

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF January 21, 2015.

Call to Order: Chair Laura Garrett @ 5:21 pm

Roll Call: Secretary Lindsay King noted that 18 of 25 members were present, constituting a quorum.

Members Present @ Call to Order (18): Baker, Ball, Blair, Bycer, Carrigan, Escala, Garrett, Keller, King, Lorenzen, Peterson, Priver, Radke, Reeves, Stark, Ward, Weichelt, Wery

Late Arrival (4): Cline, Lawson, McAndrew, Rolek

Members Absent (4): Covington, Schweizer, Spears, Vinci

Early Departure (3): Baker, Blair, Wery

2. Approval of Minutes from the Meeting of December 10th, 2014:

Motion: Move to approve December 10th, 2014 meeting minutes.

1st Priver, 2nd Weichelt

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	4	0

In Favor: Baker, Ball, Blair, Carrigan, Escala, Garrett, King, Lorenzen, Peterson, Priver, Radke, Ward, Weichelt, Wery

Opposed: None

Abstain: Bycer, Keller, Reeves, Stark

3. Public Comments on Non-Agenda Items:

None

4. Chairperson's Report & Elected Representatives' Comments:

Gary Smith – President, Downtown Residents Group

- Feb 5th at 6pm Annual Meeting, Todd Gloria to speak
- Funds held by Downtown Parking District for new public parking garages.

Anthony Bernal – Councilmember Todd Gloria's Office

- SD Police Officer retainage is low, salary is 18% less than surrounding Cities
- Infrastructure, multi-year capital improvement program. There is currently \$3M in differed maintenance.
- Park & Rec Board: \$14.3M in DIF fees awarded to East Village Green & Children's Park

Laura Garrett – DCPC Chairperson's Report

- Item #8 has been postponed.
- Park at 14th & Island Naming: Returned to the Area Committee, they voted to support the name of "Fault Line Park". The next step is the Parks & Rec Committee in February.
- Balboa Park Committee Appointment – wait until after elections to make nominations.
- Thursday Night (1/22) Community Benefits Meeting
- Point in time count on Friday (1/23) at 4am.
- 1/28 6pm, Thomas Jefferson School of Law – How to Get Involved in Community Groups

5. Subcommittee Reports:

Lindsay King – Elections Sub-Committee

- We are working to set date and secure venue for the March 2015 elections.
- We will distribute a poll staff sign-up at the next DCPC meeting.
- Eligibility for candidacy and voting for Business / Property Owner seat was discussed. It was agreed to include language that a professional license does not constitute eligibility.

Kyle Peterson – PreDesign Sub-Committee

- AC Hotel returned. Requested study for area of concern for next month's full DCPC meeting.
- F 11 apartment project will come to full meeting next month.

Information

6. Project Updates – Brad Richter, Civic SD:

- East Village Green: kick-off design, public workshops for programming of park.
- Long Range Property Management Plan: no response from state.
- Downtown Mobility Plan is underway. Preliminary results show less impact on intersections. Final plan should be released in 4-5 weeks.
- Wayfinding Signage: out to bid, due February 3rd. Installation scheduled for Summer 2015.

Consent

7. Declaration of Seat Vacancy – Gaslamp Business Owner

	In Favor	Opposed	Abstain	Recuse
DCPC	19	0	0	0

In Favor: Baker, Ball, Blair, Bycer, Carrigan, Escala, Garrett, Keller, King, Lorenzen, Peterson, Priver, Radke, Reeves, Rolek, Stark, Ward, Weichelt, Wery

Opposed: None

Recuse: None

8. 942 S. 16th Street – Alley Vacation – East Village Neighborhood of the Downtown Community Plan Area Postponed.

Action

9a. Midterm Election – Ryan McAndrew, Horton Business / Property Owner Seat Candidate

Motion: Vote to support Ryan McAndrew.

1st Stark, 2nd Keller

	In Favor	Opposed	Abstain	Recuse
DCPC	19	0	0	0

In Favor: Baker, Ball, Blair, Bycer, Carrigan, Escala, Garrett, Keller, King, Lorenzen, Peterson, Priver, Radke, Reeves, Rolek, Stark, Ward, Weichelt, Wery

Opposed: None

Recused: None

9b. Midterm Election – Larry Cline, Civic Organization Seat Candidate

- Public Speakers (in favor): Joyce Summer & Gary Smith

Motion: Vote to support Larry Cline.

