



DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF JANUARY 15, 2020

Call to Order: Chair Michael Rosenbaum @ 5:37 pm.

- 1. Roll Call:** Noted that 18 of 25 current members were present, constituting a quorum.
 - **Members Present @ Call to Order (xx):** Baker, Barbano, Blair, Clark, Collin, DiFrancesca, Egan, Hasan, Hunt, Link, Orabone, Ramos, Rosenbaum, Swearingen, Takara, Theisen, Wery, Wilson-Ramon
 - **Late Arrival:**
 - **Members Absent (xx):**, Ball, Dion, Gattey, Lawson, Meloncelli, Pensabene, Priver
 - **Early Departure:** Clark, Theisen
 - **Noted:** Current vacancies: Little Italy Biz (Cepada), Gaslamp/Horton Res (Nauta)
 - LI Biz filled during meeting resulting in total of 19 attendees.
- 2. Approval of DEC 2019 Meeting Minutes**

Minutes and attendance record are incomplete. Minutes to be re-reviewed prior to and at FEB 2020 meeting.
- 2. Public Comments on Non-Agenda Items –**
 - Doreen DeAvery – Promoted Barbara Bry
 - Leadership, Quality of Life, Support Small Businesses, Decisionmaking
 - Rich Badami – Complaint re Padres Sycuan Stage noise
 - Appreciates DPC 12.27.19 letter. Additional action required due to unreasonable noise from stage
 - Terri Otto - Complaint re Padres Sycuan Stage noise
 - Follow up letter required due to SER Sound Study lack of evidence for Sycuan Stage, urgency of issue. Supplement SER required.
 - Jennifer Hunt – Promoted bicycle Coalition News, Membership, safety.. (SDBikeCoalition.org)
- 4. Elected Representative Comments**
 - Randy Wilde (Randy.Wilde@asm.ca.gov) On behalf of State Rep Todd Gloria. Recounted experience with priority of homelessness. Brought \$7B State Money to San Diego
 - Chevelle Tate on behalf of State Senator Toni Atkins. Primary focus remains Social Services, Housing, Homelessness, Education
- 5. Chairperson's Report.**
 - Working Annual Report
 - Noted new year challenges to be meeting space, administrative costs, communications

6. Subcommittee and Liaison Reports:

- Elections Subcommittee
 - Elections Monday 3/9/2020 11-1, 5-7
 - Horton Plaza Park plus 3 locations incl EV Café de L'Opera, 901 J Street (Bob Link volunteer manning)
 - Open Nominations 1/20/2020
 - Close nominations 2/14/2020 Review results at 2/19/2020 DCPC meeting and provide forum for nominees
 - Elections Monday 3/9
 - Announce Results 3/18/2020 DCPC meeting
 - Communications Committee to issue press release
- Pre Design Committee
 - (Rand) relayed committee comments re 9G on Agenda as Item 9.
 - Concerns re storage, bikes, FAR, Alcohol sales hours, Street level renderings, Map of Shadows Cast missing for the multistory building.
 - Universal appeal to Architecture

Information Items

7. Project Updates (Richter)

- **Re EV Green, Children's Park**
 - Highlighted compensation agreement re EV Green, Children's Park.
 - Spring RFQs anticipated. Start projects summer 2020
 - Children's to take 1 year to completion
 - EV Green two years to completion.
- **14 Street Greenway**
 - Waiting award. Budget approved
 - G to Market Start FEB 2020
 - Relocate Water, Sewer lines
 - Site to include Bob Sinclair Artifacts
 - Market to Island
 - 60% complete design drawings.
 - Plan check 2020. Construct 2021
- **E Street Master Plan**
 - First block to be 15h to 16th. To include Maker's Quarter Water Tower element
- **Cycleway**
 - Beech Street at 6th Ave Signals
 - Next Park to 3rd
 - Complete Fall 2020
 - City of SD Grant Funded. Grant Coordinator Lisa Garcia
- **Relocation to 101 W. Ash** – (immediate) Brad, James, Nicole
- **DCPC meeting Spaces** – Civic SD Spaces through April, maybe May, definitely not June
- **Re BIRD** – cost of regulations pushed them out.
- **Sycuan Noise Issue contact** – George. Leah Swearingen said George is not knowledgeable

