

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
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# Th19a

**SAN DIEGO UNIFIED PORT DISTRICT**

**PORT MASTER PLAN AMENDMENT NO.**

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

**MAY 11, 2017**

**EX PARTE FORMS**

**EX PARTE COMMUNICATION DISCLOSURE FORM**Filed by Commissioner: Carole Groom

- 1) Name or description of project: San Diego Unified Port District PMP Amendment No. PMP-6-PSD-14-0003-2 (East Harbor Island Hotels)
- 2) Date and time of receipt of communication: August 7, 2015 at 8 AM
- 3) Location of communication: Telephone  
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: Lex Olbrei
- 5) Identity of person(s) on whose behalf communication was made: Unite Here, Local 30, San Diego
- 6) Identity of persons(s) receiving communication: Carole Groom
- 7) Identity of all person(s) present during the communication: Carole Groom, Lex Olbrei, and Richard Alexander Bac

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I received a briefing from the representative regarding the Port Master Plan Amendment in San Diego. The representative indicated agreement with the staff recommendation as they believe the project does not meet the requirements for lower cost accommodations. The representatives stated concern regarding the use of in lieu fees instead of building a hostel; she said that, under similar conditions in the past, the in lieu fees sit there and don't get used to build any new, low-cost units. She said this approach hasn't worked. She stated that the trend has been dual branded hotels and questions why three hotels are being contemplated for the site. Dual branded hotels can be more affordable, she indicated. Furthermore, the representative made the point that the public promenade may feel closed off to the public as they may be intimidated to use it if a high-end hotel is located there. In addition, she stated that it is generally hard and intimidating for the public to access the beaches/coast in San Diego.

Aug 7 2015  
Date

Carole Groom  
Signature of Commissioner

**TIMING FOR FILING OF DISCLOSURE FORM:** File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

**EX PARTE COMMUNICATION DISCLOSURE FORM**Filed by Commissioner: Carole Groom

- 1) Name or description of project: San Diego Unified Port District PMP Amendment No. PMP-6-PSD-14-0003-2 (East Harbor Island Hotels)
- 2) Date and time of receipt of communication: August 3, 2015 at 1:30 PM
- 3) Location of communication: Telephone  
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:  
Anne Blemker
- 5) Identity of person(s) on whose behalf communication was made:  
Port of San Diego
- 6) Identity of persons(s) receiving communication:  
Carole Groom
- 7) Identity of all person(s) present during the communication:  
Carole Groom, Penny Maus and Anne Buzaitis (Port of San Diego), Uri Feldman and Anrea Rosati (Sunroad Hotel), Susan McCabe (McCabe and Company), Steve Kaufmann (Richards Watson Gershon), Richard Alexander Bac

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I received a briefing regarding the Port Master Plan Amendment in San Diego in which the representatives went through a briefing booklet that was previously provided to staff (titled "Harbor Island" and dated August 13, 2015). The representatives stated that they are working to satisfy staff and still reaching denial with staff. They reviewed the history with the Commission, that in July of 2014, the Commission denied the project due to the affordable lodging issue. The 500-room hotel project has been broken down into 3 hotels with 500 rooms combined. The representatives stated that the current proposal includes a 4-story, limited service hotel with 175 rooms, a gym, a grab and go breakfast place (but no spa or three-meal restaurant). In addition, they indicated that there would be a public promenade included in the project, as well as a temporary promenade during construction. According to the representatives, there is no definition of "lower cost" in the Coastal Act. They stated that the remaining 325 rooms for the other hotel(s) would go out in a Request for Proposals (RFP) that would be for mid-scale or economy hotels only. They also discussed the San Diego Unified Port Act, which requires commerce, recreation, and fishery uses, among others. They stated that they need the hotel revenues to be self-sustaining and will invest in the local tidelands with some of the funds. In terms of alternatives for lower cost accommodations, it was indicated that it is not a viable site for a hostel as it is not near public transit and not within walking distance of nearby attractions. The representatives stated that they have worked on this proposal for over 7 years and are beginning to wonder if there is a de facto moratorium on building in coastal tidelands areas.

Aug 7 2015  
Date

Carole Groom  
Signature of Commissioner

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