

**DRAFT****RESOLUTION 20xx-xxx****RESOLUTION DIRECTING DISTRICT STAFF TO  
ISSUE ONE OR MORE REQUESTS FOR  
PROPOSALS FOR THE REDEVELOPMENT OF  
APPROXIMATELY 6.5 ACRES OF LAND AT EAST  
HARBOR ISLAND PURSUANT TO BOARD POLICY  
NO. 360**

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the legislature in 1962 pursuant to Harbors and Navigation Code Appendix 1 (Port Act); and

**WHEREAS**, the Board of Port Commissioners (BPC) adopted BPC Policy No. 360 to establish a policy governing development proposals; and

**WHEREAS**, East Harbor Island (EHI) is located directly south of the San Diego International Airport and nestled between Downtown San Diego and the Point Loma Peninsula, with proximity to regional roadways and freeways as shown in the East Harbor Island Location Map included as Attachment A to the Agenda Sheet to which this Resolution relates (Agenda Sheet); and

**WHEREAS**, with a number of existing leases on holdover or soon expiring, EHI presents an exciting redevelopment opportunity to replace existing airport industrial uses with a vibrant commercial development that includes stimulating public spaces and waterfront access and uses that will attract members of the public to the site; and

**WHEREAS**, based on unsolicited interest from the market as well as input from consultants and lessons learned from similar District redevelopment efforts, District staff has determined that the formation of an entertainment district would be the best use of the approximately 6.5-acre site (Site) adjacent to the proposed development currently under negotiation with Topgolf USA SDP, LLC (Topgolf) on EHI, and seeks BPC authorization to issue one or more requests for proposals (RFP(s)) for redevelopment of the Site; and

**WHEREAS**, to better understand the development potential on EHI, District staff commissioned urban planning consultant, CIVITAS, to develop scenarios based on the entertainment district approach. CIVITAS developed the conceptual development configuration for EHI that was presented to the Board at the December 13, 2022 meeting. The recommended configuration, shown on Attachment D to the Agenda Sheet, would form the basis for the proposed RFP(s) and seeks to capitalize on Topgolf as the anchor tenant with a cluster of other entertainment uses at all price points and ample outdoor space; and

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**WHEREAS**, District staff believes that an entertainment district, with Topgolf as the anchor, would improve public access, provide a variety of experiences at different price points, further activate Harbor Island, and increase revenues to the District with a much quicker time to market as compared to hospitality uses; and

**WHEREAS**, the proposed BPC action does not constitute a “project” or an “approval” of a “project” under the definitions set forth in California Environmental Quality Act (CEQA) Guidelines Sections 15352 and 15378 because no direct or indirect changes to the physical environment would occur, and therefore no action under CEQA is required at this time; and

**WHEREAS**, the proposed BPC action is consistent with the Port Act and, accordingly, the Public Trust Doctrine, because it complies with Sections 21 and 35 of the Port Act which allow for the Board to pass resolutions and to do all acts necessary and convenient for the exercise of its powers; and

**WHEREAS**, the proposed BPC action does not allow for “development” as defined in Section 30106 of the California Coastal Act, or “new development” pursuant to Section 1.a. of the District’s Coastal Development Permit Regulations, and therefore no Coastal Development Permit or exclusion is required to be issued at this time; and

**WHEREAS**, District staff recommends that the Board authorize District staff to issue one or more RFP(s) for the redevelopment of the Site pursuant to Board Policy No. 360.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Executive Director, or their designated representative, is hereby authorized and directed to issue one or more requests for proposals for redevelopment of the approximately 6.5-acre Site at East Harbor Island.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL

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By: Assistant/Deputy General Counsel

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 5<sup>th</sup> day of December, 2023, by the following vote: