

From: [Alberto Montenegro](#)
To: [PublicRecords](#)
Subject: Downtown SD resident since 2007, comment on Seaport Village Redevelopment
Date: Wednesday, July 20, 2022 11:27:17 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Alberto Montenegro, 39, architectural designer at a downtown architecture studio, also a downtown homeowner and resident since 2007.

The existing Seaport Village is kitschy-nostalgic, and the commercial aspects of it never drew me in but I do go to the waterfront religiously in search of outdoor space and recreational enjoyment. I'm constantly there jogging, exercising, riding a bike, or attending a concert. Sometimes I'll wait on the Tuna Harbor Pier to meet my brother and his family--I'll hop on his boat then enjoy the bay from the water.

I do think the existing Seaport Village needs to be redeveloped, but the current proposal needs to be scaled back. It is an obscene grab of public space for private interests and removes too much open green space which is already rare in downtown San Diego. The existing Ruocco Park should be retained, not stolen from the public. That is what the current proposal appears to be doing.

"Moving" Ruocco Park to Marina Park makes no sense. Removing parking and roads from Marina Park just means it gets bigger, you can't just "move" Ruocco Park, it does not work like that. Ruocco Park should be preserved in its current location and serve as the front door to the proposed aquarium, at the base of the observation spire.

Placing a giant hotel directly next to the spire is poor judgement. It will block views of the spire from multiple viewpoints around the city, and also block views from the top of the spire as well. The spire should stand out, as visible as possible without any obstructions around it--please shorten the height and scale of any high-rise hotels as part of the redevelopment proposal, it defeats the purpose of the original intent. Less hotel rooms, please!

Lastly, the expansion of the piers and docks for more yacht parking is another example of the obscene grab of public open space for private interests. It takes away too much of the bay. It will choke a portion of the bay in an already busy harbor. It will create unsafe boating conditions and will lead to boating accidents.

Sincerely,
Alberto Montenegro

From: [Alberto Nicollo](#)
To: [PublicRecords](#)
Subject: July 21st public comment on seaport redevelopment
Date: Wednesday, July 20, 2022 1:44:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Port Commissioners,

You said no more development along the bay and now this monstrous plan to build over land and water. Why stop there? Why not build a row of hotel towers along the entire bay and a marina all the way to Coronado?

NO to this plan. It's scope and scale is not a fit for the area. When was the last time you walked there? How can they even fit 7 hotels and a tower into the available land? It will create a bland, boring tourist trap and ensure that no local will ever visit. This is a pure money grab/giveaway, plain and simple. This plan says nothing unique about San Diego. The only reason Seaport Village has had any issues is because the Port allowed it to happen.

Stop blocking view corridors to the bay! These buildings block all existing views around and between the Hyatt towers. And the tower looks like a stack of dirty dishes. NO. Remove parking lots and expand Seaport with local quality establishments and control the rent. Turn it into a place where locals would want to spend time so it's an inviting organic area and not some giant cold tourist trap.

A.N.

From: [aj aj](#)
To: [PublicRecords](#)
Subject: Thursday, July 21: Special Board Meeting: Seaport Village Renovation Public Comment
Date: Wednesday, July 20, 2022 12:46:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Port of San Diego,

Thanks to a ludicrous definition of "public land", our public land doctrine does not protect public land from development, it does not allow the public to enjoy living along the bay either but does allow for-profit entities to build along our waterfront. Thanks to this skewed definition, rather than the Port turning our waterfront into a large green open space where the actual water can be viewed and enjoyed, such as in many of the great cities around the world, it has been walling off the bay from the public for decades, starting with the convention center, to all of the existing hotels and restaurants to parking the USS Midway, to allowing the Coesteria restaurant to block views. As a result, today you cannot even see the water along most of the north embarcadero, pedestrians and cyclists are dodging cars while walking the anemic sidewalks and we have a giant loading dock and ugly concrete facing one of the most beautiful bays in the world.

