

DCPC letterhead please

**DOWNTOWN COMMUNITY PLANNING COUNCIL
MINUTES OF THE MEETING OF May 15, 2019
(corrected and approved DCPC meeting 06.19.2019)**

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

1. Roll Call: Blair noted that 22 of 24 members were present, constituting a quorum.
Members Present @ Call to Order (22): Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Swearingen, Wery, Wilson-Ramon
Late Arrival: none
Members Absent (2): Nauta, Theisen
Early Departure: Clark departed early – absence noted items 9-11, 13 below
Noted: Orabone, Colin joined board meeting from public subsequent to Item 7. Elections.

2. Approval of April 17, 2019 Meeting Minutes

Motion: Approve April 17, 2019 Meeting Minutes

In favor (21), opposed (0), Abstain (1) Swearingen, Recuse (0)

3. Public Comments on Non-Agenda Items –

None

4. Elected Representative Comments:

- District 3 (Elliott) Councilmember Chris Ward–
 - Scooters: 5.14.2019 City Council 2nd Reading. Effective in 30 days – enforcement of parking in corals.
 - Budget: Scooter registration moneys will go to Mobility budget. Use includes coral painting, enforcement
 - Downtown Park Ranger: remains under discussion
 - City Council Meeting 5.20.19 is anticipated to include vote on Horton Plaza deed restrictions, Stockdale proposed plans
 - DCPC member Questions/Suggestions: (Lackman) Clarify Scooter Enforcement. Response: TBD.
- CA 78th Assembly District (Soriano) Assemblyperson Todd Gloria
 - Appropriations work ongoing
 - Bills: AB1154 (Gloria) deed surplus property to affordable housing (to non profit). Ex Parking garage on Front Street.
 - AB1413 – tax for transportation. Ex SANDAG – San Diego could be isolated for tax and benefit
 - DCPC member Questions/Suggestions: (Hunt) Does Gloria support Complete Street (yes)
 - (Pensabene) would letter of support be helpful (yes)

5. Chairperson's Report, Subcommittee Reports:

- **Chair (Rosenbaum):**
 - Starting process for Project Priorities. Thanks to all.
 - City Request. DCPC attendance at 12th code update. 1130 Thursday 5.23 Volunteer requested (none identified during meeting)
 - E-COW reminder Saturday 5.18.19 – reminder that attendance provides legal protection to DCPC board members
 - Expressed appreciation to Civic for new member training prior to meeting
- **Communications (Priver):**
 - Committee focus - DCPC promotion via print, tv radio, web, Government, HOAs, Community Groups
 - Considering alternatives for DCPC members to be given DCPC email addresses (to isolate from personal email if litigation)
 - Manny is looking a DCPC web site upgrades
 - Comment (Rosenbaum) – Communications to help with transition due to Civic San Diego changes
- **Social Issues (Ball):**
 - Objectives being edited and to be returned
 - In response to member (Blair) – Monica clarified that members should refer housing questions to 211.
- **Pre Design (Barbano):**
 - Concern with flow of info after change in Civic San Diego status. Committee expressed concern with becoming “blind” due to ministerial processes bypassing DCPC.
 - Requested Chair to instruct City to clarify anticipated flow of project info. Ex 50 units, 100K sf, 5 stories tall, code change
 - Refer to anticipated 6.4 City Council meeting when draft ordinances will become available.
- **Public spaces (Gathey)**
 - Priority – Activate Mobility, Parks_ Place Making
 - Coordinating with Park & Rec
 - Mobility Plan
 - Meet Quarterly
- **Operations, Budget & Finance Committee (Lachman)**
 - CIP / PFFP Analysis
 - (Rosenbaum) – Transitional Issues, communications, budget for meeting spaces and operational expenses
- **Bylaws, Reorganization & Elections (Perry):**
 - Meeting to be rescheduled

Information

6. Project Updates ~ Brad Richter, Civic SD

- Bay City Brewing – approved with hours restrictions
- TR Produce, J Street – Approved alternate office use, 20 years
- Encourage attendance at 6.4.19 council meeting re Horton Plaza

