

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



Th19a

SAN DIEGO UNIFIED PORT DISTRICT

PORT MASTER PLAN AMENDMENT NO.

PMP-6-PSD-14-0003-2 (EAST HARBOR ISLAND SUBAREA)

MAY 11, 2017

CORRESPONDENCE



Re: August 13, 2015, Agenda Item 22.d.

July 27, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Chair Kinsey and Members of the Commission:

Founded in 1995, San Diego Coastkeeper protects and restores fishable, swimmable, drinkable water in San Diego County. As the region's leading water quality watchdog, our staff and volunteers conduct monthly water quality monitoring of inland streams, creeks and rivers and weigh in during policy and regulatory processes, with particular attention to industrial and municipal storm water issues.

For the past four and a half years, we have been aware of projects managed or proposed on Port of San Diego Tidelands by Sunroad Enterprises, particularly Sunroad Marina and a proposed hotel project on East Harbor Island. Often, in our experience, environmental issues represent no more than a check box on permit forms, but Sunroad Enterprises sought to improve their projects to the extent possible by seeking San Diego Coastkeeper's input early in the planning process. While we did not offer specific project recommendations or review detailed plans, we commend the company's transparency and proactive approach to working with environmental advocates.

San Diego Coastkeeper understands and respects that the Coastal Commission must consider a variety of factors in its approval process. Indeed, we often avail ourselves of the public process the Commission undertakes in order to express our dismay at shortcomings in projects' water quality protections and protection of the marine environment. Conversely, we find it important to also communicate positively. In this case, when early indications point to a project that meets water quality standards and a company that expresses its commitment to the environment and demonstrates the resources to address any issues that might arise in the future, we hope the Commission will not delay its consideration of the merits of the permit application.

Thank you for the important role you play protecting our coastline. Should you have any questions, please do not hesitate to contact me by phone to 619-758-7743 ext 103 or email to meganb@sdcoastkeeper.org.

Sincerely,

Megan Baehrens

Megan Baehrens
Executive Director

FISHABLE. SWIMMABLE. DRINKABLE.



San Diego Coastkeeper is a registered trademark of the Waterkeeper Alliance

2825 Dewey Road #200
San Diego, CA, 92106
619.758.7743
www.sdcoastkeeper.org



402 West Broadway, Suite 1000
San Diego, CA 92101-3585
p: 619.544.1300

www.sdchamber.org

July 27, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

On behalf of the San Diego Regional Chamber of Commerce (Chamber), I am writing to express my strong support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment (amendment). With approximately 2,500 members representing nearly 400,000 employees, the Chamber is dedicated to growing commerce in the San Diego region and maintaining our legacy as a premiere tourist destination. The Chamber is acutely aware of the benefit of the proposed amendment for our local economy and business community.

The amendment and the Sunroad Harbor Island Hotel project will add another vibrant tourist destination on East Harbor Island by enhancing the visitor serving opportunities. Public access will be improved for visitors and locals as the existing shoreline promenade is extended along the entire perimeter East Harbor Island. The promenade extension, coupled with the addition of public parking and public amenities on the hotel sites, will activate a portion of the waterfront that has long been underutilized by residents and visitors. The hotel projects contemplated by the amendment will also create economic benefits for the region through the creation of short term construction jobs and long term hospitality jobs.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea. If you have any questions or concerns, please contact Stefanie Benvenuto at (619) 544-1378 or sbenvenuto@sdchamber.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Sanders'.

Jerry Sanders
President & CEO
San Diego Regional Chamber of Commerce

CC: Commissioners

California Coastal Commission
San Diego Coast District Office

Deborah Lee, District Manager
7575 Metropolitan Drive, Ste, 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



3462 Malito Drive | Bonita, California 91902 | 619.475.8524 | 619.475.9807 Fax | mabpa@cox.net | www.mabpasandiego.com

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July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission,

On behalf of the Mexican American Business & Professional Association (MABPA), I would like to express our strong support for the Sunroad Harbor Island Hotel Project and urge you to approve the East Harbor Island Subarea Port Master Plan Amendment.

The Amendment and the Sunroad Harbor Island Hotel project will add another vibrant tourist destination on East Harbor Island by enhancing the visitor serving opportunities and public amenities on the hotel sites. Public access and enjoyment of coastal resources will also be significantly improved for visitors and locals as the existing shoreline promenade will be more than doubled in length through its extension around the entire perimeter of East Harbor Island. The promenade extension, coupled with the addition of public parking and public amenities, will activate a portion of the waterfront that is underutilized by residents and visitors, and will further enhance active transportation access to coastal resources and maritime employment. Additionally, the projects contemplated by the Amendment will generate substantial economic benefits for the community through the creation of short term construction jobs and long term hospitality jobs.

Sunroad is recognized for its quality projects and it's architecturally and efficient buildings, in particular, they developed the first Spec LEED certified office building in San Diego. Sunroad is also recognized as an exemplary corporate citizen, a role model for our Latino community, that routinely donates to community causes such as their donation of \$1M to the San Diego Fire Department to secure its first permanent fire helicopter for the region. For these reasons, MABPA proudly supports Sunroad, the largest Hispanic business on the tidelands, and this project. Sunroad will provide East Harbor Island with its first Hispanic owned waterfront hotel and tourist destination for our diverse communities.

MABPA has a long history of supporting environmentally sound coastal projects that provide employment to local workers, contract opportunities for small and minority businesses and bring economic benefits and prosperity to our coastal communities and the region, while maintain the delicate balance of preserving coastal access and resources.

Given the environmental, economic, and cultural benefits this project will provide to our community and visiting tourists, we again ask you to please approve the East Harbor Island Subarea Port Master Plan Amendment. Thank you for your time and consideration.

Sincerely,

Josie Calderon-Scott
President



July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Letter of Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission,

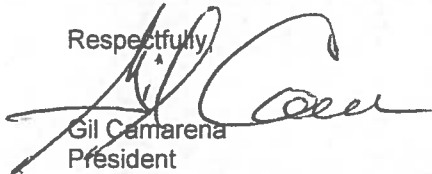
Sunroad is a well respected leader of our community providing support, guidance and job opportunities to local small businesses. On behalf of the members of the US Hispanic Contractors and Professionals Association—San Diego (USHCPA), we submit this letter of support for Sunroad and the Sunroad Harbor Island Hotel Project and request the approval of the East Harbor Island Subarea Port Master Plan Amendment.

We recognize the benefits and opportunities the project would create for the community including: the extension of the promenade that will more than double in length and will significantly improve public access, public parking and enhance visitor-serving amenities overseeing San Diego's stunning waterfront. It would also have a positive economic impact on the region through the creation of short term construction jobs, and long term hospitality jobs.

USHCPA strongly supports and commends Sunroad for being an exemplary role model for our community by being the first Hispanic owned hotel on the waterfront. The Mission of the USHCPA is to help provide the necessary resources to ensure the continued progress of its members while promoting the long term success of Hispanic owned construction and professional businesses in San Diego. The USHCPA is a diverse group which includes business leaders, entrepreneurs, and community advocates and is committed to connecting commerce, culture, and community.

USHCPA support the Sunroad Harbor Island Hotel Project and the many benefits it would bring to the community. We respectfully request that the California Coastal Commission approve the Port Master Plan Amendment. Thank you for your consideration.

Respectfully,



Gil Camarena
President

CC: USHCPA Officers
Commissioners, California Coastal Commission

San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

CHICANO FEDERATION OF SAN DIEGO COUNTY, INC.

ADMINISTRATIVE OFFICE: 3180 University Avenue Ste. 317 San Diego, CA 92104
MAILING ADDRESS: P.O. BOX 40508 SAN DIEGO, CA 92164-0508
(619) 285-5600 FAX (619) 285-5616

July 28, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Coastal Commission Application PMP -6-PSD-14-0003-2 (Sunroad's Harbor Island Hotel and Port Master Plan Amendment)

Dear Chairman Kinsey and Coastal Commissioners:

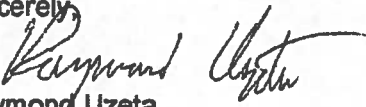
On behalf of the Chicano Federation of San Diego County, we join other San Diego organizations in support of the Sunroad Harbor Island Hotel Project and encourage you to approve the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

We San Diegans live in one of the most beautiful areas of the country with a wonderful climate, beautiful beaches and bay, waterfront hotels, and many other water oriented businesses and amenities. It is no wonder that San Diego is a very desirable tourist destination. The Sunroad Harbor Island Hotel Project and the Subarea Port Master Plan Amendment will enhance the utility and amenities on East Harbor Island that will benefit not only our local residents but also the thousands of tourists who visit San Diego each year.

