



Downtown Community Planning Council San Diego

## CHAIRPERSON'S REPORT

### PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY, OCTOBER 13, 2015  
5:15 PM

CIVIC SAN DIEGO  
401 B STREET, SUITE 400  
SAN DIEGO, CA

1. Members in Attendance: Pat Stark, Dan Wery and Claudia Escala.  
Note: Marsha Sewell from Gaslamp Land Use Planning was invited to join DCPC members to review and comment on the Moxy Hotel project.
2. Project Presented:  
Moxy Hotel (East side of 6<sup>th</sup> Avenue between E and F streets) – Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Development Permit – Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area ~ Derek Hull  
Previously approved project included a 14 story (157 foot tall) 154 room hotel. Proposed project is an eight story (99-foot tall) hotel consisting of 126 suites and 38 automobile parking spaces in a basement garage accessed through a valet-only car lift.  
Design Issues and Considerations:
  - Project Design – Does the design scheme result in an appropriate transition from the Gaslamp Quarter District to the East Village Neighborhood?
  - Parking Garage – Is the stacking of vehicles and use of the drive aisle appropriate parking alternative for a small development parcel?
  - Project's East Elevation – Is there adequate design treatment provided on the blank eastern building façade that is visible from Seventh Avenue?
  - Loading Dock - Is the waiver of the off street loading dock appropriate given the limited street frontage and location on a Main Street.
3. Presentation by Architect (Delawie):  
Moxy brand caters to millennials. Emphasis is given to strong neighborhood interaction by creating indoor/outdoor connection through large expanses of glass and operable “nanawalls”. Ground level design is still in progress. Major design component on west façade consist of alternating composite wood mechanical louvers. Building height is 20 feet under the Jewelers Exchange building and matches the Andaz Hotel. Project is on a tight site (7,500 square feet). Design parti has inward approach with buildings facing a courtyard. A lighting component will be part of a living art piece in the courtyard. For the east elevation a concrete form liner will be used to create a linear pattern and will have a rotating art show. Materials proposed are board formed concrete, vision glass, Prodema wood product and mullion extrusions are proposed to be used as accents. Parking system has been further developed to allow for car allocation to occur within the building without affecting the street.
4. Members Questions  
Mechanical system proposed? Vertical terminal air conditioning unit. Location for backflow preventers and trash? Backflows are proposed at southwest corner behind a gate and trash will be brought to ground level using the parking lift. How is gap between existing building and proposed planned to be closed (+/- 14 inches)? Metal panel will be used. Due to its proximity to the Gaslamp District across the street were Gaslamp Design Guidelines considered? Consulted only from a landscape perspective. Can



there be any openings on the East Elevation? None due to proximity to property line. How will awning and signage work? Based on ownership of Right of Way encroachments will only be allowed on the northern portion of the west façade and 30-foot clear is required above transformer vault location. How many cars can be parked and stacked without the need to use the adjacent street? Still under study.

5. Public Comments: None

6. Members Comments

Pat Stark - Inconsistency between documents in staff report and presentation material pose a challenge in reviewing the project. Requested further development of ground level design and proposed utility gates. Special attention should be given to the gap between existing and proposed building. Through wall heat pump units are a concern with respect to noise and potential water leaks. Venting of the transformer room does not appear to be figured out.

Marsha Sewell - (Gaslamp Land Use Planning)- Concerns regarding the front façade and how it relates to the Gaslamp Quarter across the street. Would like to see more reference to what is appropriate as spelled out in the Public District Ordinance. Scale of the building fits well but existing buildings in the Gaslamp have a base, middle and a capitel. Windows are intended to be punched and framed. It is understood that the Moxy hotel brand wants to be hip and that Nanawalls are popular but wooden frames should be considered. The ground level is too transparent and the parapet needs to have more substance. Materials overall lack reference to Gaslamp and concrete should be avoided. Brick should be considered.

Dan Wery - Project should pull from some of the color palettes used in the Gaslamp. Overall OK with project but noted it felt slim and thin with a floating base. Maybe could be improved with the use of stronger horizontal elements or vertical piers. Supports sidewalk cafe concept, not having a loading dock and the use of an automated parking system. Not a fan of the east elevation.

Claudia Escala - Requested applicant present fully coordinated documents at full committee meeting. Ground level design to be further developed and attention given to the parking lift gate. Applicant should not shy away from using traditional materials in a contemporary way. Overall scale of project fits within context. Aluminum extrusion accent element should be carefully studied in terms of dimension and detail to achieve concept successfully.

7. Adjournment: Meeting adjourned at 6:25PM