- (Jason Wood) provided 7th & Market Update
 - Lawsuit resolved but lost key players during that timeframe
 - Completing finishing touches. Gelsen to replace Whole Foods (Amazon)
- (Brad respoding to DiFrancesca) – no response re Hotel at Ash & 6th

10. Action Item - Fill LI Biz vacancy as last action prior to elections. (moved up on agenda to permit member If confirmed to participate in Action Items)

- Matthew Segal presented himself as long time resident, brings Architecture and Planning Experience.
- Board (present) unanimously approved agenda item and welcomed Segal.

Consent Items:

Speakers and board interest in both agenda items. Items pulled from Consent. None Remaining

Action Items

8. Tailgate Park Land Use Plan (12th-14th, K – Imperial)

- City to Issue RFQ for long term lease
- Noted that site is in ballpark district, mixed commercial, overlay zones, Park Sun Access issues, large floorplate, fine grain.
- Objective is to rezone as one, large development site (Planning Commission / City Council reviews)
- Public Speaker (Gary Smith, President DRG). Speaking in favor
 - Recommends DCPC letter to endorse
 - Sun Access to Fault Line Park
 - FAR compliance
 - Request status of 1200 impacted parking spaces during baseball seasons
- DCPC speakers
 - Blair – question impact on Padres. Brad reply not the question, current lease applies
 - Wery – Status, limits of RFQ
 - (Brad) Solicitation wide open, maximize development, maximize return to city
 - Theisen – what if not approved. Brad – becomes Planning Commission City Council action to resolve.
 - Theisen – would blocks be divided. Brad – each block subject to land use, ultimate FAR
 - Theisen – would master plan be better time to approve – Brad, no. Still Planning Commission in 2 weeks
 - Theisen – concern with parking. Brad – many ways to address
 - Hassan – better late than never
 - Hunt – is master plan best approach. Brad – set of rules to dcevelop under master plan, zoning approach is more attractive to developers.. Brad noted City is seeking single entity, could be with partners. Financial attractiveness to city is key.
 - Blair – is Park 12 similar . Brad that is Lexus lot
 - Rosenbaum – is zoning approach more attractive to city – Brad. Yes.

- Wery – could it be one superblock or stay as four pieces. Brad – depends on proposal accepted. Will preserve trolley line and pedestrian way.
- Motion (Ramos) – motion to proceed per agenda item noting in approval letter consistent zoning, concern with parking, Faultline Park sun access.. Rand 2nd. Approved by Board 16-2 (Blair, Hunt objecting). Ramos to draft letter. Brad requests letter by week end. Rosenbaum to BCC members.

9. 9G – EV South of G between 9th & 10th.

