



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF October 16, 2019

Call to Order: Chair Michael Rosenbaum @ 5:30 pm.

1. Roll Call: Noted that 12 of 21 current members were present, constituting a quorum.

Members Present @ Call to Order (12): Blair, Clark, Collin, Gattey, Link, Orabone, Priver, Rosenbaum, Swearingen, Takara, Wery, Wilson-Ramon

Late Arrival: Ball, Dion, Hunt, Pensabene,

Members Absent (8): Baker, Barbano, DiFrancesca, Egan, Lawson, Meloncelli,

Early Departure: Blair, Clark, Gattey, Wery

Noted: Current vacancies EV South Biz (Perry), Little Italy Biz (Cepada), Gaslamp/Horton Res (Nauta), EV North Res Owner (Lachman), Columbia (Theisen)

Elected onto board during meeting (Item12): Eric Ramos, East Village Residence N Res Owner

2. Approval of SEP 18, 2019 Meeting Minutes

Motion: No corrections noted. *In favor - unanimous consent of those in attendance at August meeting. (Collin, Gattey, Priver Wery abstained)*

3. Public Comments on Non-Agenda Items –

- Wayne Metlitz, Park Loft, looking into ballpark (Petco Park Noise)
 - Referred Environmental Impact Study, 1999 addressing noise
 - Noise not an issue 15 years until Sycuan Stage at Park, 82-85 db
 - Padres argue standards maintained, noise ok as long as in Park in the Park
 - Padres official reports not being aware of complaints
 - August 2019 Park in the Park closed to public 21 of 31 days.
 - Closed for non baseball events
 - Appeal to DCPC to elevate complaint
- DeWayne Frost – (shared Petco Park concerns)
- Jonathan Avila, Landscape Architect (Climate Change)
 - Encouraged members to attend Annual Landscape Architects NOV 19 Convention
 - General Session open to the public (distributed flyer)
 - Topic – climate change and resilience, bring safe and sustainable changes

4. Elected Representative Comments (none)

- Legislative Update (Nancy)
 - AB 1164 Surplus State Real Property: Disposal (San Diego State Building, 1350 Front Street, San Diego CA 92101 (Todd Gloria) – push property to other uses (housing) – approved 10/13/2019

5. Chairperson's Report (none)

6. Project Updates (Richter)

- City Council to hear off site CUP proposals
- 777 Beech - Planning Commission denied. Appeal approved.
- 11th & B – approved
- Cedar & Ketner - approved
- Board to hear week of 10.21: Pinnacle Pacific, Park & Broadway, “new” project
- EV Green (2 years to completion), Childrens Park (9-12 months)
 - Close to obtaining building permit. All hands moving to permit. Public Works to prepare RFP. Construction contract managed by Civic San Diego. Agenda 11/20/2019 for JAN 2020 out for bid.
- **DCPC Requests:**
 - (Orobone) request copy of current DIF allocation. Brad reply – yes as of June 30th 2019
 - (Blair) request status of Mobility Study Update. (Brad) will check next phase bid status (Beech east of Park, Park north of C)
 - (Blair) request status of extension of Park to Harbor (over rail tracks) – (Brad) 2022/23 completion, funded by State
 - (Rosenbaum) request status of Ritz Hotel (Brad) Construction Docs, Plan Check – 1 year. No announced grocer.
- **(Public Request)** None

Action Items

7. Seaport Village Presentation – Gaf update highlights:

- **Presentation available at <https://www.SEAPORTSanDiegoCA.com>**
- Tower is desired community feature. Redrew elements due to fault line. Intended to be 500’ signature space
- Waterfront Aquarium, “Blue Campus” Odyssey Scottsdale is an example project
- Hospitality Block
- Village Block
- Multi purpose event space
- Hotel (boutique)
- Beach Block
- G Street Mole for fishermen similar to Seattle Pikes Market
- Timeline 2026 phases opening
- 2023-28 to build after environmental review, coastal permits
- Privately funded
- Features include revolving glass floor viewing, underground mechanical parking (2200 spaces), Public Transit prioritized, drop off locations, water taxi, Seaport branded Ferry. Working with SANDAG.
- DCPC Requests:
 - (Monica) Q/A re access
 - (Pensabene) Q/A re coastal access (3) meetings, access has improved, under 2 FAR

