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## HOMEOWNERS ASSOCIATION

Mayor Richard Bailey and Councilmembers  
City of Coronado  
1825 Strand Way  
Coronado, CA 92118

August 8, 2023

Re: Comments on the 2022/2023 San Diego County Grand Jury Report (filed June 7, 2023)

Dear Mayor and Councilmembers:

The San Diego County Grand Jury issued a report on June 7, 2023 concerning governance issues at the Port of San Diego. That report requires the City of Coronado, along with the other Port member cities, to respond by August 28, 2023 to four recommendations (Nos. 23-90 to 23-93) contained in that report. Our comments pertaining to those recommendations and to the Grand Jury report's discussion of the Cottages at the Cays project are as follows:

**Recommendation 23-90:** This recommendation notes that the City of Coronado has already placed a two-term limit on Port Commissioners appointed by the City of Coronado. We strongly support this limit.

**Recommendation 23-91:** This recommendation asks the Port member cities to institute formal policies that require their Port Commissioners to give at least quarterly updates at regular City Council meetings. We support this recommendation.

We also note that the City Council has a practice of assigning Council Members to attend various community meetings, including meetings of the Coronado Cays Homeowners Association Board meetings. This practice has been very helpful to answering community questions and keeping community members informed about local issues. The Coronado Cays has also benefitted from having our Port Commissioner attend meetings of the Grand Caribe Task Force, the CCHOA committee that deals most closely with the Cottages at the Cays project discussed in the Grand Jury report. We recommend that this practice continue, whether or not it is formally codified by the City Council.

**Recommendation 23-92:** This recommendation asks Port Member Cities to enact policies that would require City ratification of Port Master Plans, updates or amendments for Port Planning Districts within a city's boundaries. We support this recommendation and look forward to working with the City on this issue.

The City of Coronado lies in Port Planning District 9 (Silver Strand) and Planning District 10 (Coronado Bayfront). Projects in both districts have been the subject of intense community scrutiny, including the proposed Cottages at the Bay project in Planning District 9 in the Coronado Cays.

The Coronado Cays Homeowners Association ("CCHOA") has been very involved in commenting on and working with the Port regarding its Master Plan Update, the proposed Cottages at the Cays project and, more recently, with the draft Trust Lands Use Plan. Our involvement has spanned many years of working with our City

Council members, City staff, and our Port Commissioner and Port staff members. While we appreciate these avenues of communication, they were no match for the public relations campaign undertaken by the proponent of the Cottages at the Cays project, the results of which were evident at the February 14, 2023 Port meeting where the Port Commissioners voted to advance the project into the EIR phase. Instituting a formal City requirement to ratify Port plans would add a strong measure of public accountability and would allow for direct City input into Port plans.

**Recommendation 23-93:** This recommendation asks the City to consult with the County Board of Supervisors about developing an alternate form of governance for the Port that would provide for better participation in, and oversight of, Port decisions and activities. We support this recommendation and welcome the opportunity to work with the City on this issue.

The Grand Jury Report points to the Cottages at the Cays project as an example of the need for increased City and County participation in Port decisions, as this project was allowed to proceed despite overwhelming opposition from the Mayor and the Council, and our local community. We are confident that adjustments can be made to Port governance that allow for increased local community input, while at the same time complying with the Port's Public Trust obligations.

Sincerely,



Mark Crisson  
President, Board of Directors  
CCHOA

cc. City of Coronado, Mayor Richard Bailey  
City of Coronado, Councilmember Mike Donovan  
City of Coronado, Councilmember Carrie Downey  
City of Coronado, Councilmember John Duncan  
City of Coronado, Councilmember Casey Tanaka  
City of Coronado, City Manager Tina Friend  
Board of Port Commissioners, Chairman Rafael Castellanos  
Board of Port Commissioners, Vice Chair Sandy Naranjo  
Board of Port Commissioners, Secretary Danielle Moore  
Board of Port Commissioners, Commissioner Dan Malcolm  
Board of Port Commissioners, Commissioner Ann Moore  
Board of Port Commissioners, Commissioner Frank Urtasun  
Board of Port Commissioners, Commissioner Michael Zucchet