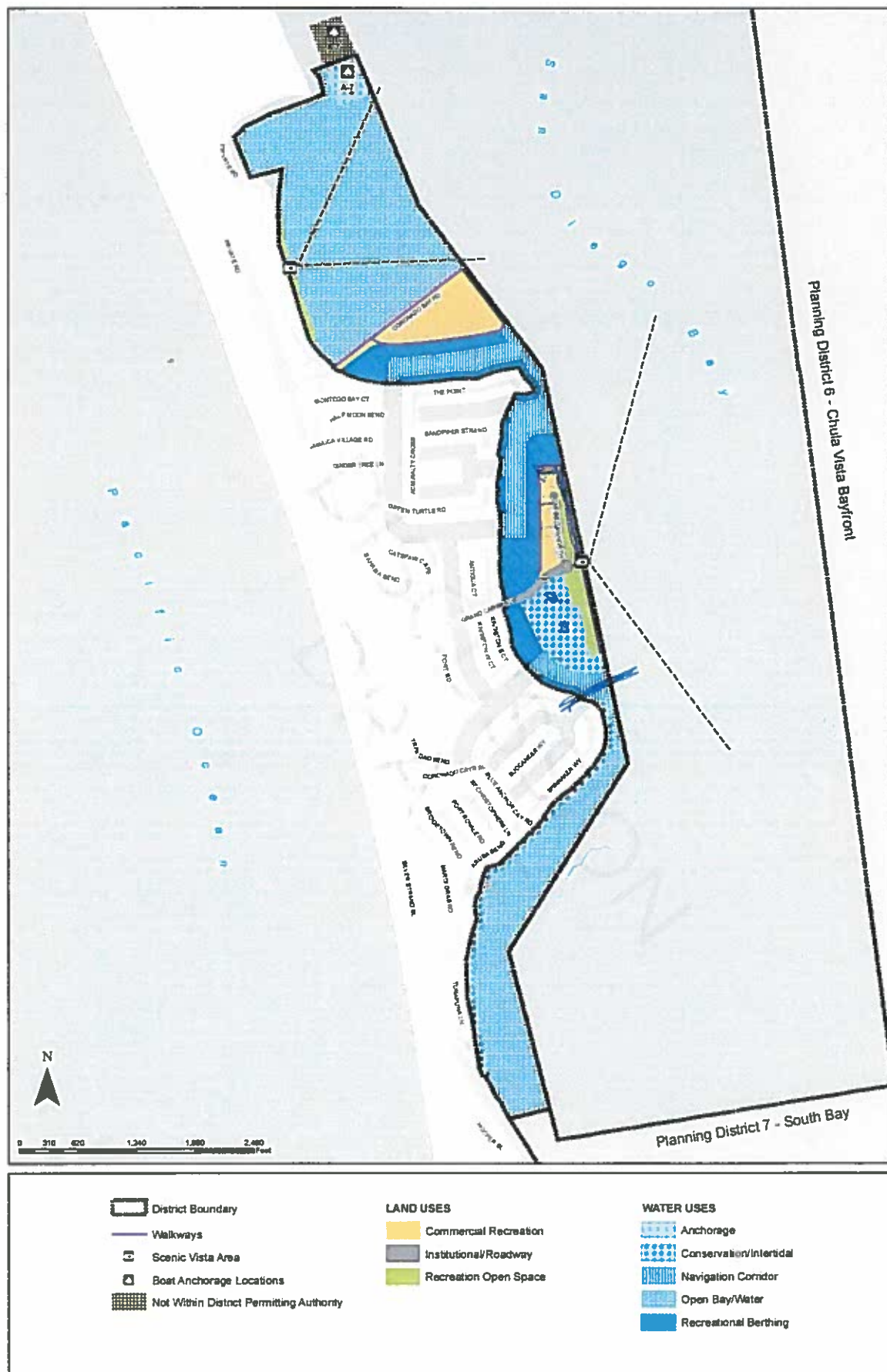


Figure PD9.3 - Water and Land Use Map Silver Strand