



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF December 12, 2018

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

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

Members Present @ Call to Order (16): Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Limandri, Litwak, Nauta, Stark, Wery, Wilson-Ramon

Late Arrival (1): Lawson

Members Absent (8): Dion, Egan, Gattey, Lachman, Perry, Rosebaum, Pensebaum

Early Departure (4): Barbano, Litwak, Wery, Wilson-Ramon

2. Approval of October 17 & November 14 Meeting Minutes

- Minutes approved,

3. Public Comments on Non-Agenda Items

- Jennifer Hunt - starting Downtown Mobility Campaign to begin implementation of plan with build out of bicycle paths.

4. Elected Representative Comments:

- District 3 Councilman Ward representative Brian Elliott -
 - Mobility Plan – breaking ground at 6, J, and Beech with completion in March 2019
 - New City Mobility Board – combines Parking Advisory Board and Bicycle Board
 - City approved state allocation to San Diego for rapid rehousing, diversion, reunification, outreach, - goal to get people into permanent housing

5. Chairperson's Report, Subcommittee Reports:

- New Seat Vacancy – East Village Business seat – will expire in March, but we can seat now
- Anthony Bernal is new representative for Airport Authority Board
- March Elections approaching; need new chairman
- New 2019 Meeting Dates: 3rd Wednesday of month except Jan 23 and Dec
- Pre-Design, Escala – 13th & Broadway project reviewed – see comments on Agenda; concern about ground level spaces and elevation.
- Social Issues. Ball – Tour of Pre-Fab Affordable Housing Factory Jan. 11
- Public Spaces, DiFrancesca/ Wilson-Ramon: Will meet next month , engaged in anything to do with downtown public spaces including Parks and Scooters

Information

6. Project Updates ~ Brad Richter, Civic SD

- City Proposal for Parking in Transit Priority Areas: Part of overall plan to increase transit and decrease cost of housing by 1) Eliminating parking requirements for residential in these areas, 2) unbundling parking spaces from housing units (separate purchase or rental), 3) setting Maximums (in lieu of minimums) for parking spaces associated with any type of housing project. Will bring forward in January
- Recommendations for Code Update going forward except for elimination of 3 bedroom units,
- Indigo – abandoned but being converted to a small boutique hotel

- California Theater – SOHO won lawsuit over EIR; now involved in private negotiation w/ developer
- Old Library – After 2 failed solicitations, Lincoln Property Group proposing to purchase and convert to tech spaces
- Chinese Theater opening this weekend, with soft opening tonight; not complete on exterior yet.
- Input for CPC Transit Subcommittee: Schedule fast tracked; menu of transit amenities for scoring of individual projects
- CVS Alcohol License CUP submitted for approval.

Consent –

10. 14th & Commercial Tentative Map –

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Limandri, Litwak, Nauta, Stark, Wery, Wilson-Ramon

Action

7. 13th & Broadway (north side of Broadway between 13th and 14th streets) – Centre City Development Permit/Rezone No. 2018-48 – Design Review, Rezone, and Associated Permits – East Village ~ James Alexander, CivicSD

Site is a City Successor Site, originally envisioned to contain a Fire Station. Applicant proposing land swap to obtain site on Broadway for 14 story building, 273 affordable units (3 market rate), underground parking and commercial space. Five incentives requested to deviate from development standards: reduce commercial SF, increase tower lot coverage, increase floor plate dimension, locate curb cut on Limited Vehicle Access street, reduce 13th Street curb cut width from 20’ to 12’. If city passes parking reduction transit zone, then staff recommend grade level parking be eliminated. Pre-design approved last week with a few design recommendations.

Kathyrn Marrieta, Joseph Wong & Associates: High density infill project targeting LEED Silver; Questions: Smart Farm lease ends in 2019, not clear if it is relocating. Mechanical system – hot water system w/ thru wall heat pump system in each unit. Three elevators minimal for volume of tenants impacting quality of life – should be sufficient since operates more like a hotel with small furnished units.

Public Comment:

Gary Smith, DRG: Board supports since project is appropriate in scale to area, and not necessarily supportive housing inclusion; don’t remove parking

Jenifer Hunt: Confirmed units will have kitchenettes

Motion: Approve staff recommendation to grant design approval but not eliminate any parking in the future.

