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**SAN DIEGO UNIFIED PORT DISTRICT**

Real Estate Development Department

Development Services

P.O. BOX 120488

SAN DIEGO, CA 92112-0488

(619) 686-6291

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**COASTAL DEVELOPMENT PERMIT**

**Applicant:** Kristine Love  
Department Manager, Parking @ The Port  
San Diego Unified Port District  
3165 Pacific Highway  
San Diego, CA 92101

**Project:** New Market-Based Parking Rates at Tidelands Public Parking Lot and Garages

**Location:** Convention Center Public Parking Garage (underground at the Convention Center), Convention Center (adjacent to Hilton) Public Parking Garage, and B Street Pier Public Parking Lot

You are hereby granted a Coastal Development Permit. This permit is issued in conformance with the California Coastal Act of 1976 and the Coastal Permit Regulations of the San Diego Unified Port District, as adopted by the Board of Port Commissioners on July 1, 1980, Resolution No. 80-193, and as amended on December 2, 1980, Resolution No. 80-343, and on February 14, 1984, Resolution No. 84-62, in accordance with the provisions for the issuance of a ☐ Emergency ☒ Non-Appealable ☐ Appealable Coastal Development Permit.

**Date of Board Action:** April 14, 2016

**Board of Port Commissioners Resolution Number:** 2016-52

**Date of Permit:** May 27, 2016

**Application Number:** 2016-41

**Permit Number:** CDP-2016-01

The project is located between the sea (as defined in the Coastal Act) and the first inland continuous public road paralleling the sea. The project is fully consistent with Public Resources Code Sections 30604(c), 30210-30224, and the Coastal Act public access and recreation policies referenced therein.

This permit is limited to the development described below and set forth in material on file with

**ORIGINAL**

the San Diego Unified Port District (District), and subject to the terms, conditions, and provisions hereinafter stated:

## **DEVELOPMENT**

The proposed project (project) is to allow the Executive Director of the District to establish new flexible market-based parking rates at the following District public parking lot and garages:

- B Street Pier Public Parking Lot
- Convention Center Public Parking Garage (underground at the Convention Center)
- Convention Center (adjacent to the Hilton) Public Parking Garage

The project would create flexibility for public parking rates and allow pricing to better match parking demand and increase turnover and therefore, increase public access. At times of low occupancy, prices could be reduced to increase demand. At times when parking is in high demand, prices could be increased to increase turnover and improve public access. In addition, flexible rate ranges would enable the District to shift demand to less popular parking lots and garages in conjunction with a shuttle operation.

The project includes an Amendment to Article 8, Section 8.21 of the Port Code to allow for new flexible rate ranges at the tidelands public parking at the B Street Pier Public Parking Lot, Convention Center Public Parking Garage (underground at the Convention Center), and Convention Center (adjacent to the Hilton) Public Parking Garage. As stated in Article 8, Section 8.21, the Executive Director of the District would have the ability to change rate up to the Board-approved maximum rate at each respective location. Any changes to the parking rates as established by the Executive Director shall be posted at each respective parking lot or garage for the duration of the time such parking rates are in effect. The new rate ranges would enable the District's Parking Operator to adjust rates to allow for affordable parking on tidelands at or slightly below the market rates of nearby downtown lots and garages. The existing rates and proposed rate changes are below.

### **B STREET PIER PUBLIC PARKING LOT**

<b>RATE TYPE</b>	<b>EXISTING RATES</b>	<b>PROPOSED RATE CHANGES</b>
Transient, Up to 1 Hour	\$6.00 to \$8.00	\$6.00 to \$15.00
Transient Over 1 Hour	\$12.00 to \$16.00 (1 to 12 Hours)	\$10.00 to \$25.00 (1 to 7 Hours)
Transient, Daily Max Rate	\$18.00 to \$24.00 (13 to 20 Hours)	\$12.00 to \$40.00 (7 to 20 Hours)
Special Events	\$20	\$20.00 to \$40.00
Valet Parking	\$6.00 to \$10.00	\$10.00 to \$15.00
Bus/RV/Oversized Vehicles	\$20.00 for up to 4 Hours	\$20.00 for up to 4 Hours