- (Cindy) Q/A Minimal move of tenants in project to facilitate profitability, (Gaf) Compliments Port Partnership
- (Dion) Q/A HQ is not part of project
- (Collin) Q/A Fishermen when from skeptical to trusting, now successful relationship. 60% of catch currently goes to San Pedro. Building Fish Processing facility on G Street approved by Fishermen
- (Collin) Q/A re war memorials – no intention of moving out of village – are looing for Navy Seal Museum near MIDWAY. Gaf favors combined with Fish Market Restaurant

12. Elections. Eric Ramos (East Village North, Resident Owner) Application complete per Rosenbaum. 2 minute self intro. Unanimous approval of mid-term election by board members. (Exception- Pensabene absent at time of vote)

Consent Item Projects pulled to action. None – all pulled to or deleted

8. Pinnacle Pacific Heights (East side of 11th between A and B) ((Brad)

- Retured for board consideration – changes highlighted by architect Dennis Rogers
- Market Rate – all affordable moved to different location to be determined.
- Public Speakers
 - (Jorge Viramontes – opposed) Object to elimination of on-site affordable
 - (Craig Benedetto – favor) favor of patio and frontage. Favor of affordable instead of in lieu fee with downtown location to be determined
 - (Zubin Eggleston – opposed) Pinnacle does not meet standards of safety, wages & benefits. Need to support the men and women of San Diego.
 - (Gary Smith – President DRG – favor) DRG in favor of design, offsite conditions in same council district within one mile. Must be initiated prior to getting occupancy permit for Pinnacle Pacific Heights. Funding wall construction remains a concern.
 - (Javier Santizo - opposed) Pinnacle subcontract is unacceptable – wage theft of off site dollars.
 - (David Dick – favor) available for questions
 - (Doug Hicks – opposed) concern with “by right” offsite, segregation of have/have not, not appropriately comingling incomes, concern with Pinnacle builder that cheats the system
- **DCPC Board Question / Answer (Brad)**
 - (Pensabene) where is affordable housing. 34 units, same council district, within 1 mile
 - (Orabone) cumulative total in intended affordable housing unit. Yes 34 + 58.
 - (Hunt) request to provide Wall details and why affordable offsite:
 - (Architect) different types of construction drive results. Wall “kind of” neutral. Color options and Likes public art
 - (Ball) total affordable? (Dick) 89, one location
 - (Ball re permits) (Brad) ministerial following discretionary permit process 4 separation of affordable / market rate (Dick) yes, on site but different building to revision of separate building choice.
 - (Wery) 54 months (4.5 years) compleion – (Brad) yes 54 months after first permit pulled, approximate 2 years after market ready.
 - (Ball) 16th and Market is successful sample of combined market/affordable (Brad)

confirmed

- (Pensabene) recall original two separate entrances (Brad) confirmed
 - (Wilson-Ramon) sub for Barbano pre design – many features addressed incl dog relief, pedestrian access, corners, commercial space, some disappointment re offsite affordable decision
 - (Wery) Height (Architect) confirmed about same to screen parking
 - (Wery) Roll Up Garage door? Change to transcendent
 - (Wery) consider paint on wall – cannot reach wall but highly creative
 - (Hunt) concerned with affordable offsite – why not one entrance, comingled?
- Motion (Hunt) motion to disapprove due to affordable housing off-site. 2nd by Priver “cannot get head around separating.”
 - Swearingen spoke in favor of motion
 - Clark spoke opposed to motion – “already put deal through ringer”
 - Rosenbaum spoke opposed to motion – push back due to corridor
 - Pensabene spoke in favor “we asked for comingled”
 - Blair – spoke opposed – met developer objectives, cannot afford affordable with pool end up with nice 84 units
 - Motion to deny approval fails 5-12-1 (deny Hunt, Pensabene, Priver, Swearingen, Ramos), one recusal (Collin)
 - Alternate Motion (Orabone) 2nd Rosenbaum approve with accelerate affordable housing
 - Motion passed 11-4-1 (opposed Pensabene, Priver, Swearingen, Ramos), Collin recused

