



Downtown Community Planning Council San Diego

## **DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF January 23, 2019**

**Call to Order:** Chair Stark @ 5:33 pm.

**Roll Call:** Chair Stark noted that 15 of 24 members were present, constituting a quorum.

**Members Present @ Call to Order (15):** Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Escala, Lachman, Nauta, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

**Late Arrival (2):** Brown, Pensabene

**Members Absent (7):** Atsumi, Clark, Garrey, Kohn, Lawson, Limandri, Litwak,

**Early Departure (6):** Brown, Escala, Perry, Rosenbaum, Wery, Wilson-Ramon

### **2. Approval of December 12, 2018 Meeting Minutes**

- Minutes approved,

### **3. Public Comments on Non-Agenda Items - None**

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

- District 3 Councilman Ward representative Brian Elliott –
  - Budget: priorities are Homeless and Affordable Housing; Working with Regional TaskForce
  - Scooters: waiting to see which committee proposal gets assigned to; Ward proposal is close to alignment with Mayor; schedule for Council action depends on subcommittee assignment but probably end of March

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

- Core Business seat now vacated by James Lawson due to 3 absences; available next month
- New Seat Vacancy – East Village Business seat – will expire in March, no applicants
- CPC:
  - Transit City Wide Ordinance – voted to support with caveats and recommendations;
  - Grand Jury found challenges in Community Planning reporting processes; considering consolidating some community Planning Groups and potential changes in charters; want more transparency and outreach in selection process
- March Elections approaching; Rosenbaum volunteered as chairman w/ Escala as co-chair; will set sub-committee meeting date soon; any changes in process need to be voted on at February meeting;
- Next month is last meeting of the year; each committee to report on status of their “charges” for the year
- Housing for the Next Million, Phil Bona Chair, meeting February 7 at New School of Architecture
- Pre-Design, Escala: Project will be presented tonight
- Social Issues. Ball : Feb. 8<sup>th</sup> Bus Tour to Orange County/ Los Angeles to view modular Affordable Housing
- Public Spaces, DiFrancesca/ Wilson-Ramon: Meeting covered status of downtown parks, several are in permitting phase

## Information

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

- Makers Project approved by CIVIC board
- Downtown Mobility Phase 1 in Process – J Street Cycletrack underway
- 777 Beech – revised proposal out for public review
- Children's Park – in plan check review, then out for bid, start construction in August, 9 month construction; City Park & Rec needs to address ongoing homeless, etc. issues
- Bicycle Paths: Beech versus Ash – decision made in 2016
- California Theater – SOHO won lawsuit over EIR; now involved in private negotiation w/ developer
- Ritz Carlton Hotel – lawsuit settled but no new info on status
- 520 West Ash – temporary leasing sign not per code; check w Neighborhood Code Compliance and try Get It Done App
- Jumbotron on Luma building on Ash – permitted as part of overall project

### **7. Proposed Scooter Regulations – Jonathan Freeman, NOW (Not On Walkways)**

- Serious problems due to delay in passing regulations. NOW proposal to Mayor would increase safety for pedestrians.
- CIVIC not engaged in regulations. Public Spaces should come up with an opinion/ concurrence, for action next meeting.

## Consent – No Items

## Action

8. Transit Priority Area Parking Standards – Downtown ~ Brad Richter, Civic SD; Alyssa Muto, Deputy Director

The City Planning Department is proposing revisions to the parking requirements for residential developments in Transit Priority Areas throughout the City. As part of this effort, specific revisions to the residential parking requirements for Downtown are proposed to eliminate parking minimums, establish parking maximums, and require the unbundling of any market-based parking that is provided in residential developments to be implemented in the next 5 years. Trends show decreased car ownership due to new mobile technologies, price of parking, young professional change in philosophy.

Current Downtown Parking Requirements: Pre-2006 - .5 spaces/unit; 2006-Current – 1 space/unit + 1 space/30 units for guests. ADA, electrical charging, motorcycle parking not required if additional parking not required in Unbundled scenario. In Unbundled, you can buy a specific space; in rentals, individual spaces rented separately. With similar regulations in place, Seattle and Portland increased transit ridership, decreased car ownership. CIVIC surveyed 5 downtown housing projects (between 2 and 5 years old) for actual use of parking spaces.

Questions: Concern about survey validity; selection not diverse like overall downtown. Studies try to get ahead of trends for future planning. Smaller developers on small lots most interested in this change. What about leveraging empty commercial parking buildings and shared parking arrangements for overnight parking? Need to generate market demand over time. Goal is multimodal to reduce emissions for climate action plan, increase building and affordability of units to alleviate housing crisis. High end condo developers could be affected, but looking at shared vehicle fleet idea. Establishing Maximum parking requirement encourage change rather than wait for market change. Climate Action Plan is driving this change. County building only 15% occupied at any time; why not

open it up for public parking? Consider non-reserved business parking for more flexibility – any evidence that this works better? Research shows that this does improve parking efficiency. Consider bonus process for amenities like storage, etc. What about parking spaces for service vehicles like Uber, Amazon delivery, etc.?

