



# San Diego Unified Port District

3165 Pacific Hwy.  
San Diego, CA 92101

## Special Meeting Minutes

### Board of Port Commissioners

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Wednesday, March 28, 2018

10:00 AM

Don L. Nay Port Administration Boardroom

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#### Port MasterPlan Update Workshop

#### A. Roll Call.

**Present:** 6 - Commissioner Bonelli, Chairperson Castellanos, Commissioner Merrifield, Commissioner Moore, Commissioner Valderrama, and Commissioner Zucchet  
**Excused:** 1 - Commissioner Malcolm  
**Absent:** 0

*Officers Present: Coniglio, DeAngelis, Medina, Monson, Morales, and Russell.*

#### B. Public Communications.

*The following member(s) of the public addressed the Board with non agenda-related comments: None*

#### C. District Clerk's Announcements.

*Donna Morales, District Clerk, offered that copies of agenda-related materials submitted after the publication of the agenda were available at the Clerk's desk.*

#### D. Closed Session Report Out.

*Thomas A. Russell, General Counsel, announced that the Board did not complete consideration of all items on the Closed Session Agenda and will continue Closed Session discussion during lunch break.*

#### E. Pledge of Allegiance.

*Commissioner Bonelli led the Pledge of Allegiance.*

### **ACTION AGENDA**

1. [2018-0111](#) PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE REGARDING THE FOLLOWING TOPICS:
  - A) BAYWIDE LAND AND WATER USE DESIGNATIONS TABLE AND GLOSSARY OF COMMONLY USED TERMS
  - B) PLANNING DISTRICT 3 - NORTH EMBARCADERO SUB-DISTRICT

DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

C) PLANNING DISTRICT 3 - SOUTH EMBARCADERO SUB-DISTRICT DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

D) PLANNING DISTRICT 3 - CENTRAL EMBARCADERO SUB-DISTRICT DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

*Jason Giffen, Assistant Vice President, Planning & Green Port, addressed the Board with staff's report and presentation regarding Action Agenda Item 1 - File No. 2018-0111 (A copy of the staff report, presentations and any agenda related materials are on file with the Office of the District Clerk). Mr. Giffen then turned the presentation over to Lesley Nishihira, Director, Planning, to discuss Item A: Baywide Land and Water Use Designations Table and Glossary of Commonly Used Terms.*

*Chairman Castellanos opened the meeting for public comment.*

*The following members of the public addressed the Board with agenda related comments for Item A - Baywide Land and Water Use Designations Table and Glossary of Commonly Used Terms: Peter Halmay, President, San Diego Fishermen's Working Group; Bill Tippetts, Southwest Wetlands Interpretive Association; and Alex Buggy, CEO, Seaport San Diego.*

*Commissioner Moore, Commissioner Valderrama, Commissioner Merrifield, Commissioner Bonelli, and Chairman Castellanos offered comments and asked clarifying questions. Jason Giffen responded on behalf of staff. Bill Tippetts responded to question from Commissioner Valderrama.*

*Jason Giffen then began staff presentation on Item B: Planning District 3 - North Embarcadero Sub-District Draft Policy Concepts and Updated Land and Water Use Map. Mr. Giffen then turned the presentation over to Lesley Nishihira.*

*Chairman Castellanos opened the meeting for public comment.*

*The following members of the public addressed the Board with agenda related comments for Item B: Planning District 3 - North Embarcadero Sub-District Draft Policy Concepts and Updated Land and Water Use Map: Mark Bastedo (non agenda public comment); Jim Garegnani, Facility Director, Solar Turbines; Mac McLaughlin, President/CEO, USS Midway Museum; Bret Arriola, Vice President, Asset Management, RLJ Lodging Trust; Ray Ashley, President/CEO, Maritime Museum; Alexander Fernandez; Don Wood, San Diego Waterfront Coalition; Allison Rolfe, Company Representative, Pacifica Companies; and Kevin Swanson.*

*Chair Castellanos recessed meeting at 12:30 for lunch and announced that the Commissioners will adjourn to Closed Session.*

*Chairman Castellanos called meeting back to order at 1:40 p.m.*

*Thomas A. Russell, General Counsel, announced that the Board considered the items on the Closed Session Agenda and that no reportable action was taken.*

*The meeting then returned to Item B: Planning District 3 - North Embarcadero Sub-District Draft Policy Concepts and Updated Land and Water Use Map.*

*Commissioner Zucchet returned to the dais at 2:15 p.m.*

*Commissioner Moore, Commissioner Merrifield, Commissioner Valderrama, Commissioner Bonelli, Commissioner Zucchet, and Chairman Castellanos offered comments and asked clarifying questions. Jason Giffen, Rebecca Harrington, Senior Deputy General Counsel, and Lesley Nishihira responded on behalf of staff.*

*Dennis Larson, Consultant, began staff presentation on Item C: Planning District 3 - South Embarcadero Sub-District Draft Policy Concept and Updated Land and Water use Map.*

*Chairman Castellanos opened the meeting for public comment.*

*The following members of the public addressed the Board with agenda related comments for Item C - Planning District 3 - South Embarcadero Sub-District Draft Policy Concept and Updated Land and Water use Map: Don Wood, San Diego Waterfront Coalition; Rip Rippetoe, President/CEO, San Diego Convention Center; and Kip Howard, President, Allegis Development.*

*Commissioner Moore offered comments and asked clarifying questions. Lesley Nishihira responded on behalf of staff.*

*Lesley Nishihira began staff presentation on Item D: Planning District 3 - Central Embarcadero Sub-District Draft Policy Concept and Updated Land and Water use Map.*

*Commissioner Merrifield asked a clarifying question, Lesley Nishihira and Jason Giffen responded on behalf of staff.*

*The following members of the public addressed the Board with agenda related comments for Item D - Planning District 3 - Central Embarcadero Sub-District Draft Policy Concept and Updated Land and Water use Map: Peter Halmay, San Diego Fishermen's Working Group; Don Wood, San Diego Waterfront Coalition; Matt Everingham, Chief Technologist, Everingham Bros. Bait Co.; and Alex Buggy, CEO, Seaport San Diego.*

*Lesley Nishihira responded to question posed by Peter Halmay. Commissioner Valderrama requested clarification regarding comment from Alex Buggy. Lesley Nishihira responded and clarified on behalf of staff.*

*Commissioner Moore, and Commissioner Merrifield offered comments and asked clarifying questions. Lesley Nishihira responded on behalf of staff.*

*Jason Giffen provided wrap up of the Workshop and explained the next steps for the process.*

*Chairman Castellanos thanked everyone for attending and adjourned the meeting.*

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*Secretary, Board of Port Commissioners  
San Diego Unified Port District*

ATTEST:

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*Clerk of the San Diego Unified Port District*