

DOWNTOWN COMMUNITY PLANNING COUNCIL
MINUTES OF THE MEETING OF JUL 15, 2020
Zoom Meeting 850 9411 1844 (recorded)

Call to Order: Chair Bill Orabone (President) @ 5:36 pm.

1. **Roll Call:** Noted that 22 of 27 current members were present, constituting a quorum.
 - **Members Present @ Call to Order:** Ahmed, Baker, Barbano, Blair, Collin, DiFrancesca, Dion, Eddy, Egan, Gattey, Link, Maliepaard, Meloncelli, Moore, Orabone, Pensabene, Priver, Ramos, Russell, Swearingen, Wery, Wilson-Ramon
 - **Late Arrival:** Takara, Trimble
 - **Members Absent:** Duke, Hunt, Segal
 - **Early Departure:** Egan

2. **Public Comments on Non-Agenda Items –**
 - Sara Davis, Candidate for CA Assembly 78th District briefly introduced herself and issues. <https://www.votesarahdavis.com/about/>

3. **Public Safety – Marlo Woods, SDPD, Central Division, Community Relations Officer**
 - **Comment re recent unrest and protests – SDPD forces were spread thin to maintain proactive stance**
 - **COVID calls have been routed to Marlo (downtown) – Marlo offered to continue to take those calls**
 - **A squad of officers has been assigned to respond to homeless situations around the Convention Center and downtown.**
 - **Reported that recent stabbing was not related to Convention Center homeless**
 - **Provided contact as M.J.Woods@sdpd.sandiego.gov, desk 619.744.9514**

In response to DCPC questions:

- **(Leah concern re safety) SDPD is gaining fresh perspective with task force meetings. Cannot force individuals to Convention Center or other housing.**
- **(Bill O. “worse on streets” per Leah “Intimidating”) Marlo agrees based on Community feedback from Bankers Hill, Cortez, EV, Marina. COVID restricts access to jails. Increase in vandalism, stolen vehicle noted. SDPD forced to appeal to judge. No thoughts on Citizen Oversight. With cameras SDPD can do job.**
- **(Stacy re guns, violence Little Italy 7.11) Marlo – need proactive businesses and citizens to call PD Example for 7.11 “bad behavior at 7.11” and other businesses. Result has been the business turned into “most improved business” due to community help.**

Community comment – Gary Smith – County Supv hold purse strings for mental health services. Homeless numbers are going down but are moving to areas without a lot of prior activity.

4. Elected Representative Comments

- **(Brittany for Chris Ward) – thank you to Marlo Woods, his team and Clean & Safe for doing an amazing job.**
- **Safety downtown remains a shared concern**
- **Confirmed Chris Ward attendance at EVRG 7.30 5:30 p.m. zoom**
- **Council passed outdoor business permit. So far 83 apps, 38 permits issued. Reassigned 10 plan check reviewers to streamline app review.**
- **Council approved \$900M Housing Bond for November ballot. Increased housing for homeless.**
- **July 1st parking fee moratorium pushed back to Aug 1st. Ward is pursuing further extension.**

DCPC Questions

- **(Leah concern with substance abuse, mental health)**
- **Brittany – housing bond includes 2500 permanent supportive housing, 7500 housing units total.**
- **Continuing to pursue mental health funding from SD County.**

5. Project Updates, Brad Richter, City of San Diego, Urban Division

- **SD on line Interactive project map is back in process as of JUL 2020**
- **City web site identifies projects**
- **3 new projects**
 - .i. **Children’s Park under review**
 - .ii. **EV Green – anticipate out for bid soon**
 - .iii. **14th Street Promenade – in progress**
- **Popular Market 12th-13th, Broadway to E – full block development under review.**
- **Brittany offered that proceeds (NOFA) would go to Housing Commission**

DCPC Questions

- **(Mark M. re 13th and Broadway) - Low Income Housing**
- **(Stacy re status 7th & Market) – putting together financing package. Also offered that 9th & G consideration is ongoing. No second building proposal received for 11th & Broadway.**
- **(Bill O. re 4 high rise projects previously considered for downtown) – projects were withdrawn likely in favor of ministerial approval for affordable housing. Brad to provide Contact to Bill for possible future presentation.**

6. Approval of the Minutes from the May 15, 2020 Meeting

- [5/20/2020 DCPC Meeting Minutes](#) – Minutes approved 22-0-2 abstentions (Eddy, Pensabene due to absence from May 2020 DCPC meeting.)