Sunroad is an experienced developer with many fine buildings to its credit. The company also exercises corporate responsibility through its charitable contributions. In addition, the Sunroad Harbor Island Hotel Project will provide jobs for local workers as well as contract opportunities for small minority businesses.

For the reasons cited above, I hope that the California Coastal Commission will approve the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

Sincerely,


Raymond Uzeta
President & CEO





7/27/15

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Coastal Commission Application PMP -6-PSD-14-0003-2 (Sunroad's Harbor Island Hotel and Port Master Plan Amendment)

Dear Chair Kinsey and Members of the Commission:

On behalf of Flagship Cruises & Events we strongly support the Sunroad Harbor Island Hotel Project and encourage you to approve of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment. The scope of this amendment is rather limited in that it will allow several hotels totaling no more than 500 rooms instead of a single 500 room hotel. In addition, the existing public promenade which is limited to the bayside of East Harbor Island Dr. will be more than doubled in length through its extension around the entire perimeter of East Harbor Island.

I understand that a key issue in processing this project is determining the amount and method for providing lower cost over-night accommodations. It is commendable that both the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations, however approval of hotel projects currently being processed through the Coastal Commission should not be withheld while updated policies and procedures are being developed. To withhold approvals amounts to a de facto moratorium on hotel development. This is contrary to the goal of increasing public access and visitor serving commercial uses within the Coastal Zone.

As proposed by the Port District, the amendment will allow for construction of a long awaited new hotel on East Harbor Island and, consistent with past practice it, establishes clear requirements for creating new lower cost over-night accommodations. We urge you to approve the Port Master Plan Amendment without further delay.

Sincerely,

A handwritten signature in blue ink, appearing to read "BE", is written over a blue circular stamp.

Brad Engel
Vice President
Flagship Cruises & Events

CC: Commissioners

California Coastal Commission
San Diego Coast District Office



Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad
Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am writing to express my strong support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

I am a union worker, and the hotel projects proposed on East Harbor Island will create short-term construction jobs and long-term hospitality jobs. These jobs then create economic benefits for the region. We need these kinds of jobs.

We also need these improvements for San Diego families and tourists alike. The extension of the promenade will provide the public with free access to all of East Harbor Island, additional parking and other amenities. Cost-free recreational uses can only enhance San Diego's reputation.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,



Kaylake Reinforcing Inc

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

**This is 1 of 14 support letters
submitted by Kaylake.**

July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad
Harbor Island Hotel Project

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

LUIS VALENCIA

Kaylake

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

J.R. CONSTRUCTION, INC.

8123 ENGINEER ROAD • SAN DIEGO, CALIFORNIA 92111
OFFICE (858) 505-4760 • FAX (858) 505-4761

July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad
Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,



Ray Camacho – President

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste, 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

**This is 1 of 45 support letters
submitted by J.R. Construction.**

July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad
Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

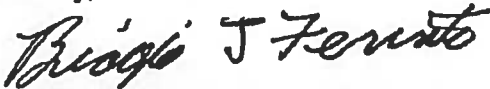
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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,



J.R. Construction

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



* Acoustical * ceilings * Acoustical Wall Panels * FRP Panels * Fabric Panels

July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Marie Purdy
Office Manager
CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



**CONDON-JOHNSON
& ASSOCIATES, INC.**
CONTRACTORS AND ENGINEERS

7/22/15

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,


Gerard J. Condon, President – Condon-Johnson & Associates, Inc.

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

GENERAL ENGINEERING . SHORING . CAISSONS . GROUND IMPROVEMENT

480 ROLAND WAY, SUITE 200
OAKLAND, CA 94621
TEL (510) 838-2100
DIR # 1000004443

CA License # 300066 (CLA & C57)
OAKLAND OFFICE
FAX: (510) 588-9318
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3125 E. GUASTI ROAD
ONTARIO, CA 91761
TEL: (909) 390-0268
FAX: (909) 605-7629

9012 SOUTH 208TH STREET
KENT, WA 98031
TEL (425) 988-2150
FAX (425) 988-2151

9685 VIA EXCELENCIA, SUITE 106
SAN DIEGO, CA 92126
TEL: (658) 530-9165
FAX: (658) 530-9171



07/23/15



Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

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The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Allen".

Richard Allen
Guida Surveying Inc.
Director of Operations (San Diego)
760-624-8432

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



Dynalectric
San Diego

9505 Chesapeake Drive
San Diego, CA 92123
Phone: 858-712-4700
Fax: 858-712-4701
www.dyna-sd.com

July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Channey Doud, Executive Vice President
Dynalectric San Diego

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



July 23, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Don E. Witte
President
SUNSET GLAZING

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



July 23, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am writing to express my strong support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

I am a union worker, and the hotel projects proposed on East Harbor Island will create short-term construction jobs and long-term hospitality jobs. These jobs then create economic benefits for the region. We need these kinds of jobs.

We also need these improvements for San Diego families and tourists alike. The extension of the promenade will provide the public with free access to all of East Harbor Island, additional parking and other amenities. Cost-free recreational uses can only enhance San Diego's reputation.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Don E. Witte
President
SUNSET GLAZING

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

Bonelli & Brown Acoustics & Accessories, Inc.

Dbas: B & B Acoustics

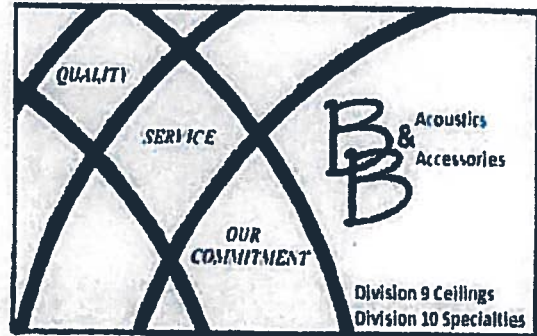
10036 Maine Avenue

Lakeside, CA 92040

CA License #976841

P: 619-390-70014

F: 619-390-7577



July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



Johnson, Finch & McClure

CONSTRUCTION, INC.

Drywall & Metal Studs / Lath & Plaster / Doors, Frames & Hardware / Acoustic Ceilings & Wall Panels

July 23, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

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The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Scott McClure
President/CFO

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

Floyd &
Howerton
Plumbing Inc.



July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

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As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Cindy A. Fulton
President

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

**Floyd &
Howerton
Plumbing Inc.**



July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzalis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzali@portofsandiego.org



MORROW-MEADOWS CORPORATION

Electrical / Datacom Contractors and Engineers

13000 Kirkham Way, Poway, CA. 92064

Tel: (858) 974-3650 Fax: (858) 974-3660

www.morrow-meadows.com

License No. 230813-C10

DIR #SB 854: 1000000078

July 22, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

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As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Craig Earley
Vice President / General Manager

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



ABC CONSTRUCTION CO., INC.

*3120 National Avenue
San Diego, California 92113-2597
Phone (619) 239-3428 • Fax (619) 239-6614*

License No. A-254763

July 23, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

**Wayne Czubernat, CEO
ABC Construction Co., Inc.**

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzatis@portofsandiego.org

July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Kennie Reed (Ln 669 member) *Bradshaw Eng.*
Chief estimator

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



GEOTECHNICAL ■ MATERIALS ■ SPECIAL INSPECTION
SBE ■ SLBE ■ SCOOP

July 24, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

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As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Dan J. Barnett, President/CEO

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

**This is 1 of 2 support letters
submitted by Nova.**



GEOTECHNICAL ■ MATERIALS ■ SPECIAL INSPECTION
SBE ■ SLBE ■ SCOOP

July 24, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

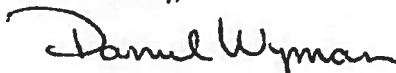
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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,


Daniel Wyman

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

AAA Environmental Contracting Inc.

September 23, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,


Gene Fling

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

7905 Silverton Avenue, Suite 117, San Diego, CA 92126

(858) 699-8323

AAA Environmental Contracting Inc.

