



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF SEPTEMBER 19, 2018.

Call to Order: Chair Stark @ 5:35 pm.

Roll Call: Chair Stark noted that 16 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (16): Atsumi, Barbano, Blair, Brown, Clark, DiFrancesca, Egan, Escala, Kohn, Lachman, Limandri, Nauta, Pensabene, Perry, Stark, Wilson-Ramon

Late Arrival (1): Ball

Members Absent (7): Baker, Dion, Georgescu, Lawson, Litwak, Rosenbaum, Wery

Early Departure (0): None

2. Approval of May 16 Meeting Minutes

- Minutes accepted

3. Public Comments on Non-Agenda Items:

- Joy Sunyata – Activist – Requested update on Children’s Park
 - Spoke to the need to preserve existing low-income units where existing covenants expiring; Need to retain in this housing crisis; Island Inn got additional loan to do that.

4. Elected Representative Comments:

- Legislator Todd Gloria’s representative Nick Serrano – Not available
- District 3 Councilman Ward representative Brian Elliott
 - Bridge Shelters approved for another 9 months; 65% of clients not moved into permanent housing. Will improve interaction and navigation, providers always on site. Homeless Navigation Center in East Village not moving forward yet.
 - Scooters – Much testimony from public and providers about scooters on sidewalks and parking blocking access; Council Subcommittee on Public Health and Safety tasked with solutions.

5. Chairperson’s Report, Subcommittee Reports:

- Community Planning Groups Monthly meeting: cancelled this month
- Pre-Design, Escala: Reviewed 2 projects
 - Union & Ash: concerns about above grade parking and podium design;
 - Jefferson Makers Quarter – concern about low density versus amount of density possible
- Ad Hoc Land Development Code, Escala: reviewed entire list and narrowed to specific issues affecting downtown for further discussion at next meeting Oct. 10.
- Communications, Rosenbaum: None
- Public Spaces, DiFrancesca: None
- Social Issues, Ball: Next week bus shuttle to LA to review Fly Away Homes, a development option for providing affordable housing faster.

Information

6. Project Updates: Brad Richter, Civic SD

- CIVIC Board approved Park & F Alternative uses
- Children’s Park - Architects shortened schedule by 3 months -park now scheduled to open summer 2020. For interim concerns, contact police regarding illicit activities, curfew 11am – 6pm (report to Get It Done, and Police website report), Free dispensing of food and clothing is creating new influx of people

- Fault Line Park – Installed temporary dog park, while processing an amendment for construction of a permanent dog park which could be completed late spring.
- Phase 1 Bike lanes (F & 2 other streets) in bidding phase, to be completed by end of year
- Former Central Library – Developer/ purchaser to be selected late this year

7. Proposed 12th Amendment to the City of San Diego Land Development Code including Amendments to the Downtown Land Use and Development Regulations: Brad Richter, Civic SD

- Requirements for active uses along certain streets designated Commercial– amend/ reduce restrictions/ adjust map accordingly
- View Corridors) Ash, Beech, Cedar) – evaluate if achieving views farther away from already obstructed by old building, at what point do you lose that aspect; benefits new developments that won't need to request Deviation.
- Workshop for Landscape Amendments tomorrow; Architectural later this fall

8. The Campus at Horton Plaza Update: Dan Michaels, Stockdale Capital Partners - cancelled

Consent – No Items

Action

9. Midterm Election if any candidates for open seats

- **Jennifer Gattey, Stockdale Management (new owners of Horton Plaza); Gattey**, formerly a property manager with Irvine Company downtown, has joined Stockdale as manager of the new repurposing. This seat expires in March.
- **Unanimous**

•	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Atsuni, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Egan, Escala, Kohn, Lachman, Limandri, Nauta, Pensabene, Perry, Stark, Wilson-Ramon

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10. Block C Alternative Interim Uses (1466 F Street) – CUP No. 2018-30 – East Village ~ Nicole Pare, Civic SD

Presentation: Lowe Enterprise Real Estate Group proposes “alternative interim uses” in lieu of “active commercial uses” in their project to combine/repurpose two existing warehouses resulting in 103,212 SF of leasable commercial office space within two stories. Space is expected to attract creative office space; first phase of the surrounding Superblock. David Malmuth, developer, spoke to the approval.

