



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF August 15, 2018

Call to Order: Chair Stark @ 5:30pm.

Roll Call: Chair Stark noted that 18 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (18): Ball, Barbano, Brown, Clark, DiFrancesca, Dion, Egan, Escala, Kohn, Lawson, Litwak, Limandri, Nauta, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

Late Arrival (1): Pensabene

Members Absent (5): Atsumi, Baker, Blair, Georgescu, Lachman,

Early Departure (4): Litwak, Clark, Kohn, Lawson

2. Approval of July 18, 2018 Meeting Minutes

- Minutes accepted as drafted

3. Public Comments on Non-Agenda Items:

- No comments

4. Elected Representative Comments:

- **Legislator Todd Gloria's representative, Nick Serrano:** (No attendance)
- **District 3 Councilman Ward representative, Brian Elliott:**
4-person committee unanimously pledged to support at least 140 permanent supportive housing per each of 9 council districts by 2021. Downtown pledge amount already met and exceeded. Point is to distribute to all districts outside of downtown. Going to full council in September. No funding obligations at this point.

5. Chairperson's Report, Subcommittee Reports:

- **Chairperson, Pat Stark: CPC meeting items: (meeting tonight – new planning director meeting with chairs at 7:00 tonight)**
 - Planning Commissioner training – motions and recommendations need to include definitive reasons for recommendations.
 - Transit priority areas – issues of density within ½ mile of transit stops
 - 12th Update to Development Code
 - Airport Authority meeting tonight – DCPC representative Joe Acombo attending
- **Pre-Design, Claudia Escala:** no meeting to report.
- **Communications, Michael Rosenbaum:**
 - Committee met, making progress on update of website; Requesting funds
- **By-Laws, Michael Rosenbaum:**
 - Meeting soon.



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- **Social Issues, Monica Ball:**

- Meeting Thursday 8-16-18 with the Continuum of Care Governance Board. It's an open meeting to review use of funds, 3-5:00 pm at the County Administrative Meeting. Attendance is encouraged.

- **Public Spaces, Kay DiFrancesca, Nancy Wilson-Ramon:**

- Park Master Plan Survey is underway. Encouraged members and neighbors to take and participate in the PMP survey.

Consent Agenda

6. Renaming portion of Park Blvd to Trevor Hoffman Way (East Village South): Pat Stark

- Support (16): Ball, Barbano, Brown, Clark, DiFrancesca, Dion, Escala, Kohn, Lawson, Litwak, Limandri, Nauta, Pensabene, Rosenbaum, Stark, Wery
- Opposed (1): Nancy Wilson-Ramon
- Abstaining (2): Perry, Egan

Informational Items

7. Project Updates: Brad Richter, Civic SD

- F11 – Board approved use of ground floor uses
- Pinacle - amendment going to Board
- Ezabelle - board approved; not appealed; final
- 7th & Market/Ritz Hotel - Whole Foods dropped out of the Ritz Hotel mixed use project. At court of appeals. Settlement is pending.
- Pedestrian barricades (Escala) – standards for interim walkways during construction – painted wood and graffiti free
- Little Miss Brewing, 545 Park (Stark) – process 2; outdoor use area for onsite alcohol sales (no food); no community response so far.

8. 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

- Recommendation to send to DCPC committee to review and make recommendations.
- Brad Richter introducing contents will come back to DCPC later with more focused presentation and recommendations. Initial topics of interest include:
 - Exemption of City facilities
 - NC Commercial Uses – allow change to more conforming uses
 - Density Bonus – eliminate special downtown bonuses and go with city-wide bonuses. Simplify rules for everyone; generate more affordable units.
 - Public Open Space – e.g. B-Street Plaza in front of The Rey only new one in 10 years; looking for ways to incentivize and create more such spaces.
 - Ballpark District Signs – reduce Process 5 to 3 north of district; and 3 to 2 in the district
 - Living Unit Standards –
 - Civic SD PowerPoint:
 - Street Level Retail – 4 zones require 40% min active uses (non-office, co-work) in Core, Civic, Neighborhood Centers, and Ballpark Mixed-Use areas.



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- Recommend:
 - Change “Active” to just “Commercial” on side streets vs Main Streets.
 - Reduce % of required Active uses on Main Streets
 - Reduce range of Commercial Streets (e.g. remove Columbia Street in Little Italy)
 - Allow any commercial uses on commercial streets, not just active retail
 - Make easier to lease vacant spaces
 - Alternative Interim Uses – have allowed exceptions for up to 10 years through CUP; requires market analysis. E.g. Idea District with convertible street level spaces to allow residential uses and ultimately go to retail; F11 project just approved in July.
 - Also impacted by competition from retail uses in areas where not required.
- View Corridors
 - Extended on Cedar, Beech and Ash Streets past 6th Ave – but no increased view of the water due to existing blockages and narrowed view corridor with distance from bay. Propose to pull back to 1992, creating complications without impacting views of the Bay. Question of purpose of views of water vs. open corridor with light and air leading to the Bay.
- Civic SD will formalize and refine recommendations over the next few months.
- Other issues discussed include:
 - Private storage requirements causing developers lots of problems (Escala)
 - Consider special signage – Building Wraps – during big special events like Comic Con, All-star game; exceptions to regular sign ordinance. Off-premise advertising.
 - Escala will chair and schedule Ad-hoc committee to discuss
- Gary Smith to provide concerns to Brad Richter

