

HOA Comments to the Port Master Plan Update (PMPU)

Grand Caribe Isle and South Cays Subdistrict (PMPU, page 224).

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

This principle applies to the portion of South Grand Caribe Isle that is not part of Grand Caribe Shoreline Park. See Attachment 1, “Figure PD9.3 - Water and Land Use Map Silver Strand,” PMPU, page 227. This area has long been planned as a mitigation area, but no mitigation has ever been conducted by the Port. After meeting with Port Planning staff, the HOA understands that restoration activities, short of actual mitigation, may take place on this land, and we stand ready to work with the Port to support such activities as soon as possible. This area has been an eyesore for many years, and would benefit from restoration projects that would both slow the pace of erosion and continue the native plant restoration activities currently taking place in neighboring Grand Caribe Shoreline Park with the Audubon Society and the Silver Strand Beautification Project.

PD9.12: “Support improvements and maintenance of pathways, including: a. 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. b. 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.”

The current unpaved pathway in Grand Caribe Shoreline Park (in South Grand Caribe Isle), as described in subsection PD9.12.b above, should be extended into North Grand Caribe Isle, especially since the next section, PD9.13, calls for expanding Grand Caribe Shoreline Park into North Grand Caribe Isle by changing the use designation of the east part of that area from “Commercial Recreation” to “Recreation Open Space.” A maximum 6-foot wide pathway would be more appropriate for a park area than a 12-foot wide promenade.

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 coastal resource areas.

The HOA strongly supports the Port’s decision to re-designate the eastern area of North Grand Caribe Isle as “Recreation Open Space,” and to extend Grand Caribe Shoreline Park into this area. Extending the park is a welcome solution to a decades-long effort by many Coronado Cays residents to preserve the views and natural beauty of this area. Expanding the park is compatible with Port’s “Baywide Open Space” Policy WLU 2.1, which calls on the Port to, “[e]stablish a comprehensive open space network, like a Green Necklace, that shall integrate pathways, recreational open spaces and natural resource

areas.” PMPU. Page 97. Expanding the park would increase the existing natural habitat areas on all sides of the Coronado Cays, including the Silver Strand State Park Beach to the north and west, and the South San Diego Natural Wildlife Refuge to the east and south.

The northern boundary of the extended park area, as indicated on Attachment 1, appears to begin at the Yacht Club parking circle and cut east across the property. The HOA supports drawing the boundary line further north so it is next to the Yacht Club’s sub-leased area. The Yacht Club has indicated that they would agree to this as long as they can use the leaseholder’s boat storage yard on the west side for overflow parking. The Yacht Club had indicated that the leaseholder will allow them to do so. Drawing the boundary next to the Yacht Club’s sub-leased area will ensure that the east side of North Grand Caribe Isle will be solely used for Yacht Club functions on the north end, or as parkland, and that no parking will take place in this scenic area.

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

Grand Caribe Shoreline Park was created as a native plant garden and a natural habitat restoration area, and efforts are currently underway to restore the native plants and their identification signs, after years of neglect. As such, the activities for this park should be limited non-programmed passive activities. The Port currently does not issue activity permits for this park because it is a passive natural habitat area.

Because Grand Caribe Shoreline Park is passive natural habitat area, the usage rules for this park should parallel those proposed for the Sweetwater Park. The proposed rules emphasize that the park is “required to be mostly passive and natural,” that there are “no special events or organized sports,” that access to the shoreline would be controlled (to prevent erosion), that trails should “look natural,” that major activities “would include walking,” and that “educational opportunities for ecology, nature and history are suggested.” See, “Sweetwater Park Public Meeting #2, March 20, 2019,” power point presentation. These proposed rules would also be appropriately applied to Grand Caribe Shoreline Park.

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

The shoreline in this area of the Coronado Cays, as envisaged by the Updated Master Plan, consists of Grand Caribe Shoreline Park, a mitigation bank, and the Yacht Club area. As such, any activities and amenities should be compatible with the maintenance and preservation of these natural habitat areas.

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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.”

The Scenic Vista Area currently on the map shows the vista area starting at the shoreline east of Grand Caribe Causeway. However, the scenic vistas from this area occur all along this shoreline. We recommend either widening the existing scenic vista area to encompass the entire isle, or adding scenic vista areas to the north and south of the current designation.

In addition, the scenic vista actually begins on Grand Caribe Causeway as one crosses the channel on the way to Grand Caribe Isle. To preserve this scenic vista, a “View Corridor Extension,” indicated by a binoculars symbol, should be added where Grand Caribe Causeway crosses over the water between Antigua and Kingston Villages before reaching Grand Caribe Isle.