9. Park & Broadway (Brad)

- Past Package – highlight changes
 - Vehicular access – 2nd entrance on 13th to minimize interference with Park bike track
 - Parking garage softened
 - Landscape – walkability, connect green spaces, transparency, retail, café
- Public Speakers
 - (Smith) visual interest, finding at fault confusing, hoping renderings attractive, reservation with phasing – construction fence, no objections to deviations
- DCPC Questions and Answers
 - (Wery) plants @ garages – real growth? (Architect) planters reduce lighting, composite wood material for longevity, soften elevation live plants, operable glazing to maintain plants.
 - (Wery) – concern with look of habitable space re nighttime version – visibility (Architect) planters less transparent glazing art panel, less transparent, rendering does not reflect anticipated results
 - (Ramos) how to manage transient population – will by eliminate – concern is safety
 - (Wery) does paseo connect thru – parking entrance from 13th goes to low parking levels
 - (Wery) cycle track (Brad) re site parking on 13th street – single row of trees, on on/off sidewalk – no room for parking
 - (Wilson-Ramon) moving truck delivery? (Architect) off 13th, also for trash off Park
 - (Pensabene) Trash? (Architect) Park, and 13th

- Motion to approve (Pensabene) 2nd (Link)
 - Motion Passed 13-0-1 recusal (Collin) (Blair, Clark, Hunt absent for vote)

10. Downtown Community Plan/Center City Planned District Ordinance/Rezoning – tabled by city.

11. Proposed amendments to Downtown Sign Regulations for Community Events (Brad)

- 12th update land development code in place
- Update re signage (focus is comicon type events) – establish relaxed regulation for major events. 12th update to planning 10/24. To council December 2019. Affets temporary signs only, not permitted signs (eg Padres)
- DCPC Q/A (Brad)
 - (Pensabene) concern with fine structure. A. Will not eliminate sign fines
 - (Wery) limitation to sign. A. Not limited, multiple buildings.
 - (Swearingen) In development? Yes.
 - (Link) Increase 40,000 to 100,000 plus? A. Appreciate recommendation
 - (Ramon) How would code enforcement work? A. Code enforcement would track violations
 - (Pensabene) Is permit required, look at fines. A. Noted.
 - (Ball) What is application cost? A. on city website.
 - (Rosenbaum) Definition of “related to event” A. Wraps are studio related, ont by comicon. Tied in but admit has grey area.
 - (Orabone) Real Estate signs are exempt? A. Permitted, restricted by size
- Motion (Priver) move to table. 2nd Swearingen.
 - Motion passed unanimously

12. see above – elections moved prior to action items

Miscellaneous

13. Subcommittee Reports –

- Communications (Priver) Objective is to publish DCPC events. 8 targets including print invite (Rosenbaum), Camera (Ball), Radio (Egan), City council (undesignated), Board of Supv (Pensabene), (Dion), Residents (Priver).
- Parking slips (Gathey, Takara)
- Predesign – covered by projects
- (Orabone) minutes of committee on site, DIP list goes to Brittany, Dept by Dept list next step, Orabone to manage
 - (Wilson-Ramon) lighting El Cortez (Smith) not fundable by DIP, (Orabone) ditto for parks, time for more changes
- Social (Ball) housing commission released 10 year plan on SDHC.org – all downtown groups meet in January to discuss

Rosenbaum encourages all subcommittees to meet.

14. Potential Agenda Items and Member Comments (none)

15. Urgent Non-Agenda Items – considered changing next meeting to 11.13 (Rsoenbaum) not adequate reason known to change.

Meeting Adjourned 8:28 pm. Next meeting Wednesday November 20, 2019 (schedule snafu since resolved to 13 NOV 2019 meeting date)