The Port promised the public that it would leave the central embarcadero alone and not build any further but is now reneging and wants to tear down a quiet and quaint amenity that all locals and tourists love and allow 7 hotels (seven!) along with a tower to be squished between the existing hotels and the bay. This is not only an incredible increase of density in an open area of passive recreation, but will block the only remaining views the tax paying public can enjoy from downtown. And I cannot believe removing an existing open space and park is even being considered. This developer wants to pave over water, land and sky. Any replacement of seaport village should be with a development of equal scale. For much less money, the Port can remove all existing parking and place it underground and turn the existing lots into parkland and even expand seaport village onto existing lots. Expanding the area further into an overpriced tourist trap and blocking views is not being a good steward of public land. Do not let developers profit off of our land.

AJ.

From: [Rosalba Izazaga](#)
To: [Ann Moore](#); [Dan Malcolm](#); [Danielle Moore](#); [Frank Urtasun](#); [Michael Zucchet](#); [Rafael Castellanos](#); [Sandy Naranjo](#)
Cc: [Commissioner Services Staff](#); [ELG - cc Assistants](#); [Sally Raney](#); [Janet Graham](#)
Subject: Agenda Related Materials - Special Board Meeting- BPC 7/21/22: Seaport Village Public Comment
Date: Wednesday, July 20, 2022 4:24:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Commissioners,

Passing along Agenda Related comment below received for the Board regarding the Special Board Meeting Item# 2022-0208; PRESENTATION AND UPDATE ON THE SEAPORT SAN DIEGO PROJECT WITH 1HWY1, LLC, FOR THE REDEVELOPMENT OF A PORTION OF THE CENTRAL EMBARCADERO DISTRICT AND DIRECTION TO STAFF.

Best Regards,

Rosalba “Izzy” Izazaga (she/her)

Staff Assistant II, Office of the District Clerk
3165 Pacific Highway, San Diego, CA 92101
(o) (619) 686-7285



connect:

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From: Anonymousemail <noreply@anonymousemail.me>

Sent: Wednesday, July 20, 2022 12:55 PM

To: PublicRecords <publicrecords@portofsandiego.org>

Subject: July 21 Special Meeting: Seaport Village Public Comment

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Powered by Anonymousemail → [Join Us!](#)

Dear Port,

You promised to leave the area alone and no more development and yet you continue to prostitute public land to profit making developers and enterprises. This plan is terrible and

far too dense. Everybody loves Seaport Village. Just remove all the parking and turn it into green spaces. Keep the place passive, open and airy and maintain all existing views to the water for residents of downtown.

James

From: [Bob Thompson](#)
To: [PublicRecords](#)
Subject: Seaport Renovation Public Comment (July 21st)
Date: Wednesday, July 20, 2022 2:03:42 PM

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Port,

As a resident of downtown I do not like this plan at all as it further walls off the bay from residents of the area and is essentially a wall of hotels behind a wall of hotels. While I don't agree with tearing down Seaport Village at all as it is very unique to San Diego, all of the initial plans had low built structures that did not exceed the height of the Manchester Grand Hyatt's parking structure and did not add any bulk or block any existing view corridors. The plan has now exploded in ways unimaginable. The best example of minor modifications for little money to a public space with great results is Balboa Park. Jacobs' father wanted to also back a plan costing tens of millions to ruin the historic Cabrillo Bridge and build a massive for profit parking structure, but the mayor at the time simply put up cones and removed cars from Plaza de Panama and it immediately turned from a dead parking lot into a passive plaza full of life. Over the years the city spent merely thousands to remove striping, resurface and add some seating and the area is incredible now. This kind of light handed touch is what is needed to revitalize Seaport Village plus encouraging quality local businesses to open up to replace overpriced mediocre restaurants. And to encourage small local businesses, the rent should be controlled and even subsidized. I would then remove all existing lots including the Embarcadero island and either expand seaport village using the same architecture as well as green spaces and expand the grassy park over the parking on the island. Nobody wants a beach there. Seaport Village is packed every single weekend and people are enjoying the grassy areas daily. We have plenty of beach in San Diego but very little grassy areas and downtown is severely lacking in open green spaces now. A recent rating by some agency rating international cities actually dinged San Diego's downtown for lack of open green spaces. No local wants to build over their bay with hotels.

