



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF March 20, 2019

Call to Order: Chair Stark @ 5:40 pm.

Roll Call: Stark noted that 12 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (12): Baker, Ball, Barbano, Blair, DiFrancesca, Egan, Escala, Gattey, Lachman, Pensabene, Stark, Wilson-Ramon

Late Arrival (5): Atsumi, Dion, Perry, Rosenbaum, Wery

Members Absent (4): Brown, Clark, Litwak, Nauta

Early Departure (0):

2. Approval of March 20, 2019 Meeting Minutes

- Minutes approval deferred till next month

3. Public Comments on Non-Agenda Items – None

4. Elected Representative Comments:

- District 3 Councilman Ward representative Brian Elliott –
 - Council approved relocation of Bridge Shelter to Golden Hall temporarily while tent moves to 17th & Imperial, vacating construction site for Father Joe's Supportive housing. Location convenient to services and Monarch Schools. 4 months s
 - Scooter Update – Ward proposal for on- street parking spots, in place by June ideally. Council in April, implement in June.
 - Certificates of Thanks to outgoing DCPC members Pat Stark, Claudia Escala, Jennifer Litwak, Cameron Atsumi

5. Chairperson's Report, Subcommittee Reports:

- Stark's last official meeting, newly elected members introduced/ to assume office next meeting; Rosenbaum interested in Chair for next term.
 - Subcommittee reports – Committees responsible to self-guide their tasks/issues relative to their core description; this meeting to report on actions of the year past.
 - Pre-Design, Escala: This committee offers a lot of input on design of upcoming downtown projects, construction experience not necessary, need a new chairman.
 - Park & Broadway: full block project - encouraged public plaza area
 - 777 Beech: Previous approved design/approval lapsed; new design similar but unique
 - Communications, Rosenbaum: Primarily getting website back up to speed after hacking, need new chairman; other downtown groups want to engage more with DCPC, have better two-way communications
 - Public Spaces, DiFrancesca & Wilson-Ramon: Too much on agenda last year; Kathleen Brand should give update directly to whole committee; have specific goal-oriented tasks; need new chairs.
 - Social Issues, Ball: Focus on increasing housing numbers this year; receiving end of interaction with homeless service groups; recommend clarity of tasks and goals.
 - Elections and Bylaws, Rosenbaum: Procedures manual not complete, but templates achieved for transition. Election successful with more votes than last year, 160+ cast; 3 different polling

places dispersed around downtown. All seats filled except 3; 4-5 new members including write-ins. Only one contested seat resulted in a tie, broken by coin toss.

- Seat Vacancies: East Village North Business, Columbia Business, Community Wide
- Finance, Stark & DiFrancesca: Process for CIP recommendations for use of DIF fees in limbo with City
- CPC Community Planning Chairs, Stark: Pat continues to attend thru next month; Employment and Residential Mixed-Use discussion planned in Silva Room at Golden Hall.
- Chair Stark will produce Annual Report for City.
- Current DCPC Liaisons: Anthony Bernal, Airport Noise; James Lawson, Balboa Park; Cindy Blair, DPMG

Information

6. Project Updates ~ Brad Richter, Civic SD

- 3rd & A, 14th & Commercial, Link project all approved by Civic board
- Council approved Parking in Transit Areas with revisions: parking maximum 1 space /unit, tandem not counted; can get bonus when 20% of spaces wired for electric or transit amenities provided. Additional spaces above maximum must be underground. Implement to begin next month. Projects on small 5 -10K lots primarily get parking break.
- Approved East Village Green – relocation of historic houses to F Street; increased matching funds for \$1M SanDag grant
- Park 12/ Parcel C recently completed. Transfer of development rights to Parcel D reinstated.
- Children’s Park in Plancheck, plan to start construction early Fall, completion summer 2020
- 4th & B: no news
- California Theater: new developer and application to be submitted, will come back to committee
- Old Library; Developer selected thru RFP process
- Activation of Horton Plaza Park: Stockdale working to amend agreement regarding retail requirements

7. Election Results – Rosenbaum

- Given in Committee Reports

8. Scooter Regulations Update – Blair

- Various DCPC members and Neighborhood groups are providing input to City issued proposed designated on street dockless vehicle parking areas for their respective neighborhoods. City will begin painting out these areas (primarily in red zones) prior to June.

Consent Items - None

Action Items

9. TR Produce Building Co-Work – East Village – Nicole Pare, Civic SD

JSW Ballpark LP requesting amendment to CUP to allow office uses on 18K SF ground floor permanently with conditions that 50% of J Street windows be transparent and lobby remain open to public. Applicant requests removing expiration date (May 22, 2024) and condition require a limited retail sales component.

Public: Gary Smith, DRG: Board approved originally, but now doesn’t contribute to community plan; space should be marketed as active space after lease expires. Don’t approve

Committee Discussion:

Support Staff Recommendation: Allowed temporary allowance for office to allow time for area/street to further develop. Street stills needs activation of any type; property still very difficult to lease.

Oppose Staff Recommendation: No street activity under current tenant, shouldn't compromise long term planning and street activations; Was temporarily approved originally. Previous applicant never opened coffeeshop, but no consequences. Lobby was never open to public.

Motion: Support staff recommendation

1st: Rosenbaum *2nd: Egan*

	In Favor	Opposed	Abstain	Recuse
DCPC	2	15	0	0

In Favor: Rosenbaum, Egan

Opposed: Atsumi, Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Escala, Gattey, Lachman, Pensabene, Perry, Stark, Wery, Wilson-Ramon

Motion: Oppose staff recommendation

1st: Baker *2nd: Escala*

	In Favor	Opposed	Abstain	Recuse
DCPC	15	2	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Escala, Gattey, Lachman, Pensabene, Perry, Stark, Wery, Wilson-Ramon

Opposed: Egan, Rosenbaum

10. M Winehouse Off-Site Alcohol Sales (India Street, between W Grape & W Fir) CUP – Little Italy – Nicole Pare

Rumel Entertainment Group, LLC requests approval of CUP to allow off-site sale of alcoholic beverages at M Winehouse, an existing wine bar. Premise currently has on-site consumption and indoor acoustic live entertainment. Standard conditions include standard hours 10am – 10pm, limiting SF display to no more than 20% of retail area, signage to discourage loitering, maintaining clean premise and right-of-way, and point of contact for business to respond to any complaints within 48 hours. No complaints for current use on-site alcohol use.

Public Comment: Gary Smith, DRG: Ongoing establishment provides good service, market primarily different customer base. Licensing process restricts use and would change if use changes.

Motion: Support staff recommendation for

1st: Pensabene *2nd: diFrancesca*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Escala, Gattey, Lachman, Pensabene, Perry, Rosenbaum, Stark, Wery, Wilson-Ramon

Miscellaneous

11. Potential Agenda Items and Member Comments

- Thank Rosenbaum for chairing last meeting, Blair for chairing Ad Hoc

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

- Unanimous vote to further discuss
- Ball – City owned Housing Commission operated Cortez Hill Family Center is in total disrepair; dire conditions at Family Supportive Housing; conditions unacceptable and units vacated; request immediate action from the city.

Motion: Send letter to Mayor and City Council deploring conditions as described in the UT article. We request the city commit to repairing the project as soon as possible to provide a safe and healthy environment.

1st: Baker

2nd: Lachman

	In Favor	Opposed	Abstain	Recuse
DCPC	16	1	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, DiFrancesca, Dion, Egan, Escala, Gattley, Lachman, Pensabene, Perry, Stark, Wery, Wilson-Ramon

Opposed: Rosenbaum

Adjournment 7:28