- **James Alexander, City of SD Urban Division presenting**
 - i. **5 deviations per agenda**
 - ii. **(Alex Cinteria, Carrier Johnson) Highlighted changes since Pre Design review including Sun Shadows, color, street scape**
- **Public Speaker (Gary Smith President DRG) Speaking opposed**
 - i. **Squashing historical building**
 - ii. **Recommends Deny based on number of exceptions (5)**
 - iii. **Separate out CUP – cannot give permit to someone you don't know**
- **DCPC speakers**
 - i. **Baker – noise corridor. Alexander. Yes.**
 - ii. **Hassan – same standards as gas lamp. Alexander – follow city standards**
 - iii. **Hunt – For Rent? Affordable? History? Alexander – yes, rental units, no affordable units, instill architectural building, maybe interior. Jason Wood clarified that developer paid in lieu fee.**
 - iv. **Wilson-Ramon – Retail tenant. Jason Wood – resolved around term sheet**
 - v. **Wery – where will customers park – Jason 1st level, elevator access**
 - vi. **Rosenbaum – “Express” version of anticipated retailer – Jason – yes.**
 - vii. **Wilson-Ramon – storage? Jason – walk in closets with storage in units**
 - viii. **Baker – does elevator provide ground floor access. Duane – residential elevators serve every level. Only other access to those elevators are fire personnel.**
 - ix. **Hunt – Bicycle access Jason – large bike room 26 resident bike spaces will meet code of one space per 5 dwelling units, one per 20 commercial spaces.**
 - x. **Hunt – Amazon lockers. Duane – yes. Not final with retailer**
 - xi. **Rosenbaum – D. Confirmed retail spaces have bicycle parking spaces.**
 - xii. **Hassan – concern with old stuff. (theater) unsightly, what are we doing with pedestrian safety Alexander – developer would be required to comply with regulation.**
 - xiii. **Rosenbaum – OB experience with retailer – reduced homelessness, activation.**
 - xiv. **Orabone – are deviations due to historical context. Alexander – yes.**
 - xv. **Orabone – deviations due to SOHO. Jason – requests due to commercial plan and historical context. Deviation allows tower design in urban area, breaks boundaries originally targeted.**
 - xvi. **Collin – could get same in more slender towers? Alexander – yes but structural triggers eight and density**
 - xvii. **Collin – concern with more shadow, vies, economic limitations. Duane – performance based design planned. FAR does not permit higher**
 - xviii. **Wilson-Ramon – Alcohol 6 am to midnight? Jason – Ralphs exception –**

- planned hours are 7 am to midnight
- xix. Segal – why pay fees in lieu of affordable housing.- Jason – city is well served by fees, shift affordable housing to cit experts, in lieu is option to developers.
 - xx. Segal – parking exhaust. Duane mechanically ventilated. 48 residential, 50 bicycle, 28 motorcycle
- Motion – Rand – Support 9G with caveats – sale of alcohol 7am – midnight, revisit storage. Baker 2nd.
 - Motion to deny, Hassan. Hunt 2nd. Unsightly, safety due to major retailer, historic designation and alcohol. Hunt disapproved of alcohol hours, lack of affordable housing, bad assumption that city is more prepared.
 - Speaking in favor of substitute motion DiFrancesca, Segal (affordable housing needs to consider full mix), Collin (developer is asking favors (deviations and offering nothing in return)
 - Speaking opposed to substitute motion Baker (developer is protecting Farkas Building, likes tower design), Ramos (speaking as local resident), Hunt (proposal represents community need that we need to take into consideration. SDHC coverage of rents to market rate), Link (appropriate addition of retail and residence while preserving historical context), Orabone (Urban retailer typically 7-11, this is significant improvement)
 - Vote on substitute defeated 12-5 (Collin, DiFrancesca, Hunt, Hasan, Segal)
 - Vote on original motion – speaking in favor
 - Swearingen (Farkas preservation, grocery utlet alcohol start 1000),
 - Baker (highlighted changes),
 - Wery (propose friendly amendment additional bike storage, personal storage, tradeoffs for approvals, push for bump outs for pedestrian safety, traffic calming, improved panels (massing), reduce alcohol sales 10-10 as opposed to 8-12 A(Albertsons))
 - Link – compromise 8-12 alcohol sales. Jason = retailer would consider 8-12
 - Motion passed 10-7 (Blair, Collin, DiFrancesca, Hunt, Wery, Hasan, Segal) with exceptions alcohol sales 8-12, revisit storage.

MISC

12. Rosenbaum recommends Ramos, Segal, Hasan complete E-COW training,

Brad agreed to provide traditional training during April meetring for new and all interested.

15. Urgent Non-Agenda Items – none noted.

Meeting Adjourned 8:19pm. Next meeting Wednesday 19 FEB 2020