Bob

From: [George L.](#)
To: [PublicRecords](#)
Subject: Seaport Village Public Comment for July 21st meeting
Date: Wednesday, July 20, 2022 1:36:01 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Port,

This is nothing more than another land grab for developers to make profits off of PUBLIC land. The Port has already shown they do not know how to manage our public tidelands and cannot be trusted to do so, evidenced by decades of walking off the bay and its views from the public. You cannot even see the water from half of the bay anymore and it's full of ugly parking lots, dangerous cross traffic and broken sidewalks. This plan is not the answer and is FAR to dense. It's insane. I suggest the port adopt an approved vision plan first before prostitution public land and our bay to a greedy developer. We were told this part of the bay would be left alone and no more developments.

Thanks,

From: [Jason Runyan](#)
To: [PublicRecords](#)
Subject: Public Comment for 7/21/2022 Special Meeting
Date: Wednesday, July 20, 2022 1:45:48 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners,

My name is Jason Runyan and this public comment is in reference to the Seaport San Diego Project:

I am a lifelong San Diego resident and I fully support the redevelopment of Seaport Village.

With some notable exceptions, San Diego has an unfortunate history of watering down grand visions for its public spaces, and I hope that this project does not continue that trend. I urge the Port to not reduce the height, scale, and density of the project further, as its prominent location should reflect the vitality and importance of both the port and the city's downtown.

The development as proposed here, while not perfect, does a good job in providing a landmark development that will be visible from all over downtown and across the Bay. Just as important, it provides ground-level connectivity and appreciates its location on the waterfront; which much of the Embarcadero lacks.

My main issue with the project visuals is the lack of detail on the high-rises in the development. While the main 500-foot tower is iconic (and I wish could be taller), the other towers look like your standard-fare, 2020s-era corporate buildings. While these buildings shouldn't attempt to visually overpower the main tower, they should have some sort of artistic cohesiveness that makes them stand out. Along those lines, I think the renderings should provide a more realistic view of the vegetation on the building's facades. Unless there is a clear plan to plant and maintain dense vegetation to these structures, it is wishful thinking that all those plants would be distinctly visible from Coronado.

Remember, this project will be what future photographers, filmmakers, and tourists point their cameras at when they want to portray "San Diego" to the world.

- Jason Runyan

From: [Rosalba Izazaga](#)
To: [Ann Moore](#); [Dan Malcolm](#); [Danielle Moore](#); [Frank Urtasun](#); [Michael Zucchet](#); [Rafael Castellanos](#); [Sandy Naranjo](#)
Cc: [Commissioner Services Staff](#); [ELG - cc Assistants](#); [Janet Graham](#); [Sally Raney](#)
Subject: Agenda Related Materials - Special Board Meeting- BPC 7/21/22: 1HWY1 Proposed Project.....
Date: Wednesday, July 20, 2022 4:16:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Commissioners,

Passing along Agenda Related comment below received for the Board regarding the Special Board Meeting Item# 2022-0208; PRESENTATION AND UPDATE ON THE SEAPORT SAN DIEGO PROJECT WITH 1HWY1, LLC, FOR THE REDEVELOPMENT OF A PORTION OF THE CENTRAL EMBARCADERO DISTRICT AND DIRECTION TO STAFF.

Best Regards,

Rosalba “Izzy” Izazaga (she/her)

Staff Assistant II, Office of the District Clerk
3165 Pacific Highway, San Diego, CA 92101
(o) (619) 686-7285



connect:

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From: Louis Cumming [REDACTED]
Sent: Wednesday, July 20, 2022 3:59:31 PM (UTC-08:00) Pacific Time (US & Canada)
To: Michael Zucchet <mzucchet@portofsandiego.org>
Cc: Frank Urtasun <furtasun@portofsandiego.org>; Dan Malcolm <dmalcolm@portofsandiego.org>; Ann Moore <amoore@portofsandiego.org>; Danielle Moore <dmoore@portofsandiego.org>; Rafael Castellanos <rcastellanos@portofsandiego.org>
Subject: Fw: 1HWY1 Proposed Project.....

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Mike -

Have studied the 7/11 and 7/20 U-T articles on the newest revision to this proposed project,

including what I could find on the net.

