



## **DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF MAY 16, 2018.**

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

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

**Members Present @ Call to Order (16):** Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Dion, Kohn, Lachman, Limandri, Nauta, Rosenbaum, Stark,

**Late Arrival (2):** Egan, Lawson

**Members Absent (6):** Brewer, Escala, Georgescu, Litwak, Perry, Wilson-Ramon

**Early Departure (1):** Rosenbaum 7:19

### **2. Approval of April 18 Meeting Minutes**

- Minutes accepted

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

- Joy Sunyata – approved of Children’s Park renovation plans; concerned about SD Chinese Historical Museum and Balboa Theater operational status – would like update from CIVIC.

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

- Legislator Todd Gloria’s representative Nick Serrano – There is a strong fiscal outlook for state, with budget surplus of \$7.7B.
  - State Auditor will audit Hep A outbreak, 5-month process.
  - AB2372 – Bill supports Affordable Housing with incentives to allow smaller units on existing parcels when dedicated to/ locked in at 30% & 50% AMI.
- District 3 Councilman Ward representative Brian Elliott
  - Annual Point in Time Count presentation tomorrow at Golden Hall.

### **5. Chairperson’s Report, Subcommittee Reports:**

- Community Planning Groups Monthly meeting: Councilmember Alvarez presented plans to upgrade sidewalks and proposal to restructure Community Planning Groups.
- ECOW training will be available shortly on city website; members must participate to obtain liability coverage
- Pre-Design Sub-Committee: Chinese Theater moving in right direction for reducing signage
- Communications Sub-committee: meeting scheduled June 5, 5:30pm at Copa Vida
- All committees charged to discuss their Agendas for the coming year for next meeting.

### **Information**

#### **6. Project Updates: Brad Richter, Civic SD**

- Chinese Theater Process 2; Construction modifications of architectural plans under review. Revised Sign Plan reduced amount and size of signs; still under review.
- McKellar Tasting Room approved
- May 17 is Bike to Work Day
- City is updating the Public Parks Plan with a series of community workshops. Tuesday June 12 downtown workshop 6-8pm at Main Library.
- Downtown Mobility Plan/ Cycleway network – J, 6<sup>th</sup>, Beech first to implement with associated lane/parking changes to make up for parking loss by end of year. Phase 2 by end of 2019; project complete by 2020

- St. Cecilia’s – negotiating with a buyer, should be approaching CIVIC about potential uses soon
- Balboa Theater – intent to transfer ownership to City; not aware of Chinese Museum status.

**7. East Village Green Project Update – Kathleen Brand, CIVIC Senior Landscape Architect**

Phase 1 is located between 13, 14, G, J. It contains a Children’s Play area, Performance Pavilion, Café and Lawn, Games Area, Community Center w/ underground parking, Bark Bar (café adjacent to dog park), Off-Leash Dog Park, and 14<sup>th</sup> Street Plaza with zero curb (ability to close off for street market events). Design includes a drought tolerant plant palette with drip system and 180 public parking spaces. Signage will be located at F & 14, 15 and G. Facilities will be staffed by Park & Recs with Park curfew 12 – 6 am. Permits expected by end of 2018 with completion by early 2020.

**Consent**

**10. Bell Marker CUP– approved unanimously**

Motion: to approve as consent item 1<sup>st</sup>: ? 2<sup>nd</sup>: ?

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Dion, Egan, Kohn, Lachman, Lawson, Limandri, Nauta, Rosenbaum, Stark, Wery

**Action**

**8. Midterm Elections & Airport Noise Authority Committee Appointment ~ Pat Stark (5 min)**

- No candidates, 3 seats still open
- Susan Rapp, current representative but not interested in continuing. Will revisit next month.