September 23, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am writing to express my strong support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

I am a union worker, and the hotel projects proposed on East Harbor Island will create short-term construction jobs and long-term hospitality jobs. These jobs then create economic benefits for the region. We need these kinds of jobs.

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,



Anthony Fling

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101

Via email to: abuzati@portofsandiego.org

7905 Silverton Avenue, Suite 117, San Diego, CA 92126

(858) 699-8323

7/22/15

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,



Pete Spencer, President
Audio Associates of San Diego

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

7/22/15

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad
Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am writing to express my strong support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

I am a union worker, and the hotel projects proposed on East Harbor Island will create short-term construction jobs and long-term hospitality jobs. These jobs then create economic benefits for the region. We need these kinds of jobs.

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Sincerely,



Pete Spencer, President
Audio Associates of San Diego

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

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Dear Chair Kinsey and Members of the Commission:

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole A. Caya-Winfield".

Nicole A. Caya-Winfield, President
Onyx Building Group, Inc.

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



2340 Meyers Ave., Escondido, CA 92029

PH 858.458.9771 FAX 858.458.9775

7/21/2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad
Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am a union contractor and I am writing to express my enthusiastic support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

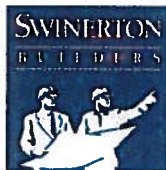
Brian J Hudak
President
HMT Electric

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
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Via email to: abuzati@portofsandiego.org

July 21, 2015



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California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Mark E. Payne
Vice President, Division Manager

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzatis@portofsandiego.org

Swinerton Builders, CA Lic. No. 92
16798 West Bernardo Drive, San Diego, California 92127
t - 858.622.4040 f - 858.622.4044
www.swinerton.com

July 21, 2015



Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and
Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

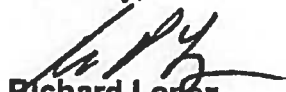
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I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,


Richard Lopez
Senior Project Manager

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
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San Diego, CA 92101
Via email to: abuzatis@portofsandiego.org

July 20, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105



Brady SoCal, Inc.

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

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The hotel projects contemplated by the amendment will create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. As an employer, I know that to maintain San Diego's diverse population and an affordable lifestyle for all families in the region, these are exactly the kind of jobs we need.

As a local resident, I also support improving East Harbor Island for visitors and locals alike. We all benefit from improvements like extending the shoreline promenade additional public parking and public amenities on the hotel sites.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Brady SoCal, Inc.

Rick Marshall

President

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste, 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

Brady SoCal, Inc.

8100 Center Street • Post Office Box 968 • La Mesa, CA 91944-0968 • 619-462-2600 • FAX: 619-465-3805

**This is 1 of 272 support letters
submitted by Brady SoCal, Inc.**

July 21, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105



Brady SoCal, Inc.

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

I am writing to express my strong support for the Sunroad Harbor Island Hotel Project and approval of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

I am a union worker, and the hotel projects proposed on East Harbor Island will create short-term construction jobs and long-term hospitality jobs. These jobs then create economic benefits for the region. We need these kinds of jobs.

We also need these improvements for San Diego families and tourists alike. The extension of the promenade will provide the public with free access to all of East Harbor Island, additional parking and other amenities. Cost-free recreational uses can only enhance San Diego's reputation.

I thank you for your consideration and respectfully request the California Coastal Commission approve the Port Master Plan Amendment for the East Harbor Island Subarea.

Sincerely,

Joel S. Martinez

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org

Brady SoCal, Inc.

8100 Center Street • Post Office Box 968 • La Mesa, CA 91944-0968 • 619-462-2600 • FAX: 619-465-3805



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Lisa Cohen

August 7, 2015

Steve Kinsey
Chairman, California Coastal Commission
45 Freemont St., Ste 2000
San Francisco, CA 94105

**Re: SUPPORT for East Harbor Island Sub-area Port Master Plan Amendment –
Sunroad Harbor Island Hotel Project**

Dear Chairman Kinsey and Commission Members:

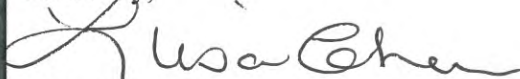
At our August 5th, 2015 Executive meeting, the Chula Vista Chamber of Commerce unanimously voted to support the Sunroad Harbor Island Hotel Project and respectfully request, your approval for the appropriate East Harbor Island Sub-area Port Master Plan Amendment.

The Chula Vista Chamber of Commerce is an 89-year old organization that serves as the voice of the Chula Vista businesses that provides jobs, generate tax revenue, build infrastructure, and provide services for the City of Chula Vista. Our members are the key contributors to the Chula Vista's economy and have helped foster growth of new businesses and commerce throughout the region. They also make significant contributions to the local economy, employing more than 30,000 individuals in Chula Vista. We advocate for programs, projects and public policy that adequately plans for the future and protects Chula Vista's quality of life as well as those impacting the South County region.

The Sunroad project, made possible by the plan amendment, will benefit the entire San Diego region as it will add another asset to our rich portfolio of tourist destinations. Public access to coastal resources will also benefit the lives of both visitors and those of us who live here. In fact, we understand this project will more than double the shoreline promenade through East Harbor Island.

Our Chula Vista Chamber of Commerce supports projects such as the Sunroad Harbor Island Hotel Project. These type of projects, bring responsibly benefits to our region's environment, economy and cultural treasures. We ask for your support, by approving the East Harbor Island Sub-area Port Master Plan Amendment.

Sincerely,


Lisa Cohen

OFFICERS

***George Palermo, Chairman**
FLAGSHIP CRUISES & EVENTS
Ken Franke, Vice Chairman
SPORTFISHING ASSOCIATION OF CALIFORNIA
Sharon Bernie-Cloward, President
SAN DIEGO PORT TENANTS ASSOCIATION
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***Edward Plant**
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***James Unger**
HORNBLOWER CRUISES & EVENTS
Bruce Walton
TERRAMAR RETAIL CENTERS

DIRECTOR EMERITUS
***Arthur Engel**
***Rick Ghio**
Douglas Manchester
Karen McElliot
***Lee Wilson**

STAFF

Sophie Silvestri
DIRECTOR OF OPERATIONS

***SDPTA Past Chairmen**

August 6, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Coastal Commission Application PMP -6-PSD-14-0003-2 (Sunroad's Harbor Island Hotel and Port Master Plan Amendment)

Dear Chair Kinsey and Members of the Commission:

On behalf of the San Diego Port Tenants Association (SDPTA), we strongly support the Sunroad Harbor Island Hotel Project and encourage you to approve of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment. The scope of this amendment is rather limited in that it will allow several hotels totaling no more than 500 rooms instead of a single 500 room hotel. In addition, the existing public promenade which is limited to the bayside of East Harbor Island Dr. will be more than doubled in length through its extension around the entire perimeter of East Harbor Island.

We understand that a key issue in processing this project is determining the amount and method for providing lower cost over-night accommodations. It is commendable that both the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations, however approval of hotel projects currently being processed through the Coastal Commission should not be withheld while updated policies and procedures are being developed. To withhold approvals amounts to a de facto moratorium on hotel development. This is contrary to the goal of increasing public access and visitor serving commercial uses within the Coastal Zone.

As proposed by the Port District, the amendment will allow for construction of a long-awaited, new hotel on East Harbor Island and, consistent with past practice, it establishes clear requirements for creating new lower cost over-night accommodations. SDPTA urges you to approve the Port Master Plan Amendment without further delay.

Sincerely,

George Palermo, Chairman

CC: Commissioners

California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
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Via email to: abuzati@portofsandiego.org



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E-Mail: ttgenvironmental@gmail.com Web: www.ttgenvironmental.com

August 5, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Coastal Commission Application PMP -6-PSD-14-0003-2 (Sunroad's Harbor Island Hotel and Port Master Plan Amendment)

Dear Chair Kinsey and Members of the Commission:

On behalf of TTG Environmental & Associates, we strongly support the Sunroad Harbor Island Hotel Project and encourage you to approve the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment. The scope of this amendment is rather limited in that it will allow several hotels totaling no more than 500 rooms instead of a single 500 room hotel. In addition, the existing public promenade which is limited to the bayside of East Harbor Island Dr. will be more than doubled in length through its extension around the entire perimeter of East Harbor Island.