Public Comment:

- Support: Gary Smith, Downtown Residents Group – large space, should approve but with 5-year term as area is in transition

Committee Comment:

- There is elementary school across the street. Discussion about 5 versus 10 years deferment. Developer intends for retail in this area when surrounding development can support it.

Motion: Support staff's recommendation to approve alternative interim use.

1st: Ball 2nd: Rand

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	0

In Favor: Atsuni, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Egan, Escala, Kohn, Gattey, Lachman, Limandri, Nauta, Pensabene, Perry, Stark, Wilson-Ramon

11. Fifth & Ash Suites – CCDP/PDP/NUP No. 2017-29 – Design Review and Associated Permits – Cortez ~ James Alexander, Civic SD

Presentation – Vanderval Hotels, LLC seeking approval for 16 story hotel comprised of 156 hotel guest rooms & 60 valet parking spaces with deviations to tower setbacks, lot coverage, off-street loading dock and parking requirements plus an NUP for outdoor use on rooftop.

Architect presentation: Request hours til 12pm Friday, Saturday night for rooftop Skybar; Need deviations due to small restricted and sloping site, view corridor already blocked by major existing building. Subsequent to Pre-Design, they have revised first floor to more pedestrian friendly materials and addressed concerns about change of materials in lieu of spandrel panel. Loading dock eliminated but car elevator will operate as loading area. Car elevator gates set back for sightlines, but requested a more finished appearance. Concern about adequate trash area internally.

Public Comment:

- Support: Gary Smith – impressed with revised lower level/ pedestrian sidewalk interface; Design concern about large black stripe up face of building. Skybar hours similar in all other downtown residential areas; consider approving with review in a year.

Committee Comment:

- Support: Cortez residents much in favor of this project, close to anticipated retail area.

Motion: to approve staff recommendations but allow “sky bar” weekend hours to 12pm

1st: DiFrancesca 2nd: Clark

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	0

In Favor: Atsuni, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Egan, Escala, Kohn, Gattey, Lachman, Limandri, Nauta, Pensabene, Perry, Stark, Wilson-Ramon

12. Third & A – CCDP/PDP No. 2018-16 – Design Rev & Associated Permits – Cortez ~ William Chopyk, Civic SD

Presentation: Hanover is seeking approval for a 21 story residential development comprised of 270 dwelling units and 4000 SF ground floor retail space with 280 parking spaces in 3 underground and 3 above-grade levels. The Project is requesting the following deviations: 1) maximum lot coverage, 2) Park Sun Access overlay height limits, 3) minimum street wall height, and 4) minimum transparency and blank wall requirements. Development plan covers two sites, one for construction now, adjacent parcel for future development.

Alex Kaper, Carrier Johnson addressed Pre-design initial concerns about ground floor transparency, overall massing, pattern of roof terraces, and handling of commercial trash & loading which approved unanimously last week. Roof deck potted trees large. Responding to Committee questions: Edge of decks 18” turned up slab edge topped with curtain wall; Garage gate recessed with enhanced finishes turned in to gate. Project paying affordable housing fee in lieu of housing. Purchased 2 FAR, still have 7+ FAR on remaining site.

Public Comment:

- Support: Gary Smith, Downtown Residents Group – First above grade parking structure his Board has no problems with; likes stepped down terraces to future St Joseph’s Park.

Committee Comment:

- Support: Overall design and stepped down terrace approach supported.
- Opposed: Concern about terrace palm trees – design too reliant on their looks.

Motion: to approve as consent item

1st: Wilson-Ramon 2nd: Nauta

	In Favor	Opposed	Abstain	Recuse
DCPC	15	1	0	1

In Favor: Atsuni, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Egan, Escala, Kohn, Gattey, Lachman, Limandri, Nauta, Pensabene, Perry, Stark, Wilson-Ramon

Against: Clark

Recuse: Escala

Miscellaneous

12. Potential Agenda Items and Member Comments

- Consider an Informational Presentation on the Planning Group proposed change/reform.

13. URGENT NON-AGENDA ITEMS (Action Items Must Meet Gov. Code Section 54954.2)

- Scooter – Get future update on proposed regulations and further actions of scooter companies.
- Port Master Plan update
- Gaslamp Quarter Gala October 4 – Committee welcome to this street dinner fundraising event.
- How do we get electronic presentations on file? Need assistance to post on website.

Adjournment 7:35