



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Special Meeting Minutes

Board of Port Commissioners

Tuesday, December 12, 2017

12:00 PM

Don L. Nay Port Administration Boardroom

Port Master Plan Update Workshop

A. Roll Call.

Present: 7 - Commissioner Bonelli, Chairperson Castellanos, Commissioner Malcolm, Commissioner Merrifield, Commissioner Moore, Commissioner Valderrama, and Commissioner Zucchet

Excused: 0

Absent: 0

Commissioner Castellanos and Commissioner Bonelli were excused until they arrived at 12:15 pm.

Officers Present: Coniglio, DeAngelis, Russell, Monson, Deuel, and Medina.

B. Closed Session Report Out.

Thomas A. Russell, General Counsel, announced that the Board considered the items on the Closed Session Agenda, and with the exception of Closed Session Items 1 and 2, Commissioner Castellanos recused himself and did not participate in the other Closed Session Agenda Items. No other reportable action was taken.

C. Pledge of Allegiance.

Commissioner Castellanos led the Pledge of Allegiance.

D. Public Communications.

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

E. District Clerk's Announcements.

Timothy Deuel, District Clerk, offered that copies of agenda related materials submitted after the publication of the agenda were available at the Clerk's desk. Mr. Deuel also announced that due to the large amount of public speakers, individuals will be given two minutes to speak.

ACTION AGENDA

1. [2017-0569](#) PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE REGARDING THE FOLLOWING TOPICS:

- A) PLANNING DISTRICT 6 (CHULA VISTA BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- B) PLANNING DISTRICT 2 (HARBOR ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- C) PLANNING DISTRICT 1 (SHELTER ISLAND) 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. 2017-0569 (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 presentation over to Lesley Nishihira, Director, Planning, to discuss the draft policy concepts and updated land and water use maps for Item A: Planning District 6 - Chula Vista Bayfront.

Marshall Merrifield asked clarifying questions, Lesley Nishihira responded on behalf of staff.

Chairman Valderrama opened the meeting for public comment.

The following members of the public addressed the Board with agenda related comments for Item A: Planning District 6 - Chula Vista Bayfront: Steve Frailey, President, Pacific Tugboat Service; Jim Unger, Vice President, Hornblower Cruises & Events; Todd Roberts, President, Marine Group Boat Works; Suzanne Varco, Partner, Environmental Law Group; Ken Franke, President, Sportfishing Assoc.; Herb Engel, CEO, Marine Group Boat Works; Joy Williams, Environmental Health Coalition; Paul Daubner, Broker, Northrop and Johnson Yachts; Ray Ashley, Executive Director, San Diego Maritime Museum; Joe Beltran, EMS Compliance Manager, Marine Group Boat Works; Jim Peugh; Charles Cofield, Marine Group Boat Works; Diego Barros, Marine Group Boat Works; Brian Pat Bilbray, Marine Group Boat Works; Annie Oryall, Marine Group Boat Works; Laura Machado, CFO, Marine Group Boatworks; Francisco Magana, Magana Yacht; Tony Oung, Marine Group Boat Works; Neil Wilson, Marine Group Boat Works; Steve Brownsea; Sophie Silvestri, Manager of Planning & Policy, Pasha Automotive Services; Ben Vallejos, Executive Director, Living Coast Discovery Center; Mike McCoy, President, Southwest Wetlands Interpretive Association; Allison Rolfe, President, Collaborative Solutions; Frank Lopreste, Point Loma Sportfishing; Marcelo Jordan, Titan Marine Services; Sharon Cloward, President, San Diego Port Tenants Association; Art Engel, Chairman, Marine Group Boat Works; Leah Yam, Communications & Marketing Director, Marine Group Boat Works; Brian Bilbray, Congressman Emeritus.

Commissioner Merrifield, Commissioner Moore, Commissioner Castellanos, Commissioner Malcolm, Commissioner Bonelli, Commissioner Zucchet, and Chairman Valderrama asked clarifying questions and offered varied comments and suggestions regarding the policy concepts. Jason Giffen, Thomas A. Russell, General Counsel, General Counsel's Office, Rebecca Harrington, Deputy General Counsel, General Counsel's Office, Adam Meyer, Department Manager, Real Estate, and Elizabeth Alonso, Deputy General Counsel, General Counsel's Office, responded on behalf of staff.

Commissioner Merrifield left the dias at 2:20 pm for the remainder of the meeting.

Jason Giffen then began staff presentation on the draft policy concepts and updated land and water use maps for Item B: Planning District 2 - Harbor Island.

Chairman Valderrama opened the meeting for public comment.

The following members of the public addressed the Board with agenda related comments for Item B: Planning District 2 - Harbor Island: Sharon Cloward, President, San Diego Port Tenants Association; Susie Baumann, President, Tom Ham's Lighthouse; Luis Barrios, General Manager, Hilton San Diego Harbor; and Uri Feldman, President, Sunroad HIE Hotel Partners.

Commissioner Zucchet, Commissioner Malcolm, and Commissioner Moore asked clarifying questions and offered varied comments and suggestions regarding the policy concepts. Jason Giffen, Lesley Nishihira, and Penny Maus, Department Manager, Real Estate, responded on behalf of staff.

Chairman Valderrama recessed the meeting until 3:15 pm.

Dennis Larson, Consultant, provided the presentation on the draft policy concepts and updated land and water use maps for Item C: Planning District 1 - Shelter Island.

Chairman Valderrama opened the meeting for public comment.

The following members of the public addressed the Board with agenda related comments for Item C: Planning District 1 - Shelter Island: Susie Baumann, President, Bali Hai Restaurant; Byron Wear; Ken Franke, President, Sportfishing Association; Suzanne Varco, Partner, Environmental Law Group; Tom Driscoll, President, Driscoll Wharf Boat Works; Scott Hawkins, Driscoll's Wharf; Peter Flournoy, General Counsel, American Tunaboat Association; Art Engel; Richard Bartell, Owner, Bartell Hotels; Matt Everingham, Chief Technologist, Everingham Bros. Bait Co.; Terry Van Winkle, Commodore, Silver Gate Yacht Club; John Laun, Staff Commodore, San Diego Yacht Club; Sandy Purdon, Shelter Cove Marina; and Sharon Cloward, President, San Diego Port Tenants Association.

Commissioner Bonelli, Commissioner Castellanos, Commissioner Moore, Commissioner Zucchet, and Commissioner Malcolm asked clarifying questions and offered varied comments and suggestions regarding the policy concepts. Lesley Nishihira, Rebecca Harrington, and Thomas A. Russell, responded on behalf of staff. Peter Flournoy was called to speak in response to question from Commissioner Castellanos.

Board discussion addressed public comments regarding the land use designation for the existing boatyard site and focused on the commitments made by multiple parties through the lengthy Chula Vista Bayfront Master Plan process, including obligations to support the plan's implementation by the parties to the Chula Vista Bayfront Settlement Agreement and by the boatyard tenant, Marine Group Boat Works, as agreed to as part of their negotiated lease amendments.

Chairman Valderrama thanked the public for coming forward and speaking, and thanked staff for an excellent job in outreach and maintaining transparency throughout the process.

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

ATTEST:

Clerk of the San Diego Unified Port District