

DOWNTOWN COMMUNITY PLANNING COUNCIL
MINUTES OF THE MEETING OF AUG 19, 2020
Zoom Meeting 829 4842 6829 (recorded)

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

1. **Roll Call:** Noted that 21 of 27 current members were present, constituting a quorum.
 - **Members Present @ Call to Order:** Barbano, Blair, Collin, DiFrancesca, Dion, Duke, Eddy, Egan, Link, Maliepaard, Meloncelli, Moore, Orabone, Priver, Ramos, Russell, Swearingen, Takara, Trimble, Wery, Wilson-Ramon
 - **Late Arrival:** none
 - **Members Absent:** Ahmed, Hunt, Gattey, Baker, Pensabene, Segal
 - **Early Departure:** none

It was noted during roll call that attempt to gather board members together in zoom participant list by adding "z" in front of name did not appear to behave as anticipated in trials. Members were still successful in yes/no votes. Will continue to seek improvements.

2. **Public Comments on Non-Agenda Items:**
 - none

3. **Elected Representative Comments**

- Todd Gloria rep Randy Wilde:
 - Randy.Wilde@asm.ca.gov
 - Legislative session ends 8/31.
 - AB2731 CEQA Streamlining for Old Town Transit Center. Noted that AB has since passed State Assembly and Senate unanimously. Bill and history: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB2731
 - San Diego exit from coronavirus public health restrictions in process at time of meeting. 14 day mark for school start noted.
 - Promoted ongoing distance learning and invited requests for help
 - Recommended energy conservation during anticipated heat wave
 - Encouraged individuals to complete census. <https://2020census.gov/en.html>

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

- Children's Park finishing permitting. Plan to go out for bids in 2020. Twelve months to complete construction after start
- East Village Green: Permitting at Health Dept, Plan check followed by bidding 2020.
- 9th&G: Planning Review Thursday 8.20 with potential slip to 9.10.2020
- New 8th & Broadway – 20 story hotel, Broadway Suites being considered
- Interactive map is still down - Monitor for updates
- July update is at City website
- Bikeway summer 2021 plans in progress

5. **Approval of the Minutes from the JUL 15, 2020 Meeting**

- 7/15/2020 minutes as written approved unanimously

Action Items

6. Tailgate Park – 4 Block Rezoning

- Summary (Richter): Overlay district map (Large floor plate overlay) encourages office development. Objective is transfer of unused FAR to BallPark district. Height limits remain to protect fault line work.
- Member comments/feedback:
 - i. (Blair) – website provided for public comment
 - ii. (Duke) – concern regarding affordable housing – conflicts with hospitality
 - iii. (Wery) – Brad confirmed he is open for input regarding the 2 finalists
- Public comment
 - i. (Gary Smith) - Community Plan is to reopen streets – impact will be reevaluated during review period
- Item Approved – Link motion, Wilson-Ramon 2nd. Vote 19-0 with Moore abstaining.

7. Downtown Land Use Regulation Amendments

- Summary: Consideration of Bill Orabone letter for approval, submission. Amendment Exceptions include limiting parking in Gaslamp, allow greater density bonus, promote “Complete Communities”, downtown height restriction repeal, incorporate State requirements.
 - i. Bill Orabone Noted that view ordinance not impacted. Letter proposes sun access districts. Sun access intended to be managed by access zones.
 - ii. Public Comment (Gary Smith) DRG supports Orabone letter for all districts
- Letter approved – Wilson-Ramon motion, Swearingen 2nd. Vote 20-0. No abstentions.
 - i. Richter requested letter be sent to himself and Brian Schoenfish.

8. DIF Priorities

- Summary (Staff Report): Most DIF collected downtown. Intention is to fund parking, fire protection, traffic. Estimated \$21.5M to be collected. \$11M of estimated \$32.5M in plan check including fire, parks, cycleway. EV Fire Station within 5 years estimated \$15-\$20M.
 - i. Land costs at \$400-\$600 psf remains a challenge.
 - ii. EV Green Phase II, Smart and Final portion, estimated \$38-\$70M.
 - iii. St Joseph park considerations
 - iv. N. Central Square ½ block may be completed during adjoining BOSA development, reimbursement to BOSA would lower costs, speed completion. Recommendation is to prioritize N. Central over St. Joseph
 - v. Extend greenway onto 8th, Public Plaza on 8th.
- Member Comments/feedback (Richter):
 - i. (Swearingen) Brad clarified purpose of EV FireStation is in response to Fire Dept analysis of response times and identified gap in growing East Village, one of four stations planned.
 - ii. (Blair) concern with missing projects, open space enhancements, waiting sources of funding.

- iii. (Wilson-Ramon) recommends table item pending committee review. Orabone offered to organize subcommittee.
 - iv. (Barbano) reviewed that currently all DIF monies stay in community but transitioning to city wide distribution. Confirmed that only applies to new money. Commercial development monies stay downtown. In response to freeway lids it was confirmed that would be park funding, city wide. Plan follows downtown parks funding.
- Public Comment (Smith).
 - i. Can Bosa use area under park (parking lot)? Reply is that BOSA is not interested in developing parking under park.
 - ii. Re Pacific Gateway – (Richter) Park is self development, private park
- (Blake) noted downtown DIF at \$5800 per residential unit, proposed sliding scale based on unit size noting reduction for some, increase for others.
 - i. (Wilson-Ramon) would outside fees come in line with downtown – yes.
 - ii. (Richter) re St Joseph Park identified as joint use/affordable park
 - iii. (Barbano) questioned progress of Park bounded by Union, Front, B & C
 - iv. (Richter) re Civic Square. Park site problematic due to lack of activity at Horton Park. Proposal for lease of Horton Park being considered with redevelopment. Separately addressed use of privately developed linear parks downtown
- Item tabled pending subcommittee review. Orabone motion, Wilson-Ramon 2nd. Vote 20-0. No abstentions.