I understand that a key issue in processing this project is determining the amount and method for providing lower cost over-night accommodations. It is commendable that both the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations, however approval of hotel projects currently being processed through the Coastal Commission should not be withheld while updated policies and procedures are being developed. To withhold approvals amounts to a de facto moratorium on hotel development. This is contrary to the goal of increasing public access and visitor serving commercial uses within the Coastal Zone.

As proposed by the Port District, the amendment will allow for construction of a long awaited new hotel on East Harbor Island and, consistent with past practice it, establishes clear requirements for creating new lower cost over-night accommodations. We urge you to approve the Port Master Plan Amendment without further delay.

Sincerely,

Teresa TG Wilkinson

Teresa TG Wilkinson, President

CC: Commissioners

California Coastal Commission

San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste, 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District



Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
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Via email to: abuzati@portofsandiego.org



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Web site: www.nationalcitychamber.org

July 29, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Coastal Commission Application PMP -6-PSD-14-0003-2 (Sunroad's Harbor Island Hotel and Port Master Plan Amendment)

Dear Chair Kinsey and Members of the Commission:

On behalf of the National City Chamber of Commerce, we support the Sunroad Harbor Island Hotel Project and encourage you to approve of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment. We understand that this project will provide greater access to the bay by doubling the length of the public promenade by extending it around the entire perimeter of East Harbor Island.

I understand that a key issue in processing this project is determining the amount and method for providing lower cost over-night accommodations. It is commendable that both the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations; however, we urge you to continue moving forward on development opportunities that will benefit the entire region. To withhold approvals will stall development opportunities that will support increased tourism and economic development.

As proposed by the Port District, the amendment will allow for construction of a long awaited new hotel on East Harbor Island and, consistent with past practice it, establishes clear requirements for creating new lower cost over-night accommodations. We urge you to approve the Port Master Plan Amendment without further delay.

The National City Chamber of Commerce is committed to ensure the economic vitality of the Port and the San Diego Bay; in addition, we strongly support tourism growth. This project will meet both objectives and serve as a valuable recreational resource for San Diegan's and visitors to enjoy.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacqueline Reynoso", with a long horizontal line extending to the right.

**Jacqueline Reynoso
President/ CEO
National City Chamber of Commerce**

CC: Commissioners

California Coastal Commission
San Diego Coast District Office

Deborah Lee, District Manager
7575 Metropolitan Drive, Ste, 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



July 30, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission,

As the Mayor of the City of National City, I would like to express my strong support for the Sunroad Harbor Island Hotel Project and urge you to approve the East Harbor Island Subarea Port Master Plan Amendment.

The Amendment and the Sunroad Harbor Island Hotel project will add another vibrant tourist destination on East Harbor Island by enhancing the visitor serving opportunities and public amenities on the hotel sites. Public access and enjoyment of coastal resources will also be significantly improved for visitors and locals as the existing shoreline promenade will be more than doubled in length through its extension around the entire perimeter of East Harbor Island. The promenade extension, coupled with the addition of public parking and public amenities, will activate a portion of the waterfront that is underutilized by residents and visitors, and will further enhance active transportation access to coastal resources and maritime employment. Additionally, the projects contemplated by the Amendment will generate substantial economic benefits for the community through the creation of short term construction jobs and long term hospitality jobs.

Sunroad is recognized for its quality projects and its architecturally and efficient buildings, in particular, they developed the first Spec LEED certified office building in San Diego. Sunroad is also recognized as an exemplary corporate citizen, a role model for our Latino community, that routinely donates to community causes such as their donation of \$1M to the San Diego Fire Department to secure its first permanent fire helicopter for the region. For these reasons, I proudly support Sunroad, the largest Hispanic business on the tidelands, and this project. Sunroad will provide East Harbor Island with its first Hispanic owned waterfront hotel and tourist destination for our diverse communities.

National City has a long history of supporting environmentally sound coastal projects that provide employment to local workers, contract opportunities for small and minority businesses and bring economic benefits and prosperity to our coastal communities and the region, while maintain the delicate balance of preserving coastal access and resources.

Given the environmental, economic, and cultural benefits this project will provide to our community and visiting tourists, we again ask you to please approve the East Harbor Island Subarea Port Master Plan Amendment. Thank you for your time and consideration.

Sincerely,

Ron Morrison
Mayor

Ron Morrison, Mayor
1243 National City Blvd., National City, CA 91950-4301
Office: 619/336-4233 Fax: 619/336-4239 www.nationalcityca.gov
Cell: 619/250- 6091 rmorrison@nationalcityca.gov



OFFICE OF THE MAYOR
Mary Casillas Salas

July 31, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Coastal Commission Application PMP -6-PSD-14-0003-2 (Sunroad's Harbor Island Hotel and Port Master Plan Amendment)

Dear Chair Kinsey and Members of the Commission:

On behalf of the City of Chula Vista we strongly support the Sunroad Harbor Island Hotel Project and encourage you to approve of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment. The scope of this amendment is rather limited in that it will allow several hotels totaling no more than 500 rooms instead of a single 500 room hotel. In addition, the existing public promenade which is limited to the bayside of East Harbor Island Drive will be more than doubled in length through its extension around the entire perimeter of East Harbor Island.

I understand that a key issue in processing this project is determining the amount and method for providing lower cost over-night accommodations. It is commendable that both the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations, however approval of hotel projects currently being processed through the Coastal Commission should not be withheld while updated policies and procedures are being developed. To withhold approvals amounts to a de facto moratorium on hotel development. This is contrary to the goal of increasing public access and visitor serving commercial uses within the Coastal Zone.

As proposed by the Port District, the amendment will allow for construction of a long awaited new hotel on East Harbor Island and, consistent with past practice, it establishes clear requirements for creating new lower cost over-night accommodations. We urge you to approve the Port Master Plan Amendment without further delay.

Sincerely,

A handwritten signature in blue ink that reads "Mary Casillas Salas".

Mary Casillas Salas
Mayor

cc: Deborah Lee, District Manager, California Coastal Commission, San Diego Coast District Office
Anna Buzatis, Associate Redevelopment Planner, San Diego Unified Port District



Latino American Political Association of San Diego

Non-Partisan Leadership Since 1973

July 29, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Subj: Support for East Harbor Island Subarea Port Master Plan Amendment & Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

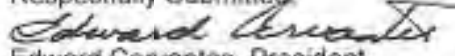
I am writing on behalf of the Latino American Political Association (LAPA) to express our full support of the Sunroad Harbor Island Hotel Project and approval of the East Harbor Island Subarea Port Master Plan Amendment.

We believe the project would improve public access and create new views to San Diego Bay, while facilitating, environmentally sustainable, development at no cost to the taxpayer. The Amendment would allow for expansion of the existing shoreline promenade, to more than double in length, around the entire perimeter of East Harbor Island. This promenade extension would improve public access to the waterfront, with new views to San Diego Bay, and add another vibrant tourist destination. The additional hotel projects, contemplated by the amendment, would also create economic benefits for the region by creating short-term construction jobs and long-term hospitality jobs. It would also expand business opportunities for the small and diverse businesses that make up the five Port cities along the tidelands.

LAPA understands that the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations. However, approval of hotel projects currently being processed through the Coastal Commission should not be withheld, while updated policies and procedures are being developed. To withhold approvals would amount to a moratorium on hotel development. This would be contrary to the goal of increasing public access and, visitor serving, commercial uses within the Coastal Zone. This would negatively impact our Latino community by delaying our long anticipated Latino owned hotel in the waterfront.

As proposed by the Port District, the amendment would allow for the construction of a long awaited hotel on the East Harbor Island and, consistent with past practice, would establish clear requirements for creating new, lower cost, accommodations. We respectfully ask you to approve the Port Master Plan Amendment without further delay.

Respectfully Submitted,


Edward Cervantes, President
Latino American Political Association

CC: Commissioners

San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108
Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101
Via email to: abuzati@portofsandiego.org



Our mission is to encourage Latinas to develop their business and professional goals through education and collaboration.

National Latina Business Women Association – San Diego Chapter
8885 Rio San Diego Dr. #237, San Diego, CA 92108
(619) 500-4248 • info@nlbwa-sd.com • Tax ID #: 20-2735568

July 31, 2015

Mr. Steve Kinsey, Chair California Coastal Commission
45 Freemont Street, Suite 2000
San Francisco, CA 94105

RE: Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission:

On behalf of the National Latina Business Women Association – San Diego Chapter (NLBWA-SD) I would like to express our strong support for the Sunroad Harbor Island Hotel Project and urge you to approve the East Harbor Island Subarea Port Master Plan Amendment.

