

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF MAY 13, 2015.

Call to Order: Chair Pat Stark @ 5:20 pm

Roll Call: Kyle Peterson, taking notes for Secretary Lindsay King, noted that 16 of 22 members were present, constituting a quorum.

Members Present @ Call to Order (16): Ball, Brewer, Carrigan, Cline, Escala, Ferentz, Lawson, Lorenzen, Nauta, Orabone, Peterson, Radke, Rosenbaum, Stark, Vinci, Ward

Late Arrival ():

Members Absent (6): Barnett, Blair, King, Priver, Weichelt, Wery

Early Departure (1): Rosenbaum

2. Approval of Minutes from the Meeting of previous meeting:

Motion: Vinci

Second: Brewer

Vote: Unanimous

3. Public Comments on Non-Agenda Items:

Residents of marina asking for Dog Park at children's park at the request of Todd Gloria's office.

Motion to put the issue of lack of dog parks in downtown on next month's agenda

Motion: Vinci

Second: Rosenbaum

Vote: unanimous

Gary Smith: PDID past by 83% by the city council. Port approved Lane Field South tower. City Council approved procedure for establishing parklets.

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

Anthony Bernal – Representing Todd Gloria's Office

- Homeless individuals increased county-wide by 2.8%
- May is bike month.
- Night Plaza - June 6 on 400 block of island avenue
- Need a Dog Park

Pat Stark – Chair, DCPC

- From CPC, the city is talking about how to updating the community plans by using a mathematical formula to determine which ones are a priority. Downtown would float up to a higher priority among the rest of the city, which is interesting.
- Cell phone towers can get larger and taller to accommodate federal laws.
- Solar Panels, city is being responsive to the state for laws allowing them to get larger and be built in the side yards.
- AB504 - we're still opposed to it. Status: we invited Atkins' representative to come share their opinion and they declined to come to share their opinion. They are waiting for it to come out of the assembly before they take a position

5. Subcommittee Reports:

Claudia Escala & Dan Wery – Pre-Design

- Bosa Parcel 1 was reviewed

Monica Ball – Social Issues

- Future meeting to be noticed.

Information

6. Affordable housing master plan update – Richard Seges:

Update on the master plan to generate more affordable housing in the next 5 years.

Civic committee will take forward to the Civic Board

Generally increased the fund to more than \$80M

Projects: Caledon, Com22, Atmosphere, Alpha Square

There is an RFP for the Former Library site.

Look at it and come forward with ideas for Civic.

7. Project Updates – Brad Richter, Civic SD :

Horton Plaza Park will be open in July.

Fault line Park grass went in. Should open in August.

CIP presented to staff does include downtown projects.

Civic budget, additional planner to be added to Civic staff.

CUP: CVS for extended hours similar to Jimbos, kept the hours but Board overruled.

Renegotiate the lease in this building; Civic will be staying in this building for 5 years.

AB504 passed the committee hearing.

Community Benefits Policy, Board approved as proposed and is going to the Council on June 4th for approval.

8. COW / eCOW - Pat Stark, DCPC :

Community Orientation Workshop training through COW or eCOW is required of new members within 60 of being elected or appointed to insure they are indemnified by the City. It was noted that eCOW for 2015 is being updated by the City and should be available shortly.

Consent

Motion to Approve Consent Agenda – Items 9, 10, 11 & 12

Item 9 – Declaration of Seat Vacancy.

Item 10 – DCPC Subcommittee Rosters.

Item 11 – DCPC Representatives for CPC.

Item 12 – Pacific & Broadway – Parcel 9 – Amended Development Permit / Coastal Development Permit no. 2013-23 – Columbia Neighborhood

1st Lawson, 2nd not required

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	0

In Favor: Ball, Brewer, Carrigan, Cline, Escala, Ferentz, Lawson, Lorenzen, Nauta, Orabone, Peterson, Radke,

Rosenbaum, Stark, Vinci, Ward
Opposed: none
Abstain: none
Recuse: none

13. Midterm Election

Marina Resident Owner Occupant Seat

Candidate: Jon Baker

Motion: Elect by open vote

1st Vinci, 2nd Escala

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	0

In Favor: Ball, Brewer, Carrigan, Cline, Escala, Ferentz, Lawson, Lorenzen, Nauta, Orabone, Peterson, Radke, Rosenbaum, Stark, Vinci, Ward
Recuse: none

Core Columbia Business Owner Seat

Candidate: Adam Covington

Motion: Elect by open vote

1st Vinci, 2nd Peterson

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	0

In Favor: Ball, Brewer, Carrigan, Cline, Escala, Ferentz, Lawson, Lorenzen, Nauta, Orabone, Peterson, Radke, Rosenbaum, Stark, Vinci, Ward
Recuse: none

Discussion on bylaws regarding seats and absences
Member of the public inquired about how to get involved.
Chair directs member of the public to DCPC website

Action

14. Climate Action Plan – Brian Elliott

- Climate Action Campaign founded back during Todd Gloria’s mayoral duration.
- CCA: Community Choice Aggregation – plan to get to 100% clean energy. 50% reduction by 2050. Run by the city (non-profit) that has the buying power to purchase clean energy. Requests DCPC to support the plan to get to the goals via CCA.
- Discussion:
 - DCPC failed to provide link so not sure if we can take an action.
 - Campaign supports Mayor’s proposal.
 - Community choice: is the only plan currently proposed.
 - DCPC has been asked to support
- Vote: unanimous, no opposed and recused.

