



Downtown Community Planning Council San Diego

## DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF July 17, 2019

**Call to Order:** Chair Rosenbaum @ 5:30 pm.

**1. Roll Call:** Lawson noted that 15 of 25 members were present, constituting a quorum.

**Members Present @ Call to Order (15):** Baker, Barbano, Blair, Clark, DiFrancesca, Egan, Gattey, Hunt, Link, Meloncelli, Priver, Rosenbaum, Swearingen, Takara, Wilson-Ramon

**Late Arrival: none**

**Members Absent (10):** Ball, Cepada (Resigned), Colin, Dion, Lachman, Lawson, Nauta, Orabone, Pensabene, Perry (Resigned), Theisen, Wery,

**Early Departure:** Hunt

**Noted:** None to report

### **2. Approval of June 19, 2019 Meeting Minutes**

**Motion:** No corrections noted. Approve May 15, 2019 Meeting Minutes

*In favor (14), opposed (0), Abstain (1) (Hunt), Recuse (0)*

### **3. Public Comments on Non-Agenda Items –**

None

### **4. Elected Representative Comments:**

- District 3 (Elliott) Councilmember Chris Ward –
  - Promoted DCPC interest in 12<sup>th</sup> Code Update at upcoming JULY Council meeting
  - Announced Scooter regulations are in place. Feedback welcome as we work through first month of implementation.
  - Introduced Brittany Bailey as new City Council District 3 rep. Brittany Bailey, Policy Advisor, *Downtown*, [bnbailey@sandiego.gov](mailto:bnbailey@sandiego.gov)
  - Brian is staying with District 3 moving to Homeless Policy, Energy, Environment
  - (Wilson-Ramon) re scooter regulations: Brian invited feedback to be sent to Brittany

### **5. Chairperson's Report:**

- **Chair (Rosenbaum):**
  - Highlighted that action items will be moved to consent calendar with member authority to withdraw item from consent. READ PACKAGE in advance! Participate in Pre-Design if interested in reviewing project details in committee.
  - Reported on attendance at City Training for Community Planning Chairs as very helpful
  - Announced resignation of Perry (EV Business) (Chairperson of Bylaws, Elections), Cepada (Little Italy Business)

### **6. Information**

- Brad Richter provided following updates:
  - Civic San Diego approved projects this month include State & Grape, Madera
  - Public comments on Port Master Plans will be appreciated by Friday 7/19

- 12<sup>th</sup> update to Land Development Code will be considered by City Council at its Tuesday 7/23 meeting
- Mobility Phase I is in process (Beech, 6<sup>th</sup>). No immediate net loss in parking.
- EV Green (underground) will add 200 parking spaces
- City updates in progress

### **DCPC Member request**

- (Link) requested reconfirmation of inclusionary fare rate changes.
  - Brad reconfirmed rate going to \$22psf
- **(Public Request)** None

### **Consent Items:**

- Items 7, 8, 9, 10, 12 and 14 were pulled by members from Consent Agenda, details below.
- Items 11, 13 approved by unanimous consent with Meloncelli recused for item 11

### **Action Items**

#### **7. Guild Hotel Live Entertainment (Nicole Pare)**

- CUP – Staff recommends approval of outdoor live entertainment with restricted hours
  - Noted that Developer agrees with Staff recommended hours
  - Public Speaker (Gary Smith, DRG) agreed with recommendation
  - Motion: (Barbano, Wilson-Ramon 2<sup>nd</sup>) - Move to support staff recommendation in favor of CUP
  - *Discussion*
    - *none*
- Motion passes In Favor: Unanimous (15-0)  
 Opposed: none  
 Abstain: none  
 Recuse: none  
 Absent: None