**CONVENTION CENTER PUBLIC PARKING GARAGE (UNDERGROUND AT THE CONVENTION CENTER)**

<b>RATE TYPE</b>	<b>EXISTING RATES</b>	<b>PROPOSED RATE CHANGES</b>
Convention Center Event Rate	\$15.00	\$15.00 to \$20.00
Special Event Rate (Non Convention Center Events)	\$15.00 to \$20.00	\$15.00 to \$35.00
Daily Employee Rate	\$4.00	\$6.00
Monthly Parking Rate (Convention Center Staff)	\$50	\$75 to \$100
Monthly Parking Rate (non- Convention Center Staff)	N/A	\$150 to \$200
SD Bay Park & Shuttle	N/A	\$5.00 to \$20.00

**CONVENTION CENTER (ADJACENT TO THE HILTON) PUBLIC PARKING GARAGE**

<b>RATE TYPE</b>	<b>EXISTING RATES</b>	<b>PROPOSED RATE CHANGES</b>
Transient Rate Up To 1 Hour	N/A	\$8.00
Transient Rate 2 to 12 Hours	N/A	\$15.00 to \$20.00
Transient Rate 13 Hours to 24 Hours	N/A	\$20.00 to \$30.00
Convention Center Event Rate	\$15.00	\$15.00 to \$20.00
Special Event Rate (Non Convention Center Events)	\$20.00 to \$25.00	\$15.00 to \$35.00
Monthly Parking Rate	\$180	\$60 to \$200
SD Bay Park & Shuttle	N/A	\$5.00 to \$20.00

**STANDARD PROVISIONS**

1. Permittee shall adhere strictly to the current plans for the Project as approved by the District and the Project features, described above, for the Project.
2. Permittee shall notify the District of any changes in the Project and herein described. Notification shall be in writing and be delivered promptly to the District. District approval of the project change may be required prior to implementation of any changes.
3. Permittee and the Project shall meet all applicable codes, statutes, ordinances and regulations, and Permittee shall obtain all necessary permits from local, regional, state, and federal agencies.

4. Permittee shall conform to, and this permit is subject to, the permit rules and regulations of the District, including, but not limited to, the District's Coastal Development Permit Regulations.
5. Permittee shall be responsible for compliance with ADA and Title 24 specifications.
6. Permittee shall commence development within two (2) years following the date of the permit issuance by the District. Construction shall be pursued in a diligent manner and completed within a reasonable period of time.
7. The permit is in no way intended to affect the rights and obligations heretofore existing under private agreements nor to affect the existing regulations of other public bodies.
8. This permit shall not be valid unless two copies have been returned to the Real Estate-Development Services Department of the District, upon which copies the Permittee has signed a statement agreeing that the Permittee will abide by the terms, conditions, limitations, and provisions of the permit.
9. The Permittee and contractor shall perform all best management practices (BMPs) during construction and maintenance operations. This includes no pollutants in the discharges to storm drains or to Pacific Ocean, to the maximum extent practicable.
10. All District tidelands are regulated under Regional Water Quality Control Board Order No. R9-2013-0001, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS0109226, Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds Within the San Diego Region (Municipal Permit). The Municipal Permit prohibits any activities that could degrade stormwater quality.

The Permittee shall ensure that post-construction / operational use of this Project site complies with the Municipal Permit and District direction related to permitted activities including the requirements found in the District's Jurisdictional Runoff Management Program (JRMP). The JRMP is available on the District website: <https://www.portofsandiego.org/environment/clean-water> or by contacting the Planning & Green Port Department, (619) 686-6254.

