



CHAIRPERSON'S REPORT

PRE-DESIGN
SUBCOMMITTEE MEETING
OF THE
DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY OCTOBER 8, 2019
5:15 PM

CIVIC SAN DIEGO
401 B STREET, SUITE 400
SAN DIEGO, CA

1. Roll Call at 5:17pm, DCPC Members in Attendance: Kay Difrancesca, Jennifer Gattey, Nancy Wilson-Ramon, Dan Wery, Christine Takara
Non DCPC member LC Cline (Downtown Residents Group), Kathleen Hallahan (President East Village Residents Groups)
2. Public comments on non-agenda items: None
3. Report from Chairperson: None.
Minutes of previous meeting were approved with Jennifer Gattey abstaining.

4. **Action items**

I. Pinnacle Pacific Heights:

Description: Pinnacle Pacific Heights (east side of 11th Avenue between A & B streets) – Centre City Development Permit (CCDP) No. 2019-08 – Design Review – East Village Neighborhood of the Downtown Community Plan Area ~ James Alexander

Presentations:

Presentations were brief with a focus on the changes as the project was presented recently to both Pre-Design and DCPC.

Architect Dennis Rogers: The project is on the East side of 11th and A. 486 units 8142 common area 381 parking spaces. FAR is 14.39 base 10.0. With 34 affordable units in another location. Previous design had affordable units in adjacent site which were eliminated in current design. Project meets FAA limits. The 31st floor has indoor amenities and outdoor pool. Abstract design is on parking side facing McDonalds with tie-in around corner. Two story lobby at the street level.

DCPC Members & Non-Member Questions

Q: FAR Bonus? A: Confirmed that it was proper.

Q: Affordable housing offsite without confirmation of location? A: Yes, that is acceptable.

Q: Any parking for retail? A: None.

Public Comments

Saul Herrera – Against: Refer to his written statement.



Gary Smith, President Downtown Residents Group - For: Nice building fit in well. Concern about top floor. Blank wall facing McDonalds is OK with proposed treatment. Needs to keep relief. Internal works better than previous design. The deck on the 4th floor is ideal for pool.

DCPC Member Comments:

LC Cline: The 4th Floor amenity deck was not in our docs and drawing presented needs to be better defined. Likes block wall but concerned as ages, perhaps color blocking. Disappointed in movement of affordable units offsite.

Kay: NW corner is a concern as many people will see it daily. Inquired about a dog relief area. Blank wall for pedestrians. Affordable moving disappointed, developer and architect missed an opportunity to be heroes. Concerned about the pedestrian experience and lack of affordable housing.

Dan Wery: remembers initial design very strong street frontage level. Does not care for north retail and lack of activation is a concern. The tower is attractive but street level is not. The project is not cohesive and out of proportion. It is heavy and massive at the base. Cut off at such a prominent location in downtown. East elevation wall was clarified as high finish plaster stainless reveals. No affordable housing is disappointing.

Kathleen: appreciates articulation of the tower. Blank wall plaster and stainless looks like good solution. Is concerned the NW corner is not elegant. Encourages consideration that many will look at that corner. Dog relief area is needed.

II. Pinnacle Park & C

Description: Pinnacle Park & C (northwest corner of Park & C) – Centre City Development Permit (CCDP) No. 2019-16 – Design Review – East Village Neighborhood of the Downtown Community Plan Area ~ James Alexander

Presentations:

Civic San Diego has three concerns: 1) Tower top; 2) Commercial building; 3) Street activation.

Architect Tony Cutri: The FAR is 14.5 ; the minimum is 10 . The project no deviations. 30 units affordable off site. Developer has 16 downtown multi family buildings over the last 22 years. Did the project nearby at 11th and Broadway. They desire timeless quality building with high tech glass from energy and appearance perspective. Stainless steel articulated building. The ground floor has 24 feet high bottom layer, all glass at setback. First units have balconies 24 feet off the street. Blue green glass expresses water on the side of the building. The entire base is commercial except lobby and parking entrance and has private interior open space. There are 330 parking spaces. All parking is below grade. White stone marble (Spanish) is used.

DCPC Members & Non-Member Questions

Q: Do the ground floor panels vary? A: Yes, it is a man made stone with air between them and the vapor barrier. There are veins and flecks in the tiles.

Q: Can you provide detail on the sidewalk and streetscape. A: Sidewalk meeting standard. David McCollough is the landscape architect. Will meet the requirements of the City.

Q: Have you considered the cycleway and where it is in relation to the building? A: Brad: North side cycleway eventually. 3 years. First phase Park Ave East is currently going out for bid.

Q: Is the courtyard walled and exclusive to the residents? A: Yes, it is a landscaped wall, 6 ft grade change between Jack in Box; residents only. A dog run is on North side.

Q: Is the stone façade realistic? A: Yes, nicer than on Park



Q: Where will passenger loading and unloading be given the busy streets? A: Difficult but there are not viable alternatives. There is a loading area but will be difficult.

Q: How will exiting the garage work onto the busy street with the left turn lanes? A: Challenging but have set back the exit for maximum exit visibility.

Public Comments

David Blumberg, local resident: Concerned about ingress and egress and the added congestion to the area. The resident car entrance exit will be a problem no matter where it is. With the regional transit hub, buses, major traffic in and out of downtown plus the additional buildings already approved for the area, he is very concerned about the additional traffic.

Gary Smith – President Downtown Residents Group, For: Another building with recessed balconies which he likes and people may use sit in. The building ingress and egress is very difficult for cars in this area. The microphone at JackinBox will be a problem if windows are open. Arrangement of ground floor will make trash pickup difficult and will block only lane of traffic going forward. Suggest move over to loading dock. Board sees it as a good looking building but commercial space looks like an afterthought and difficult to service.

DCPC Member Comments:

LC Cline: ingress/egress is a major concern. Exiting is going to be very difficult with 2 left on Park and 1 straight. Likes effect of colored glass. Visibility is good but traffic is bad. No affordable component.

Kay: Affordable housing is a missed opportunity.

Kathleen: affordable missed opportunity. Appreciate design of tower. Base not an extraordinary pedestrian experience. Blue band question. Activity at Park and C. Is a little concerned about balconies on South façade 6'x10' every unit, appreciate intent. Confirmed that the garage doors are translucent.

Meeting Adjourned at 6:44 pm