

# **DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF JUNE 17, 2015.**

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

**Roll Call:** Secretary Lindsay King noted that 21 of 24 members were present, constituting a quorum.

**Members Present @ Call to Order (21):** Ball, Barnett, Brewer, Carrigan, Cline, Covington, Escala, Ferentz, King, Lawson, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

**Late Arrival (1):** Blair

**Members Absent (2):** Baker, Lorenzen

**Early Departure (2):** Blair, Vinci

## **2. Approval of Minutes from the Meeting of May 13, 2015:**

Continued to next month.

## **3. Public Comments on Non-Agenda Items:**

None.

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

Pat Stark – Chair, DCPC

- This past month DCPC received some negative press and misunderstanding by the public. We didn't do anything wrong but it's a good reminder to be cautious and sensitive to the public perception and carefully following the recusal process.
- AB504 has passed off the assembly floor and onto the Senate. We will revise our letter of opposition and forward to Sacramento. To be heard next Wednesday (6/24).
- CPC: We are nearing the end of the fiscal year. Upcoming discussions include short term vacation rentals.
- eCOW system is online.

Deanna Spehn – Assembly Speaker Toni Atkins' Office

- 22 bills are currently being negotiated.
- Tony voted in favor of AB504. A difficult decision – she knows the quality and quantity of work provided by Civic. The legislative council advised that Civic's current operating agreement could be construed as the City giving away development rights Downtown. She hopes the City will take action.
- Please contact the Senator Herzberg & Senator Block with letters in favor or opposition. They did not receive DCPC's original letter of opposition.

## **5. Subcommittee Reports:**

Claudia Escala & Dan Wery – Pre-Design

- Three projects were reviewed this month.
  - IDEA 1 (2nd time at pre-design), Broadway Block and 460 16th Street.
  - All three were well received.

David Priver – Bylaws

- Important redistricting project.
- Upcoming meeting, date to be determined.

## Information

### **6. East Village Pedestrian Parklet (705 16th Street):**

Rob Nelson, East Village Association + Moniker Group

- A 32' x 6' public lounge space that takes over 2 parking spaces in an unused commercial loading zone. An extension of the pedestrian area. A more active use of space. There is no impact to parking revenue. Hoped to be completed by 'parking day' in September.
- Two parklets have been constructed in North Park, this is the first for Downtown.
- Constructed of steel, reclaimed wood, historic photos and drought-resistant planting. Sustainable materials. Furniture.
- Discussion: Images will be imposed on perforated metal screens. What will prevent it from homeless encampment? Clean & Safe. East Village Association is the applicant and is responsible for upkeep. The application must be renewed every year.

### **7. Downtown Rapid Stations:**

Helen Gao, Steve Gilbert (Resident Engineer) & John Anderson - SANDAG

- In June 2014 rapid transit service was launched. All rapid services converge Downtown. 3 stations have been completed and are ready for service.
- 3 more stations are under construction and are scheduled to be finished in October. Improvements included sidewalks, resurfacing of road, street trees, crosswalks, ADA ramps.
- Trying to maintain access to all businesses and reduce impacts on residents, businesses and pedestrians. There will be full weekend closures. Work is phased to try to avoid large events (Mardi Gras, Comic Con).
- Discussion: There are 2 pylons at every station. Has anything been learned from the completed stations? These have been tried in other locations. The design is solid. Street trees will follow the Downtown Community Plan. The Smart Corner stations have been a substantial upgrade, they are clean with nice lighting but the seating seems slightly inadequate.

### **8. Project Updates:**

Brad Richter – Civic SD

- Sempra Energy Headquarters is nearing completion.
- 520 W. Ash received approval from Board
- 915 Grape received an appeal.
- Horton Plaza Park construction is on schedule for October completion.
- Fault Line Park is 95% complete. Possible opening in August.
- East Village Green will have 2nd public workshop on 6/23.
- We obtained \$25M in New Market Tax Credits.
- SANDAG grants have been recommended for approval – 6th Ave Bridge & 14th Street Pedestrian plaza.

## Consent

### **12. 15th and Market Alternative Interim Uses (1450 Market Street)**

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	2

In Favor: Ball, Barnett, Blair, Brewer, Carrigan, Cline, Covington, Ferentz, King, Lawson, Nauta, Orabone, Priver, Radke, Rosenbaum, Stark, Ward, Weichelt, Wery

Recuse: Escala, Peterson

**Action**

*Motion: To move item #12 to consent agenda.*

*1<sup>st</sup> Vinci, 2<sup>nd</sup> Ward*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	1	2

In Favor: Ball, Barnett, Brewer, Carrigan, Cline, Covington, Ferentz, King, Lawson, Nauta, Orabone, Priver, Radke, Rosenbaum, Stark, Ward, Weichelt, Wery

Abstain: Blair

Recuse: Escala, Peterson

**9. Consideration of a Leash-Free Dog Area in Children’s Park (Front, Island, and Front streets) – Marina Neighborhood of the Downtown Community Planning Area – Mark Caro**

