



Downtown Community Planning Council San Diego

## **DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF OCTOBER 17, 2018**

**Call to Order:** Chair Stark @ 5:35 pm.

**Roll Call:** Chair Stark noted that 16 of 25 members were present, constituting a quorum.

**Members Present @ Call to Order (16):** Atsuni, Baker, Blair, Clark, DiFrancesca, Egan, Gattey, Lachman, Lawson, Litwak, Nauta, Pensabene, Rosenbaum, Stark, Wery, Wilson-Ramon

**Late Arrival (1):** Ball

**Members Absent (8):** Barbano, Brown, Dion, Escala, Kohn, Georgescu, Limandri, Perry

**Early Departure (0):** None

### **2. Approval of September 19 Meeting Minutes**

- Minutes accepted

### **3. Public Comments on Non-Agenda Items:**

- **Art Martin** – resident of downtown core, works in Little Italy – Concern about dockless scooters; likes scooters but overabundance in downtown causing clutter; wants rules/limits for safety for all.

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

- Legislator Todd Gloria's representative Nick Serrano –
  - September 30 end of this year's legislation period; Submitted 15 bills with 13 signed into law. AB2372 addressed more affordable housing via SF of land required for housing units.
  - Hosting a college financial aid seminar this Saturday, how to apply for federal and state aid
  - Now in the district, cultivating ideas for new legislation
- District 3 Councilman Ward representative Brian Elliott
  - Scooters – Public Safety
  - Next Wednesday 9am Mayor's office will weigh in on recommendations
  - Permanent Supportive Housing – Resolution pledging 140 housing units in each Councilperson's district moving to full Council Oct. 23. State legislation passed to help speed process for supportive housing including deferred fees, use of city land.
  - Styrofoam ban & straws only on request passed City Council Monday, effective January 1.
  - Lawson – Lime council, send emails with constructive comments.

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

- Community Planning Groups Monthly meeting: did not meet last month, this month next week on Parks Master Plan, Community Plan Updates, Development Services Update
- Pre-Design, Wilson-Ramon substituting for Escala: Reviewed 1 project:
  - East Village project -
- Ad Hoc Land Development Code, Escala: reviewed key specific issues affecting downtown

- Communications, Rosenbaum: Discussion regarding posting in advance materials for Informational Items and how to get all materials presented posted. If it's presented here, then CIVIC laptop retains a copy so that Rosenbaum can post. Technologically we have the space on our website so far.
- Social Issues, Ball: Visited 2 modular projects in Orange County, product overwhelmingly popular, slow production time but once on site, project ready to open in 3 months. Next tour in January to see new construction facility in Carson. \$110K per unit

## **Information**

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

- 5<sup>th</sup> & Ash approved w/ alternative use for 10 years
- 5<sup>th</sup> & J Project totally approved
- Children's Park Plan Production expedited, plans to open early 2020.
- East Village Green: 1<sup>st</sup> Phase completed Plan check, goal to come out next Jan
- Faultline Park temporary Off
  - Public Comments Next Weds 5-7 at Amplified Aleworks
- City Operations Building, Training Room, next Tuesday 10am – Specifically for Downtown PDO issues – draft language review
- CipRac – will update next month
- 7<sup>th</sup> & Market – Two lawsuits settled last month. Developer Cisterra plans to move ahead quickly now
- 7<sup>th</sup> & Island - Hotel Project lawsuit settled

### **7. Affordable housing project County site @ Cedar Street and Kettner – Bridge/Holland ~ Aruna Doddapaneni, Bridge Housing in conjunction with Holland**

- Holland Partner Group specializes in market rate housing with Bridge Housing as Nonprofit Affordable housing component.
- Market rate high rise tower (200 +- Units) with 8 stories of Affordable housing ( 61 units) 30-60% AMI, 100% senior housing
- Must present to local planning council to achieve requirements for funding application by December 4.
- Discussion: Want presentation to Little Italy Associations, what about community workshops for design; LIA concerned that 1 bedroom/ studio units don't address area needs; also concerned about tower upsetting balance of neighborhood. Concern that two restaurants add to over saturation of district. How will additional parking/ traffic flow be addressed? Bridge and Holland will operate each of their "buildings" separately. Public requests consideration of smaller retail spaces to better conform with the neighborhood, possibly continuing residential. Richter interjected that Commercial allowed but not required in this development. Developer discussing shared parking with County currently.

### **8. Update on first phase of Bike Program – Cycle tracks on Beech, Sixth & J ~ Brian Genovese, City of San Diego, Senior engineer Transportation Dept.**

- Mobility Plan approved 2 years ago. Cycle tracks downtown will be incorporated within existing roadway, has different signal controls. Three phases downtown since work is so complex; Affecting more than 80 signals. Phase 1 to be complete by end of year, Phase 2 end of 2019, Phase 3 middle CY 2021.
- Questions/ Discussion: Scooters prescribed to be used on cycle tracks. Mobility Plan changed bike lane drastically – no bike lanes downtown current or future. Every roadway a shared use designation. Include incentives for parking scooters in parking spots. Cycleways probably won't change even with advent of prolific scooters.

- Beech & 6<sup>th</sup> “interim” is one way cycle track, because signals couldn’t be changed within Phase 1. Losing about 30 parking spaces net ( some new created with angle parking over parallel) All streets to be slurry sealed.
- SANDAG projects will tie into this downtown nucleus. Further connections being evaluated between governing entities. Port Master Plan working on continuity.

**Consent – No Items**

**Action**

**9. Anima Off-Site Alcohol Beverage Sales and Outdoor Use Areas (969 & 971 Pacific Highway) – CUP/NUP No. 2018-36 – Columbia ~ Nicole Pare**

Animae proposed full service restaurant with outdoor patio, market/café and off-site sales in the base of Pacific Gate high rise.

Public Comment:

- Gary Smith, President Downtown Residents Group: Good to have nice take-out in this high residential area; Sake in smaller
- Christopher Puffer, Partner: Planning collection of special sake; requesting exception for Sake which comes in smaller sizes.
- Edward Barbat, Brian Malarkay, Applicants

Motion: Support staff’s recommendation to approve including smaller bottle size for Sake size (180 & 720) exception

1<sup>st</sup>: Lawson 2<sup>nd</sup>: Rosenbaum

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Atsuni, Baker, Ball, Blair, Clark, DiFrancesca, Egan, Gattey, Lachman, Lawson, Litwak, Nauta, Pensabene, Rosenbaum, Stark, Wery, Wilson-Ramon

**Miscellaneous**

**10. Potential Agenda Items and Member Comments**

- Jenifer Gatty - Open house November 15, 4:30 – 7:30pm 3<sup>rd</sup> floor Horton Plaza Stockdale Corporation
- Planning Review training last month was well worth attending – Paul Penebene - CEQA Training next week
- Donna Egan – Children’s Park – Construction activity the last couple of weeks geotechnical survey. Temporary dog park not happening.
  - Kudos to Monica responsive to weekend food distribution on site

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

- Rehab to affordable housing 17<sup>th</sup> &

**Adjournment 7:15**