#### **8. Pinnacle Columbia & A (south side of West A between India & Columbia) (J. Alexander)**

- Columbia Neighborhood Development – Staff recommends DCPC review and forward recommendation
  - Architect summarized 300 room hotel, 144 residents, Added bike storage ARO predesign review
  - Public Speaker (Gary Smith, DRG) agreed with Staff recommendation
  - Motion: (Wilson-Ramon, Barbano 2<sup>nd</sup>) - Move to recommended in Staff approve project
  - *Discussion*
    - *(Blair) Favorable predesign review noted*
    - *(Barbano) noted concern with size*
- Motion passes In Favor: Unanimous (15-0)  
 Opposed: none  
 Abstain: none  
 Recuse: none  
 Absent: None

## 9. Pinnacle Pacific Heights (east side of 11<sup>th</sup> between A and B) (James Alexander)

- East Village Neighborhood – Staff recommends DCPC review (CCPD) and provide recommendation.
- Mixed Use: 32 story tower with 387 market rate units, 8 story with 58 affordable units (33 project based, 25 from other Pinnacle projects), 364 Parking spaces plus 58 tandem spaces, 42 motorcycle, 90 bicycle (5 floors below, 2 above), 2,250 commercial space. \$3.8M DIF fee.
- Architect highlighted addition of loading doc in affordable housing building
  - (Wilson-Ramon) – requested confirmation loading doc inside building and thanked for addition of elevator. Architect confirmed and acknowledged.
  - (DiFrancesca) noted that access was developer decision
- Public Speakers
  - (Gary Smith, DRG) opposed “Poor People” entrance as against inclusionary housing
  - (David Dick, developer) – highlighted proposed construction techniques of concrete and steel I tower, wood frame in affordable mid rise prohibited shared entrances. Would have been separate building in some communities, more units than if paid in lieu fee and effective way to deliver inclusionary housing.
  - 4<sup>th</sup> level from affordable mid rise has access to 4<sup>th</sup> level amenities but not as walk thru. Pool not accessible to affordable units.
  - (Gatley) noted as condos vice apartments.
  - (Link) questioned if access to tower was fob controlled – developer confirmed.
  - (Pre Design) noted questions re loading dock, floor height, affordable mid rise not same “statement” as high rise tower.
- (Motion: (Baker, Barbano 2<sup>nd</sup>) – Motion in favor – Baker noted in motion concern with look at street
- *Discussion*
  - (Barbano) – questioned if Parking levels was walk thru, elevators fobbed. Architect confirmed.
  - (DeFrancesca, Hunt) shared concern with lack of access, “2<sup>nd</sup> class citizens”. Wrong message to send forward. Suggested Process 1 was not applicable. Suggested redesign.
  - (Rosenbaum) objected as inconsistent with good intent.

Motion passes In Favor: (8-7)

Opposed: (Barbano, DiFrancesca, Hunt, Link, Priver, Rosenbaum, Wilson-Ramon)

Abstain: none

Recuse: none

Absent: None

## 10. Two America Plaza (J. Alexander)

- Columbia Neighborhood Development – CCDP, PDP, NUP
- Staff recommends DCPC review and forward approval recommendation
- 13 Story, mixed use: 301 hotel rooms, 48 dwelling, 23,300sf comml, 179 parking spaces
- Architect responded to PreDesign in street and 2<sup>nd</sup> level dining patios adjoining trolley tracks. Addressed concern with access to Ketner, waiting SANDAG study.
- DCPC Questions (response):
  - (Clark) trees (removed due to utilities)
  - (Baker) – (clarified re driveway)
  - (Barbano) street view looking at service area (translucent/other hiding back of house)
- Public Speakers:

- (Gary Smith, DRG) in favor. Activates B Street, India. Busy area with trolley, bus, trains – taking away cab parking is difficult.
- (Robb Dubre, resident, Treo) opposed. Appreciates 110' between buildings. Concern with direct lights, 3 year construction timeline, code enforcement (noise).
- Motion: (Wilson-Ramon, Baker 2<sup>nd</sup>) - Move to recommended in Staff approve project
- *Discussion*
  - (Barbano) PreDesign comments addressed by architect, Treo views obstructed. Acknowledged parking owned by America One Plaza, not able to move.