- 2009 Study identifies the need for leash-free dog park Downtown. Several existing parks with large opens lawns were considered. East Village Green will have a dog park. 14th Street Promenade could have a dog run.
- Re-visioning of Children’s Park: master plan was developed and was too costly. Phase 1 development reduced project to \$3.5M project. Redevelopment Agency is abolished taking away all funding. There is the potential for the Promenade connection to Children’s Park to become an off-leash dog park. We need to re-open the original master plan to see if this should be revised to include a permanent dog park.
- Discussion: Parks & Recs suggests a minimum of 3 acres for a dog park a requirement. At this time, there are no other parks under consideration to include dog facilities. The parks held by the Port are geared toward Tourism. Pantoja Park is an under-monitored, illegal, off-leash dog park. Amici Park now has a legal off-leash dog park. We need to figure out a way to plan for this amenity otherwise it happens illegally. Are we talking about the entire park or a small portion? Downtown Residents Group met 2 nights ago and opposed this concept. DRG’s opposition is due to lack of a plan. Are there other locations to consider? There is a need for this service. A central meeting place for dog owners. This could be a solution for Children’s Park. We should be supporting that the issue be re-opened and studied across Downtown. Children’s park will not be enhanced by a chain-link fence. What will happened to the 2011 study for Children’s Park? Plan was approved by the Board, we will have the opportunity to re-visit the plan in July. There would be another public workshop.
- Public Comments (in favor): Gigi Gonzalez – Other neighborhoods have off-leash dog parks. This is missing from Downtown. There are lots of dogs Downtown. S. Eriks – We need a legal off-leash dog park. Children’s Park is a great possibility. This is encouraging. Make sure we do it legally. Dan Edwards – In its current state, this park is only used by the Homeless. Richard Fuller – The park is only used by transients, it is not a children’s park. Adding the dog park will benefit the children. Use artificial grass. Have 2 sections (over/under 30lbs). Dawn Donegan – 800 signatures have been collected in favor of a dog park at Children’s Park. Office Oliver, Dept. of Animal Services – 13,000 dogs Downtown. They do not have adequate staffing to cite all Owners who take their dogs off-leash illegally.
- Public Comments (opposed): Gary Smith – This was tried at Pantoja Park years ago but Parks & Rec wants 3 acres. There are already 3 neighboring dog parks. The only people who have a say are people within 300 feet. All problems need to be solved in order to go forward.
- Interested Residents are starting a Children’s Park Task Force. Meeting tomorrow (6/18) at the New Children’s Museum at 2pm.

*Motion: This committee strongly supports the concept of an off-leash dog park at Children’s Park and urges the study and identification other locations within Downtown.*

*1st Barnett 2nd Vinci*

	In Favor	Opposed	Abstain	Recuse
DCPC	21	1	0	0

In Favor: Ball, Barnett, Blair, Brewer, Carrigan, Cline, Covington, Escala, Ferentz, King, Lawson, Nauta, Orabone, Peterson, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

Opposed: Priver

**10. 330 13th (partial block bounded by Park Boulevard, 13th and K streets)** – Centre City Development Permit / Centre City Planned Development Permit / Neighborhood Use Permit – Design Review – East Village Neighborhood of the Downtown Community Plan Area – Scott Glazebrook

- Pulled from agenda.

**11. Sixth Avenue Suites Hotel (East side of Sixth Avenue between Beech and Ash streets) I.D.E.A. 1 (full block bounded by Park Boulevard, 13th, E and F streets)** – Centre City Development Permit / Centre City Planned Development Permit / Conditional Use Permit / Neighborhood Use Permit – Design Review – East Village Neighborhood of the Downtown Community Plan Area – Lucy Contreras

- Project Description: 60,000sf full block site. Mixed-use development: 282 residential units, 23000sf commercial space, 4.7 FAR (mid-range).
- David Malmuth & Pete Garcia (developers): ground floor spaces are live-work spaces, numerous spaces for curated public art. The grid allows the building to adapt from residential to creative office space. Full block development contains 3 smaller buildings. Concrete, fiber cement, metal panels, oriel windows, bright colors. The Hub is living room to the community; gates, lighting and security guards have been added – the Hub is similar to Silo and Quartyard.
- Claudia Escala, Pre-Design Subcommittee: Density was addressed at the first pre-design meeting. Ground level has been significantly redeveloped. Redesign has made the project seem less monolithic. Façade has been further broken up.
- Discussion: What is the education element? This project has been in the works for 7 years, consider this as one component of the district. It is a podium project & the architecture falls short of innovation. High-rise does not necessarily mean higher density. The Community Plan asks for a greater density with an FAR of up to 12, it’s a great project in the wrong location. There are 3 bedroom units, marketed toward young-educated residents. The land-lease makes it impossible for the developer to increase the density in even 1 of the 3 buildings. Do you intend for future IDEA District projects to maximize FAR? This is the ‘new frontier’ for Downtown. The project exceeds base FAR, it seems arbitrary to single out this project.
- Public Comments (opposed): Gary Smith – A lovely project that does not belong on this block. This block should have one of the highest FARs Downtown. This may not appeal to families. A good concept, the wrong location.

*Substitute Motion: Deny Design Review approval and deny approval of the Permits for the Project.*

*1st Ward, 2nd Orabone*

	In Favor	Opposed	Abstain	Recuse
DCPC	3	18	0	0

In Favor: Priver, Orabone, Ward

Opposed: Ball, Barnett, Blair, Brewer, Carrigan, Cline, Covington, Escala, Ferentz, King, Lawson, Nauta, Peterson, Radke, Rosenbaum, Stark, Weichelt, Wery

*Motion: To grant approval for the Design Review and approval for Permits for the Project.*

*1st Lawson, 2nd Peterson*

	In Favor	Opposed	Abstain	Recuse
DCPC	18	3	0	0

In Favor: Ball, Barnett, Blair, Brewer, Carrigan, Cline, Covington, Escala, Ferentz, King, Lawson, Nauta, Peterson, Radke, Rosenbaum, Stark, Weichelt, Wery  
Opposed: Priver, Orabone, Ward

**Miscellaneous:**

**13. Potential Agenda Items and Member Comments:**

- None

**14. Urgent Non-Agenda Items:**

- None

**Adjournment:**

Meeting adjourned at 8:00 PM