



Downtown Community Planning Council San Diego

CHAIRPERSON'S REPORT

PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

THURSDAY, JULY 11, 2019
5:15 PM

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

1. Roll Call at 5:15pm, DCPC Members in Attendance: Cindy Blair, Jennifer Gattey, Bob Link, Nancy Wilson-Ramon, Christine Takara, Jon Baker, Massimo Meloncelli, Rand Barbano (Chairperson)
Non DCPC members: LC Cline (Downtown Residents Group), Gordon Summers (Cortez Resident), Kathleen Hallahan (President East Village Residents Groups)
2. Public comments on non-agenda items: None
3. Report from Chairperson: None

4. **Action items**

- I. 13th & F - Centre City Development Permit/Planned Development Permit/Neighborhood Use Permit (CCDP/PDP/NUP) No. 2019-11 – Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area ~ William Chopyk, Planner

NE corner 13th and F Streets: 8-story 82-foot tall, mixed use development with 87 studio apartments and 3,570 sq. ft. ground floor commercial space, and no parking spaces

Presentations:

Speaker William Chopyk, Civic San Diego: The FAR is 5.5; the minimum is 3.5. The project needs deviations for Private Open Space – no private balconies, patios or terraces are proposed; Storage – no storage space is proposed for the DUs; Refuse and Recyclable Material Storage – proposes 150 SF of refuse and recyclable material storage area, minimum required 384 SF. Process two application.

Civic San Diego has no listed concerns.

Speaker Catherine Arreazam Architect: Project goals: optimize density. Usable FAR is 7.3. First project to propose “no parking” under the San Diego’s new regulations. Each unit will have low E glazing and operable windows. The goal is to produce a pedestrian friendly ground floor. The building also includes public art on the side of the structure. The building will hopefully serve as a gateway to the public green.

Deviations requested: reduced personal storage & reduction of private open areas (balconies). A third deviation is no longer needed as the building has an alternate plan for refuse and recyclable (though this plan reduces the amount of storage for bicycles).

The owner is willing to make parking available on a nearby parking lot. The building steps back from 13th St. which has an earthquake fault running through it. The second floor is cantilevered allowing use of area over fault line without being on the ground.



Units are from 350 to 415 sq. feet. Storage is built into the unit such as collapsible (Murphy) beds and table that fold into the wall space to create more floor space. Level 8 has an outdoor terrace.

DCPC Members & Non-Member Questions

- Q:** Are there parking option in the area? **A:** The owner has a parking lot that he will let the residents use. The area has on-street parking. Future parking will be available under the new park, 185 spaces.
- Q:** Are any of the units affordable housing? **A:** No, but the small size of the units will cater to workforce housing. These are market rate studio apartments. The builder will pay an inclusionary housing fee of \$362,740.
- Q:** How did you arrive at the bicycle spaces? **A:** Code requires one space for five units. Space accommodates more than code.
- Q:** If the commercial space is used for food service, will there be duct work? **A:** Yes if it is a restaurant.
- Q:** VRS systems are on the roof. The plans make reference to screening, but that does not show? **A:** We have an idea but don't have a drawing of it. We will provide the picture
- Q:** What will the range of the rents be? **A:** They are aimed at middle income, lower end of class 'A'; in three years about \$1,800 per month.
- Q:** How do you prevent it from becoming an Airbnb? **A:** We will police it.
- Q:** North elevation is solid concrete wall clearly visible from 13th St. How will you address this? **A:** We are looking into public art

Public Comments

None

DCPC Member Comments:

Bob Link: Complimented the building

Kathleen Hallahan: Lovely building, concerned about the trash. If the commercial space becomes food, there is no direct connection between the retail space and the trash area.

Massimo Meloncelli: Wondered what the exterior material will be. It will be a fiber board.

