



CHAIRPERSON'S REPORT

PRE-DESIGN  
SUBCOMMITTEE MEETING  
OF THE  
DOWNTOWN COMMUNITY PLANNING COUNCIL

THURSDAY, SEPTEMBER 18, 2019  
4:30 PM

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

1. Roll Call at 5:15pm, DCPC Members in Attendance: Bob Link, Nancy Wilson-Ramon, Christine Takara, Rand Barbano (Chairperson), Stacy Dion, Kay DiFrancesca, Paul Pentabene  
Non DCPC members: LC Cline (Downtown Residents Group)
2. Public comments on non-agenda items: None
3. Report from Chairperson:
  - Rand will need a person to step into the chairperson's role for October; Nancy Wilson-Ramon kindly volunteered

4. **Action items**

- I. Cedar & Kettner (west side of Kettner between Beech and Cedar streets) – Centre City Development Permit No. 2019-13 – Design Review – Little Italy Neighborhood of the Downtown Community Plan Area ~ William Chopyk

Presentations:

Speaker Bill Chopyk, Civic San Diego: The project has two components, one 8-story, the other 30-story, 85 and 336 feet tall respectively. The 30-story project has 295 market rate residential unit and 5,115 square feet of commercial space located on the west side of Kettner Blvd between Beech and Cedar streets. The 8-story portion has 63 affordable senior housing units and one manager's unit. The Development Impact Fees are estimated at \$3,572,730. The proposals includes three levels of above ground parking as well as underground parking for a total of 232 spaces. View corridors on both Cedar and Beech. The project conforms to the regulations. The parcels would be leased from the county.

The FAR is 6.85; the minimum is 3.5. The project is seeking a waiver to reduce the "Common Outdoor Open Space" from the required 20% to 10%, 10,511 sq. ft. to 5,249 sq. ft.

Civic San Diego states that more detail is needed to determine the effectiveness of the garage screening and potential for light glare from the above ground garage. Five levels below 30-story building, two levels below 8-story building. After further information, Civic believes the screen is effective. They propose artwork for the blank wall.

Speaker Architect: (Architecture firm: AVR P Skyport) Frank Wohlen. Design begins with the location; three sides that will be seen. This is a gateway to Little Italy. This firm has designed the two towers on the same intersection. The second component, the senior housing, is lower as it faces lower building on Kettner. No commercial space in this component. Ground floor of tower will have commercial space.

The goal is to completely screen the light coming from the above ground garage.



### DCPC Members & Non-Member Questions

- Q: Is there a walkway along the tracks? A: Already there for the trolley station
- Q: Sun angle looks like it reaches India St. A: Can't go any higher without impacting sun. The additional impact over existing buildings is minimal.
- Q: Could the building be economical at a lower height? A: As part of the project, the higher building is subsidizing the Bridge project.
- Q: How is the parking allocated. A: All the parking under the affordable building is for the affordable units; 29 parking spaces. The tower has its own parking.
- Q: Are there different amenities for the two building? A: Yes, the two buildings are completely separate.
- Q: How will the affordable side address move-in and out. A: Most of our tenants stay a very long time as they are a special needs population. Move-in is a big effort up front, but not a lot of activity afterwards.
- Q: Where is the loading zone? A: Corner of Cedar and Kettner on Kettner
- Q: Do the units have built-ins? A: No
- Q: Have you used this screening for the garage before? A: Yes, they have used this system
- Q: Was any consideration given to utilizing the rooftop of the Bridge building as open space? A: We can't occupy the 8<sup>th</sup> floor without changing the structure of the affordable housing building.
- Q: Are you capturing your obligation to build affordable units from other projects in the Bridge building? A: No
- Q: Can the building access each other through the garages? A: A fob control system will keep the two buildings total separate.
- Q: Will the county garage emit emissions into the new project? A: The parking structures have two separate systems, one for each building, and a third for the county garage
- Q: County parking building, shared access? A: Yes, some shared access.

### Public Comments

Marty Poirier: lives on Kettner across the street. Beautiful project, really glad. One technical questions, 85' side is taken from the Beech Street, but diagram shows that the measurement was taken on the Cedar Street. The study needs to be more detailed.

Later, this comment was addressed by Brad Richter; the height of the building is determined by taking a number of measurements along the entire street and the formulated in the one number. The building has been correctly measured.

### DCPC Member Comments:

Paul: Appreciate the project and happy that the work was done with the county. Can you rethink the white structure of the tower because of the dust and soot? Try to activate the block where the MTS station is with retail. I hope the restaurant area on the corner of Kettner and Beech will be divided the into multiple, smaller restaurants.

LC Cline: The tower is attractive and is well designed. Thank you

Nancy Wilson-Ramon: I find the project interesting and like it very much, especially the affordable housing.



Downtown Community Planning Council San Diego

Stacy Dion: I echo what has already been said and hope you will look at the sun angles to reduce the shade impact. Other than that, thanks for covering up the parking structure.

Meeting Adjourned at 5:20 pm