



DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF April 17, 2019

Call to Order: Acting Chair Blair @ 5:35 pm.

Roll Call: Blair noted that 17 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (17): Barbano, Blair, Cepada, Clark, DiFrancesca, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Theisen, Wilson-Ramon

Late Arrival (4): Baker, Ball, Dion, (Takara elected during meeting)

Members Absent (4): Brown, Nauta, Swearingen, Wery

Early Departure (3): Clark, Egan, Hunt

2. Approval of February 20 and March 20, 2019 Meeting Minutes Motion:

Approve February 20 and March 20, 2019 Meeting Minutes

1st: Blair

2nd: Rosenbaum

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	5	0

In Favor: Barbano, Blair, Cepada, Clark, DiFrancesca, Egan, Gattey, Lachman, Link, Pensabene, Perry, Rosenbaum, Wilson-Ramon

Abstain: Hunt, Lawson, Link, Priver, Theisen

3. Public Comments on Non-Agenda Items –

Gary Smith, DRG – Advice to newly elected group: Review Planning Section on City Website; DCPC can lobby to amend PDO for more projects to review. Group can meet at city center. Learn about impact fees, CIP's, etc.; it is our responsibility to take action.

4. Elected Representative Comments:

- District 3 Councilmember Chris Ward–
 - Homeless –Ward is chair of Regional Taskforce – Investment of state resources now for street outreach, flexible spending pool, rapid rehousing; Intergovernmental council of all county communities established to reform systems & approach; improve voices of life experiences; more dispersed housing city wide with goal of 140 new units in each council district.
 - Increased levels of cleanliness on streets; Action on Hepititas – strong response for early outbreak
 - Shelter down to 720 – lowest since 2016; increased workforce engagement
 - Qualcomm Temporary shelter for Homeless – lot north of Friars Road (family tailgate lot) – safe lot for living in cars; Potential use of other City Properties – contact city and mayors office
 - How to measure input and output – Regional Taskforce engaging 3rd party review.

- Mental Health – released funds to expand county programs; recuperative care facilities for emergency room cyclers, etc. – looking at County owned facility in Hillcrest;
 - Permanent supportive housing must
 - City owned land could underwrite some costs; no green light yet
 - Smart program – jail or 1 year in facility ○
 - Rehabilitation of Cortez Hill Family Center update – none so far ○ Scooters – On street corrals popping up now – 300 spots thru out downtown; Mayor’s regs to Council next Tuesday; city staff to come back in 6 months with status
 - Horton Plaza – amending operating agreement to allow majority office space vs current majority retail; new concept High Tech Campus
 - Budget Season – 2.5 weeks of line item review up next; Capital Improvements and Infrastructure budgets increased.
 - Fighting for funds for downtown park ranger ○
- April 27 10am Community Coffee at QuartYard

5. Chairperson’s Report, Subcommittee Reports:

Pat Stark, Outgoing Chairman thoughts

- To advance issues: Ask when, then follow up
- Procedures – get new roster to the city
- New members must take Community Orientation Workshop on line or in person
- Check City Website to see how other Community Planning Groups like Clairmont operate/communicate
- Monthly Community Planning Group meetings – 4th Tuesday 7-9pm in Golden Hall
- DCPC has 250\$/annually to spend from City of San Diego as reimbursable expenses

Information

6. Project Updates ~ Brad Richter, Civic SD

- TR Produce and Bay City Brewery addition have hearings this week

Action Items

7. DCPC Elections for Vacant Seats

Christine Takara running for Columbia Business Seat, - Marketing Property person for major downtown Property Manager, Board of directors Downtown Partnership; moved here 2005; SDSU graduate

Motion: Elect Takara for Columbia Core Business Seat

1st: *Lawson*

2nd: *Rand*

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Theisen, Wilson-Ramon

8. DCPC Elections of Chair, Vice Chair, & Secretary

Motion: Move that proposed Executive team of Chair Michael Rosenbaum, Vice Chair James Lawson, Secretary Bob Link be elected and immediately take office.

1st: *Pensebene* 2nd: *DiFrancesca*

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Theisen, Wilson-Ramon

Consent Items -

Move Action Items 11, 12, 13 to consent.