**Discussion:**

Public Comment - Gary Smith, DRG: Won't affect price of market rate units, but would affect costs of Affordable Housing. ADA parking will now occur on streets; all on- street parking taken up by various zones. Social Justice issue as less affluent can't afford to buy parking spaces.

**Committee-**

Oppose Staff Recommendation: Pensabene – San Diego getting ahead of itself, timing is pre-mature; cities in studies are more mature, have better transit infrastructure and more employment downtown. Concern about permanent decision about temporary situation. Won't solve problem of affordability or family housing downtown

Support Staff Recommendation: CPC supported with 5 year metrics to follow how it's doing citywide – excluded beach area and downtown. We consistently vote exceptions for small projects; believe market will determine amount of parking.

**Substitute Motion:** Support staff recommendation with the exception of allowing 2 parking spaces for 3 bedroom units

1<sup>st</sup>: *Rosenbaum*                      2<sup>nd</sup>: *Barbano*

|      | In Favor | Opposed | Abstain | Recuse |
|------|----------|---------|---------|--------|
| DCPC | 7        | 9       | 0       | 0      |

**In Favor:** Ball, Barbano, Escala, Nauta, Rosenbaum, Stark, Wery

**Opposed:** Baker, Blair, DiFrancesca, Dion, Egan, Lachman, Perry, Wilson-Ramon, Pensabene

**Original Motion:** Oppose staff recommendation

1<sup>st</sup>: *Pensabene*                      2<sup>nd</sup>: *Wilson-Ramon*

|      | In Favor | Opposed | Abstain | Recuse |
|------|----------|---------|---------|--------|
| DCPC | 9        | 7       | 0       | 0      |

**In Favor:** Baker, Ball, Blair, DiFrancesca, Dion, Egan, Lachman, Pensabene, Wilson-Ramon

**Opposed:** Barbano, Escala, Nauta, Perry, Rosenbaum, Stark, We

**9. Milvu Event Center** (7th Ave, btwn Broadway and C) – CUP/NUP No. 2018-45 – East Village North ~ Nicole Pare, Civic SD

Milvu, LLC is seeking approval of CUP/NUP to allow indoor, live entertainment including amplified live entertainment and patron dancing, and the sale of alcoholic beverages for on-site consumption at the Milvu Event Center, a proposed hosted private event venue located on the west side of Seventh between Broadway & C Street in East Village. Project includes building improvements to convert existing building into private event space including all systems upgrades, seismic retrofit, roof replacement restrooms & commercial kitchen. Other projects in the area have similar hours 10am – 2am. Applicant requesting 11am – 1am. Mitigation Measure include additional acoustical construction requirements. Would host only private events, no ticket sales to special events.

**Discussion:**

Public Comment - Gary Smith, DRG: Nothing prevents promoter selling tickets and promoting within.

**Motion:** Support

1<sup>st</sup>: *DiFrancesca*                      2<sup>nd</sup>: *Rosenbaum*

|  | In Favor | Opposed | Abstain | Recuse |
|--|----------|---------|---------|--------|
|  |          |         |         |        |

|      |    |   |   |   |
|------|----|---|---|---|
| DCPC | 16 | 0 | 0 | 0 |
|------|----|---|---|---|

**In Favor:** Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Escala, Lachman, Nauta, Pensabene, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

**10. CVS 4th Avenue Off-Site Alcohol Beverage Sales** (Broadway and Fourth) – CUP No. 2018-47 – Civic/Core Neighborhood ~ Nicole Pare, Civic SD

CVS requesting to transfer their existing ABC License from Horton Plaza location to new site currently under construction at northeast corner of Broadway & 4<sup>th</sup> Avenue. Standard conditions for downtown apply including 1 year standard review. Steve Laub, CVS representative indicated that only 4% of store area (800 SF) would be utilized for Alcohol display.

Discussion:

Public Comment: Gary Smith, DRG: His group supports

**Motion:** Support staff recommendation  
*1<sup>st</sup>: Pensabene* *2<sup>nd</sup>: Dion*

|      | In Favor | Opposed | Abstain | Recuse |
|------|----------|---------|---------|--------|
| DCPC | 16       | 0       | 0       | 0      |

**In Favor:** Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Escala, Lachman, Nauta, Pensabene, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

**11. Front & Beech** – CCDP No. 2018-50 – Design Review – Cortez Neighborhood of the Downtown Community Plan Area ~ William Chopyk, Civic SD

Affirmed Housing Group plans to construct a 7 story, 78 unit affordable residential housing project including supportive housing at the SEC of Beech & Front streets with 7 off-street parking spaces. One affordable housing incentive requested: Elimination of View Corridor setback along Beech Street. Issues in pre-design: colors, plainness of B street façade, building proportions. CIVIC has received much public correspondence, primarily relating to the use.

Cristina Martinez, Affirmed Housing: San Diego based affordable housing developer, 48 projects across the state. Project will include manned security desk 24/7; Bike maintenance shop as public amenity adjacent to upcoming cycleway on Beech St. Conor Brown, Carrier Johnson: Addressed design concerns with additional tree, light poles, and planters at ground level; revised stucco color of some major elements and utilized wood and warm toned brick at pedestrian level to tie together. Street parking allowed along Front Street; no specific area designated for deliveries or service.