The Amendment and the Sunroad Harbor Island Hotel project will add another vibrant tourist destination on East Harbor Island by enhancing the visitor serving opportunities and public amenities on the hotel sites. Public access and enjoyment of coastal resources will also be significantly improved for visitors and locals as the existing shoreline promenade will be more than doubled in length through its extension around the entire perimeter of East Harbor Island. The promenade extension, coupled with the addition of public parking and public amenities, will activate a portion of the waterfront that is underutilized by residents and visitors, and will further enhance active transportation access to coastal resources and maritime employment. Additionally, the projects contemplated by the Amendment will generate substantial economic benefits for the community through the creation of short-term construction jobs and long-term hospitality jobs.

Sunroad is recognized for its quality projects and its architecturally and efficient buildings, in particular, they developed the first Spec LEED certified office building in San Diego. Sunroad is also recognized as an exemplary corporate citizen, a role model for our Latino community, that routinely donates to community causes such as their donation of \$1M to the San Diego Fire Department to secure its first permanent fire helicopter for the region. For these reasons, NLBWA-SD proudly supports Sunroad, the largest Hispanic business on the tidelands, and this project. Sunroad will provide East Harbor Island with its first Hispanic owned waterfront hotel and tourist destination for our diverse communities.

NLBWA-SD has a history of supporting projects that provide employment to local workers, contract opportunities for small and minority businesses and bring economic benefits and prosperity to our communities. Given the environmental, economic, and cultural benefits this project will provide to our community and visiting tourists, we again ask you to please approve the East Harbor Island Subarea Port Master Plan Amendment. Thank you for your time and consideration.

Sincerely,

Remy Meraz-Mimms, LEED AP, CSBA
President
NLBWA-SD



National Latino Peace Officers Association
SAN DIEGO COUNTY CHAPTER
P.O. BOX 122708
SAN DIEGO, CA 92112 -2708
www.nlpoasandiegocounty.com

July 30, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Letter of Support for East Harbor Island Subarea Port Master Plan Amendment and Sunroad Harbor Island Hotel Project

Dear Chair Kinsey and Members of the Commission,

The National Latino Peace Officers Association, San Diego County Chapter is in full support of the Sunroad Harbor Island Hotel Project and request the approval of the East Harbor Island Subarea Port Master Plan Amendment.

Sunroad is an experienced developer with many quality projects to its credit and will do an exceptional job in providing another vibrant tourist destination that enhances visitor serving opportunities, and creates jobs for local workers as well as contract opportunities for small and minority businesses that reflect the diversity of the five Port Cities.

This Amendment will significantly improve public access and increase vistas of our beautiful San Diego bay further enhancing the visitors and convention attendees experience of San Diego that help promote repeat visits to our water front destinations, and increase convention bookings and leisure stays long into the future.

Additionally, the Amendment as proposed by the Port District allows for the construction of a long awaited new hotel on East Harbor Island and, consistent with past practice it establishes clear requirements for creating new lower cost accommodations furthering the goal of increasing public access and visitor serving commercial uses within the Coastal Zone.

For all of these reasons, coupled with the environmental sustainability and the economic benefits this project would bring to the region, our Chapter supports and respectfully requests the approval of the Port Master Plan Amendment without further delay. Thank you for your consideration

Sincerely,

David Ardilla

David Ardilla
President, San Diego County Chapter
National Latino Peace Officers Association

CC: Commissioners
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste, 103
San Diego, CA 92108 • Via email to: Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
Anna Buzatis, Associate Redevelopment Planner
3165 Pacific Highway
San Diego, CA 92101 • Via email to: abuzati@portofsandiego.org



Our Mission is to Enrich, Lead and Foster the San Ysidro Business Community and our Bi-National Region.

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Wal-Mart

Executive Director

Jason M-B Wells

President's Circle



July 28, 2015

Steve Kinsey

Chairman, California Coastal Commission

45 Freemont St., Ste 2000

San Francisco, CA 94105

Re: **SUPPORT for East Harbor Island Sub-area Port Master Plan Amendment – Sunroad Harbor Island Hotel Project**

Dear Chairman Kinsey and Commission Members:

At its July 28, 2015 meeting the San Ysidro Chamber of Commerce unanimously voted to support the Sunroad Harbor Island Hotel Project and respectfully urge you to approve the appropriate East Harbor Island Sub-area Port Master Plan Amendment.

The Sunroad project, made possible by the plan amendment, will benefit the entire San Diego region as it will add another asset to our rich portfolio of tourist destinations. Public access to coastal resources will also benefit the lives of both visitors and those of us who live here. In fact, we understand this project will more than double the shoreline promenade through East Harbor Island.

The San Ysidro Chamber of Commerce supports projects such as the Sunroad Harbor Island Hotel Project that responsibly bring benefit to our region's environment, economy and cultural treasures. We ask you support the same by approving the East Harbor Island Sub-area Port Master Plan Amendment.

Sincerely,


Jason M-B Wells
Executive Director



July 29, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Chair Kinsey and Members of the Commission:

On behalf of the San Diego Tourism Authority, I am writing to you in support of the Sunroad Harbor Island Hotel Project - Coastal Commission Application PMP -6-PSD-14-0003-2. This amendment is rather limited in that it will allow several hotels totaling no more than 500 rooms instead of a single 500-room hotel. We encourage you to approve of the San Diego Unified Port District's East Harbor Island Subarea Port Master Plan Amendment.

It is commendable that both the Coastal Commission and the San Diego Unified Port District are drafting policies and procedures to more effectively deliver lower cost accommodations, however approval of hotel projects currently being processed through the Coastal Commission should not be withheld while updated policies and procedures are being developed. This is contrary to the goal of increasing public access and visitor serving commercial uses within the Coastal Zone.

As proposed by the Port District, the amendment will allow for construction of a long awaited new hotel on East Harbor Island and help to create new lower cost hotel accommodations. We urge you to approve the Port Master Plan Amendment as soon as possible.

Best regards,

Joe Terzi
President & CEO

CC: Commissioners - California Coastal Commission
San Diego Coast District Office
Deborah Lee, District Manager
7575 Metropolitan Drive, Ste., 103
San Diego, CA 92108
Deborah.Lee@coastal.ca.gov

San Diego Unified Port District
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SANDIEGO.ORG

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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FAX: (650) 589-5062

tgulesserian@adamsbroadwell.com

SACRAMENTO OFFICE

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CHRISTINA M. CARO
THOMAS A. ENSLOW
TANYA A. GULESSERIAN
LAURA E. HORTON
MARC D. JOSEPH
RACHAEL E. KOSS
JAMIE L. MAULDIN
ADAM J. REGELE
ELLEN L. WEHR

RECEIVED

August 10, 2015

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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICTVIA OVERNIGHT DELIVERY AND FACSIMILEChair Steve Kinsey
and Honorable Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Fax: (415) 904-5400

Th22d

Re: San Diego Unified Port District Port Master Plan Amendment
No. PMP-6-PSD-14-0003-2) East Harbor Island Subarea

Dear Chair Kinsey and Commissioners:

We write on behalf of UNITE HERE Local 30 to urge the California Coastal Commission to deny the Port Master Plan Amendment ("PMPA") prepared for San Diego Unified Port District ("Port") lands in the East Harbor Island subarea of Planning District 2, Harbor Island/Lindbergh Field. The PMPA would allow up to three hotels over a broad area of the East Harbor Island subarea, with a maximum of 500 rooms and no lower cost overnight accommodations. One of the hotels proposed to be built is the Sunroad Harbor Island Hotel, a 175-room hotel located at 955 Harbor Island Drive.

I. SUMMARY OF BASIS FOR DENIAL OF THE PMPA

The PMPA would allow development of Sunroad's 175-room hotel and up to 325 additional hotel rooms in Subarea 23 – East Harbor Island, which are State tidelands held in trust for the people of California, without the provision of any lower cost overnight accommodations. Last year, Commission staff recommended denial of the PMPA due to its inconsistency with the public access and recreation policies of the Coastal Act that protect and encourage lower cost visitor-serving and public recreational opportunities. At the July 9, 2014 hearing, both the Commission and staff noted concerns with the lack of lower cost overnight accommodations in the Port and the resulting need for the Port to develop a policy for the provision of

2421-062cv

August 10, 2015

Page 2

such accommodations within the Port. The Port then withdrew the PMPA to allow more time to work on the San Diego Unified Port District Lower Cost Overnight Accommodations Study ("Study").

