

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF APRIL 15, 2015.

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

Roll Call: Secretary Lindsay King noted that 20 of 23 members were present, constituting a quorum.

Members Present @ Call to Order (20): Ball, Brewer, Carrigan, Cline, Escala, Ferentz, King, Lawson, Lorenzen, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

Late Arrival (1): Bycer

Members Absent (2): Barnett, Blair

Early Departure (0): None

2. Approval of Minutes from the Meeting of March 18, 2015:

Motion: Move to approve February 18, 2015 meeting minutes.

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	0	6

In Favor: Ball, Carrigan, Cline, Escala, King, Lorenzen, Peterson, Priver, Radke, Stark, Vinci, Ward, Weichelt, Wery

Recuse: Brewer, Ferentz, Lawson, Nauta, Orabone, Rosenbaum

3. Public Comments on Non-Agenda Items:

Alex Ward – Gaslamp.Org

- May 30th neighborhood cleanup.

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

Pat Stark – Vice Chair, DCPC

- Monthly CPC meetings are attending by representatives from DCPC.
- Discussions included AB504 and One Paseo.

5. Subcommittee Reports:

Kyle Peterson – Pre-Design

- Three projects were reviewed this month.
 - 15 & G Project
 - The first project from the Idea District
 - 520 West Ash

Monica Ball – Social Issues

- There was no meeting this month but we are in need of resources. There are 340+ people that need housing. In the last week, there were 2 deaths among the Homeless population, the need is urgent.

Pat Stark – Public Spaces

- East Village Green general plan update.

Information

6. Public Utilities Department Customer Advocate Presentation:

David Akin

- April 1, 2015 executive order by Governor for 25% Mandatory Water Reduction
- San Diego has the Waste No Water campaign. There are several water conservations programs available on the City's Website. www.sandiego.gov/water
- Reduction of watering in small and passive parks. Specific action is currently being reviewed.
- Report water waste – especially by the City via phone, email and app.
- Discussion: Power-washing will be closely regulated; more information will be coming soon. Caltrans recently installed a large amount of turf along the 163. The street trees & all City property will likely to be prioritized. This is a topic that could be reviewed by the Public Spaces subcommittee. Are there statistics on water-usage by neighborhood? The 25% Statewide water reduction will likely be closer to 20% in San Diego. We should be pro-actively reviewing projects that come before DCPC.

7. AB 504 Legislation:

Pat Stark – Vice-Chair DCPC

- The letter Laura Garrett wrote on behalf of DCPC was submitted.
- Speakers from Atkins and Gomez's offices were invited to tonight's meeting.
- Atkins has not yet taken a position on this item.

8. DCPC Subcommittee Information & Sign Up:

Pat Stark & Lindsay King – DCPC

- Members should sign up for 2-3 subcommittees. Subcommittee rosters will be voted for approval next month.

9. Project Updates:

Brad Richter – Civic SD

- The first public workshop on East Village Green was held. The design team will take the information to develop 3 potential plans to be presented at the 2nd public workshop.
- AC Hotel & Ballpark Parcel C were approved by the Board.
- Ballpark Parcel C ground breaking ceremony on Friday (4/17).
- Atmosphere and 9th & Broadway affordable housing projects are scheduled to begin construction.

Consent

10. Declaration of Seat Vacancies

11. Alley Vacation

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	1	0

In Favor: Ball, Brewer, Bycer, Carrigan, Cline, Escala, Ferentz, King, Lawson, Lorenzen, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

Abstain: Nauta

Action

12. Officer Elections

Motion: To nominate Pat Stark for DCPC Chair.

1st Rosenbaum, 2nd Vinci

Motion: To nominate Kyle Peterson for DCPC Vice-Chair.

1st Escala, 2nd Vinci

Motion: To nominate Lindsay King for DCPC Secretary.