Consent Items - None

Action Items

7. DCPC Elections for Vacant Seats

(Caroline Perry confirmed qualification Documents submitted)

- Bill Orabone, East Village North Business. - Unanimous consent
- Pablo Colin, East Village South Residential – Unanimous consent
(both new members voted from this point forward)

8. Inmate Tunnel. Request for DCPC Support – Duane Hagewood, Carrier Johnson

Presentation:

- Outstanding from new Courthouse due to funding at the time
- Under Union and Front – crosses fault line
- Will maintain open Front Street traffic lanes during construction
- Subterranean tunnel selected due to safety and flexibility with property
- Life and safety issue via Central Jail
- Work to begin Sep/Oct. 2019

Discussion:

- (Wery) Concern with impact on future high rises – restricted to one full level of parking below grade in area of tunnel
- (Pensabene) concern with vent noise – Reply – minimal except in case of fire
- (Barbano) future site contributed to research re tunnel site

Public Comment:

- (Gary Smith, DRG) urge letter of support – save money compared with busing.

Motion: (Lawson) - Move to support Recommendation in favor of Tunnel and provide letter of recommendation.

2nd: DiFrancesca

Motion passes In Favor: unanimous (24)

Opposed none

Abstain: none

Recuse: none:

9. Pinnacle on Park Alternative Interim uses – Nicole Pare (Civic SD)

Presentation:

- 10 year CUP with opportunity for extension

Discussion:

- (Orabone) Recommends NTE 10 year CUP
- (Hunt) concern with no discussion of stop sign (safety) Response – Island, 15th is non active intersection. Intent is to Activate street, neighborhood.
- (Wery) requested clarification of “Active”.
- (Pensabene) – will take a little time to activate 15th Street

Public Comment:

- (Gary Smith, DRG) – 10 year plus 10 year is reasonable approach
- (Dora (EVA)) – support liveable urban village, enhanced pedestrian park opportunities
- (Dennis LaSalle, Pinnacle) – purpose is to activate leasing office, process permit – activate, build out as neighborhood matures then Activate Immediately.

Motion: (Baker) - Move to support staff recommendation in favor of CUP

2nd: Pensabene

Motion passes In Favor: (21)

Opposed none

Abstain: none

Recuse: Colin:

Absent: Clark, Perry

10. Fifth & Ash Suites – James Alexander (Civic SD)

Presentation:

- Fully Automatic Parking – reduce to 1 ½ level
- Modest other changes since last presented
- Switches suites to hotel rooms

Discussion:

- none

Public Comment:

- (Gary Smith, DRG) DRG favors project. Favors robotic parking. Some concern with stairs

Motion: (Wilson-Ramon) Move to support staff recommendation in favor of project as attribute to neighborhood.

2nd: Lachman

Motion passes In Favor: (22)

Opposed none

Abstain: none

Recuse: none:

Absent: Clark, Perry

11. EV 9th & Island – James Alexander (Civic SD)

Presentation:

- 40 offsite parking spaces
- Operate to 11/12 pm or 30 minutes after Petco Park Event
- One outstanding issue anticipated to be resolved
- (Owner/Architect) – rooftop will be amenity to neighborhood
- (Jeff Short – Ex VP J Street Hospitality) –
 - Same hours as Courtyard
 - Zero compliance issues
 - No live music, DJ, Dancing
 - Meet noise restrictions 10pm-7am
 - Supportive of 11 pm Sunday-Thursday, 12pm Friday Saturday

Discussion:

- (Lawson) confirmed matching other business hours in surrounding neighborhood

- (Pensabene) expressed concern with parking
- (Barbano) concern with blank wall – add glazing, wrap

Public Comment:

- (Gary Smith, DRG) looks better than Federal Jail but – noise travels from tops of buildings. Recognized that hours are compatible with residential neighborhood

Motion: (Baker) Move to support staff recommendation but not requiring back elevation revisions. Noted that it is surrounded by other venues with like hours.