Motion: Approve Items 11, 12, 13

1st: *Lawson* 2nd: *Baker*

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Theisen, Wilson-Ramon

Action Items Continued

9. Appointments of subcommittee chairs

Committee descriptions and responsibilities distributed with members signing up for 2 committees. Each subcommittee met briefly to determine chairpersons who will schedule meeting to determine committee goals prior to next month's DCPC meeting. **New Chairpersons and Subcommittees:**

- **Preliminary Design – Chair: Rand Barbano;** Jon Baker, Cindy Blair, Kay Difrancesca, Stacy Dion, Jennifer Gattey, Bob Link, Figaro Nauta, Christine Takara, Nancy Wilson-Ramon
- **Public Spaces – Chair: Jennifer Gattey;** Jon Baker, Rand Barbano, Cindy Blair, Diana Clark, Jennifer Hunt, Figaro Nauta, Christine Takara, Nancy Wilson-Ramon
- **Communications – Chair: David Priver;** Monica Ball, Manny Cepeda, Stacy Dion, Donna Egan, Paul Pensbene, Michael Rosenbaum, Tom Theisen
- **Social Issues – Chair: Monica Ball;** Donna Egan, Jennifer Hunt, James Lawson, Bob Link, David Priver
- **Operations, Budget/Finance – Chair: Ned Lachman;** Kay Difrancesca, Michael Rosenbaum
- **Bylaws/Reorganization/Elections – Chair: Caroline Perry;** Manny Cepeda, Diana Clark, Ned Lachman, Bob Link, Paul Pensabene, Tom Theisen

10. Civic SD settlement update and impact on DCPC report – Brad Richter, Civic SD In 1992, extending Redevelopment District downtown, CCDC started processing all entitlements/ planning for the City Development Services Department (DSD). In 2012 the state abolished Redevelopment Agencies and districts merged into CIVIC. After 4 years of Lawsuit, settlement agreement turned planning segment of CIVIC back to DSD for planning and permitting functions.

Series of Code amendments are required (Centre City, Marina Planned District, Gaslamp Historic

District), with changes to Council in May or June. Projects will now be submitted to DSD starting in June probably. City has same processes, but Design Review function no longer exists. Process 1 will go straight to Permit Process now. Discretionary Processes 2-5 can still be requested for committee review but no staff report. Richter hopes to keep interactive development map on website maintained. Any project over 50 DU, over 50K SF or with deviations had to go thru Design Review and downtown design guidelines previously. Historic review for over 45 years still required. DCPC will still see any projects with discretionary requests.

Current meeting room lease up June 2020 and DCPC will need to find new meeting location by end of this year or next July. Will continue distribution lists thru July. Richter to give Processes ‘class’ for new members 4:30pm before next DCPC meeting.

11. Park & 12th Emergency Access Easement Vacation, East Village – Civic SD Approved under Consent

12. 320 W Cedar Map Waiver, Little Italy – Civic SD
Approved under Consent

13. Approval of Annual Report submitted by outgoing chair for submission to the City of San Diego
Approved under Consent

14. First & Beech Amendment – CCDC/PDP NO. 2015-49AA – Rev. Dr – Cortez – William Chopy, Civic SD

Pre-Design Review and Civic Design Review: Requested various storage and ongoing maintenance improvement. Bicycle parking located adjacent to exterior cycle path in former parking ramp area. Affordable housing 10% minimum required so applicant paying a portion of fee since only 5% provided off site. Entering Affordable Housing agreement with San Diego Housing Commission.

Design presentation: Revised façade to simpler design; increased unit count but building footprint the same as previously approved project. Plan for top lighting of building in process.

Questions: Increase units by 65 but less affordable units (or fee) provided. Inclusionary housing fee \$10.83/ SF. Must be located in same community planning area or within 1 mile of project. Inclusionary housing ordinance allows for payment of fee or you can avoid by including affordable housing in your project.

Public Comment:

Gary Smith, DRG: Check City website on Inclusionary Housing Fees recent report. Urge approval
Discussion:

In Favor: Pre- Design favorable with tweaks: Well designed project; approve that architect removed hanging planters on glass façade

Motion: Support staff recommendation for

1st: Barbano

2nd: Pensabene

	In Favor	Opposed	Abstain	Recuse
DCPC	19	1	1	0

In Favor: Baker, Ball, Barbano, Blair, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Theisen, Wilson-Ramon **Opposed:** Lachman **Abstain:** Cepada **Recuse:**

Miscellaneous

11. Potential Agenda Items and Member Comments

- None

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

Adjournment 7:45