



Downtown Community Planning Council San Diego

## **DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF JULY 18, 2018**

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

**Roll Call:** Chair Stark noted that 17 of 24 members were present, constituting a quorum.

**Members Present @ Call to Order (17):** Baker, Barbano, Blair, Brown, Clark, DiFrancesca, Dion, Escala, Georgescu, Kohn, Lachman, Litwak, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

**Late Arrival (1):** Ball

**Members Absent (6):** Atsumi, Egan, Lawson, Limandri, Nauta, Pensabene

**Early Departure (0):** None

### **2. Approval of June 20 Meeting Minutes**

- Minutes accepted

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

- **Jonathan Freeman** – initiating a Marina residents group

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

- **Legislator Todd Gloria's representative, Nick Serrano:** legislature invested 500M into local level Homeless programs ( 33M for SD), Budget passed w/ 15.9B in reserve
- **District 3 Councilman Ward representative, Brian Elliott:** Homeless earmarked state funding 18.8M for Consumer Care to spend directly on homeless housing; Federal homeless youth demo project \$7.5M grant awarded.
  - ComicCon – mobility & cleanliness changes; limitations on scooters & bikes, increased enforcement
  - Ward pursuing ban on Styrofoam, passed rules committee
  - Short term vacation rental passed; people very affected within their neighborhoods; supported whole home rental
  - Housing navigation center – EVA requested; Housing operators approved by Council

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

- **Chairperson, Pat Stark:**
  - CPC – Info items on sidewalk maintenance, city contemplating changes to current property owner responsibility for sidewalk maintenance; city may take back responsibility and include push for more trees; Quickway – alternative to SANDAG, advocates more rapid transit concentrated downtown; CPC next meeting July 24
- **Pre-Design, Claudia Escala:** Two projects reviewed - Project E: concern about all above grade parking; 3<sup>rd</sup> & A: well received, few changes requested
- **Communications, Michael Rosenbaum:** did not meet but provided update; Dan Wery has FTP all backup of previously historical info; Donna Egan finalizing plan to get back to full domain
- **Social Issues, Monica Ball:** Update on Homeless Storage facility - has 100 users of 500 slots; users only admitted with referral slip right now for next 60 days
- **Public Spaces, Kay DiFrancesca, Nancy Wilson-Ramon:** Restart meeting next month prior to DCPC meeting

**Consent – No Items**

**Information**

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

- East Village Green in for plancheck, 2022 construction complete
- Children’s Park 2020
- SANDAG - E Street Master Plan, downtown cycleway, no on St. Joseph Park and Eat Village Green, FRED expansion of vehicles
- Next month bring forward downtown specific plan recommended amendments
- 6<sup>th</sup> Ave bridge – Caltrans won’t sign off, grant terminated
- First phase of Mobility Street Bike plans implemented by this winter;
- Old Library RFP’s being evaluated

**7. Plug in San Diego ~ Trevor Wilson, Center for Sustainable Energy – no show**

**Action**

**8. Midterm Elections – Pat Stark:** No candidates have expressed interest therefore 2 seats will remain vacant till next elections; Horton-Gaslamp seat still available

**9. F11 (1110 F Street) – Alternative Interim Uses CUP – East Village ~ Nicole Pare, Civic San Diego**

FI 1 San Diego Apartments, LLC ("Applicant") is proposing to locate alternative interim uses (non-active commercial uses) in the approximately 3,960 square feet ("SF") commercial space located at the corner of F Street and Park Boulevard on the ground floor of the FI 1 development. This CUP proposal would allow alternative interim uses (office space) for up to 10 years until the required active commercial uses are economically viable.

The Project is a seven-story (85-foot tall), mixed-use development on a 25,056 SF site and is comprised of 99 residential apartment dwelling units (DU), approximately 5,644 SF of commercial space, and 104 automobile parking spaces in two levels of subterranean parking. At the time the Project was originally approved the Applicant did not request a deviation from the active commercial requirement along Park Boulevard; however, given current market conditions in the East Village Neighborhood, the Applicant is requesting an allowance of non-active commercial uses along Park Boulevard. Preston Underdown, with the developer Richmond Group indicated that they need flexibility for lease options, but have no tenants in mind.

Public Comment:

- Support: Gary Smith – These provisions in plan to keep street activated. We have empty spaces because tax code; don’t object to interim change until area progresses
- Opposed: Doug Hicks –Richmond group has not demonstrated good faith.

Committee Comment:

- Support - Baker – It is currently a difficult time for uses when the choice for active retail may result in a long period of vacant use. Population is rapidly increasing by current construction boom in this area. Any tenant needs a minimum of 5 years, probably 10 to amortize the build-out. CIVIC monitoring, and still requiring 60% non-covered windows.

