



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF November 14, 2018

Call to Order: Temporary Chair Escala @ 5:35 pm.

Roll Call: Chair Escala noted that 16 of 25 members were present, constituting a quorum.

Members Present @ Call to Order (16): Atsumi, Barbano, Blair, Brown, DiFrancesca, Dion, Egan, Escala, Gattey, Lachman, Limandri, Litwak, Pensabene, Perry, Rosenbaum, Wilson-Ramon

Late Arrival (1): Nauta

Members Absent (8): Baker, Ball, Clark, Georgescu, Kohn, Lawson, Stark, Wery

Early Departure (4): Lachman, Limandri, Litwak, Nauta

2. Approval of October 17 Meeting Minutes

- Minutes approval deferred to next meeting.

3. Public Comments on Non-Agenda Items

- None

4. Elected Representative Comments:

- District 3 Councilman Ward representative Brian Elliott -
 - Approve Housing Navigation Center 14th & Imperial (Ward voted against as program not defined well enough, big neighborhood impact in this area; shared services close by
 - Want Strategic Housing Plan, how they fit together
 - Scooters – Mayors office regulations due to subcommittee at end of month
 - Short Term Rentals – After voter referendum Council now has option to create new policy

5. Chairperson's Report, Subcommittee Reports:

- Community Planning Groups Monthly meeting: No report
- Pre-Design, Escala – Little Italy at State & Grape – Applicant charged to find better circulation that works with Mobility Plan; Aesthetics well received
- Ad Hoc Land Development Code, Escala: Met just before tonight's meeting to further review key specific issues affecting downtown; will discuss during CIVIC presentation later in tonight's meeting
- Public Spaces, DiFrancesca/ Wilson-Ramon: Will meet next month prior to DCPC meeting
- Rosenbaum: Several committees have not met recently– need to post Agendas and provide Chairpersons report.

Information

6. Project Updates ~ Brad Richter, Civic SD

- City Proposal for Parking in Transit Priority Areas: Part of overall plan to increase transit and decrease cost of housing by 1) Eliminating parking requirements for residential in these areas, unbundling parking spaces from housing units (separate purchase or rental), setting

Maximums (in lieu of minimums) for parking spaces associated with any type of housing project.

7. Affordable housing rehab – 350 17th Street – East Village ~ John Wurster , Ted Niahara – San Diego Community Housing Corporation (SDCHC)

- SDCHC owns & operates 654 apartments across the county; affiliated with OTC Occupation Training Center. This informational presentation a requirement of request for funding from the SD Housing Commission.
- Project Overview: (52) 2 & 3 bedroom, 2 level existing townhomes renting for up to \$600/month; plan to extend lifespan by updating existing buildings, repairing deferred maintenance, and refreshing exterior aesthetics.
- Response to questions: Fewer than 1 parking space per unit provided, with wait list for spaces.

8. Campus at Horton Plaza Update ~ Jimmy Parker, Stockdale Capital Partners

- Stockdale is Owner-Operator specializing in redeveloping, repositioning old shopping centers. Local team includes Turner Construction & Flocke & Avoyer
- Creating 2Million SF of creative office development with high end amenities and the ability to add future density
- Design goals: Reopen and simplify interior circulation to tie into exterior street grid; engage the open space; develop more collaborative/ flex spaces. Reskin Nordstrom's façade with glass and open towards waterfront.
- Large tech companies looking for 200K SF; plan to create 3-4K new high paying jobs.
- Working directly with Horton Plaza Park and Lyceum to develop as key amenities; Anticipate 2 years of construction toward Fall 2020 Grand Opening;
- Less than 1/3 occupied now; there will be a movie theater on the ground floor
- Balboa Theater a separate entity which will continue. Jimbo's want to stay but with activation of the center.

9. Interactive Map Demonstration ~ Nicole Pare, Civic SD

- Computer access path: Website – Departments – Planning – Interactive map
- Shows all downtown construction activity since 2001, with status, staff report, drawings, overlays, and project detail with ability to export. Contact planner via Project Notifications for specific questions.

Consent – No Items

Action

10. 719-721 14th Street (HRB Site #403 Daggett Family Residence & HRB Site # 404 Murray Apartments) – Site Development Permit (SDP) No. 2017-18 – East Village ~William Chopyk, Civic SD

- Meets Zoning/ Open Space District; historical houses to be relocated within future East Village Green Park. New uses not determined as yet but will be complementary to Park. Goal is to complete exterior rehab and lease once moved. Eating & Drinking and Cultural uses permitted by right but any compatible use possible as they are historic.

Public Comment:

- Amy Hayes, SOHO – SOHO supports as they are remaining in their original neighborhood and recreates a feeling of the original neighborhood of this area.

