



Downtown Community Planning Council San Diego

CHAIRPERSON'S REPORT

PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY, JANUARY 7, 2020
5:30 PM

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

1. Roll Call at 5:15pm, DCPC Members in Attendance: Jon Baker, Cindy Blair, Kay DiFrancesca, Stacy Dion, Bob Link, Christine Takara, Nancy Wilson-Ramon, Dan Wery, Massimo Meloncelli, Paul Pensabene, Rand Barbano (Chairperson)

Non DCPC members: LC Cline, Kathleen Hallahan

2. Public comments on non-agenda items: None
3. Report from Chairperson:
 - Rand will need a person to step into the chairperson's role for February; Nancy Wilson-Ramon kindly volunteered
4. Presentation of Port Authority Master Plan Update: Daniel Reeves; Leslie & Jessie – Just got authority over what looks like San Diego Bay.
 - Did visioning in 2013; framework report in 2014; Discussions started 2016
 - Master plan is a long-range planning document not project documents
 - July publish draft; 2021 receive certification
 - Public space needs to be available to the public 85% of the time; can be used for private events
 - Activate the spaces rather than just have them be open public spaces
 - The plan is a 30 year plan. The Navy pier has to have parking before it can be converted
 - Advertising will not be allowed for anything other than the businesses actually there

5. **Action items**

- I. 9G (south side of G Street between Ninth & Tenth avenues) – East Village Neighborhood of the Downtown Community Plan Area ~ DCPC person

Presentations:

James Alexander, Civic San Diego: A 22-story, 253-foot tall mixed-use development, comprised of 241 dwelling units (DU) and approximately 35,800 square feet (SF) of commercial retail space on the ground floor and in one basement level. The Project includes five levels of above-grade parking consisting of 273 parking spaces. The proposal includes a PDP for five deviations from the San Diego Municipal Code (SDMC), a SDP for substantial alterations to a designated historic resource, and a CUP for off-site alcohol sales in the commercial retail space.

The site currently contains a vacant commercial building known as the Pacific Telephone and Telegraph Company Garage, which was constructed in 1932 and designated as a historical resource by the City Historical Resources Board in 2019 (No. 1355).

The FAR is 11; the minimum is ?.

The Project is seeking the following permits:

- A. Neighborhood Development Permit for five deviations from the SDMC as follows:



1. Sec. 131.0454 – Personal Storage: Reduce the number of personal storage areas from 100% of DU (241 DU) to 21% of DU (51 DU).
 2. Sec. 142.0560 – Parking Standards: Reduce the minimum parking stall length from 18 feet to 15 feet.
 3. Sec. 156.0310(d)(3)(A) – Tower Lot Coverage: Increase the maximum tower lot coverage from 50% to 66%.
 4. Sec. 156.0310(d)(3)(B) – Tower Floor Plate: Increase the maximum east-west tower floor plate dimension from 130 feet to 150 feet.
 5. Sec. 156.0311(d)(1) – Transparency: Reduce the minimum ground level transparency of the Tenth Avenue building façade from 60% to 40%.
- B. SDP for substantial alteration of a designated historical resource (HRB No. 1355)
- C. CUP for the sale of alcoholic beverages for off-site consumption in the commercial retail space including a request for an exception to increase the hours of off-site sales from between 10 a.m. and 10 p.m. to between 6 a.m. to 12 a.m. Extensions have only been granted twice in the past, both to full-service grocery stores (Albertsons and Jimbo’s Naturally – both starting at 8 a.m.).

Speaker: (Architecture firm: Carrier Johnson) Alex Kateras (architect)

- Focal point is 9th & G; the tower has a more vertical articulation
- Taking the Art Deco theme and putting it into the building
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DCPC Members & Non-Member Questions

- Q: The drawings do not show bedrooms. How many of each? A: Presentation showed this
- Q: What is the façade on the parking structure, and how will it block the light? A:
- Q: The drawings show a rectangle of light for the sign. What will it actually look like? A: One is for the residential portion and the other is the entry for the retail
- Q: What is in the basement? A:
- Q: What changes are you proposing for the existing building? A:
- Q: What is the necessity for all the exception you are asking for? A:
- Q: Why did you not include low income housing? A: Not experts in this area
- Q: EV charging? A: Yes to both the starting with some and can add later
- Q: Where are the parking vents? A: In the fluted portions of the garage; not shown yet
- Q: Parking one-way in & one-way out; only for the residents? A: Commercial parking is on level two
- Q: Would there be a cutoff on parking entering, exiting? A: No
- Q: The tenant? A: Target
- Q: Security for parking? A: Would be control gate at ground level and at residential level
- Q: Is historical façade the same around the building? A: Yes
- Q: The building has an overhang? A: Yes
- Q: Gaps in paneling for ventilation? A: Can do it floor by floor so the vents can be distributed
- Q: Any changes to the sidewalks? A: Proposing that on G street, mimic building pilasters in the sidewalk
- Q: Any bike lanes or bump outs nearby? A: No requirements for that, not likely
- Q: Reduction in storage areas? A: 220 of 240 units have walk-in closets; plenty of storage within the units. The units are 100 sq. ft. larger than average for East Village



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Q: Reason for parking above? A: Can't preserve the historic building if they had to dig down five levels

Q: Does the basement exist? A: No

Q: Bike storage? A: Level 2

Q: Extend beyond normal coverage; justification? A: Need to demonstrate future development so the rationale for expanding the building can be shown.

Q: Alcohol hours? A: Request from tenant; exception goes to the space. Tenant is committed to long term 15 years

Q: Would they be happy with same hours as competitors? A: Yes

Q: Traffic flow and loading zone? A: complies with regulations, not really control over traffic. Trucks will need a few lanes to get in and out.

Q:

Public Comments

Gary Smith, President of Downtown Community Group. Sidewalks are already wide. Gary told us that we need to do our jobs and be familiar with community plan.

DCPC Member Comments:

Jon Baker, Cindy Blair, Kay DiFrancesca, Stacy Dion, Jennifer Gattey, Bob Link, Christine Takara, Nancy Wilson-Ramon, Figaro Nauta, Dan Wery, Massimo Meloncelli, Paul Pensabene, LC Cline, Gordon Summers, Kathleen Hallahan, Hillary Goldy

Kathleen: We are familiar with the plan. Concerned CUP from 6 to midnight, which goes with the land. Restrict it to the other businesses. Mechanicals on level 7 would be loud. The square signs need to have more detail. Real serious concerns about how the new building meets the existing building Hoping you have time to make a setback or articulation.

Massimo (works for CJ): Liked the building design, and don't need to connect the two parts of the buildings.

LC: Like the project elements, visually appealing and variations. The biggest problem is the separation of the old and new. Dark material above the light historic building; looks like the new is crushing the old.

Stacy: Love the design and architecture. It's a great spot for the building. Great to have this retailer there.

Dan: Is there an overhang; yes. Usually there would be a setback. Bump out are possible.

Kay: Affordable housing doesn't need special support; I think our city needs mixture of people in the high rises. You should consider it.

Cindy: Like the building overall; understand all the exception.

Rand Barbano: Concern about the back and sides of the building where a massive amount of "metal paneling" is shown as a solid wall. Need pictures of the street elevations. Concerned about being too large. Do not care for the overhang of the massive building on top of the existing structure; makes it look like the tower was simply dropped on top of a structure you weren't allowed to remove.

Meeting Adjourned at 7:10 pm