My reaction to what I've seen is.....THIS IS THE EQUIVALENT OF PUTTING LIPSTICK ON A PIG!!!!!!

What "Gaf" and "JJ" have done is just push the "Berlin Wall of buildings" back enough so a wider waterfront walkway, now being called the fancier term "promenade" (schmooze factor here), could be inserted. Seven hotels remain with 400 of the 2,058 rooms to be located in that garish ugly observation tower.....an observation platform for visitors to look at nothing worthy of that kind of structure. What will visitors to the viewing platform be charged to access a ho-hum pedestrian view? Will that type of structure wear out its utility because of the word spreading that it's a waste of money? A 220,000 square foot office building that is 320 feet high - doesn't sound like much when couched in these numbers but that could be *at least* a 16 story building, thus adding to the bulk created by the seven hotel towers. The artist rendition of the project from across the bay only serves to highlight this "Berlin Wall" effect. Shrinking the marina by just 101 slips still leaves 265 boat tie-ups for which there seems to be no accommodation for the owners when they wish to access their yachts, unless they use the public parking to be available to the hotel customers and the visitors who just wish to enjoy the fresh air along a waterfront for a few hours. Will those "elevated walkways" just add to the project's suffocating bulk? and will they be view blocking too?

My questions are.....why is an office building to be placed in a tourist/visitor area? Why are seven more hotels to be squeezed into a waterfront location? What forward planning is included to have fresh water availability for all the faucets/toilets/fountains considering the water shortage crisis facing our state? What will be the Coastal Commission's opinion of this gigantic waterfront hog when we've seen them get upset over significantly smaller encroachments proposed along the local coastline? What would be the Port Authority's annual income from the final lease documents with 1HWY1? When would the dollars start flowing to the Port Authority? I sure hope this aspect of this proposal doesn't influence the Authority's final decision.

"Gaf" and "JJ", the developers, appear to be sacrificing our beautiful waterfront at the altar of their desired ROI! Is that fair to all local

residents and visitors?

I hope you will turn 'thumbs down' on the latest version of this nightmare in your meeting tomorrow!

Best regards,
LOU CUMMING
2015 Honorary Mayor - Pacific Beach.

From: Louis Cumming [REDACTED]
Sent: Saturday, March 12, 2022 12:52 AM
To: mzucchet@portofsandiego.org <mzucchet@portofsandiego.org>
Subject: Fw: 1HWY1 Proposed Project.....

Dear Commissioner Mike -

Your comments as reported in yesterday's U-T were so spot-on. I just loved your quote that the proposed project has "exploded" and that "(the uses) have grown substantially - vertically, horizontally, waterside, landside - in every way. This is a very different view than has been depicted before and it's causing a reaction". "It's a lot. It just is."

Was delighted to see the Board ask "Gaf" to go back to the drawing boards and devise "revisions to the project".

The pictures accompanying yesterday's article, "the latest iteration", were stunners. All those yacht tie-up slips and a beach for swimming.....c'mon man as POTUS is wont to say. Just looks like "Gaf" is pushing as much as he can into the project to see what he can get away with.....and he was caught flatfooted, I dare to say.

Don't let "Gaf" off the hook with his comment that the project as presented to you was "pressure tested" by parties retained by the developer. Little conflict of interest there? Ask him to tell you how many hard dollars the partner/investors will have put into the project when a loan request to build it out will become a necessity. Don't let all the 'fluffy' words from politicians, local agency leaders, etc. (folks with no 'skin in the game') cause the Board to let its guard down.

Bravo Zulu, Mike!

Best regards,
LOU CUMMING.

From: Louis Cumming
Sent: Tuesday, March 8, 2022 5:07 AM
To: mzucchet@portofsandiego.org <mzucchet@portofsandiego.org>
Subject: 1HWY1 Proposed Project.....

