

Southeast Area Specific Plan

The Planning Commission incorporates the following technical changes into the Specific Plan text it recommends to the City Council:

- A. Update page 82-84 to correct a pagination error and restore Coastal Zone consistency language:
- B. Adjust Table 4-1 to reflect 347 existing mobile homes in the Specific Plan area.
- C. Adjust Table 4-1 to reflect adoption of the Reduced Intensity Alternative.
- D. Adjust Figure 4-4 (Land Use Plan) to denote parcel boundaries within the Coastal Habitat/Wetlands/Recreation category, add footnote explaining that the category includes owned parcels that may not have a delineated wetlands pursuant to the requirements of (1) US Army Corps of Engineers (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, (2) CDFW jurisdiction pursuant to Section 1602 of the Fish and Game Code, (3) RWQB jurisdiction pursuant to Section 401 of the Clean Water Act and Section 13260 of the Porter-Cologne Act, and (4) wetlands as defined under the California Coastal Act.
- E. Adjust Table 4-4 (Permitted Uses) Private special event facility notes to read “Examples include indoor or outdoor spaces for events such as weddings, conferences, classes, small performances, social gatherings **and facilities to serve those special event uses, including but not limited to indoor kitchens, bathrooms and adequate parking. Subject to the physical, wetland and habitat limitations of any individual site.**”
- F. Adjust Table 4-4 (Permitted Uses) Camping Facility notes to read “Intended to allow for semi-permanent, short-term, recreational, overnight accommodation (i.e. recreation vehicle parking, tents, pod cabins, etc.) **and associated facilities including but not limited to bathrooms, showers, picnic and recreational facilities, and small accessory food store and restaurants. Subject to the physical, wetland and habitat limitations of any individual site.**”
- G. Add a new section between 9.2.2 and 9.2.3 and renumber 9.2.3 forward accordingly.

9.2.3 Development Cap

All projects within the Specific Plan area shall be subject to an aggregate development cap consistent with the Reduced Intensity Alternative of the Program EIR. The Director of Development Services shall maintain records of the net development occurring within the Specific Plan and shall not approve any Development Agreement, Site Plan Review Request, Tract Map or other entitlement or permit request that exceeds the development cap.

This development cap consists of a net increase of development including:

	Recommended Alternative
Dwelling Units	2,547

Commercial/Employment Square Feet	307,071
Hotel Rooms	0 ¹

Release of Development Capacity The Director of Development Services shall release authorization to construct net new development, within the provisions of the Specific Plan, on a first-come first-serve application basis. Development shall be evaluated net of any demolition of existing improvements.

Reservation of rights Any property owner within the Specific Plan area may reserve rights to residential, commercial or hotel development upon application in the forms of a Development Agreement, Site Plan Review entitlement or Tract Map. The Director shall not reserve development to any one site beyond what development can physically be accommodated within the Development regulations of the Specific Plan.

Periodic Re-Evaluation Beginning on the fifth anniversary of the Coastal Commission certification of the Specific Plan and associated Local Coastal Program Amendment and every five years thereafter, the Director shall periodically re-evaluate the Specific Plan and report those findings to the Planning Commission. During these evaluations, the Director at her or his sole discretion, may adjust the mix of development types within the development cap but subject to the same overall trip cap (85,964 total trips, 6,928 in the PM peak hour). Future adjustments may include revising down the commercial development cap and increasing the residential unit cap proportionately.

- H. Adjust 5.9 to read “*Wetland Conservation and Monitoring Fund* The City shall establish a Wetland Conservation and Monitoring Fund and establish fees pursuant to a Property Based Record (PAR). Each development or redevelopment shall contribute its fair share based on the size of the development to this fund, which will be created to provide restoration and long-term management to the **publically owned** wetlands within the SEASP Plan **area**. Mitigation for impacts to water of the state and U.S. will be provided pursuant to Coastal Commission and regulatory agency permits.”

¹ Baseline includes units at the SeaPort Marina Hotel that were open at the time of the SEASP Notice of Preparation. A total of 375 hotel rooms are permitted within the Specific Plan area.