2nd: DiFrancesca

Motion passes In Favor: (16)

Opposed (3) Hunt, Link, Orabone

Abstain: none

Recuse: none:

Absent: (5) Clark, Lawson, Perry, Priver, Swearingen

12. 777 Beech – James Alexander (Civic SD)

Presentation:

- **(Safdie Rabines, Architects) comparing with prior submission**
 - **Smaller number of units, more square footage**
 - **“modern version” of El Cortez**
 - **Live/Work units can be used as retail space**
- **(Brad Richter) re settlement agreement – it is a private issue, no update**

Discussion:

- (Hunt) question re bike parking – reply 21 spaces on 8th street side
- (Dion) concern with handicap access – reply confirmed access

Public Comment:

- (Gary Smith, DRG) Lack of commercial space – DRG recommends not approve
- (Terry Sherer, organized presentation El Cortez owner with slides) opposed
- Owner/Residents
 - (Tara) neutral opinion compliment livework space, concern with street level patio attracting clutter
 - (Stash) opposed. El Cortez is historical site, structural issues with parking garages, impede downtown skyline
 - (Brey) opposed – plan is a disaster, disappointment
 - (Casey) opposed – will destroy pool and patio
 - (Collier) opposed noise due to increase in dwelling units, underground parking excavation, balconies are a distraction from El Cortez
 - (LC Cline, neighborhood property owner) opposed – no commercial retail, Exhaust fans close to El Cortez
 - (Murphy) opposed – closeness, exhaust, pet area, overshadows, not enough bike storage, need commercial space
 - (Kerendum – SD Developer) – opposed to design. El Cortez is iconic building, should not compete – needs to be smaller, closeness detracts
 - (Monique) opposed – detracts from essence of neighborhood

Motion: (Pensabene) Move to oppose staff recommendation

2nd: Hunt

DCPC Board in support/opposed to motion:

- *(Hunt) we need to show respect for community, research more retail, not opposed to housing but need respect for community*
- *(Blair) requested of Brad re subdivision, historical – reply in 2000 formed 2 lots*
- *(Lawson) support – disingenuous due to lack of recognition of community, board, historical context*
- *(Lackman) looks great except next to El Cortez*
- *(Barbano) support – setbacks missing all four sides*
- *(Swearingen) support – doesn't belong next to El Cortez*
- *(Baker) question to Brad re lawsuit – response – is a private lawsuit re development of property*
- *(Wery) support – access blocked.*
- *(Baker) support – not right to develop property – is incorrect solution*
- *(Blair) neutral – troubled by lack of consistency*

Motion passes - opposed to staff recommendation: (19)

Opposed: (5) Baler, Blair, Clark, Rosenbaum, Colin

Abstain: none

Recuse: none:

13. 220 W. Broadway – William Chopyk (Civic SD)

Presentation:

- Noted that had favorable DCPC Pre Design review
- 431 units with 86 affordable
- (Tom Warren, Architects) noted that pouring concrete on 28th floor at Park & Market. 220 W Broadway is intended to include 8 levels office/retail.
- 15' taller than new courthouse
- Intent is to get started with demo asap (summer 2019)

Discussion:

- (Hunt) need bi-modal access. Response 117 bike parking spaces

Public Comment:

- (Gary Smith, DRG) – shared parking is a manageable solution, need mail and package delivery on first level, property is activated in all directions

Motion: (Dion) Move to support staff recommendation

2nd: Wilson-Ramon

Motion passes In Favor: unanimous (18)

Opposed none

Abstain: none

Recuse: none:

Absent: (6) Clark, Lawson, Perry, Priver, Swearingen, Colin

Miscellaneous

14. Potential Agenda Items and Member Comments - none

15. Urgent non-agenda item:

- Downtown Park Ranger. Motion (Gatley) Second (Wilson-Ramon) – Requests DCPC send letter of support for Park Ranger – unanimously approved
- AB1164 – Motion (Wilson-Ramon) Second (Barbano) – DCPC send letter of support making surplus buildings available for affordable housing – unanimously approved
- (Barbano) recommends letter to Planning Committee and City Council for Amendment that requires submissions to DCPC

Adjournment 9:05