1st: Escala 2nd: Litwak

	In Favor	Opposed	Abstain	Recuse
DCPC	15	2	0	0

In Favor: Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Limandri, Litwak, Nauta, Stark, Wery, Wilson-Ramon

Opposed: Atsumi, Lawson

Abstained: 0

8. Union & Ash (north side of West Ash Street between Union and Front streets) – Centre City Development Permit No. 2018-26 – Design Review – Little Italy ~ James Alexander, CivicSD

Alexan Little Italy – 36 story, 395 residential rental tower, 3 subterranean parking levels, 4 above grade parking levels, LEED Gold targeted. 5 incentives requested to deviate from development standards including Limited vehicle access – proposing driveway on Front Street and Tower dimensions. Improvements have been made to address Pre-Design comments in September, primarily refining ground level and parking screening, and readjustment of public spaces at top levels. Trammel Crow proposing Classical project maximizing density. Parking levels are convertible to residential and office space if parking requirements go down. Parking above grade necessary to accommodate all tenants parking needs. Still considering details like spandrel glass. Storage not allowed on balconies. No commercial space anticipated, all spaces amenities for residents.

Public Comment: Gary Smith, DRG: Supports – nice project, appreciate recessed balconies revision; Outdoor equipment subject to salt air erosion; ground floor amenity space subject to addition of blinds/ screening. Concern about lack of storage, particularly if this converted to market sales in 10 years.

Committee Comment: Pre-Design concerns about ground level/ podium somewhat addressed but not sufficient yet. Concern about parking above ground level.

Support: Beautiful addition to the neighborhood, will enhance walkability. Figure out a way to increase amount of storage; continue to refine above grade parking screening

Motion: Support Staff Recommendation

1st: DiFrancesca 2nd: Wilson-Ramon

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	0	0

In Favor: Atsuni, Baker, Ball, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Lawson, Limandri, Nauta, Stark, Wilson-Ramon

Opposed: 0

Abstained: 0

9. Jefferson Makers Quarter (full block bounded by Broadway and 15th, 16th, and E streets) – CCDP / Centre City Planned Development Permit / Design Review and Associated Permits – East Village ~ Brad Richter, CivicSD

This is lowest density project submitted in the last 2 years. Doesn't achieve goals for Downtown Community Plan and Design Guidelines. Staff concerned that diversity in design and materials not sufficient in this design. Questioned economic viability; desire for commercial space on Broadway. Packet includes letters of support from EVA & downtown Partnership; CIVIC board Design committee approved unanimously last week.

Applicant: David Potter, JPI; Stacy Pennington – Have met with many stakeholders since last meeting including local neighboring business. Have increased FAR to 6 with 50 additional units. Since 2012, Developer has created interim activation method to encourage growth of the neighborhood in lieu of “build it and they will come” attitude. Project anchors east end of E Street Promenade. Build out integrates historic elements and supports newly created office hub. Developer believes 8 story approach is appropriate to this neighborhood. Proposed parking needed to meet market demand. Can start construction in March, complete 2022.

Design - Carrier Johnson: Design enhancements - Shafts will take venting to roof. Ceraclad sheathing product can be scratched but more durable than other standard materials; repaired by replacement of panels.

Public Comment:

Support: 22 letters of support and neighborhood speakers - Smart Farm, Smart Café, Downtown Partnership, Urban Discovery Academy, EVA, Maker’s Square Neighborhood Group all support as attractive addition to neighborhood; scale fits the neighborhood; support addition to urban village, retention/incorporation of historic building; contributes to authenticity, community; bridge to Golden Hill neighborhood.

Opposed: Gary Smith, DRG – Building is a box, bedrooms inappropriately placed, little storage (Board 9 against, 3 in favor) best of the square donuts.

Committee Discussion: Concern building doesn’t have design longevity. CIVIC wants to increase FAR in downtown, review goals of residents and employment downtown (taking 25-30% of city’s growth).

Supports: contributes to lowering edges of city; right scale; subtle contrast between elements of building; weak to reject project when it meets the minimum.

Motion: Support project

1st: Baker 2nd: DiFrancesca

	In Favor	Opposed	Abstain	Recuse
DCPC	11	0	0	2

In Favor: Atsumi, Baker, Ball, Blair, Clark, DiFrancesca, Kohn, Lawson, Limandri, Nauta, Stark,

Opposed: 0

Abstained: 0

Recuse: Brown, Escala

Miscellaneous

11. Potential Agenda Items and Member Comments

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

Adjournment