The Port did not complete the Study. Instead, the Port resubmitted the same PMPA. The Port then submitted previously negotiated modifications to the PMPA that addressed other inconsistencies with the Coastal Act. Finally, in a last-ditch move purported to address the long-standing lack of lower cost overnight accommodations, the Port added language that does not require any of the 500 hotel rooms to provide lower cost overnight accommodations. Specifically, the PMPA would allow the Sunroad hotel to be built without providing any lower cost accommodations or an in lieu fee. The PMPA would also allow up to two high-end hotels, totaling 325 rooms, with 25% of those rooms priced as "midscale or economy," and no in lieu fee would be required.

The Commission should deny the PMPA because the PMPA fails to provide sufficient detail, as required by section 30711 of the Coast Act, for the Commission to determine whether the PMPA is consistent with the public access and recreation policies of the Coastal Act. Also, substantial evidence shows that the PMPA, as drafted, violates public access and recreation policies of the Coastal Act that protect and encourage lower cost visitor-serving and public recreational opportunities.

II. LEGAL AND FACTUAL BASES FOR DENIAL

Section 30711 of the Coastal Act requires a port master plan to describe proposed projects listed as appealable, such as those in this case, "in sufficient detail to be able to determine their consistency with the policies of Chapter 3 of the Coastal Act." Chapter 3 of the Coastal Act, along with Article X of the California Constitution which is incorporated therein, contains numerous policies for ensuring maximum access to the coast by all of the people of the State. In fact, the Port Master Plan itself states that it will "encourage non-exclusory uses on tidelands" and will "[d]evelop the multiple purpose use of the tidelands for the benefit of all the people" in an effort to satisfy its goal to "emphasize . . . public benefits over private ones." Port Master Plan, p. 8, Goal IV. This goal is consistent with the State's policies in the Coastal Act to protect and provide for maximum public access and recreational opportunities to the coast, which are at issue in this case. Section 30210 of the Coastal Act states that "[i]n carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access...and recreational opportunities shall be provided for all the people..." Section 30211 of the Coastal

August 10, 2015

Page 3

Act states that "[d]evelopment shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization..." Like the existing Port Master Plan, Section 30213 of the Coastal Act protects, encourages and, where feasible, provides for "[l]ower cost visitor and recreational facilities." Coastal Act § 30213.

The PMPA is precedent-setting. The PMPA clearly violates section 30711, 30210, 30211 and 30213 of the Coastal Act, along with the California Constitution, in several ways.

First, it would create an entirely new plan, regulation and policy, which would prohibit the Port and the Commission from requiring mitigation for impacts to public access from midscale and economy accommodations. Instead of acknowledging the growing gap between the wealthy and poor¹, the Port seems to assume (incorrectly) that lower cost accommodations are no longer needed in the State of California in 2015 and beyond. The PMPA is nonsensical. The PMPA's provision for midscale overnight accommodations with no in lieu fee violates State law. Instead of protecting, encouraging and providing lower cost visitor accommodations, as required by sections 30210, 30211 and 30213 of the Coastal Act, the PMPA does not provide for lower cost overnight accommodations. The PMPA cannot be approved until the California Legislature amends the California Coastal Act *first*.

Second, the project-driven PMPA would allow the proposed 175-room Sunroad Harbor Island Hotel Project to be built and operated without any provision for lower cost overnight accommodations, and without any requirement to pay an in lieu fee to mitigate its failure to provide lower cost overnight accommodations on site. As the Commission knows, where projects fail to provide lower cost overnight accommodations, the Commission requires project applicants to provide an in lieu mitigation fee for 25% of the new, higher cost units, to ensure that a range of accommodation rates is available to the public. As Commission staff has explained, it is the expectation of the Commission, based upon several precedents, that developers of sites suitable for overnight accommodations will provide facilities which serve people with a range of incomes, and if development cannot provide for a range of affordability on-site, the Commission requires off-site mitigation. For example, the Commission required a \$30,000 per room in-lieu fee for 25% of higher cost units at the Lane Field hotel project.

¹ <http://www.bizjournals.com/losangeles/news/2013/01/25/income-gap-between-rich-and-poor.html>.
2421-062cv

August 10, 2015

Page 4

In *La Costa Beach Homeowners' Association v. California Coastal Commission* (2002) 101 Cal.App.4th 804, the California Court of Appeal upheld the Coastal Commission's decision to allow offsite mitigation for impacts to views and public access from construction of new homes because the homeowners:

1. Provided evidence of the location of the parcel;
2. Purchased the parcel;
3. Restricted the deed on the parcel to provide for public views and public access; and
4. Tendered the parcel to the Coastal Conservancy, which agreed to assume ownership and implement a public access plan.

Based on these factors and others, the court held that substantial evidence supported the Commission's findings and its decision to accept the mitigation parcel for public views and public access.

Unlike *La Costa*, the record contains no evidence that the PMPA will not impede public access to the coast; instead, the PMPA will practically result in privatization of public tidelands on East Harbor Island. There is no evidence that a site for lower cost accommodations has been identified, there is no evidence that a parcel will be provided in the coastal zone, no party has purchased or secured a lease on a parcel, no deed restrictions are in place to ensure continued use of a parcel for lower cost overnight accommodations, a parcel has not been tendered or subleased to an applicant who is willing to build a project to mitigate impacts to public access; no in lieu fee is required for up to three hotels on East Harbor Island; and there is no timetable for ensuring lower cost facilities will be developed.

Furthermore, the PMPA would *preclude* the Commission from requiring payment of an in lieu fee, or any other provision, as mitigation for up to three hotels and 500 rooms not providing lower cost overnight accommodations, even though they would be appealable developments. The PMPA, if approved, would be a Commission-sanctioned change in State law and policy regarding the provision of lower cost overnight accommodations.

Finally, the record in this case clearly shows that even the detailed plan developed in 2009 for the Lane Field Hotel's provision of a hostel to mitigate the failure to provide lower cost overnight accommodations failed to mitigate the Project's inconsistency with section 30213 of the Coastal Act.

August 10, 2015

Page 5

Approval of the PMPA would violate State law for the following reasons:

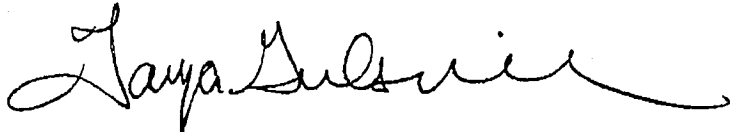
1. The Port has no obligation to do anything other than allow midscale or economy hotel rooms on East Harbor Island.
2. The PMPA would prohibit the Commission from requiring lower cost overnight accommodations in the 175-room Sunroad Hotel Project.
3. The PMPA would prohibit the Commission from requiring lower cost overnight accommodations in up to two other hotels, totaling 325 rooms.
4. The PMPA would prohibit the Commission from requiring the payment of an in lieu fee for up to 500 hotel rooms that fail to provide lower cost overnight accommodations.
5. The PMPA contains no requirement that lower cost hotel rooms be provided in the coastal zone.
6. The PMP contains no requirement that lower cost overnight accommodations be provided anywhere. The Lane Field record from 2009 made clear that "[v]acant tidelands without committed leases are extremely rare..."
7. The PMPA would be inconsistent with State law and Coastal Commission policies, which require mitigation for midscale hotels.
8. The Port's promises and statements that are not in the PMPA are either vague or unenforceable.
9. All mitigation for the PMPA's inconsistencies with the Coastal Act would be dependent on an applicant desiring to build a lower cost overnight accommodation.
10. Should no applicant desire to build lower cost overnight accommodations, none would be built on East Harbor Island or off-site as mitigation for 500 hotel rooms on East Harbor Island.