9. Balboa Park Committee Appointment

- Chris Olsen nomination provided with meeting package was acknowledged and approved.
- Approval: DiFrancesca motion, Wilson-Ramon 2nd. 20-0. No abstentions.

10. Appointment of Community Planning Council Alternative

- Bill summarized need to have DCPC alternate formally named.
- Craig Russel Volunteered. No other volunteers in response to Bill request prior to and during meeting.
- Community Planning Council Alternate (Russel) approved. Orabone motion, Collin 2nd. 20-0. No abstentions.

11. Port of San Diego Master Plan *Draft Letter to Port of San Diego Board*

- Summary (Orabone): 12,000 new hotel rooms proposed, Shelter Island to Chula Vista.
 - i. Potentially walling off downtown to waterfront. Not the integrated/cooperation plan envisioned.
 - ii. Recommend that DCPC reach out to the Coastal Commission
- Member Comment (Barbano): Recommend coordinate with Columbia District on view / massing issue.
 - i. Orabone reply that there may be change in leadership that will be more favorable.
- Action Link motion, DiFrancesca 2nd to table to (Land Use) Committee Motion include authorization to committee to send letter to Coastal Commission with recommended Amendments based on committee review.

- i. Public Comment
 - i.1. (Smith) – What Committee (Land Use)
 - i.2. (Mark Stephens, DRG Board) Also highlighted 5th Ave Landing as 9/10 Port Issue. 44 Story Tower Proposed, no EIR yet provided. Impacts Hilton and the new symphony shell, public access, inconsistent with master plan.
- Link/DiFrancesca agree to friendly amendment to include 5th Ave Landing with other hotel issues in committee review and approval of committee letter to Coastal Commission including DCPC committee consideration to residents, press.
 - i. Public Comment. (Smith) agrees support is consistent with DRG position.
- Action approved with friendly amendment. 19-0. DiFrancesca absent.

Miscellaneous

12. Proposed battery storage project – 1521 National Ave, *Peregrine overview*

- *Summary (Orabone): Proposed Battery project, 1521 National as back up to grid known as ‘Peregrine Project’.*
- Corporate Presentation: Derek Danziga, President C. Associates (ex CCDC before redevelopment) and Keith Lathan, VP redevelopment Tenaska
 - i. Tenaska sees project as long-term commitment
 - ii. Purpose is to stop rolling blackouts
 - iii. Underground transmission planned
 - iv. Willing to look at murals, opportunities for student decorative projects
 - v. Will help CA / San Diego off fossil fuel dependence
 - vi. Adequate lighting and safety and security planned for aesthetics and resident safety.
- Member comments:
 - i. (Wilson-Ramon) – will Poway and Downtown projects cover most of San Diego County. (Lathan) – covers most of city.
 - ii. (Russel) – what is cost to use storage? (Lathan) Not one-for-one KW hour. Grid support will not change rates. In response to question re unused solar power, ISO graph – this project is a solution.
 - iii. (Wery) – noise? (Lathan) min to none. Liquid cooling, no noise.
 - iv. (Link) (Lathan) challenge on undergrounding. No prior experience, untested.
 - v. (Eddy) – can this be done on other open spaces? (Lathan) ISO designates where back up energy is to be stored – it is a “local” project. Proposed location is good for grid management standpoint in consideration of interconnection requests.
 - vi. (Dion) not yet under project? Would like to see San Diego Community Power with the new CCA. Could also be SDG&E. Reply is this is Tenaska / capital dynamics situation. Local San Diego project.
 - vii. (Russel) consumers are CCA customers unless opt out.
 - viii. (Duke) location question was clarified.
 - ix. ((Orabone) We should look at how Barrio Logan is impacted by project than look block by block.
- Public Comment
 - i. (Shelton) Project Duration? (Lathan) 20-30 years. Not sure on development of surrounding area.

- ii. (Smith) Good storage approach instead of selling power to AZ. Concerns are flooding, fault lines, fire and chemical risks.
- iii. (Orabone) – Battery Manufacturing history, local and contractor homework, answers to questions are valuable to community groups.
- iv. (Tenaska) – offers further outreach.
- No further action at this time.

13. DCPC/Barrio Logan joint committee on land use bordering both communities?

- Orabone requested volunteers. Eddy volunteered, none others. DCPC representation email to be sent to Eddy and appropriate parties.

14. Chairperson's Report, Subcommittee & Liaison Reports

- (Orabone)
- [Community Planning Council Position on Complete Communities](#)
- Orabone is favoring broad stroke changes. Recommend that DCPC stay on top of changes. Email clarifications to follow.

15. Member Comments

- Tania Fragomeno provided brief overview of Airport 150 Study. Orabone confirmed DCPC is looking forward to the liaison report.
- SDHC report re affordable housing study
- (Link) NAC report
- (Marlo Woods) highlighted CAPT Advisory Committee, Sept 2nd, zoom.

16. Urgent Non-Agenda Items

- Brief discussion of reappearing train (horn) noise. (Duke) confirmed upcoming 8/24 discussion of noise and quiet zone. Report to DCPC at September meeting.

Meeting Adjourned 8:04 pm. Next meeting Wednesday 16 SEP 2020 (Zoom)