

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF FEBRUARY 18, 2015

Call to Order: Chair Laura Garrett @ 5:18 pm

Roll Call: Secretary Lindsay King noted that 20 of 25 members were present, constituting a quorum.

Members Present @ Call to Order (20): Blair, Priver, Peterson, Vinci, Stark, King, Ball, Schweizer, Lawson, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, Reeves, McAndrew, Cline, Clayton

Late Arrival (2): Escala, Radke

Members Absent (2): Rolek, Ward

Early Departure (3): Cline, Lawson, Schweizer

2. Approval of Minutes from the Meeting of January 21, 2015:

Motion: Move to approve January 21, 2015 meeting minutes.

1st Wery, 2nd Priver

	In Favor	Opposed	Abstain	Recuse
DCPC	15	0	5	0

In Favor: Blair, Priver, Peterson, Stark, King, Ball, Lawson, Wery, Carrigan, Weichelt, Garrett, Bycer, Reeves, McAndrew, Cline

Opposed: None

Abstain: Baker, Covington, Spears, Schweizer, Vinci

3. Public Comments on Non-Agenda Items:

Herencia Delrico – New School of Architecture

- Urban planning project relating to a new Charger's stadium downtown.
- Brief survey.

Melissa Blackburn Joniaux

- Would like an explanation for delays to Quiet Zone upgrades.
- Bells were originally angled upwards, solutions were proposed 18 months ago.
- Citizens and business owners need help in resolving the issue.
- Discussion: The bells ring twice as long as before the quiet zone, there have been no changes in the past 2 years.

Bob Sutherland – Civic San Diego, planner working on Quiet Zone

- Focusing on intersection at Market & Kettner.
- MTS has been installing bells in groups of 10. To date 40 have been installed.
- They hope that the revised system can be tested within the next month.

Reese Jarrett – President, CivicSD

- Introduction to DCPC Board & community.

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

Anthony Bernal – Council President Todd Gloria

- The City has prepared a report which inventories \$3.87M in deferred infrastructure maintenance.
- Federal Government gave City of San Diego a \$60M grant towards homeless services.

- Next month is the final stage of the PBID renewal, \$6M in enhanced services.
- Lane Field opens to the public next month.
- Tomorrow (2/19), 15th & Island Park Naming will be heard at the Park & Rec Committee Meeting

5. Subcommittee Reports:

Kyle Peterson – Pre Design Subcommittee

- 6th Avenue Suites will come to the full DCPC in the coming months.

Information

6. Port of San Diego Integrated Master Plan Update – Post Commissioner Rafael Castellanos

- The Port is in the process of updating the Master Plan. The new approach is practical, workable, holistic and is integrated with the surrounding communities. Open space plan and water plan are critical to design of Master Plan.
- There were four unsolicited proposals for ferris wheels and one tower proposal. This might lead to an Entertainment District.
- Discussion: Other projects in the Entertainment District will be coming forward in the near future. Proposals will be reviewed while the Master Plan is in progress. DCPC’s planning oversight extends past the water, outside of Civic’s oversight. How will DCPC be included in future projects?

7. Project Updates – Brad Richter, Civic SD

- In 3-4 weeks Civic would like to hold a stakeholder meeting for EV Green.
- DecoBike has launched.

8. Affordable Housing Master Plan Update

Continued to March

9. Elections Subcommittee – Lindsay King

- 2015 DCPC Elections will be held on 3/16 and 3/17.
- The candidate forum will be held on 3/16 from 6pm-8pm at the Lyceum Theater.
- Polls are open on 3/17 from 10am-7pm at the Library Auditorium and Horton Plaza (193 Horton Plaza, above CVS, next door to Victoria’s Secret).
- Election results will be announced at the DCPC meeting on 3/18.