Public Comment:

Opposed: Suzanne Roth, representing Casa Palermo across from project - Don't think project meets city goals for diversity, creates disproportionate amount of low income housing (block would have 27% of all low income housing in Cortez Hill). Want contingency requirement that residents be selected from those within 1 mile of building and work downtown. Development leaves orphan parcel between the housing on this block. Want to review updated Design plans. Randy Puzo, Little Italy resident – Concern block will ever upgrade with these small developments, will lock in this type of development. Jim Liquori, Palermo resident: Concern about bike Maintenance facility.

In Favor: Jordan Lachford, San Diego Regional Chamber of Commerce – Prioritize affordable housing, will help alleviate crisis. Gary Smith, DRG: Perfect infill for downtown in general;

Committee: Dan Wery, Pre-Design Temp Chairman: Revised plans now address design concerns generally; Project barely meets minimum density requirements making difficult for block to ever reach it's potential.

In Favor: Don't disagree with resident concerns about additional low income housing, but our authority is to address design issues. Support from design perspective – right scale, finness, design changes improved project.

**Motion:** Support staff recommendation for design approval, but are concerned with over concentration low income housing on this block specifically and downtown in general.

1<sup>st</sup>: Wery

2<sup>nd</sup>: DiFrancesca

|      | In Favor | Opposed | Abstain | Recuse |
|------|----------|---------|---------|--------|
| DCPC | 13       | 0       | 0       | 0      |

**In Favor:** Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Lachman, Nauta, Pensabene, Stark, Wery, Wilson-Ramon

**Recuse:** Escala

12. Kettner & Hawthorn (full block) – CCDP / PDP / NUP No. 2018-08 – Design Review and Associated Permits – Little Italy ~ James Alexander, Civic SD

KR Kettner requesting approval for construction of 6 story office tower on full block bounded by W. Ivy and W. Hawthorn, Kettner Blvd. and the MTS Trolley tracks. Project comprises 178,807 SF office space, 14,929 SF ground floor retail space and 280 parking spaces. Deviations requested: street wall setbacks; NUP for outdoor use areas associated with ground floor retail spaces.

Gensler Architects: Used setbacks/ urban living rooms to create space activation; large floor plate capacity, above grade parking screened by active commercial. Scale and materials to fit in with neighborhood. Revised design per earlier comments regarding mechanical screening height, height of southwest corner street wall to extend enhanced material to base, incorporation of artwork along former blank wall.

Discussion:

Public Comment: Gary Smith, DRG: Architects did great job refining design, in favor of proceeding.

Committee: Escala, Pre-Design: project well received; Little Italy supports

**Motion:** Support staff recommendation

1<sup>st</sup>: Escala

2<sup>nd</sup>: Lachman

|      | In Favor | Opposed | Abstain | Recuse |
|------|----------|---------|---------|--------|
| DCPC | 13       | 0       | 0       | 0      |

**In Favor:** Baker, Ball, Barbano, Blair, Brown, DiFrancesca, Dion, Egan, Escala, Lachman, Nauta, Pensabene, Stark

13. **Block F Makers Quarter** (partial block bounded by 15th, 16th, F and G streets) – CCDP / CCPDP / NUP No. 2018-44 – Design Review and Associated Permits – East Village North Neighborhood ~ William Chopyk, Civic SD

Project is ¾ block – 50K SF lot, 32 story, 405 residential unit, 48518 SF office building, FAR 9.32 including bonuses. Two deviations proposed including garage encapsulation less than 50% of building façade.

Carrier Johnson + Culture Architects: Revised design to address Pre-Design comments with above grade parking screening, cap element, balconies cascading down facade, artwork at base façade wall, and pocket park anchored by café creating pedestrian activation. Unit mechanical VTac units typically face into unit balconies except for a few instances. Trash collection is centralized with satellite spots for outlying retail spaces. Restaurant ventilation achieved thru roof of podium level. Criteria developed for façade wall art to be selected by RFP at a future date. Landscape: Green areas shared at grade level, large Eco roof, showcase natural fault line which bisects the site. Ecoroof on northern exposure will be appropriately planted.

Discussion:

Public Comment: Gary Smith, DRG; Meets requirements, urge approval

**Motion:** Support staff recommendation

*1<sup>st</sup>: Baker*

*2<sup>nd</sup>: Lachman*

|      | In Favor | Opposed | Abstain | Recuse |
|------|----------|---------|---------|--------|
| DCPC | 11       | 0       | 0       | 2      |

**In Favor:** Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Lachman, Nauta, Pensabene, Stark

**Recuse:** Connor, Escala

### Miscellaneous

#### 11. Potential Agenda Items and Member Comments

- Baker – discussion about presenting issues of import to Council better; best mechanism thru sub-committee process; how interested are we in being pro-active; meet with our council representative like Brian.
- Bring back strategy to leverage influence

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

**Adjournment 9:28**