- II. 1122 4th Ave (North side of C St. between 3rd and 4th Ave): - Centre City Development Permit/Planned Development Permit/Neighborhood Use Permit (CCDP/PDP/NUP) No. 2019-06 – Preliminary Design Review – Civic/Core Neighborhood of the Downtown Community Plan Area ~ William Chopyk, Planner

Description: 1122 4th Ave (North side of C St. between 3rd and 4th Ave): 41-story tower 435 foot tall, mixed use development with 442 dwelling units including 43 affordable low-income units, 9001 sq. ft. of ground floor commercial space, and 320 parking spaces

Presentations:

Speaker Brad Richter, Vice President Civic San Diego: gave a brief history of the building approval process which has gone through the courts and many hearings.

Speaker William Chopyk, Civic San Diego: The FAR is 15.6; the minimum is 6.0. The project needs deviations for **Maximum Street Wall Height** – allow existing 4th Ave wall height of 93 feet 11 inches over code maximum of 85 feet; **Recessed Entrances** – allow existing California Theatre entrance and marquee to be reconstructed at 26 feet 5 inches wide and 16 feet deep over code maximum of 25 feet wide and 15



feet deep; **Maximum Tower Dimensions** – exceed maximum East-West tower floor plate dimension of 130 feet, proposed 151 feet 5 inches; **Minimum Dimensions for Automobile Parking Aisles** – deviate from the minimum parking aisle width of 24 feet, proposed 22 feet wide; **Private Open Space** - deviate from providing at least 50% of all DUs with private open space, proposed 32% of DUs to have balconies.

Civic San Diego states that to re-create the California Theatre corner projecting sign, a comprehensive sign program is required that exceeds three sign limitations:

- Signage on residential building above 65 feet above sidewalk: the projecting sign extends to approximately 83 feet above the sidewalk
- Corner projecting signs located higher than 16 feet above the sidewalk limited to 6 feet 4 inches from the building: the projecting sign extends 8 feet from the corner of the building
- Projecting double-sided signs limited to 100 sq. ft.: proposed 600 sq. ft.

Speaker Coy McKinney, Caydon Development manager: His company is Australian and has expanded into the USA. The existing California Theatre building will be demolished completely and then the base of the new building will be reconstructed to look similar to what it does now. The company has done this type of work before.

Speaker Giuditta (Judy) De Santis, Architect: The goal is to connect the future and the past. This used to be the California Theatre, built in 1927. It was built in the Spanish revival style. The site is an important activation area for downtown, and they intend to bring a fresh change to the area.

The building will have a lower portion that looks like the old theatre and then a tower. A setback between the historic part of the building and the tower will create a transition.

They intend to reconstruction the old sign and the marquee on the exterior of the building. The tower corners are curved to soften the look of the building on top of the theatre portion. The material for the theatre is similar to what is there today. The tower is mostly glazed.

The top of the theatre area has common space for the residents. Access to condo is through the “old lobby” on Fourth Ave. Access to the basement and parking is on Third Ave as is garbage and the loading dock.

The building includes a dog park and a pool on level nine. On the roof, a sky lounge will be built to enjoy the view.

DCPC Members & Non-Member Questions

- Q: What will go on the mezzanine level amenities? A: This has not been determined yet but could include a gym, meeting spaces, and other typical amenities.
- Q: The look from B St. appears to be seven levels of gray concrete. True? A: The units have windows and balconies that should break up the look.
- Q: Is all parking below ground? A: Yes
- Q: How do the retail spaces get access to trash, etc.? A: A work in progress
- Q: When will it be done? A: We hope to start demolition in Jan. 2020 and finish in 32 months
- Q: How are the affordable units being handled? A: 10% of the units will be affordable and include all of the types of units. These units won't all be on one floor but will probably be grouped within four to five floors.
- Q: The total number of parking space? A: 322
- Q: Have you addressed the access egress issues for cars? A: All vehicle traffic will be from Third St. both entrance and exit. Third is a two-way street.