August 10, 2015

Page 6

Simply put, the PMPA fails to provide sufficient detail for the Commission to determine whether the PMPA is consistent with the Coastal Act, and substantial evidence shows that the PMPA and the projects detailed therein violate the public access and recreation policies of the California Coastal Act. East Harbor Island is comprised of State tidelands and is a feasible and opportune location to ensure protection of lower cost visitor serving accommodations in the waterfront. The PMPA's allowance of three hotels in this small subarea of East Harbor Island without any provision for lower cost overnight accommodations, constitutes privatization of public tidelands, violates the Coastal Act and is nothing short of poor planning.

Sincerely,



Tanya Gulesserian
Attorney for UNITE HERE Local 30

TAG:clv

cc: Sherilyn Sarb
Deborah Lee
Kanani Brown

San Diego Unified Port District
Port Master Plan Amendment No. 47 (PMP-6-PSD-14-0003-2)
East Harbor Island

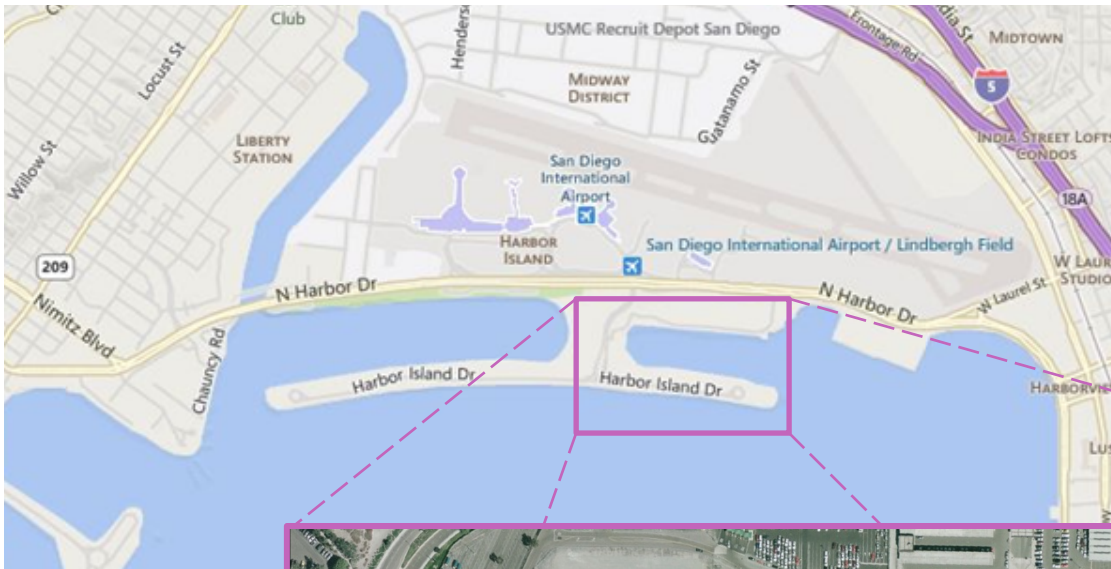


San Diego Coastal Commission Hearing
November 13, 2015

Item Th22d

Location

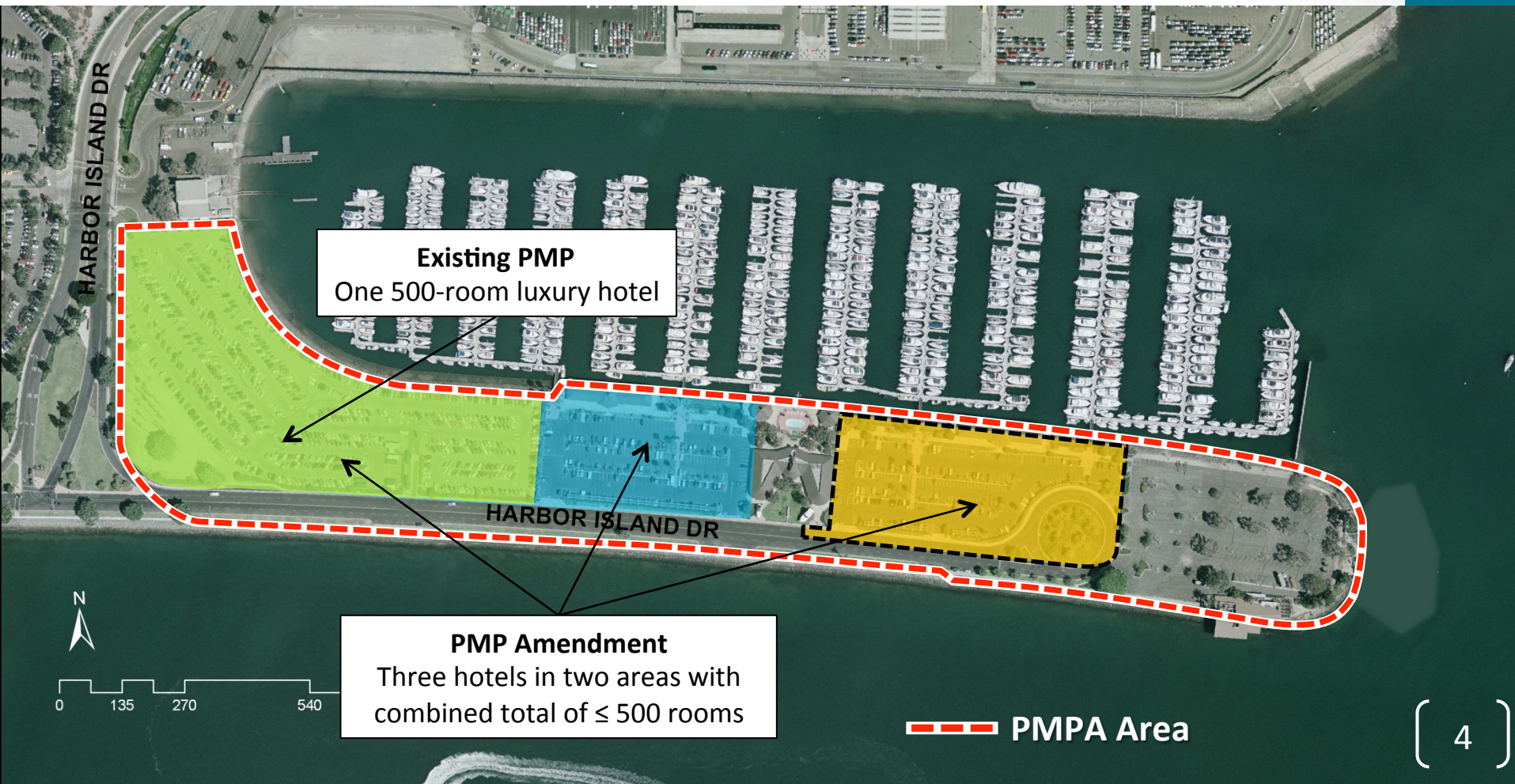
East Harbor Island,
San Diego



Proposed PMPA

- East Harbor Island is designated for Commercial Recreation uses; currently developed with restaurants, marina and parking.
- Existing Port Master Plan allows for one 500-room luxury hotel.
- Port requests to amend its certified Port Master Plan with text and map changes to allow for up to three hotels with up to 500 rooms total and associated facilities on East Harbor Island instead of a single luxury hotel, extension of the public access promenade and realignment of the traffic circle.