11. This project may be subject to the District post-construction BMP requirements. If so, approval of the project by the District is necessarily conditioned upon submission by the Permittee of a project specific Stormwater Quality Management Plan (SWQMP) that meets District requirements and is compliant with the District BMP Design Manual (JRMP Appendix D). The Permittee shall implement all post-construction structural and non-structural BMPs throughout the life of the project.

The implementation and maintenance of the post-construction BMPs constitute regulatory obligations for the Permittee, and failure to comply with the Municipal Permit, the JRMP, or



the District approved SWQMP, including the specific BMPs contained therein, may be considered a violation of the permit and a violation of District Code.

### SPECIAL PROVISIONS

1. Permittee shall comply with the Project Description under the above "DEVELOPMENT" section of this permit.
2. The identification and location of all free District parking areas shall be posted on the District's website.
3. Signage with information regarding the Big Bay Shuttle, including hours of operation and the nearest shuttle stop, shall be posted on the District's website and at the free District parking areas.
4. A new shuttle service shall be established to take garage patrons to the Embarcadero if and when any agreements are entered into for remote parking. The shuttle will be available to both the remote parking users and groups of the public. A number of Big Bay Shuttle stops are available within walking distance of the parking lot and garages. Signage informing parking lot and garages patrons of the location of the stops and schedule of the shuttle shall be provided at the parking lot and garages that are subject to this permit.
5. The District shall continue to implement the bayside shuttle system (aka the Big Bay Shuttle) in accordance with the conditions of approval for the North Embarcadero Visionary Plan (NEVP) Phase 1 project.
6. Implementation of this permit does not preclude the District from implementing any future parking program. In the event that any future parking program conflicts with this permit, the future parking program shall prevail and the inconsistent condition in this permit shall be voided or amended.
7. Parking rates may be reduced or eliminated at any time, without amending or revoking this permit.
8. All provisions of this permit may be subject to review by the District six months after going into effect, and yearly thereafter. At any time in the future, the Board of Port Commissioners may review this permit for the purposes of revocation to mitigate or alleviate impacts to adjacent land uses.
9. Parking quantities and locations will not be changed or affected by this permit.
10. Parking shall be reserved for the use of the general public and available on a first-come, first-served basis, with the exception of parking that was reserved prior to the date of this permit.
11. As new development is proposed, the District will ensure that parking is addressed and is consistent with any approved parking generation rates and parking plan in place at the time

that the new development is considered by the Board of Port Commissioners or District staff.

12. Any proposed changes to the approved project, including but not limited to a fee increase of 25% or more in any given year or 50% or more on a cumulative basis over any three consecutive year period or new development, shall require an amendment to this permit or a new permit.
13. Any operating agreement to private operators for the parking lot and garages that are the subject of this permit shall explicitly incorporate provisions for public use, public access, employee parking, parking rates and management practices consistent with all conditions contained herein.
14. No more than 20% of the available public parking spaces in the tideland lot and garages subject to this permit shall be issued monthly parking passes. This permit allows nonpreferential use of available parking spaces within each parking garage or parking lot. No parking stalls can be reserved for monthly permit holders. All monthly permits shall be cancellable within 30-days notice.
15. Public outreach shall be conducted to inform the public of parking opportunities and pricing, including, but not limited to signage and on the District's or its operator's website. If and when a smart phone application is developed, public outreach will also be conducted to inform the public of the capabilities of the smart phone application in identifying parking opportunities and pricing.

Exhibit:

1. Project Location Map

If you have any questions on this permit, please contact the Real Estate Department-Development Services of the San Diego Unified Port District at (619) 686-6291.

RANDA CONIGLIO

President/Chief Executive Officer

By: Shaun D. Sumner

SHAUN D. SUMNER

Assistant Vice President, Real Estate Development

I have read and understand the terms, conditions, limitations, and provisions of this permit and agree to abide by them.

Kristine Love

Signature of Permittee

KRISTINE LOVE,

Department Manager, Parking @ The Port  
San Diego Unified Port District

July 13, 2016  
Date



***Exhibit 1 to CDP 2016-01***



**Tideland Parking Lot and Garages Location Map**