



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Special Meeting Minutes

Board of Port Commissioners

Tuesday, December 18, 2018

10:00 AM

Don L. Nay Port Administration Boardroom

PMPU Workshop

A. Roll Call.

Present: 5 - Commissioner Bonelli, Chairperson Castellanos, Commissioner Merrifield, Commissioner Moore, and Commissioner Zucchet

Excused: 2 - Commissioner Malcolm, and Commissioner Valderrama

Absent: 0

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

B. Pledge of Allegiance.

Commissioner Bonelli led the Pledge of Allegiance.

C. Public Communications.

The following member(s) of the public addressed the Board with non agenda-related comments: Jill Pfeiffer.

D. District Clerk's Announcements.

Donna Morales, District Clerk, announced that copies of agenda-related materials were received after the publication of the agenda and were available at the Clerk's desk for Workshop Agenda Item 2 - File No. 2018-0555, and Workshop Agenda Item 3 - File No. 2018-0558.

CONSENT AGENDA

1. [2018-0563](#) ORDINANCE GRANTING AMENDMENT NO. 2 TO LEASE WITH DRISCOLL, INC. AT 2702 SHELTER ISLAND DRIVE TO EXTEND THE CONSTRUCTION COMPLETION DEADLINE OF THE LEASE TO MARCH 31, 2019

On a motion by Commissioner Zucchet, seconded by Commissioner Bonelli, the Board adopted Ordinance 2933 as part of the Consent Agenda. The motion carried by the following vote:

Yeas: 5 - Bonelli, Castellanos, Merrifield, Moore, and Zucchet

Nays: 0

Excused: 2 - Malcolm, and Valderrama

Absent: 0

Abstain: 0

Recused: 0

WORKSHOP

2. [2018-0555](#) PRESENTATION AND ACCEPTANCE OF THE NORTH HARBOR DRIVE MOBILITY AND ACCESS STUDY AND DIRECTION TO STAFF

Lesley Nishihira, Director, Planning, addressed the Board with staff's report and presentation regarding Workshop Agenda Item 2 - File No. 2018-0555 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Ms. Nishihira then turned the presentation to Larry Hofreiter, Program Manager, Planning, to explain why the study was prepared, who was involved, and stakeholder engagement throughout the process. Mr. Hofreiter then turned the presentation to Stephen Cook, Traffic Consultant, to discuss the study's recommended improvements and the transportation analysis that was performed for the study. Mr. Cook then turned the presentation back to Mr. Hofreiter to discuss other transit options and the regional mobility collaboration.

The following member(s) of the public addressed the Board with agenda-related comments: Gary Smith, President, San Diego Downtown Residents Group.

Commissioner Merrifield, Commissioner Moore, Commissioner Zucchet, Commissioner Bonelli, and Chairman Castellanos provided comments and asked clarifying questions. Mr. Cook, Mr. Hofreiter, and Ms. Nishihira, responded on behalf of staff. Victoria Stackwick, Principal Government Relations Analyst, San Diego Association of Governments (SANDAG), responded on behalf of SANDAG. Ted Anasis, Manager, Airport Planning, San Diego County Regional Airport Authority, responded on behalf of the Airport.

3. [2018-0558](#) PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE - WORK PLAN FOR COMPLETING THE DISCUSSION DRAFT

Lesley Nishihira, Director, Planning, addressed the Board with staff's report and presentation regarding Workshop Agenda Item 3 - File No. 2018-0558 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

The following member(s) of the public addressed the Board with agenda-related comments: Gary Smith, San Diego Downtown Residents Group; Suzanne Varco, Partner, Varco & Rosenbaum Environmental Law Group; Art Engel was called, however, he ceded his time to Ms. Varco.

Commissioner Moore, Commissioner Bonelli, Commissioner Zucchet, and Chairman Castellanos provided comments. Lesley Nishihira responded on behalf of staff.

On a motion by Commissioner Moore, seconded by Commissioner Bonelli, the Board approved the requested funding increase in the amount of \$850,500. The motion carried by the following vote:

Yeas: 5 - Bonelli, Castellanos, Merrifield, Moore, and Zucchet

Nays: 0

Excused: 2 - Malcolm, and Valderrama

Absent: 0

Abstain: 0

Recused: 0

CLOSED SESSION

Thomas A. Russell, General Counsel, announced the Closed Session items as follows:

[2018-0564](#) Closed Session Item No. 1

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8

Property: SDUPD - Approximately 400,400 square feet of tideland area located at 1140 North Harbor Drive in the City of San Diego

Negotiating Parties:

Carnival Corporation - Stefano Borzone

Disney Cruise Line - Russell Daya

Ports America - Steven Loevsky

SDUPD - Randa Coniglio, Joel Valenzuela, Adam Deaton

Under Negotiations: Price and Terms

No reportable action was taken on this item.

[2018-0567](#)

Closed Session Item No. 2

CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION
Pursuant to Subdivision (d)(4) of Government Code Section 54956.9

One (1) Case

No reportable action was taken on this item.

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

ATTEST:

Clerk of the San Diego Unified Port District