Consent

11. Declaration of Seat Vacancy (Little Italy Residential Tenant)

12. Consideration of Support for Grant Applications for the San Diego Association of Governments (SANDAG) Smart Growth Incentive Program - Cycle 3 for the 14th Street Promenade Demonstration Block and Sixth Avenue Bridge Promenade – Downtown Community Plan Area

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Blair, Priver, Peterson, Vinci, Stark, King, Ball, Radke, Schweizer, Lawson, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, Reeves, McAndrew, Cline

Opposed: None

Recuse: None

Action

10. CVS Horton Plaza Off-Site Alcohol Sales (37 Horton Plaza) – Conditional Use Permit No. 2014-65 – Horton/Gaslamp Neighborhood of the Downtown Community Plan Area – James Alexander

- The existing location does not have a CUP. Staff recommends 8am-11pm, 7 days a week.
- Steve Laub, CVS – Moving the store from one location in Horton Plaza to another location in Horton Plaza. The original permit was only limited by State laws. The new CUP is a reduction from the previous conditions.
- Public Speakers (opposed): Gary Smith – This CUP extends the current hours offered for off-site alcohol sales. This will create precedence for all other convenience stores. These conditions were put into place 15 years ago. New CUP should match their existing CUP.

Motion: Support staff recommendation.

1st Stark, 2nd Vinci

	In Favor	Opposed	Abstain	Recuse
DCPC	17	3	1	0

In Favor: Priver, Peterson, Vinci, Stark, King, Radke, Schweizer, Lawson, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, Reeves, McAndrew

Opposed: Cline, Ball, Wery

Recused: None

Abstain: Blair

13. Midterm Election – Gaslamp Business, Cindy Blair

Motion: Vote to support Cindy Blair.

1st Vinci, 2nd Carrigan

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	1	0

In Favor: Priver, Peterson, Vinci, Stark, King, Ball, Radke, Schweizer, Lawson, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, Reeves, McAndrew, Cline

Opposed: None

Recused: None

Abstain: Blair

14. Renewal Request for Support - Greg Parkington, Downtown San Diego Partnership Clean & Safe

- City Council, Tuesday Feb 24 at 2pm
- Send letters in support
- Public Speakers (in favor): Gary Smith – Support!

Motion: Support letter written by Chair to City.

1st Lawson, 2nd Ball

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	1	1

In Favor: Blair, Priver, Peterson, Vinci, Stark, King, Ball, Radke, Schweizer, Lawson, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, McAndrew, Cline

Opposed: None

Recused: Reeves

Abstain: Escala

15. F-11 Mixed Use Project (North side of F Street between Eleventh Avenue and Park Boulevard) –

Centre City Development Permit / Planned Development Permit – Design Review – East Village Neighborhood of the Downtown Community Plan Area – Derek Hull (20 minutes) Centre City Development Permit / Planned Development Permit – Design Review – East Village Neighborhood of the Downtown Community Plan Area – Brad Richter, Civic San Diego

- 80% of the project must be residential, 7 story (85') mixed use building, 99 residential units, 2,927 sq feet retail space, 104 parking spaces, 5.5 FAR, 4254 sq ft common open space. Driveway access off 11th Avenue.
- CivicSD Board has requested future project have a greater FAR and the inclusion of low-income housing units.
- Mark Kirkhart, DesignArc & Luke Daniels, Richman Group – 2 courtyards allow residents to enjoy sunlight year-round. The deviation is to the street wall 63' instead of 50'. Perforated metal & glass balconies. Defensible space was added to the ground floor residential units. Bronze/copper enhanced skin. Private pet relief area (ground floor). Includes solar panels & car charging stations.
- Discussion: What is preventing max FAR? Type 3 modified construction; using 2 floors of concrete. We feel this fits the low-rise character of the neighborhood. TechU bronze is a metal alloy panel. Ground floor units will be accessible. There are no 3 bedroom units. There is a desire to push the density. Well planned, speaks to superior project.
- Public Speakers (opposed): Gary Smith - Nothing wrong with the plan, it meets all of the minimums. PDP is allowed for superior projects; does this meet this qualification.
- Kyle Peterson, Pre-Design Sub-Committee: The applicant team has been very responsive. Clean, contemporary design.

Motion: Support staff recommendation.

1st Peterson, 2nd Vinci

	In Favor	Opposed	Abstain	Recuse
DCPC	22	0	0	0

In Favor: Blair, Priver, Peterson, Vinci, Stark, King, Ball, Escala, Radke, Schweizer, Lawson, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, Reeves, McAndrew, Cline

Opposed: None

Recused: None

Abstain: None

16. AC Hotel (743 Fifth and 744 Sixth Avenues) – Gaslamp Quarter Development Permit / Planned Development Permit / Conditional Use Permit / Neighborhood Use Permit No. 2013-35 – Gaslamp Quarter Neighborhood of the Downtown Community Plan Area - Scott Glazebrook