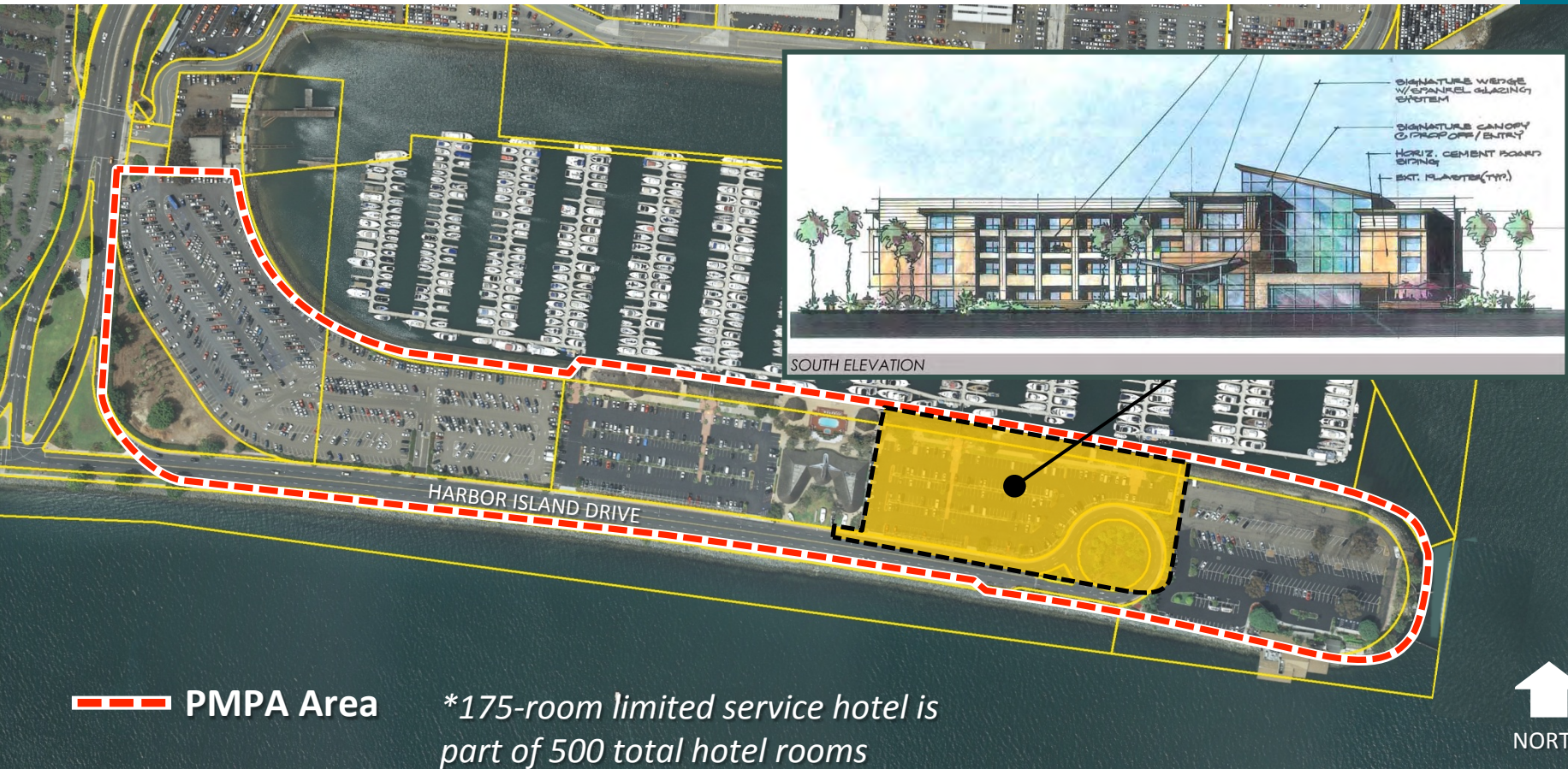
Proposed PMPA



PMPA Timeline

- **2008 – Commence environmental review**
- **June 2011 Port Board meeting**
 - ❖ Option Agreement, EIR, PMPA, Concept Approval
- **July 2011 to April 2012 - CEQA lawsuit by Unite HERE**
 - ❖ EIR analysis adequate for Sunroad Harbor Island Hotel
 - ❖ Additional CEQA review needed for PMPA
- **August 2012 Port Board meeting**
 - ❖ Rescind approvals for EIR, PMPA, Concept Approval
- **2013 – Revisions to Draft EIR prepared**
- **March 2014 – Port Board meeting**
 - ❖ Approval of Revised Final EIR, draft PMPA, concept approval
- **July 2014 – CCC Hearing; application withdrawn**
 - ❖ Directed to work w/staff on lower cost accommodations issue
- **December 2014 & March 2015 – CCC Workshops**
 - ❖ Statewide policy discussion re: lower cost accommodations
 - ❖ Port staff provides updates on its own lower cost accommodations study and policy
- **August 2015 – CCC Hearing**

PMPA Area w/Sunroad Hotel



Sunroad Hotel

CONCEPT APPROVAL



SOUTH ELEVATION

- 175-Room, 4-Story Limited Service Hotel
- Roadway and Traffic Circle Realignment
- Enhanced Public Access
- \$30M Estimated Investment in Improvements

Resolution of Issues

CCC Staff Issue

- Parking
- Shuttle
- Activating Uses
- Bulk and Scale; Public Views
- Public Promenade

Port Staff Response

- Provision of a total of 15 public parking spaces across the hotel sites
- Requires participation in and expansion of bayside shuttle system
- Includes requirements for provision of public amenities
- Building envelopes will not exceed 70% of each hotel site; views provided through access corridors
- Interim promenade to be constructed until such time as existing buildings are demolished and promenade can be realigned



Outstanding Issue

CCC Staff Issue

- Provision of lower cost visitor serving accommodations required on-site; new PMPA must be approved to site accommodations elsewhere

Port Staff Response

- Developer to provide lower cost accommodations or in-lieu fee as condition of CDP pursuant to study.
 - Same language approved by CCC for Hilton Expansion in October 2013.
- Request for Proposal (RFP) for remaining 325 hotel rooms to specify:
 - No less than 25% of hotel rooms will be midscale or economy;
 - Developer will be required to include amenities that lower cost of stay.

Issues with CCC Staff Approach

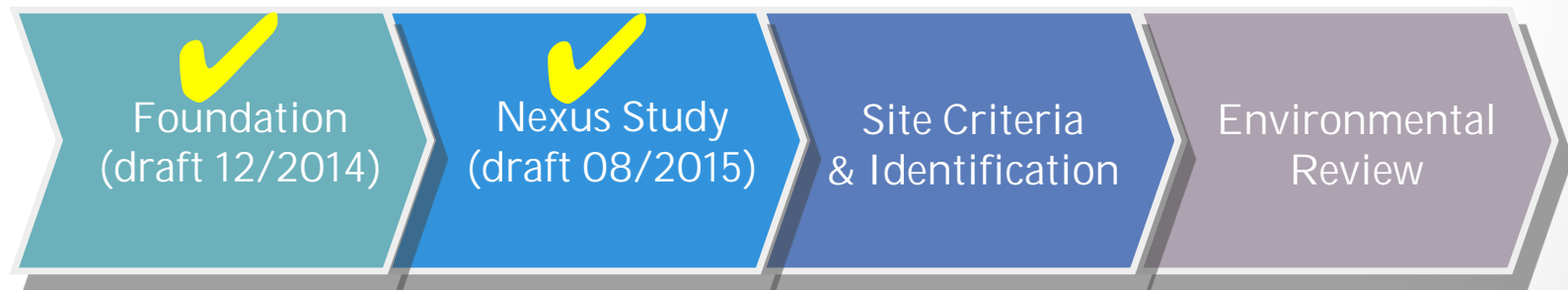
- Would require that room rates be fixed, which is prohibited by Section 30213.
- Requires leasehold on E. Harbor Island to remain underutilized indefinitely.
- Preempts study that is currently underway to identify where lower cost accommodations could be sited.

San Diego Unified Port Act

- Governing legislation that details Port's responsibilities
- Directs Port to manage San Diego Bay and the Tidelands (consistent with principles of Public Trust Doctrine)
- Promote commerce, navigation, recreation and fisheries
- \$1.7 billion reinvested into Tidelands since 1963
 - Parks, piers, infrastructure, coastal access, maintenance
- Port is a landlord and needs to achieve a rate of return on land through rents to remain self-sustaining and support reinvestment initiatives

Port's Lower Cost Overnight Accommodations Policy

- Preliminary four phase study underway to:
 - Establish a baseline of existing lower cost overnight accommodations
 - Create the framework for a future policy:
 - Define “lower cost”;
 - Analyze projected demand for lower cost accommodations;
 - Estimate cost to meet projected demand; and
 - Establish nexus for establishment of fair share fee concept to fund construction of new lower cost accommodations.



Consistency with Coastal Act

- As submitted and modified, PMPA is consistent with public access/recreation and visual resource policies of Coastal Act:
 - Encouraging new overnight accommodations and public amenities to serve visitors to the Bay;
 - Providing public access to a previously inaccessible area of the Bay;
 - Providing continuous, contiguous waterfront pedestrian access along promenade;
 - Allowing shared/joint use parking to ensure adequate parking on East Harbor Island while providing a total of 15 public parking spaces across the hotels sites; and
 - Reducing bulk and scale by allowing for hotel rooms to be sited in multiple lower profile structures throughout East Harbor Island.