9. Consolidated Plan Update: Leonardo Alarcon, City of San Diego

- 4 grants every year: CDBG, HOME (housing), HPWA (county for HIV/AIDS); ESG emergency service grant funding homeless programs.
- City receives \$10-12 million annually. FY19 Con Plan just finished; starting 2020-2024.
- Public forums held, many different issues from park fencing to business incubator in vacant Los Americas Mall; tree planting needed.
- Annual action plan to demonstrate to HUD how using the funds. Highlight accomplishments and range of services.
- 8-29-18 is the next forum. Comment period in March 2019, collecting community input in meantime.
- Discussion of how goals are set:
 - Informed by community input and survey responses and forums and interviews with individual stakeholders.
 - Already formulating and hope to present next month, before the document is prepared so candidates know if are eligible.
 - Community Advisory Board – current vacancy in Council District 6. Speak with Councilman to be recommended. CAB scores the applications; weighted average; top projects get funding.
 - No individual projects identified. Survey asks about street lights, for example (low response



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so far).

- Linda Vista, e.g., concerns with the Library and Linda Vista Community Center - pedestrian accidents, public/pedestrian safety improvements were primary concern.
- Attendance at the forms are very impactful.
- Homelessness is number one issue.
- CPAC meetings 2nd Wednesday of each month; next meeting is 9-12-18 at 9:00am at the City concourse.

Non-Agenda Item (Informational)

Airport Development Plan (ADP), Dennis Probst, VP Development,

SDAI

- Regional impact, regional demand, single busiest single-runway in world.
- Forecasted growth coming regardless of planned improvements; 4x rate of rest of the U.S., people want to be in SD. \$12B annual impact to region; \$2.3B annually total visitor spending.
- Local and small business development at the airport - \$750m to local; and \$250 to small businesses.
- Replacing Terminal 1 – (terminal 2 Expansion 2013). Improve visitor experience; efficiency. Rental vehicle center (2016) 5,000 per day; Parking plaza (May 2018), 2,000 stalls available; Art program with historical connections, also help find vehicles; International Arrivals Facility (June 2018) – 300,000/year, growing to 400k.
- ADP:
 - On-airport link road at Laurel and Harbor Drive (Westbound) – new rental garage road will be extended to Terminal 1 will keep vehicles off Harbor Drive – 45,000 trips per day direct without lights. \$165m and 12.5 acres of 661 acres total.
 - New Terminal 1 – 19 gates grows to 30 gates; vast increase security capacity, speed and convenience.
 - Dual-level roadway and curbside split arrivals and departures for efficiency like Terminal 2.
 - Additional parking like Terminal 2, but not decided yet. Evaluating Terminal 2, and impacts of rideshare and automated vehicles services.
 - New Taxiway; Airfield Apron & Taxiway upgrades improve efficiency
 - New “front door” to airport – more visible
 - New Intermodal Transit Center (ITC) (unfunded, by others) – planning a pedestrian connection to the parking and rental vehicle structure at northeast corner.
 - Schedule & Milestones: EIR review period thru 9-7-18;



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December 2018 Airport Board for EIR certification; then release RFP for Design Build Team; Coastal Commission approval; NEPA approval; 2020 construction – 2023 opening.

- Discussion:
 - Information via the online EIR or contact Dennis Probbst directly
 - No direct trolley or train connections planned – will connect all modes via the ITC.
 - 250-260,000 operations (flights) max capacity
 - Person capacity changes via the type of aircraft and occupancy ratio (much higher than even 5 years ago: 60-85% occupancy); lots of room for growth
 - Noise impacts – planes getting quieter, but increased operations offset; some increase in the noise contours (see EIR for details).
 - Airlines are increasing routes and services, domestic and international; leads to competition and reduced fares.
 - All 4 major projects have been completed on-time and under budget, look to continue that performance trend

Action Items

10. EVGO Charging Stations support request: Heidi Krantz, EVGO

- Recommending 2 sites for high capacity curbside charging stations:
 - 15th street at Police headquarters or 17th and C: 4 station (50kw REACH HUB design)
 - Little Italy – Date Street (FREEDOM STATION DESIGN – 50kw)
- Use or lose current available funding with these projects, from settlement funding that requires 20 sites. Have 19 already and need the 20th downtown.

DCPC Questions:

- Concerned about Little Italy/Date Street site impact of Farmer's Market and events that limit access. Site was recommended by the LIA. High visibility.
- Recommend integrate chargers with the appearance of the area.
- How monitor equitable access and use of the stations. Proposed stations are 3x the speed of the old level 2, so don't need to be there longer than 45 minutes; 1-hour parking signage; electronic messages sent to customers.
- Consideration of other location that would minimize the number of lost spaces in Little Italy? Relied on LIBA to recommend site.
- On-street parking conversion may open new/better site opportunities

Public Comment:

- Support: Gary Smith, Downtown Resident Association. Strongly urge support and approval.



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Meets important need. Approve concept and work out details with the City.

- Opposed: – None:

Motion: Pensebene: Support locations as presented.

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1st: Pensebene

2nd: Litwak

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	0	0

In Favor: Atsumi, Ball, Baker, Barbano, Brown, Clark, DiFrancesca, Dion, Egan, Escala, Georgescu, Kohn, Lachman, Lawson, Litwak, Limandri, Nauta, Pensabene, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

Opposed: NONE

Miscellaneous

11. Potential Agenda Items and Member Comments

- New GE Smart Street Lights in East Village (Rosenbaum) – concerns over lack of community involvement and loss of privacy.

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

Adjournment 7:50 pm