Action Items

7. Rezoning of Fire Stations No. 2 (Little Italy) & No. 4 (East Village)
 - [Fire Station Rezones \(#2 LI and #4 EV\) – Staff Report](#)
 - Brad – no need for specialized zoning – correcting for prior reviews
 - In response to Wery – zoning doesn't exist. Eliminating Public Facility zone.
 - Motion to approve (Ahmed), 2nd (Pensabene). Unanimous approval 24-0.
8. Double Tree Hotel (1646 Front St), Prava Rooftop, NUP# 663398
 - [Double Tree Rooftop NUP – Staff Report](#)
 - Nicole Pare, SD City Urban Div, presented.
 - Supported by Architect Marengo Morton – defined as Bistro Bar, not entertainment

DCPC, Guest Discussion:

 - (Pensabene) will there be adequate blockage of sound due to densely populated area (*yes, no entertainment*)
 - Question – was this briefed to Lira. Nicole – application sent. No brief requested.
 - Orabone/Trimble – 10 pm weekday, 11 pm weekend hours
 - Stacy – Nicole clarified for rooftop
 - Gary Smith (DRG) – DRG recommends approval as excellent use of outdoor space, same hours as outdoor café.
 - Motion to approve (Ahmed), 2nd (Trimble). Unanimous approval 24-0.
9. Greyhound Bus Terminal (1313 National Ave), CUP Amendment# 660146
 - [Greyhound Bus Terminal CUP Amendment – Staff Report](#)
 - Nicole Pare provided prior approval 2018-2019 – app filed timely for extension of 5 years.
 - Supported by Steven Bossi, Atlantis Team - Jeanette Temple. Described as connecting affordable travel option with MTS. Application was submitted in 2019 for redevelopment – Greyhound would move, no site charges.

DCPC, Guest discussion:

 - (Ahmed) Any incidents or accident data – not reported, no record of code enforcement violations.
 - (Pensabene) Would redevelopment possibly include Greyhound. Steve – not that he is aware of. Greyhound is looking at relocation options.
 - (Moore) Would Greyhound accept 1 years with 2nd based upon hearing officer review – or encourage expeditious redevelopment.
 - (Temple) Is Greyhound considering permanent solution and the NAVWAR transit district proposed site. Steve confirmed move or redevelopment.

- (Marshall, Downtown Partnership) – Interim tied to redevelopment
- (Smith, DRG) – urge one year with option to come back for extension when plan is in hand.
- (Dion, Pensabene) – Aware of NAVWAR discussions. wait to see if environmental review withdrawn re MTS bus yard.
- (Eddy) – can Greyhound move if site found – Steve – yes.
- Motion to approve (Ahmed), 2nd (Eddy). Vote passed 20-2. Moore, Wilson-Ramon voted no. No votes Wery, Egan (departed early).

10. Downtown Land Use Regulation Amendments

- [Downtown Land Use Regulations Amendments – Staff Report](#)
- Brad overview – FAR downtown to encourage more studios. Use for downtown development. Eliminate parking Gaslamp (commercial). Outdoor use areas – sidewalk by right, 10 pm weekday, 11pm weekend, max 30 people sit, 50 stand. Eliminate height limit except when limited by FAA.

DCPC, Guest Questions:

- (Wery) re elimination of height limit and limit waiver per criteria – is concern affordable housing. Brad reply – State mandated, complete communities is city solution in transit area, waived height if meet criteria.
- Concern with shadowing of parks and view corridors. Brad reply – does not affect view corridors.
- Height potential 200/400/600? Brad reply – 85’ highrise, 240’ with dual safety systems then go to limit. Limited interest in 20% affordable.
- (Blair) if 5 story east of 8th – affordable units. Brad – most not at that time. New projects are using higher limits.
- Can developer build affordable elsewhere. Brad – yes.
- Micro units? Brad – recently 75% studio and 1 bedroom, some 3 bed bonus.
- (Pensabene) 3 bed in 800sf is useless for family. Brad – to be seen, like the parking program.
- (Blair) Not aware of discussion of no parking with Gaslamp – concern for employees working in hotels. Brad – under 15,000sf currently no parking. Hotels do not typically provide employee parking. There are public parking garages. Intent is to create pedestrian friendly environment.
- (Orabone) – Encourages all to participate in Complete community Webinar on 16 JUL. Objective is to get people out of cars and meet climate action plan.
- Question – how do we carve out things for downtown? Point of contact at Planning, Mayor? Brad – Mayor, Ward, Workshops, take stand as downtown group.
- Orabone summarized Land Use Regs to impact all DCPC committees. Identified as push by Mayor Faulconer to create a legacy. A lot of good ideas.
- (Smith, DRG) Other communities have more concerns.