Motion: To continue to a future meeting

1st Lawson, 2nd Rosenbaum

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	0

In Favor: Ball, Baker, Brewer, Carrigan, Cline, Covington, Escala, Ferentz, Lawson, Lorenzen, Nauta, Orabone, Peterson, Radke, Rosenbaum, Stark, Vinci, Ward
 Opposed: None

15. 520 W Ash Street – Centre City Development Permit / Centre City Planned Development Permit / Neighborhood Use Permit – Design Review – Little Italy Area of the Downtown Community Plan Area – Lucy Contreras, Civic SD:

- Project Introduction.
- Preliminary Design.
 - Key Issues:
 - Driveway locations and separation. Three options were provided and supported the option that includes one driveway on Columbia and Ash.
 - Parking Screen: design revisions provide less direct light and perpendicular screen surfaces. Board accepts as proposed with revisions.
 - LIA requested public art in the project on the screen.
 - LIRA did not favor the above grade parking
 - PDP – Deviations:
 - Max tower lot coverage
 - Vehicular access
 - PDP - Findings were made
- Civic recommends DCPC recommends that CivicSD grants Design Review approval and approves CCDP/PDP No. 2015-07 for the Project.
 - i. Alex Gutierrez & Claudia Escala – Carrier Johnson + CULTURE
 1. Design Overview:
 - a. Massing and orientation discussion
 - b. Pixilation and transition in scale from Core to Little Italy.
 - c. Parking Screen
 2. Clarifying Questions:
 - a. Roof top will be a pool? Yes.
 - b. LIRA has concerns with the above grade parking and concerns with the parking screen. Question: what considerations have you given for public art? Still considering perforation sizes.
 - ii. Public Comments:
 1. Annie Eichman: concerned about parking. Requests fewer units and/or automated parking.
 2. Courtney Oliver: Homeowner at Aqua Vista. Doesn't want bay views taken by development. Where is the planning code that restricts height limit?
 3. Madeleine Falco: Aqua Vista resident, concerned about above-grade parking and the noise that will be generated from that.
 4. Gary Smith: above grade garages suck. Screening should be solid.
 - iii. Staff Responses:
 1. Building is below the allowable height.
 2. Parking and the PDO, two levels below is required before it can go above grade.
 3. Parking screening is only required for 42" to block car lights.
 4. No setbacks are required.
 - iv. DCPC Comments: Motion made to approve the project with stipulations that the screen be reworked to include public art and solid surfaces and include the pop-outs on the corner and midblock.
 1. In support of the motion:

- a. Compliments to the design team for proposing 3 bedrooms.
 - b. Screening looks like crap.
 - c. Little Italy doesn't want modern architecture like East Village.
 - d. Needs to bring more heritage expressed in the art of the project.
 - e. Consider art screening like building located on 6th Ave at G Street.
2. Opposed to the motion:
- a. The project is great that there is a roof top pool and 3 bedroom units in the project.
 - b. Murals of tuna aren't always wanted in Little Italy and modern architecture is a good thing for Little Italy.
 - c. Project is outstanding.
 - d. Support working with the Little Italy residents to make the screen more art.
 - e. Light mitigation and mass was discussed at pre-design committee and wasn't an issue.
 - f. A wonderful project and well-thought out project. Ingress/Egress as proposed is the best solution.
3. Neutral opinion:
- a. What was the study done to possibly mitigate the above-grade parking? 8 levels below grade would be required.
 - v. Substitute Motion: approve per staff recommendation Michael R., no second support. Substitute fails.
 - vi. Friendly Amendment: Table the motion and ask the design team to address the above issues. Amendment not accepted.
 - vii. CivicSD Board will see the item on May 20th with today's DCPC motion/discussion.

Motion: To approve the project with stipulations that the screen be reworked to include public art and solid surfaces and include the pop-outs on the corner and midblock.

1st Vinci, 2nd Lawson

	In Favor	Opposed	Abstain	Recuse
DCPC	11	2	2	2

In Favor: Ball, Brewer, Carrigan, Cline, Ferentz, Lawson, Nauta, Orabone, Stark, Vinci, Ward

Opposed: Radke, Rosenbaum

Abstain: Baker, Covington

Recused: Escala, Peterson

Miscellaneous:

16. Potential Agenda Items and Member Comments:

- None

17. Urgent Non-Agenda Items:

- None

Adjournment:

Meeting adjourned at 8:00 PM