Dear Commissioner Mike -

In reading about this project in a recent U-T article it sure looks like it is 10 miles of garish Las Vegas Strip rolled up onto just 105 acres combined with a building density to match a lower east side tenement district, thereby giving off a modern day likeness of the Berlin Wall! I can't believe the Port District is so blinded by dollar signs that it would encourage "Gaf" and his investors to sneak this by you and your peers with such a small dollar investment when the total cost is considered. Any lender looking at this proposed loan request would surely want to see upwards of 25 to 30% of the total cost as investor cash sunk into it. This doesn't even come close to that! Is "Gaf" trying to put one over on you relying on the 'good ol' boys network' to weaken your good financial judgment? In my opinion as a long time citizen may I suggest that you send "Gaf" back to the drawing board and devise a more attractive and less dense project.

Your thoughts will be welcome and appreciated.

Sincerely,
LOU CUMMING
2015 Honorary Mayor - Pacific Beach.

From: [Mudarka Shmali](#)
To: [PublicRecords](#)
Subject: Seaport Village Redevelopment Public Comment
Date: Wednesday, July 20, 2022 1:16:45 PM

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Dear Board Commissioners,

My family and I visit Seaport Village and the surrounding area at least once per month and my children love the duck pond and grassy areas on the islands nearby. This is a passive recreation area. Downtown is already looking like Hong Kong and is lacking open green spaces. This area should turn into one large park and open space. The Port has already walled off downtown in the past and promised they'd stop doing this. We should not be landfilling our beautiful bay to expand the embarcadero island, or building a massive marina to reduce the amount of water nor block existing view corridors. Everybody loves Seaport Village. If it was ever to be replaced it should be with something of equivalent scale. We love seaport village and the surrounding area because of the meandering quiet narrow paths and because it is an enclave and escape from busy city life and buildings.

Thanks for your time.

MS

From: [Patricia Longly](#)
To: [PublicRecords](#)
Subject: July 21st board meeting - public comment for seaport village
Date: Wednesday, July 20, 2022 1:08:01 PM

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Hello Board,

Please stop walling off the bay from downtown. This plan will close the last remaining view corridors over the Manchester Grand Hyatt parking structure, between the towers and all areas to the north side of the towers to the USS Midway. Stop this insanity! This area has incredible potential to expand open park spaces. The Port promised they'd leave this area alone!

Patricia

From: [Paulina T.](#)
To: [PublicRecords](#)
Subject: July 21 Seaport Village Redevelopment Public Comment
Date: Wednesday, July 20, 2022 1:21:02 PM

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Dear Port Board,

While the public appreciates you wanting to improve the Embarcadero, this is not the way. This plan is extreme in density. It is in effect building over land, water and sky in what is a passive recreation area where families, dogs, etc. enjoy a quiet corner of downtown. Also, this will block all existing view corridors to the bay and even the views of existing hotels! This plan is too much and not what the port promised, which is to leave the area alone.

Paulina T.

From: [Sandra Hajjar](#)
To: [PublicRecords](#)
Subject: Seaport Public Comment for July 21st Meeting
Date: Wednesday, July 20, 2022 1:30:03 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

This plan is incredible in its audacity: they want to wall of existing hotels that the port has already allowed to wall of downtown. Effectively, it's a massive hotel development within a hotel development. No! It's already bad enough that the area has become an over priced tourist trap because of the public trust doctrine which does not allow people to live in the area, which would allow for the organic 24/7 vitality that any thriving neighborhood which is a mix of residential and commercial would allow. A perfect example of this is Little Italy, which both locals and tourists love and has been a resounding successful example of urban development. Instead we'll end up with a cold touristic overpriced ghetto that no local will ever visit. The right thing to do is the trend we are seeing today, better quality locally run establishments opening up in Seaport. All that is needed is to keep the rents reasonable, allow more local quality establishments and some evening activities like wine bars, jazz music, etc. so it's an alternative spot for locals and tourists than the gaslamp which is mostly trashy. And then it can even be expanded over existing parking lots into a beautiful pedestrian Spanish style village. This 1HW1 plan is cold and overdone and doesn't exemplify San Diego. It may as well be Shanghai. Seaport village is quintessentially San Diego. No local will visit this monstrosity of a plan and tourists won't find it inviting and organic and "local" as they do Little Italy. They'll find yet another over priced tourist trap that can be found on any other city.

Sandra