**9. SANDAG ~ Downtown Bus Stopover and Multi-Use Facility**

SANDAG Presentation – Richard Chavez – City buses need a location near the end of their run to park for a short length of time to layover between runs, give drivers an opportunity to take breaks and keep bus schedules. Currently 400 bus runs to downtown daily, increasing to 700 with the implementation of the Regional Plan. Current situation is that buses park on the streets, with portable toilets on the sidewalks for drivers. SANDAG has selected a preferred site in Commercial district, the block bounded by A, Union, B, and State, currently primarily owned by the Bar Association. SANDAG has prepared 5 options ranging from bus stopover only to bus stopover over 4 levels underground public parking with affordable housing and public offices above. SANDAG June 22 board meeting to vote on desired option, then seek to acquire the property by Eminent Domain.

Bar Association Presentation – Cristin Rizzo, President Bar Association, Joanna Schiabonni – The Association would rather retain the right to develop their own property and have a preliminary design for an office tower. Currently they receive revenue from Ace Parking, the operators of surface lot. They encourage SANDAG to look at other sites, provide full business analysis of this site, and work with property owners in lieu of eminent domain.

Public Comment:

- Opposed: Anne MacMillan Eichman, Little Italy Association opposed
- Support: Gary Smith – A County owned parcel adjacent to jail was initially selected, but exempted by legislation. Option 4 is best case for downtown. Bar Association should be an investor and go with best deal. DCPC should choose best plan.

Committee Comment:

- Support: Good location if we can get highest and best use.
- Opposed: Continue to use street curbs, keep decentralized system.

Motion: To recommend highest and best use of property with maximum FAR, using the RFP process in lieu of Eminent Domain and encourage SANDAG to work with the Bar Association *1<sup>st</sup>:Lawson 2<sup>nd</sup>: Rosenbaum*

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Dion, Egan, Kohn, Lachman, Lawson, Limandri, Nauta, Rosenbaum, Stark, Wery

**11. Ezabelle (454 13<sup>th</sup> Street) Centre CCDP/SDP ~ James Alexander, Civic SD (15 min)**

Project is 7 story mixed use development including 48 studio units, retention of an 1880's historical building incorporated within site, with inclusion of affordable housing. Requesting CIVIC to waive requirement of 12 parking spaces, not financially feasible on such a small lot, and reduce minimum commercial space depth and height requirements. Project has Community Organizations support. But Neighbors opposed citing loss of views, and lack of parking, in an already impacted neighborhood.

Soheil Nakhshab, Owner/Developer/ Architect has coordinated with SOHO since Pre-design meeting to address issues raised there: have provided more interest on blank walls and further definition and separation around the historical building. This is Family managed company dedicated to maintaining properly; Currently operating The Mitra, Sophia Lofts, Banker's Hill Lofts.

Public Comment:

- Opposed: (Park Boulevard East residents ) Michelle Browner, Woody Watkins, Gary Smith, Eric Atilano, Samantha Weber, Byron Wear, Abraham Panahi, Charlie Cin, Vickie Monegan, Ben Bowen, Anthony Drew
- Parking necessary – groceries, etc.; restaurants not surviving: concern that interior changes will be made after designation of affordable housing; too small/ average hotel room 325 sf; blank walls, respect to historical building; concern it becomes Air BnB; rather have owners rather than transients; loophole in affordable housing density bonus; EVRG – 1900-2400\$/mo. rentals for other 86 small units already constructed on this block; not best use for this historically house; undesirable units
- In Favor: Byron Wear, former councilmember
- Developer has similar successful integrated historic/contemporary projects.

Committee Comment:

- Discussion: SOHO requested that historic house stay on site. Pre-Design comments of blank wall has been addressed. : Parking issue – when do we limit units when not supported by parking.
- Support: 30% AMI is a \$60,000/year income. Site can't physically support parking; doesn't meet turning radius, etc.; Fire, police, security concerns will be addressed by Building Dept.

Motion: to approve per staff's comments with encouragement to introduce art or more materials on blank walls *1<sup>st</sup>: Lawson 2<sup>nd</sup>: Clark*

	In Favor	Opposed	Abstain	Recuse
DCPC	15	1	0	2

In Favor: Atsumi, Baker, Ball, Blair, Brown, Clark, DiFrancesca, Dion, Egan, Lachman, Lawson, Limandri, Nauta, Stark, Wery

Opposed: Barbano

Recused: Kohn, Rosenbaum

**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)**

- None

**Adjournment 8:15**