Q: Will moving in and out be handled from inside or outside the building? A: internal

Public Comments

None

DCPC Member Comments:

Gordon Summers: Love the project but city planners seem to believe people will be happy without parking. These are condos, and yes, there is access to transit, but transit does not go to where the jobs are. People need vehicle. 0.7 parking spaces per unit “ain’t going to do it.”

Jon Baker: Glad the re-creation of the theatre is being done and the tower is ok. The internal flow needs work, and he encourages them to do the same level of work on the inside as they have done on the outside.

LC Cline: Overall the building is beautiful and stimulating. He applauds them for doing condos instead of apartments. He has an issue with the bank of four elevators for the tower; they are an awfully long way from the street. He recommends that they look for another way to get from the elevators to the street. Also, he hopes they will figure out how to activate the commercial spaces.

Cindy Blair: Seems like the structure is composed of three building that are not integrated. The design needs tweaking.

III. Pinnacle Pacific Heights East side of 11th Ave - Centre City Development Permit/Planned Development Permit/Neighborhood Use Permit (CCDP/PDP/NUP) No. 2019-08 – Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area ~ James Alexander, Associate Planer

Description: East side of 11th Ave between A & B streets): 32-story 320 foot tall, mixed use development with 445 dwelling units including 58 DU restricted to very-low income individuals, 2,250 sq. ft. of commercial space, and 364 parking spaces

Presentations:

Speaker James Alexander, Civic San Diego: The FAR is 13.75; the minimum is 6.0. The project needs no deviations.

Civic San Diego points out that on the street level the building has 3 affordable DU with entries on 11th Ave, a 20-foot wide driveway on A Street leading to the two levels of above-grade parking and the five levels of subterranean parking. Level one process. 58 Low income units for three separate projects.

The above-grade parking encompasses Levels 2 and 3 of the entire podium. The mid-rise podium, 8 levels and 90 feet in height, contains the affordable DUs. The blank wall on the east elevation will be highly visible and therefore needs to provide something of visual interest.

The tower, 32 stories and 320 feet in height, contains market-rate DUs. The tower features a single, repeated floor plate extrusion from level 4 to 30. The DDG encourages design solutions to avoid monotonous appearance.

Speaker Dennis Rogers, Architect: The structure is two buildings over a three level podium. The mid-rise building has five levels and will be a wooden structure. The tower is 33 stories, all concrete. The site will have five levels of parking underground and two levels above ground floor (floors 2 and 3). The ratio of parking is .445 per unit.

The top of the building has amenities including a pool. The tower is painted concrete. The mid-rise building has vertical fins and is styled to be have contrasting elements from the tower.



The back side of the building has abstract forms that are stainless steel that wraps around B St. and 11th and up the mid-rise.

DCPC Members & Non-Member Questions

- Q: Condos or apartments? A: Could be either, depends on the market.
- Q: Do the two buildings connect anywhere? A: No, though the parking is connected.
- Q: How many units in the mid-rise? A: 58 units (with one elevator)
- Q: How will you handle move-in, move-out with one elevator? A: No answer
- Q: Where are the affordable units? A: All in the mid-rise
- Q: Amenities? A: Those on the fourth floor are shared, while only the residents of the tower will have access to the top of the tower. The plan is to have dog areas for both buildings.
- Q: What is the size of the affordable units? A: The size varies to account for the three different buildings that are having their affordable units in the mid-rise. The average is a little above 1,000 sq. feet.
- Q: Parking: A and B Streets are both one-way and busy. Have you looked at traffic flow? A: We have not done a traffic study. The building can't have access on 11th and we thought A St was better than B St.
- Q: What is driving the design? A: Clean simple lines.
- Q: What is the screening for parking on levels 2 & 3? A: A concrete wall, however from the outside, people will see design elements, not the wall.
- Q: Where will moving trucks park? A: There is a loading zone on A St. for the mid-rise.
- Q: How will the parking area be exhausted? A: Louvered systems
- Q: There is a wall on the fourth floor around the shared amenities area. (This is the side of the building that faces the McDonalds.) How high is this wall? A: The wall is very low but above it is a glass railing system.
- I see access to the amenities area from the mid-rise building, but where is the access from the tower? A: The plan is mislabeled; the access is through the corridor marked "14 Above."
- Q: Are there storage units? A: Dedicated for both

Public Comments

None

DCPC Member Comments:

Jon Baker: I think there is room to develop the design. Two issues: Floor to floor height is pretty tight; low ceilings (should be 20 feet – so check the section level drawings). Entry looks squished. East elevation, the McDonalds is going to stay. The east elevation will be seen.