Motion: Support staff recommendation with friendly amendment to receive report back from applicant in 5 years

*1<sup>st</sup>: Di Francesca 2<sup>nd</sup>: Baker*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	1	0	0

In Favor: Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Dion, Escala, Georgescu, Kohn, Lachman, Litwak, Perry, Rosenbaum, Stark, Wery,

Opposed: Wilson-Ramon

**10. 5<sup>th</sup> & J Restaurant (437 J Street) – GQDP/CUP/NUP – Gaslamp ~ James Alexander, Civic San Diego**

RMD Group ("Applicant") is seeking approval of GQDP/CUP/NUP No. 2018-10 to allow the construction of new gross floor area on the rooftop, indoor and outdoor amplified live entertainment, an outdoor use area on the rooftop, and a sidewalk cafe for a new restaurant located in the existing building at 437 J Street, San Diego,

CA, 92101, in the Horton/Gaslamp neighborhood of the Downtown Community Plan. Staff recommending approval with hours and conditions similar to other similar uses in the Gaslamp.

Dana Shirts, RMD Group: RMD employs 400 people in the Gaslamp, operate several successful businesses in Gaslamp. They seek to restore the Grand Pacific Hotel with a full structural seismic retrofit, fully ADA compliant, fully upgraded to code and incorporating acoustical recommendations from study submitted.

Discussion: Windows to be replaced with wood frame operable, open during restaurant hours. Both elevators used for customers, but rear elevator also service. Full time operators on premise at all time.

Public Comment:

- Support: Gary Smith: In favor of staff recommendations. Need to limit any more approvals until Noise Ordinance updated so not grandfathered in. Agree with Administrative Review after time. Concern about out-sourced events exceeded noise limitations.
- Jonathan Freeman: Lives in 30<sup>th</sup> floor of high rise recently experienced high noise level requiring police. Install self-limiting sound projection

Committee Comment: Project is site appropriate, similar to the recently opened Pendry Hotel across street.

Motion: Support staff recommendation to approve with conditions similar to those in the Gaslamp.

*1<sup>st</sup>:Litwak 2<sup>nd</sup>: Rosenbaum*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	1

In Favor: Baker, Ball, Barbano, Brown, Clark, DiFrancesca, Dion, Escala, Georgescu, Kohn, Lachman, Litwak, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

Recuse: Blair

## **11. Pinnacle Eleventh & E (1141 E Street) – REVISED Design Review – East Village ~ James Alexander, Civic San Diego**

Pinnacle Park Boulevard Development, LP ("Applicant") is requesting revised Design Review approval for Centre City Development Permit (CCDP) No. 2017-21 for the construction of a residential mixed-use development comprised of a 38-story tower (approximately 404 feet in height) located on a 30,090 square-foot (SF) site on the south side of E Street between Eleventh Avenue and Park Boulevard in the East Village neighborhood of the Downtown Community Plan (DCP) area ("Downtown"). The Project is comprised of 431 dwelling units (DU), 6,522 SF of retail space, and 479 automobile parking spaces.

The original Project received Design Review approval by the CivicSD Board on January 31, 2018, by a 5-3 vote with one abstention. The Applicant proposed to utilize the Centre City Planned District Ordinance (CCPDO) provisions for the Transfer of Development Rights (TDRs), where the City of San Diego ("City") would sell excess building rights from a public park site to the Project to allow it to increase its density. This was the first such proposal since the TDR program was established, and staff was working with the City Attorney's office on creating the mechanisms for the approval of the TDRs, which would be approved by the City Council after a recommendation from the CivicSD Board of Directors. However, during the TDR valuation process, the Applicant decided to pursue the FAR Bonus Program for Affordable Housing rather than the TDRs to achieve the desired Project density. In addition, the final review of the Federal Aviation Administration (FAA) required a slight decrease in the building height. As a result, the Project has been reduced in size by eliminating three stories and 41 residential units. Design changes are subtle, but same materials utilized as previously approved.

Public Comment:

- Oppose:
  - Bobby Velasquez, Carpenters Union –There is no labor agreement; Concern that this corporation hire contractors that pay appropriate wages.
  - Doug Hicks: Pinnacle a typically poor developer, redesigned without community input. Review FAR; hiring unscrupulous unlicensed contractors,

- Support: Gary Smith - Inclusionary housing on city website. Has built 2500 residential, 60K/unit.

Committee Comment: Concern about monolithic look of elevations; Pre-Design previously felt it a serene, well-received background building. Carpenter issue separate from design issue before the group.

Motion: Support staff recommendation to approve revised design.

*1st: Dion 2nd: Escala*

	In Favor	Opposed	Abstain	Recuse
DCPC	15	3	0	0

In Favor: Baker, Ball, Blair, Brown, Clark, Dion, Escala, Georgescu, Kohn, Lachman, Litwak, Perry, Rosenbaum, Stark, Wery,

Opposed: Barbano, DiFrancesca, Wilson-Ramon

**Miscellaneous**

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

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

**Adjournment 7:45 pm**