



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF October 19, 2016.

Call to Order: Chair Stark @ 5:21pm.

1. Roll Call

Secretary Radke noted that 17 of 25 members were present, constituting a quorum.

Members Present @ Call to Order (17): Baker, Brewer, Cline, DiFrancesca, Escala, Gordon, Herscovitz, Orabone, Potter, Radke, Rosenbaum, Stark, Vinci, Ward, Weichelt, Wery, Wessling.

Members Absent (7): Ball, Blair, Cervello, Gharabiklou, Lawson, Link, Nauta.

Early Departure (1): Vinci.

2. There were no changes to the minutes from the Meeting of September 21, 2016; they are accepted as written.

3. Public Comments on Non-Agenda Items.

Gary Smith: Operating agreement with Civic accepted. City Council approved 7th and Market.

Bennett Goodman: Opposed to the lack of parking for the 320 West Cedar Project.

4. Elected Representatives' Comments. None.

5. Chairperson's Report, Subcommittee Reports

- Pre-design subcommittee met regarding 320 West Cedar Project. There are controversial issues to be considered.
- Pre-design subcommittee met regarding India and Beech tower project. Favorable feedback.
- Communications subcommittee met. Focus on the website and management as well as communication to constituents.
- Mr. Quigley commended DCPC for taking a stand against the stadium proposal as an important land use decision.

Information

6. Project Updates - Brad Richter – Civic SD

- 7th and Market: City Council approved unanimously.
- Operating Agreement approved by 5-4 for five years.
- 7th and Island appeal will go to Planning Commission.
- \$3 million reduction in DIF: only \$15.9 million available. EV Green and Children's Park remain funded.

- Civic is working with Parks & Rec regarding maintenance of restrooms at Fault Line Park as they have been locked and not maintained.

7. Dover Honing Project (Barber Shop) ~ *Arsalun Tafazoli*. Old fashioned barbershop/hospitality business at 8th and G offering free beer during haircuts and shaves.

Sgt Robert Stinson, Vice Permits and Licensing: involved in a 3-month review of the Type 40 license for beer. Per CivicSD, it is only as an accessory to a permitted use.

8. Park & Market Mixed Use Residential Project, Community Benefits Framework: An outline of the variety of quality of life improvements, amenities, and/or mitigations proposed to provide tangible contributions to the East Village Neighborhood ~ *Eli Sanchez*

Community Benefits associated with the project were presented regarding jobs, public open space, affordable housing, wages, and preservation of a historic building.

Action

9. Roma Market (555 West Beech St.) – Conditional Use Permit/Neighborhood Use Permit No. 2016-23- Little Italy Neighborhood of the Downtown Community Plan Area ~*Steve Bossi*

Staff recommends CUP for off-site sale of alcoholic beverages with terms consistent with other alcohol outlets in the vicinity; and NUP for outdoor use with hours typical in the area.

Public comments

In favor: Gary Smith.

Applicants: Peter Impala and Eric Enciso.

Opposed: None

Motion: To support staff recommendations. 1st Radke 2nd Rosenbaum

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Baker, Brewer, Cline, DiFrancesca, Escala, Gordon, Herscovitz, King, Orabone, Potter, Radke, Rosenbaum, Stark, Ward, Weichelt, Wery, Wessling.

Opposed: None

10. 1919 Pacific Highway- Substantial Conformance Review of a Previous Design Review Approval.

Public comments

In favor: Gary Smith

Opposed: None

Motion: To oppose staff recommendation and approve the new material color. 1st Baker, 2nd Cline

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	1

In Favor: Baker, Brewer, Cline, DiFrancesca, Gordon, Herscovitz, King, Orabone, Potter, Radke, Rosenbaum, Stark, Ward, Weichelt, Wery, Wessling.

Opposed: None.

Recuse: Escala.

11. Park & Market CCCP/Site Development Permit/Neighborhood Development Permit/Map Waiver Permit/Design Review and Associated Permits ~ *Christian Svensk*

Public comments

In favor: Gary Smith

Opposed: None

Motion: To support staff recommendations for all permits and design review.

1st: Baker 2nd: Wery

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	1

In Favor: Baker, Brewer, Cline, DiFrancesca, Gordon, Herscovitz, King, Orabone, Potter, Radke, Rosenbaum, Stark, Ward, Weichelt, Wery, Wessling.

Opposed: None.

Recuse: Escala.

12. Amendment to Gaslamp Quarter Planned District Ordinance ~ Alex Ward

Public speakers

In Favor: Gary Smith

Discussion: Strong support for alcohol sales restrictions. There may be situations where the ground floor space criteria could be burdensome for small businesses. Civic will review and consider special situations to be considered before finalizing the language in the revised PDO.

Motion: To support the proposed modifications to the PDO but to continue the issue until next month's meeting to give staff time to clarify language in the proposed changes. 1st Ward, 2nd Rosenbaum

	In Favor	Opposed	Abstain	Recuse
DCPC	17		0	

Miscellaneous

13. Potential Agenda Items and Member Comments.

Put together a subcommittee to further look at the East Village South Focus Plan (Chair: Wery).

Take another look at the downtown affordable housing bonuses.

14. Urgent Non-agenda items.

To have someone present an update on a plan to deal with the growing homeless problem downtown.

Adjournment

Meeting adjourned at 7:43 PM.

Respectfully submitted,

Judith Radke
Secretary