- Gary Smith, President Downtown Residents Group – Strongly support as quickly as possible. Concern about grade elevations; support future interior residential restoration

Motion: Support staff’s recommendation

- *1st: Pensebene 2nd: Wilson-Ramon*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Atsuni, Barbano, Blair, Brown, DiFrancesca, Dion, Egan, Escala, Gattey, Lachman, Limandri, Litwak, Nauta, Pensabene, Perry, Rosenbaum, Wilson-Ramon

11. 320 West Cedar Street – Centre City Development Permit/Centre City Planned Development Permit/Site Development Permit No. 2016-39 – Revised Design Review Little Italy ~ William Chopyk, Civic SD (10 minutes)

- 8 story 43 unit residential development with 2600 SF ground floor retail on 5000 SF lot. Changes in building materials from metal to white stucco & concrete; reconfiguration of corner and ground floor spaces. Through development of construction documents, some elements have changed, improving design through more articulation of balconies and replacing concrete with glass.

Public:

- Doug Hicks: Concern that building is too plain, north elevation needs more articulation. Supports use of elastomeric to allow smooth stucco finish.
- Gary Smith: Urge approval – these changes visual attractive, but would prefer smooth finish stucco which is better suited to maintain against downtown soot.

Committee:

- Revised design definitely enhancement, but alternate colors and smooth finish preferable. Appreciate inclusion of affordable housing.

Motion: Support staff’s recommendation – proposed design changes to be in substantial conformance and approve the proposed design changes

- *1st: Rosenbaum 2nd: Wilson-Ramon*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Atsuni, Barbano, Blair, Brown, DiFrancesca, Dion, Egan, Escala, Gattey, Lachman, Limandri, Litwak, Nauta, Pensabene, Perry, Rosenbaum, Wilson-Ramon

12. Fault Line Park’s Off-Leash Dog Run General Development Plan Amendment– East Village ~ Kathleen Brand, Civic SD

- Currently a temporary dog park, located in southern edge of Faultline Park along J street, 5000SF +- fenced area of artificial turf. \$250K total project budget with construction completed by March 2019. Funded by FAR funds
- This use assists activation of the park, deterring homeless.

Public:

- Doug Hicks – Pinnacle doesn’t maintain park as is; need a maintenance agreement/schedule for public health. Concern about finish/ durability of fence
- Gary Smith – Support, can always adjust perimeters later.

Committee

- Opposed: In favor in park, but cost too great and fence ok

Motion: Support staff’s recommendation to approve dog park but with modifications to revise fence material, and add shade.

- *1st: Atsumi 2nd: Wilson-Ramon*

	In Favor	Opposed	Abstain	Recuse
DCPC	13	2	0	0

In Favor: Atsumi, Blair, Brown, DiFrancesca, Dion, Egan, Escala, Gattey, Lachman, Pensabene, Perry, Rosenbaum, Wilson-Ramon

Opposed: Barbano, LiMandri

13. Proposed 12th Amendment to the City of San Diego Land Development Code including Amendments to the Downtown Land Use and Development Regulations – Downtown Community Plan Area ~ Brad Richter, Civic SD

8 areas of Substantial Changes:

- City Facilities Exemption: Exempt from normal site development regulations, but allows input by local Community Plan Design Review
- Active Commercial Uses: Revises/ reduces areas of prescriptive requirements of Active Commercial requirements to revised Main Street map. 40% flexible Commercial in main commercial heart of downtown and otherwise just on main streets like Broadway & market. Committee in favor
- Rezoning: Public Facilities Zoning return to consistent with adjacent zoning. Add new Zoning districts along waterfront to conform with Port use. Committee in favor.
- Overlay Zones: Provide more flexibility in overlay; provide more mixed use developments. Committee in favor.
- Density: Add incentive of doubling density for providing additional public space, 3 bedroom units and below grade vs above grade parking; Default back to city wide regulations for affordable housing. Committee split vote over 3 bedroom units, Too generous to developments.
- Sign Regulations: Revise Comprehensive Sign Plans from Process 5 to Process 2 creating more flexible process. Committee in favor
- View Corridors: CIVIC withdrew view corridor changes since DCPC so concerned.
- Schedule: to City Council by Feb/March; would become effective 45 days after Public Hearing

Public: Gary Smith: compliments committee & process; strongly supports

Ad Hoc Committee: Comments noted above.

- Motion: Support staff's recommendations as modified by Ad Hoc Committee
- *1st: Wilson-Ramon 2nd: Dion*

	In Favor	Opposed	Abstain	Recuse
DCPC	13	0	0	0

- In Favor: Atsumi, Barbano, Blair, Brown, DiFrancesca, Dion, Egan, Escala, Gattey, Pensabene, Perry, Rosenbaum, Wilson-Ramon

Miscellaneous

14. Potential Agenda Items and Member Comments

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

Adjournment 7:53pm.