1st Wery, 2nd Escala

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Baker, Ball, Blair, Bycer, Carrigan, Escala, Garrett, Keller, King, Lorenzen, McAndrew, Peterson, Priver, Radke, Reeves, Rolek, Stark, Ward, Weichelt, Wery

Opposed: None

Recused: None

10. Kettner Lofts (2101 – 2175 Kettner Boulevard) – Design Review – Centre City Development Permit / Centre City Planned Development Permit / Site Development Permit No. 2014-15 – Little Italy neighborhood of the Downtown Community Plan area – Scott Glazebrook

- Meets goals of mixed-use in Little Italy and protects historic resources. 30,000 square feet, 130 residential apartments, 6 story, 164 parking spaces, FAR of 4.7. Requests for deviations have been reduced to 2.
- At Pre-Design sub-committee twice. Concerns: residential lobby is ill-defined, uses too much exterior plaster as an exterior material, blank walls at East were too prominent, ground floor lacked pedestrian scale.
- Changes since pre-design: John O’Day Commercial Building has been historically designated and now must include a site development permit.
- Discussion: Is public art being considered for blank walls? In-Lieu fee \$859K, this is 25% of what the most recent affordable housing projects cost.
- Pre-Design Sub-committee Comments: All concerns have been addressed. Current project is a significant improvement.
- Public Speakers (in favor): Gary Smith: Impressed with the color and detail changes. Using the Historical entrance for the Lobby is great.

Motion: DCPC recommends that Civic SD grants Design Review approval and recommend Planning Commission approval for CCDP/CCPDP/SDP.

1st Peterson, 2nd Escala

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Ball, Blair, Bycer, Carrigan, Cline, Escala, Garrett, Keller, King, Lawson, Lorenzen, McAndrew, Peterson, Priver, Radke, Reeves, Rolek, Stark, Ward, Weichelt, Wery

Opposed: None

Recused: None

11. 915 Grape (915-919 Grape Street and 1930-1940 California Street) – Design Review – Centre City Development Permit / Coastal Development Permit – Little Italy neighborhood of the Downtown Community Plan area – Scott Glazebrook (20 minutes)

- Project meets goals for Downtown Community Plan. Mixed-Use, 70 Residential Apartment, 1545 sf commercial space, 8 story, 77 parking spaces, FAR of 4.83, 6 affordable housing dwelling units. Multiple Zoning Overlays.
- Pre-Design Sub-committee Comments: request details for balcony edge details & trellis construction, locate garage gate at least 20 ft back from property line, enhance building design at corner for Grape

Street, clarify access to apartments along California Street, awnings distract from verticality of design, ground floor façade has a large amount of transparency, blank walls along South side.

- Discussion: Clarify whether the transformer vault is to be relocated. Improvements along California will depend on continued conversations with MTS. Elaborate on why the balconies were squared, it doesn't respond to the Architecture. Nice materials. Miss the angled balconies. A drastic improvement to this corner. Angled balconies gave the façade something different.
- Public Speakers (in favor): Gary Smith.

Motion: Description

1st Peterson, 2nd Blair

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Ball, Blair, Bycer, Carrigan, Cline, Escala, Garrett, Keller, King, Lawson, Lorenzen, McAndrew, Peterson, Priver, Radke, Reeves, Rolek, Stark, Ward, Weichelt

Opposed: None

Recused: None

12. Land Development Code Updates - Brad Richter

- 9th update to the Land Development Code. There aren't a lot of substantive updates that affect Downtown; the changes attempt to clean up language.
- Attempts to better align City CEQA regulations with State-wide CEQA regulations.
- Brewery Tasting Rooms will require a Neighborhood-Use Permit.
- Major clean up of language of relating to existing non-conforming structures.
- Discussion: Would proposing changes be effective? The PDO would supersede City-wide LDC.
- Public Speakers: Gary Smith – Public decisions should not be made behind closed doors. Changes should agree and be consistent.

Motion: Support updates to Land Development Code.

1st King, 2nd Lawson

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	1	0

In Favor: Ball, Bycer, Carrigan, Cline, Escala, Garrett, Keller, King, Lawson, Lorenzen, Peterson, Priver, Radke, Reeves, Rolek, Stark, Ward, Weichelt

Opposed: None

Recused: None

Abstain: McAndrew

Miscellaneous:

14. Potential Agenda Items and Member Comments:

David Priver

- The Bylaws state that we must review the distribution of seats. This was previously deferred until we have updated populations by neighborhood.
- Should DCPC evolve into a more pro-active organization?
- Parking structures continue to be developed Downtown. Request to add item for next month's agenda to create a resolution to stop future parking structures from being built.

Efrem Bycer

- The port is going through a master-plan exercise. This could effect Downtown. We should be involved.

- EDC Event, March 11th: Global Summit.

Bill Keller

- Closing comments & reflections on tenure on DCPC.

Adjournment:

Meeting adjourned at 7:47 PM