Motion passes In Favor: Unanimous (15-0)

Opposed: none

Abstain: none

Recuse: none

Absent: None

## 12. 13<sup>th</sup> & F (W. Chopyk)

- East Village Neighborhood – CCDP, NDP
- Staff requests DCPC design review recommendation
- 13 Story, mixed use: 87 Studios, 3,570sf comml, no off-street parking
- \$888K DIF, \$363K Inclusionary housing fee
- Architect described as high density infill, create precedence in area
- DCPC Questions (response):
  - (Hunt) commented as market rate with bicycle storage for only 1/5<sup>th</sup> of units. To activate requires bike parking for retail.
- Public Speakers:
  - (Gary Smith, DRG) opposed. Concern with lack of personal outdoor space (patios), no storage space, looks like Air BnB, not envisioned in Community Plan. Good respect for earthquake fault line.
  - (Silverman, Smith, architect) described as Class A building, bottom edge. Storage demonstrated in pics with high tech modern systems.
- DCPC Questions (response):
  - (Barbano) noted from PreDesign as targeting affordable to low wage workforce
- Motion: (Eagan, Takara 2<sup>nd</sup>) - Move to recommended in Staff approve project. Noted as exciting an innovative.
  - *Discussion*
    - (Rosenbaum) comment that market dictates what is desired. Recommend Approval.
    - (DiFrancesca) commented in favor

Motion passes In Favor: (13-2)

Opposed: Hunt, Priver

Abstain: none

Recuse: none

Absent: None

## 14. 11<sup>th</sup> & B (south side of B Street between 10<sup>th</sup> & 11<sup>th</sup>) (W. Chopyk)

- East Village Neighborhood – CCDP, PDP
- Staff requests DCPC design review recommendation
- 40 Story, mixed use: 471 dwelling units, 7,873sf comml, 572 parking spaces 3 below/6 above
- \$4.0M DIF, \$4.2MK Inclusionary housing fee

- Architect updated prior review: Ground Floor added leasing and package delivery, 25' deep off street loading, curb cuts reduced, art wall strategy replaces plants, garage façade reduces light penetration, shared parking with C street structure, able to convert above ground parking to living spaces if/when parking demand decreases.
- Public Speakers:
  - (Gary Smith, DRG) urges approval as a result of parking and art wall changes
- DCPC Questions (response):
  - (Barbano) noted February PreDesign responded to (above)
- Motion: (Link, Barbano 2<sup>nd</sup>) - Move to recommended in Staff approve project.
  - Discussion *none*

Motion passes In Favor, Unanimous: (14-0)  
 Opposed: none  
 Abstain: none  
 Recuse: none  
 Absent: Hunt

## Miscellaneous

### 15. DCPC Elections No candidates. Item cancelled.

### 16. Subcommittee and Liaison Reports

- **Bylaws / Elections Committee did not have volunteer to Chair – to be addressed at August meeting**
- **Communications (Priver):**
  - Reviewing subcommittee (functional) assignments.
  - Expressed concern with DCPC action re homelessness, convention center
- **Social Issues (Ball):**
  - none
- **Pre Design (Barbano):**
  - No new projects received for August review
  - Brittany is to follow up regarding info coming from council to DCPC for design review
- **Public spaces (Gathey)**
  - none
- **Operations, Budget & Finance Committee (Lachman)**
  - Absent
- **Bylaws, Reorganization & Elections (Chair on behalf of Perry):**
  - Requires new chair

### 17..Potential Agenda Items and Member Comments –

- (several) Should we take a position re Inclusionary Housing fee?
- (Baker, DiFrancesca, Wilson-Ramon) “need to take actions to stay one step ahead of the curve”

### 18. Urgent non-agenda item: (none)

**Meeting Adjourned 7:40p. Next meeting Wednesday August 21st, 2019**