- The project was previously at DCPC where the Design Review portion of the project was bifurcated from other permits.
- 4 items to address: servicing of building (serviced from 6th Ave, trash will use car elevator), windows at stair tower (finish at same level as interior spaces, use frit glazing), 7th floor stair and 7th floor window (revised to match storefront instead of windows below).
- Revised design: removal of awning, revised façade at 6th Avenue.
- Discussion: The service elevator will serve the upper kitchen. The garage is being exhausted at a lower roof. The kitchen vents to an upper roof. A good solution to a difficult site.
- Public Speakers (in favor): Cindy Eldred. Gary Smith - We support it.
- Kyle Peterson, Pre-Design Sub-Committee: Joint meeting with Gaslamp Quarter Foundation was a success. Changes are well received.
- Cindy Blair, Gaslamp Quarter Association: The current proposal meets all concerns.

Motion: Support Staff recommendation.

1st Peterson, 2nd Blair

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Blair, Priver, Peterson, Vinci, Stark, King, Ball, Escala, Radke, Garrett, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Bycer, Reeves, McAndrew, Cline

Opposed: None

Recused: None

Abstain: None

17. Eatery Green Off-Site Alcohol Sales and Outdoor Use Area (2210 Kettner Boulevard) – Conditional Use Permit / Neighborhood Use Permit No. 2014-61 – Little Italy Neighborhood of the Downtown Community Plan Area – James Alexander

- Located at Kettner & Ivy, CUP is required for off-site alcohol sales. Grocery store, restaurant and outdoor use area.
- The deviation to hours for outdoor use is based on proximity to train tracks and lack of residences.
- Edward Barbat & Christopher Puffer, Applicant – Concerned about condition that limits single bottle beer products.
- Discussion: There are no sidewalk tables, they have an interior courtyard. Other establishments are allowed to sell smaller containers because they brew onsite or locally; this is the only way to distinguish from a standard alcohol distributor. The CUP runs with the land and not the business; this is an issue that we have spent a lot of time addressing. Craft beer is more often sold in single bottles or 4 packs.

Motion: Support Staff recommendation but change to allow products to be sold in quantities of not less than 22oz.

1st Priver, 2nd Vinci

	In Favor	Opposed	Abstain	Recuse
DCPC	15	5	0	0

In Favor: Blair, Priver, Peterson, Vinci, King, Escala, Baker, Weichelt, Spears, Covington, Bycer, Reeves, McAndrew, Cline, Garrett

Opposed: Wery, Ball, Radke, Stark, Carrigan

Recused: None

Abstain: None

17. Quick Stop Off-Site Alcohol Sales (728 Fourth Avenue) – Conditional Use Permit No. 2014-68 – Horton / Gaslamp Neighborhood of the Downtown Community Plan Area – James Alexander

- Quick Stop has been at this location for 25 years. They are requesting off-site alcohol sales. No more than 10% of the floor area may be occupied by off-site alcohol sales.
- Discussion: The 10% floor area is a standard condition, in place so that the alcohol sales don't overtake the original purpose of the store. The applicant would prefer 25% floor area. Family owned & operated. Good neighbors.
- Public Speakers (in favor): Robert Zakar
- Public Speakers (opposed): Gary Smith: Look at the hours. DCPC gave extended hours to CVS, is this owner going to request it?

Motion: Support Staff recommendation but change to 25% floor area.

1st Carrigan, 2nd Vinci

	In Favor	Opposed	Abstain	Recuse
DCPC	19	1	0	0

In Favor: Blair, Priver, Peterson, Vinci, Stark, King, Ball, Escala, Radke, Wery, Carrigan, Baker, Weichelt, Spears, Covington, Garrett, Bycer, Reeves, McAndrew

Opposed: Cline

Recused: None

Abstain: None

Miscellaneous:

14. Potential Agenda Items and Member Comments:

Laura Garrett – DCPC Chairperson's Report

- Park & Rec meeting tomorrow (2/19) at 2pm.
- Downtown Circulator Shuttle Committee – moving forward, hopes to be operational by summer.
- 2 upcoming Gaslamp Quarter events
- Elections: Will not be serving as Chair again.

David Priver – Downtown Residents Association

- We need more members.
- \$15 yearly dues
- Website is out of date, you cannot join online.
- www.sddrg.org

Adjournment:

Meeting adjourned at 8:20 PM