Gordon Summers: Consider a step back on A Street to providing parking out for loading and unloading without blocking the flow of traffic.

Kathleen Hallahan: The proportions of the tower are elegant. The glass railing will help the neighborhood by putting eyes on the parking lot and the grass across the street.

Nancy Wilson-Ramon: Tough time selling condos if there is not at least one parking place per unit. Need to look for move-in, move-out locations.



LC Cline: The mid-rise does not compliment the tower at all. It has a chance to make a statement, but it does not. The big challenge is traffic flow around A St. The slope is much more severe than shown on the drawings.

Bob Link: Delivery and moving trucks are going to be parked at the intersection with McDonald; and the movers will have to go “uphill” to reach the entrance.

IV. Pinnacle Columbia & A - Centre City Development Permit/Planned Development Permit/Neighborhood Use Permit (CCDP/PDP/NUP) No. 2019-07 – Preliminary Design Review – Columbia Neighborhood of the Downtown Community Plan Area ~ James Alexander, Associate Planner

Description: South side of West A Street between India and Columbia streets): 38-story 415 foot tall, mixed use development with 301 hotel guest rooms, 144 dwelling units, 3,520 sq. ft. of commercial space, and 178 parking spaces. An additional 10 dwelling units will be provided off-site and restricted to very-low income individuals

Presentations:

Speaker James Alexander, Civic San Diego: The FAR is 14.8; the minimum is 5.0. The project needs a deviation for Street Wall Frontage which requires 100% of the street frontage to contain habitable space – proposed that the mechanical equipment be located along the south property line along the east elevation.

Civic San Diego has concerns: The DDG states that entries to stores and ground floor commercial uses should be visually distinct from the rest of the store façade. The hotel and residential lobbies should contain distinctive entrance elements such as canopies. Process 1 approval.

The south elevation is a solid property line wall and highly visible. The DDG states that blank walls should be treated to create an inviting visual experience.

Speaker Dennis Rogers, Architect: The plan is for four levels of parking below grade, the first three for the condos, the lowest for the hotel. Two levels of hotel rooms wrap around the “L” shaped podium. The podium has common areas on the roof on both ends. It is restricted to a maximum of 50’ high. The tower is pushed to the NW corner because of previous CC&Rs from the existing building.

Amenities are also on the top floor of the tower. The tower is painted concrete. Lines on the outside of the building indicate where the hotel becomes condos. The tower is designed to be skinny.

A design element is a wraparound design element on the top level of the podium.

DCPC Members & Non-Member Questions

Q: The plan shows the lobby entrance on Columbia. How will people be dropped off? A: Dropped off is on India and A St. The residential lobby is on Columbia.

Q: The plan shows the residential elevators are accessible from hotel? A: The elevators won’t be accessible but fire code requires the two be connected. A door of some kind will be placed in-between.

Q: The number of parking spaces seems low? A: Hotel requirement .3 spaces per room.

Q: All residential floors look identical? A: Correct

Q: Will there be a courtesy arrangement for residents to access hotel amenities? A: Yes

Public Comments

None



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DCPC Member Comments:

LC Cline: From a real Estate perspective, the units are too small given the highly desirable area the building is in.

Rand Barbano: The building is rather monotonous, repeating the same design all the way up. The new buildings in this area of downtown are stylish and upscale. This one is not.

Meeting Adjourned at 7:18 pm