1st Radke, 2nd Wery

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Ball, Brewer, Bycer, Carrigan, Cline, Escala, Ferentz, King, Lawson, Lorenzen, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

13. 15th & G (Northeast corner of 15th and G streets) – CCDP/ NUP/Variance No. 2014-70 – East Village – Lucy Contreras, Civic San Diego

- Project Description: 10000 sf site, 3 to 5 story, mixed-use development, 28 apartments, 2,644 sf of commercial/retail space with 14 parking spaces.
- A project of this size is typically an administrative review but there is a variance and NUP.
- Applicant is requesting vehicular access on G street, due to fault line across site.
- Variance: The unbuildable portion of the site, due to the fault line, is not being considered in the FAR calculations. Parking on this site is extremely difficult due to fault-line and is trying to adhere to the Downtown PDO.
- Public Speakers (in favor): Rob Morgan, Jeff Svitak & Joshua Lichtman (applicant team) – marketed at students, design attempts to create a sense of community among residents, importance of light and fresh air, entire front façade is patios to create soft edge, commercial space can be opened to street. Gary Smith (neutral) – where will people go with their cars? Don't be swayed by student housing, these are market rate. Colin Parent, Circulate San Diego – we love this project because it incorporates Car-to-Go and public transit; millennial's are looking for housing and work opportunities that eliminate the need for a car. Marcela Escobar – this is the type of project our children are looking for, they have provided alternative transportation methods.
- Kyle Peterson, Predesign Subcommittee – The group was in support of the project. It is a unique offering in the community. The architecture is clean & simple. It was recommended to possibly include a security gate at the parking area.

Motion: That DCPC recommend that the CivicSD Hearing Officer approve CCDP/NUP/Variance No. 2014-40.

1st Peterson, 2nd Vinci

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Ball, Brewer, Bycer, Carrigan, Cline, Escala, Ferentz, King, Lawson, Lorenzen, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

14. Sixth Avenue Suites Hotel (East side of Sixth Avenue between Beech and Ash streets) – Design Review – CCDP/CCPDP No. 2014-06 – Cortez – Derek Hull, Civic San Diego

- Project Description: Existing 2 story building to be demolished, 7500 sf site, 98 all-suite hotel rooms, 9 story building, parking agreement for 29 parking spaces, 6.56 FAR.
- The project was redesigned to include Civic SD and DCPC Predesign comments.
- Deviations: no off-street loading dock, project exceed height limit by 1'-6" due to solar panels.

- Discussion: The North elevation was revised to include windows to provide natural light. A good addition to the neighborhood. Solar seems like a good reason to make an exception.
- Public Comments (in favor): Gary Smith – The concerns have been addressed by the applicant.

Motion: That DCPC recommend to the Civic San Diego Board to grant Design Review approval and approve CCDP/PDP No. 2014-06.

1st Escala, 2nd Radke

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Ball, Brewer, Bycer, Carrigan, Cline, Escala, Ferentz, King, Lawson, Lorenzen, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

15. Municipal Code Updates Regarding Alcohol Bans and Park Curfews in Certain Downtown Parks –

Brad Richter, Civic San Diego

- In the 1990’s curfews were introduced to parks along with an alcohol ban. Alcohol is only permitted by special use permit. We need to add Tweet Street & Fault Line Park to the existing list.
- Public Comments (neutral): Gary Smith

Motion: DCPC recommends to Civic San Diego to make an amendment to the existing ordinance to include Tweet Street & Fault Line Park.

1st Ward, 2nd Brewer

	In Favor	Opposed	Abstain	Not Present
DCPC	19	0	0	2

In Favor: Brewer, Bycer, Carrigan, Cline, Escala, Ferentz, King, Lorenzen, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery

Not Present: Lawson, Ball

16. Balboa Park Committee Nominations

- DCPC has the opportunity to hold a seat on the Balboa Park Committee. We must submit 3 potential applicants to the Mayor’s office.

Motion: To recommend Alex Ward, Pat Stark & David Priver

1st Wery, 2nd Cline

	In Favor	Opposed	Abstain	Not Present
DCPC	17	0	2	2

In Favor: Brewer, Bycer, Carrigan, Cline, Escala, Ferentz, King, Lorenzen, Nauta, Orabone, Peterson, Priver, Radke, Rosenbaum, Vinci, Weichelt, Wery

Not Present: Ball, Lawson

Abstain: Stark, Ward

Miscellaneous:

17. Potential Agenda Items and Member Comments:

- None

Adjournment:

Meeting adjourned at 7:10 PM