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.”

We understand that this section applies only to the area currently occupied by the Coronado Cays Homeowners Association buildings, the HOA boat storage lot, the lessor’s boat storage lot and the Coronado Cays Yacht Club. The HOA strongly supports restricting any development in this area to small-scale, water-oriented development that is compatible with the existing residential neighborhood. However, this section raises several concerns when read in conjunction with planning “Standards” PD9.2 and PD9.3 (Port Master Plan Update, page 222), which also apply to any proposed development in this area and which provide as follows:

PD9.2: “Support limited small-scale development in Commercial Recreation Land Use designation, 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.”

While these standards call for small-scale water-oriented development only, PD9.2a exempts the Port from local building height limits. Homes in the Coronado Cays are

limited to 35 feet in height, while the condominium buildings are capped at 40 feet. While PD9.2b requires any proposed development to be “context-sensitive” and preserve views to the bay, the HOA is concerned that the Port could use Standard PD9.2a to allow taller buildings in this area that would not be compatible with the surrounding neighborhood.

In addition, Port BPC Policy No. 355, “Real Estate Leasing Policy,” has always required that any lease extensions, which would be required for any long term development projects, must take into account “the input of the local community.” See, BPC Policy No. 355, Administrative Practices-Real Estate Leasing,” page 5. The HOA wants to clarify that the Master Plan Update provisions do not intend to replace the requirement for local community input to be considered as part of a proposed development project.

Finally, the HOA recommends that PD9.3 be deleted on the grounds of vagueness. This provision is not in the current Master Plan, nor is it found anywhere else in the Master Plan Update, and the HOA is unclear as to the reasons for its inclusion. Determining what structural improvements “solely benefit the Coronado Cays” would be difficult, as people from all over San Diego enjoy this area. In addition, requiring such improvements to be paid for solely by Cays residents or pursuant to some kind of fee agreement appears to be outside the Port’s jurisdiction. Finally, this provision appears to restrict funding sources such as grants or other sources that the HOA or Cays residents may wish to pursue in making improvements in this area. For these reasons, this provision should be deleted.

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

As currently stated, this section would require public restrooms to be located in one of the most scenic and pristine views of the bay. There are existing public restrooms at the Coronado Cays Park, 500 feet from Grand Caribe Shoreline Park. If additional public restrooms are contemplated, the HOA recommends that this section be changed to require that they be located somewhere in the yellow Commercial Recreation zone and not in the Recreation Open Space areas.

PD9.19: “Support aquaculture and blue technology opportunities complimentary with the existing water and land uses within the planning district.”

This provision states that it applies to the entire planning district, but it is only included in the section pertaining to Grand Caribe Isle and the South Cays Subdistrict. Since the waters off this subdistrict are within the boundaries of the South San Diego Bay National Wildlife Refuge, Attachment 2, “Figure 1-5, South San Diego Bay Unit Current Refuge Boundary,” it is unclear exactly what aquaculture or blue technology opportunities would be permitted in this subdistrict. Other than possible eel grass restoration, which is already contemplated in the mitigation bank area, there do not appear to be any other aquaculture or blue technology uses that would be compatible with this subdistrict.

PD9.20: “Piers and docks adjacent to residences off Tidelands 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.”

The HOA notes that this section applies to certain homeowner docks within the Coronado Cays and to the Coronado Cays Yacht Club and Homeowners Association docks in the Grand Caribe Isle and South Cays Subdistrict planning area. We note that an identical provision, PD9.8, applies to Coronado Cays private homeowner docks in the Crowne Isle Subdistrict, which includes docks behind homes on The Point in the Coronado Cays. The provisions of both these sections mirror the provisions of the “blanket” five-year multi-agency permit that applies to dock replacements for docks located within the boundaries of the City of Coronado, which includes most of the docks in the Coronado Cays.

Since the Coronado Cays is now unique around the bay in that it is the only area that still has residential docks in Port waters, the HOA recommends that the Port align its residential docks replacements standards and procedures to those of the Cays’ five-year permit so that all residential docks within the Cays can be replaced or repaired using the same standards.

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

The HOA supports this provision as long as such changes comport with other requirements of the Master Plan, to “context-sensitive in design with the Coronado Cays community and views to the Bay,” PD9.2b, and with the “protection fo sensitive coastal resources.” Standards, PMPU, page 222.