- Brad is here for input. Thin about park, typical one block. 500' high building at S. Edge – Park will never see sun. Unless we want concrete plaza we need to fight for sun access.
- Smith referred to Architect Quigley and EVRG letters opposed to sun overlays.
- Link re 10% very low and 10% affordable will developers be pushing those to offsite resulting in market rates in city, no reduction in climate consequences. Brad – yes, affordable can be off site.
- (Swearingen) – how effective is planned transit for buildings at height limits?
- (Eddy) – Shadow on Parks but more affordable housing is ok?
- (Pensabene) Coastal Commission review requirements. Brad – no limit downtown, does not affect 30' PB limit, could exceed 85' limit at county building, Little Italy.
- Narrow streets could affect wind tunnel, sun access
- (Wilson-Ramon) Given affordable offsite housing the elimination of sun access for high rises does not make sense. We don't get target affordable housing. Brad – we are getting affordable downtown – 640 plus 600 in pipeline.
- (Orabone) Does this affect all districts? Brad – some.
- Ok with density, affordable housing but we need Sun Overlay as long as we are meeting goals of planning, city, state. All need to communicate need.
- Motion to Table pending response re Sun Access and discussed issues. (Link), 2nd (Wilson-Ramon). Vote passed 20-0. Absent from vote Egan (departed early), Gattey.

11. Airport Noise Advisory Committee appointment

- [Kathy Fragnoli \(bio\)](#) plus introductory comments re professional experience as Employment Mediator, History with American Airlines)
- [Tania Fragomeno \(bio\)](#) plus introductory comments: resident of Cortez Hill, 5 years, Little Italy 3 years. Sees Downtown rep for noise advisory committee as important, noise monitoring station. Public Outreach historical experience, community relations, review technical information. Sees opportunity for 2nd available seat on Advisory Committee, East Side.)
- No DCPC questions
- Bill called for vote. Result was Tonia elected to appointed seat (10 votes – DiFrancesca, Dion, Eddy, Link, Moore, Ramos, Russell, Takara, Wery, Wilson-Ramon),
- Kathy for At Large, 2nd seat (9 votes - Baker, Barbano, Blair, Collin, Maliepaard, Meloncelli, Orabone, Pensabene, Swearingen)
- Cindy complimented both candidates.

Miscellaneous

12. Chairperson's Report, Subcommittee & Liaison Reports

- [Community Planning Council Position on Complete Communities](#)
- [Community Planning Council Position on State Legislation](#)
- (Orabone)
- There are a dozen bills at the State level
 - .i. Increase density around public transit.
 - .ii. Climate Action
 - .iii. Affordable Housing
- Developers are asking for deviations
 - .i. State & City reviews are getting messy re parks, mobility, housing, infrastructure
- Parks – Point based system proposed
- (Ward) proposed to take it back to planning, reply was take it or leave it
- Complete communities is Faulconer issue.
- Parks are paid by DIF in areas earned. Current plan funds EV fire station
- Community groups need to be able to consider which concessions they can make, hold firm on others
- Question is how hard to push, how much to concede
- Park Plan being considered by City on Friday
- (Swearingen) – What is process. Bill – need to be consistent within DCPC, pick our battles.
- (Wilson-Ramon) need to reach consensus, reach out as appropriate
- (Baker) – Hats off to Bill. Need Advocates to support Bill.
- (Pensabene) – ask community groups for weighted votes based on amount of money in the pot.
- (Orabone) Brad to provide DIF accounting to DCPC members to examine, agree with Pensabene re preferential voting.
- (Link) Use message subject line for urgent issues – concern in discussions with information overload.
- (Smith, DRG) much is being done by committees to get money to areas eg. More transit money downtown, Parks – move N of 8 to South of 8., must weigh in if referred back to committee, take committees seriously. Complete Communities is being driven by the State.
- More unapproved be moved back to the city – 4 months review pending.
- (Wery) re DIF – keep some dollars locally, use weighted vote, sun access is critical for downtown including economic argument.
- (Baker) re DIF – another strategy would be to adopt under served community (neighbor) as a better approach. Benefit collectively.
- May be compelling with neighbors. Link agrees – back to better place than we were
- (Eddy) Is there surplus land downtown? Orabone – report plus Brad input identifies money. Communities that create surplus funds can allocate where it goes. Orabone says he'd be willing to reach out.

- **(Smith, DRG) re PFFP Physical Facility Financing Plan – never a surplus, pooling enables a “bridge” to be built, in 18 months the census will change the boundaries.**

13. Member Comments

None additional.

14. Urgent Non-Agenda Items

None additional

Meeting Adjourned 8:49 pm. Next meeting Wednesday 19 AUG 2020 (Zoom)