



Downtown Community Planning Council San Diego

CHAIRPERSON'S REPORT

PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY, MARCH 7, 2017
5:15 PM

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

1. Roll Call at 5:15pm. Members in Attendance:, Dan Wery, Figaro Nauta, Cindy Blair, Kay di Francesca and Claudia Escala.
2. Public comments on non-agenda items. None
3. Chairperson reminded members of the public that DCPC Elections were taking place in the Lyceum Theatre that evening till 8:00PM
4. **Action items**
 - **Laurel Pacific Valero** (Southeast corner of Pacific Highway and Laurel Street) – Preliminary Design Review – Centre City Development Permit/Coastal Development Permit/Centre City Planned Development Permit/Conditional Use Permit No. 2016-30 – Little Italy Neighborhood of the Downtown Community Plan Area ~ Steve Bossi

The project proposes the construction of a one story, 3,110 SF retail space with an attached 900 SF automated car wash, a gas station with two 3-pump islands and 10 parking spaces. DCPC members saw the project for the first time January 10, 2017. The applicant made substantial design improvements and the project was brought back to the subcommittee

Presentation by Architect – Paris Hagman

Understood the committee would like to see a more contemporary design including some distinctive design features. Also heard the comments about the sustainability of exterior materials to withstand the potential for soot. The most noticeable changes are the canopy design, the sharp clean lines, smooth reflective surfaces and increased amount of glazing. Proposed non porous materials will be easy to clean. The vertical elements will be in a limestone material subject to power wash. The shape and material of the canopy is in consonance with the rest of the design. For compatibility with Little Italy, looked at examples of materials used in the neighborhood like marble veneer for wainscoting and limestone used in the Broadstone project. With regards to the landscaping previously there were concerns with the lack of treatment at the corner of Pacific Highway and Laurel. The project now shows a 6 foot strip along the frontage. Any recesses along the façade are also embellished with planters. Also added street trees along both frontages. Perimeter fencing is composed of a short concrete wall with landscaped fencing. For the wall area where program does not work with windows the concept is to have a green wall. In response to a comment about energy efficient design solar panels have been added to the roof concealed from view by the parapet walls. The south side of the car wash is a great opportunity for an artwall.

Members Questions

Q. How will lights be integrated into the canopy? Recommend recessing them. **A.** They will be recessed. **Q.** What is happening at the end of the canopy is it perforated? **A.** Yes it is perforated since it extends beyond what is needed. **Q.** Coming out of the corner of Laurel is that going to be a very congested area with semi trucks coming in? **A.** Refueling occurs at 4:00AM to avoid congestion. Will the business be open 24 hours? **A.** Yes **Q.** Coming west on



Laurel can one turn left? **A.** No **Q.** Has any thought been given to the signage so it will work well with the more contemporary design? **A.** Have not had a chance to focus on the signage but will take the comment into account and there may not be much flexibility with the Valero signage as corporate standards will need to be followed.

Public Comments

Gary Smith (President of the Downtown Residents Group) Neutral . He appreciates the way the design has been refined and how the architect and applicant have listened. On the backside there is a tree well at the NE corner which shows a tree and that corner will not get any sunshine so the tree will not have a chance to prosper. The applicant should consider a plant material like camelia bushes. The backwall green wall is in a narrow canyon. Very small timeframe for sunshine to reach the green wall so the applicant should think about an ivy or something similar. Dislikes having murals right on property line. Suggests applicant makes sure to have a release from the artist on that mural to avoid future lawsuits.

Member comments

Figaro Nauta: Great improvement on the architecture.

Dan Wery: Also pleased with the design changes. He would like to see signage and lighting come along with the rest of the building. He sees deciduous trees and palm trees shown on the renderings and understands Little Italy has specific tree varieties and guidelines but wonders if it would be possible to reverse the palm trees with the deciduous trees. Per Gary Smith palm trees are required along the sidewalk. Dan wondered if the proposed hedge will have natural or artificial plants. The applicant confirmed they would be live plants. He inquired with Civic SD Staff if there is a requirement for a fence. Per Steve Bossi a fence is recommended along California Street. The applicant noted that the type of fencing is still undetermined.

Claudia Escala: Applauded the applicant for having listened to the critique on the first meeting and bringing such an improved design with better choice of materials and better architectural concept. Encouraged the applicant to continue to work and refine the signage to be more compatible with the building's revised design.

Cindy Blair and Kay di Francesca concurred with the comments made by the rest of the committee members.

Meeting adjourned at 6:45pm.